

4.1 PRELIMINARY SITE PLAN

ARLINGTON YMCA

ARLINGTON COUNTY, VIRGINIA



SHEET INDEX

CIVIL SHEETS		PRELIMINARY STORMWATER MANAGEMENT PLAN (RESIDENTIAL BUILDING)	
C01.00	COVER SHEET	C09.00	PRELIMINARY STORMWATER MANAGEMENT PLAN (RESIDENTIAL BUILDING)
C01.10	TABULATIONS	C09.10	PRELIMINARY IMPERVIOUS AREA ANALYSIS (RESIDENTIAL BUILDING)
C02.00	NOTES	C09.20	PRELIMINARY OUTFALL ANALYSIS (RESIDENTIAL BUILDING)
C02.01	ABBREVIATIONS AND LEGEND	C09.30	PRELIMINARY BMP COMPUTATIONS (RESIDENTIAL BUILDING)
C02.10	OVERALL CERTIFIED SURVEY	C09.40	PRELIMINARY SWM COMPUTATIONS (RESIDENTIAL BUILDING)
C03.00	VACATION EXHIBIT	C10.00	PRE-DEVELOPMENT CONDITIONS (YMCA BUILDING)
C03.10	DEDICATION EXHIBIT	C10.10	POST-DEVELOPMENT CONDITIONS (YMCA BUILDING)
C03.20	REZONING PLAT	C10.20	STORMWATER MANAGEMENT PLAN (YMCA BUILDING)
C03.30	SUBDIVISION PLAT	C10.30	STORMWATER COMPUTATIONS (YMCA BUILDING)
C04.00	AERIAL PHOTO	C10.31	STORMWATER COMPUTATIONS (YMCA BUILDING)
C04.10	CONTEXTUAL PLAN	C10.32	STORMWATER COMPUTATIONS (YMCA BUILDING)
C05.00	OVERALL PLOT AND LOCATION PLAN	C11.00	FIRE SERVICE PLAN
C05.10	PLOT AND LOCATION PLAN (RESIDENTIAL BUILDING)	C12.00	LOADING TRUCK TURNING MOVEMENT (RESIDENTIAL BUILDING)
C05.11	GRADING PLAN (RESIDENTIAL BUILDING)	C12.10	LOADING TRUCK TURNING MOVEMENT (YMCA BUILDING)
C05.20	PLOT AND LOCATION PLAN (YMCA BUILDING)		
C06.00	OVERALL PRESENTATION PLAN		
C06.10	PRESENTATION PLAN (RESIDENTIAL BUILDING)		
C06.20	PRESENTATION PLAN (YMCA BUILDING)		
C07.00	STREET CROSS-SECTIONS		
C07.10	STREET CROSS-SECTIONS		
C07.20	STREET CROSS-SECTIONS		
C07.30	STREET CROSS-SECTIONS		
C08.00	EXISTING STRIPING AND MARKING PLAN		
C08.10	PROPOSED STRIPING AND MARKING PLAN		

ARCHITECTURAL SHEETS

A-100	ARCHITECTURAL SITE PLAN	A-A202	EXTERIOR ELEVATIONS
A-200	SITE ELEVATIONS	A-A301	BUILDING SECTIONS - E/W
A-201	MASSING VIEWS	A-A302	BUILDING SECTIONS - N/S
A-202	MASSING VIEWS	A-B101	YMCA - P4 FLOOR PLAN
A-203	STREET ELEVATION - EAST	A-B102	YMCA - P3 FLOOR PLAN
A-204	STREET ELEVATION 1 - NORTH	A-B103	YMCA - P2 FLOOR PLAN
A-205	STREET ELEVATION 2 - NORTH	A-B104	YMCA - P1 FLOOR PLAN
A-300	SITE SECTIONS	A-B105	YMCA - LEVEL 01 FLOOR PLAN
A-A101	RESIDENTIAL LEVEL P1	A-B106	YMCA - MEZZANINE FLOOR PLAN
A-A102	RESIDENTIAL GROUND LEVEL	A-B107	YMCA - LEVEL 02 FLOOR PLAN
A-A103	RESIDENTIAL LEVEL 1	A-B108	YMCA - ROOF PLAN
A-A104	RESIDENTIAL LEVEL 2	A-B201	YMCA - BUILDING ELEVATIONS
A-A105	RESIDENTIAL LEVEL 3	A-B202	YMCA - BUILDING ELEVATIONS
A-A106	RESIDENTIAL LEVELS 4-7 (TYP.)	A-B301	YMCA - BUILDING SECTIONS - E/W
A-A107	RESIDENTIAL ROOF PLAN	A-B302	YMCA - BUILDING SECTIONS - N/S
A-A201	EXTERIOR ELEVATIONS		

LANDSCAPE SHEETS

L-001	NOTES	L-300	SOIL PLAN - SITE
L-002	TREE PROTECTION PLAN	L-302	SOIL PLAN - SHARED ACCESS DRIVE & OPEN SPACE
L-003	TREE INVENTORY	L-310	SOIL PLAN - COURTYARD
L-004	COMPOSITE/CONCEPTUAL PLAN	L-400	PLANTING PLAN - SITE
L-005	ILLUSTRATIVE SITE PLAN	L-401	PLANTING PLAN - OPEN SPACE
L-100	MATERIAL PLAN - SITE	L-402	PLANTING PLAN - SHARED ACCESS DRIVE & OPEN SPACE
L-101	MATERIAL PLAN - OPEN SPACE	L-410	PLANTING PLAN - COURTYARD
L-101A	MATERIAL PLAN - KIRKWOOD ENTRANCES	L-420	TREE CANOPY COVERAGE
L-102	MATERIAL PLAN - SHARED ACCESS TO DRIVE & OPEN SPACE	L-900	DETAIL AT GRADE
L-110	MATERIAL PLAN - COURTYARD	L-910	DETAIL ON STRUCTURE
L-120	MATERIAL SCHEDULE	L-911	DETAIL ON STRUCTURE

LANDSCAPE ARCHITECT (YMCA)

LAB, LLC
714 7TH STREET SE
WASHINGTON, DC 20003
(202) 543-6550
CONTACT: XIBEI SONG
EMAIL: xs@labindc.com

OWNER

YMCA OF METROPOLITAN
WASHINGTON
1325 W STREET NW
WASHINGTON, DC 20009
CONTACT: ALLISON JONES
EMAIL: allison.jones@YMCAdc.org

OWNERS REPRESENTATIVE

ORR PARTNERS
11180 SUNRISE VALLEY DR, SUITE 300
RESTON VA, 20191
(814) 404-3175
CONTACT: KEREM DEMIRCI
EMAIL: kerem.demirci@orpartners.com

LAND USE ATTORNEY (YMCA)

TARTER NOVA LAW
3033 WILSON BOULEVARD, SUITE 700
ARLINGTON VA, 22201
(703) 647-4199
CONTACT: DAVID TARTER
EMAIL: dtarter@tarternovallaw.com

CIVIL ENGINEER (YMCA)

BOWMAN CONSULTING GROUP, LTD.
13461 SUNRISE VALLEY DRIVE, SUITE 500
HERNDON, VIRGINIA 20171
(703) 464-1000
CONTACT: STEVEN T. LIAM, P.E.
E-MAIL: sliam@bowmanconsulting.com

ARCHITECT (YMCA)

PERKINS EASTMAN
1 THOMAS CIRCLE NW, SUITE 200
WASHINGTON, DC 20005
(202) 239-4603
CONTACT: TIM BERTSCHINGER
EMAIL: t.bertschinger@perkinseastman-dc.com

CONTRACT PURCHASER (RESIDENTIAL)

REPUBLIC MICHAELS YMCA LLC
1201 MARYLAND AVENUE, SW
SUITE 850
WASHINGTON, DC 20024
(301) 367-9396
CONTACT: JOSEPH BENDER
EMAIL: jbender@republicmetropolitan.com

TRAFFIC ENGINEER

WELLS AND ASSOCIATES
1110 BONIFANT STREET, SUITE 210
SILVER SPRING, MD 20910
(301) 448-1333
CONTACT: CHRIS KABATT
EMAIL: clkabatt@wellsandassociates.com

LAND USE ATTORNEY (RESIDENTIAL)

WALSH, COLUCCI, LUBELEY & WALSH, P.C.
COURTHOUSE PLAZA
2200 CLARENDON BOULEVARD
THIRTEENTH FLOOR
ARLINGTON, VIRGINIA 22201
(703) 528-4700
CONTACT: M. CATHARINE PUSKAR
E-MAIL: cpuskar@thelandlawyers.com

CIVIL ENGINEER (RESIDENTIAL)

WALTER L. PHILLIPS INC.
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163
CONTACT: KAREN L.S. WHITE, P.E.
E-MAIL: kwhite@wlpinc.com

ARCHITECT (RESIDENTIAL)

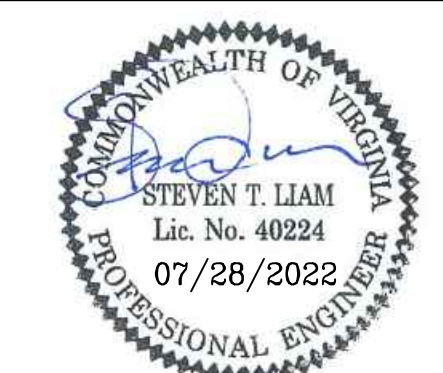
PERKINS EASTMAN
1 THOMAS CIRCLE NW, SUITE 200
WASHINGTON, DC 20005
(202) 239-4603
CONTACT: BRETT SWIATOCHA
EMAIL: b.swiatocha@perkinseastman-dc.com

LANDSCAPE ARCHITECT (RESIDENTIAL)

LEE AND ASSOCIATES
638 EYE STREET NW
WASHINGTON, DC 20001
(202) 466-6666
CONTACT: BANG SHON
E-MAIL: bshon@leeandassociatesinc.com

ARLINGTON YMCA
SPLN22-00005
4.1 PRELIMINARY SITE PLAN
ARLINGTON COUNTY, VIRGINIA

DATE: 07/28/2022
PARCEL NUMBERS: 015-086-022, 015-086-023
AND 015-086-024



SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE: 1"=25'

SHEET TITLE:

COVER SHEET

SHEET #:

C01.00

SITE TABULATIONS

- 1) EXISTING SITE AREA: 191,108 SF ± (4.387 AC. ±)
 - RPC# 15-086-022: 6,250 S.F. ± (0.1435 AC. ±)
 - RPC# 15-086-023: 139,824 S.F. ± (3.210 AC. ±)
 - RPC# 15-086-024: 45,034 S.F. ± (1.034 AC. ±)
- TOTAL SITE AREA: 191,108 S.F. ± (4.387 AC. ±)
- PROPOSED SITE AREA: 191,108 SF ± (4.387 AC. ±)
- PARCEL A (RESIDENTIAL BUILDING): 105,425 S.F. ± (2.420 AC. ±)
- PARCEL B (YMCA BUILDING): 85,683 S.F. ± (1.967 AC. ±)
- TOTAL SITE AREA: 191,108 S.F. ± (4.387 AC. ±)
- 2) PROPOSED NUMBER OF DWELLING UNITS:
 - RESIDENTIAL BUILDING: 374 UNITS
 - YMCA BUILDING: N/A
- 3) AVERAGE SITE ELEVATION AT PERIMETER (ENTIRE SITE): 242.76'
- 4) EXISTING PARKING
 - STANDARD SPACES: 69 SPACES
 - COMPACT SPACES: 0 SPACES
 - HANDICAPPED SPACES: 2 SPACES
 - TOTAL SPACES: 71 SPACES
 - PROPOSED RESIDENTIAL BUILDING GARAGE PARKING
 - STANDARD SPACES: 205 SPACES
 - COMPACT SPACES: 38 SPACES
 - HANDICAPPED SPACES: 8 SPACES
 - EV CHARGING: 12 SPACES
 - EV READY: 32 SPACES
 - TOTAL SPACES: 295 SPACES
 - PROPOSED YMCA BUILDING GARAGE PARKING
 - STANDARD SPACES: 155 SPACES
 - COMPACT SPACES: 0 SPACES
 - HANDICAPPED SPACES: 8 SPACES
 - EV CHARGING: 9 SPACES
 - EV READY: 31 SPACES
 - TOTAL SPACES: 203 SPACES
- 5) BUILDING HEIGHT (ASE TO MAIN ROOF):
 - RESIDENTIAL BUILDING: 7 STORIES (2ND STORY IS DOUBLE HEIGHT WITH PARTIAL MEZZANINE) 308.55 FT ± MAIN ROOF
 - YMCA BUILDING: 3 STORIES 318.00 FT ± MAIN ROOF
- 6) SIDEWALK WIDTHS:
 - 13TH STREET NORTH 15.00' MIN.
 - NORTH KIRKWOOD ROAD 11.00' MIN.
 - NORTH KANSAS STREET N/A
- 7) ZONING:
 - CURRENT ZONING: R-5
 - PROPOSED ZONING: C-O-1.5
- 8) SITE COVERAGE (EXISTING):
 - EXISTING BUILDING AREA: 67,500 SF
 - EXISTING VEHICULAR AREA: 30,398 SF
 - TOTAL EXISTING COVERAGE AREA: 97,898 SF
 - TOTAL AVG SF = 97,898 SF / 191,108 SF = 51.2% COVERAGE (EXISTING)
- 9) SITE COVERAGE (PROPOSED):
 - PROPOSED BUILDING AREA: 111,753 SF
 - PROPOSED VEHICULAR AREA: 6,462 SF
 - TOTAL PROPOSED COVERAGE AREA: 118,215 SF
 - TOTAL AVG SF = 118,215 SF / 191,108 SF = 61.8% COVERAGE (PROPOSED)

Density Analysis - Residential	
TOTAL SITE AREA	191,108 SF / 4.39 AC
BASE DENSITY - C-O-1.5	72 UNITS/ACRE
BASE UNITS	316 UNITS
TOTAL PROPOSED UNITS	374 UNITS
TOTAL RESIDENTIAL GFA	340,151 SF
AVERAGE UNIT SIZE	909.50 SF
BONUS UNITS REQUESTED	58
.35 FAR LEED GOLD BONUS	66,887.80 SF
BONUS DENSITY - .35 FAR LEED GOLD	73 UNITS
EXCESS BONUS DENSITY TO BE RETAINED FOR FUTURE USE	15 UNITS

*87,850 SF (with 7,290 SF of proposed exclusions) YMCA Community Facility proposed additional density requested pursuant to ACZO Sections 15.5.9.B, 7.11.3.F, and 15.5.9.D.

OVERALL SITE GFA

BUILDING AREAS (SF)														TOTAL SF		
YMCA BUILDING							RESIDENTIAL BUILDING									
FLOOR LEVEL	P4	P3	P2	P1	1	MEZZ	2	P1	GROUND	1	2	3	4	5	6	7
FLOOR ELEVATION	214'	224'	234'	244'	256'	267'	279'	218.3'	227.97'	237.63'	247.3'	257.55'	267.55'	277.55'	287.55'	297.55'
GROSS PARKING AREA	14,130	28,550	28,740	14,020	3,030	-	-	40,807	45,255	38,436	-	-	-	-	-	-
PROPOSED EXCLUSIONS	-	-	2,340	3,550	280	-	1,120	5,523	161	161	165	165	165	165	165	165
GROSS FLOOR AREA	-	-	-	12,360	38,140	5,110	32,240	1,066	19,018	19,529	50,853	49,761	49,981	49,981	49,981	49,981

NOTE: GROSS PARKING AREA INCLUDES PARKING GARAGE, LOADING DOCK, AND BIKE STORAGE.
 NOTE: EXCLUSIONS INCLUDE MECHANICAL SHAFTS, UTILITY ROOMS, AND BELOW GRADE STORAGE. SEE "PROPOSED EXCLUSIONS" TABLE.
 NOTE: GFA INCLUDES ALL BUILDING USES EXCEPT GROSS PARKING AREA AND PROPOSED EXCLUSIONS

PROPOSED EXCLUSIONS (SF)														TOTAL SF		
YMCA BUILDING							RESIDENTIAL BUILDING									
FLOOR LEVEL	P4	P3	P2	P1	1	MEZZ	2	P1	GROUND	1	2	3	4	5	6	7
FLOOR ELEVATION	214'	224'	234'	244'	256'	267'	279'	218.3'	227.97'	237.63'	247.3'	257.55'	267.55'	277.55'	287.55'	297.55'
MECHANICAL SHAFTS	-	-	-	190	150	-	120	-	161	161	165	165	165	165	165	165
UTILITY ROOMS	-	-	2,340	2,790	130	-	1,000	5,523	-	-	-	-	-	-	-	-
BELOW GRADE STORAGE	-	-	-	570	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXCLUSIONS	-	-	2,340	3,550	280	-	1,120	5,523	161	161	165	165	165	165	165	165

RPC# 15-086-022:	6,250 S.F. ±	(0.1435 AC. ±)	ZONED: R-5
RPC# 15-086-023:	139,824 S.F. ±	(3.210 AC. ±)	ZONED: R-5
RPC# 15-086-024:	45,034 S.F. ±	(1.034 AC. ±)	ZONED: R-5
TOTAL SITE AREA:	191,108 S.F. ±	(4.387 AC. ±)	ZONED: R-5

GFA - RESIDENTIAL BUILDING

BUILDING AREAS (SF)										TOTAL SF
RESIDENTIAL BUILDING										
FLOOR LEVEL	P1	GROUND	1	2	3	4	5	6	7	
FLOOR ELEVATION	218.3'	227.97'	237.63'	247.3'	257.55'	267.55'	277.55'	287.55'	297.55'	
GROSS PARKING AREA	40,807	45,255	38,436	-	-	-	-	-	-	
PROPOSED EXCLUSIONS	5,523	161	161	165	165	165	165	165	165	
GROSS FLOOR AREA	1,066	19,018	19,529	50,853	49,761	49,981	49,981	49,981	49,981	

NOTE: GROSS PARKING AREA INCLUDES PARKING GARAGE, LOADING DOCK, AND BIKE STORAGE.
 NOTE: EXCLUSIONS INCLUDE MECHANICAL SHAFTS AND UTILITY ROOMS. SEE "PROPOSED EXCLUSIONS" TABLE.
 NOTE: GFA INCLUDES ALL BUILDING USES EXCEPT GROSS PARKING AREA AND PROPOSED EXCLUSIONS

PROPOSED EXCLUSIONS (SF)										TOTAL SF
RESIDENTIAL BUILDING										
FLOOR LEVEL	P1	GROUND	1	2	3	4	5	6	7	
FLOOR ELEVATION	218.3'	227.97'	237.63'	247.3'	257.55'	267.55'	277.55'	287.55'	297.55'	
MECHANICAL SHAFTS	-	161	161	165	165	165	165	165	165	
UTILITY ROOMS	5,523	-	-	-	-	-	-	-	-	
TOTAL EXCLUSIONS	5,523	161	161	165	165	165	165	165	165	

PARKING SCHEDULE - RESIDENTIAL BUILDING

RESIDENTIAL PARKING SCHEDULE	
Parking Type	Count
Level 1	
ADA	3
ADA (VAN)	2
EV CHARGING	8
EV READY	8
STANDARD	65
Grand Level	
ADA	3
COMPACT	19
EV CHARGING	4
EV READY	24
STANDARD	71
Level PG1	
COMPACT	19
STANDARD	69
Grand Total:	295
COMPACT PARKING	13%
4% EV CHARGING STATION	12
15% EV READY (INFRASTRUCTURE PROVIDED)	44
LOADING DOCK CLEARANCE HEIGHT: 14'-0"	

BICYCLE STORAGE COUNT - RESIDENTIAL BUILDING

REQUIRED BIKE PARKING		
	UNITS	REQUIRED
RESIDENTIAL- UNIT COUNT/2.5	374.0	149.6
HORIZONTAL- 30% REQ'D BIKES	374.0	44.9

PROPOSED BIKE PARKING			
	STACKED	HANGING	TOTAL
GROUND (HORIZONTAL)	46	-	46
ELEVATED	-	104	150
TOTAL	92	104	196

BIKE PARKING IS LOCATED ON PARKING LEVEL 1

UNIT COUNT - RESIDENTIAL BUILDING

UNIT COUNT PER LEVEL								
Level Override	MICRO	STUDIO	1 BR	1 BR + DEN	2 BR	2 BR + DEN	LOFT	Total
Level 7	3	15	25	0	17	0	0	60
Level 6	3	15	25	0	17	0	0	60
Level 5	3	15	25	0	17	0	0	60
Level 4	3	15	25	0	17	0	0	60
Level 3	3	15	24	2	16	1	0	61
Level 2	3	12	19	4	14	2	0	54
Level 1	0	0	1	4	0	2	0	7
Ground Level	0	0	1	4	0	2	5	12
Unit Totals	18	87	145	14	98	7	5	374

Residential Efficiency %	4.8%	23.3%	38.9%	3.8%	26.3%	1.9%	1.3%	100%
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GFA - YMCA BUILDING

BUILDING AREAS (SF)										TOTAL SF
YMCA BUILDING										
FLOOR LEVEL	P4	P3	P2	P1	1	MEZZ	2			
FLOOR ELEVATION	214'	224'	234'	244'	256'	267'	279'			
GROSS PARKING AREA	14,130	28,550	28,740	14,020	3,030	-	-	88,470		
PROPOSED EXCLUSIONS	-	-	2,340	3,550	280	-	1,120	7,290		
GROSS FLOOR AREA	-	-	-	12,360	38,140	5,110	32,240	87,850		

NOTE: GROSS PARKING AREA INCLUDES PARKING GARAGE, LOADING DOCK, AND BIKE STORAGE.
 NOTE: EXCLUSIONS INCLUDE MECHANICAL SHAFTS AND UTILITY ROOMS. SEE "PROPOSED EXCLUSIONS" TABLE.
 NOTE: GFA INCLUDES ALL BUILDING USES EXCEPT GROSS PARKING AREA AND PROPOSED EXCLUSIONS

PROPOSED EXCLUSIONS (SF)										TOTAL SF
YMCA BUILDING										
FLOOR LEVEL	P4	P3	P2	P1	1	MEZZ	2			
FLOOR ELEVATION	214'	224'	234'	244'	256'	267'	279'			
MECHANICAL SHAFTS	-	-	-	190	150	-	120	460		
UTILITY ROOMS	-	-	2,340	2,790	130	-	1,000	6,260		
BELOW GRADE STORAGE	-	-	-	570	-	-	-	570		
TOTAL EXCLUSIONS	-	-	2,340	3,550	280	-	1,120	7,290		

*87,850 SF YMCA COMMUNITY FACILITY PROPOSED ADDITIONAL DENSITY REQUESTED PURSUANT TO ACZO SECTIONS 15.5.9.B, 7.11.3.F, AND 15.5.9.D.

PARKING SCHEDULE - YMCA BUILDING

PARKING SCHEDULE	
PARKING TYPE	COUNT
PARKING LEVEL 1	
ADA	3
ADA (VAN)	1
STANDARD	7
PARKING LEVEL 2	
ADA	1
ADA (VAN)	3
EV CHARGING	5
EV READY	15
STANDARD	51
PARKING LEVEL 3	
EV CHARGING	4
EV READY	16
STANDARD	57
PARKING LEVEL 4	
STANDARD	40
GRAND TOTAL:	203
% EV CHARGING STATION	4
% EV READY (INFRASTRUCTURE PROVIDED)	15
LOADING DOCK CLEARANCE HEIGHT: 14'-0"	

BICYCLE STORAGE COUNT - YMCA BUILDING

BIKE PARKING			
	GFA (SF)	REQUIRED BIKES	PROPOSED BIKES
RETAIL - VISITORS: 2 PER 10,000 SF	93,820.0	18.8	19
RETAIL - EMPLOYEES: 1 PER 20,000 SF	93,820.0	4.7	5
TOTAL			24

BIKE PARKING IS LOCATED ON PARKING LEVEL 1

Bowman

CHECKED: STL
DRAWN: CA
DATE: 07/28/2022

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive, Suite 500
Herndon, Virginia 20171

Phone: (703) 464-1000
Fax: (703) 461-9720
www.bowman.com

ARLINGTON YMCA

SPLN22-00005

4.1 PRELIMINARY SITE PLAN

ARLINGTON COUNTY, VIRGINIA

Seal of the Commonwealth of Virginia Professional Engineer
STEVEN T. LIAM
Lic. No. 40824
07/28/2022

SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE: 1"=25'

SHEET TITLE:
TABULATIONS

SHEET #:
C01.10

OVERALL DESCRIPTION

ON THE LANDS OF
YMCA
YOUNG MEN'S CHRISTIAN ASSOCIATION OF
THE CITY OF WASHINGTON
DEED BOOK 1426, PAGE 33
YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN WASHINGTON
DEED BOOK 3952, PAGE 2716
ARLINGTON COUNTY, VIRGINIA

PROPOSED MULTI-FAMILY BUILDING PARCEL 'A' DESCRIPTION (METES AND BOUNDS)

ON THE LANDS OF
YMCA
YOUNG MEN'S CHRISTIAN ASSOCIATION OF
THE CITY OF WASHINGTON
DEED BOOK 1426, PAGE 33
YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN WASHINGTON
DEED BOOK 3952, PAGE 2716
ARLINGTON COUNTY, VIRGINIA

PROPOSED YMCA BUILDING PARCEL 'B' DESCRIPTION (METES AND BOUNDS)

ON THE LANDS OF
YMCA
YOUNG MEN'S CHRISTIAN ASSOCIATION OF
THE CITY OF WASHINGTON
DEED BOOK 1426, PAGE 33
YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN WASHINGTON
DEED BOOK 3952, PAGE 2716
ARLINGTON COUNTY, VIRGINIA

BEGINNING AT AN IRON PIPE (POB 1) LOCATED ON THE EASTERLY RIGHT-OF-WAY OF N. KANSAS STREET, AND BEING A CORNER TO THE LANDS OF YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN WASHINGTON AS SET FORTH IN A DEED RECORDED AT BOOK 3952, PAGE 2716, HAVING AN ARLINGTON REAL PROPERTY CODE (RPC) 15-086-022; THENCE

- 1. N 03°08'07" W, A DISTANCE OF 125.00 FEET TO A POINT, SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT-OF-WAY OF 13TH STREET NORTH; THENCE DEPARTING N. KANSAS STREET AND RUNNING WITH 13TH STREET NORTH THE FOLLOWING TWO (2) COURSES AND DISTANCES
2. N 87°01'53" E A DISTANCE OF 50.00 FEET TO A POINT; THENCE
3. S 03°08'07"E A DISTANCE OF 7.09 FEET TO A POINT BEING THE NORTHWESTERN CORNER OF THE LANDS OF YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE CITY OF WASHINGTON AS SET FORTH IN A DEED RECORDED AT BOOK 1426, PAGE 33, RPC 15-086-023 ; THENCE
4. 60.86 FEET, ALONG THE LENGTH OF AN ARC CURVING TO THE LEFT HAVING A RADIUS OF 354.45 FEET, A CENTRAL ANGLE OF 09°50'14", AND A CHORD BEARING OF N 74°10'32" E, AND A CHORD LENGTH OF 60.78 FEET; THENCE DEPARTING RPC 15-086-023 AT A DISTANCE OF 47.91 FEET, SAID POINT THE NORTHWESTERN CORNER OF THE LANDS OF YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE CITY OF WASHINGTON AS SET FORTH IN A DEED RECORDED AT BOOK 1426, PAGE 33, RPC 15-086-024
5. N 69°15'30" E, A TOTAL DISTANCE OF 179.66 FEET DEPARTING RPC 15-086-024 AT A DISTANCE OF 59.46 FEET ALONG AN ARC; THENCE
6. A TOTAL DISTANCE OF 189.87 FEET, ALONG THE LENGTH OF AN ARC CURVING TO THE RIGHT HAVING A RADIUS OF 179.62 FEET, A CENTRAL ANGLE OF 60°34'00", AND A CHORD BEARING OF S 80°27'30" E, AND A CHORD LENGTH OF 181.16 FEET; THENCE
7. 100.75 FEET, ALONG THE LENGTH OF AN ARC CURVING TO THE LEFT HAVING A RADIUS OF 135.40 FEET, A CENTRAL ANGLE OF 42°38'00", AND A CHORD BEARING OF S 71°29'30" E, AND A CHORD LENGTH OF 98.44 FEET; THENCE
8. N 87°11'30" E A DISTANCE OF 64.69 FEET TO A POINT; THENCE
9. 18.79 FEET, ALONG THE LENGTH OF AN ARC CURVING TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 71°45'45", AND A CHORD BEARING OF S 56°55'38" E, AND A CHORD LENGTH OF 17.58 FEET TO A POINT BEING THE WESTERLY RIGHT-OF-WAY OF N. KIRKWOOD ROAD; THENCE RUNNING WITH THE RIGHT-OF-WAY OF N. KIRKWOOD ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES
10.S 21°02'45" E A DISTANCE OF 164.09 FEET TO A POINT; THENCE
11. 64.44 FEET, ALONG THE LENGTH OF AN ARC CURVING TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 6°57'58", AND A CHORD BEARING OF S 17°33'46" E, AND A CHORD LENGTH OF 64.40 FEET;
12.S 06°18'45" E A DISTANCE OF 52.96 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE LANDS NOW OR FORMERLY OF MCREFF IV KIRKWOOD APARTMENTS OWNER, LLC AS SET FORTH IN A DEED RECORDED AT INSTRUMENT NUMBER 20200100033569, RPC 15-086-025; THENCE DEPARTING RPC 15-086-025 AND PASSING OVER THE LANDS NOW OR FORMERLY OF WASHINGTON AND KIRKWOOD, LLC AS SET FORTH IN A DEED RECORDED AT INSTRUMENT NUMBER 20190100014313, RPC 15-086-005, AND PASSING OVER THE LANDS NOW OR FORMERLY MCREFF IV KIRKWOOD APARTMENTS OWNER, LLC AS SET FORTH IN A DEED RECORDED AT INSTRUMENT NUMBER 20200100033569, RPC-15-086-006
13.S 84°07'24" W A DISTANCE OF 296.20 FEET TO A POINT BEING THE NORTHEASTERN CORNER OF THE LANDS NOW OR FORMERLY OF BALL CEMETERY, RPC 15-086-008; THENCE RUNNING WITH BALL CEMETERY THE FOLLOWING TWO (2) COURSES AND DISTANCES
14.N 87°26'39" W A DISTANCE OF 87.19 FEET TO A POINT; THENCE
15.S 00°31'26" E A DISTANCE OF 105.53 FEET TO A POINT BEING THE NORTHWEST CORNER OF THE LANDS NOW OR FORMERLY OF 3427 WASHINGTON BOULEVARD, LLC AS SET FORTH IN A DEED RECORDED AT BOOK 3345, PAGE 857, RPC 15-086-007, SAID POINT ALSO THE NORTHEAST CORNER OF THE LANDS NOW OR FORMERLY OF THE PHAM AND NGUYEN FAMILY TRUST AS SET FORTH IN A DEED RECORDED AT INSTRUMENT 20150100009267, RPC 15-086-010; THENCE DEPARTING RPC 15-086-007 AND RUNNING WITH RPC 15-086-010
16.N 88°25'26" W A DISTANCE OF 43.78 FEET TO A POINT BEING A SOUTHEASTERN CORNER OF THE LANDS NOW OR FORMERLY OF POST EAST FOUR LIMITED PARTNERSHIP AND POST WEST NINE LIMITED PARTNERSHIP AS SET FORTH IN A DEED RECORDED AT INSTRUMENT NUMBER 20200100010048, RPC 15-086-011; THENCE DEPARTING RPC 15-086-010 AND RUNNING WITH RPC 15-086-011 THE FOLLOWING TWO (2) COURSES AND DISTANCES.
17.N 03°08'07" W A DISTANCE OF 200.70 FEET TO A POINT; THENCE
18.S 87°36'53" W A DISTANCE OF 216.06 FEET TO A POINT LYING ON THE COMMON PROPERTY LINE OF THE LANDS NOW OR FORMERLY OF JAMES R. PEOPLES JR. AS SET FORTH IN A DEED RECORDED AT BOOK 1880, PAGE 324, RPC 15-086-021; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES.
19.N 03°08'07" W A DISTANCE OF 76.41 FEET TO A POINT; THENCE
20.S 87°01'53" W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 191,108 SQUARE FEET OR 4.38723 ACRES OF LAND.

BEGINNING AT AN IRON PIPE (POB) LOCATED ON THE EASTERLY RIGHT-OF-WAY OF N. KANSAS STREET, AND BEING A CORNER TO THE LANDS OF YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN WASHINGTON AS SET FORTH IN A DEED RECORDED AT BOOK 3952, PAGE 2716, HAVING AN ARLINGTON REAL PROPERTY CODE (RPC) 15-086-022; THENCE

- i. N 03°08'07" W, A DISTANCE OF 125.00 FEET TO A POINT, SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT-OF-WAY OF 13TH STREET NORTH; THENCE DEPARTING N. KANSAS STREET AND RUNNING WITH 13TH STREET NORTH THE FOLLOWING TWO (2) COURSES AND DISTANCES
ii. N 87°01'53" E A DISTANCE OF 50.00 FEET TO A POINT; THENCE
iii.S 03°08'07"E A DISTANCE OF 7.09 FEET TO A POINT BEING THE NORTHWESTERN CORNER OF THE LANDS OF YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE CITY OF WASHINGTON AS SET FORTH IN A DEED RECORDED AT BOOK 1426, PAGE 33, RPC 15-086-023 ; THENCE
iv. 60.86 FEET, ALONG THE LENGTH OF AN ARC CURVING TO THE RIGHT HAVING A RADIUS OF 354.45 FEET, A CENTRAL ANGLE OF 09°50'14", AND A CHORD BEARING OF N 74°10'32" E, AND A CHORD LENGTH OF 60.78 FEET; THENCE DEPARTING RPC 15-086-023 AT A DISTANCE OF 47.91 FEET, SAID POINT THE NORTHWESTERN CORNER OF THE LANDS OF YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE CITY OF WASHINGTON AS SET FORTH IN A DEED RECORDED AT BOOK 1426, PAGE 33, RPC 15-086-024
v. N 69°15'30" E, A TOTAL DISTANCE OF 179.66 FEET DEPARTING RPC 15-086-024 AT A DISTANCE OF 59.46 FEET ALONG AN ARC; THENCE
vi. A TOTAL DISTANCE OF 59.54 FEET, ALONG THE LENGTH OF AN ARC CURVING TO THE RIGHT HAVING A RADIUS OF 179.62 FEET, A CENTRAL ANGLE OF 18°59'30", AND A CHORD BEARING OF N 78°45'15" E, AND A CHORD LENGTH OF 59.27 FEET TO THE TRUE POINT OF BEGINNING
BEGINNING AT A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF 13TH STREET NORTH, AND LYING ON A CURVE OF THE LANDS OF YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN WASHINGTON
1. A TOTAL DISTANCE OF 130.34 FEET, ALONG THE LENGTH OF AN ARC CURVING TO THE RIGHT HAVING A RADIUS OF 179.62 FEET, A CENTRAL ANGLE OF 41°34'30", AND A CHORD BEARING OF S 70°57'45" E, AND A CHORD LENGTH OF 127.49 FEET; THENCE
2. 100.75 FEET, ALONG THE LENGTH OF AN ARC CURVING TO THE RIGHT HAVING A RADIUS OF 135.40 FEET, A CENTRAL ANGLE OF 42°38'00", AND A CHORD BEARING OF S 71°29'30" E, AND A CHORD LENGTH OF 98.44 FEET; THENCE
3. N 87°11'30" E A DISTANCE OF 64.69 FEET TO A POINT; THENCE
4. 18.79 FEET, ALONG THE LENGTH OF AN ARC CURVING TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 71°45'45", AND A CHORD BEARING OF S 56°55'38" E, AND A CHORD LENGTH OF 17.58 FEET TO A POINT BEING THE WESTERLY RIGHT-OF-WAY OF N. KIRKWOOD ROAD; THENCE RUNNING WITH THE RIGHT-OF-WAY OF N. KIRKWOOD ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES
5. S 21°02'45" E A DISTANCE OF 164.09 FEET TO A POINT; THENCE
6. 64.44 FEET, ALONG THE LENGTH OF AN ARC CURVING TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 6°57'58", AND A CHORD BEARING OF S 17°33'46" E, AND A CHORD LENGTH OF 64.40 FEET;
7. S 06°18'45" E A DISTANCE OF 52.96 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE LANDS NOW OR FORMERLY OF MCREFF IV KIRKWOOD APARTMENTS OWNER, LLC AS SET FORTH IN A DEED RECORDED AT INSTRUMENT NUMBER 20200100033569, RPC 15-086-025; THENCE DEPARTING RPC 15-086-025 AND PASSING OVER THE LANDS NOW OR FORMERLY OF WASHINGTON AND KIRKWOOD, LLC AS SET FORTH IN A DEED RECORDED AT INSTRUMENT NUMBER 20190100014313, RPC 15-086-005, AND PASSING OVER THE LANDS NOW OR FORMERLY MCREFF IV KIRKWOOD APARTMENTS OWNER, LLC AS SET FORTH IN A DEED RECORDED AT INSTRUMENT NUMBER 20200100033569, RPC-15-086-006
8. S 84°07'24" W A DISTANCE OF 296.20 FEET TO A POINT BEING THE NORTHEASTERN CORNER OF THE LANDS NOW OR FORMERLY OF BALL CEMETERY, RPC 15-086-008; THENCE RUNNING WITH BALL CEMETERY THE FOLLOWING TWO (2) COURSES AND DISTANCES
9. N 87°26'39" W A DISTANCE OF 87.19 FEET TO A POINT; THENCE DEPARTING BALL CEMETERY AND RUNNING THROUGH THE LANDS OF YMCA
N 02°23'07" W A DISTANCE OF 374.09 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 105,425 SQUARE FEET OR 2.42022 ACRES OF LAND.

BEGINNING AT AN IRON PIPE (POB 1) LOCATED ON THE EASTERLY RIGHT-OF-WAY OF N. KANSAS STREET, AND BEING A CORNER TO THE LANDS OF YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN WASHINGTON AS SET FORTH IN A DEED RECORDED AT BOOK 3952, PAGE 2716, HAVING AN ARLINGTON REAL PROPERTY CODE (RPC) 15-086-022; THENCE

- 1. N 03°08'07" W, A DISTANCE OF 125.00 FEET TO A POINT, SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT-OF-WAY OF 13TH STREET NORTH; THENCE DEPARTING N. KANSAS STREET AND RUNNING WITH 13TH STREET NORTH THE FOLLOWING TWO (2) COURSES AND DISTANCES
2. N 87°01'53" E A DISTANCE OF 50.00 FEET TO A POINT; THENCE
3. S 03°08'07"E A DISTANCE OF 7.09 FEET TO A POINT BEING THE NORTHWESTERN CORNER OF THE LANDS OF YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE CITY OF WASHINGTON AS SET FORTH IN A DEED RECORDED AT BOOK 1426, PAGE 33, RPC 15-086-023 ; THENCE
4. 60.86 FEET, ALONG THE LENGTH OF AN ARC CURVING TO THE RIGHT HAVING A RADIUS OF 354.45 FEET, A CENTRAL ANGLE OF 09°50'14", AND A CHORD BEARING OF N 74°10'32" E, AND A CHORD LENGTH OF 60.78 FEET; THENCE DEPARTING RPC 15-086-023 AT A DISTANCE OF 47.91 FEET, SAID POINT THE NORTHWESTERN CORNER OF THE LANDS OF YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE CITY OF WASHINGTON AS SET FORTH IN A DEED RECORDED AT BOOK 1426, PAGE 33, RPC 15-086-024
5. N 69°15'30" E, A TOTAL DISTANCE OF 179.66 FEET; THENCE
6. A DISTANCE OF 59.54 FEET, ALONG THE LENGTH OF AN ARC CURVING TO THE RIGHT HAVING A RADIUS OF 179.62 FEET, A CENTRAL ANGLE OF 18°59'30", AND A CHORD BEARING OF N 78°45'15" E, AND A CHORD LENGTH OF 59.27 FEET; THENCE DEPARTING 13TH STREET NORTH AND RUNNING THROUGH THE LANDS OF YMCA
7. S 03°23'07" E A DISTANCE OF 374.09 FEET TO A POINT LYING ON A COMMON LINE OF BALL CEMETERY; THENCE
8. N 87°26'39" W A DISTANCE OF 19.93 FEET TO A POINT; THENCE
9. S 00°31'26" E A DISTANCE OF 105.53 FEET TO A POINT BEING THE NORTHWEST CORNER OF THE LANDS NOW OR FORMERLY OF 3427 WASHINGTON BOULEVARD, LLC AS SET FORTH IN A DEED RECORDED AT BOOK 3345, PAGE 857, RPC 15-086-007, SAID POINT ALSO THE NORTHEAST CORNER OF THE LANDS NOW OR FORMERLY OF THE PHAM AND NGUYEN FAMILY TRUST AS SET FORTH IN A DEED RECORDED AT INSTRUMENT NUMBER 20200100010048, RPC 15-086-011; THENCE DEPARTING RPC 15-086-010 AND RUNNING WITH RPC 15-086-011 THE FOLLOWING TWO (2) COURSES AND DISTANCES.
10. N 88°25'26" W A DISTANCE OF 43.78 FEET TO A POINT BEING A SOUTHEASTERN CORNER OF THE LANDS NOW OR FORMERLY OF POST EAST FOUR LIMITED PARTNERSHIP AND POST WEST NINE LIMITED PARTNERSHIP AS SET FORTH IN A DEED RECORDED AT INSTRUMENT NUMBER 20200100010048, RPC 15-086-011; THENCE DEPARTING RPC 15-086-010 AND RUNNING WITH RPC 15-086-011 THE FOLLOWING TWO (2) COURSES AND DISTANCES.
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13. N 03°08'07" W A DISTANCE OF 76.41 FEET TO A POINT; THENCE
14. S 87°01'53" W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 85,683 SQUARE FEET OR 1.96701 ACRES OF LAND

Bowman

CHECKED: STL

DATE: 07/28/2022

DRAWN: CA

DATE: 07/28/2022

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive, Suite 600
Herndon, Virginia 20171
Bowman Consulting Group, Ltd.
Phone: (703) 464-1000
Fax: (703) 461-9720
www.bowman.com

ARLINGTON YMCA

SPLN22-00005
4.1 PRELIMINARY SITE PLAN
ARLINGTON COUNTY, VIRGINIA

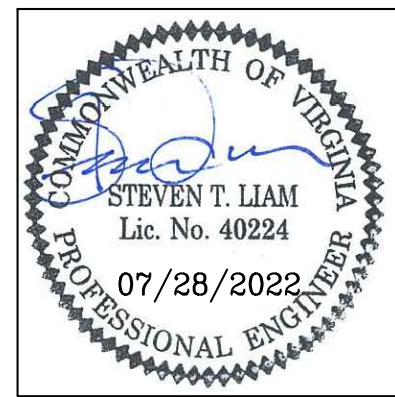


Table with 3 columns: NO., DESCRIPTION, DATE. Row 1: 1, 4.1 SITE PLAN PRELIMINARY SUBMISSION, 04/07/2022. Row 2: 2, 4.1 SITE PLAN PRELIMINARY SUBMISSION, 07/28/2022.

SCALE: N/A

SHEET TITLE:

NOTES

SHEET #:

C02.00

LEGEND

- BOLLARD
- ▼ BUILDING ENTRY ELEVATION
- CLEANOUT
- ⊕ FLAGPOLE
- ⊕ FIRE HYDRANT
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ GUY WIRE
- ⊕ HVAC UNIT
- ⊕ EX. LIGHTPOLE
- ⊕ PROP. LIGHTPOLE
- ⊕ PARKING COUNT
- ⊕ PEPCO MANHOLE
- ⊕ ROOF DRAIN
- ⊕ SANITARY MANHOLE
- ⊕ SIGN
- ⊕ STORM DRAIN
- ⊕ STORM GRAPE
- ⊕ STORM MANHOLE
- ⊕ PROPOSED TREE
- ⊕ EXISTING TREE
- ⊕ UTILITY POLE
- ⊕ UTILITY/LIGHT POLE
- ⊕ UNKNOWN MANHOLE
- ⊕ UTILITY PEDESTAL
- ⊕ VAULT
- ⊕ WATER MANHOLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- AW AREAWAY
- BB BASKETBALL HOOP
- BF BASEMENT FLOOR
- BW BRICK WALL
- BR BRICK
- BRW BRICK RETAINING WALL
- CA CONCRETE APRON
- COP COVERED CONCRETE PORCH
- CH CHIMNEY
- CLW CONCRETE LEADWALK
- CSW CONCRETE SIDEWALK
- CTP COVERED TILE PORCH
- CW CONCRETE WALL
- DATUR DATA ACCORDING TO UTILITY RECORDS
- D.B. DEED BOOK
- DD DOMED DRAIN
- DET DETACHED
- DI DUCTILE IRON PIPE
- DWL DASHED WHIT LINE
- DYL DOUBLE YELLOW LINE
- EB ELECTRIC BOX
- EP EDGE OF PAVEMENT
- FF FIRST FLOOR
- GAR GARAGE
- GE GLASS ENTRYWAY
- GEN GENERATOR
- HR HANDRAIL
- JG JUNGLE GYM
- LSA LANDSCAPED AREA
- MF METAL FENCE
- MP METAL POLE
- MS METAL STAIRS
- OH OVERHANG
- OSP ON-STREET PARKING
- PG. PAGE
- PL PLANTER
- PT PROPANE TANK
- PW PLASTIC WALL
- PV PUMP VALVE
- PVC POLYVINYL CHLORIDE
- PBP PARTIALLY BURIED PVC PIPE
- RPC REINFORCED CONCRETE PIPE
- SB SWITCHBOX
- SPW CONCRETE SPILLWAY
- TF TRANSFORMER
- UNK UNKNOWN
- UP UTILITY POLE
- WF WATER FOUNTAIN
- WPL WHITE PAINTED LINE
- WP WOOD PIER
- WW WOOD WALL
- WRW WOOD RETAINING WALL

STORM TABLE (FROM RECORD)

EX-1	TOP=255.9 INV=247.77 (30" RCP FROM #8141) INV=247.67 (36" RCP TO #2)
EX-2	TOP=257.0 INV=245.23 (36" RCP FROM #1) INV=245.13 (42" RCP FROM #3)
EX-3	TOP=255.8 INV=243.90 (15" FROM GAR) INV=243.50 (42" RCP FROM #2) INV=243.40 (42" RCP TO #4)
EX-4	TOP=247.9 INV=236.12 (42" FROM #3) INV=236.02 (30" FROM #8132)

**STRUCTURES FROM APPROVED SP#449

STORM TABLE

EX-196	TOP=228.44 INV=225.59 (4" DI FROM UNK) INV=223.04 (15" RCP TO #7906)	EX-7917	(NOT FOUND, SHOWN PER RECORD)
EX-7661	TOP=216.64 INV=212.13 INV=207.18 INV=206.79 (CONNECTIONS UNKNOWN)	EX-7923	TOP=224.12 INV=215.78 (36" RCP FROM #7914) INV=215.52 (36" RCP TO #7917)
EX-7739	TOP=228.85 INV=223.15 (FROM #7765) INV=223.05 (24" RCP TO #7813)	EX-7924	TOP=225.42 INV=220.52 (15" RCP TO #7896)
EX-7766	TOP=233.08 INV=227.58	EX-7936	TOP=258.56 INV=253.77 (15" RCP TO #7948)
EX-7813	TOP=228.49 INV=222.15 (15" RCP FROM #7765) INV=221.43 (24" RCP FROM #7732) INV=220.99 (24" RCP TO #7855)	EX-7948	TOP=257.64 INV=250.72 (RCP FROM UNK) INV=251.70 (15" RCP FROM #7936) INV=250.57 (30" RCP TO #8064)
EX-7849	TOP=221.49 INV=215.59 (24" RCP FROM #7855) INV=210.39 (84" RCP FROM UNK) INV=210.09 (84" RCP TO #7661)	EX-7956	TOP=225.30 (TRENCH DRAIN)
EX-7859	TOP=222.57 INV=217.62 (24" RCP FROM #7813) INV=217.52 (24" RCP TO #7849)	EX-8064	TOP=254.99 INV=248.54 (30" RCP FROM #7948) INV=248.33 (24" RCP TO #8091)
EX-7879	TOP=224.54 INV=220.17 (36" RCP FROM #7898) INV=219.84 (36" RCP TO #7886) INV=219.86 (18" RCP FROM #7896)	EX-8072	TOP=251.21 INV=250.13 (TO #8141)
EX-7889	TOP=223.71 INV=218.36 (36" RCP FROM #7879) INV=217.65 (36" RCP TO #7899)	EX-8073	TOP=250.68 INV=243.71 (30" RCP FROM #8091) - RECORD INV=243.71 (30" RCP TO #8106) - RECORD
EX-7891	TOP=227.06 INV=220.97 (15" RCP TO #7896)	EX-8091	TOP=252.94 INV=247.34 (24" RCP FROM #8064) INV=249.31 (24" RCP FROM #8094) INV=244.74 (30" RCP FROM #8141) INV=244.62 (36" RCP TO #8073)
EX-7899	TOP=224.72 INV=220.64 (15" RCP FROM #7924) INV=220.30 (15" RCP FROM #7891) INV=220.08 (18" RCP TO #)	EX-8094	TOP=252.49 INV=250.11 (24" RCP TO #8091)
EX-7899	TOP=233.79 INV=230.39 (24" RCP FROM UNK) INV=225.69 (36" RCP TO #7879)	EX-8132	TOP=238.80 INV=231.20 (18" RCP FROM #8149) INV=229.92 (30" RCP FROM #8073) INV=222.40 (TO #8185)
EX-7899	TOP=224.13 INV=217.42 (36" RCP FROM #7886) INV=217.12 (36" RCP TO #7914)	EX-8141	TOP=255.94 INV=248.12 (30" RCP FROM #8145) INV=248.04 (30" RCP TO #8091)
EX-7899	TOP=222.84 INV=218.33 (15" RCP FROM #2156) INV=218.49 (12" PVC FROM UNK) INV=217.99 (18" RCP TO UNK)	EX-8145	TOP=254.33 INV=250.13 (TO #8141)
EX-7914	TOP=223.96 INV=217.07 (36" RCP FROM #7899) INV=216.77 (36" RCP TO #7923)	EX-8185	(STRUCTURE BURIED)
		EX-8203	TOP=231.21 INV=225.13 (15" RCP FROM UNK) INV=224.95 (15" RCP TO BLDG) TOP=209.64
		EX-9007	INV=199.69 (15" RCP FROM UNK) INV=199.59 (15" RCP TO UNK)

SANITARY TABLE

EX-1043	EX. SANITARY MANHOLE TOP=256.02 INV=247.32 (10" DIP FROM #1044) INV=247.29 (10" DIP FROM UNK) INV=247.23 (10" DIP TO UNK)	EX-6402	EX. SANITARY MANHOLE TOP=226.92 INV=214.12 (24" DIP FROM #6417) INV=213.98 (24" DIP TO #12737)
EX-1044	EX. SANITARY MANHOLE TOP=257.55 INV=248.00 (10" DIP TO #1043)	EX-6417	EX. SANITARY MANHOLE TOP=229.25 INV=214.90 (24" DIP FROM #14977) INV=214.80 (24" DIP TO #6417)
EX-6118	EX. SANITARY MANHOLE TOP=215.78 INV=204.82 (TWIN FROM WEST UNK) INV=212.34 (TWIN FROM WEST UNK) INV=204.03 (15" FROM #6254) INV=203.98 (15" TO UNK NORTH)	EX-6497	EX. SANITARY MANHOLE TOP=230.76 INV=221.26 (15" FROM #6706) INV=221.17 (15" TO #6280)
EX-6154	EX. SANITARY MANHOLE TOP=217.33 INV=212.96 (4" CLAY UNK) INV=212.77 (8" DIP #6057) INV=212.76 (10" DIP #6280)	EX-6706	EX. SANITARY MANHOLE TOP=238.50 INV=223.45 (UNK WEST) INV=223.35 (UNK EAST) INV=223.23 (15" TO #6497)
EX-6204	EX. SANITARY MANHOLE TOP=237.59 INV=232.80 (10" FROM #41503) INV=232.57 (10" DIP TO #6297)	EX-6723	EX. SANITARY MANHOLE TOP=236.14 INV=221.13 (24" DIP FROM UNK) INV=221.08 (24" DIP TO #6417)
EX-6228	EX. SANITARY MANHOLE TOP=230.61 INV=220.86 (FROM UNK) INV=220.81 (10" DIP TO #6297)	EX-6723	EX. SANITARY MANHOLE TOP=236.14 INV=221.13 (24" DIP FROM UNK) INV=221.08 (24" DIP TO #6417)
EX-6240	EX. SANITARY MANHOLE TOP=249.25 INV=243.86 (8" PVC FROM #41269) INV=243.67 (8" PVC TO #41503)	EX-6723	EX. SANITARY MANHOLE TOP=215.85 INV=206.80 (24" DIP TO UNK)
EX-6254	EX. SANITARY MANHOLE TOP=221.59 INV=205.89 (15" FROM #12247) INV=205.74 (FROM #6285) INV=205.59 (15" TO #6118)	EX-6723	EX. SANITARY MANHOLE TOP=222.04 INV=207.19 (15" FROM #6280) INV=206.82 (15" TO #6254)
EX-6276	EX. SANITARY MANHOLE TOP=235.98 (LID BROKEN, UNABLE TO ACCESS)	EX-6450	EX. SANITARY MANHOLE TOP=222.20 INV=210.57 (24" DIP FROM #6402) INV=210.50 (24" DIP TO #10184)
EX-6280	EX. SANITARY MANHOLE TOP=223.55 INV=220.35 (TWIN FROM #6497) INV=216.05 (TWIN FROM #6497) INV=215.80 (15" FROM #6276) INV=215.90 (10" DIP FROM #6154) INV=215.75 (15" TO #12247)	EX-6450	EX. SANITARY MANHOLE TOP=257.18 INV=243.13 (8" PVC FROM HOUSE) INV=242.58 (10" PVC FROM #41507) INV=242.46 (10" PVC TO #41505)
EX-6285	EX. SANITARY MANHOLE TOP=222.75 INV=206.45 (10" DIP FROM #6297) INV=206.20 (15" FROM UNK) INV=206.10 (15" TO #6254)	EX-61269	EX. SANITARY MANHOLE TOP=256.69 INV=253.26 (8" PVC FROM #6300) INV=253.18 (8" PVC TO #6240)
EX-6297	EX. SANITARY MANHOLE TOP=225.21 INV=220.38 (10" DIP FROM #6226) INV=220.09 (10" DIP FROM #6204) INV=220.07 (10" DIP TO #6285)	EX-61503	EX. SANITARY MANHOLE TOP=242.72 INV=237.78 (8" PVC FROM #6240) INV=237.87 (10" PVC FROM #41504) INV=237.53 (10" PVC TO #6204)
EX-6300	EX. SANITARY MANHOLE TOP=257.63 INV=254.00 (8" PVC UNK) INV=254.00 (8" PVC #41269)	EX-61509	EX. SANITARY MANHOLE TOP=244.53 INV=238.34 (10" PVC FROM #41505) INV=238.28 (10" PVC TO #41503)
		EX-61509	EX. SANITARY MANHOLE TOP=256.65 INV=241.37 (10" PVC FROM #41506) INV=241.33 (10" PVC TO #41504)
		EX-61502	EX. SANITARY MANHOLE TOP=257.80 INV=243.95 (8" PVC FROM HOUSE NW) INV=246.34 (8" PVC FROM HOUSE SE) INV=243.80 (10" PVC FROM #1043) INV=243.59 (10" PVC TO #41506)

EASEMENT LEGEND

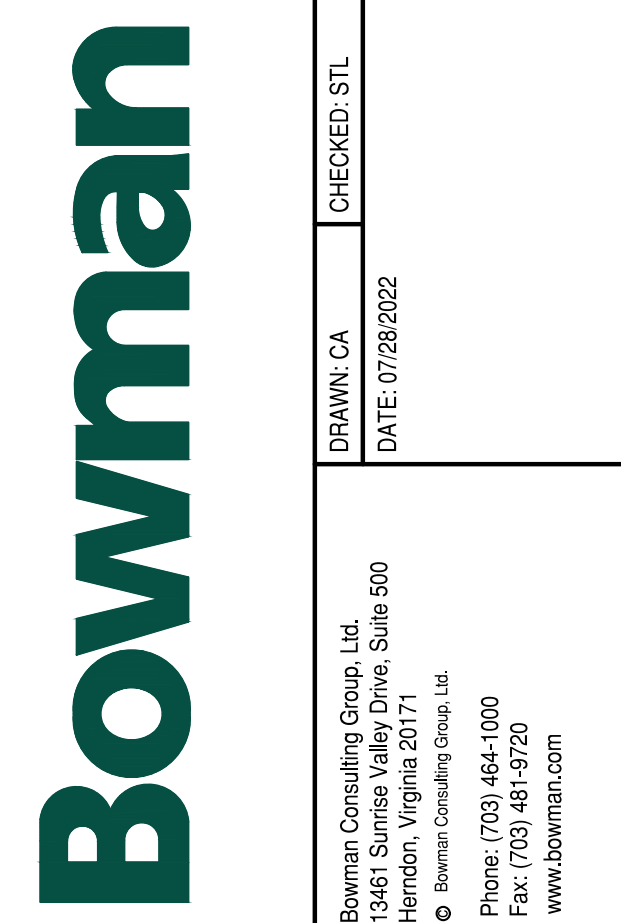
- (CR) APPROX. LOC. CRANE SWING EASEMENT
INST. #20200100008768
- (E) OVERHEAD VEPCO EASEMENT
D.B. 1434 AT PAGE 389
- (E1) APPROX. LOC. VEPCO EASEMENT
D.B. 1854 AT PAGE 312
- (E2) APPROX. LOC. VEPCO EASEMENT
D.B. 1961 AT PAGE 1780
- (SD) 10'/20' STORM SEWER EASEMENT
D.B. 1243 AT PAGE 519
- (SD1) 10' STORM SEWER EASEMENT
D.B. 1540 AT PAGE 295
- (SD2) 10'/15' STORM SEWER EASEMENT
D.B. 1833 AT PAGE 563
- (SD3) 8' STORM SEWER EASEMENT
D.B. 1261 AT PAGE 382
- (TC) TEMPORARY CONSTRUCTION EASEMENT
INST. #20190100000478

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	354.45'	60.86'	N 74°10'32" E	60.78'	9°50'14"	30.50'
C2	179.62'	189.87'	S 80°27'30" E	181.16'	60°34'00"	104.89'
C3	135.40'	100.75'	S 71°29'30" E	98.44'	42°38'00"	52.84'
C4	15.00'	18.79'	S 56°55'38" E	17.58'	71°45'45"	10.85'
C5	530.00'	64.44'	S 17°33'46" E	64.40'	6°57'58"	32.26'
C6	179.62'	59.46'	N 78°44'31" E	59.19'	18°58'02"	30.01'
C7	179.62'	130.41'	S 70°58'29" E	127.57'	41°35'58"	68.23'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 03°08'07" E	7.09'
L2	N 40°45'55" W	9.94'

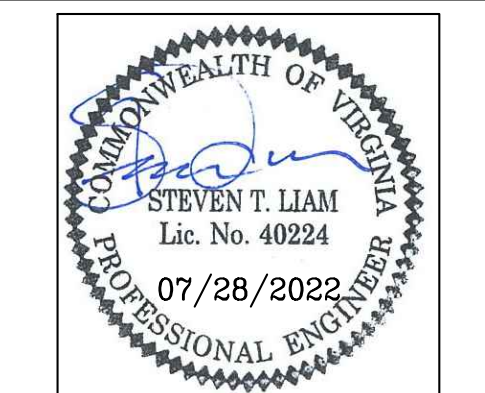


CHECKED: STL
DRAWN: CA
DATE: 07/28/2022

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13461 Sunrise Valley Drive, Suite 500
Herndon, Virginia 20171
Bowman Consulting Group, Ltd.
Phone: (703) 464-1000
Fax: (703) 481-9720
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ARLINGTON YMCA

SPLN22-00005
4.1 PRELIMINARY SITE PLAN
ARLINGTON COUNTY, VIRGINIA

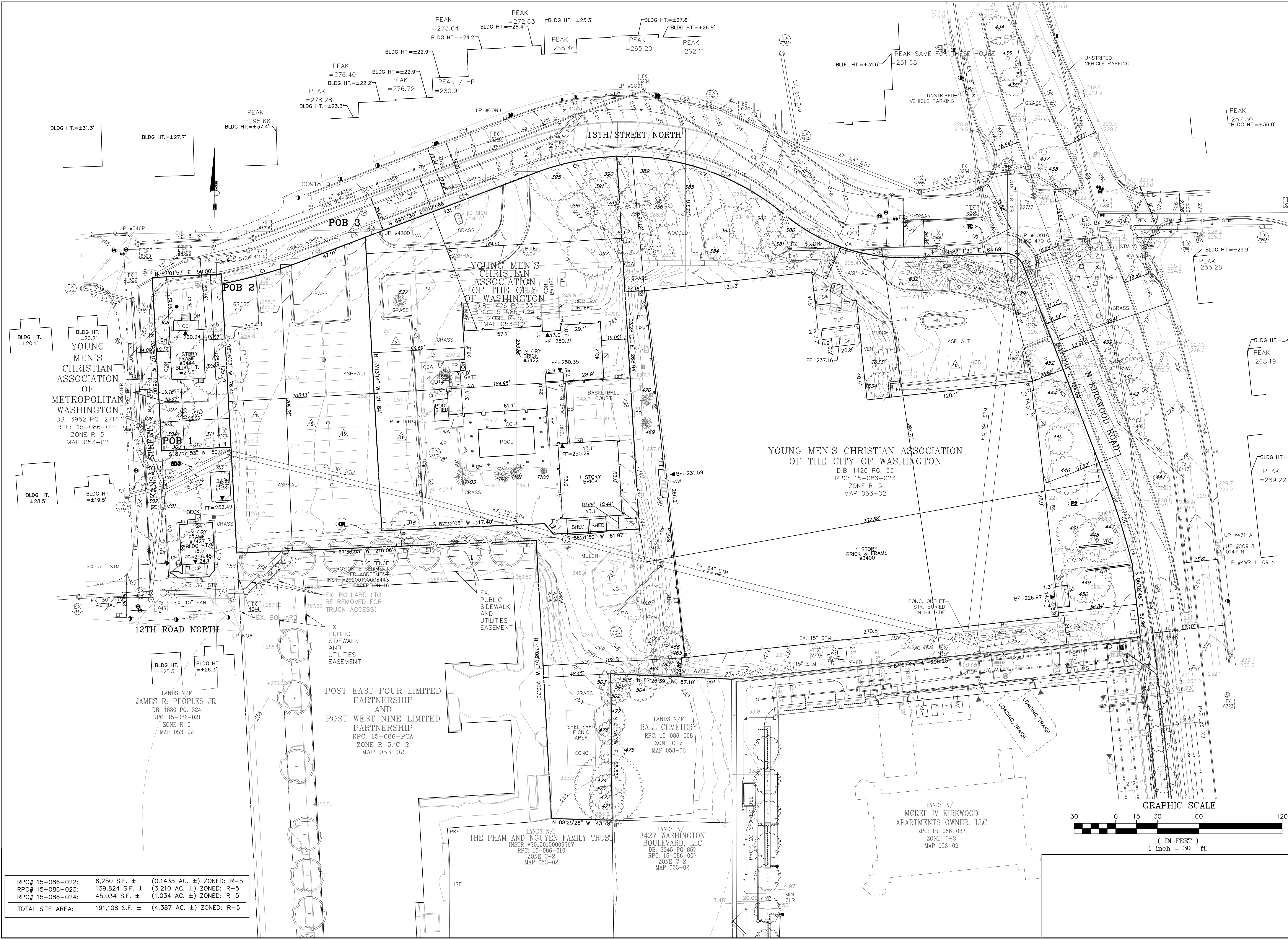


SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

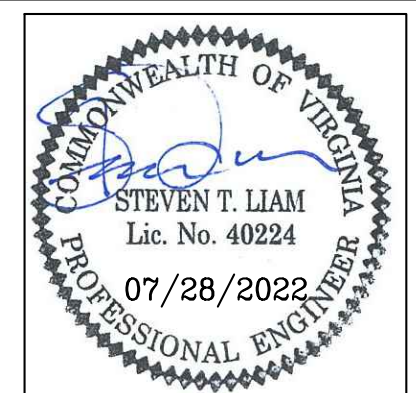
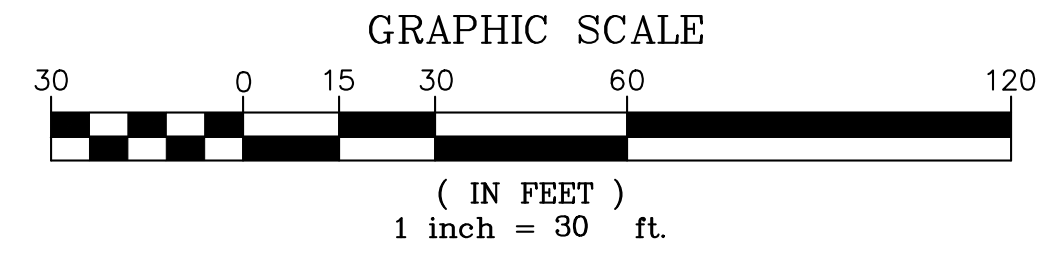
SCALE: N/A
SHEET TITLE:
ABBREVIATIONS AND LEGEND
SHEET #:
C02.01

ARLINGTON YMCA

SPLN22-00005
 4.1 PRELIMINARY SITE PLAN
 ARLINGTON COUNTY, VIRGINIA



RPC# 15-086-022:	6,250 S.F. ±	(0.1435 AC. ±)	ZONED: R-5
RPC# 15-086-023:	139,824 S.F. ±	(3.210 AC. ±)	ZONED: R-5
RPC# 15-086-024:	45,034 S.F. ±	(1.034 AC. ±)	ZONED: R-5
TOTAL SITE AREA:	191,108 S.F. ±	(4.387 AC. ±)	ZONED: R-5



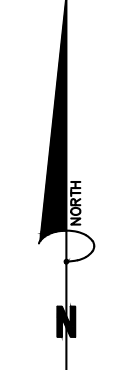
SUBMISSIONS

NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE: 1"=30'
 SHEET TITLE:
OVERALL CERTIFIED SURVEY

SHEET #:
 C02.10

PEAK
=295.66



13TH STREET-NORTH

YOUNG MEN'S
CHRISTIAN
ASSOCIATION
OF THE CITY
OF WASHINGTON
D.B. 1426 PG. 33
RPC: 15-086-024
ZONE R-5
MAP 053-02

YOUNG MEN'S CHRISTIAN ASSOCIATION
OF THE CITY OF WASHINGTON
D.B. 1426 PG. 33
RPC: 15-086-023
ZONE R-5
MAP 053-02

LANDS N/F
BALL CEMETERY
RPC: 15-086-008
ZONE C-2
MAP 053-02

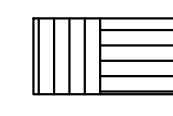
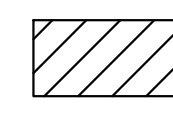
LANDS N/F
MCREW IV KIRKW
APARTMENTS OWNE
RPC: 15-086-037
ZONE C-2
MAP 053-02

LANDS N/F
THE PHAM AND NGUYEN FAMILY TRUST
INSTR #20150100009267
RPC: 15-086-010
ZONE C-2
MAP 053-02

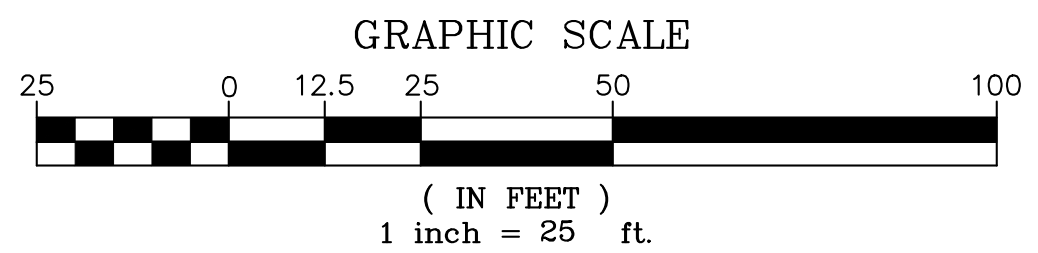
LANDS N/F
3427 WASHINGTON
BOULEVARD, LLC
DB. 3345 PG 857
RPC: 15-086-007
ZONE C-2
MAP 053-02

POST EAST FOUR LIMITED
PARTNERSHIP
AND
POST WEST NINE LIMITED
PARTNERSHIP
RPC: 15-086-PCA
ZONE R-5/C-2
MAP 053-02

LEGEND (AREA TO BE VACATED):

-  STORM (DB 1833 & PG 563): 3,920 SF OR 0.09 AC
-  STORM (DB 1243 & PG 519): 11,168 SF OR 0.26 AC

TOTAL AREA TO BE VACATED = 15,088 SF OR 0.35 AC



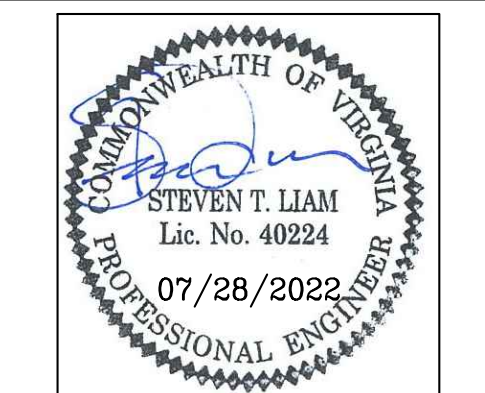
Bowman

CHECKED: STL
DRAWN: CA
DATE: 07/28/2022

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13461 Sunrise Valley Drive, Suite 500
Herndon, Virginia 20171
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ARLINGTON YMCA

SPLN22-00005
4.1 PRELIMINARY SITE PLAN
ARLINGTON COUNTY, VIRGINIA



SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE: 1"=25'
SHEET TITLE:
VACATION EXHIBIT
SHEET #:
C03.00

PEAK
=295.66

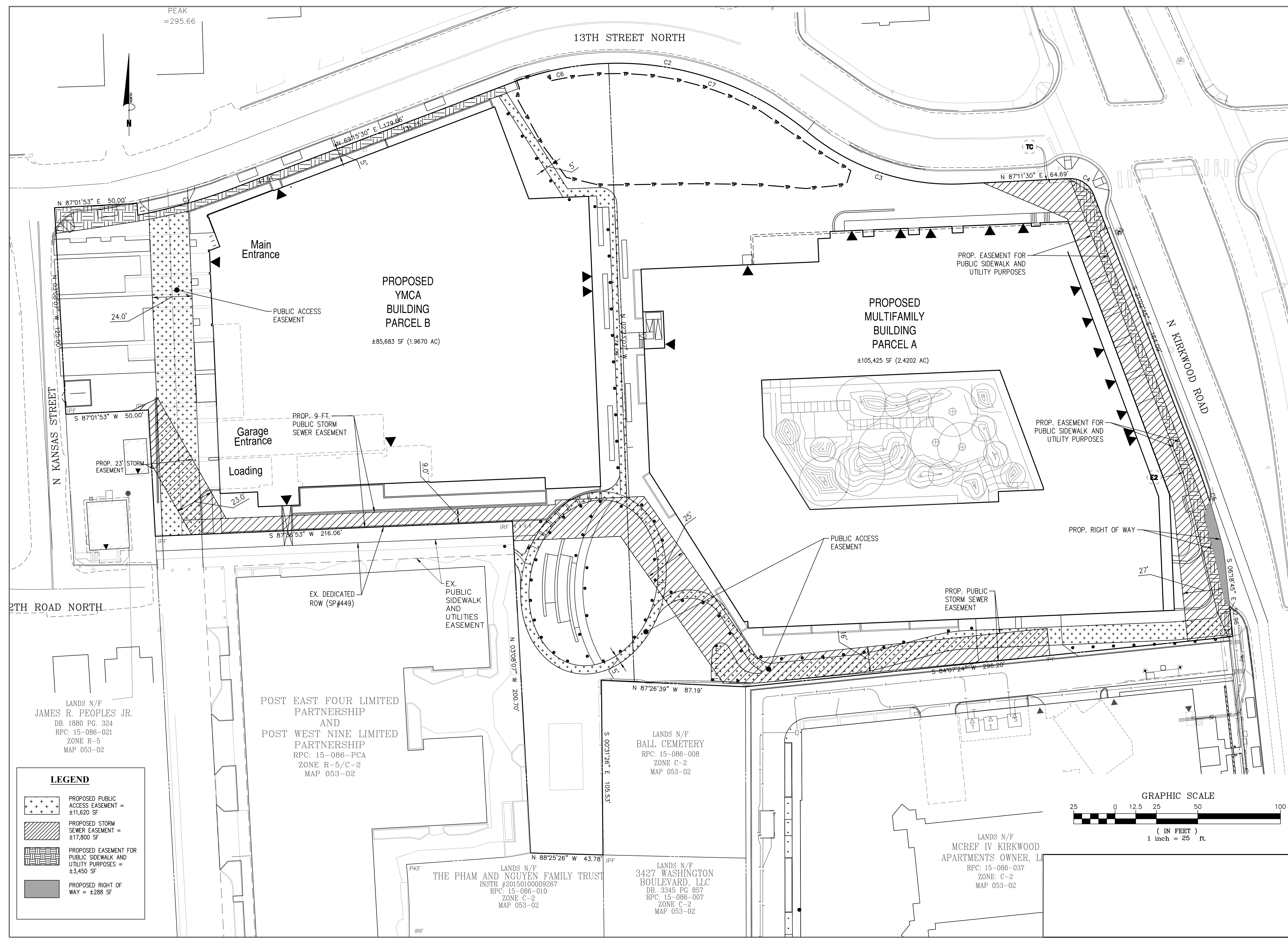
13TH STREET NORTH

Bowman

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DRAWN: CA
DATE: 08/30/2022
Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive, Suite 500
Herndon, Virginia 20171
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Phone: (703) 464-1000
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ARLINGTON YMCA

SPLN22-00005
4.1 PRELIMINARY SITE PLAN
ARLINGTON COUNTY, VIRGINIA



LANDS N/F
JAMES R. PEOPLES JR.
DB. 1880 PG. 324
RPC: 15-086-021
ZONE R-5
MAP 053-02

POST EAST FOUR LIMITED PARTNERSHIP
AND
POST WEST NINE LIMITED PARTNERSHIP
RPC: 15-086-PCA
ZONE R-5/C-2
MAP 053-02

LANDS N/F
BALL CEMETERY
RPC: 15-086-008
ZONE C-2
MAP 053-02

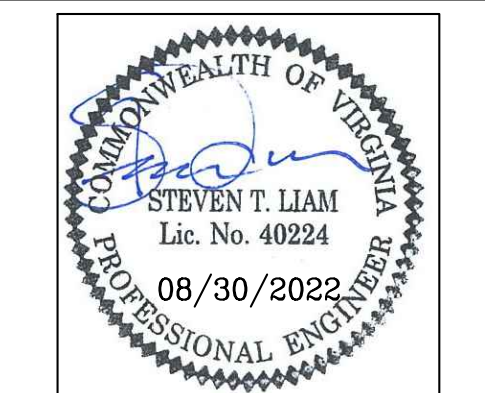
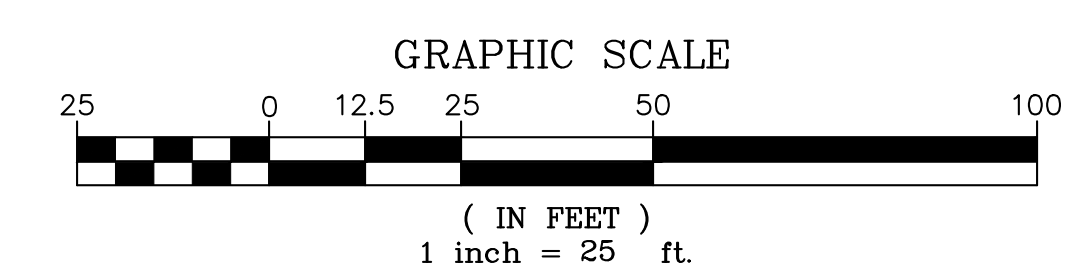
LANDS N/F
THE PHAM AND NGUYEN FAMILY TRUST
INSTR #20150100009267
RPC: 15-086-010
ZONE C-2
MAP 053-02

LANDS N/F
3427 WASHINGTON BOULEVARD, LLC
DB. 3345 PG 857
RPC: 15-086-007
ZONE C-2
MAP 053-02

LANDS N/F
MCREF IV KIRKWOOD APARTMENTS OWNER, LLC
RPC: 15-086-037
ZONE: C-2
MAP 053-02

LEGEND

	PROPOSED PUBLIC ACCESS EASEMENT = ±11,820 SF
	PROPOSED STORM SEWER EASEMENT = ±17,800 SF
	PROPOSED EASEMENT FOR PUBLIC SIDEWALK AND UTILITY PURPOSES = ±3,450 SF
	PROPOSED RIGHT OF WAY = ±288 SF



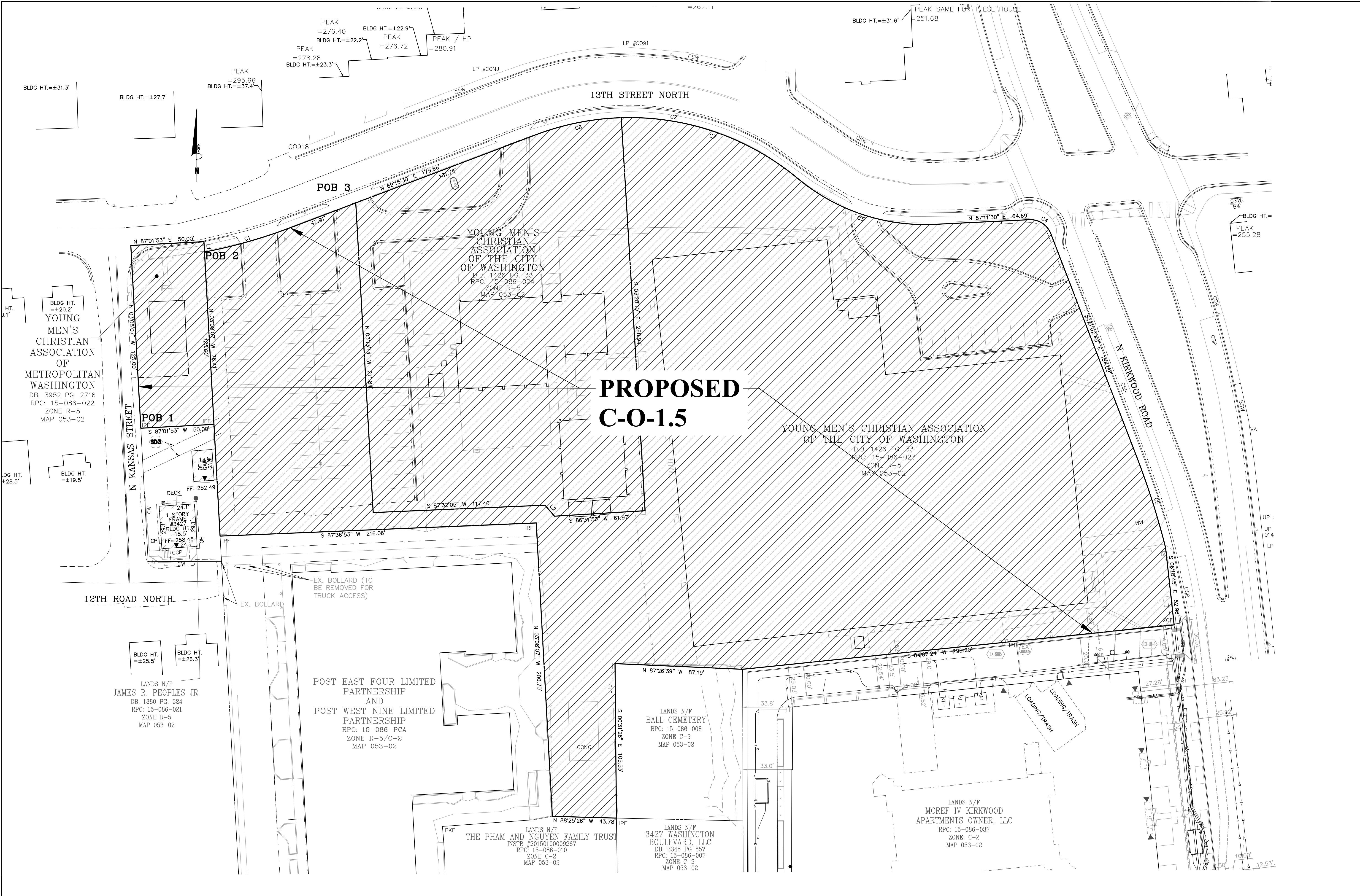
SUBMISSIONS

NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022
3	4.1 SITE PLAN PRELIMINARY SUBMISSION	08/30/2022

SCALE: 1"=25'
SHEET TITLE:
DEDICATION EXHIBIT
SHEET #:
C03.10

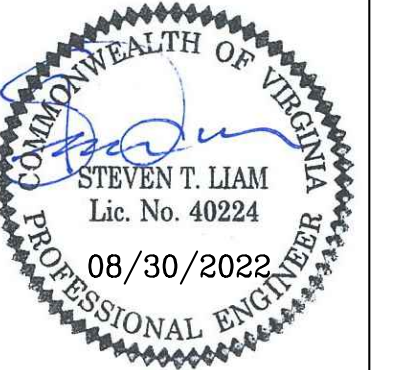
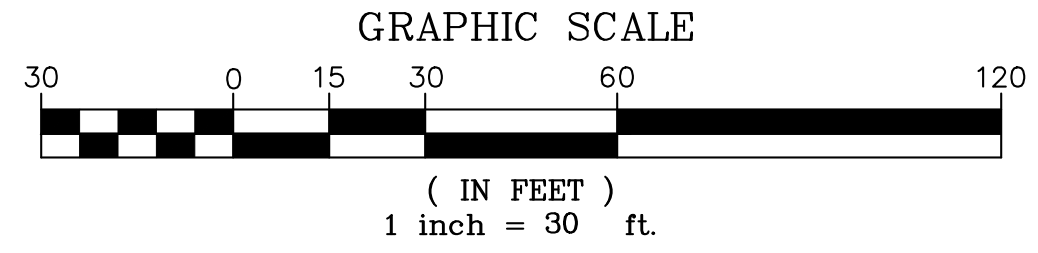
ARLINGTON YMCA

SPLN22-00005
 4.1 PRELIMINARY SITE PLAN
 ARLINGTON COUNTY, VIRGINIA



EXISTING R-5 ZONE = 191,108 SF
 PROPOSED C-O-1.5 ZONE = 191,108 SF

RPC# 15-086-022:	6,250 S.F. ±	(0.1435 AC. ±)	ZONED: R-5
RPC# 15-086-023:	139,824 S.F. ±	(3.210 AC. ±)	ZONED: R-5
RPC# 15-086-024:	45,034 S.F. ±	(1.034 AC. ±)	ZONED: R-5
TOTAL SITE AREA:	191,108 S.F. ±	(4.387 AC. ±)	ZONED: R-5

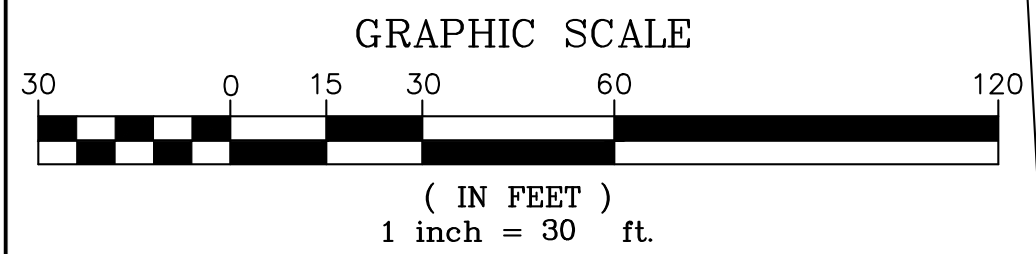
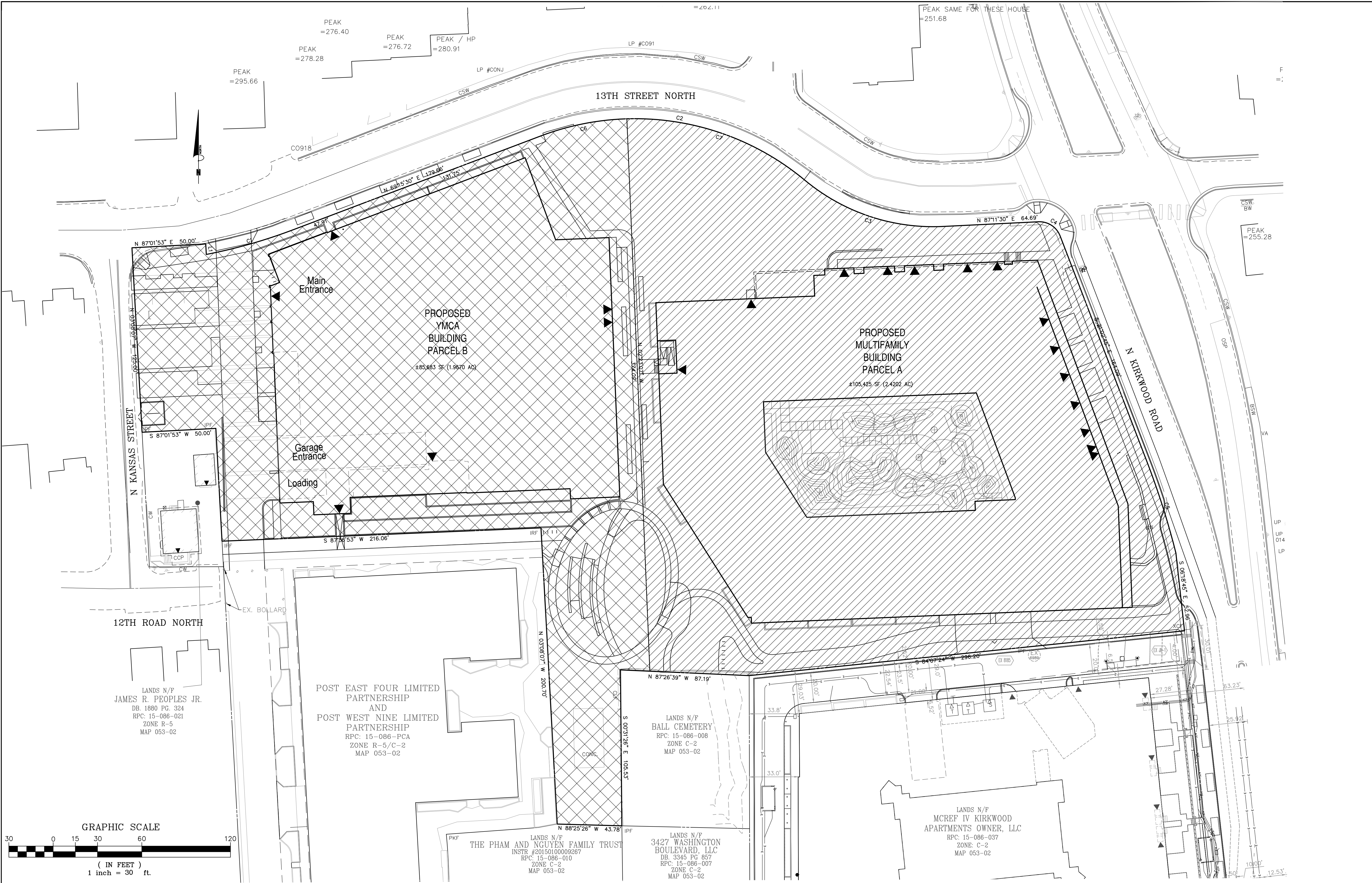


SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022
3	4.1 SITE PLAN PRELIMINARY SUBMISSION	08/30/2022

SCALE: 1"=30'
 SHEET TITLE:
REZONING PLAT
 SHEET #:
C03.20

ARLINGTON YMCA

SPLN22-00005
 4.1 PRELIMINARY SITE PLAN
 ARLINGTON COUNTY, VIRGINIA



MULTIFAMILY BUILDING (PARCEL A) = 105,425 SF

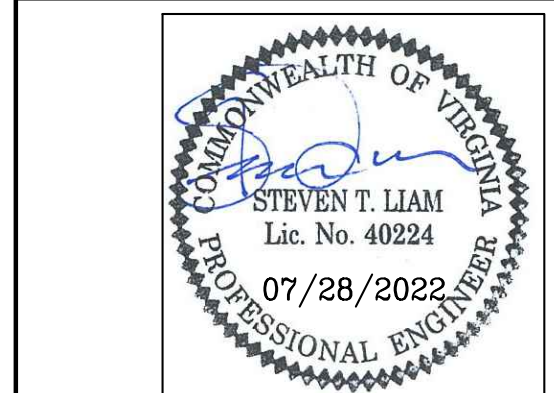
YMCA BUILDING (PARCEL B) = 85,683 SF

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	354.45'	60.86'	N 74°10'32" E	60.78'	9°50'14"	30.50'
C2	179.62'	189.87'	S 80°27'30" E	181.16'	60°34'00"	104.89'
C3	135.40'	100.75'	S 71°29'30" E	98.44'	42°38'00"	52.84'
C4	15.00'	18.79'	S 56°55'38" E	17.58'	71°45'45"	10.85'
C5	530.00'	64.44'	S 17°33'46" E	64.40'	6°57'58"	32.26'
C6	179.62'	59.46'	N 78°44'31" E	59.19'	18°58'02"	30.01'
C7	179.62'	130.41'	S 70°58'29" E	127.57'	41°35'58"	68.23'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 03°08'07" E	7.09'
L2	N 40°45'55" W	9.94'



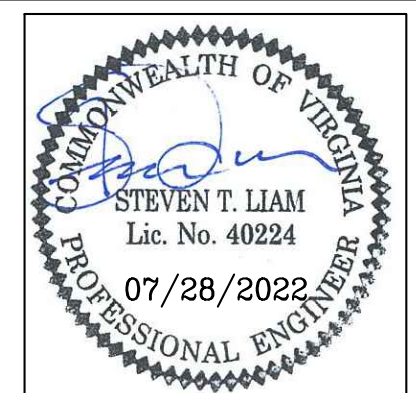
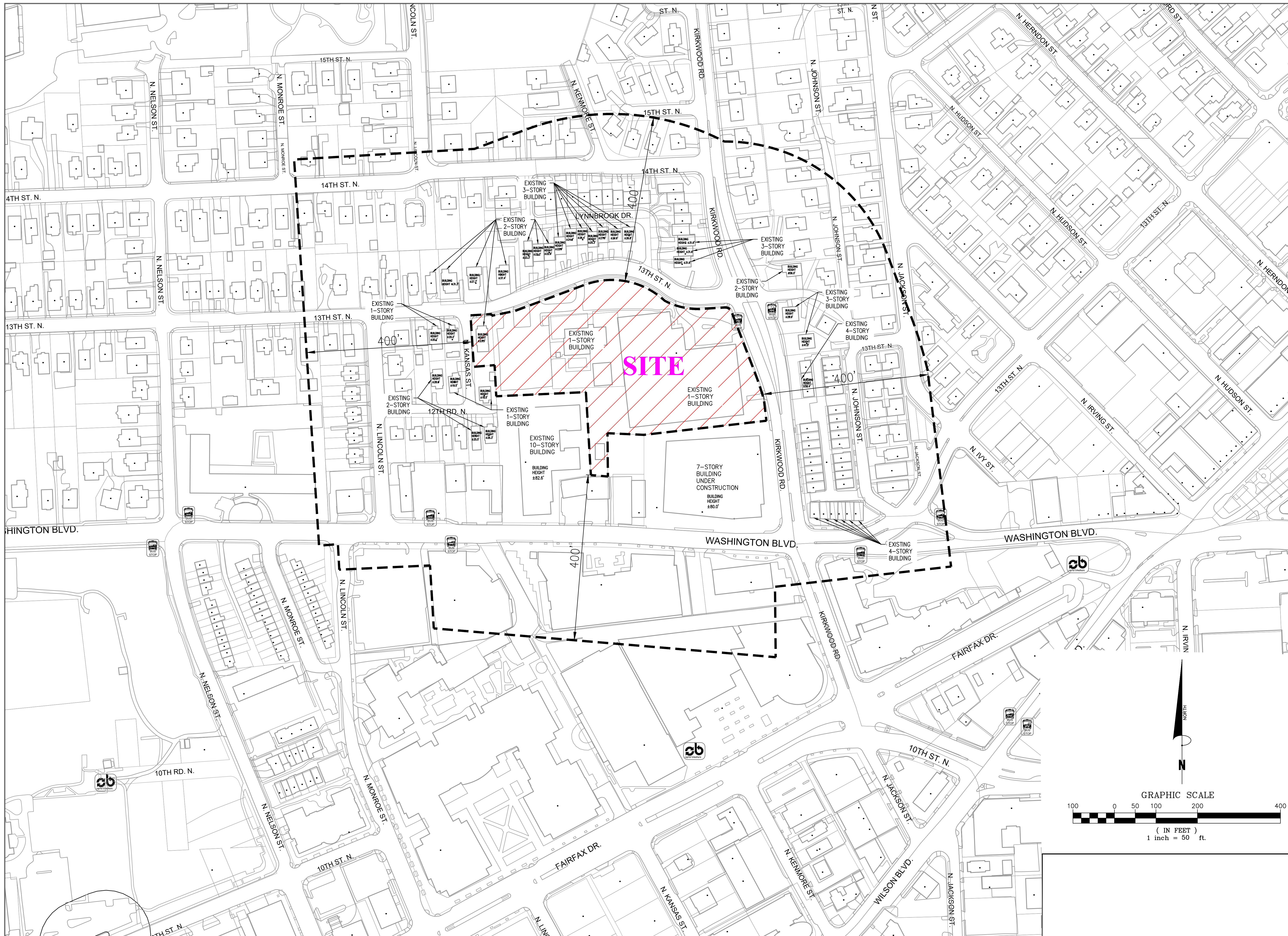
SUBMISSIONS

NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE: 1"=30'
 SHEET TITLE:
 SUBDIVISION PLAT
 SHEET #:
 C03.30

ARLINGTON YMCA

SPLN22-00005
 4.1 PRELIMINARY SITE PLAN
 ARLINGTON COUNTY, VIRGINIA



SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE: 1"=100'
 SHEET TITLE:
CONTEXTUAL PLAN
 SHEET #:
 C04.10

- LEGEND**
- BOLLARD
 - ▼ BUILDING ENTRY ELEVATION
 - CLEANOUT
 - FLAGPOLE
 - ⊕ FIRE HYDRANT
 - ⊕ GAS METER
 - ⊕ GAS VALVE
 - ⊕ GUY WIRE
 - ⊕ HVAC UNIT
 - ⊕ EX. LIGHTPOLE
 - ⊕ PROP. LIGHTPOLE
 - ▲ PARKING COUNT
 - PEPCO MANHOLE
 - ROOF DRAIN
 - SANITARY MANHOLE
 - ⊕ SIGN
 - STORM DRAIN
 - ▨ STORM GRATE
 - STORM MANHOLE
 - PROPOSED TREE
 - EXISTING TREE
 - UTILITY POLE
 - UTILITY/LIGHT POLE
 - UNKNOWN MANHOLE
 - UTILITY PEDESTAL
 - VAULT
 - WATER MANHOLE
 - WATER METER
 - WATER VALVE
 - AW AREAWAY
 - BB BASKETBALL HOOP
 - BF BASEMENT FLOOR
 - BR BRICK
 - BRW BRICK RETAINING WALL
 - CA CONCRETE APRON
 - CCP COVERED CONCRETE PORCH
 - CH CHIMNEY
 - CLW CONCRETE LEADWALK
 - CSW CONCRETE SIDEWALK
 - CTP COVERED TILE PORCH
 - CW CONCRETE WALL
 - DATUR DATA ACCORDING TO UTILITY RECORDS
 - D.B. DEED BOOK
 - DD DOMED DRAIN
 - DET DETACHED
 - DI DUCTILE IRON PIPE
 - DWL DASHED WHITE LINE
 - DYL DOUBLE YELLOW LINE
 - EB ELECTRIC BOX
 - EP EDGE OF PAVEMENT
 - FF FIRST FLOOR
 - GAR GARAGE
 - GE GLASS ENTRYWAY
 - GEN GENERATOR
 - HR HANDRAIL
 - JG JUNGLE GYM
 - LSA LANDSCAPED AREA
 - MF METAL FENCE
 - MP METAL POLE
 - MS METAL STAIRS
 - OH OVERHANG
 - OSP ON-STREET PARKING
 - PG. PAGE
 - PL PLANTER
 - PT PROPANE TANK
 - PW PLASTIC WALL
 - PV PUMP VALVE
 - PVC POLYVINYL CHLORIDE
 - PBP PARTIALLY BURIED PVC PIPE
 - RPC REINFORCED CONCRETE PIPE
 - SB SWITCHBOX
 - SPW CONCRETE SPILLWAY
 - TF TRANSFORMER
 - UNK UNKNOWN
 - UP UTILITY POLE
 - WF WATER FOUNTAIN
 - WPL WHITE PAINTED LINE
 - WP WOOD PIER
 - WW WOOD WALL
 - WRW WOOD RETAINING WALL

OVERALL LOT COVERAGE

EXISTING SITE AREA (OVERALL) = 191,108 SF (ZONED R-5)
 EXISTING BUILDING AREA (OVERALL) = 67,499 SF
 EXISTING VEHICULAR AREA (OVERALL) = 30,379 SF
 TOTAL EXISTING COVERAGE AREA = 97,878 SF

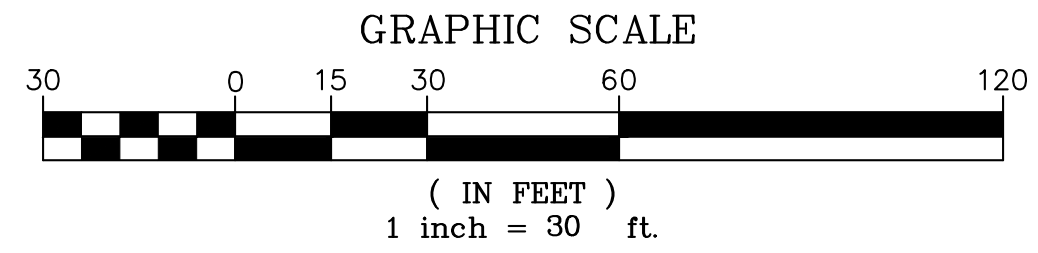
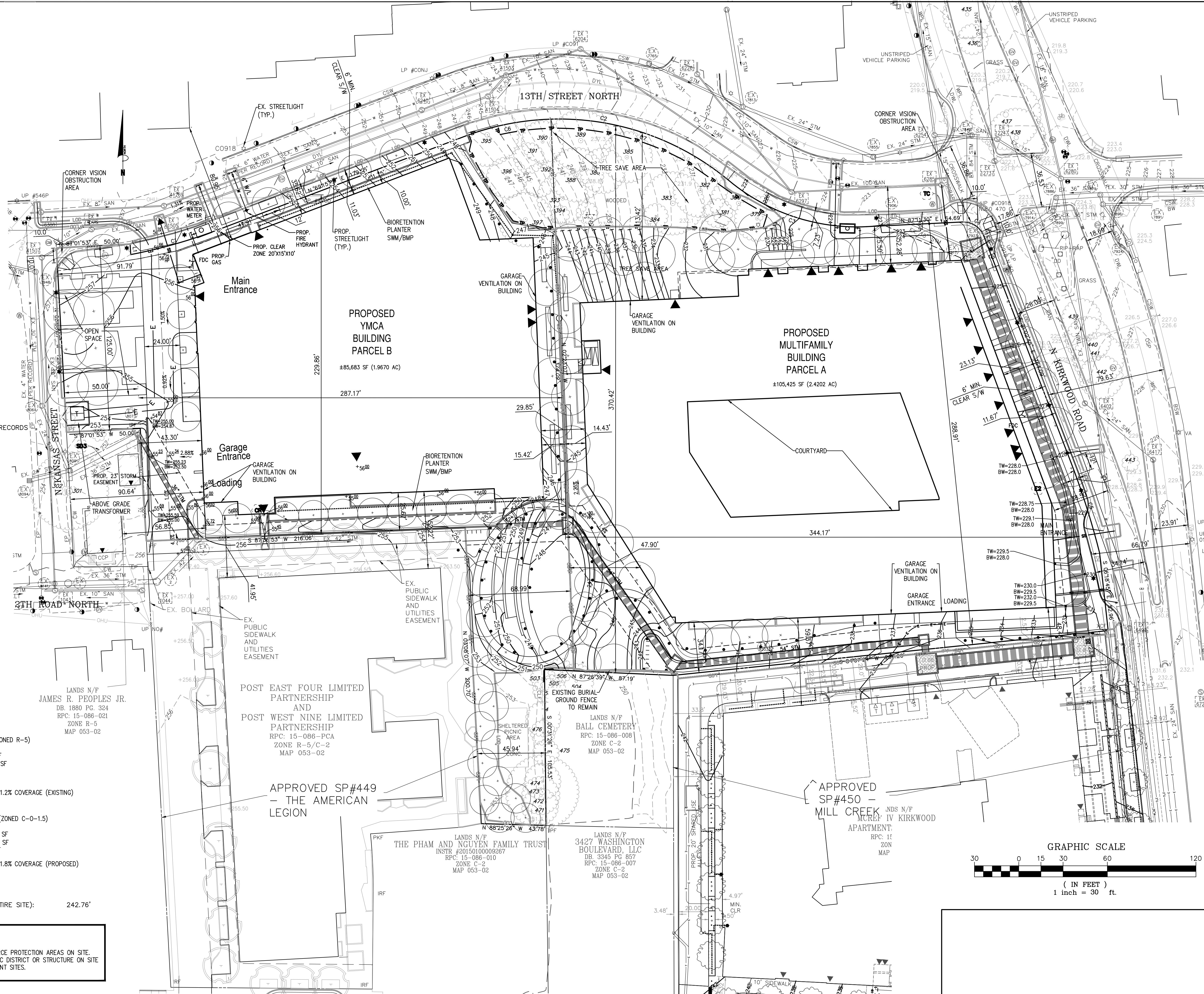
TOTAL AVG SF = $\frac{97,878 \text{ SF}}{191,108 \text{ SF}}$ = 51.2% COVERAGE (EXISTING)

PROPOSED SITE AREA (OVERALL) = 191,108 SF (ZONED C-0-1.5)

PROPOSED BUILDING AREA (OVERALL) = 111,753 SF
 PROPOSED VEHICULAR AREA (OVERALL) = 6,462 SF
 TOTAL PROPOSED COVERAGE AREA = 118,215 SF
 TOTAL AVG SF = $\frac{118,215 \text{ SF}}{191,108 \text{ SF}}$ = 61.8% COVERAGE (PROPOSED)

AVERAGE SITE ELEVATION AT PERIMETER (ENTIRE SITE): 242.76'

- NOTES:**
- NO RESOURCE PROTECTION AREAS ON SITE.
 - NO HISTORIC DISTRICT OR STRUCTURE ON SITE OR ADJACENT SITES.



Bowman

CHECKED: STL
 DRAWN: CA
 DATE: 08/30/2022

Bowman Consulting Group, Ltd.
 13461 Sunrise Valley Drive, Suite 500
 Herndon, Virginia 20171
 Phone: (703) 464-1000
 Fax: (703) 481-9720
 www.bowman.com

ARLINGTON YMCA

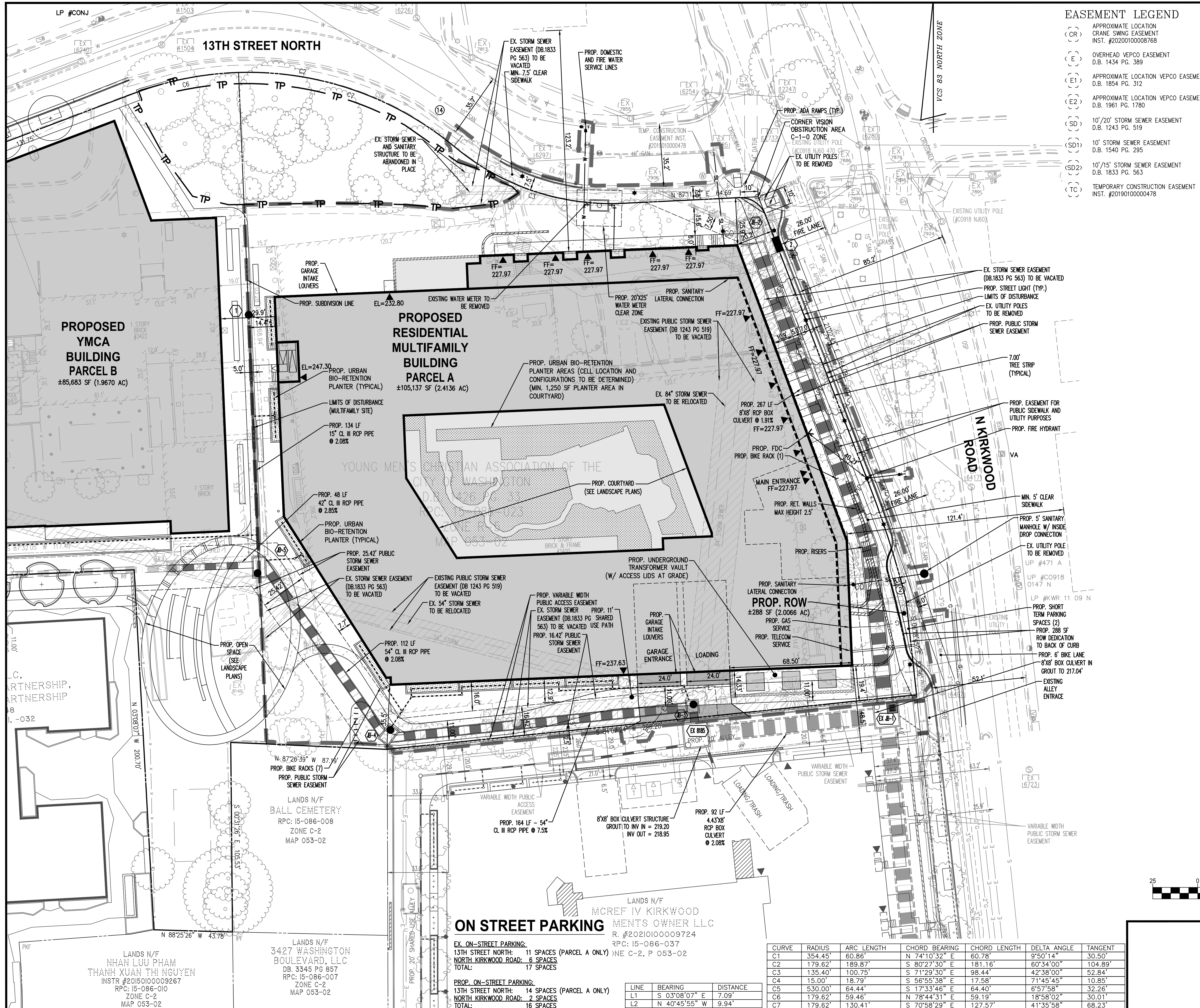
SPLN22-00005
 4.1 PRELIMINARY SITE PLAN
 ARLINGTON COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
 STEVEN T. LIAM
 Lic. No. 40924
 08/30/2022
 PROFESSIONAL ENGINEER

SUBMISSIONS

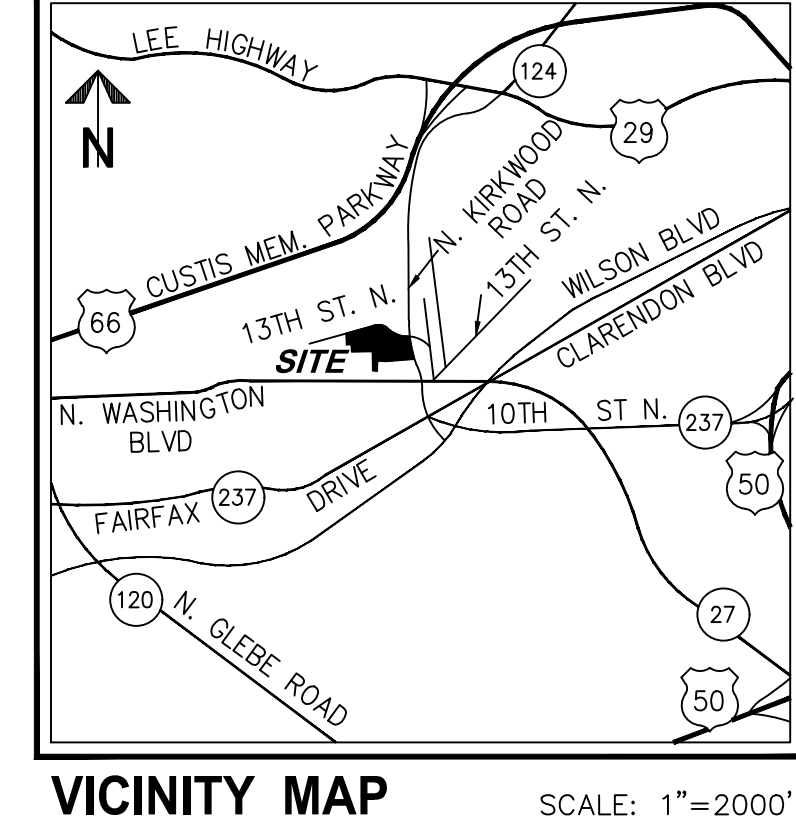
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022
3	4.1 SITE PLAN PRELIMINARY SUBMISSION	08/30/2022

SCALE: 1"=30'
 SHEET TITLE:
 OVERALL PLOT AND LOCATION PLAN
 SHEET #:
 C05.00



EASEMENT LEGEND

(CR)	APPROXIMATE LOCATION CRANE SWING EASEMENT INST. #20200100008768
(E)	OVERHEAD VEPCO EASEMENT D.B. 1434 PG. 389
(E1)	APPROXIMATE LOCATION VEPCO EASEMENT D.B. 1854 PG. 312
(E2)	APPROXIMATE LOCATION VEPCO EASEMENT D.B. 1961 PG. 1780
(SD)	10'/20' STORM SEWER EASEMENT D.B. 1243 PG. 519
(SD1)	10' STORM SEWER EASEMENT D.B. 1540 PG. 295
(SD2)	10'/15' STORM SEWER EASEMENT D.B. 1833 PG. 563
(TC)	TEMPORARY CONSTRUCTION EASEMENT INST. #2019010000478



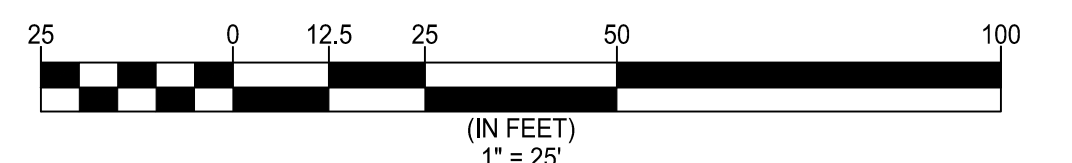
LEGEND

PROPOSED	DESCRIPTION	EXISTING
[Symbol]	CURB & GUTTER CG-2	[Symbol]
[Symbol]	TRANSITION FROM CG-6 TO CG-6R	[Symbol]
[Symbol]	SANITARY SEWER	[Symbol]
[Symbol]	SANITARY LATERAL	[Symbol]
[Symbol]	CLEAN OUT	[Symbol]
[Symbol]	STORM SEWER	[Symbol]
[Symbol]	WATER MAIN	[Symbol]
[Symbol]	FIRE HYDRANT PLUG	[Symbol]
[Symbol]	OVERHEAD WIRES	[Symbol]
[Symbol]	UTILITY POLE	[Symbol]
[Symbol]	UNDERGROUND ELECTRIC	[Symbol]
[Symbol]	TELEPHONE	[Symbol]
[Symbol]	GAS MAIN	[Symbol]
[Symbol]	ELECTRICAL	[Symbol]
[Symbol]	TRANSFORMER	[Symbol]
[Symbol]	HANDICAP RAMP (CG-12)	[Symbol]
[Symbol]	GUARDRAIL	[Symbol]
[Symbol]	FENCE	[Symbol]
[Symbol]	TRAFFIC FLOW	[Symbol]
[Symbol]	LIGHT	[Symbol]
[Symbol]	DOOR	[Symbol]
[Symbol]	TREES	[Symbol]
[Symbol]	CONTOURS	[Symbol]
[Symbol]	SPOT ELEVATION	[Symbol]
[Symbol]	DRAINAGE FLOW DIRECTION	[Symbol]
[Symbol]	TOP OF CURB	[Symbol]
[Symbol]	BOTTOM OF CURB	[Symbol]
[Symbol]	TOP OF WALL	[Symbol]
[Symbol]	BOTTOM OF WALL	[Symbol]
[Symbol]	HIGH POINT	[Symbol]
[Symbol]	TEST PIT	[Symbol]
[Symbol]	LIMITS OF CLEARING AND GRADING	[Symbol]

- NOTES:**
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 - THERE ARE NO RESOURCE PROTECTION AREAS ON SITE PER ARLINGTON COUNTY RECORD INFORMATION.
 - PROPOSED WATER METER TO BE INSTALLED BY THE DEVELOPER.

LOT COVERAGE

SITE AREA:	105,425 SF (PARCEL A/ROW DED.)
BUILDING AREA:	67,200 SF
VEHICULAR AREA:	1,560 SF
TOTAL:	68,760 SF
(68,760 / 105,425)	65.2%
AVERAGE SITE ELEVATION:	242.76



ON STREET PARKING

EX. ON-STREET PARKING:	13TH STREET NORTH: 11 SPACES (PARCEL A ONLY)	14 SPACES (PARCEL A ONLY)
	NORTH KIRKWOOD ROAD: 6 SPACES	2 SPACES
TOTAL:	17 SPACES	16 SPACES

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	354.45'	60.86'	N 74°10'32" E	60.78'	9°50'14"	30.50'
C2	179.62'	189.87'	S 80°27'30" E	181.16'	60°34'00"	104.89'
C3	135.40'	100.75'	S 71°29'30" E	98.44'	42°38'00"	52.84'
C4	15.00'	18.79'	S 56°55'38" E	17.58'	71°45'45"	10.85'
C5	530.00'	64.44'	S 17°33'46" E	64.40'	6°57'58"	32.26'
C6	179.62'	59.46'	N 78°44'31" E	59.19'	18°58'02"	30.01'
C7	179.62'	130.41'	S 70°58'29" E	127.57'	41°35'58"	68.23'

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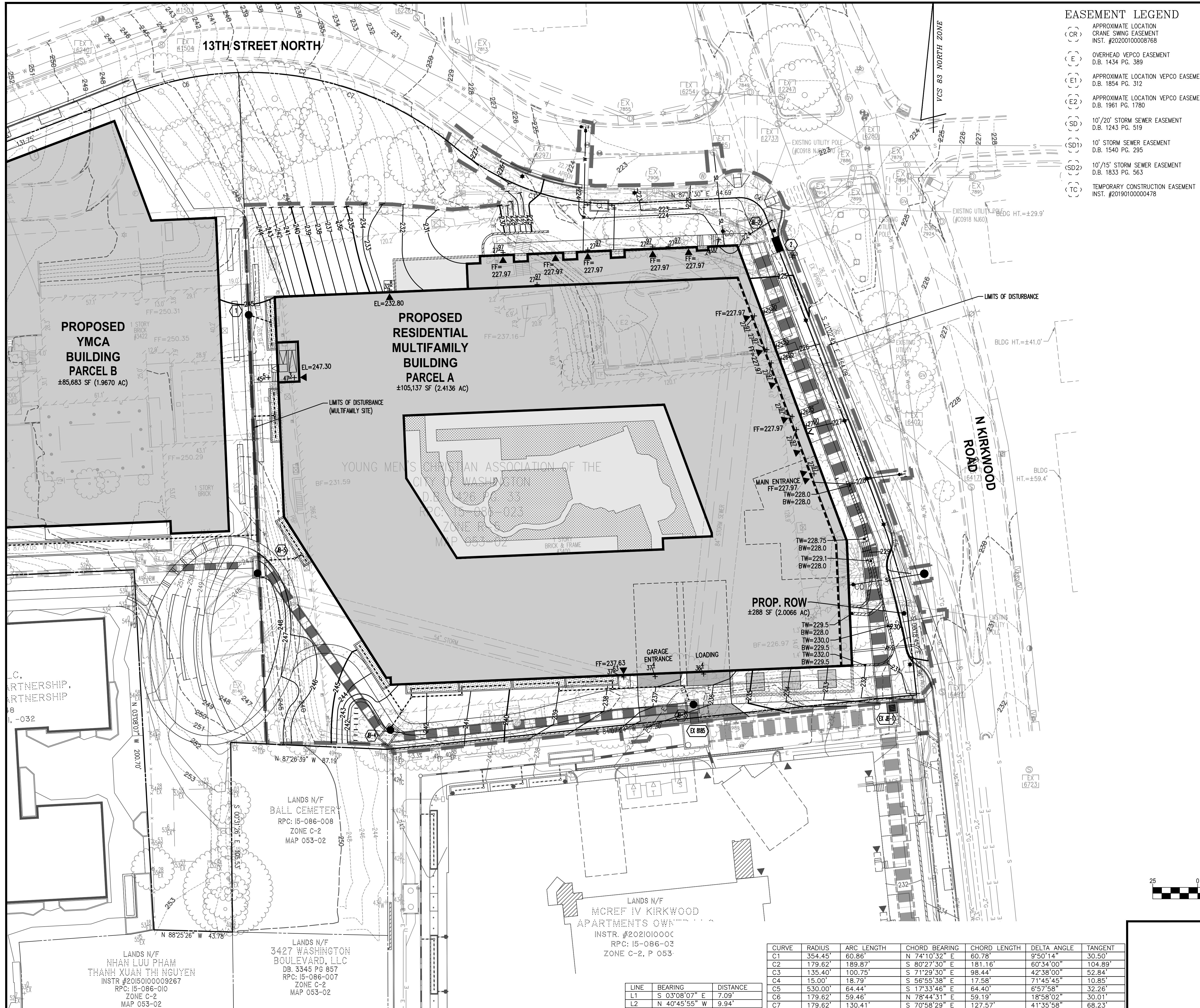
ARLINGTON YMCA
RESIDENTIAL BUILDING
4.1 SITE PLAN
ARLINGTON COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
Karen L. S. White
KAREN L. S. WHITE
Lic. No. 041850
07/28/22
PROFESSIONAL ENGINEER

SUBMISSIONS

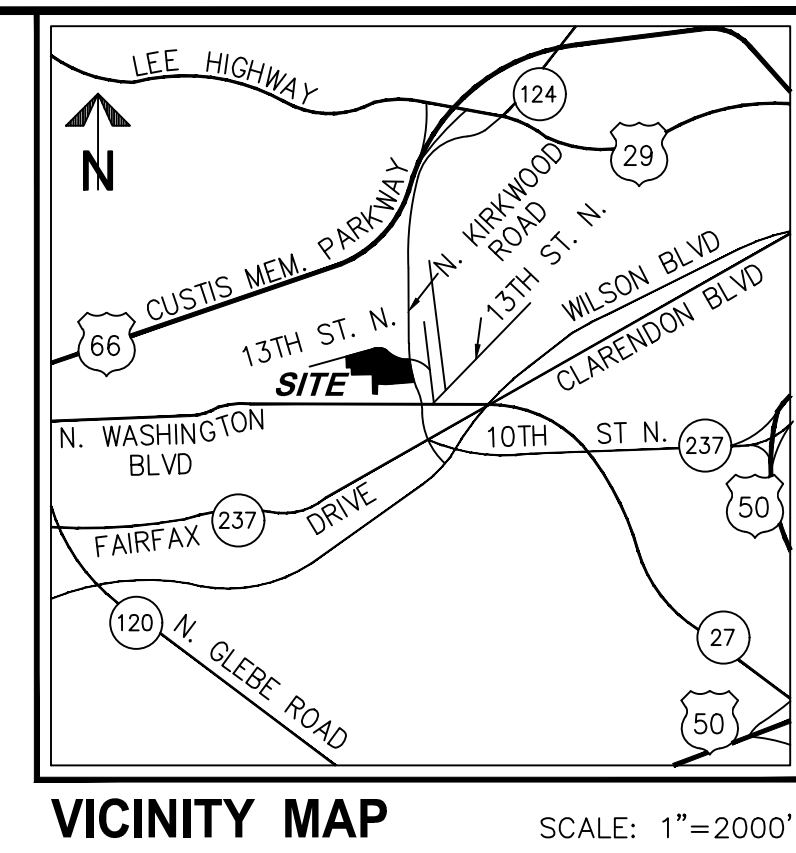
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE: 1" = 25'
SHEET TITLE:
PLOT AND LOCATION PLAN (RESIDENTIAL BUILDING)
SHEET #:
C05.10



EASEMENT LEGEND

- (CR) APPROXIMATE LOCATION CRANE SWING EASEMENT INST. #20200100008768
- (E) OVERHEAD VEPCO EASEMENT D.B. 1434 PG. 389
- (E1) APPROXIMATE LOCATION VEPCO EASEMENT D.B. 1854 PG. 312
- (E2) APPROXIMATE LOCATION VEPCO EASEMENT D.B. 1961 PG. 1780
- (SD) 10'/20' STORM SEWER EASEMENT D.B. 1243 PG. 519
- (SD1) 10' STORM SEWER EASEMENT D.B. 1540 PG. 295
- (SD2) 10'/15' STORM SEWER EASEMENT D.B. 1833 PG. 563
- (TC) TEMPORARY CONSTRUCTION EASEMENT INST. #2019010000478



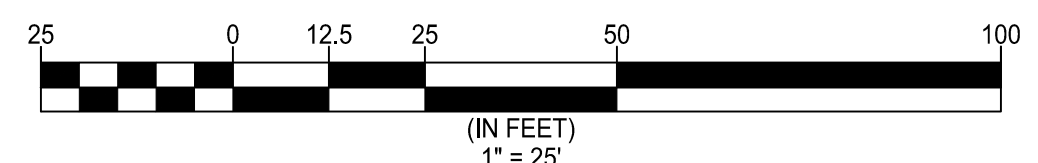
LEGEND

PROPOSED	DESCRIPTION	EXISTING
[Symbol]	CURB & GUTTER CG-2	[Symbol]
[Symbol]	TRANSITION FROM CG-6 TO CG-6R	[Symbol]
[Symbol]	SANITARY SEWER	[Symbol]
[Symbol]	SANITARY LATERAL	[Symbol]
[Symbol]	CLEAN OUT	[Symbol]
[Symbol]	STORM SEWER	[Symbol]
[Symbol]	WATER MAIN	[Symbol]
[Symbol]	FIRE HYDRANT PLUG	[Symbol]
[Symbol]	OVERHEAD WIRES	[Symbol]
[Symbol]	UTILITY POLE	[Symbol]
[Symbol]	UNDERGROUND ELECTRIC	[Symbol]
[Symbol]	TELEPHONE	[Symbol]
[Symbol]	GAS MAIN	[Symbol]
[Symbol]	ELECTRICAL	[Symbol]
[Symbol]	TRANSFORMER	[Symbol]
[Symbol]	HANDICAP RAMP (CG-12)	[Symbol]
[Symbol]	GUARDRAIL	[Symbol]
[Symbol]	FENCE	[Symbol]
[Symbol]	TRAFFIC FLOW	[Symbol]
[Symbol]	LIGHT	[Symbol]
[Symbol]	DOOR	[Symbol]
[Symbol]	TREES	[Symbol]
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[Symbol]	SPOT ELEVATION	[Symbol]
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[Symbol]	TOP OF CURB	[Symbol]
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ARLINGTON YMCA
RESIDENTIAL BUILDING
4.1 SITE PLAN
ARLINGTON COUNTY, VIRGINIA

Professional Engineer
KAREN L. S. WHITE
Lic. No. 041850
07/28/22

SUBMISSIONS

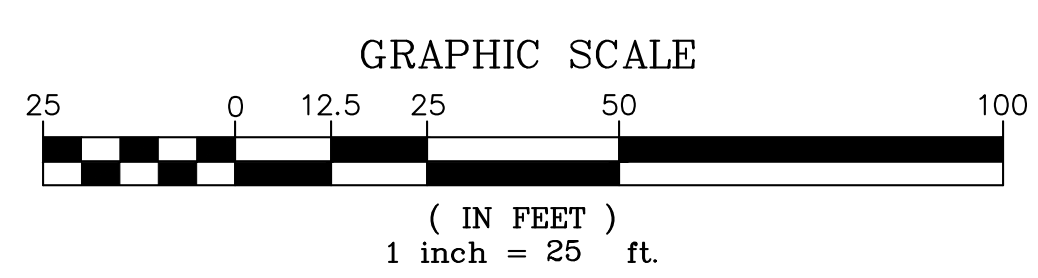
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE: 1" = 25'
SHEET TITLE:
GRADING PLAN (RESIDENTIAL BUILDING)
SHEET #:

C05.11



EXISTING	LEGEND DESCRIPTION	PROPOSED
--- 350 ---	INDEX CONTOUR	--- 350 ---
--- 352 ---	INTERMEDIATE CONTOUR	--- 352 ---
--- EX. EP ---	EDGE OF PAVEMENT	--- PROP. EP ---
--- EX. C & G ---	CURB AND GUTTER	--- CG-6 ---
	TRANSITION FROM CG-6R TO CG-6	--- CG-6R --- CG-6 ---
---	PROPOSED HEADER CURB	---
---	PROPERTY LINE	---
---	DEPARTING PROPERTY LINE	---
---	LOT LINE	---
---	RIGHT-OF-WAY	---
---	CENTERLINE	---
---	FLOOD PLAIN	---
---	CLEARING AND GRADING	---
---	TREE LINE	---
---	FLOW LINE OF SWALE	---
---	STREAM	---
---	OVERLAND RELIEF PATHWAY	---
---	FENCE LINE	---
---	EASEMENT	---
---	WATER LINE	---
---	WATER VALVE	---
---	REDUCER	---
---	SANITARY SEWER	---
---	STORM SEWER	---
---	CABLE TV	---
---	ELECTRIC SERVICE	---
---	TELEPHONE SERVICE	---
---	GAS LINE	---
+	SPOT ELEVATION	+
Ø	UTILITY POLE	Ø
---	SIGN	---
---	WATER METER	---
---	FIRE HYDRANT	---
---	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	---
---	STREET LIGHT	---
---	YARD LIGHT	---
---	HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	---
---	TREE	---
---	SIGN	---
---	OVERHEAD ELECTRIC	---
---	OVERHEAD TELEPHONE	---
---	HANDICAP PARKING SPACE (VAN)	---



Bowman

CHECKED: STL
DRAWN: CA
DATE: 08/30/2022

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive, Suite 500
Herndon, Virginia 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowman.com

ARLINGTON YMCA

SPLN22-00005

4.1 PRELIMINARY SITE PLAN

ARLINGTON COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA

STEVEN T. LIAM
Lic. No. 40224
08/30/2022
PROFESSIONAL ENGINEER

SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022
3	4.1 SITE PLAN PRELIMINARY SUBMISSION	08/30/2022

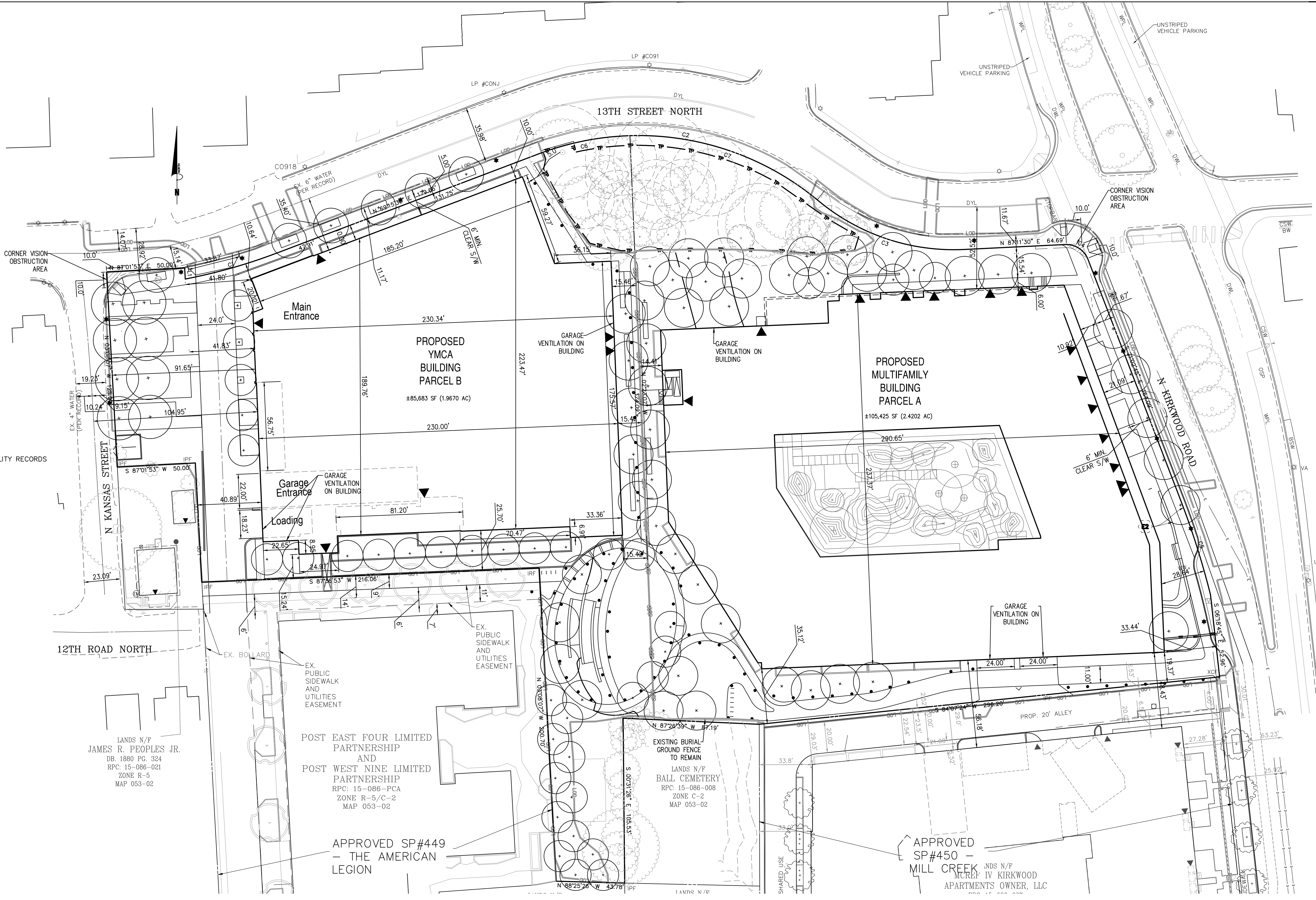
SCALE: 1"=25'

SHEET TITLE:
PLOT AND LOCATION PLAN (YMCA BUILDING)

SHEET #:
C05.20

LEGEND

- BOLLARD
- ▼ BUILDING ENTRY ELEVATION
- CLEANOUT
- FLAGPOLE
- ◇ FIRE HYDRANT
- ⊕ GAS METER
- ⊕ GAS VALVE
- λ GUY WIRE
- ⊠ HVAC UNIT
- ☆ EX. LIGHTPOLE
- ★ PROP. LIGHTPOLE
- ▲ PARKING COUNT
- PEPCO MANHOLE
- ROOF DRAIN
- SANITARY MANHOLE
- SIGN
- STORM DRAIN
- STORM GRATE
- STORM MANHOLE
- PROPOSED TREE
- EXISTING TREE
- UTILITY POLE
- UTILITY/LIGHT POLE
- UNKNOWN MANHOLE
- UTILITY PEDESTAL
- VAULT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- AW AREAWAY
- BB BASKETBALL HOOP
- BF BASEMENT FLOOR
- BW BRICK WALL
- BR BRICK
- BRW BRICK RETAINING WALL
- CA CONCRETE APRON
- CCP COVERED CONCRETE PORCH
- CH CHIMNEY
- CLW CONCRETE LEADWALK
- CSW CONCRETE SIDEWALK
- CTP COVERED TILE PORCH
- CW CONCRETE WALL
- DAT DATA ACCORDING TO UTILITY RECORDS
- D.B. DEED BOOK
- DD DOMED DRAIN
- DET DETACHED
- DI DUCTILE IRON PIPE
- DWL DASHED WHITE LINE
- DYL DOUBLE YELLOW LINE
- EB ELECTRIC BOX
- EP EDGE OF PAVEMENT
- FF FIRST FLOOR
- GAR GARAGE
- GE GLASS ENTRYWAY
- GEN GENERATOR
- HR HANDRAIL
- JG JUNGLE GYM
- LSA LANDSCAPED AREA
- MF METAL FENCE
- MP METAL POLE
- MS METAL STAIRS
- OH OVERHANG
- OSP ON-STREET PARKING
- PL PLANTER
- PT PROPANE TANK
- PW PLASTIC WALL
- PV PUMP VALVE
- PVC POLYVINYL CHLORIDE
- PBP PARTIALLY BURIED PVC PIPE
- RPC REINFORCED CONCRETE PIPE
- SB SWITCHBOX
- SPW CONCRETE SPILLWAY
- TF TRANSFORMER
- UNK UNKNOWN
- UP UTILITY POLE
- WF WATER FOUNTAIN
- WFL WHITE PAINTED LINE
- WP WOOD PIER
- WW WOOD WALL
- WRW WOOD RETAINING WALL



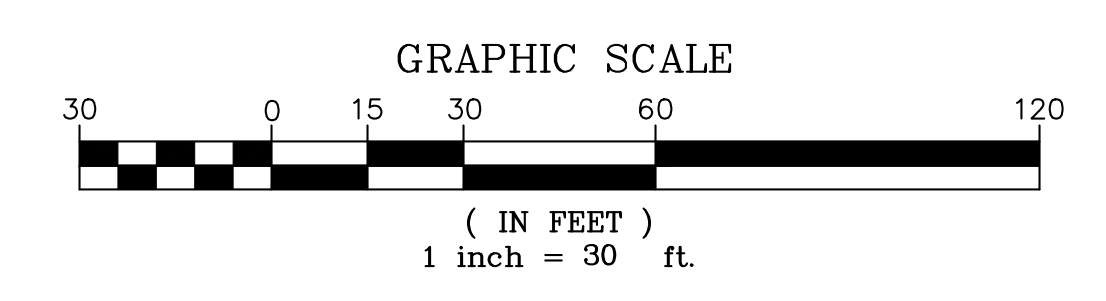
LANDS N/F
JAMES R. PEOPLES JR.
DB. 1880 PG. 324
RPC: 15-086-021
ZONE R-5
MAP 053-02

POST EAST FOUR LIMITED PARTNERSHIP
AND
POST WEST NINE LIMITED PARTNERSHIP
RPC: 15-086-PCA
ZONE R-5/C-2
MAP 053-02

APPROVED SP#449
- THE AMERICAN LEGION

EXISTING BURIAL GROUND FENCE TO REMAIN
LANDS N/F
BALL CEMETERY
RPC: 15-086-008
ZONE C-2
MAP 053-02

APPROVED SP#450
- MILL CREEK
LANDS N/F
MURPHY IV KIRKWOOD APARTMENTS OWNER, LLC



Bowman

CHECKED: STL
DRAWN: CA
DATE: 08/30/2022

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ARLINGTON YMCA

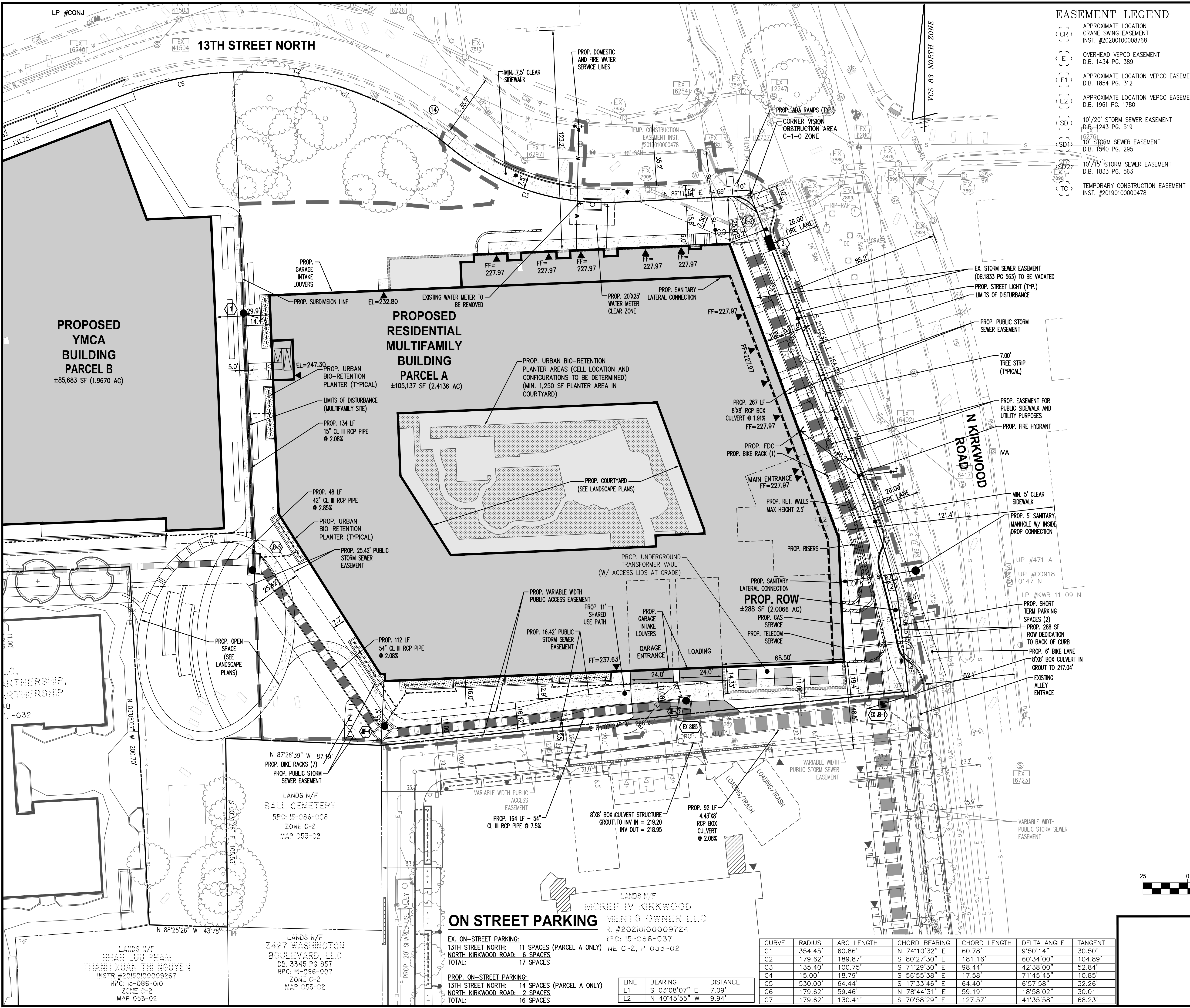
SPLN22-00005
4.1 PRELIMINARY SITE PLAN
ARLINGTON COUNTY, VIRGINIA

STEVEN T. LIAM
Lic. No. 40224
08/30/2022
PROFESSIONAL ENGINEER

SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022
3	4.1 SITE PLAN PRELIMINARY SUBMISSION	08/30/2022

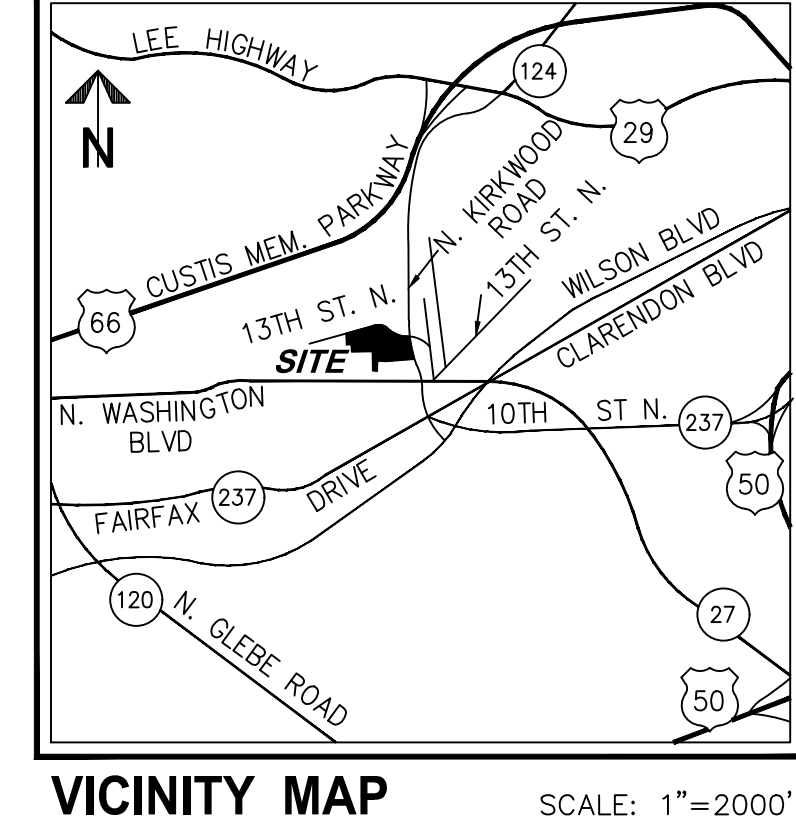
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SHEET TITLE:
OVERALL PRESENTATION PLAN
SHEET #:
C06.00

P:\140038 - YMCA Arlington\140038-01-002 (ENG) - YMCA Arlington 4.1 Site Plan (Engineering)\Engineering Plans\4-1 Plan\140038-01-002-PRESENTATION PLAN.dwg



EASEMENT LEGEND

(CR)	APPROXIMATE LOCATION CRANE SWING EASEMENT INST. #20200100008768
(E)	OVERHEAD VEPCO EASEMENT D.B. 1434 PG. 389
(E1)	APPROXIMATE LOCATION VEPCO EASEMENT D.B. 1854 PG. 312
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(SD1)	10' STORM SEWER EASEMENT D.B. 1540 PG. 295
(SD2)	10' / 15' STORM SEWER EASEMENT D.B. 1833 PG. 563
(TC)	TEMPORARY CONSTRUCTION EASEMENT INST. #2019010000478



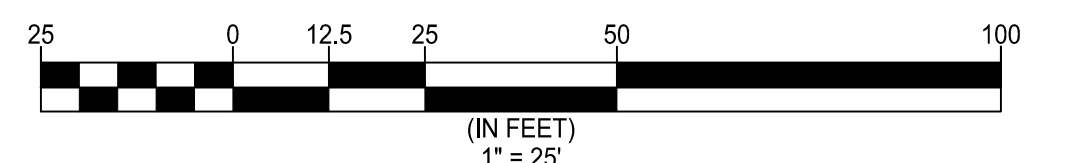
LEGEND

PROPOSED	DESCRIPTION	EXISTING
[Symbol]	CURB & GUTTER CG-2	[Symbol]
[Symbol]	TRANSITION FROM CG-6 TO CG-6R	[Symbol]
[Symbol]	SANITARY SEWER	[Symbol]
[Symbol]	SANITARY LATERAL	[Symbol]
[Symbol]	CLEAN OUT	[Symbol]
[Symbol]	STORM SEWER	[Symbol]
[Symbol]	WATER MAIN	[Symbol]
[Symbol]	FIRE HYDRANT PLUG	[Symbol]
[Symbol]	OVERHEAD WIRES	[Symbol]
[Symbol]	UTILITY POLE	[Symbol]
[Symbol]	UNDERGROUND ELECTRIC	[Symbol]
[Symbol]	TELEPHONE	[Symbol]
[Symbol]	GAS MAIN	[Symbol]
[Symbol]	ELECTRICAL	[Symbol]
[Symbol]	TRANSFORMER	[Symbol]
[Symbol]	HANDICAP RAMP (CG-12)	[Symbol]
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[Symbol]	TOP OF CURB	[Symbol]
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 TOTAL: 16 SPACES

LINE	BEARING	DISTANCE
L1	S 03°08'07" E	7.09'
L2	N 40°45'55" W	9.94'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
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CHECKED: _____ DATE: _____
 DRAWN: _____

ARLINGTON YMCA
RESIDENTIAL BUILDING
 4.1 SITE PLAN
 ARLINGTON COUNTY, VIRGINIA



SUBMISSIONS

NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

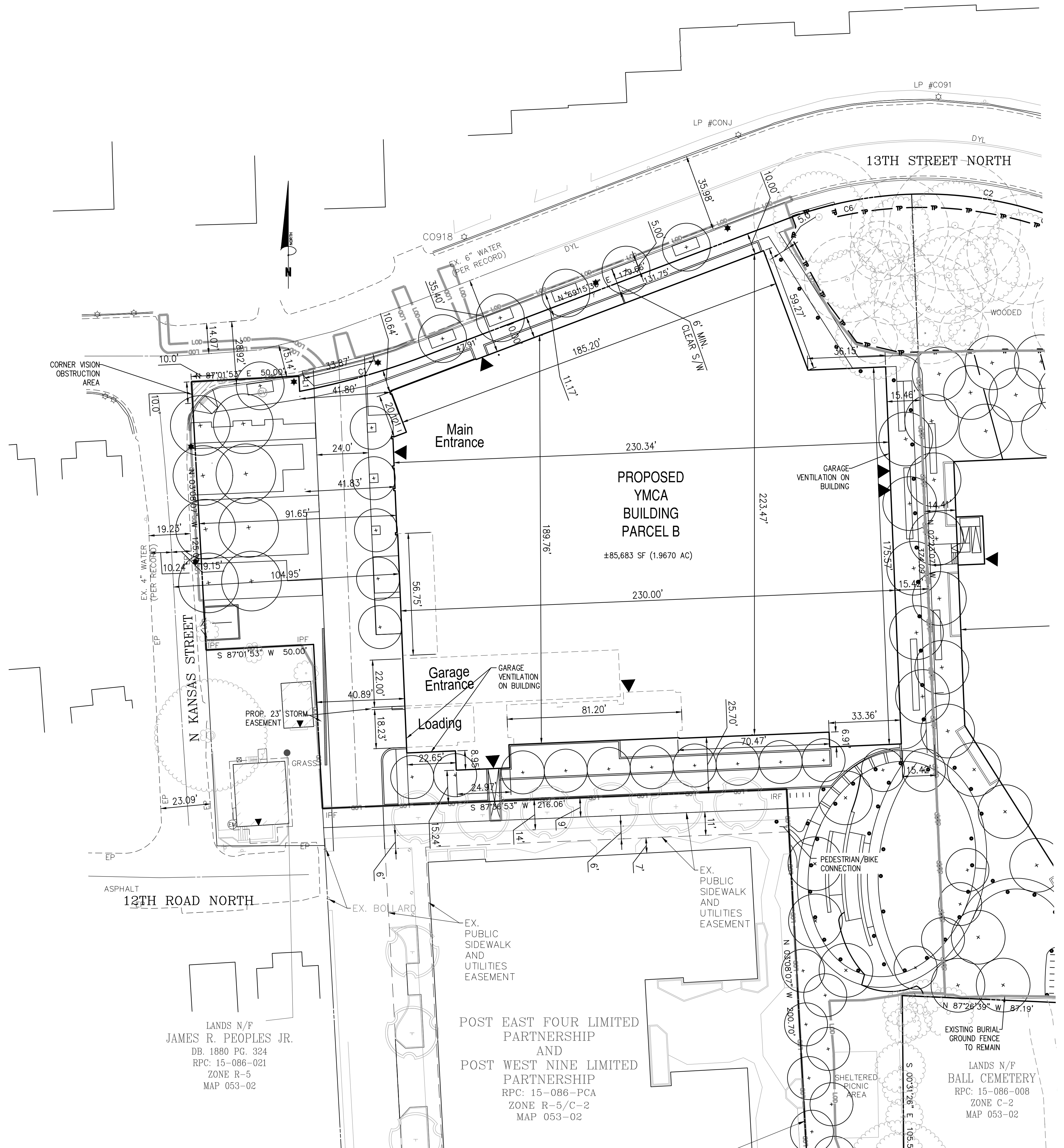
SCALE: 1" = 25'

SHEET TITLE:
PRESENTATION PLAN (RESIDENTIAL BUILDING)

SHEET #:
C06.10

LEGEND

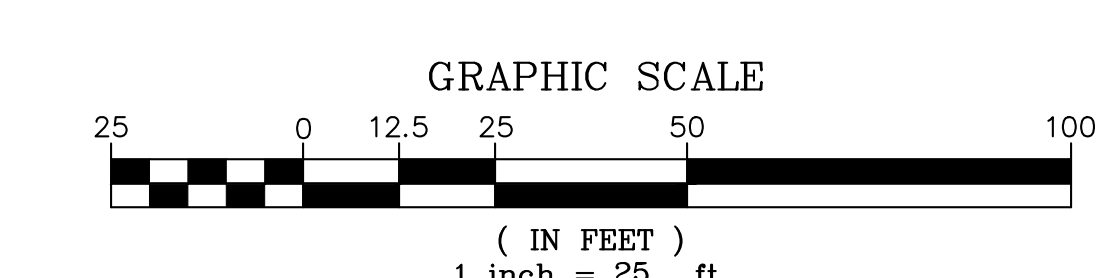
- BOLLARD
- ▼ BUILDING ENTRY ELEVATION
- CLEANOUT
- FLAGPOLE
- ⊕ FIRE HYDRANT
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ GUY WIRE
- ⊕ HVAC UNIT
- ⊕ EX. LIGHTPOLE
- ⊕ PROP. LIGHTPOLE
- ⊕ PARKING COUNT
- ⊕ PEPCO MANHOLE
- ⊕ ROOF DRAIN
- ⊕ SANITARY MANHOLE
- ⊕ SIGN
- ⊕ STORM DRAIN
- ⊕ STORM GRATE
- ⊕ STORM MANHOLE
- ⊕ PROPOSED TREE
- ⊕ EXISTING TREE
- ⊕ UTILITY POLE
- ⊕ UTILITY/LIGHT POLE
- ⊕ UNKNOWN MANHOLE
- ⊕ UTILITY PEDESTAL
- ⊕ VAULT
- ⊕ WATER MANHOLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- AW AREAWAY
- BB BASKETBALL HOOP
- BF BASEMENT FLOOR
- BW BRICK WALL
- BR BRICK
- BRW BRICK RETAINING WALL
- CA CONCRETE APRON
- CCP COVERED CONCRETE PORCH
- CH CHIMNEY
- CLW CONCRETE LEADWALK
- CSW CONCRETE SIDEWALK
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- DATUR DATA ACCORDING TO UTILITY RECORDS
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- DD DOMED DRAIN
- DET DETACHED
- DI DUCTILE IRON PIPE
- DWL DASHED WHIT LINE
- DYL DOUBLE YELLOW LINE
- EB ELECTRIC BOX
- EP EDGE OF PAVEMENT
- FF FIRST FLOOR
- GAR GARAGE
- GE GLASS ENTRYWAY
- GEN GENERATOR
- HR HANDRAIL
- HG JUNGLE GYM
- LSA LANDSCAPED AREA
- MF METAL FENCE
- MP METAL POLE
- MS METAL STAIRS
- OH OVERHANG
- OSP ON-STREET PARKING
- PG PAGE
- PL PLANTER
- PT PROPANE TANK
- PW PLASTIC WALL
- PV PUMP VALVE
- PVC POLYVINYL CHLORIDE
- PBP PARTIALLY BURIED PVC PIPE
- RPC REINFORCED CONCRETE PIPE
- SB SWITCHBOX
- SPW CONCRETE SPILLWAY
- TF TRANSFORMER
- UNK UNKNOWN
- UP UTILITY POLE
- WF WATER FOUNTAIN
- WPL WHITE PAINTED LINE
- WP WOOD PIER
- WW WOOD WALL
- WRW WOOD RETAINING WALL



LANDS N/F
 JAMES R. PEOPLES JR.
 DB. 1880 PG. 324
 RPC: 15-086-021
 ZONE R-5
 MAP 053-02

POST EAST FOUR LIMITED
 PARTNERSHIP
 AND
 POST WEST NINE LIMITED
 PARTNERSHIP
 RPC: 15-086-PCA
 ZONE R-5/C-2
 MAP 053-02

EXISTING BURIAL-
 GROUND FENCE
 TO REMAIN
 LANDS N/F
 BALL CEMETERY
 RPC: 15-086-008
 ZONE C-2
 MAP 053-02



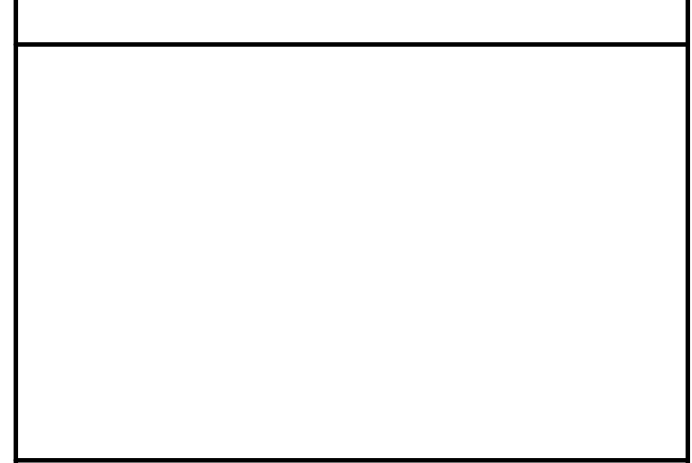
Bowman

Checked: STL
 Drawn: CA
 Date: 08/30/2022

Bowman Consulting Group, Ltd.
 13461 Sunrise Valley Drive, Suite 500
 Herndon, Virginia 20171
 Phone: (703) 464-1000
 Fax: (703) 481-9720
 www.bowman.com

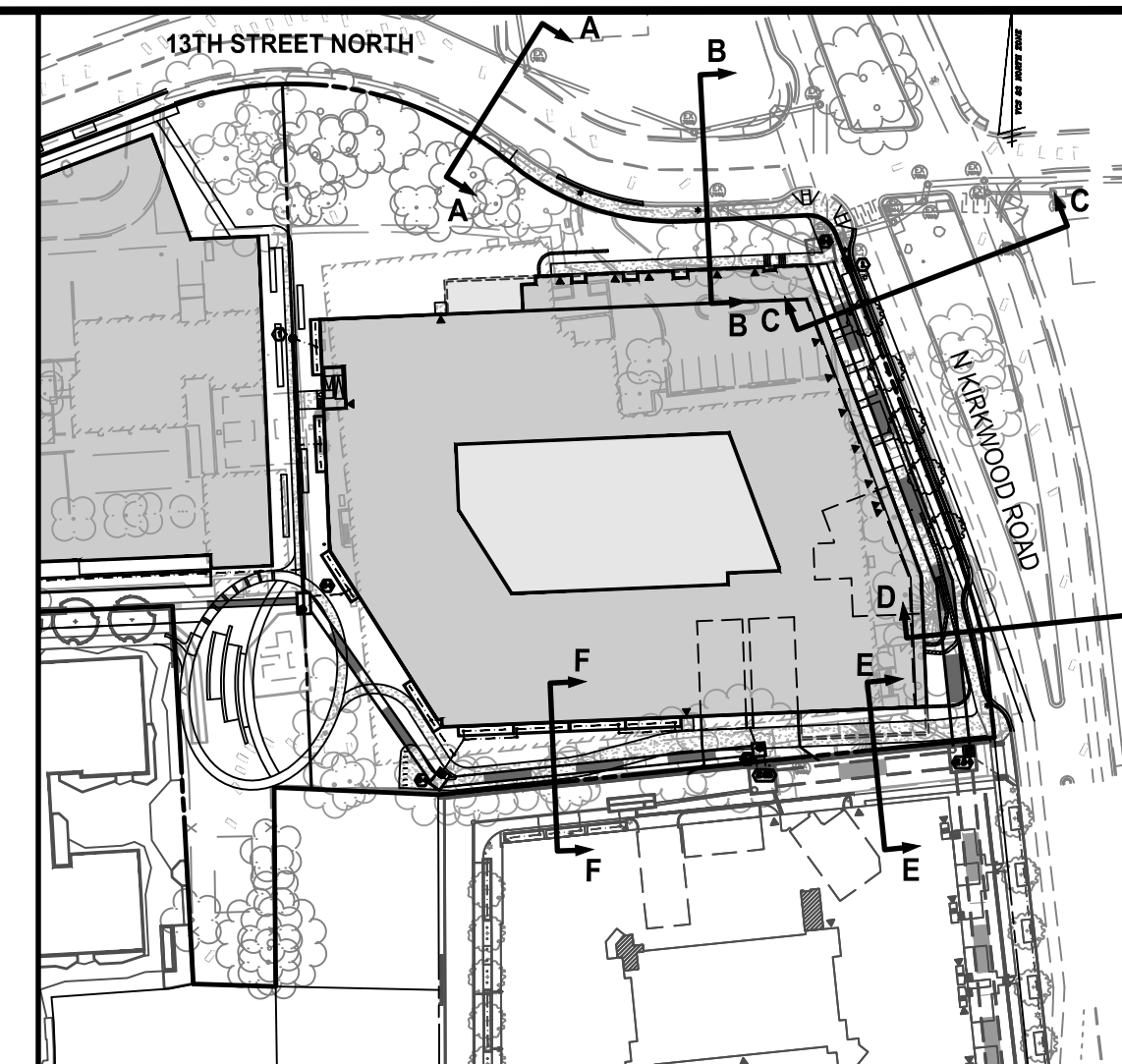
ARLINGTON YMCA

SPLN22-00005
 4.1 PRELIMINARY SITE PLAN
 ARLINGTON COUNTY, VIRGINIA



SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022
3	4.1 SITE PLAN PRELIMINARY SUBMISSION	08/30/2022

SCALE: 1"=25'
 SHEET TITLE:
 PRESENTATION PLAN (YMCA BUILDING)
 SHEET #:
 C06.20



KEY MAP
1"=100'

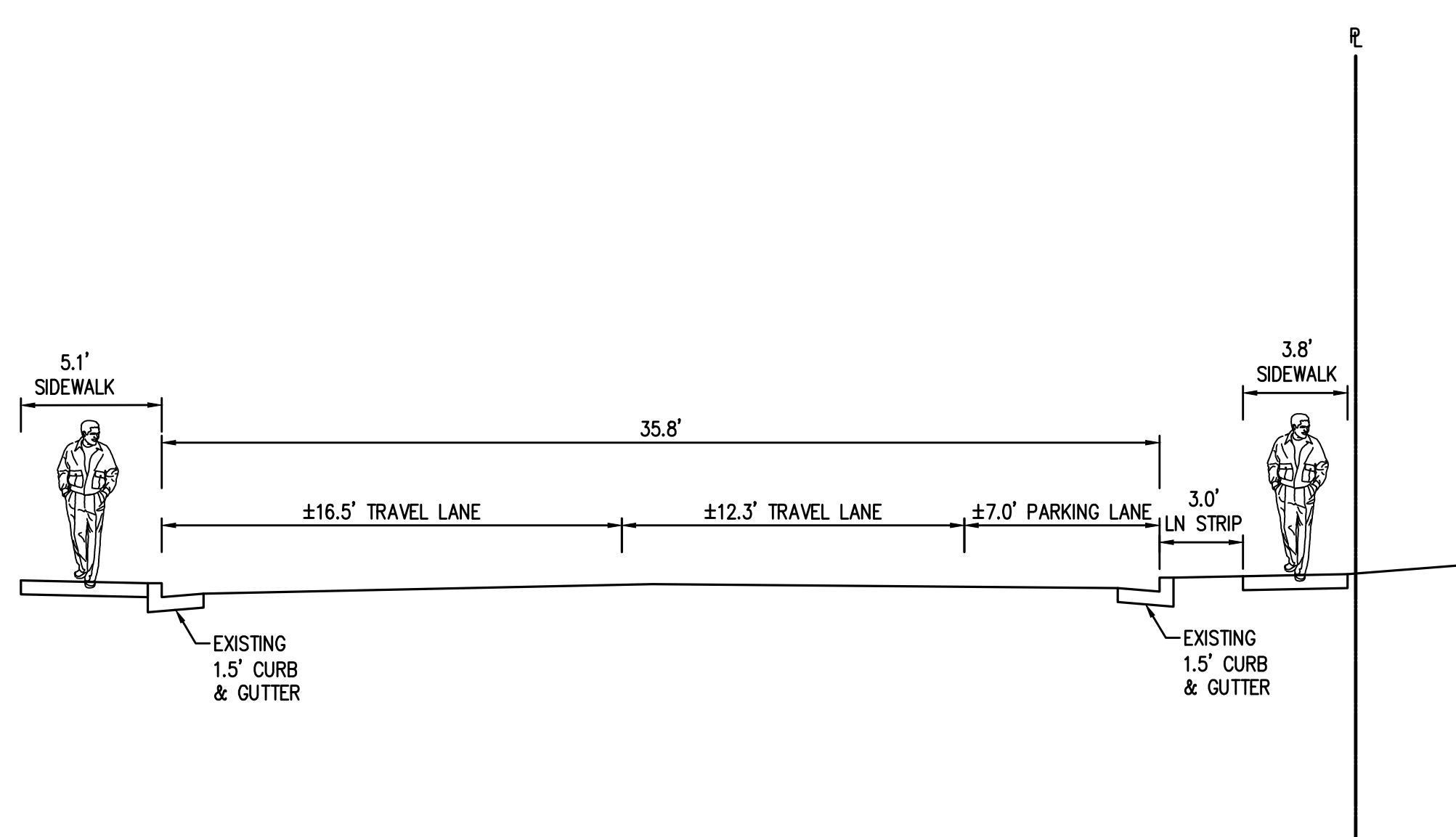
WALTER L. PHILLIPS
INCORPORATED
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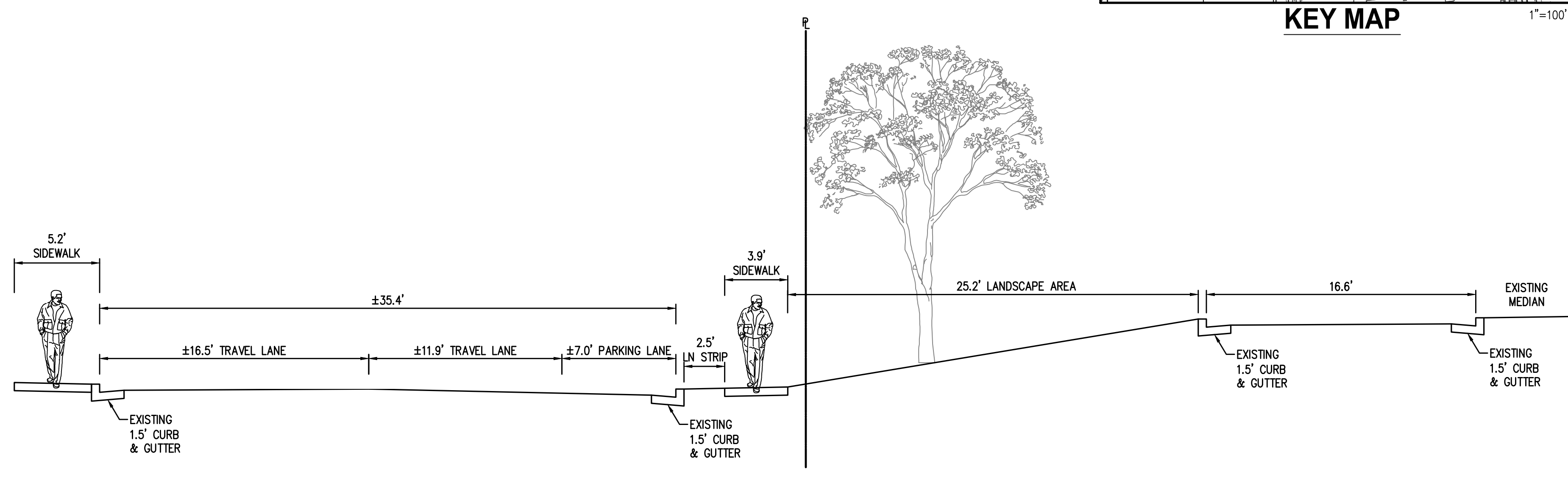
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

DRAWN: _____ CHECKED: _____
DATE: _____

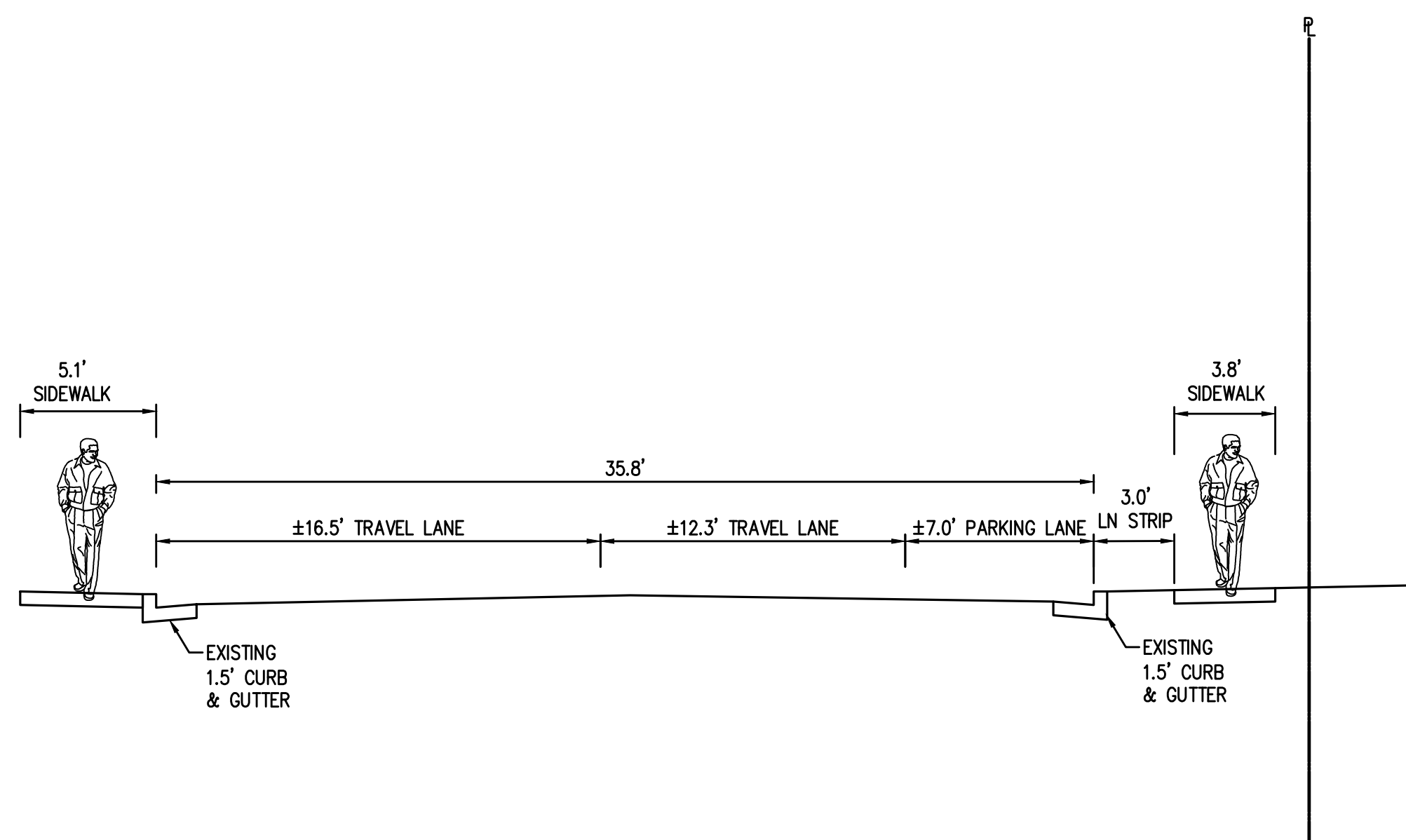
ARLINGTON YMCA
RESIDENTIAL BUILDING
4.1 SITE PLAN
ARLINGTON COUNTY, VIRGINIA



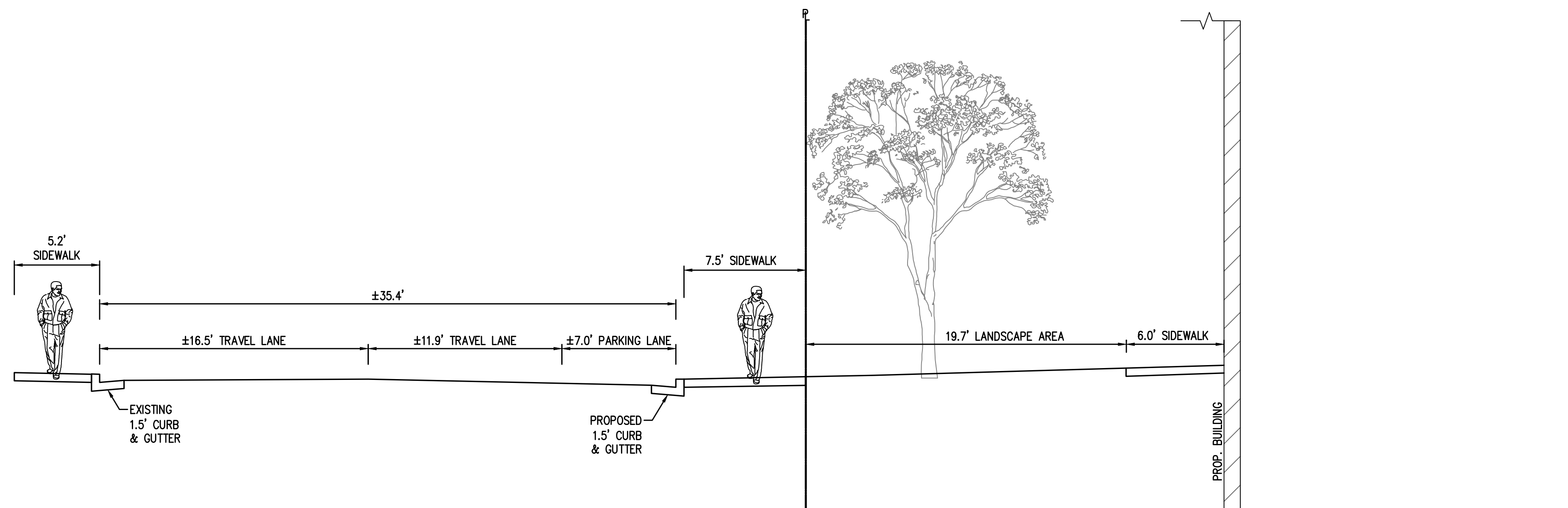
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SCALE: 1" = 5'



EXISTING SECTION B-B : 13TH STREET NORTH
SCALE: 1" = 5'



PROPOSED SECTION A-A : 13TH STREET NORTH
SCALE: 1" = 5'

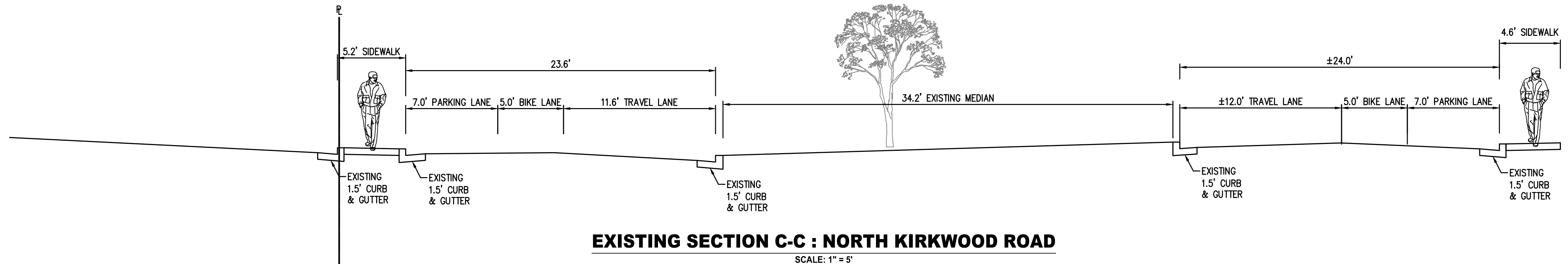


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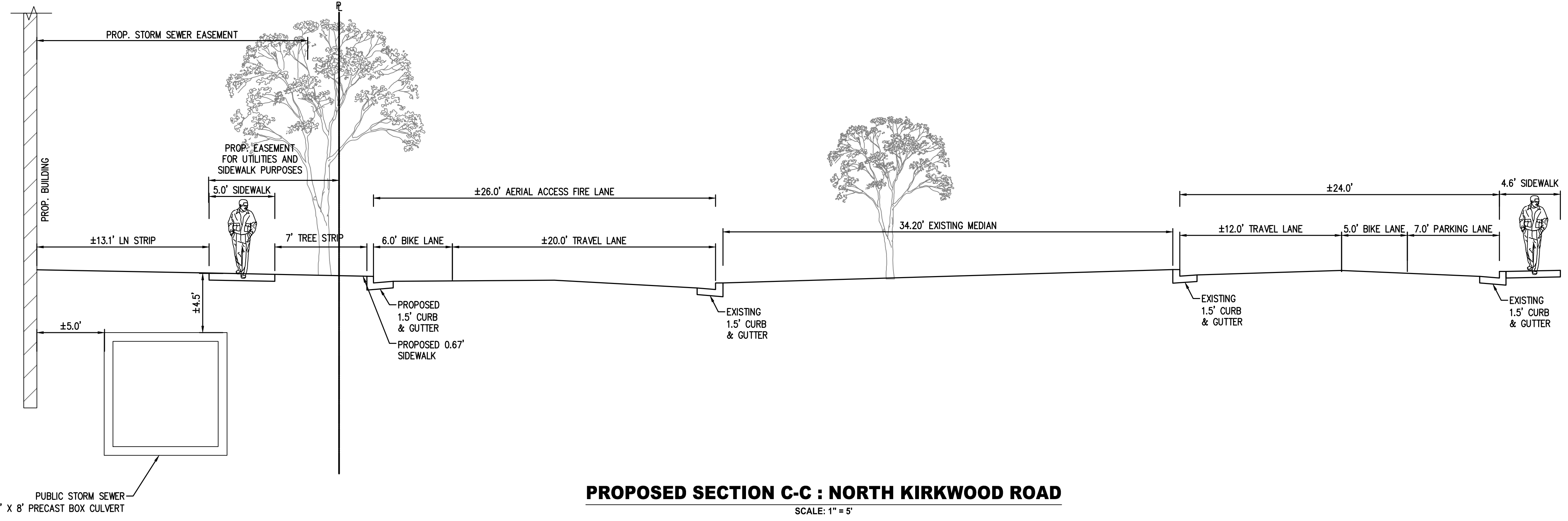


SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

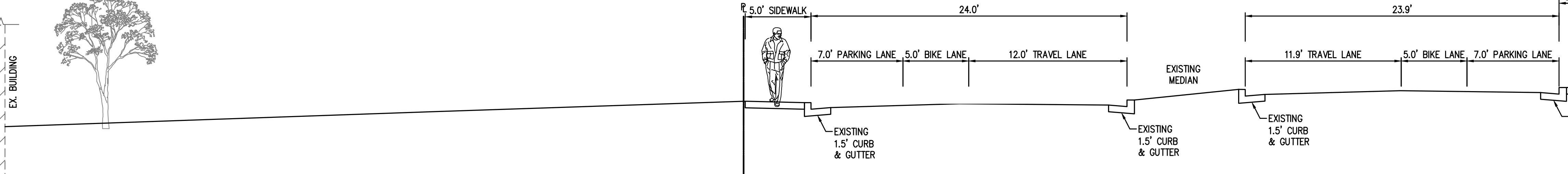
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SHEET TITLE:
STREET CROSS-SECTIONS
SHEET #:
C07.00



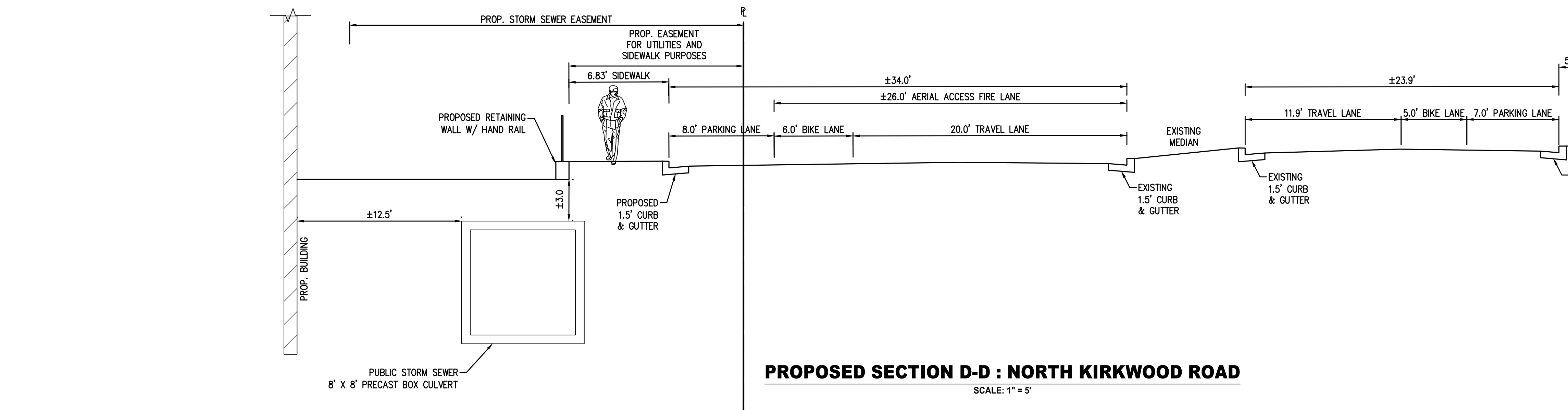
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SCALE: 1" = 5'



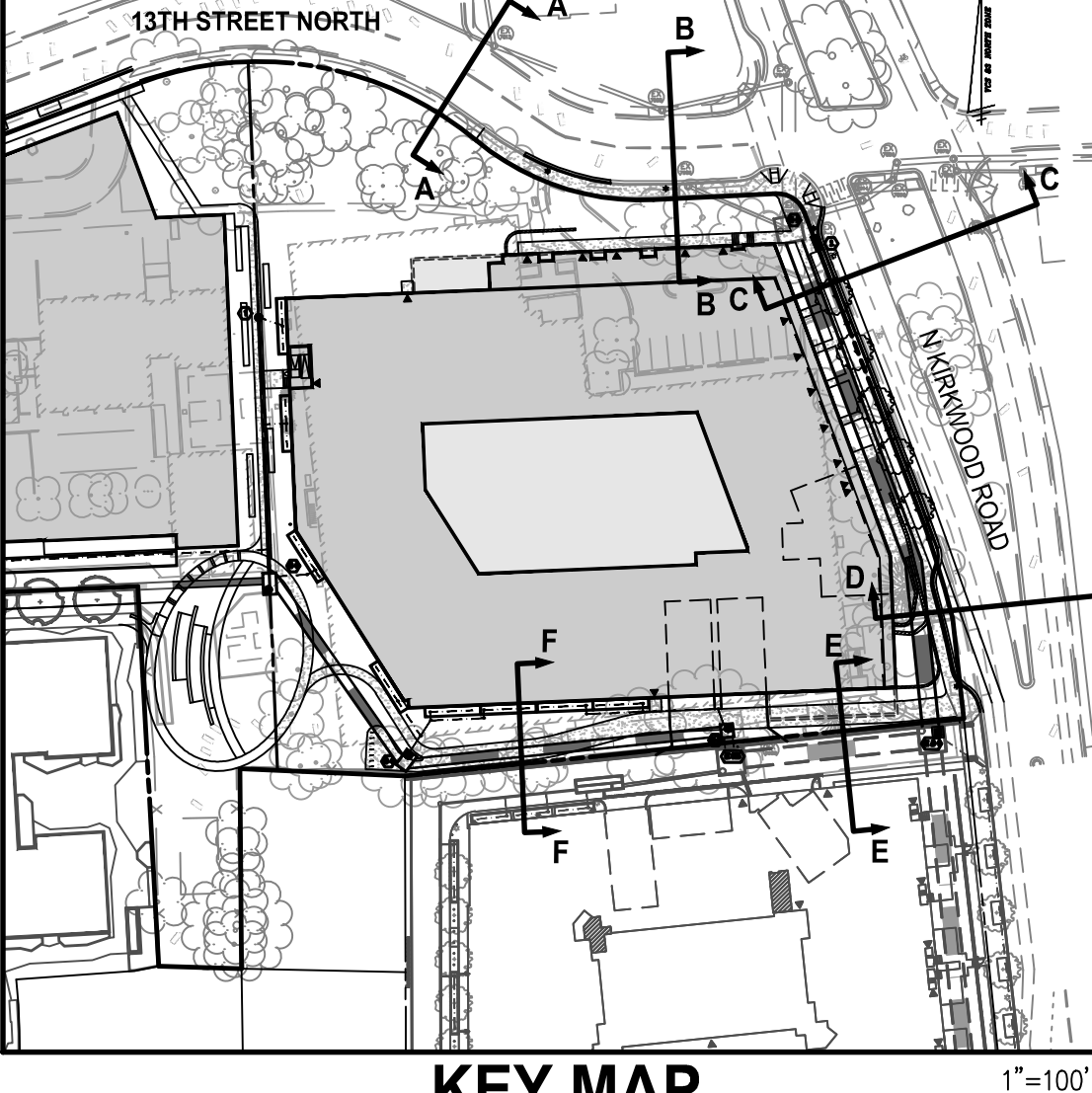
PROPOSED SECTION C-C : NORTH KIRKWOOD ROAD
SCALE: 1" = 5'



EXISTING SECTION D-D : NORTH KIRKWOOD ROAD
SCALE: 1" = 5'



PROPOSED SECTION D-D : NORTH KIRKWOOD ROAD
SCALE: 1" = 5'



KEY MAP
1" = 100'

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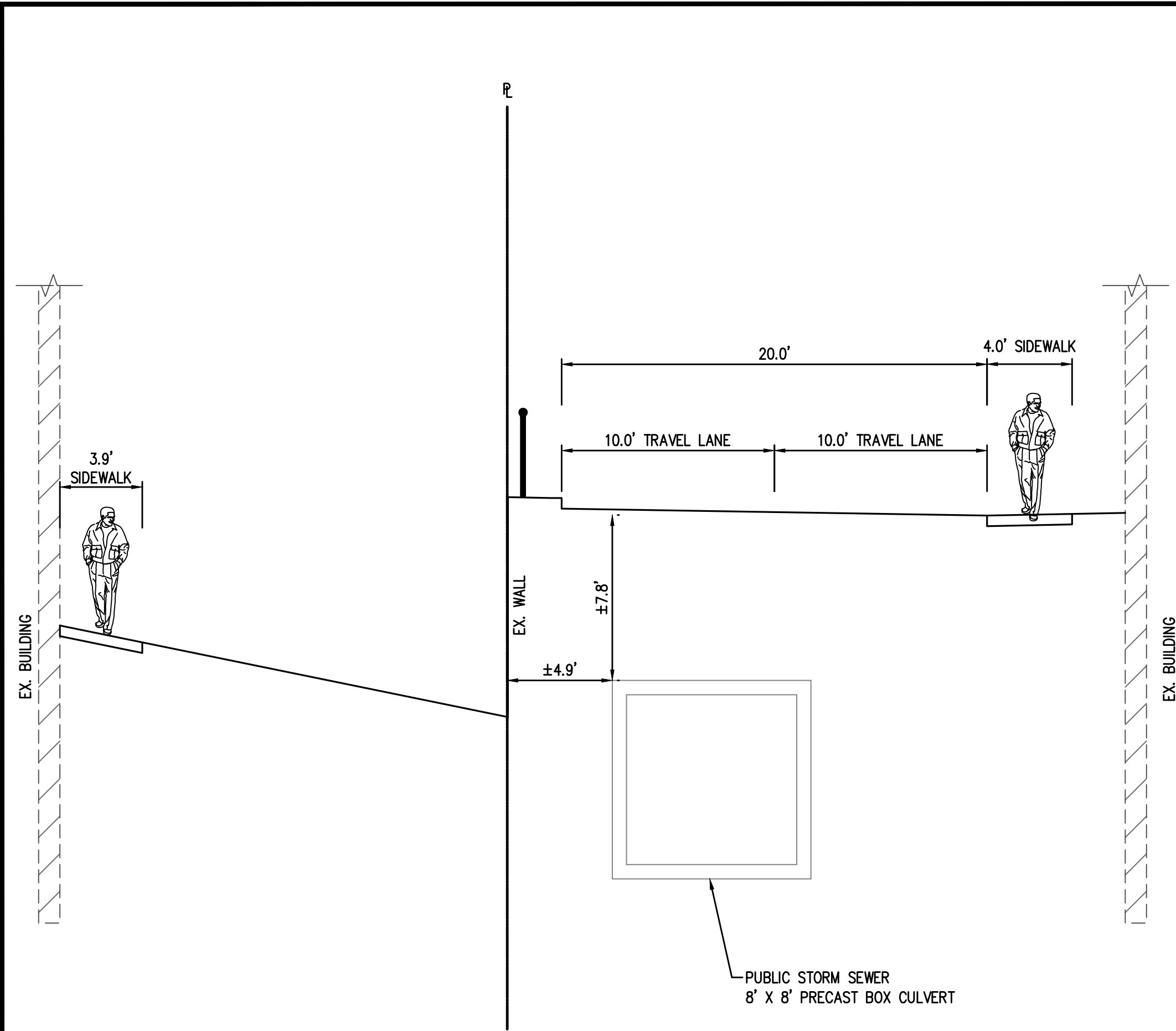
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DRAWN: _____
DATE: _____

ARLINGTON YMCA
RESIDENTIAL BUILDING
4.1 SITE PLAN
ARLINGTON COUNTY, VIRGINIA

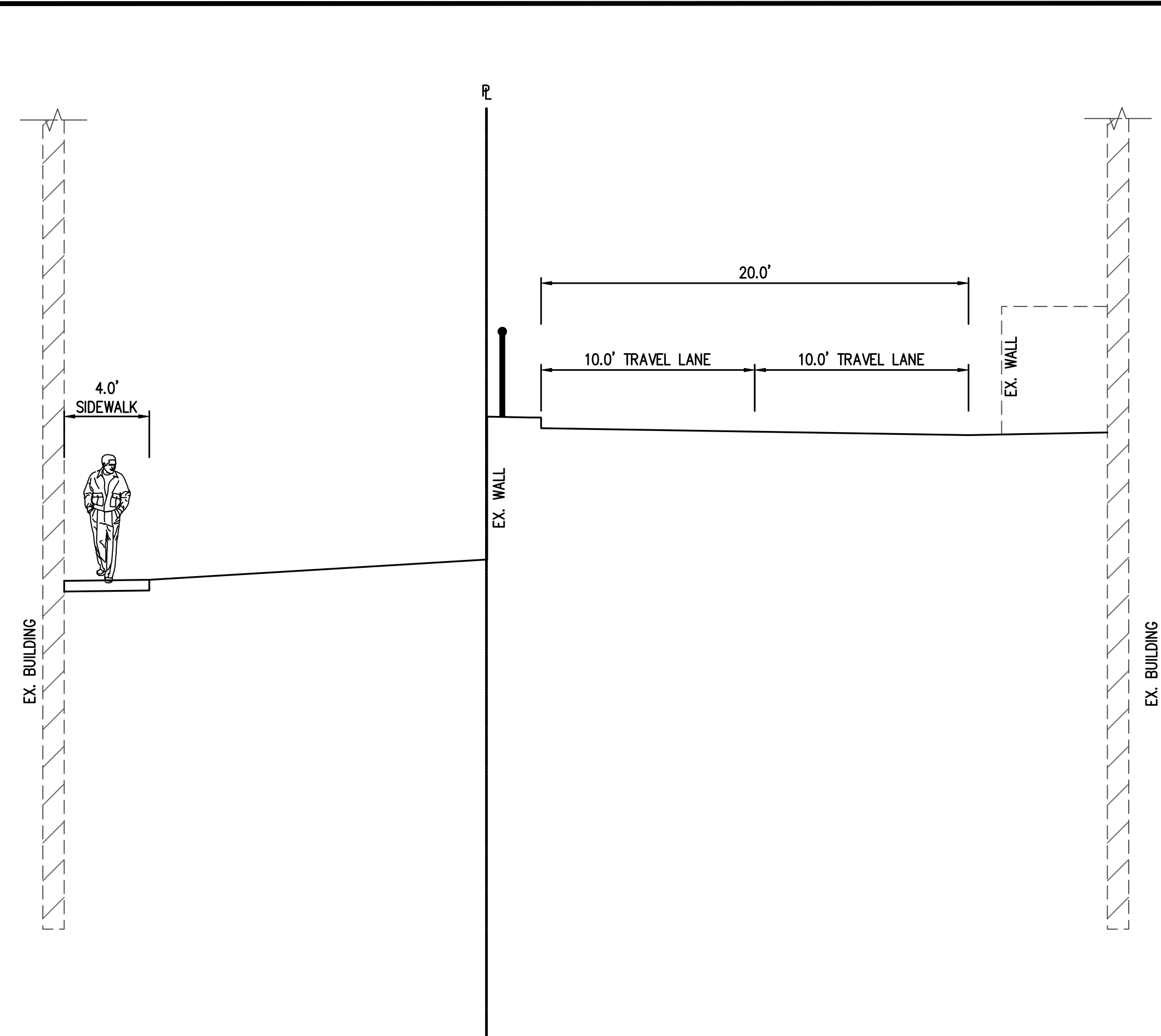


SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

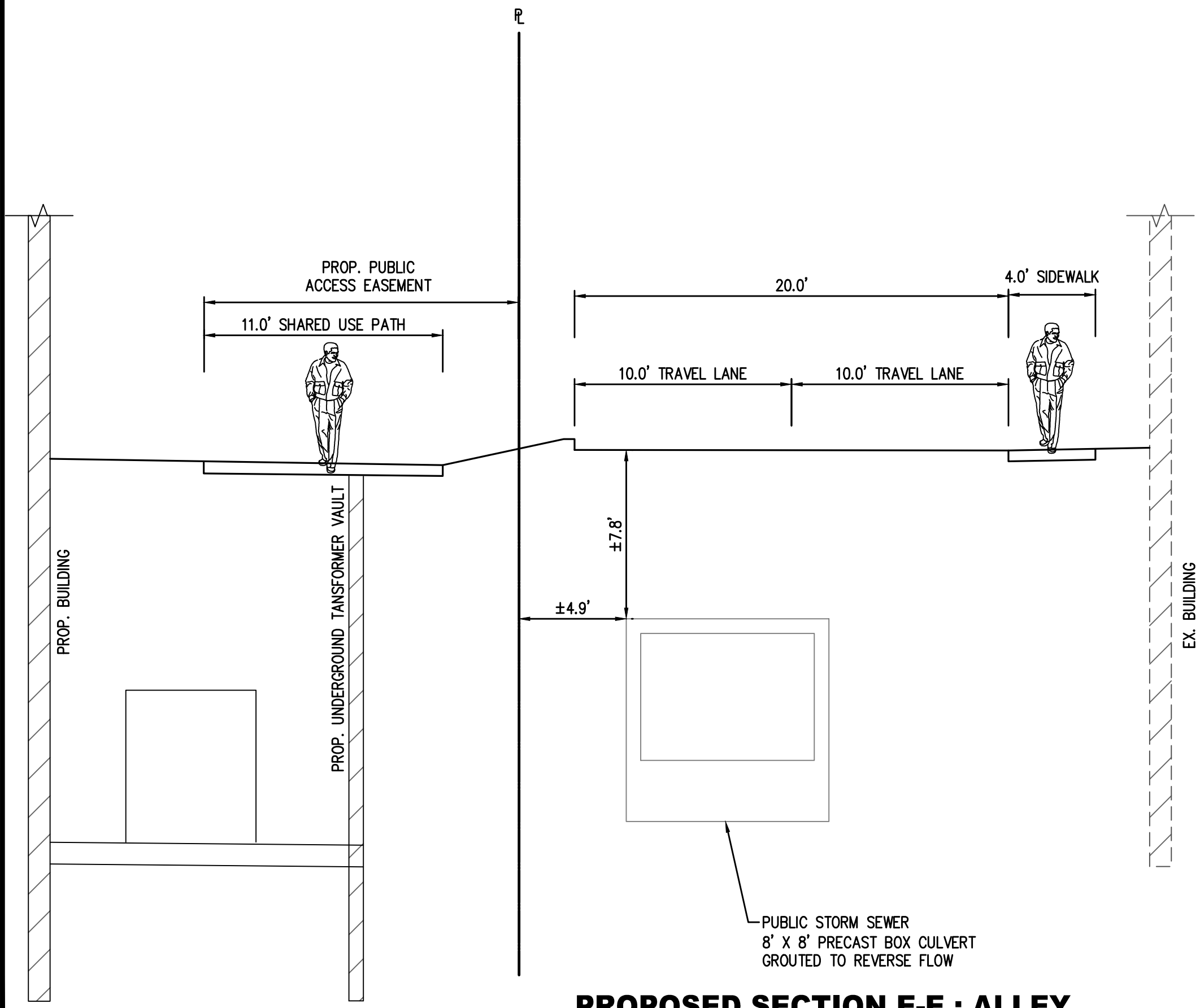
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STREET CROSS-SECTIONS
SHEET #:
C07.10



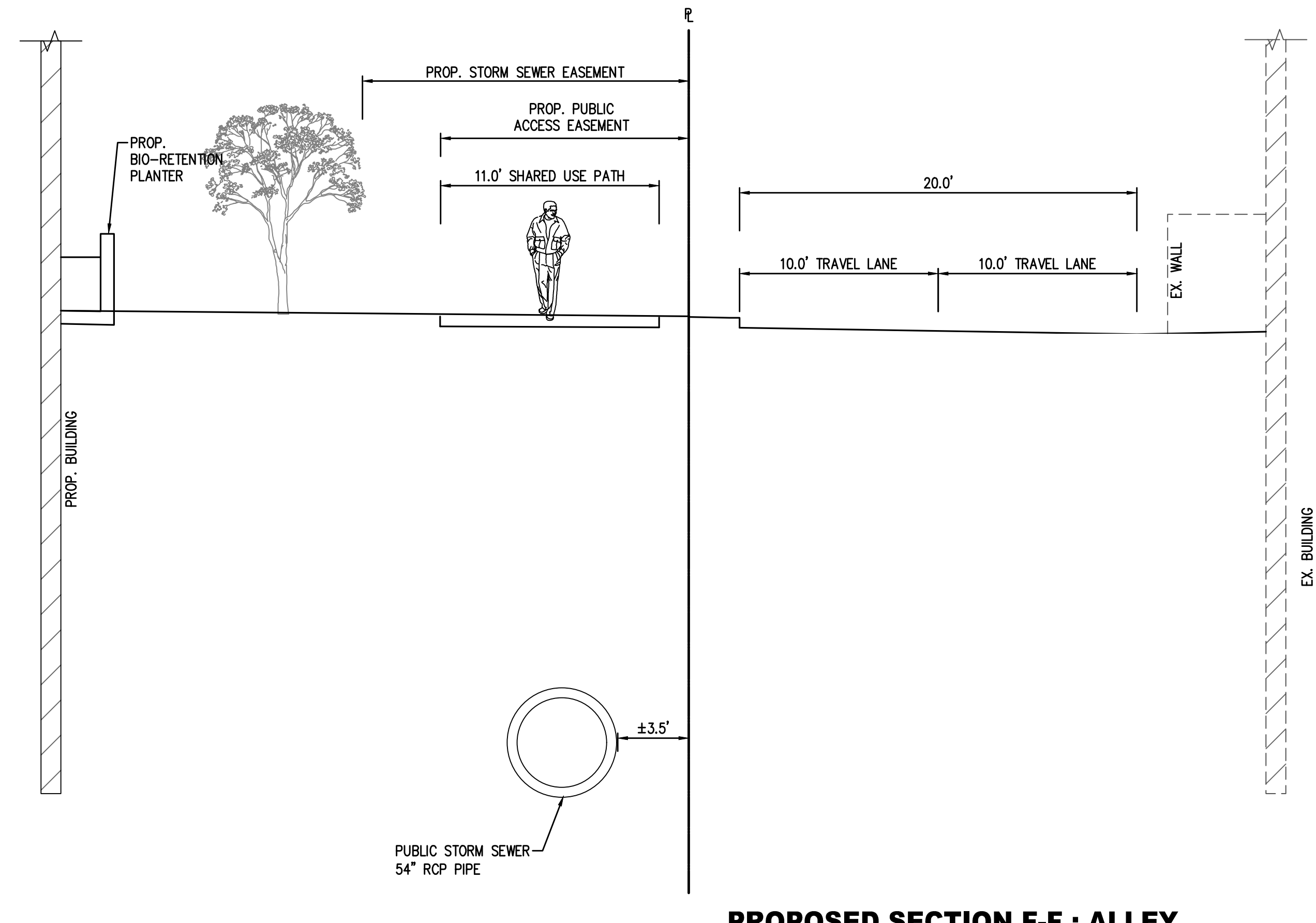
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SCALE: 1" = 5'



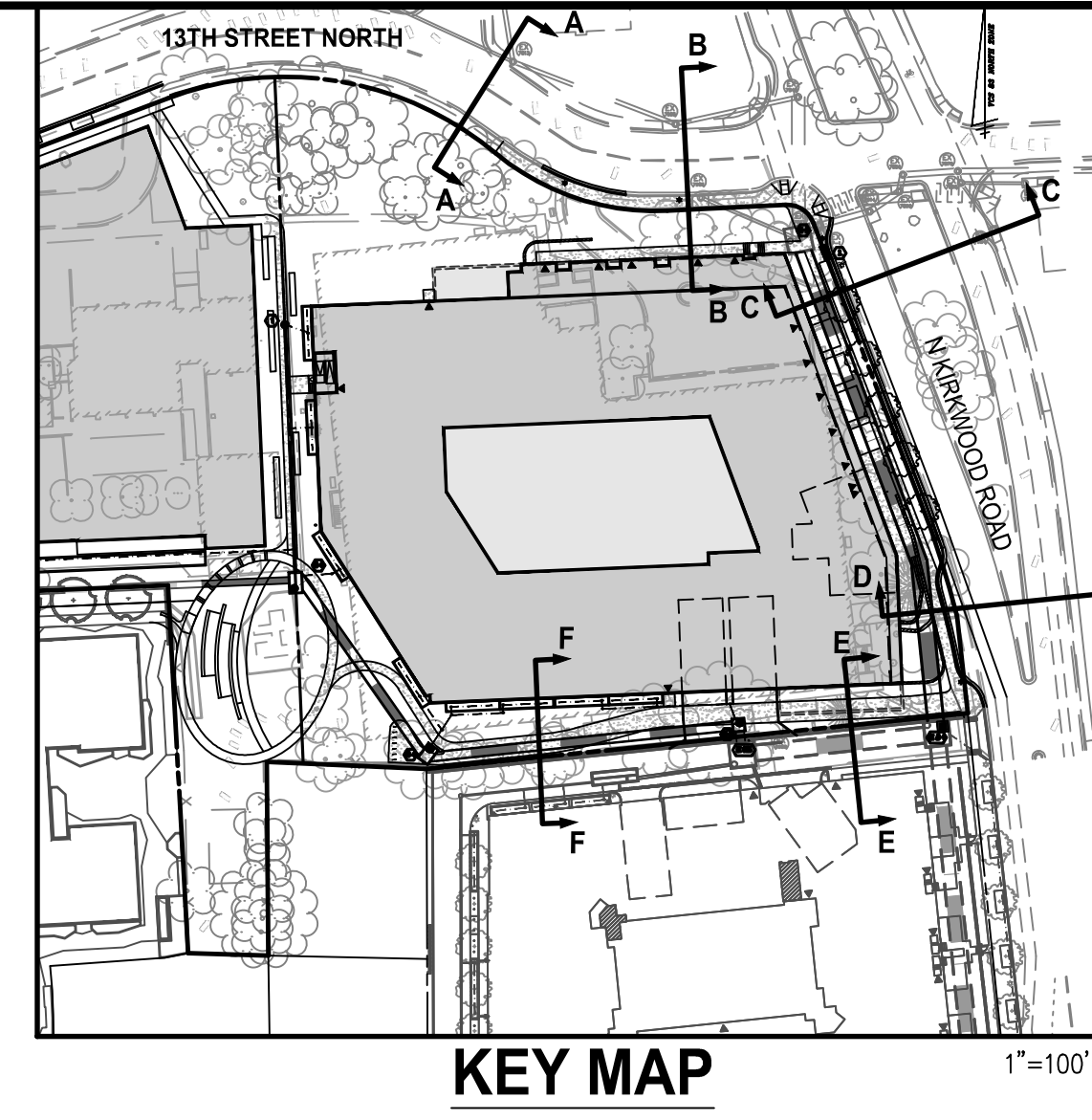
EXISTING SECTION F-F : ALLEY
SCALE: 1" = 5'



PROPOSED SECTION E-E : ALLEY
SCALE: 1" = 5'



PROPOSED SECTION F-F : ALLEY
SCALE: 1" = 5'



KEY MAP
1"=100'

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FALLS CHURCH, VIRGINIA 22046
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DATE: _____

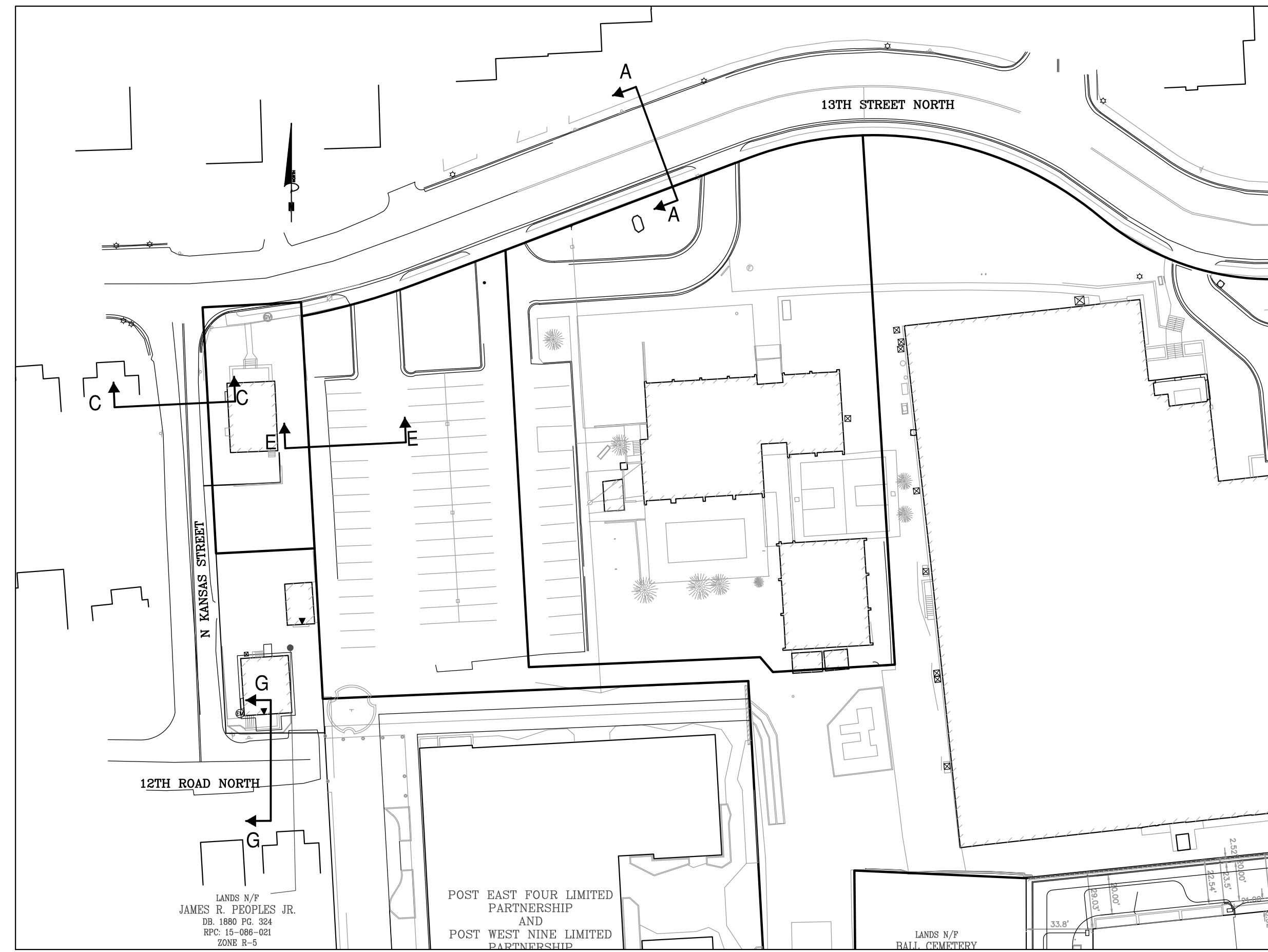
ARLINGTON YMCA
RESIDENTIAL BUILDING
4.1 SITE PLAN
ARLINGTON COUNTY, VIRGINIA



SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

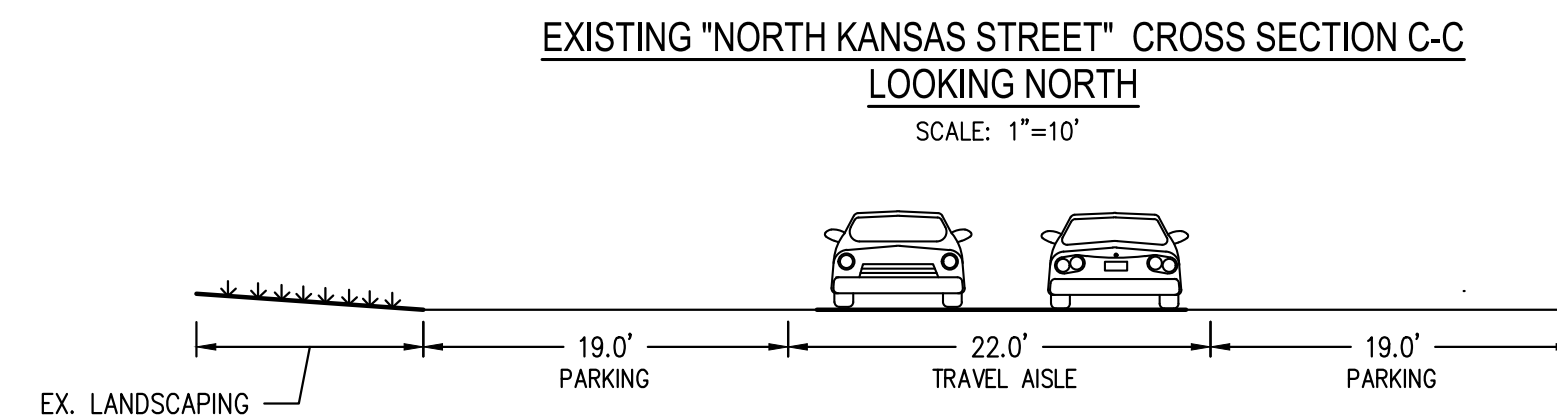
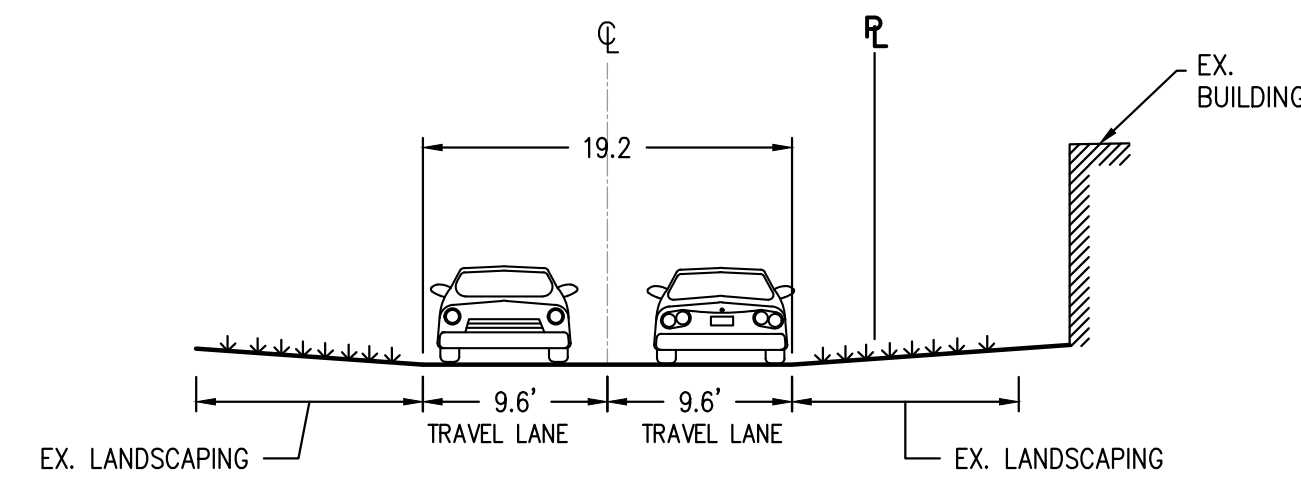
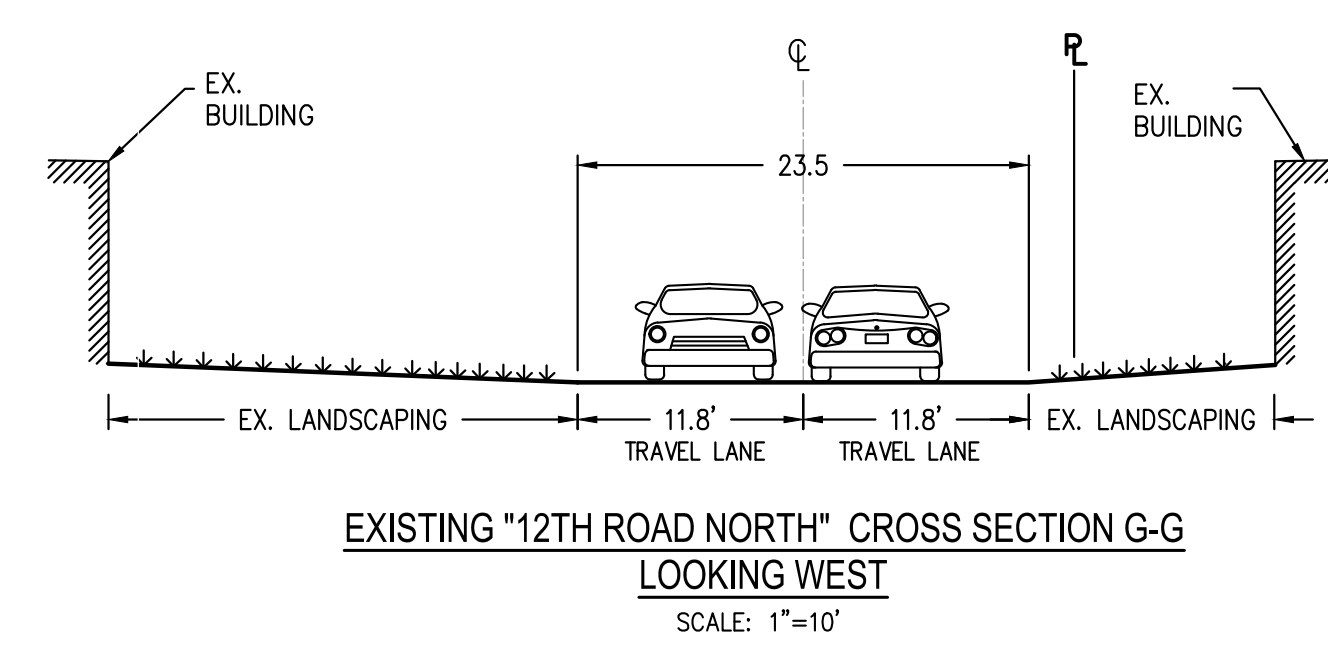
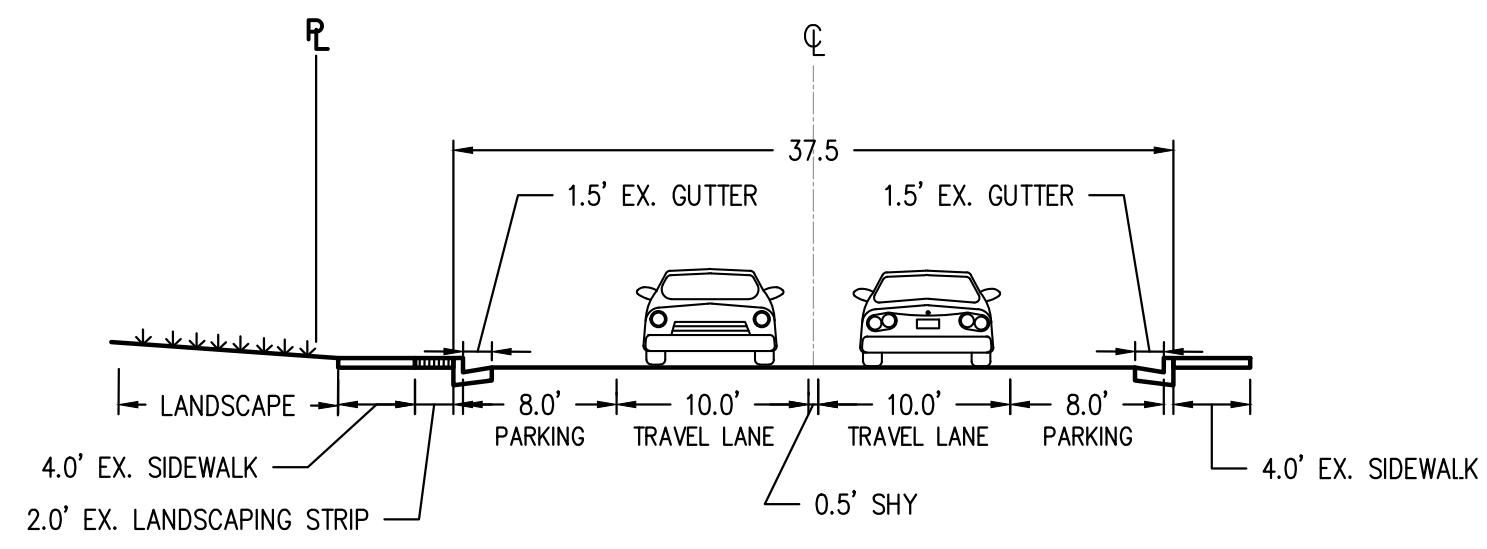
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SHEET TITLE:
STREET CROSS-SECTIONS
SHEET #:
C07.20

EXISTING CONDITIONS

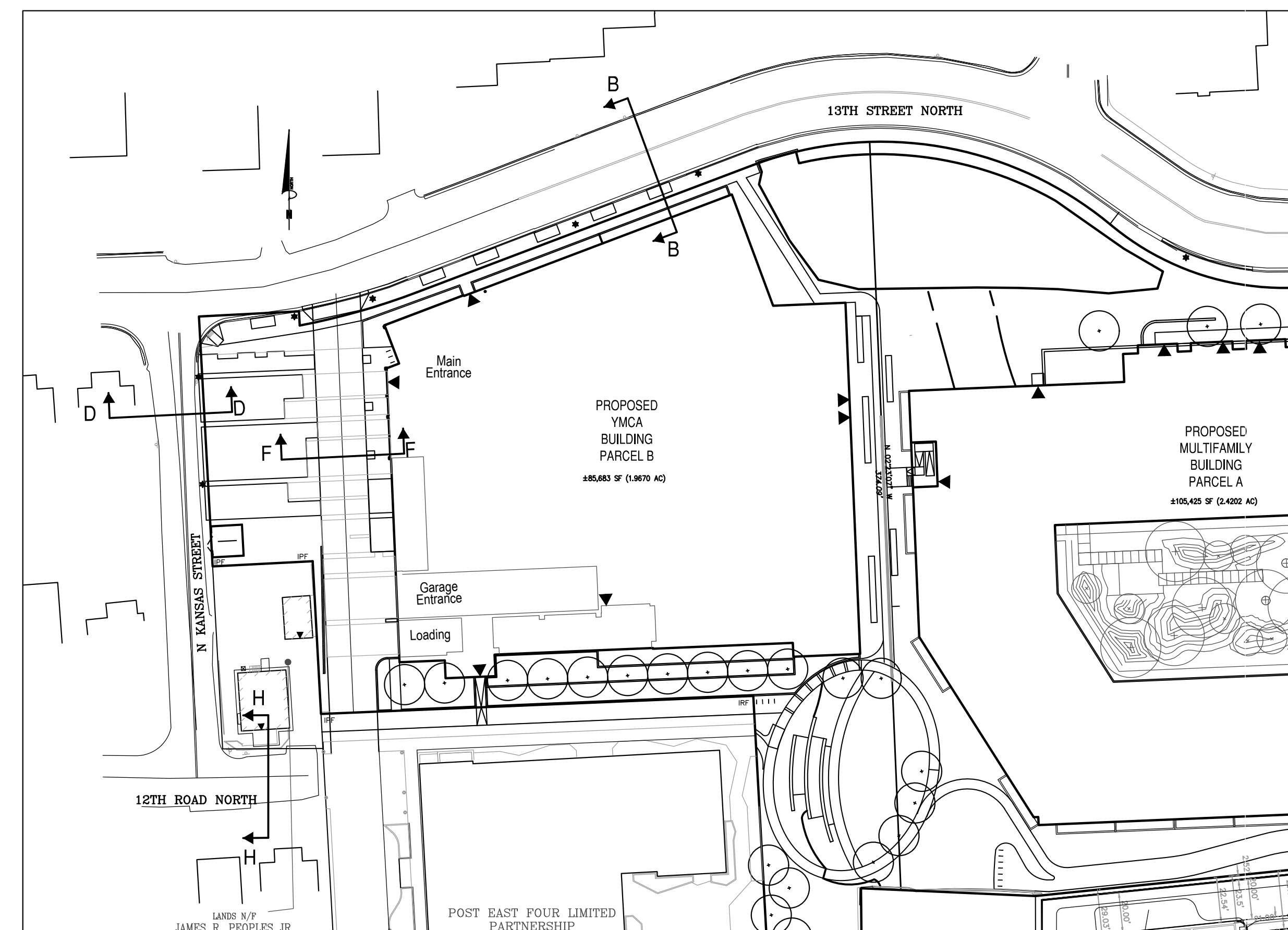


KEY PLAN

SCALE: 1"=50'

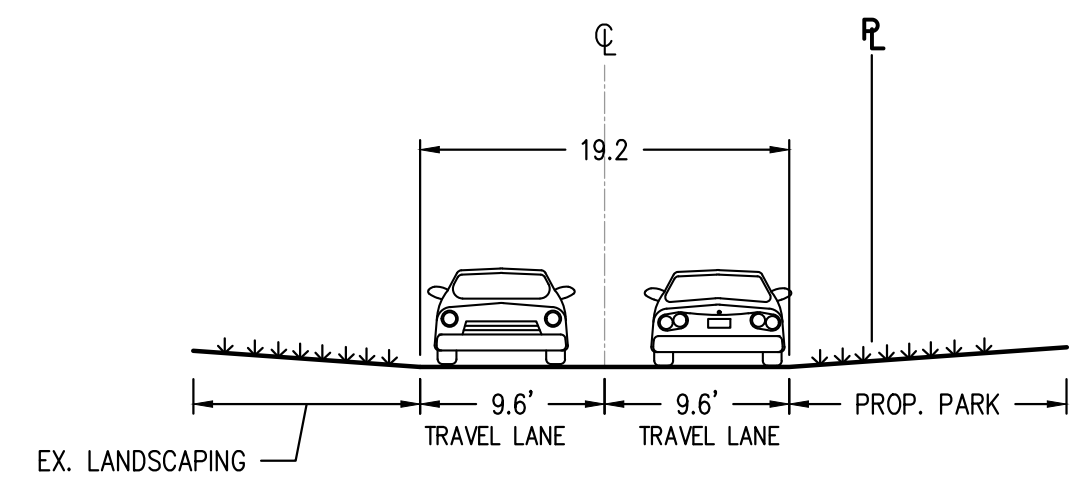
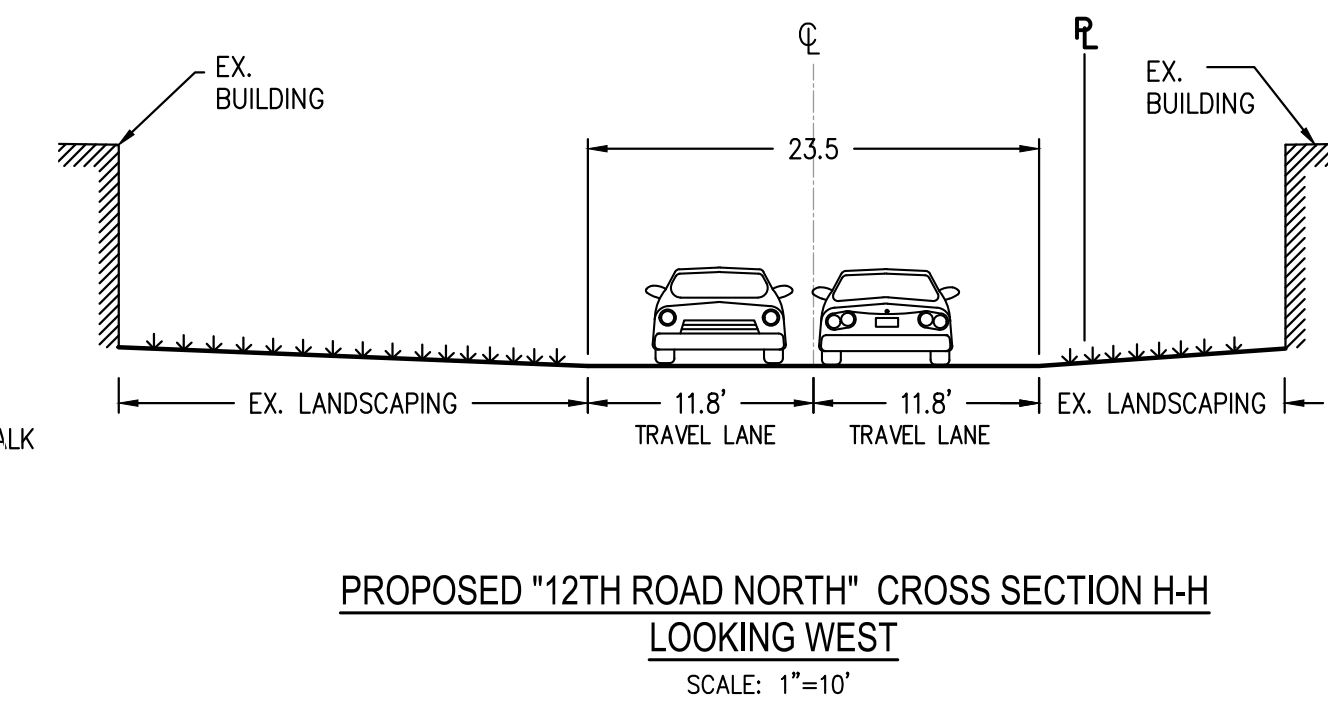
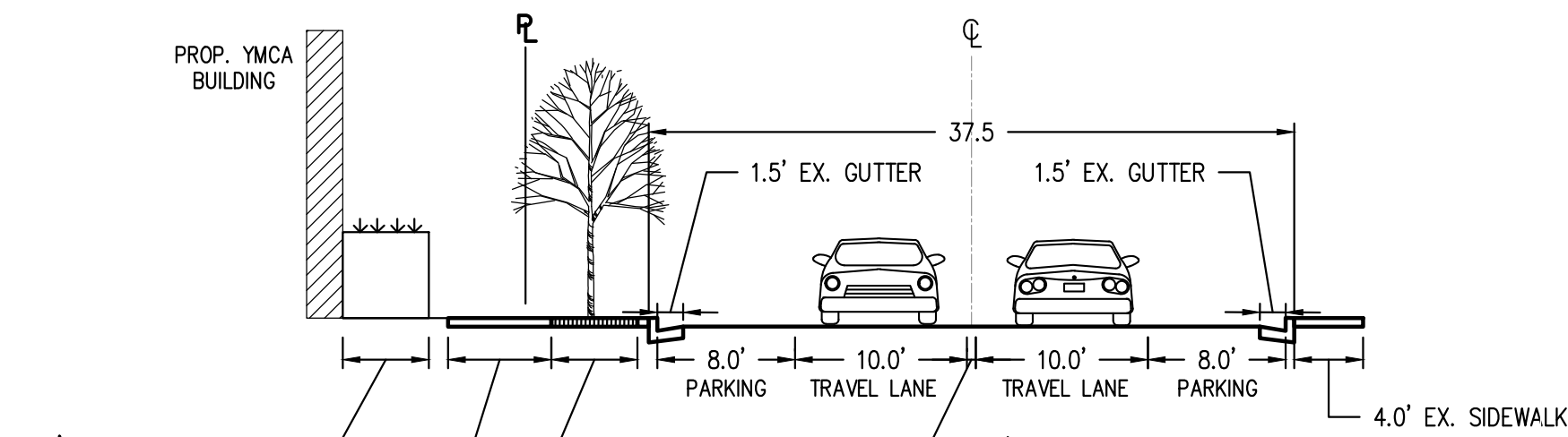


PROPOSED CONDITIONS

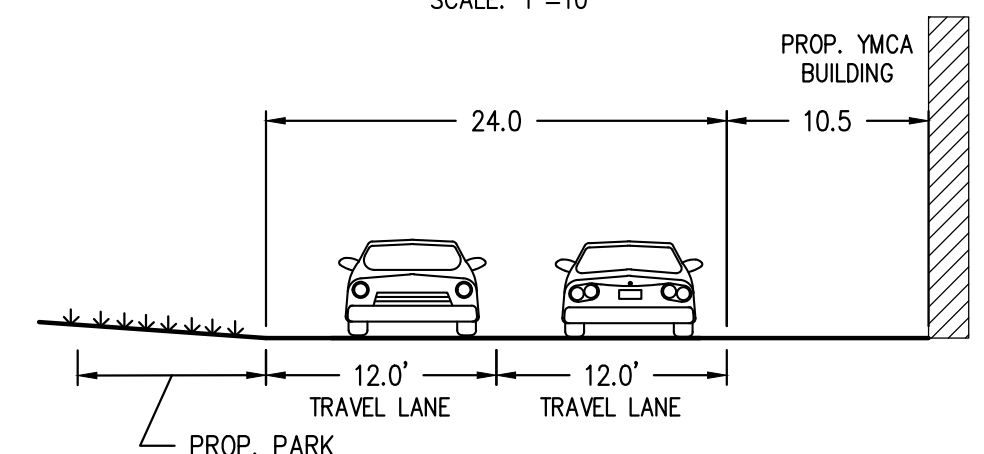


KEY PLAN

SCALE: 1"=50'



PROPOSED "SHARED STREET & PARK" CROSS SECTION F-F
LOOKING NORTH
SCALE: 1"=10'

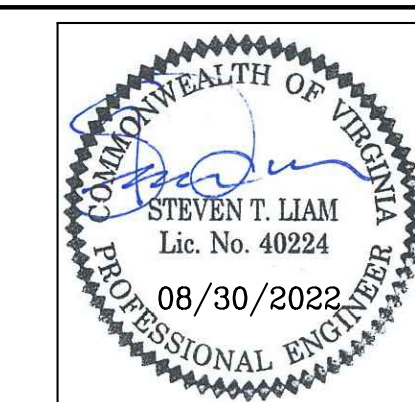


Bowman

CHECKED: STL
DRAWN: CA
DATE: 08/30/2022
Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive, Suite 500
Herndon, Virginia 20171
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Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowman.com

ARLINGTON YMCA

SPLN22-00005
4.1 PRELIMINARY SITE PLAN
ARLINGTON COUNTY, VIRGINIA

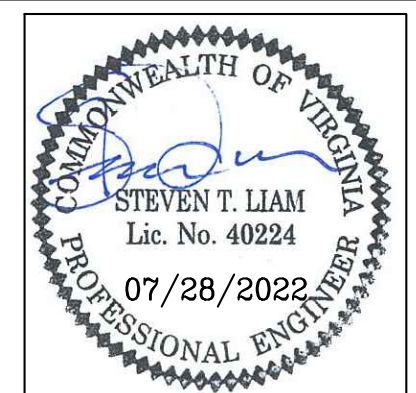
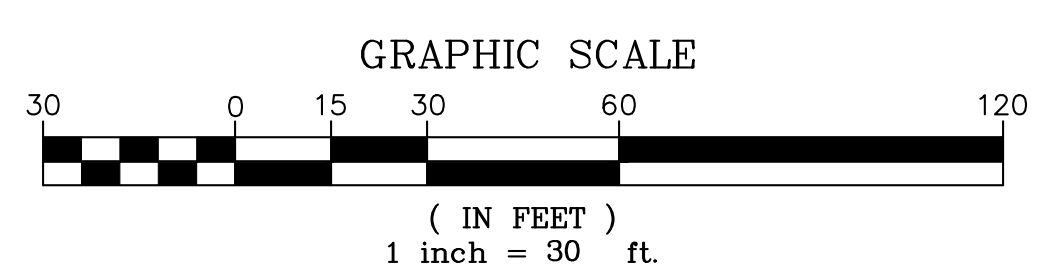
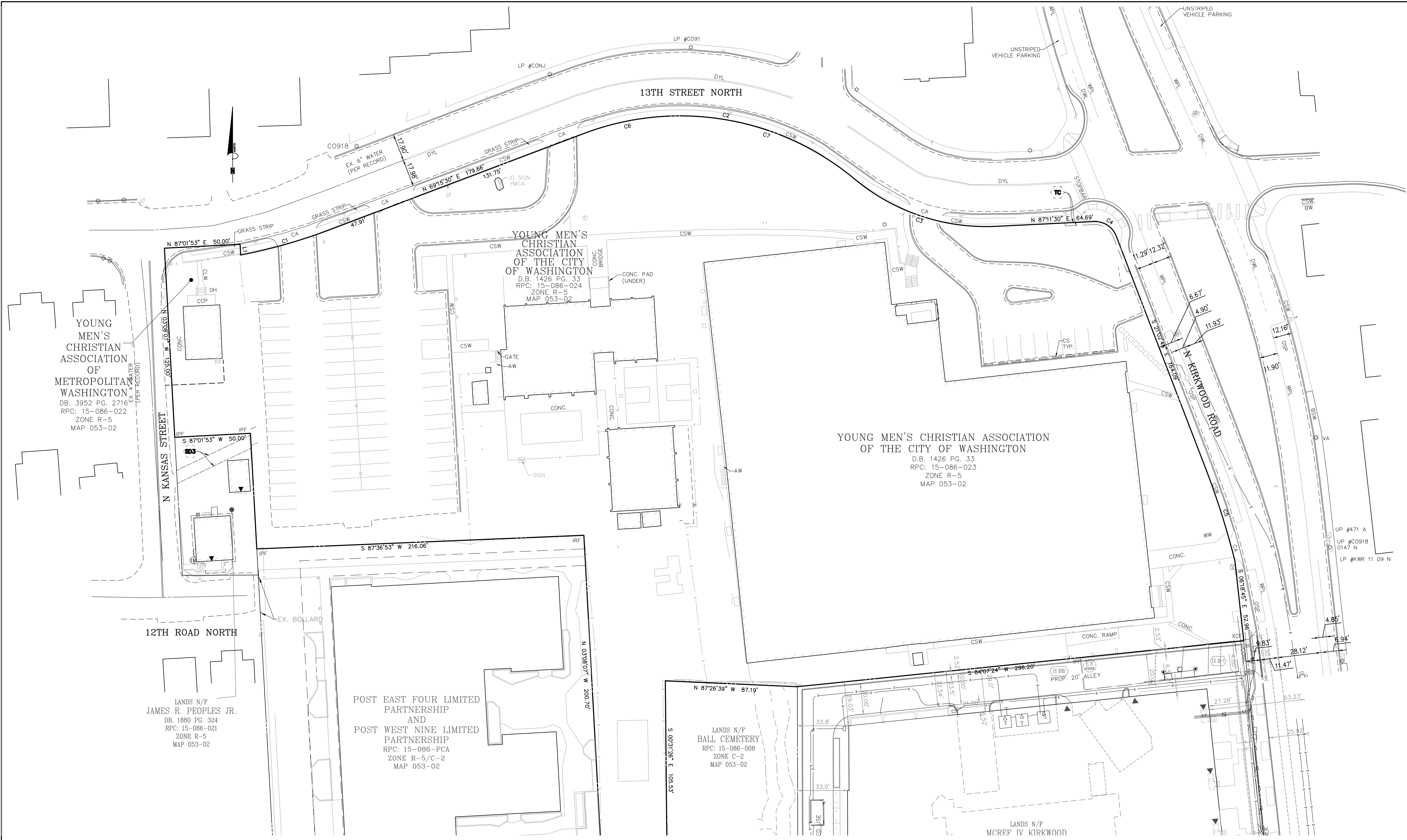


SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022
3	4.1 SITE PLAN PRELIMINARY SUBMISSION	08/30/2022

SCALE: 1"=25'
SHEET TITLE:
STREET CROSS-SECTIONS
SHEET #:
C07.30

ARLINGTON YMCA

SPLN22-00005
4.1 PRELIMINARY SITE PLAN
ARLINGTON COUNTY, VIRGINIA

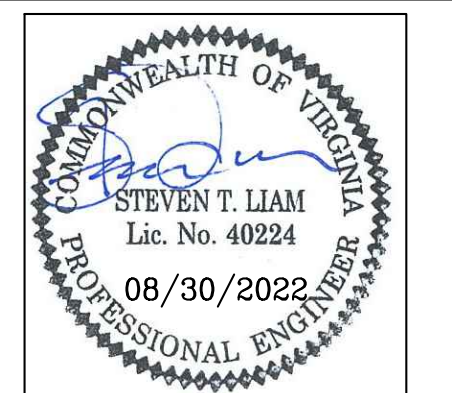
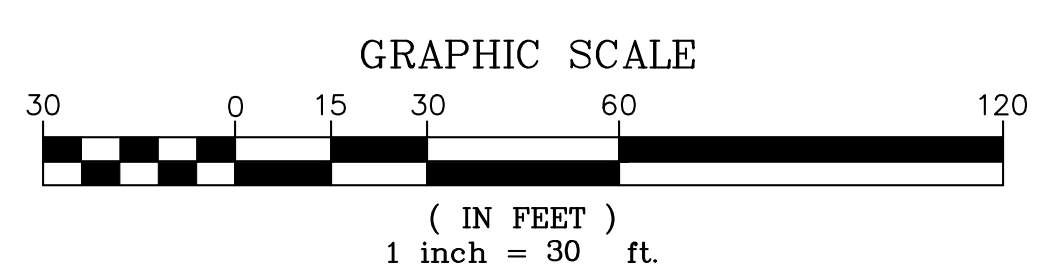
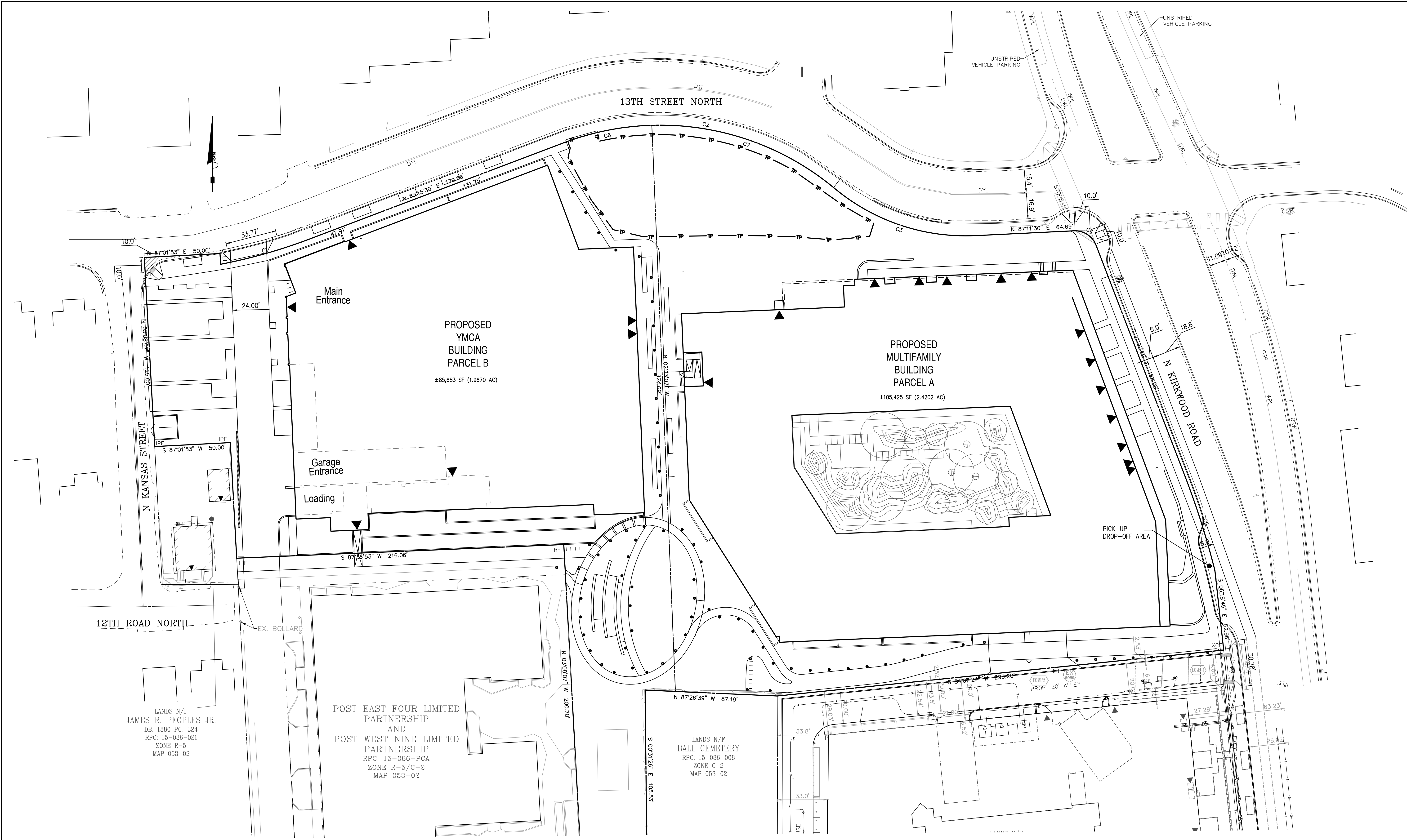


SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE: 1"=30'
SHEET TITLE:
EXISTING STRIPING AND MARKING PLAN
SHEET #:
C08.00

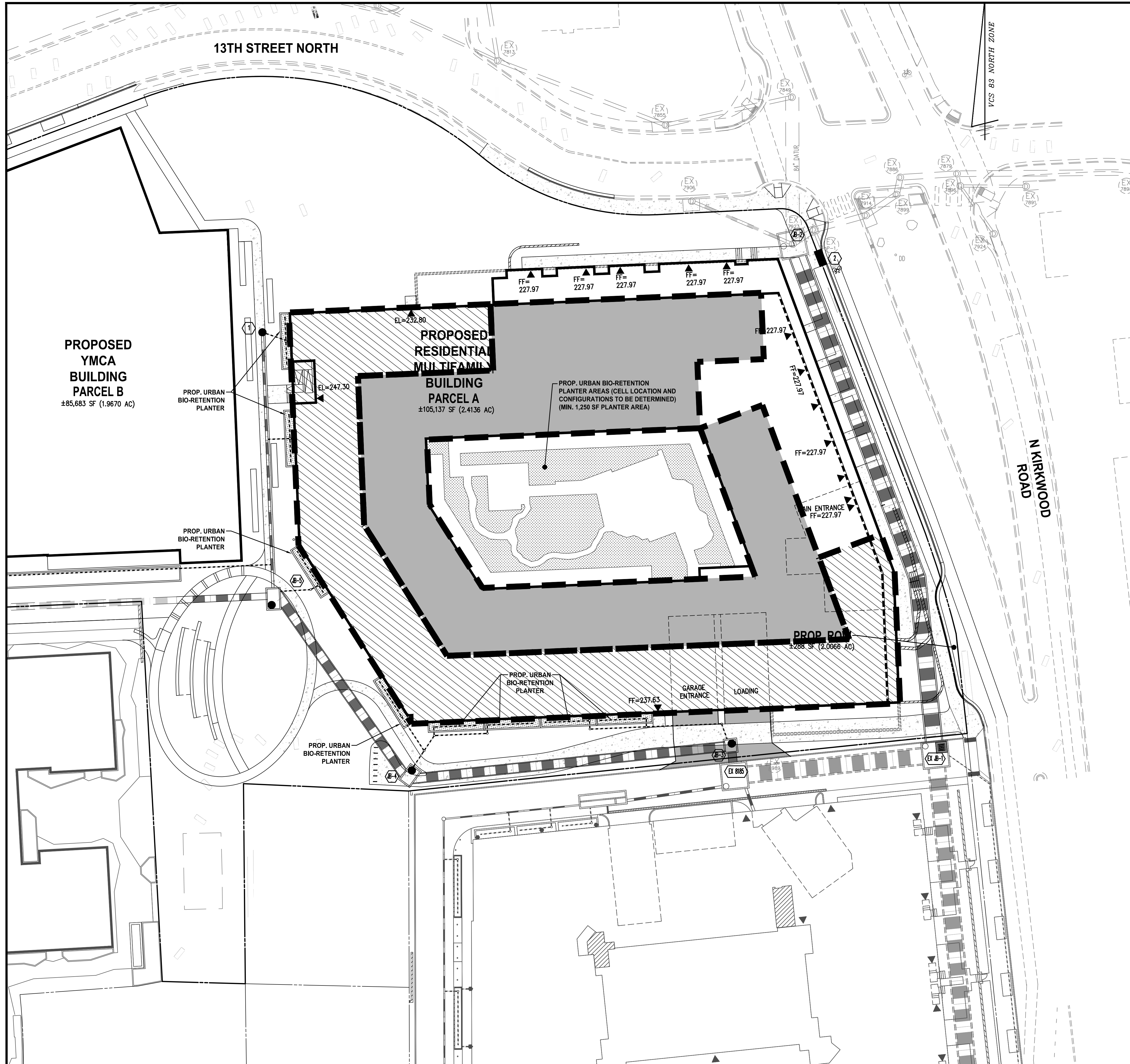
ARLINGTON YMCA

SPLN22-00005
 4.1 PRELIMINARY SITE PLAN
 ARLINGTON COUNTY, VIRGINIA



SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022
3	4.1 SITE PLAN PRELIMINARY SUBMISSION	08/30/2022

SCALE: 1"=30'
 SHEET TITLE:
 PROPOSED STRIPING AND MARKING PLAN
 SHEET #:
 C08.10



LEGEND

- ROOF AREA DIRECTED TOWARD URBAN BIO-RETENTION PLANTERS IN BUILDING COURTYARD (25,000 SF DRAINAGE AREA)
- ROOF AREA DIRECTED TOWARD URBAN BIO-RETENTION PLANTERS AT BUILDING EXTERIOR (20,000 SF DRAINAGE AREA)

SWM/BMP NARRATIVE

EXISTING CONDITIONS:
 THE TOTAL PARCEL AREA OF THE SITE (PARCEL A) IS 105,425 SF OR 2.4202 ACRES. THE LIMITS OF DISTURBANCE AREA FOR THE PROJECT IS 103,151 SF OR 2.3680 ACRES. FOR THE PURPOSES OF STORMWATER MANAGEMENT THE SITE AREA WILL BE THE LIMITS OF DISTURBANCE WHICH IS EQUAL TO 103,151 SF OR 2.3680 ACRES.

CURRENTLY, THE SITE CONSISTS OF ONE (1) COMMERCIAL BUILDINGS AND ACCESSORY STRUCTURES/EQUIPMENT. ADDITIONALLY, SURFACE PARKING, LANDSCAPE AREAS, AND UTILITY INFRASTRUCTURE EXIST ON SITE. THERE ARE NO EXISTING STORMWATER MANAGEMENT QUALITY OR QUANTITY CONTROL MEASURES ON SITE. THE SITE DRAINS FROM SOUTH TO NORTH ACROSS THE SITE AS SHEET FLOW OR VIA STORM SEWERS. ALL STORM WATER ENTERS THE MUNICIPAL STORM SEWER SYSTEM VIA INLETS WITHIN THE SITE AND ALONG THE ADJACENT PUBLIC STREETS. AN 84" STORM SEWER CURRENTLY BIFURCATES THE SITE AND WILL BE RE-ALIGNED TO THE PERIMETER OF THE SITE AS PART OF THIS PROJECT.

PROPOSED CONDITIONS:
 THE PROJECT INVOLVES THE CONSTRUCTION OF A RESIDENTIAL BUILDING, SITE WALLS, LEAD WALKS, UTILITY SERVICES, AND STORMWATER MANAGEMENT BMPs. THE PROPOSED STORMWATER MANAGEMENT BMPs WILL CONSIST OF URBAN BIO-RETENTION PLANTERS LOCATED AT THE EXTERIOR OF THE BUILDING AND WITHIN THE BUILDING COURTYARD.

STORMWATER QUALITY:
 IN ORDER TO COMPLY WITH CHAPTER 60 OF THE ARLINGTON COUNTY CODE (STORMWATER ORDINANCE) FOR STORMWATER QUALITY, URBAN BIO-RETENTION PLANTERS ARE PROPOSED. THESE STORMWATER BMPs WILL REDUCE PHOSPHORUS LEVELS IN ORDER TO COMPLY WITH APPLICABLE ARLINGTON COUNTY AND STATE OF VIRGINIA REQUIREMENTS.

ADDITIONALLY, PER THE ARLINGTON COUNTY MEMORANDUM ON THE USE OF STRUCTURAL STORMWATER TREATMENT SYSTEMS, DATED 03/30/2018, PROPRIETARY HYDRODYNAMIC DEVICES AND FILTRATION BMPs MAY NOT BE USED AS THE SOLE TREATMENT METHOD FOR ROOF TOP AREA OR PERVIOUS AREA UNLESS USED IN SERIES WITH UPSTREAM RUNOFF REDUCTION BMPs. ADDITIONALLY, IF STRUCTURAL SYSTEMS ARE TO BE USED AS A STAND-ALONE BMP, AT LEAST 75% OF THE DRAINAGE AREA MUST BE HIGH INTENSITY VEHICULAR PAVEMENT. IN ORDER TO COMPLY WITH THE MEMORANDUM, ROOF AREA WILL BE TREATED BY URBAN BIO-RETENTION PLANTERS ONLY.

SEE SHEET C09.30 FOR STORMWATER QUALITY COMPUTATIONS.

STORMWATER QUANTITY:
 THE SITE DRAINS FROM SOUTH TO NORTH AND DISCHARGES AS CONCENTRATED FLOW INTO THE PROPOSED 8'x8' BOX CULVERT. THE SITE STORMWATER THEN ENTERS AN EXISTING 84" STORM SEWER IN KIRKWOOD ROAD FOR SEVERAL HUNDRED FEET UNTIL THE OUTFALL REACHES THE LIMITS OF ANALYSIS FOR BOTH CHANNEL PROTECTION AND FLOOD CONTROL (A POINT WHERE THE UPSTREAM DRAINAGE AREA IS GREATER THAN 100 TIMES THE SITE AREA). STORMWATER FROM THE SITE ULTIMATELY DISCHARGES INTO THE POTOMAC RIVER. SEE SHEET C09.20 FOR OUTFALL MAPS AND ANALYSIS.

CHANNEL PROTECTION: THE SITE STORM OUTFALL AND ALL PIPES PROPOSED WITH THIS DEVELOPMENT WILL BE COMPRISED OF CONCRETE OR OTHER NON-ERODIBLE MATERIALS UP TO THE LIMITS OF ANALYSIS. THEREFORE, THE SITE CAN DISCHARGE THE 2-YEAR, 24-HOUR STORM WITHOUT CAUSING EROSION IN THE SYSTEM AND DETENTION IS NOT REQUIRED FOR THE PURPOSES OF CHANNEL PROTECTION.

BASED ON THIS ANALYSIS, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THE SITE COMPLIES WITH THE CHANNEL PROTECTION CRITERIA OUTLINED IN THE STATE STORMWATER REGULATIONS (9VAC25-870-66).

FLOOD PROTECTION: THE SITE WILL MEET FLOOD PROTECTION CRITERIA BY REDUCING THE 10-YEAR, 24-HOUR STORM DISCHARGE RATE IN CONFORMANCE WITH THE ENERGY BALANCE SPREADSHEET. THE DISCHARGE RATE WILL BE REDUCED THROUGH THE IMPLEMENTATION OF RUNOFF REDUCTION PRACTICES. THEREFORE, DETENTION IS NOT REQUIRED FOR THE PURPOSES OF FLOOD CONTROL.

BASED ON THIS, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THE SITE COMPLIES WITH THE FLOOD PROTECTION CRITERIA OUTLINED IN THE STATE STORMWATER REGULATIONS (9VAC25-870-66).

NOTE THAT IMPLEMENTATION OF RUNOFF REDUCTION PRACTICES ON THIS SITE WILL BRING THE POST-DEVELOPMENT FLOW RATE DOWN TO BELOW PRE-DEVELOPMENT CONDITIONS.

SEE SHEET C09.40 FOR STORMWATER QUANTITY COMPUTATIONS.

ADJACENT PROPERTIES:
 ALL UNCONTROLLED SHEET FLOW FROM THE SITE WILL BE DIRECTED TO EXISTING OR PROPOSED CURB INLETS WITHIN THE PUBLIC RIGHT-OF-WAY AND INTO THE MUNICIPAL STORM SEWER SYSTEM. THERE WILL NOT BE ANY ADVERSE IMPACT TO ADJACENT PROPERTIES AS A RESULT OF THIS PROJECT AND THE PROPOSED IMPROVEMENTS.

FLOODPLAIN BOUNDARY:
 THIS SITE IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN BOUNDARY.

RESOURCE PROTECTION AREAS:
 THERE ARE NO RESOURCE PROTECTION AREAS KNOWN TO EXIST ON THE SITE AND NO RESOURCE PROTECTION AREAS ARE DEPICTED ON THE ARLINGTON COUNTY GIS MAP.

THE SITE IS LOCATED IN THE SPROUT RUN WATERSHED.

THE STORMWATER MANAGEMENT PLAN PROVIDED ON THIS PLAN IS SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL ENGINEERING.

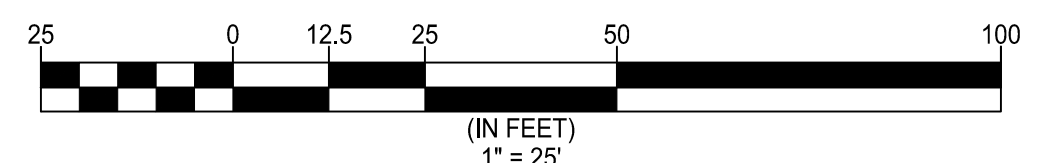
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ARLINGTON YMCA
RESIDENTIAL BUILDING
 4.1 SITE PLAN
ARLINGTON COUNTY, VIRGINIA

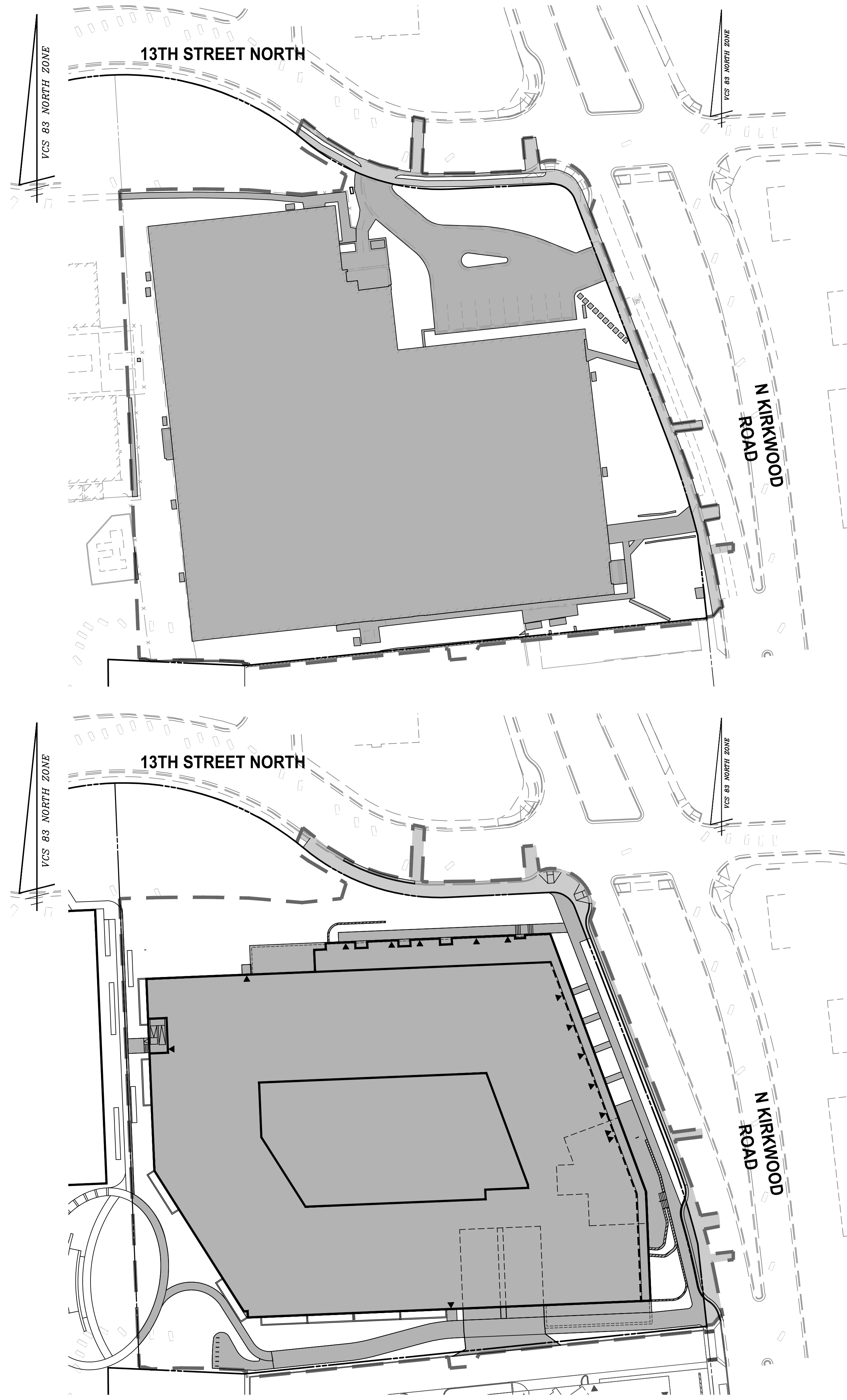
Karen L. S. White
 KAREN L. S. WHITE
 Lic. No. 041850
 07/28/22
 PROFESSIONAL ENGINEER

SUBMISSIONS

NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022



SCALE: 1" = 25'
 SHEET TITLE:
PRELIMINARY STORMWATER MANAGEMENT PLAN (RESIDENTIAL)
 SHEET #:
C09.00



EXISTING IMPERVIOUS AREA TABULATIONS

LIMITS OF DISTURBANCE (SWM AREA): 103,151 SQ. FT. (2.3680 ACRES)
 EXISTING IMPERVIOUS AREA: 74,642 SQ. FT. (1.7135 ACRES)
 EXISTING PERVIOUS AREA: 28,509 SQ. FT. (0.6545 ACRES)

$CN = [(74,642 \times 98) + (28,509 \times 80)] / 103,151 = 93$

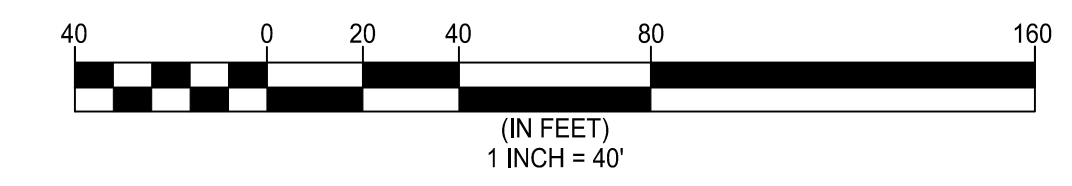
■ IMPERVIOUS AREA
 - - - LIMITS OF CLEARING AND GRADING

PROPOSED IMPERVIOUS AREA TABULATIONS

LIMITS OF DISTURBANCE (SWM AREA): 103,151 SQ. FT. (2.3680 ACRES)
 PROPOSED IMPERVIOUS AREA: 80,687 SQ. FT. (1.8523 ACRES)
 PROPOSED PERVIOUS AREA: 22,464 SQ. FT. (0.5157 ACRES)

$CN = 92$ (SEE VRRM SPREADSHEET - C09.40)

■ IMPERVIOUS AREA
 - - - LIMITS OF CLEARING AND GRADING



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DRAWN: _____ CHECKED: _____
 DATE: _____

ARLINGTON YMCA
RESIDENTIAL BUILDING
 4.1 SITE PLAN
 ARLINGTON COUNTY, VIRGINIA

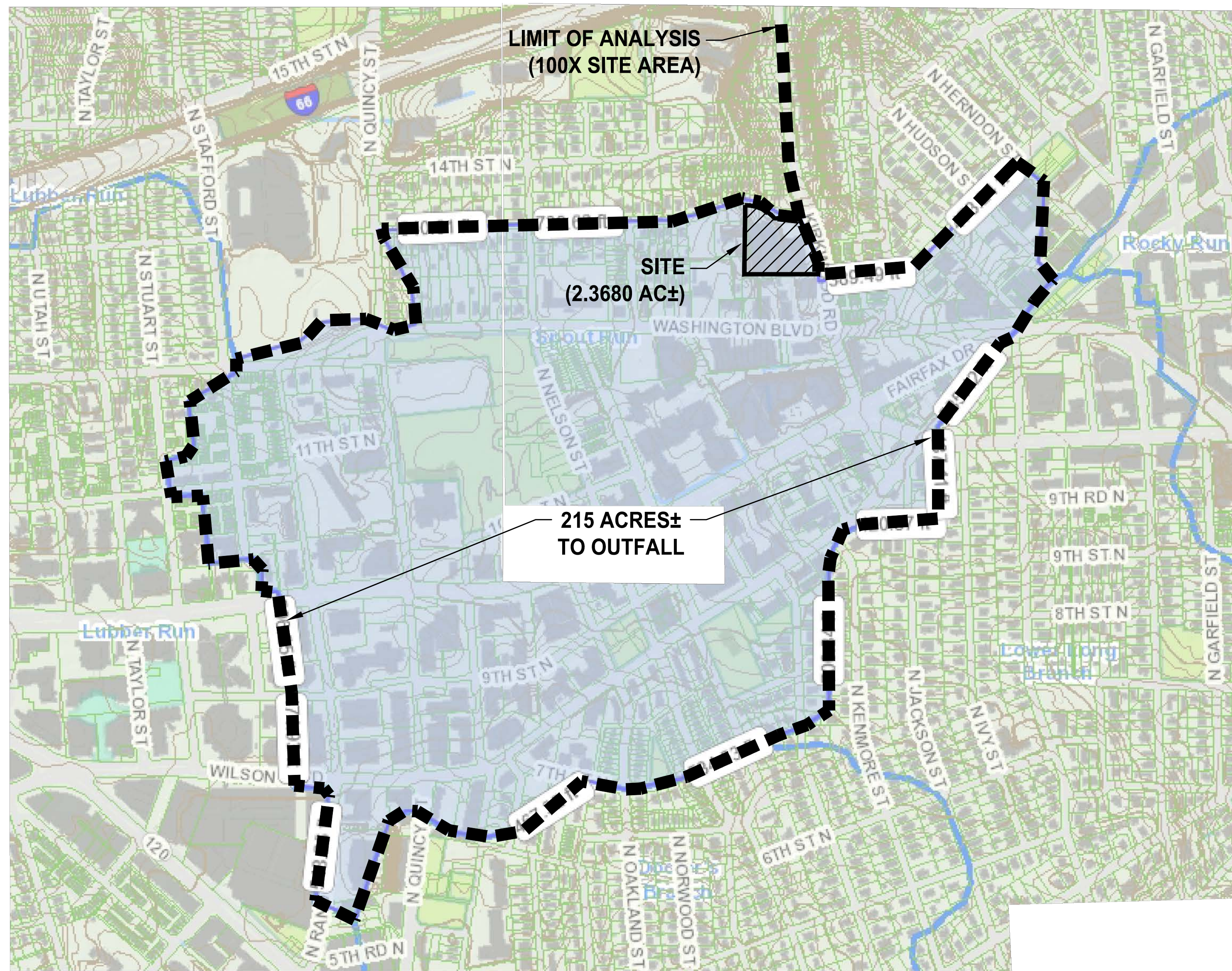
KAREN L. S. WHITE
 Lic. No. 041850
 07/28/22
 PROFESSIONAL ENGINEER

SUBMISSIONS

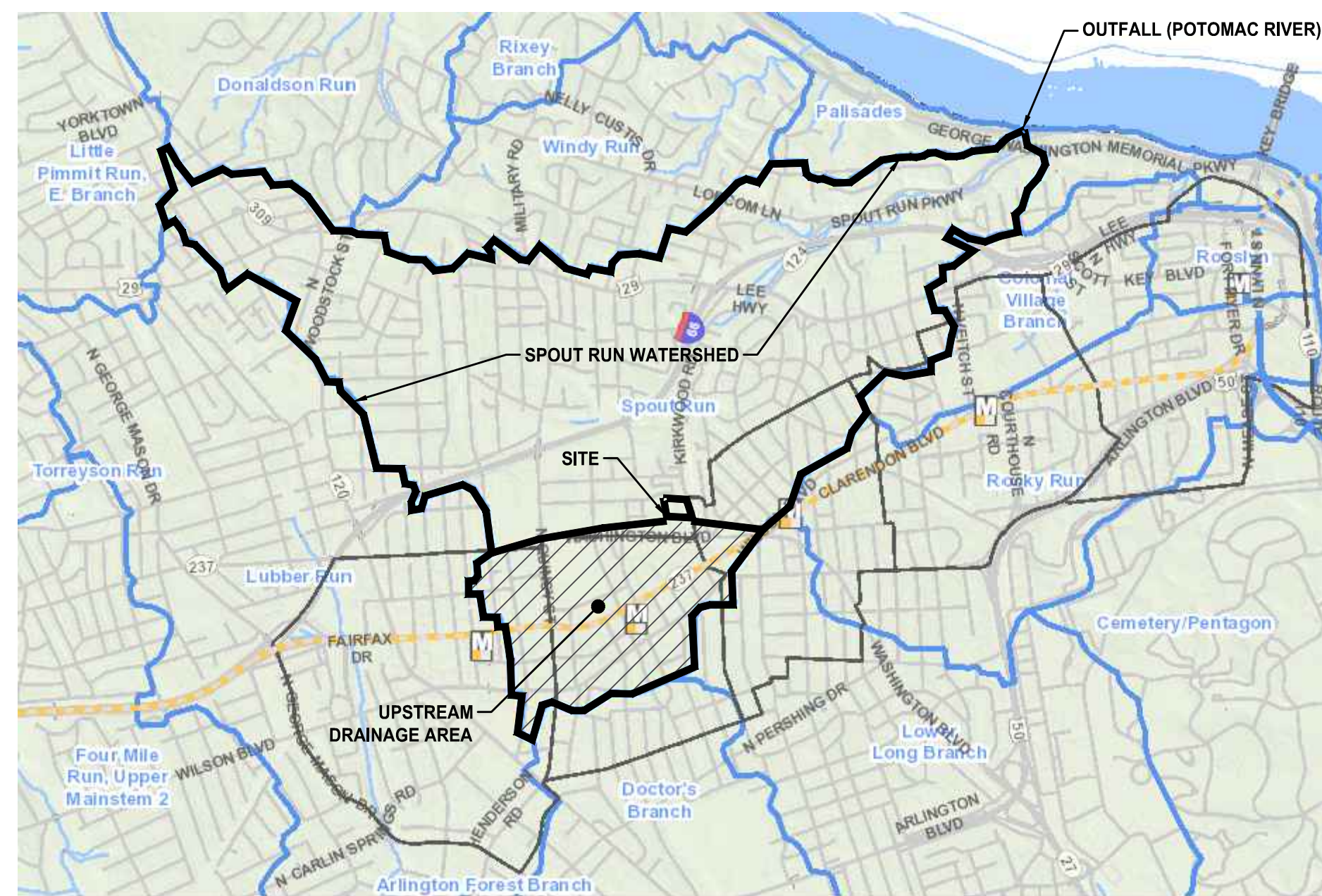
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE: 1" = 40'
 SHEET TITLE:
**PRELIMINARY IMPERVIOUS
 AREA ANALYSIS
 (RESIDENTIAL)**

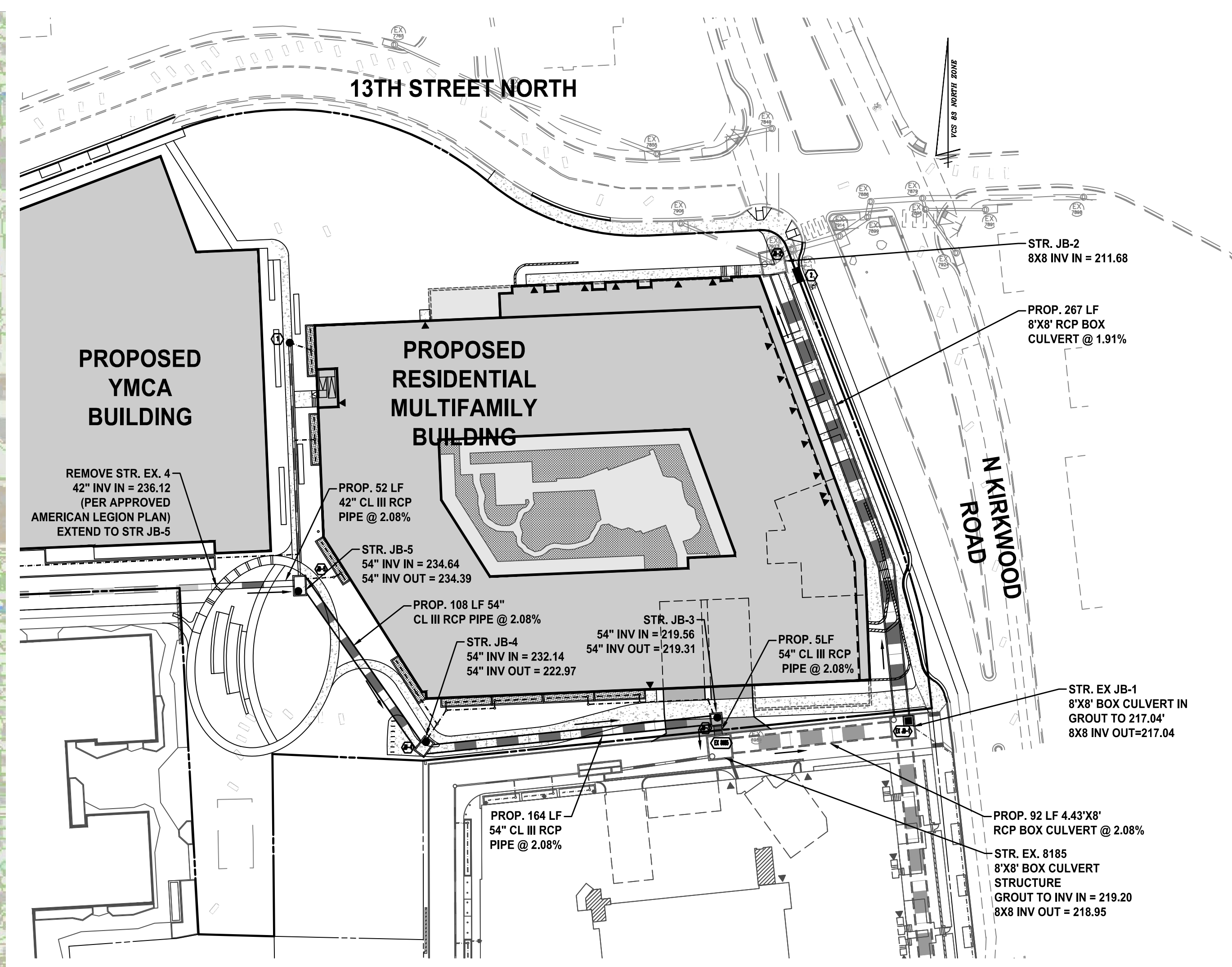
SHEET #:
C09.10



STORMWATER OUTFALL MAP
NOT TO SCALE



WATERSHED MAP
NOT TO SCALE



SCHEMATIC SITE DRAINAGE MAP
SCALE: 1" = 50'

PIPE CAPACITY INFORMATION

FROM POINT	TO POINT	RUNOFF INCREMENT C.F.S.	RUNOFF Q10 C.F.S.	INVERT ELEV'S UPPER END	INVERT ELEV'S LOWER END	LENGTH FT.	SLOPE FT./FT.	MANNING'S 'n'	Pipe Size Dia or box	CAPACITY C.F.S.	VEL. F.P.S.	FLOW TIME SEC.	NORMAL DEPTH IN/FT
EX 4	JB-5	115.9	115.9	236.12	234.64	52	0.0285	0.013	42	169.67	19.04	2.73	25.41
JB-5	JB-4		115.9	234.39	232.14	108	0.0208	0.013	54	283.55	16.97	6.37	24.00
JB-4	JB-3		115.9	222.97	219.56	164	0.0208	0.013	54	283.55	16.97	9.67	24.00
JB-3	EX 8185		115.9	219.31	219.20	5	0.0208	0.013	54	283.55	16.97	0.29	24.00
EX 8185	EX JB-1		115.9	218.95	217.04	92	0.0208	0.013	4.43X8	2029.00	14.31	6.43	12.12
EX JB-1	JB-2	824.0	939.9	216.79	211.68	267	0.0191	0.013	8X8	1944.00	26.01	10.27	54.08

OUTFALL NARRATIVE

STORMWATER QUANTITY: THE SITE DRAINS FROM SOUTH TO NORTH AND DISCHARGES AS CONCENTRATED FLOW INTO THE PROPOSED 8'X8' BOX CULVERT. THE SITE STORMWATER THEN ENTERS AN EXISTING 84" STORM SEWER IN KIRKWOOD ROAD FOR SEVERAL HUNDRED FEET UNTIL THE OUTFALL REACHES THE LIMITS OF ANALYSIS FOR BOTH CHANNEL PROTECTION AND FLOOD CONTROL (A POINT WHERE THE UPSTREAM DRAINAGE AREA IS GREATER THAN 100 TIMES THE SITE AREA). STORMWATER FROM THE SITE ULTIMATELY DISCHARGES INTO THE POTOMAC RIVER. SEE SHEET C09.20 FOR OUTFALL MAPS AND ANALYSIS.

CHANNEL PROTECTION: THE SITE STORM OUTFALL AND ALL PIPES PROPOSED WITH THIS DEVELOPMENT WILL BE COMPRISED OF CONCRETE OR OTHER NON-ERODIBLE MATERIALS UP TO THE LIMITS OF ANALYSIS. THEREFORE, THE SITE CAN DISCHARGE THE 2-YEAR, 24-HOUR STORM WITHOUT CAUSING EROSION IN THE SYSTEM AND DETENTION IS NOT REQUIRED FOR THE PURPOSES OF CHANNEL PROTECTION.

BASED ON THIS ANALYSIS, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THE SITE COMPLIES WITH THE CHANNEL PROTECTION CRITERIA OUTLINED IN THE STATE STORMWATER REGULATIONS (9VAC25-870-66).

FLOOD PROTECTION: THE SITE WILL MEET FLOOD PROTECTION CRITERIA BY REDUCING THE 10-YEAR, 24-HOUR STORM DISCHARGE RATE IN CONFORMANCE WITH THE ENERGY BALANCE SPREADSHEET. THE DISCHARGE RATE WILL BE REDUCED THROUGH THE IMPLEMENTATION OF RUNOFF REDUCTION PRACTICES. THEREFORE, DETENTION IS NOT REQUIRED FOR THE PURPOSES OF FLOOD CONTROL.

BASED ON THIS, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THE SITE COMPLIES WITH THE FLOOD PROTECTION CRITERIA OUTLINED IN THE STATE STORMWATER REGULATIONS (9VAC25-870-66).

NOTE THAT IMPLEMENTATION OF RUNOFF REDUCTION PRACTICES ON THIS SITE WILL BRING THE POST-DEVELOPMENT FLOW RATE DOWN TO BELOW PRE-DEVELOPMENT CONDITIONS.

SEE SHEET C09.40 FOR STORMWATER QUANTITY COMPUTATIONS.

THE STORMWATER MANAGEMENT PLAN PROVIDED ON THIS PLAN IS SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL ENGINEERING.



SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE: AS NOTED
SHEET TITLE:
PRELIMINARY OUTFALL ANALYSIS (RESIDENTIAL)

SHEET #:
C09.20



ARLINGTON YMCA RESIDENTIAL BUILDING 4:1 SITE PLAN ARLINGTON COUNTY, VIRGINIA



SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4:1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4:1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE: NONE
SHEET TITLE:
PRELIMINARY BMP COMPUTATIONS (RESIDENTIAL)
SHEET #:
C09.30

Project Name: **YMCA - Multifamily Development**
Date: **3/25/2022**
Linear Development Project? **No**

CLEAR ALL
(Ctrl+Shift+R)
data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → **2.3680**

Maximum reduction required: **20%**
The site's net increase in impervious cover (acres) is: **0.1388**
Post-Development TP Load Reduction for Site (lb/yr): **1.0451**

Pre-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.0000
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.6545	0.6545
Impervious Cover (acres)				1.7135	1.7135
Totals					2.3680

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.0000
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.5157	0.5157
Impervious Cover (acres)				1.8523	1.8523
Totals					2.3680

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-Development	Listed	Adjusted ¹
Forest/Open Space Cover (acres)	0.0000	0.0000
Weighted Rv(forest)	0.0000	0.0000
% Forest	0%	0%
Managed Turf Cover (acres)	0.6545	0.5157
Weighted Rv(turf)	0.2500	0.2500
% Managed Turf	28%	23%
Impervious Cover (acres)	1.7135	1.7135
Rv(impervious)	0.9500	0.9500
% Impervious	72%	77%
Total Site Area (acres)	2.3680	2.2292
Site Rv	0.7565	0.7881

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)		
Post-Development	Listed	Adjusted ¹
Forest/Open Space Cover (acres)	0.0000	0.0000
Weighted Rv(forest)	0.0000	0.0000
% Forest	0%	0%
Managed Turf Cover (acres)	0.5157	0.5157
Weighted Rv(turf)	0.2500	0.2500
% Managed Turf	22%	23%
Impervious Cover (acres)	1.8523	1.8523
Rv(impervious)	0.9500	0.9500
% Impervious	78%	77%
Total Site Area (acres)	2.3680	2.2292
Final Post Dev Site Rv	0.7976	0.7881

Treatment Volume and Nutrient Load

Pre-Development	Post-Development	Change
Pre-Development Treatment Volume (acre-ft)	0.1493	0.1464
Pre-Development Treatment Volume (cubic feet)	6,503.0958	6,377.1583
Pre-Development TP Load (lb/yr)	4.0859	4.0068
Pre-Development TP Load per acre (lb/acre/yr)	1.7300	1.8000
Baseline TP Load (lb/yr) (0.41 lb/acre/yr applied to pre-development area excluding previous land proposed for new impervious cover)	0.9140	

Treatment Volume and Nutrient Load

Post-Development	Change
Final Post-Development Treatment Volume (acre-ft)	0.1574
Final Post-Development Treatment Volume (cubic feet)	6,855.7208
Final Post-Development TP Load (lb/yr)	4.3074
Final Post-Development TP Load per acre (lb/acre/yr)	1.8200
Max. Reduction Required (Below Pre-Development Load)	20%

¹Adjusted Land Cover Summary:
Pre-Development land cover minus previous land cover (forest/open space or managed turf) acreage proposed for new impervious cover.
Adjusted total acreage is consistent with Post-Development acreage (minus acreage of new impervious cover).
Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lb/acre/year).

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	1.0451
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Nitrogen Loads (Informational Purposes Only)

Pre-Development TN Load (lb/yr)	29.2297	Final Post-Development TN Load (Post-Development & New Impervious) (lb/yr)	30.8147
---------------------------------	---------	--	---------

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.0000	0.0000
Managed Turf (acres)				0.5157	0.5157	0.2500
Impervious Cover (acres)				1.8523	1.8523	0.9500
Total					2.3680	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) **4.3074**
Post Development Treatment Volume in D.A. A (ft³) **6,855.7208**

Stormwater Best Management Practices (RR = Runoff Reduction)

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Runoff Volume (ft ³)	Total BMP Treatment Volume (ft ³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed by Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40		1.0331	0.0000	1,425.0000	2,137.5000	3,562.5000	25	0.0000	2.2358	1.2297	1.0061	

Site Results (Water Quality Compliance)

Area Checks

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.0000	0.0000	0.0000	0.0000	0.0000	OK.
IMPERVIOUS COVER (ac)	1.8523	0.0000	0.0000	0.0000	0.0000	OK.
IMPERVIOUS COVER TREATED (ac)	1.0331	0.0000	0.0000	0.0000	0.0000	OK.
MANAGED TURF AREA (ac)	0.5157	0.0000	0.0000	0.0000	0.0000	OK.
MANAGED TURF AREA TREATED (ac)	0.0000	0.0000	0.0000	0.0000	0.0000	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) **6,855.7208**

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft ³)	1,425.0000	0.0000	0.0000	0.0000	0.0000	1,425.0000
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	4.3074	0.0000	0.0000	0.0000	0.0000	4.3074
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.2297	0.0000	0.0000	0.0000	0.0000	1.2297
TP LOAD REMAINING (lb/yr)	3.0778	0.0000	0.0000	0.0000	0.0000	3.0778
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	10.2364	0.0000	0.0000	0.0000	0.0000	10.2364

Total Phosphorus
FINAL POST-DEVELOPMENT TP LOAD (lb/yr) **4.3074**
TP LOAD REDUCTION REQUIRED (lb/yr) **1.0451**
TP LOAD REDUCTION ACHIEVED (lb/yr) **1.2297**
TP LOAD REMAINING (lb/yr) **3.0778**
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr) **0.0000** **
**** TARGET TP REDUCTION EXCEEDED BY 0.1845 LB/YEAR ****

Total Nitrogen (For Informational Purposes)
POST-DEVELOPMENT LOAD (lb/yr) **30.8147**
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr) **10.2364**
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr) **20.5783**

TP Load Reduction Required for Redeveloped Area (lb/yr)	0.8014	TP Load Reduction Required for New Impervious Area (lb/yr)	0.2438
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OVERALL SITE RUNOFF HYDROGRAPHS

PRE-DEVELOPMENT

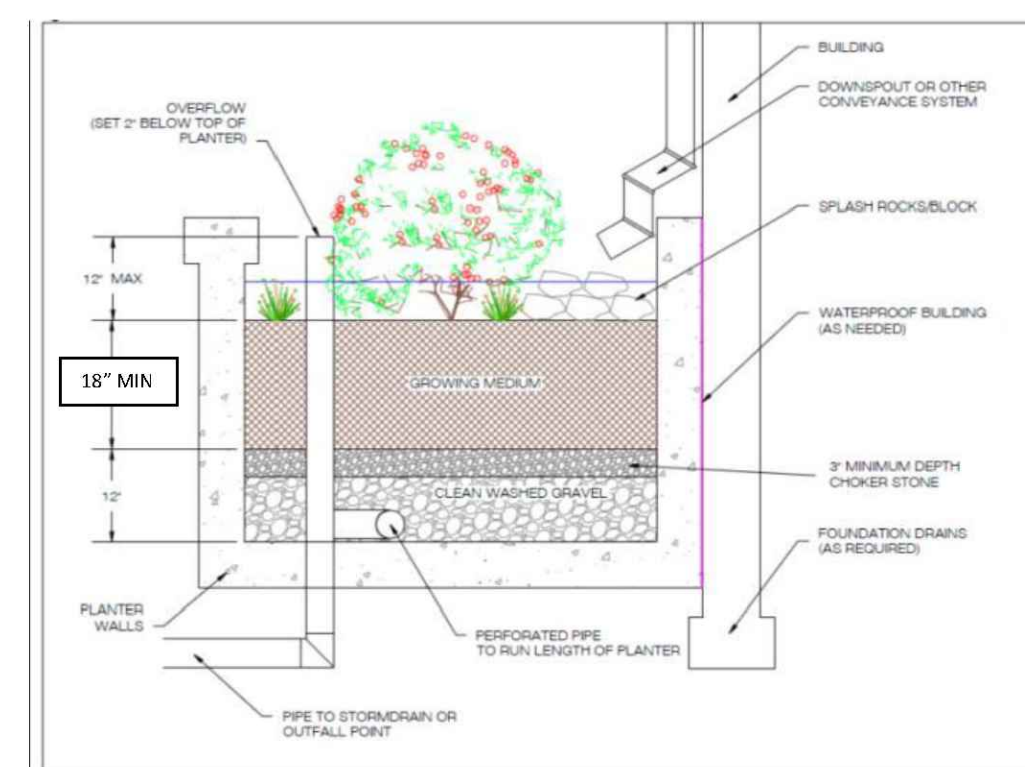
PRE-DEVELOPMENT Hydrograph type = SCS Runoff Storm frequency = 1 yrs Time interval = 2 min Drainage area = 2,368 ac Basin Slope = 0.0 % Tc method = User Total precip. = 2.69 in Storm duration = 24 hrs		Peak discharge = 7,489 cfs Time to peak = 11.93 hrs Hyd. volume = 15,786 cuft Curve number = 93 Hydraulic length = 0 ft Time of conc. (Tc) = 5.00 min Distribution = Type II Shape factor = 484		
PRE-DEVELOPMENT Hydrograph type = SCS Runoff Storm frequency = 2 yrs Time interval = 2 min Drainage area = 2,368 ac Basin Slope = 0.0 % Tc method = User Total precip. = 3.15 in Storm duration = 24 hrs		Peak discharge = 9,057 cfs Time to peak = 11.93 hrs Hyd. volume = 19,323 cuft Curve number = 93 Hydraulic length = 0 ft Time of conc. (Tc) = 5.00 min Distribution = Type II Shape factor = 484		
PRE-DEVELOPMENT Hydrograph type = SCS Runoff Storm frequency = 10 yrs Time interval = 2 min Drainage area = 2,368 ac Basin Slope = 0.0 % Tc method = User Total precip. = 4.84 in Storm duration = 24 hrs		Peak discharge = 14,776 cfs Time to peak = 11.93 hrs Hyd. volume = 32,564 cuft Curve number = 93 Hydraulic length = 0 ft Time of conc. (Tc) = 5.00 min Distribution = Type II Shape factor = 484		

POST-DEVELOPMENT

POST-DEVELOPMENT Hydrograph type = SCS Runoff Storm frequency = 1 yrs Time interval = 2 min Drainage area = 2,368 ac Basin Slope = 0.0 % Tc method = User Total precip. = 2.69 in Storm duration = 24 hrs		Peak discharge = 7,224 cfs Time to peak = 11.93 hrs Hyd. volume = 15,068 cuft Curve number = 92 Hydraulic length = 0 ft Time of conc. (Tc) = 5.00 min Distribution = Type II Shape factor = 484		
POST-DEVELOPMENT Hydrograph type = SCS Runoff Storm frequency = 2 yrs Time interval = 2 min Drainage area = 2,368 ac Basin Slope = 0.0 % Tc method = User Total precip. = 3.15 in Storm duration = 24 hrs		Peak discharge = 8,796 cfs Time to peak = 11.93 hrs Hyd. volume = 18,560 cuft Curve number = 92 Hydraulic length = 0 ft Time of conc. (Tc) = 5.00 min Distribution = Type II Shape factor = 484		
POST-DEVELOPMENT Hydrograph type = SCS Runoff Storm frequency = 10 yrs Time interval = 2 min Drainage area = 2,368 ac Basin Slope = 0.0 % Tc method = User Total precip. = 4.84 in Storm duration = 24 hrs		Peak discharge = 14,533 cfs Time to peak = 11.93 hrs Hyd. volume = 31,695 cuft Curve number = 92 Hydraulic length = 0 ft Time of conc. (Tc) = 5.00 min Distribution = Type II Shape factor = 484		

TYPICAL DETAILS

URBAN BIO-RETENTION



OVERALL SITE CURVE NUMBERS

PRE-DEVELOPMENT

CURVE NUMBER = 93 (SEE SHEET C09.10)

POST-DEVELOPMENT

Drainage Area A		A Soils	B Soils	C Soils	D Soils	Total Area (acres):
Forests/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.0000	0.0000	0.0000	0.0000	2.3680
	CN	30	55	70	77	Runoff Reduction
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.0000	0.0000	0.0000	0.5157	Volume (ft ³):
	CN	39	61	74	80	1,425.0000
Impervious Cover	Area (acres)	0.0000	0.0000	0.0000	1.8523	
	CN	98	98	98	98	
	CN (D.A.A)	94				

	1-year storm	2-year storm	10-year storm
RV _{Developed} (watershed-inch) with no Runoff Reduction*	2.0513	2.4953	4.1502
RV _{Developed} (watershed-inch) with Runoff Reduction*	1.8856	2.3296	3.9844
Adjusted CN*	92	92	92

Enter design storm rainfall depths (in):

	1-year storm	2-year storm	10-year storm
	2.69	3.15	4.84

Use NOAA Atlas 14 (<http://hdsc.nws.noaa.gov/hdsc/pfds/>)

ENERGY BALANCE WORKSHEET

SWM Water Quantity Energy Balance Worksheet

SITE AREA (acre)	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.69	2.69	4.84	4.84
CN	93	92	93	92
S=1000/CN-10	0.75	0.87	0.75	0.87
0.2S	0.15	0.17	0.15	0.17
RV=(P-0.2S) ² /(P-0.2S)+S	1.96	1.87	4.04	3.93

Q_{Post} Development <= I.F.* (Q_{pre-development}* RV_{pre-development})/RV_{Developed}

I.F. 0.8		FLOOD CONTROL	
CHANNEL PROTECTION		FLOOD CONTROL	
Q _{pre-development}	7.49	Q _{pre-development}	14.76
Q _{Post Development}	7.22	Q _{Post Development}	14.53*
RV _{Post Development} (with runoff reduction)	1.8856	RV _{Post Development} (with runoff reduction)	3.9844
Q _{allowable}	6.22	Q _{allowable}	14.97*
Q _{allowable} /Q _{Post Development}	0.86	Q _{allowable} /Q _{Post Development}	1.03
V _s /V _r	N/A	V _s /V _r	0
V _s	N/A	V _s	0.00
Storage required (cf)	N/A	Storage required (cf)	0

*Q(ALLOWABLE) IS GREATER THAN THE POST-DEVELOPMENT FLOW RATE.

WATER QUANTITY NARRATIVE

STORMWATER QUANTITY: THE SITE DRAINS FROM SOUTH TO NORTH AND DISCHARGES AS CONCENTRATED FLOW INTO THE PROPOSED 8'X8' BOX CULVERT. THE SITE STORMWATER THEN ENTERS AN EXISTING 84" STORM SEWER IN KIRKWOOD ROAD FOR SEVERAL HUNDRED FEET UNTIL THE OUTFALL REACHES THE LIMITS OF ANALYSIS FOR BOTH CHANNEL PROTECTION AND FLOOD CONTROL (A POINT WHERE THE UPSTREAM DRAINAGE AREA IS GREATER THAN 100 TIMES THE SITE AREA). STORMWATER FROM THE SITE ULTIMATELY DISCHARGES INTO THE POTOMAC RIVER. SEE SHEET C09.20 FOR OUTFALL MAPS AND ANALYSIS.

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BASED ON THIS, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THE SITE COMPLIES WITH THE FLOOD PROTECTION CRITERIA OUTLINED IN THE STATE STORMWATER REGULATIONS (9VAC25-870-66).

NOTE THAT IMPLEMENTATION OF RUNOFF REDUCTION PRACTICES ON THIS SITE WILL BRING THE POST-DEVELOPMENT FLOW RATE DOWN TO BELOW PRE-DEVELOPMENT CONDITIONS.

SEE SHEET C09.20 FOR ADEQUATE OUTFALL ANALYSIS.

THE STORMWATER MANAGEMENT PLAN PROVIDED ON THIS PLAN IS SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL ENGINEERING.

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945

Engineers • Surveyors • Planners
Landscape Architects • Arborists

207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPHINC.com

DRAWN: _____ CHECKED: _____
DATE: _____

ARLINGTON YMCA
RESIDENTIAL BUILDING
4.1 SITE PLAN
ARLINGTON COUNTY, VIRGINIA

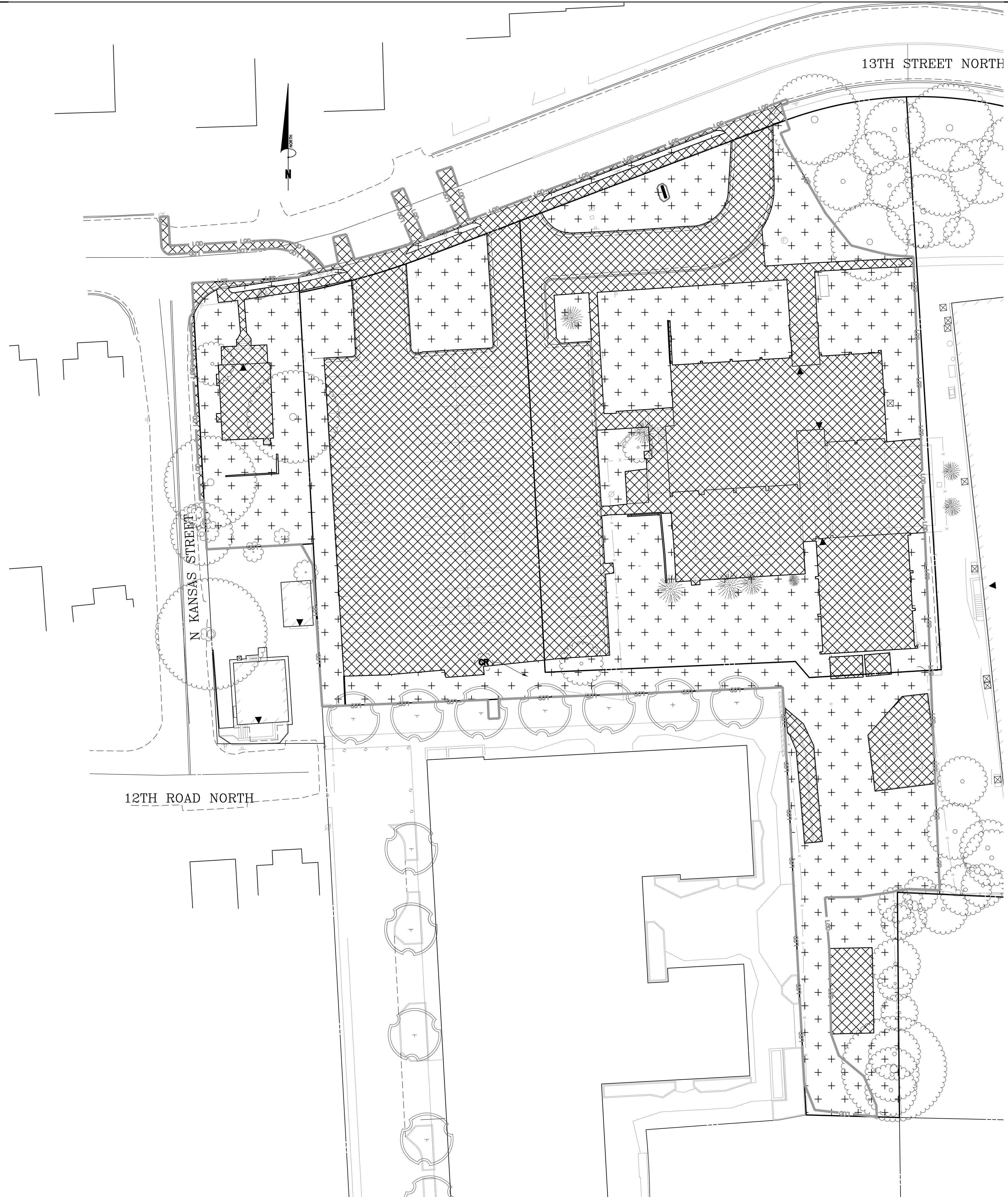
COMMONWEALTH OF VIRGINIA
KAREN L. S. WHITE
Lic. No. 041850
07/28/22
PROFESSIONAL ENGINEER

SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

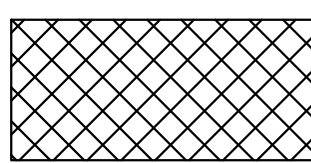
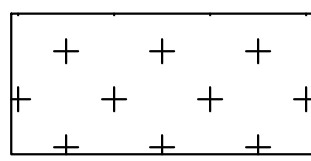
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SHEET TITLE:
PRELIMINARY SWM COMPUTATIONS (RESIDENTIAL)

SHEET #:
C09.40

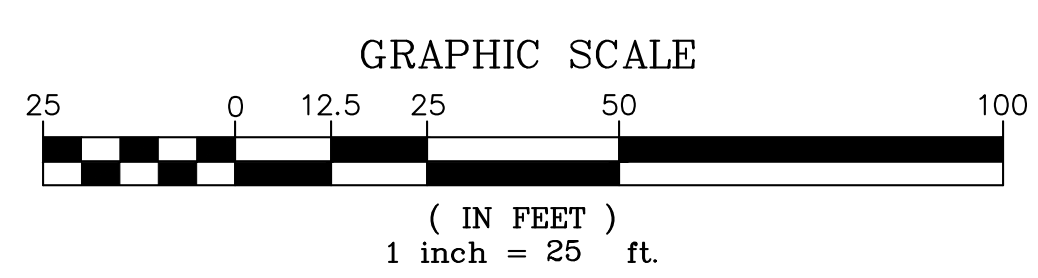



LEGEND

	IMPERVIOUS AREA (46,743 SF OR 1.0730 AC.)
	PERVIOUS AREA (39,438 SF OR 0.9054 AC.)

TOTAL LIMITS OF DISTURBED AREA (86,181 SF OR 1.9784 AC.)

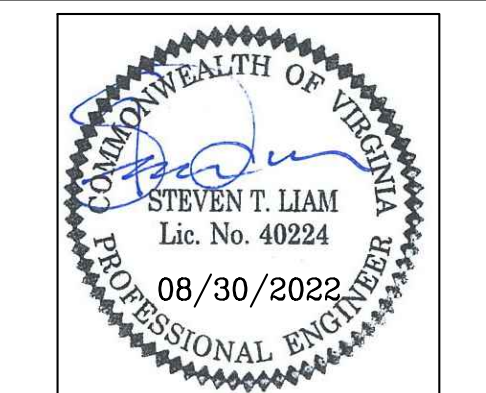
$CN = [(46,743 \times 98) + (39,438 \times 80)] / 86,181 = 90$

Bowman Consulting Group, Ltd. 13461 Sunrise Valley Drive, Suite 500 Herndon, Virginia 20171 © Bowman Consulting Group, Ltd. Phone: (703) 464-1000 Fax: (703) 481-9720 www.bowman.com	DRAWN: CA DATE: 08/30/2022 CHECKED: STL
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ARLINGTON YMCA

SPLN22-00005
4.1 PRELIMINARY SITE PLAN
ARLINGTON COUNTY, VIRGINIA

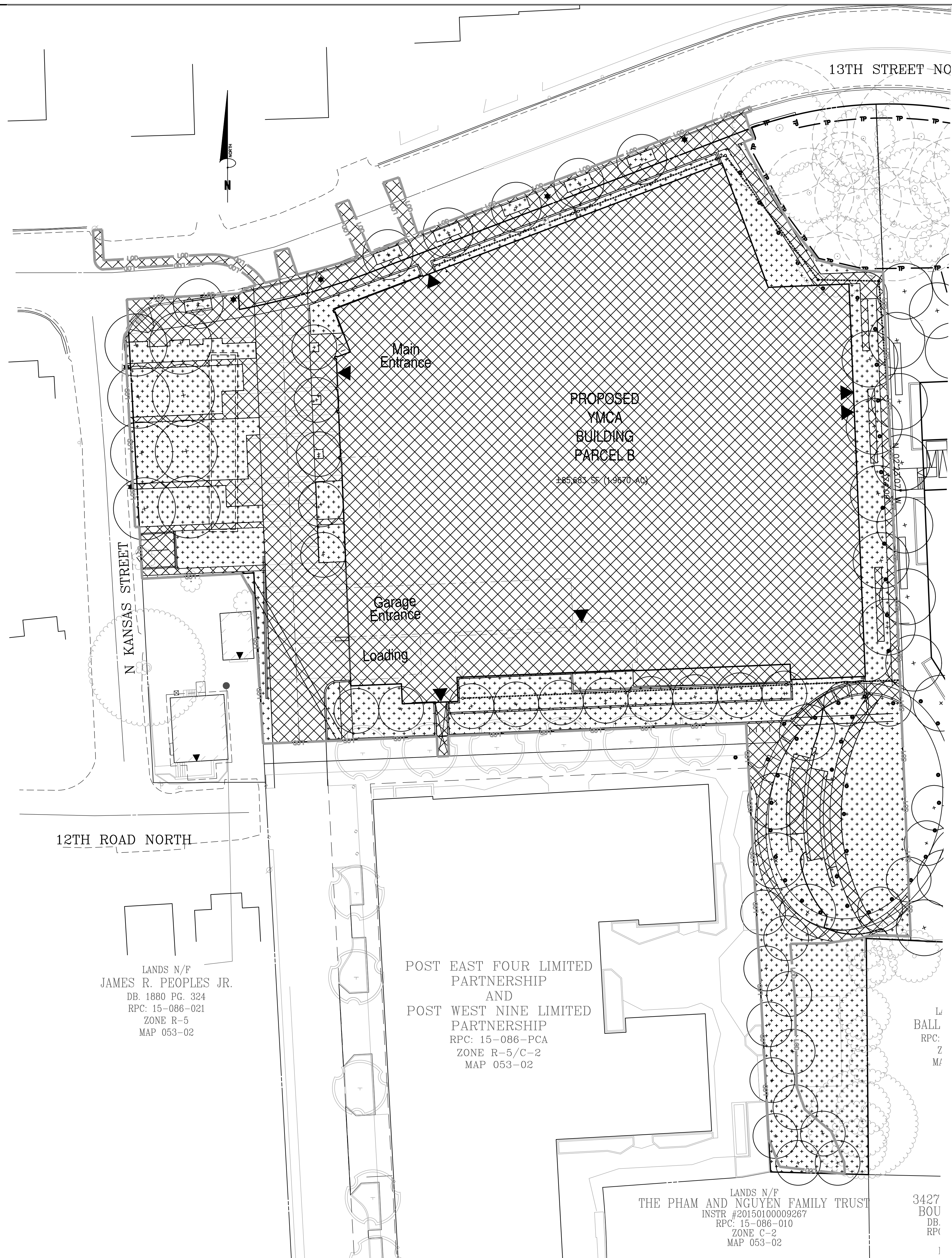


SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022
3	4.1 SITE PLAN PRELIMINARY SUBMISSION	08/30/2022

SCALE: 1"=25'

SHEET TITLE:
PRE-DEVELOPMENT CONDITIONS (YMCA BUILDING)

SHEET #:
C10.00



13TH STREET NO

N KANSAS STREET

12TH ROAD NORTH

PROPOSED
YMCA
BUILDING
PARCEL B
185,863 SF (1.4298 AC)

Main
Entrance

Garage
Entrance

Loading

LANDS N/F
JAMES R. PEOPLES JR.
DB. 1880 PG. 324
RPC: 15-086-021
ZONE R-5
MAP 053-02

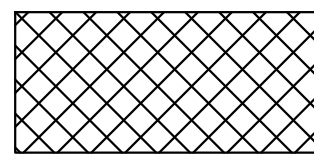
POST EAST FOUR LIMITED
PARTNERSHIP
AND
POST WEST NINE LIMITED
PARTNERSHIP
RPC: 15-086-PCA
ZONE R-5/C-2
MAP 053-02

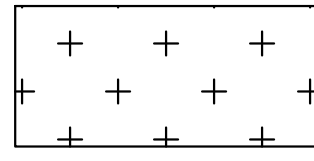
LANDS N/F
THE PHAM AND NGUYEN FAMILY TRUST
INSTR #20150100009267
RPC: 15-086-010
ZONE C-2
MAP 053-02

L₁
BALL
RPC:
Z
M/

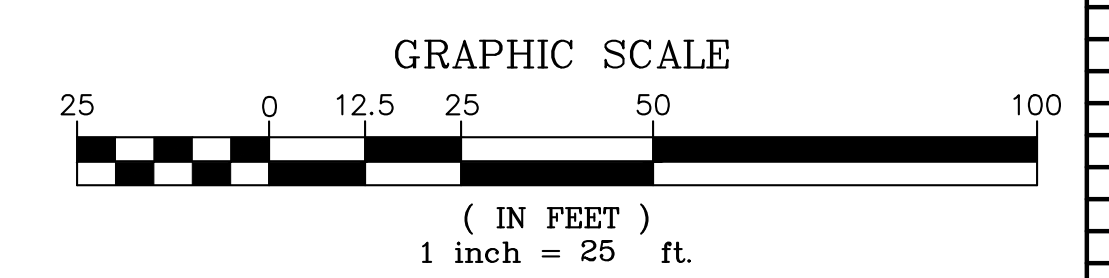
3427
BOU
DB:
RPC:

LEGEND

 IMPERVIOUS AREA (62,284 SF OR 1.4298 AC.)

 PERVIOUS AREA (23,897 SF OR 0.5486 AC.)

TOTAL LIMITS OF DISTURBED AREA (86,181 SF OR 1.9784 AC.)
CN = 91 (SEE VRRM SPREADSHEET - C10.32)



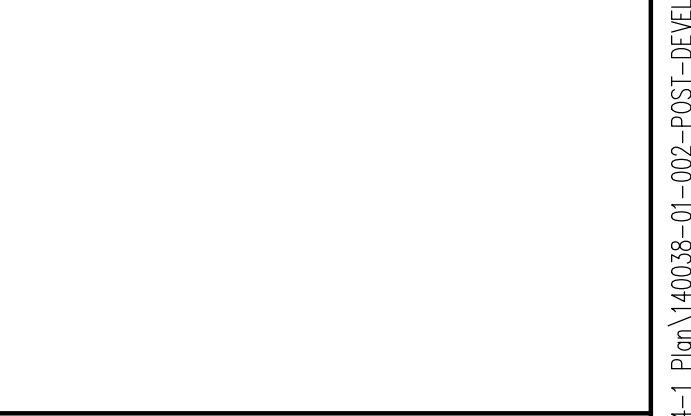
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DRAWN: CA
DATE: 08/30/2022
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13461 Sunrise Valley Drive, Suite 500
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Fax: (703) 481-9720
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ARLINGTON YMCA

SPLN22-00005
4.1 PRELIMINARY SITE PLAN
ARLINGTON COUNTY, VIRGINIA



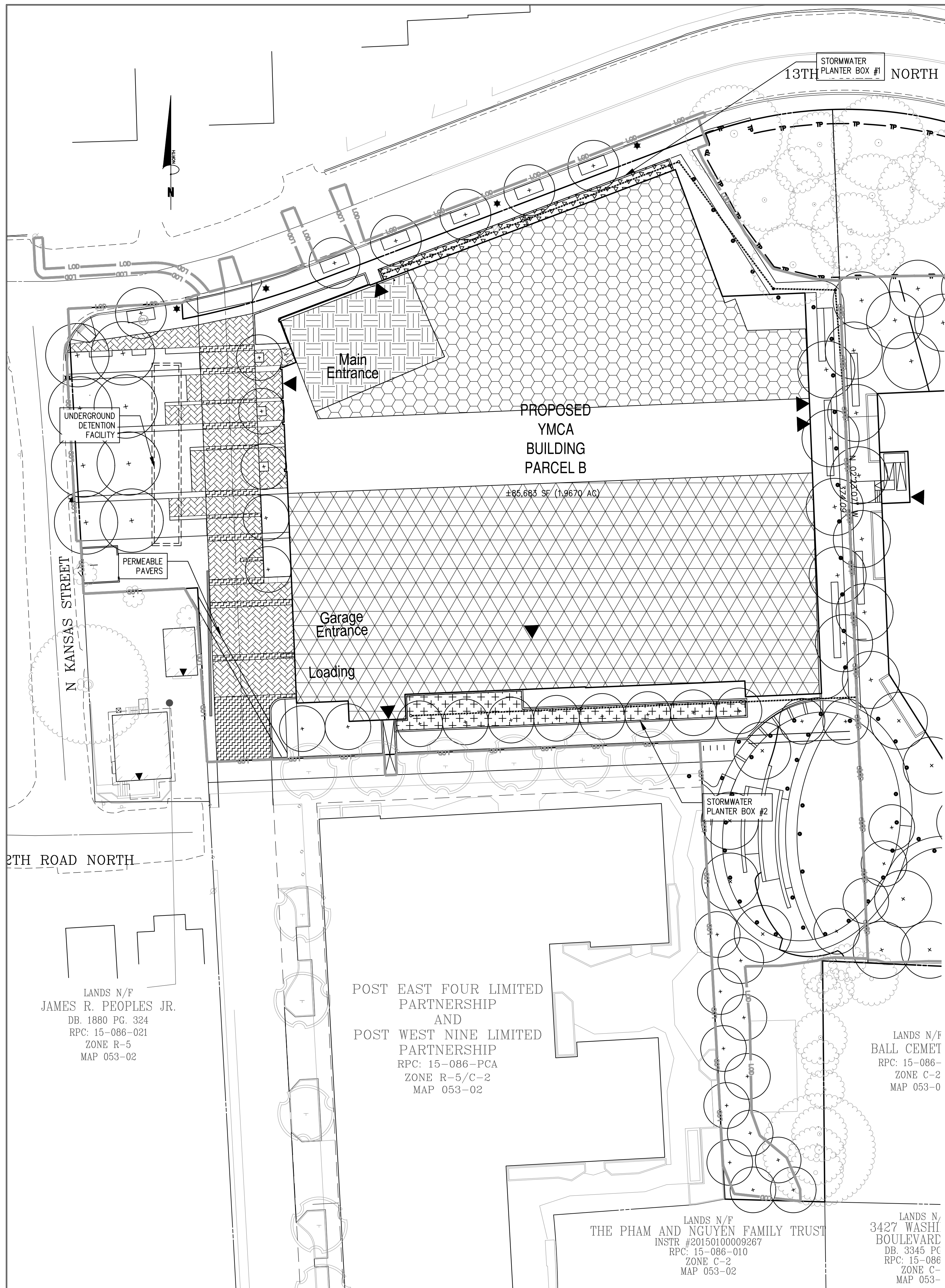
SUBMISSIONS

NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022
3	4.1 SITE PLAN PRELIMINARY SUBMISSION	08/30/2022

SCALE: 1"=25'

SHEET TITLE:
POST-DEVELOPMENT CONDITIONS (YMCA BUILDING)

SHEET #:
C10.10



LEGEND

	INTENSIVE GREEN ROOF - LEVEL 2 (2,500 SF OR 0.0574 AC.)
	AREA TO STORMWATER PLANTER 1 (12,594 SF OR 0.2891 AC.)
	STORMWATER PLANTER BOX #1 (721 SF OR 0.0165 AC.)
	AREA TO STORMWATER PLANTER 2 (21,239 SF OR 0.4876 AC.)
	STORMWATER PLANTER BOX #2 (1,448 SF OR 0.0332 AC.)
	PERMEABLE PAVERS - LEVEL 1 (5,308 SF OR 0.1218 AC.)
	AREA TO PERMEABLE PAVERS (1,358 SF OR 0.0312 AC.)

SWM/BMP NARRATIVE

EXISTING CONDITIONS:
THE TOTAL PARCEL AREA OF THE SITE IS 85,683 SF OR 1.9670 ACRES. THE LIMITS OF DISTURBANCE AREA FOR THE PROJECT IS 86,181 SF OR 1.9784 ACRES. THE LIMITS OF DISTURBANCE AREA WILL BE USED FOR STORMWATER COMPUTATIONS WHICH EQUATES TO 86,181 SF OR 1.9784 ACRES.

THE SITE CONSISTS OF A COMMERCIAL BUILDING, SURFACE PARKING LOT, SWIMMING POOL, BASKETBALL COURT, LANDSCAPE AREAS AND DROP OFF DRIVE AISLE. THE SITE DRAINS FROM NORTH TO SOUTHEAST AND GOES INTO THE PUBLIC STORM SEWER PER PUBLIC INLETS AT ADJACENT ROADWAYS.

PROPOSED CONDITIONS:
THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW YMCA FACILITY, DRIVE AISLE, PARK, LEAD WALKS, UTILITY INFRASTRUCTURE AND STORMWATER MANAGEMENT BMPs. THE PROPOSED STORMWATER MANAGEMENT BMPs WILL CONSIST OF URBAN BIORETENTION PLANTERS LOCATED ALONG THE FRONT AND REAR OF THE BUILDING, GREEN ROOF AREA ON THE BUILDING AND PERMEABLE PAVERS ON THE DRIVE AISLE IN BETWEEN THE BUILDING AND THE PARK.

STORMWATER QUALITY:
THE SITE COMPLIES WITH THE ARLINGTON COUNTY STORMWATER ORDINANCE VIA URBAN BIORETENTIONS, GREEN ROOF AND PERMEABLE PAVERS. SEE SHEETS C10.30 AND C10.31 FOR COMPUTATIONS.

STORMWATER QUANTITY:
IN ORDER TO MEET STORMWATER QUANTITY REGULATIONS AN ENERGY BALANCE COMPUTATION HAS BEEN CALCULATED ON SHEET C10.31. THE SITE WILL PROVIDE A DETENTION STORAGE WITHIN THE PARKING GARAGE IN ORDER TO HANDLE THE 2-YEAR AND 10-YEAR, 24-HOUR STORM DISCHARGE RATE. DETENTION STORAGE WILL SATISFY THE CHANNEL AND FLOOD PROTECTION REQUIREMENTS.

ADJACENT PROPERTIES:
THE PROPOSED SITE WILL NOT HAVE ANY ADVERSE EFFECTS ON ADJACENT PROPERTIES. ALL SHEET FLOW UNDETAINED BY THE SITE WILL BE ROUTED TO THE PUBLIC RIGHT OF WAY EXISTING STORM SEWER SYSTEM.

FLOODPLAIN BOUNDARY:
THIS SITE IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN BOUNDARY

RESOURCE PROTECTION AREAS:
THERE ARE NO RESOURCE PROTECTION AREAS TO EXIST ON SITE.

THE SITE IS LOCATED IN THE SPROUT RUN WATERSHED.

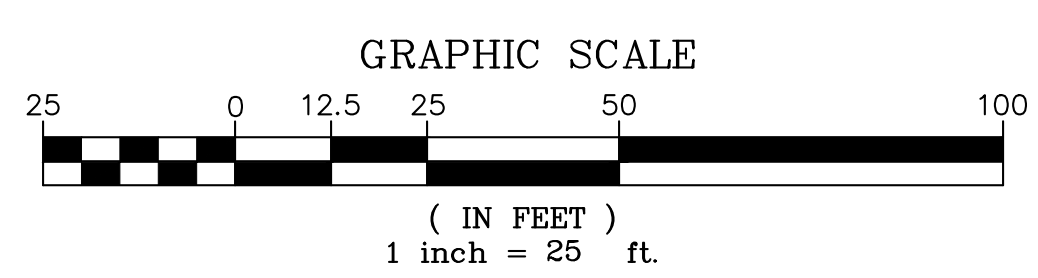
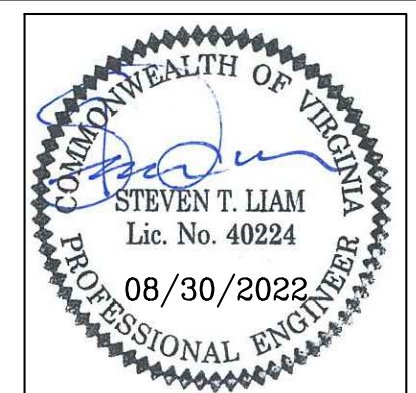
BMP FINAL DETAILS AND COMPUTATIONS ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

Bowman

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DATE: 08/30/2022
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13461 Sunrise Valley Drive, Suite 500
Herndon, Virginia 20171
Phone: (703) 464-1000
Fax: (703) 481-9720
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ARLINGTON YMCA

SPLN22-00005
4.1 PRELIMINARY SITE PLAN
ARLINGTON COUNTY, VIRGINIA



SUBMISSIONS

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3	4.1 SITE PLAN PRELIMINARY SUBMISSION	08/30/2022

SCALE: 1"=25'
SHEET TITLE:
STORMWATER MANAGEMENT PLAN (YMCA BUILDING)
SHEET #:
C10.20

Project Name: **YMCA - Arlington**
 Date: **3/18/2022**
 Linear Development Project? No

CLEAR ALL
 (Ctrl+Shift+R)

data input cells
 constant values
 calculation cells
 final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → **1.9784**

Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	0.3568
Post-Development TP Load Reduction for Site (lb/yr):	1.1543

Check:
 BMP Design Specifications List: 2013 Draft Stds & Specs
 Linear project? No
 Land cover areas entered correctly?
 Total disturbed area entered?

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.0000
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.9054	0.9054
Impervious Cover (acres)				1.0730	1.0730
					1.9784

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.0000
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.5486	0.5486
Impervious Cover (acres)				1.4298	1.4298
Area Check	OK.	OK.	OK.	OK.	1.9784

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	Listed	Adjusted ¹
Forest/Open Space Cover (acres)	0.0000	0.0000
Weighted Rv(forest)	0.0000	0.0000
% Forest	0%	0%
Managed Turf Cover (acres)	0.9054	0.5486
Weighted Rv(turf)	0.2500	0.2500
% Managed Turf	46%	34%
Impervious Cover (acres)	1.0730	1.0730
Rv(impervious)	0.9500	0.9500
% Impervious	54%	66%
Total Site Area (acres)	1.9784	1.6216
Site Rv	0.6297	0.7132

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)			
Post ReDev. & New Impervious		Land Cover Summary-Post	
Forest/Open Space Cover (acres)	0.0000	Forest/Open Space Cover (acres)	0.0000
Weighted Rv(forest)	0.0000	Weighted Rv(forest)	0.0000
% Forest	0%	% Forest	0%
Managed Turf Cover (acres)	0.5486	Managed Turf Cover (acres)	0.5486
Weighted Rv (turf)	0.2500	Weighted Rv (turf)	0.2500
% Managed Turf	28%	% Managed Turf	34%
Impervious Cover (acres)	1.4298	ReDev. Impervious Cover (acres)	1.0730
Rv(impervious)	0.9500	Rv(impervious)	0.9500
% Impervious	72%	% Impervious	66%
Final Site Area (acres)	1.9784	Total ReDev. Site Area (acres)	1.6216
Final Post Dev Site Rv	0.7559	ReDev Site Rv	0.7132

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.1038	0.0964
Pre-ReDevelopment Treatment Volume (cubic feet)	4,521.8910	4,198.0950
Pre-ReDevelopment TP Load (lb/yr)	2.8411	2.6377
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.4400	1.6300
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		0.6649

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.1246	Post-ReDevelopment Treatment Volume (acre-ft)	0.0964	Post-Development Treatment Volume (acre-ft)	0.0282
Final Post-Development Treatment Volume (cubic feet)	5,428.5198	Post-ReDevelopment Treatment Volume (cubic feet)	4,198.0950	Post-Development Treatment Volume (cubic feet)	1,230.4248
Final Post-Development TP Load (lb/yr)	3.4107	Post-ReDevelopment TP Load (lb/yr)*	2.6377	Post-Development TP Load (lb/yr)	0.7731
Final Post-Development TP Load per acre (lb/acre/yr)	1.7200	Post-ReDevelopment TP Load per acre (lb/acre/yr)	1.6300		
		Max. Reduction Required (Below Pre-ReDevelopment Load)	20%		

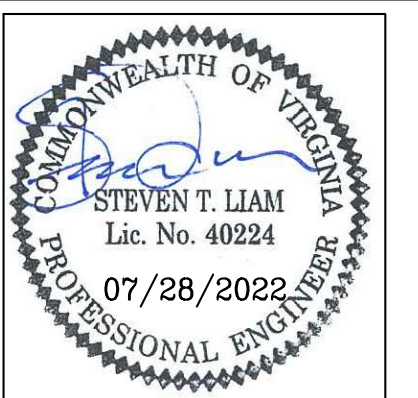
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.5275	TP Load Reduction Required for New Impervious Area (lb/yr)	0.6268
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Bowman

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 Bowman Consulting Group, Ltd.
 13461 Sunrise Valley Drive, Suite 500
 Herndon, Virginia 20171
 Phone: (703) 464-1000
 Fax: (703) 481-9720
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ARLINGTON YMCA

SPLN22-00005
 4.1 PRELIMINARY SITE PLAN
 ARLINGTON COUNTY, VIRGINIA



SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE: 1"=25'
 SHEET TITLE:
 STORMWATER COMPUTATIONS (YMCA BUILDING)
 SHEET #:
 C10.30

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.0000	0.0000
Managed Turf (acres)				0.5486	0.5486	0.2500
Impervious Cover (acres)				1.4298	1.4298	0.9500
Total					1.9784	

Stormwater Best Management Practices (RR = Runoff Reduction)

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Runoff Volume (ft ³)	Total BMP Treatment Volume (ft ³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45				0.0000	0.0000	0.0000	0		0.0000	0.0000	0.0000	
1.b. Vegetated Roof #2 (Spec #5)	60		0.0574		118.7456	79.1638	197.9094	0		0.1242	0.0745	0.0497	6.a. Bioretention #1
3. Permeable Pavement (RR)													
3.a. Permeable Pavement #1 (Spec #7)	45		0.1520	0.0000	235.8774	288.2946	524.1720	25	0.0000	0.3290	0.1933	0.1357	
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	0.0497	0.7767	79.1638	1,121.0866	1,681.6299	2,802.7165	25	0.0497	1.7093	0.9674	0.7915	

Nitrogen Removal Efficiency (%)	Nitrogen Load from Upstream Practices (lbs)	Untreated Nitrogen Load to Practice (lbs)	Nitrogen Removed By Practice (lbs)	Remaining Nitrogen Load (lbs)
1. Vegetated Roof (RR)				
0		0.0000	0.0000	0.0000
0		0.8885	0.5331	0.3554
3. Permeable Pavement (RR)				
25	0.0000	2.3534	1.3826	0.9708
6. Bioretention (RR)				
40	0.3554	12.2278	8.0533	4.5300

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.0000	0.0000	0.0000	0.0000	0.0000	OK.
IMPERVIOUS COVER (ac)	1.4298	0.0000	0.0000	0.0000	0.0000	OK.
IMPERVIOUS COVER TREATED (ac)	0.9861	0.0000	0.0000	0.0000	0.0000	OK.
MANAGED TURF AREA (ac)	0.5486	0.0000	0.0000	0.0000	0.0000	OK.
MANAGED TURF AREA TREATED (ac)	0.0497	0.0000	0.0000	0.0000	0.0000	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³)

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft ³)	1,475.7096	0.0000	0.0000	0.0000	0.0000	1,475.7096
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	3.4107	0.0000	0.0000	0.0000	0.0000	3.4107
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.2352	0.0000	0.0000	0.0000	0.0000	1.2352
TP LOAD REMAINING (lb/yr)	2.1755	0.0000	0.0000	0.0000	0.0000	2.1755
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	9.9690	0.0000	0.0000	0.0000	0.0000	9.9690

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	<input type="text" value="3.4107"/>
TP LOAD REDUCTION REQUIRED (lb/yr)	<input type="text" value="1.1543"/>
TP LOAD REDUCTION ACHIEVED (lb/yr)	<input type="text" value="1.2352"/>
TP LOAD REMAINING (lb/yr)	<input type="text" value="2.1755"/>
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.0000 **
** TARGET TP REDUCTION EXCEEDED BY 0.0809 LB/YEAR **	

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	<input type="text" value="24.3998"/>
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	<input type="text" value="9.9690"/>
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	<input type="text" value="14.4308"/>

Facility name/type	Impervious Area to Facility	Pervious Area to Facility	Total Drainage Area	Total Drainage Area	Rainfall Depth (P)	Rv	Target storage (WQv)	Width	Length	Ponding depth	Filter depth	Gravel depth	Surface Area	Ponding Volume (1.00 void)	Soil Storage Volume (0.25 void)	Gravel Storage Volume (0.4 void)	Available Storage	% Water Quality Volume Captured
	(SF)	(SF)	(SF)	(acre)	(in)		(CF)	(ft)	(ft)	(in)	(in)	(in)	(SF)	(CF)	(CF)	(CF)	(CF)	Must be ≥ 100% (Max. 200%)
Stormwater Planter Box #1	12594	721	13315	0.3057	1.00	0.91	1010.24	5.28	136.67	3	48	12	721.62	180.40	721.62	288.65	1190.67	117.9%
Stormwater Planter Box #2	21239	1448	22687	0.5208	1.00	0.90	1707.97	9.87	146.75	3	48	12	1448.42	362.11	1448.42	579.37	2389.90	139.9%

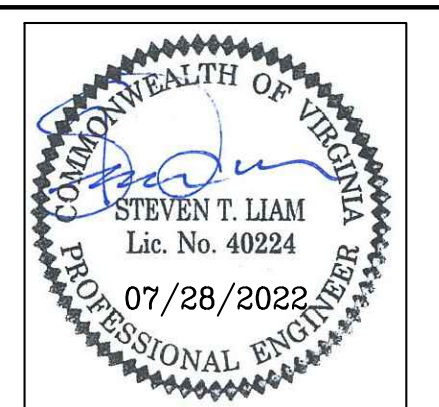
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ARLINGTON YMCA

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ARLINGTON COUNTY, VIRGINIA



SUBMISSIONS

NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
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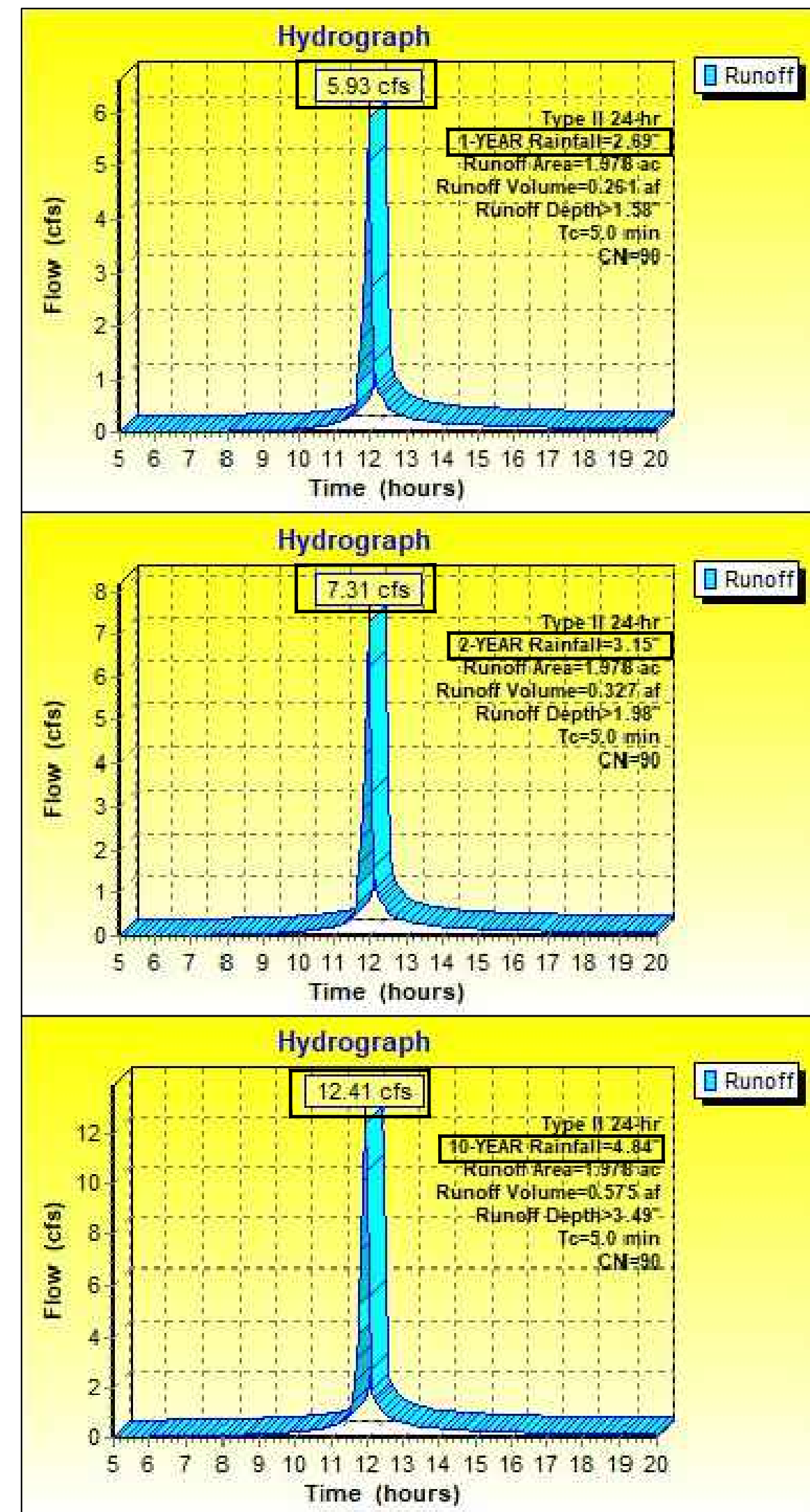
SCALE: 1"=25'

SHEET TITLE:
STORMWATER COMPUTATIONS (YMCA BUILDING)

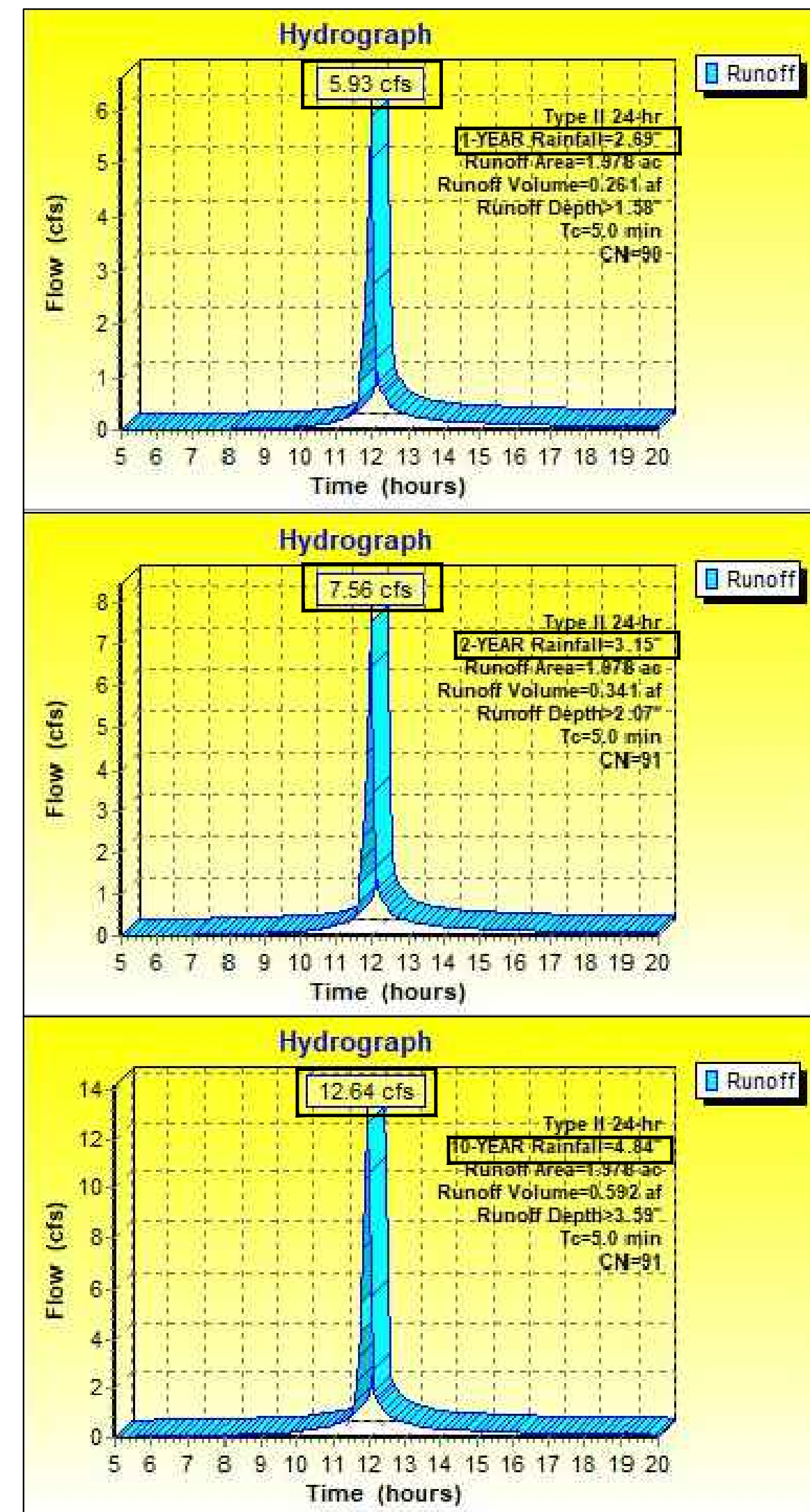
SHEET #:
C10.31

SITE RUNOFF HYDROGRAPHS

PRE-DEVELOPMENT



POST-DEVELOPMENT



SITE CURVE NUMBERS

PRE-DEVELOPMENT

CURVE NUMBER = 90 (SEE SHEET C10.00)

POST-DEVELOPMENT

Drainage Area Curve Numbers and Runoff Depths*

Curve numbers (CN, CNadj) and runoff depths (RV_{Developed}) are computed with and without reduction practices.

Drainage Area A		A Soils	B Soils	C Soils	D Soils	Total Area (acres):
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.0000	0.0000	0.0000	0.0000	1.9784
	CN	30	55	70	77	Runoff Reduction
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.0000	0.0000	0.0000	0.5486	Volume (ft ³): 1,475.7096
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.0000	0.0000	0.0000	1.4298	
	CN	98	98	98	98	

RV _{Developed} (watershed-inch) with no Runoff Reduction*	1-year storm			2-year storm			10-year storm		
	1.9589	2.3978	4.0409	1.7534	2.1923	3.8354	2.69	3.15	4.84
RV _{Developed} (watershed-inch) with Runoff Reduction*	1.7534	2.1923	3.8354	2.69	3.15	4.84			
Adjusted CN*	91	91	91						

ENERGY BALANCE WORKSHEET

SWM Water Quantity Energy Balance Worksheet

SITE AREA (acre)	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.69	2.69	4.84	4.84
CN	90.00	91.00	90.00	91.00
S=1000/CN-10	1.11	0.99	1.11	0.99
0.2S	0.22	0.20	0.22	0.20
RV=(P-0.2S) ² /(P-0.2S)+S	1.70	1.78	3.72	3.83

$$Q_{Post\ Development} \leq I.F. * (Q_{pre-development} * RV_{pre-development}) / RV_{Developed}$$

CHANNEL PROTECTION		I.F.
Q _{pre-development}	5.93	0.8
Q _{Post Development}	5.93	
RV _{Post Development} (with runoff reduction)	1.7534	
Q _{allowable}	4.60	

Q _{allowable} /Q _{Post Development}	0.78	
V _s /V _r	0.18	Fig 11.7 of DEQ Manual
V _s	0.32	
Storage required (cf)	2318	

FLOOD CONTROL	
Q _{pre-development}	12.41
Q _{Post Development}	12.64
RV _{Post Development} (with runoff reduction)	3.8354
Q _{allowable}	12.04

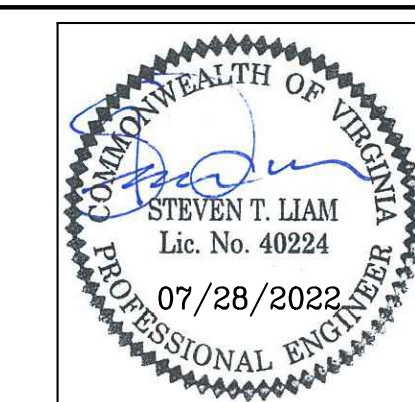
Q _{allowable} /Q _{Post Development}	0.95
V _s /V _r	0.11
V _s	0.43
Storage required (cf)	3109

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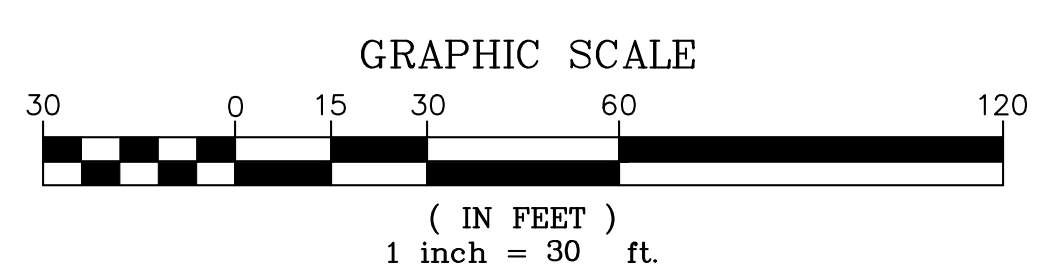
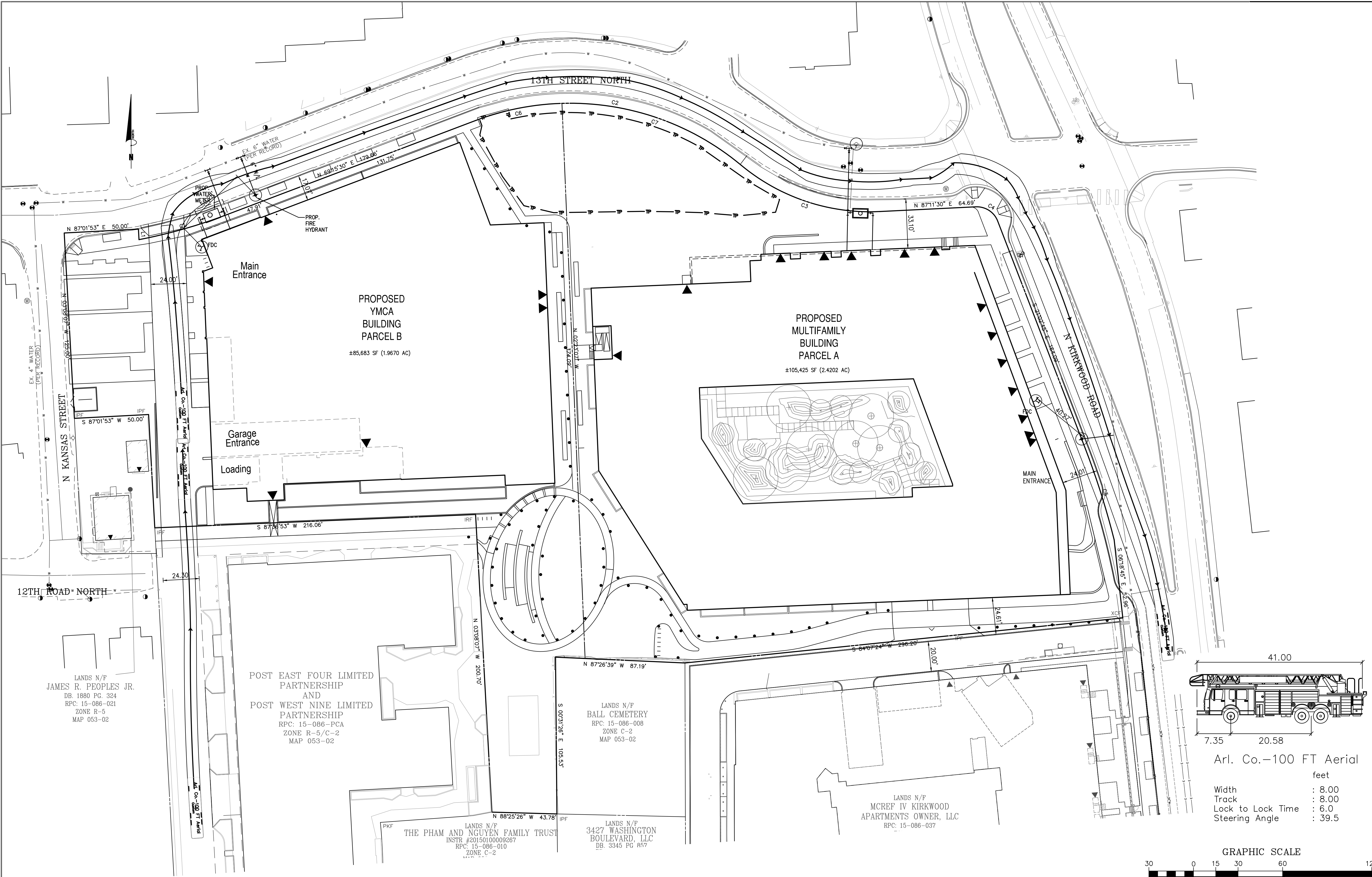
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1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE: 1"=25'
SHEET TITLE:
STORMWATER COMPUTATIONS (YMCA BUILDING)

SHEET #:
C10.32

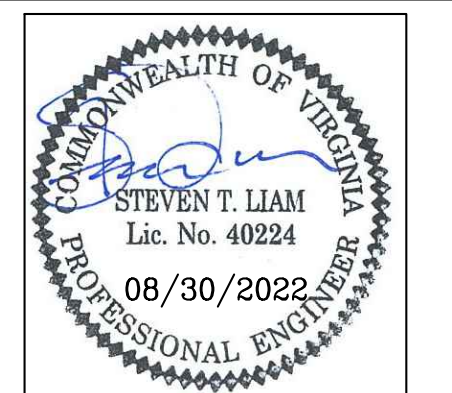
ARLINGTON YMCA

SPLN22-00005
 4.1 PRELIMINARY SITE PLAN
 ARLINGTON COUNTY, VIRGINIA



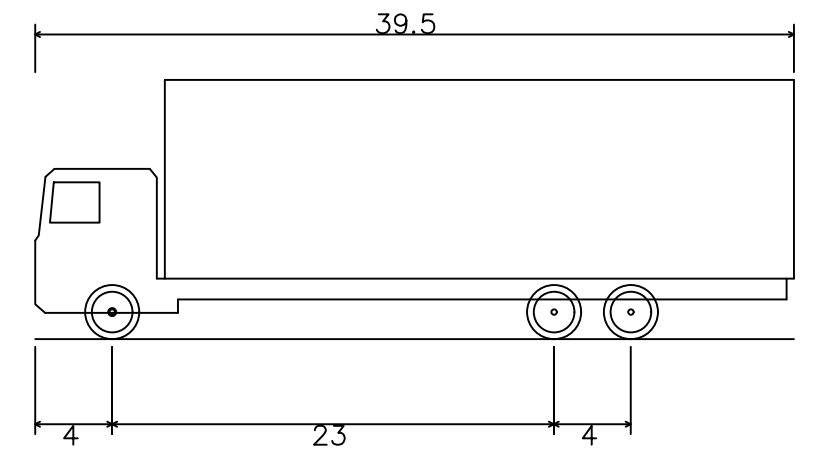
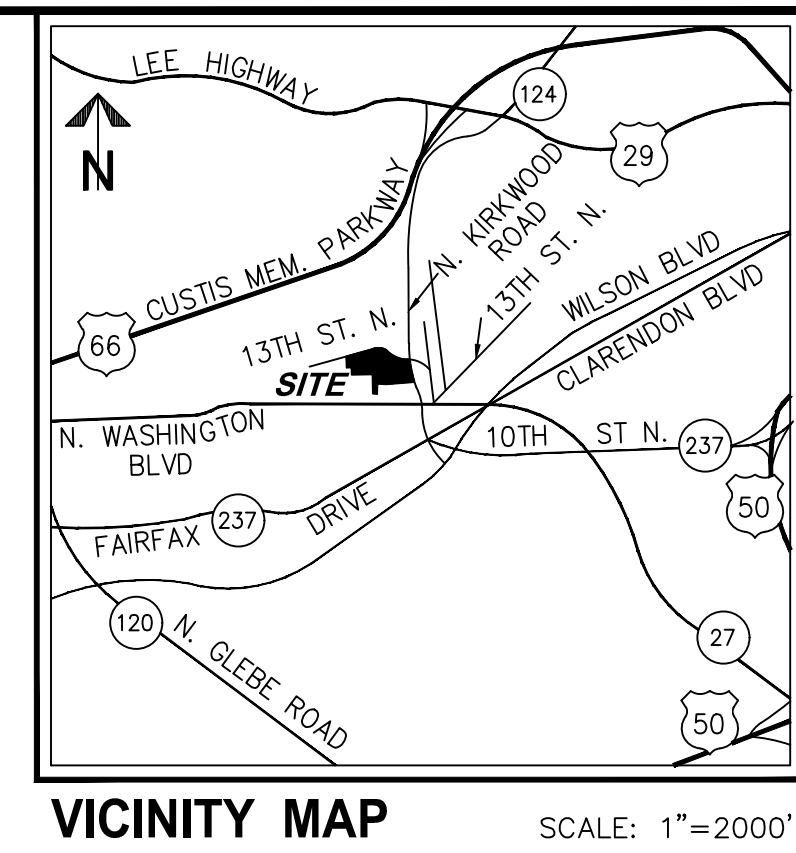
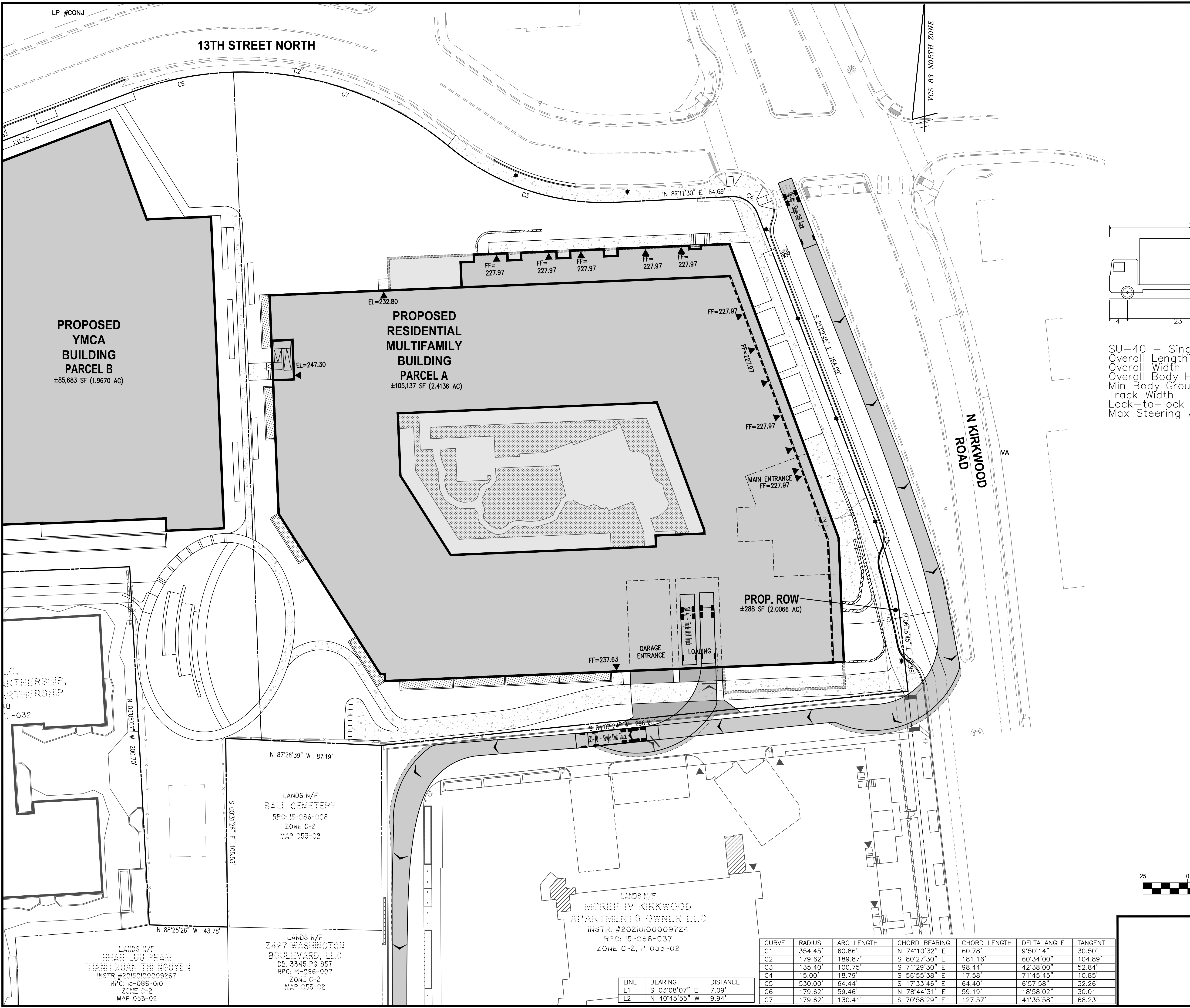
LEGEND

- INDICATES LOCATION OF FDC
- INDICATES LOCATION OF PROPOSED FIRE HYDRANT
- INDICATES LOCATION OF EXISTING FIRE HYDRANT



SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022
3	4.1 SITE PLAN PRELIMINARY SUBMISSION	08/30/2022

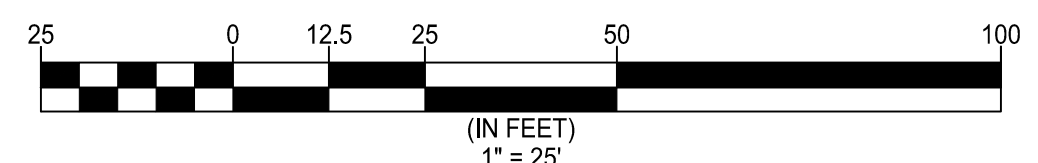
SCALE: 1"=25'
 SHEET TITLE:
FIRE SERVICE PLAN
 SHEET #:
 C11.00



SU-40 – Single Unit Truck
 Overall Length 39.500ft
 Overall Width 8.000ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.367ft
 Track Width 8.000ft
 Lock-to-lock time 5.00s
 Max Steering Angle (Virtual) 31.80°

NOTES:

1. THERE ARE NO HISTORIC DISTRICTS AND/OR STRUCTURES ON THE SITE. THE BALL FAMILY BURIAL GROUND, ADJACENT TO THE SITE, IS DESIGNATED AS HISTORIC.
2. THERE ARE NO RESOURCE PROTECTION AREAS ON SITE PER ARLINGTON COUNTY RECORD INFORMATION.
3. PROPOSED WATER METER TO BE INSTALLED BY THE DEVELOPER.

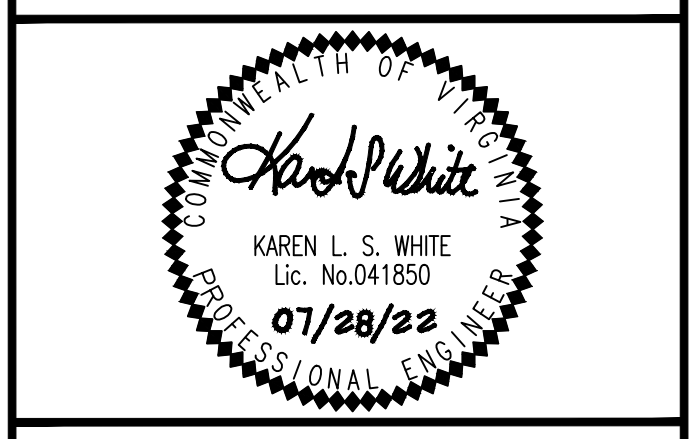


CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	354.45'	60.86'	N 74°10'32" E	60.78'	9°50'14"	30.50'
C2	179.62'	189.87'	S 80°27'30" E	181.16'	60°34'00"	104.89'
C3	135.40'	100.75'	S 71°29'30" E	98.44'	42°38'00"	52.84'
C4	15.00'	18.79'	S 56°55'38" E	17.58'	71°45'45"	10.85'
C5	530.00'	64.44'	S 17°33'46" E	64.40'	6°57'58"	32.26'
C6	179.62'	59.46'	N 78°44'31" E	59.19'	18°58'02"	30.01'
C7	179.62'	130.41'	S 70°58'29" E	127.57'	41°35'58"	68.23'

LINE	BEARING	DISTANCE
L1	S 03°08'07" E	7.09'
L2	N 40°45'55" W	9.94'

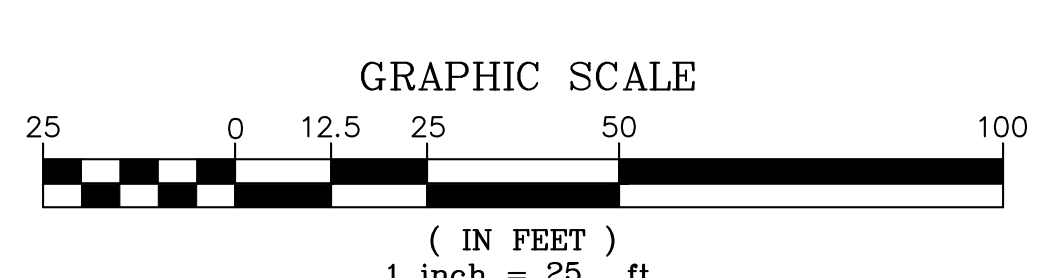
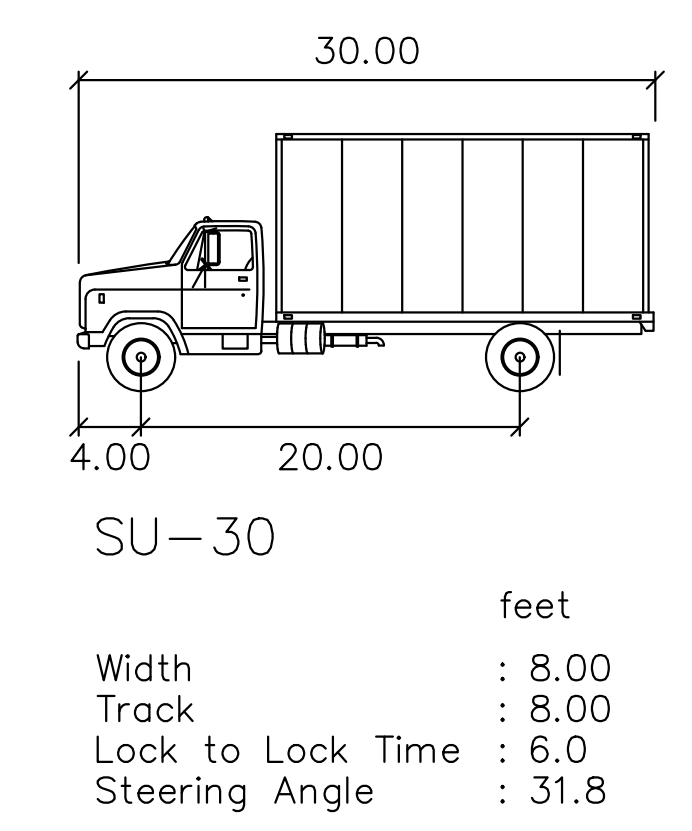
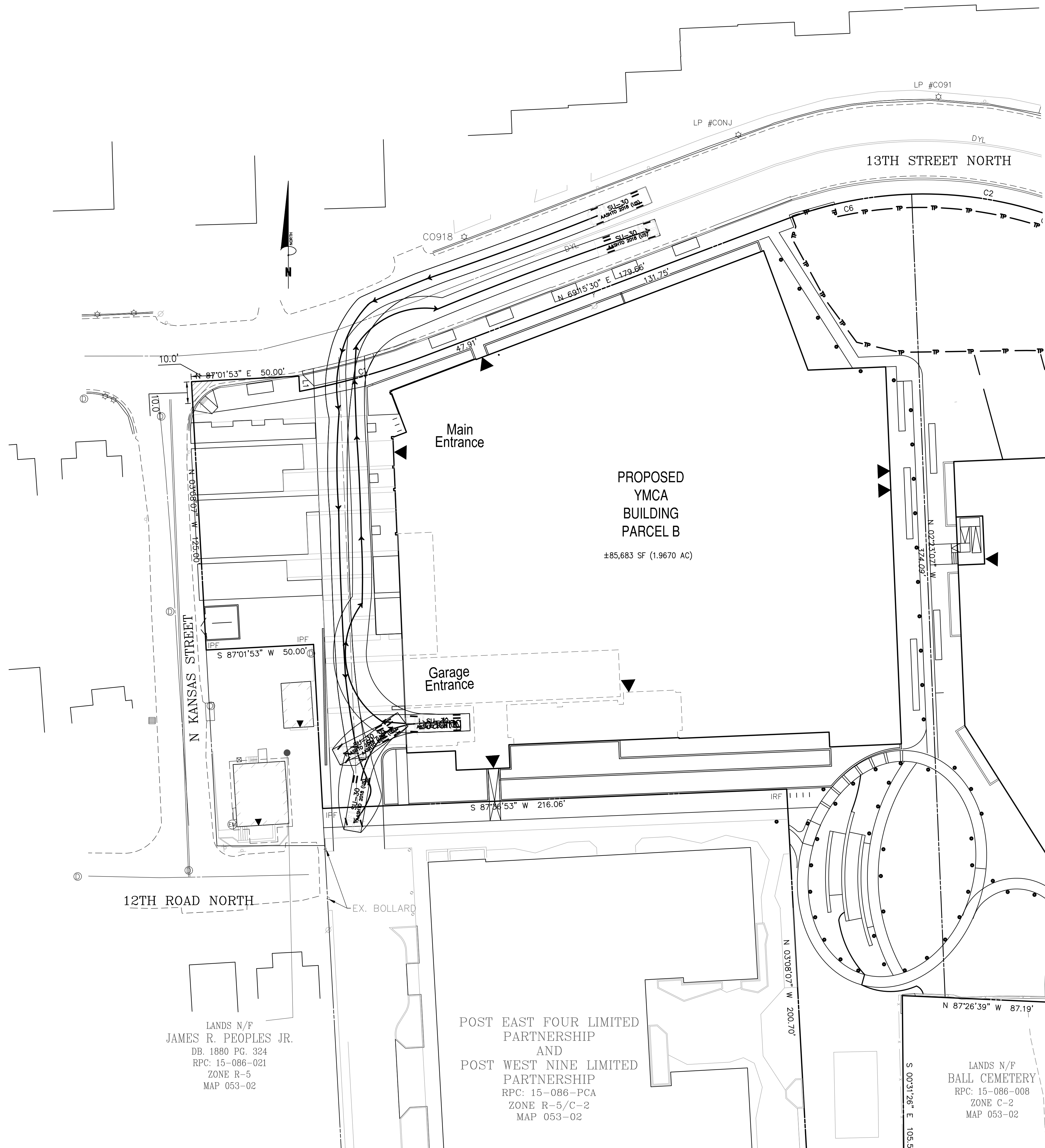
WALTER L. PHILLIPS
 INCORPORATED
 ESTABLISHED 1945
 Engineers • Surveyors • Planners
 Architects • Arborists
 Landscape Architects
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 www.WLPHINC.com

ARLINGTON YMCA
RESIDENTIAL BUILDING
 4.1 SITE PLAN
 ARLINGTON COUNTY, VIRGINIA



SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE: 1" = 25'
 SHEET TITLE:
LOADING TRUCK TURNING MOVEMENT (RESIDENTIAL BUILDING)
 SHEET #:
C12.00



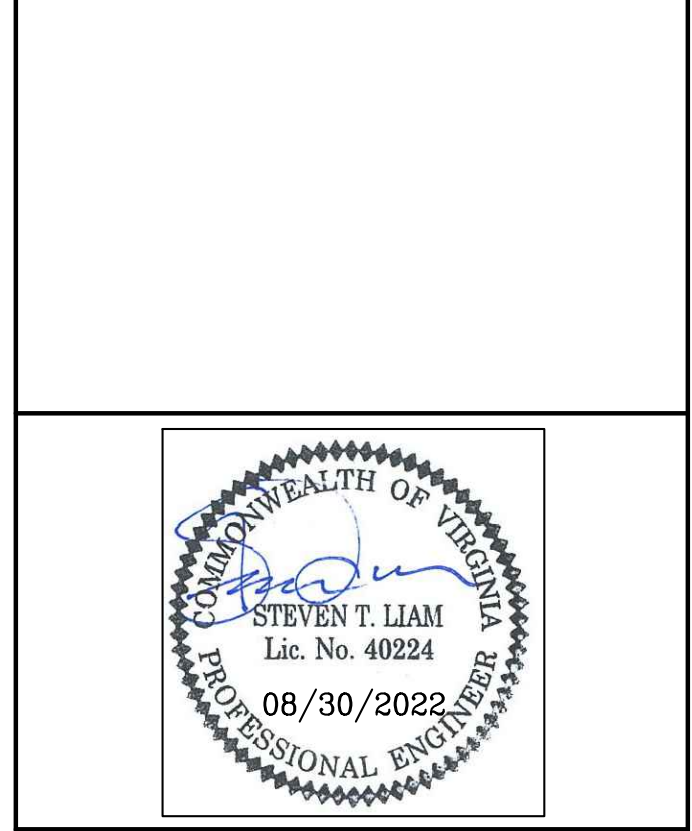
Bowman

DRAWN: CA
 CHECKED: STL
 DATE: 08/30/2022

Bowman Consulting Group, Ltd.
 13461 Sunrise Valley Drive, Suite 500
 Herndon, Virginia 20171
 © Bowman Consulting Group, Ltd.
 Phone: (703) 464-1000
 Fax: (703) 481-9720
 www.bowman.com

ARLINGTON YMCA

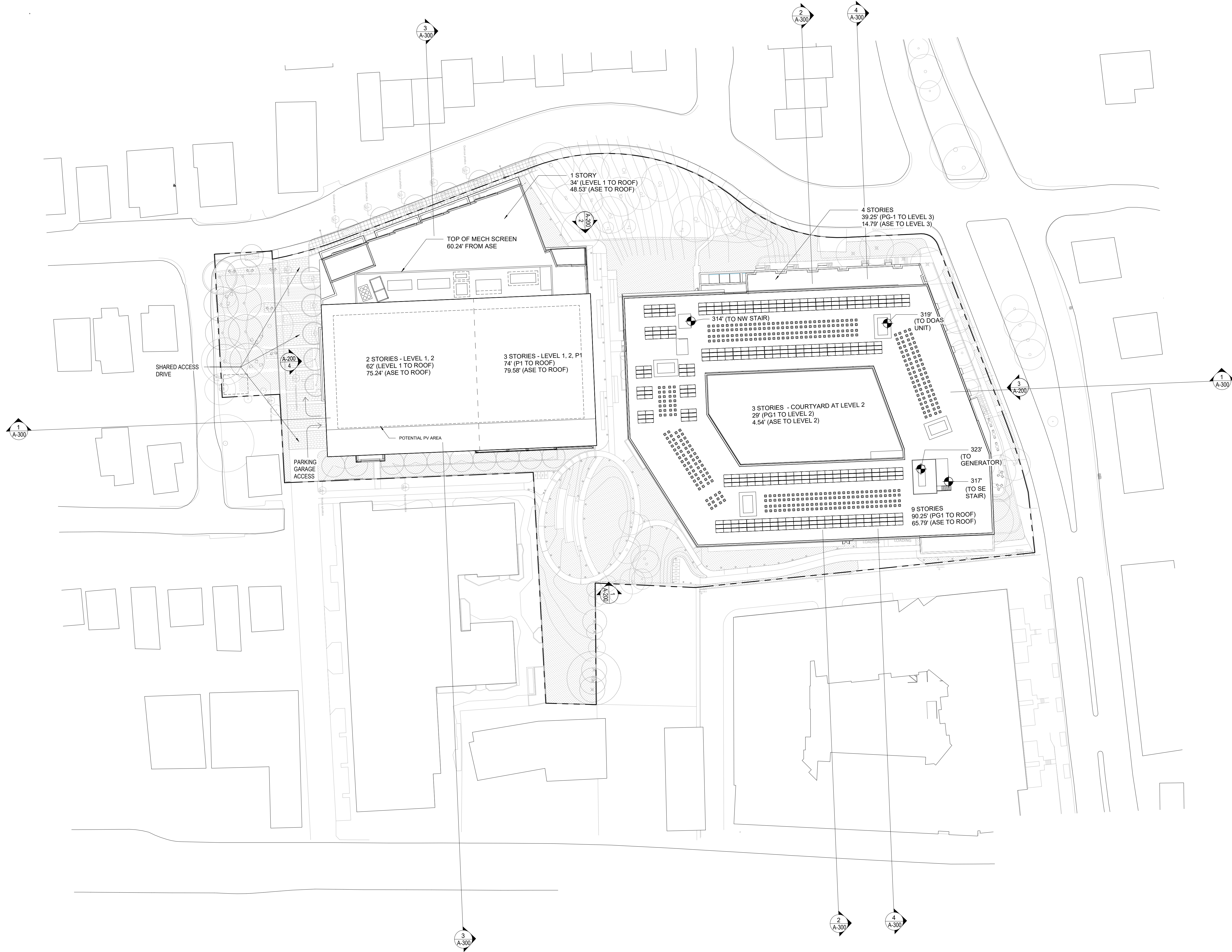
SPLN22-00005
4.1 PRELIMINARY SITE PLAN
 ARLINGTON COUNTY, VIRGINIA



SUBMISSIONS

NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022
3	4.1 SITE PLAN PRELIMINARY SUBMISSION	08/30/2022

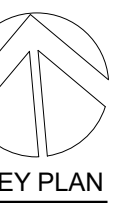
SCALE: 1"=25'
 SHEET TITLE:
 LOADING TRUCK TURNING MOVEMENT (YMCA BUILDING)
 SHEET #:
 C12.10



SITE PLAN

NO. DATE ISSUE

SEAL



PERKINS EASTMAN
 One Thomas Circle NW, Suite 200
 Washington, DC 20005
 T: +1 202 861 1325
 F: +1 202 861 1326

PROJECT TITLE:
ARLINGTON YMCA

PROJECT No: 92050.00
 DRAWING TITLE:
ARCHITECTURAL SITE PLAN

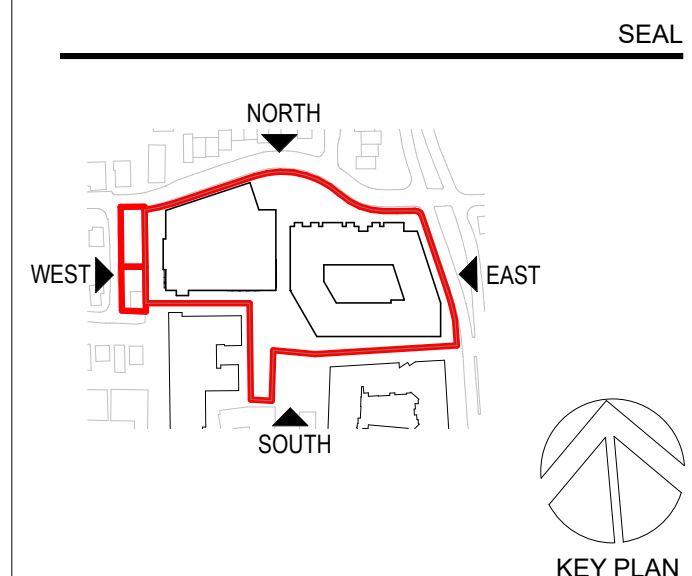
SCALE: 1" = 40'-0"

A-100

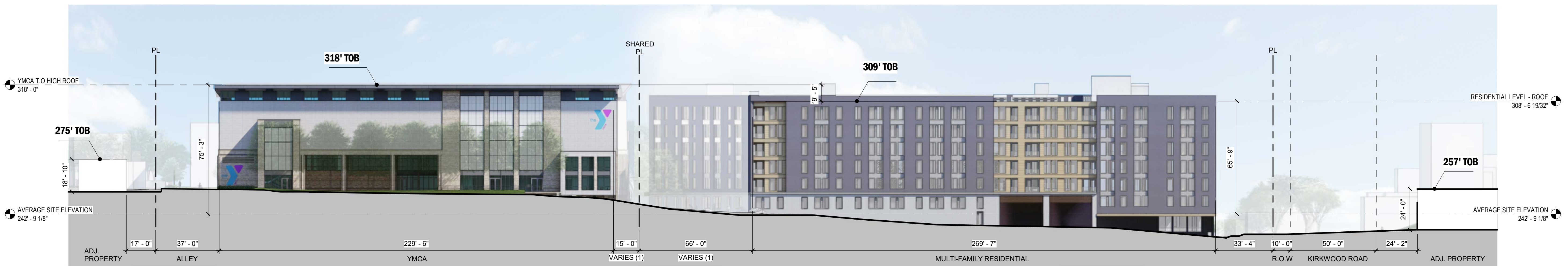
Preliminary 4.1 Submission Package

07/28/2022

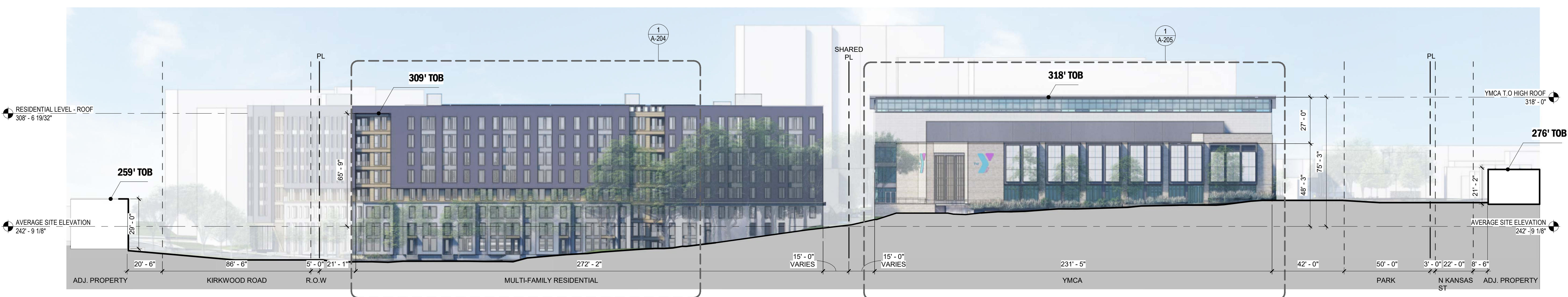
NO.	DATE	ISSUE



PERKINS EASTMAN
 One Thomas Circle NW, Suite 200
 Washington, DC 20005
 T: +1 202 861 1325
 F: +1 202 861 1326



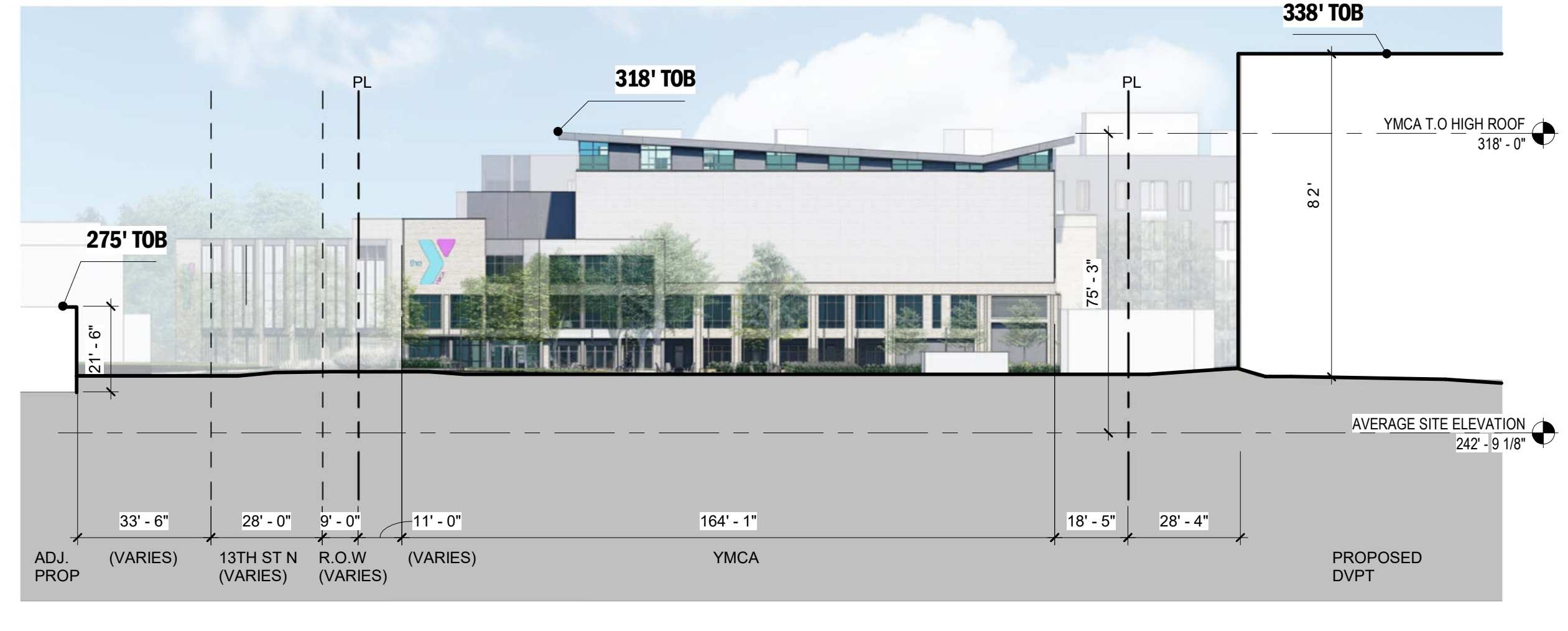
1 SOUTH ELEVATION
 1" = 30'-0"



2 NORTH ELEVATION
 1" = 30'-0"



3 EAST ELEVATION
 1" = 30'-0"



4 WEST ELEVATION
 1" = 30'-0"

SEE ALSO:
 RESIDENTIAL - SHEETS A-A201 & A-A202
 YMCA - SHEETS A-B201 & A-B202

PROJECT TITLE:
ARLINGTON YMCA

PROJECT No: 92050.00
 DRAWING TITLE:
SITE ELEVATIONS

SCALE: As indicated
A-200
 Preliminary 4.1 Submission Package
 07/28/2022



1 - NORTHEAST AERIAL VIEW



2 - NORTHWEST AERIAL VIEW

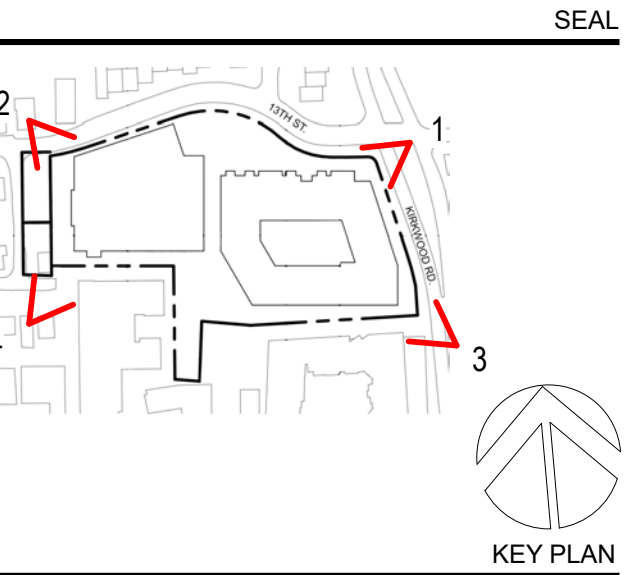


3 - SOUTHEAST AERIAL VIEW



4 - SOUTHWEST AERIAL VIEW

NO.	DATE	ISSUE



PERKINS EASTMAN
 One Thomas Circle NW, Suite 200
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 F: +1 202 861 1326

PROJECT TITLE:
ARLINGTON YMCA

PROJECT No: 92050.00
 DRAWING TITLE:
MASSING VIEWS

SCALE: 12" = 1'-0"
A-201
 Preliminary 4.1 Submission Package
 07/28/2022



1 - KIRKWOOD STREET LEVEL PERSPECTIVE



2 - 13th STREET LEVEL PERSPECTIVE

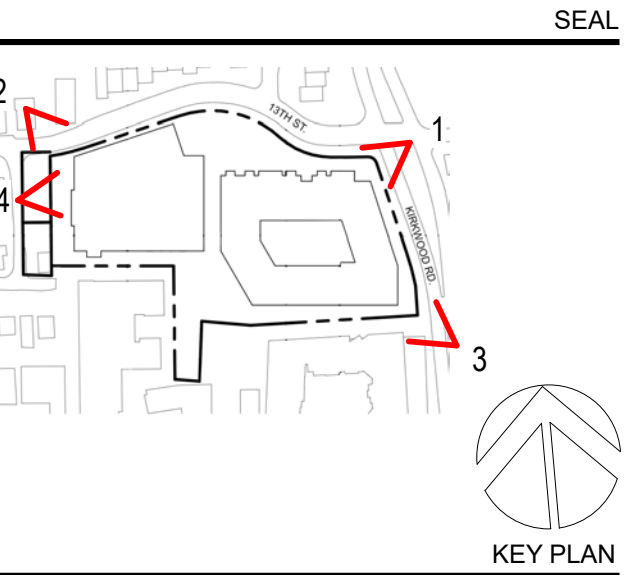


3 - SOUTHEAST KIRKWOOD PERSPECTIVE



4 - WEST PARK PERSPECTIVE

NO.	DATE	ISSUE



PERKINS EASTMAN
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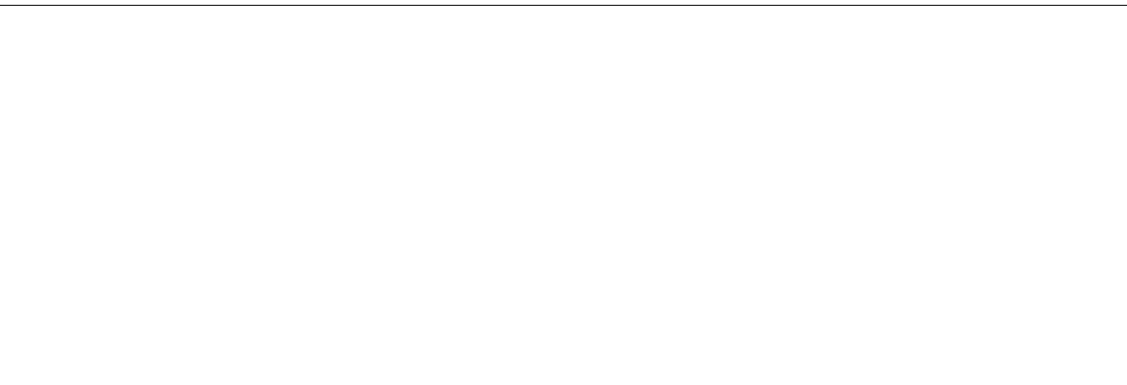
PROJECT TITLE:
ARLINGTON YMCA

PROJECT No: 92050.00
 DRAWING TITLE:
MASSING VIEWS

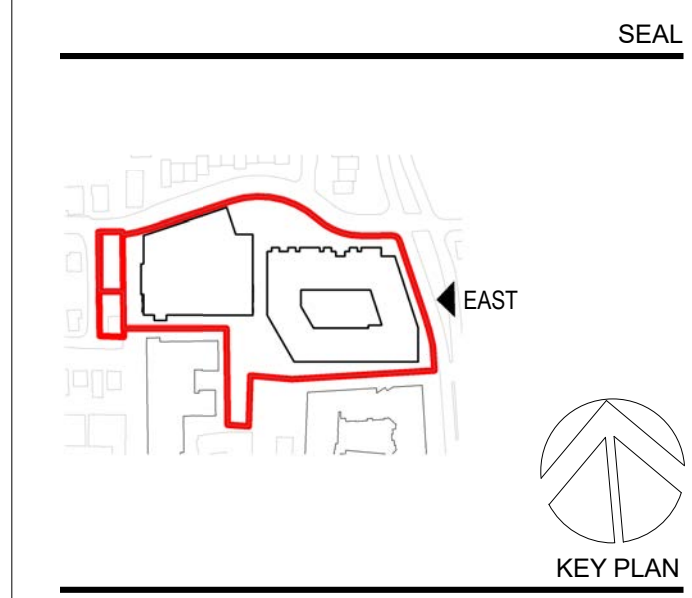
SCALE: 12" = 1'-0"
A-202

Preliminary 4.1 Submission Package

07/28/2022



NO.	DATE	ISSUE



PERKINS EASTMAN
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PROJECT TITLE:
ARLINGTON YMCA

PROJECT No: 92050.00
 DRAWING TITLE:
N KIRKWOOD ROAD ELEVATION - EAST

SCALE: As indicated
A-203
 Preliminary 4.1 Submission Package
 07/22/2022



MULTI-FAMILY RESIDENTIAL

1 N KIRKWOOD ROAD ELEVATION - EAST
 1/8" = 1'-0"

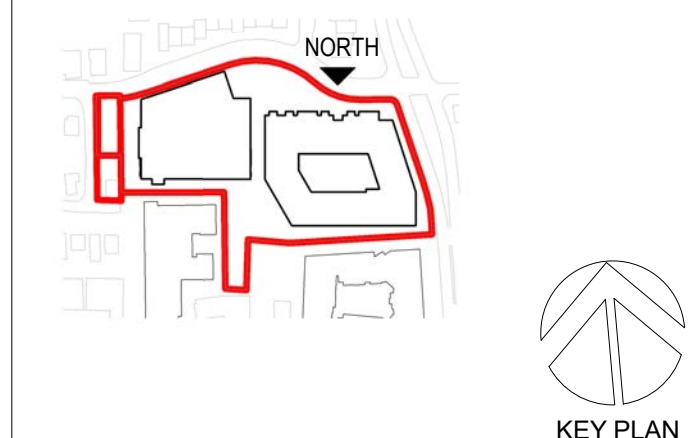
EXTERIOR MATERIAL LEGEND	
CP1	COMPOSITE WALL PANEL SYSTEM 1
CP2	COMPOSITE WALL PANEL SYSTEM 2
CP3	COMPOSITE WALL PANEL SYSTEM 3
WN1	TYPICAL RESIDENTIAL WINDOW
WN2	BALCONY DOOR AND SIDELITE
FB1	FACE BRICK 1

EC1	RESIDENTIAL ENTRY CANOPY
EC2	BUILDING ENTRY CANOPY
WW1	ENTRY WINDOWWALL GF
WW2	LOFTS WINDOWWALL GF



NO.	DATE	ISSUE

SEAL



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309' TOB

ROOF PARAPET WITH METAL COPING

CP2

CP1

WN2

CP3

WN1

LOFT PARAPET WITH MASONRY COPING

FB1

EC1

AVERAGE SITE ELEVATION
242' - 9 1/8"

WW2

MULTI-FAMILY RESIDENTIAL

1 13TH STREET ELEVATION 1 - NORTH
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND	
CP1	COMPOSITE WALL PANEL SYSTEM 1
CP2	COMPOSITE WALL PANEL SYSTEM 2
CP3	COMPOSITE WALL PANEL SYSTEM 3
WN1	TYPICAL RESIDENTIAL WINDOW
WN2	BALCONY DOOR AND SIDELITE
FB1	FACE BRICK 1

EC1	RESIDENTIAL ENTRY CANOPY
EC2	BUILDING ENTRY CANOPY
WW1	ENTRY WINDOWWALL GF
WW2	LOFTS WINDOWWALL GF

PROJECT TITLE:
ARLINGTON YMCA

PROJECT No: 92050.00
 DRAWING TITLE:
 13TH STREET ELEVATION 1 - NORTH

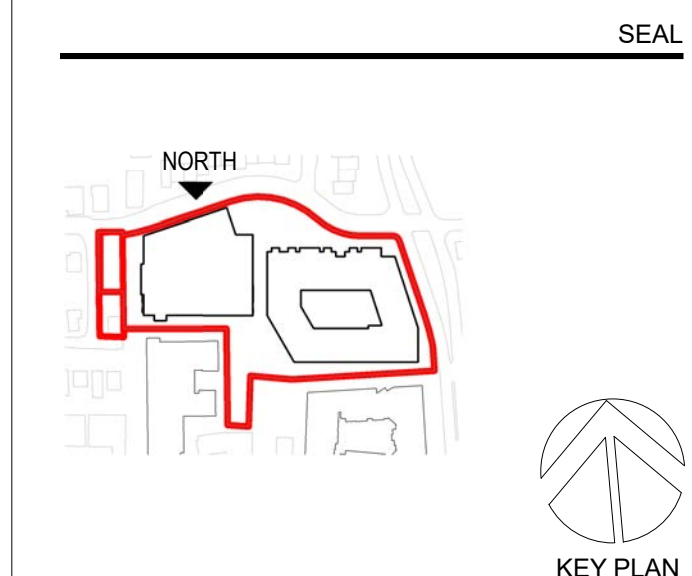
SCALE: As indicated

A-204

Preliminary 4.1 Submission Package

07/22/2022

NO.	DATE	ISSUE



PERKINS EASTMAN
 One Thomas Circle NW, Suite 200
 Washington, DC 20005
 T: +1 202 861 1325
 F: +1 202 861 1326

13TH STREET ELEVATION 2 - NORTH
 1/8" = 1'-0"

PROJECT TITLE:
ARLINGTON YMCA

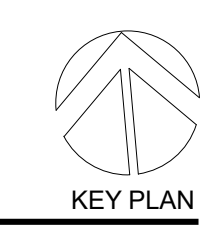
PROJECT No: 92050.00
 DRAWING TITLE:
13TH STREET ELEVATION 2 - NORTH

SCALE: As indicated
A-205
 Preliminary 4.1 Submission Package
 07/22/2022

EXTERIOR MATERIAL LEGEND	
BR1	MASONRY - LIGHT BUFF
FC	FIBER CEMENT BOARD OR GFRC - IVORY
MP	METAL PANEL - DARK
CW	CURTAIN WALL
TW	TRANSLUCENT WALL PANELS
LV2	LOUVER (COLOR TO MATCH MATERIAL MP)

NO.	DATE	ISSUE

SEAL

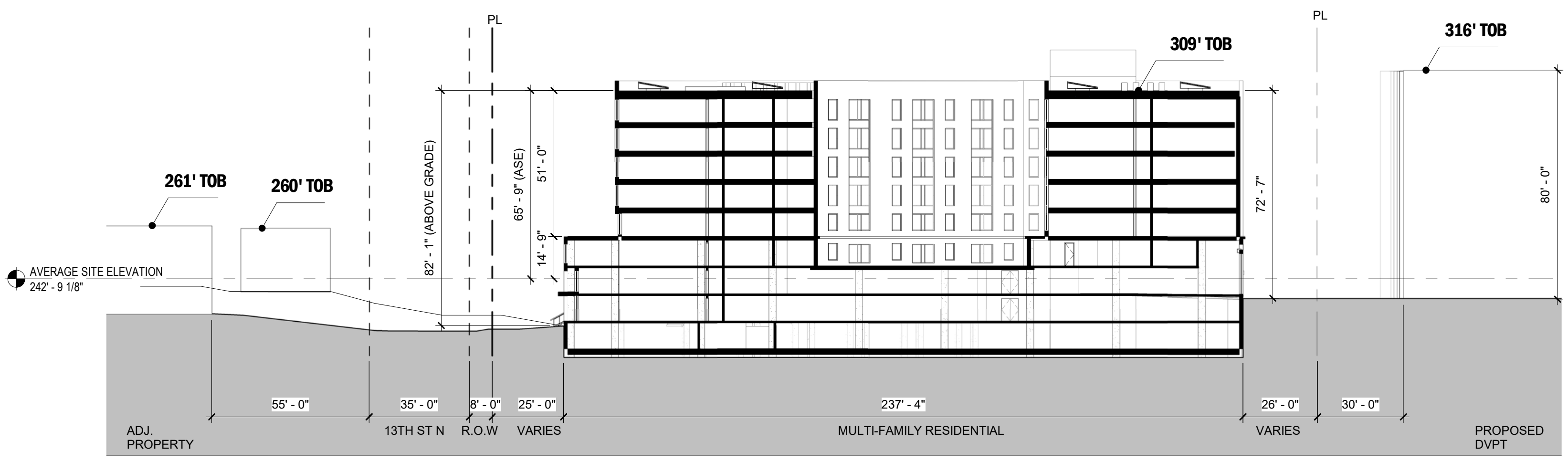


PERKINS EASTMAN
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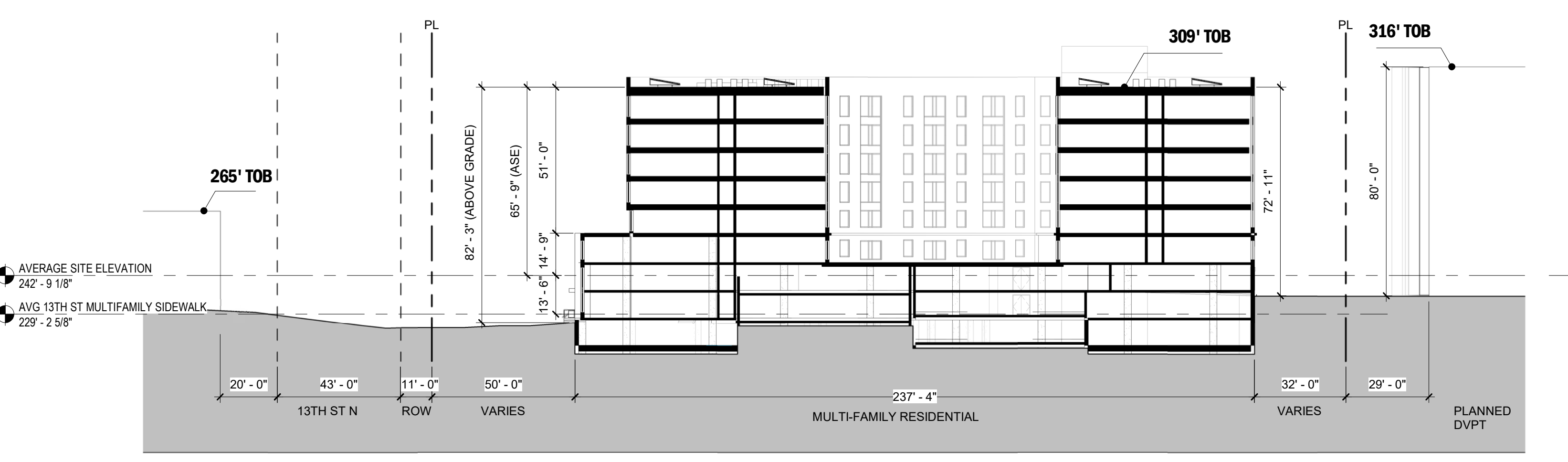
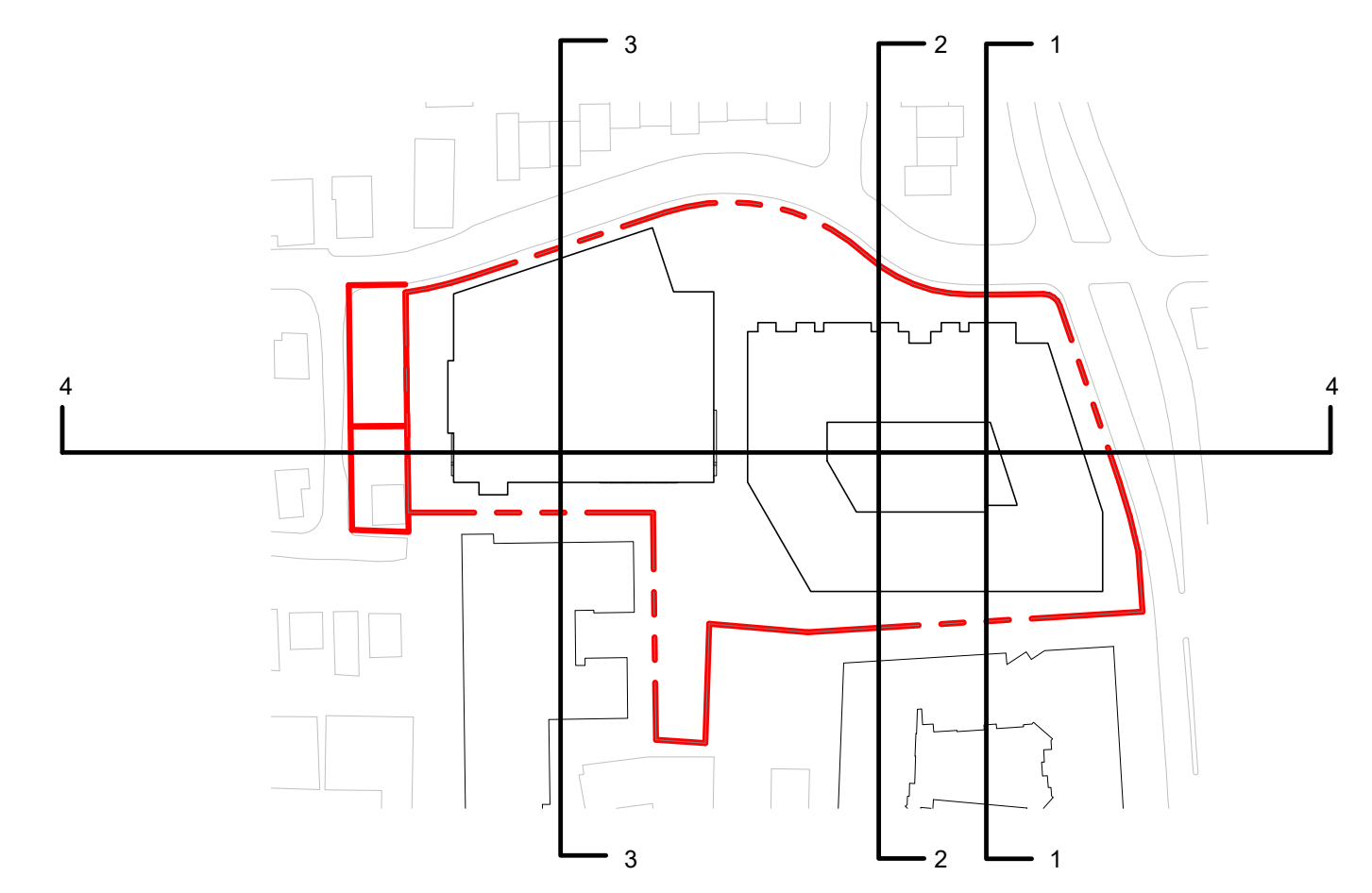
PROJECT TITLE:
ARLINGTON YMCA

PROJECT No: 92050.00
 DRAWING TITLE:
SITE SECTIONS

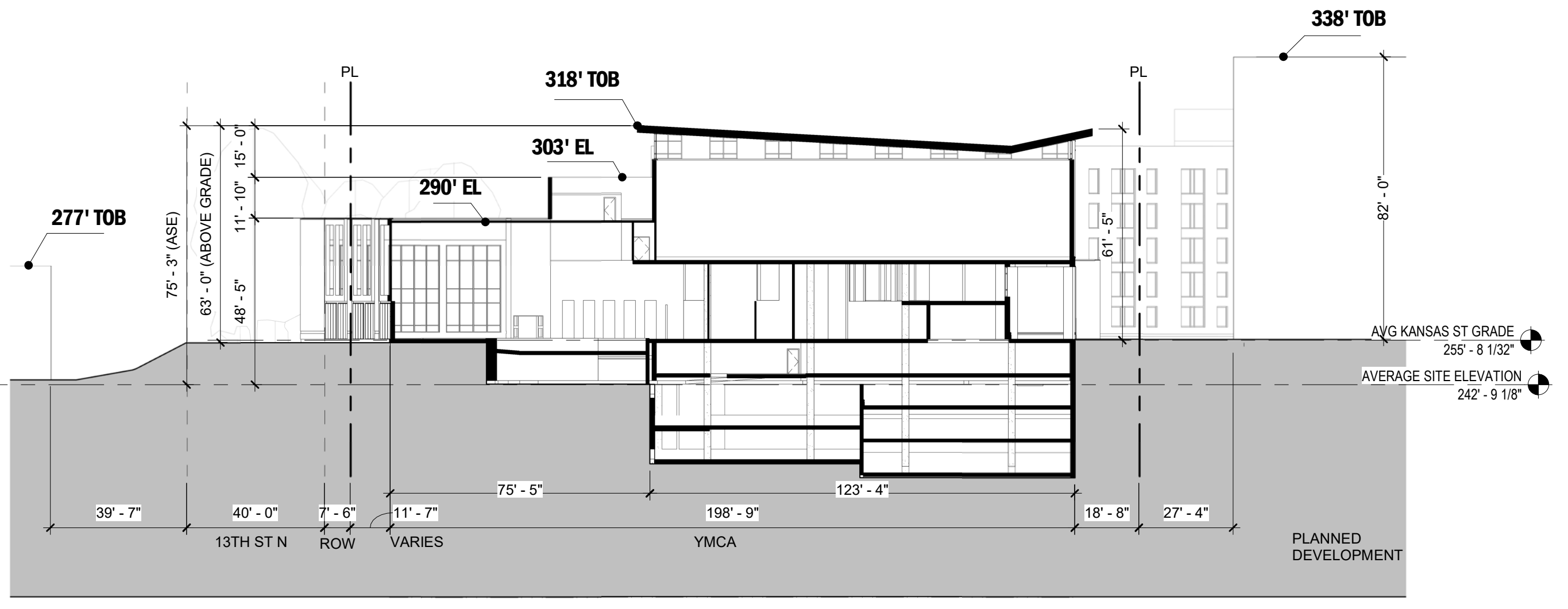
SCALE: As indicated
A-300
 Preliminary 4.1 Submission Package
 07/28/2022



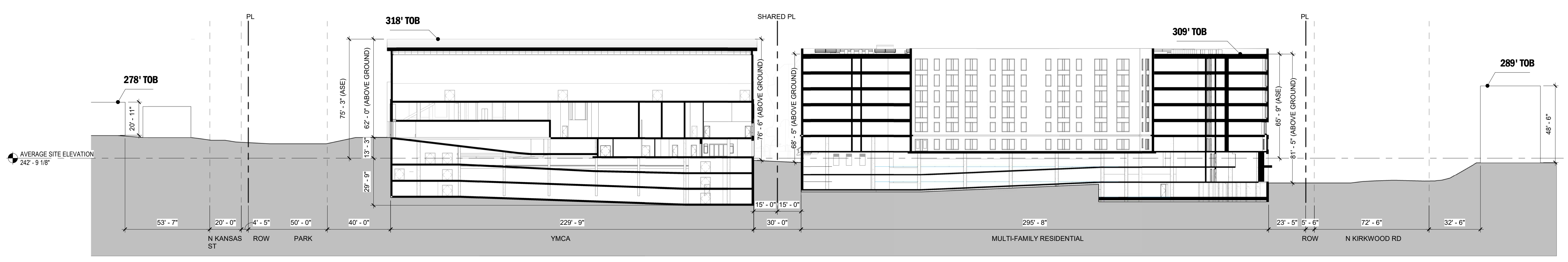
SITE SECTION - 1



SITE SECTION - 2



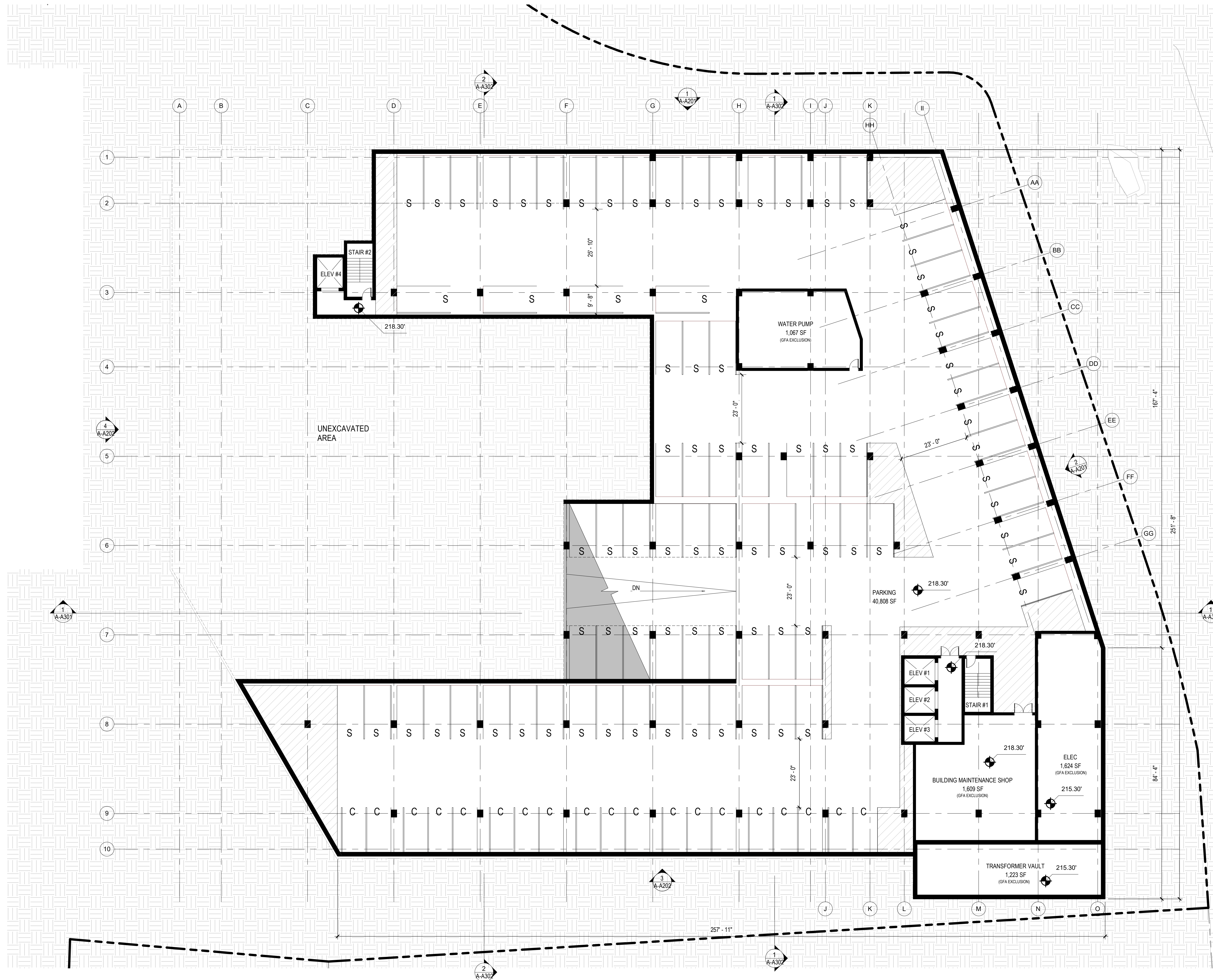
SITE SECTION - 3



SITE SECTION - 4

ADDITIONAL BUILDING SECTION
 RESIDENTIAL - SHEETS A-A301 & A-A302
 YMCA - SHEETS A-B301 & A-B302



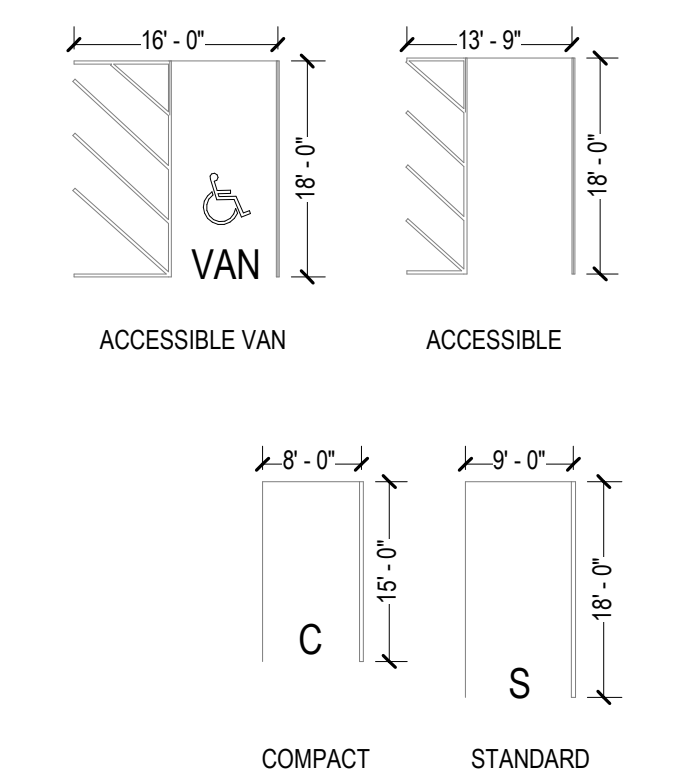


BUILDING AREAS (SF)									
FLOOR LEVEL	P1	RESIDENTIAL BUILDING						TOTAL SF	
		GROUND	1	2	3	4	5		6
FLOOR ELEVATION	218.5'	227.97'	237.63'	247.3'	257.55'	277.55'	287.55'	297.55'	124,498
GROSS PARKING AREA	40,807	45,255	38,436	-	-	-	-	-	124,498
PROPOSED EXCLUSIONS	5,523	165	165	165	165	165	165	165	6,835
GROSS FLOOR AREA	1,066	19,018	19,529	50,833	49,761	49,981	49,981	49,981	340,151

NOTE: GROSS PARKING AREA INCLUDES PARKING GARAGE, LOADING DOCK, AND BIKE STORAGE.
 NOTE: EXCLUSIONS INCLUDE MECHANICAL SHAFTS AND UTILITY ROOMS. SEE "PROPOSED EXCLUSIONS" TABLE.
 NOTE: GFA INCLUDES ALL BUILDING USES EXCEPT GROSS PARKING AREA AND PROPOSED EXCLUSIONS

PROPOSED EXCLUSIONS (SF)									
FLOOR LEVEL	P1	RESIDENTIAL BUILDING						TOTAL SF	
		GROUND	1	2	3	4	5		6
MECHANICAL SHAFTS	-	165	165	165	165	165	165	165	1,312
UTILITY ROOMS	5,523	-	-	-	-	-	-	-	5,523
TOTAL EXCLUSIONS	5,523	165	165	165	165	165	165	165	6,835

RESIDENTIAL PARKING SCHEDULE	
Parking Type	Count
Level 1	
ADA	3
ADA (VAN)	2
EV CHARGING	8
EV READY	8
STANDARD	65
Ground Level	
ADA	3
COMPACT	19
EV CHARGING	4
EV READY	24
STANDARD	71
Level PG1	
COMPACT	19
STANDARD	69
GRAND TOTAL:	295
COMPACT PARKING	13%
4% EV CHARGING STATION	12
15% EV READY (INFRASTRUCTURE)	44
LOADING DOCK CLEARANCE HEIGHT: 14'-0"	



aisle width = 23'-0" @ STANDARD SPACES
 aisle width = 21'-0" @ COMPACT SPACES

NO.	DATE	ISSUE

SEAL



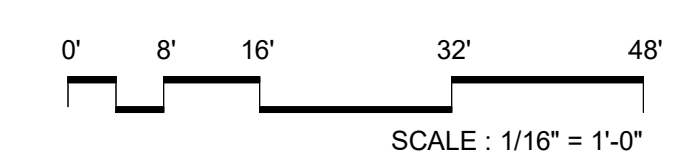
PERKINS EASTMAN
 One Thomas Circle NW, Suite 200
 Washington, DC 20005
 T: +1 202 861 1325
 F: +1 202 861 1326

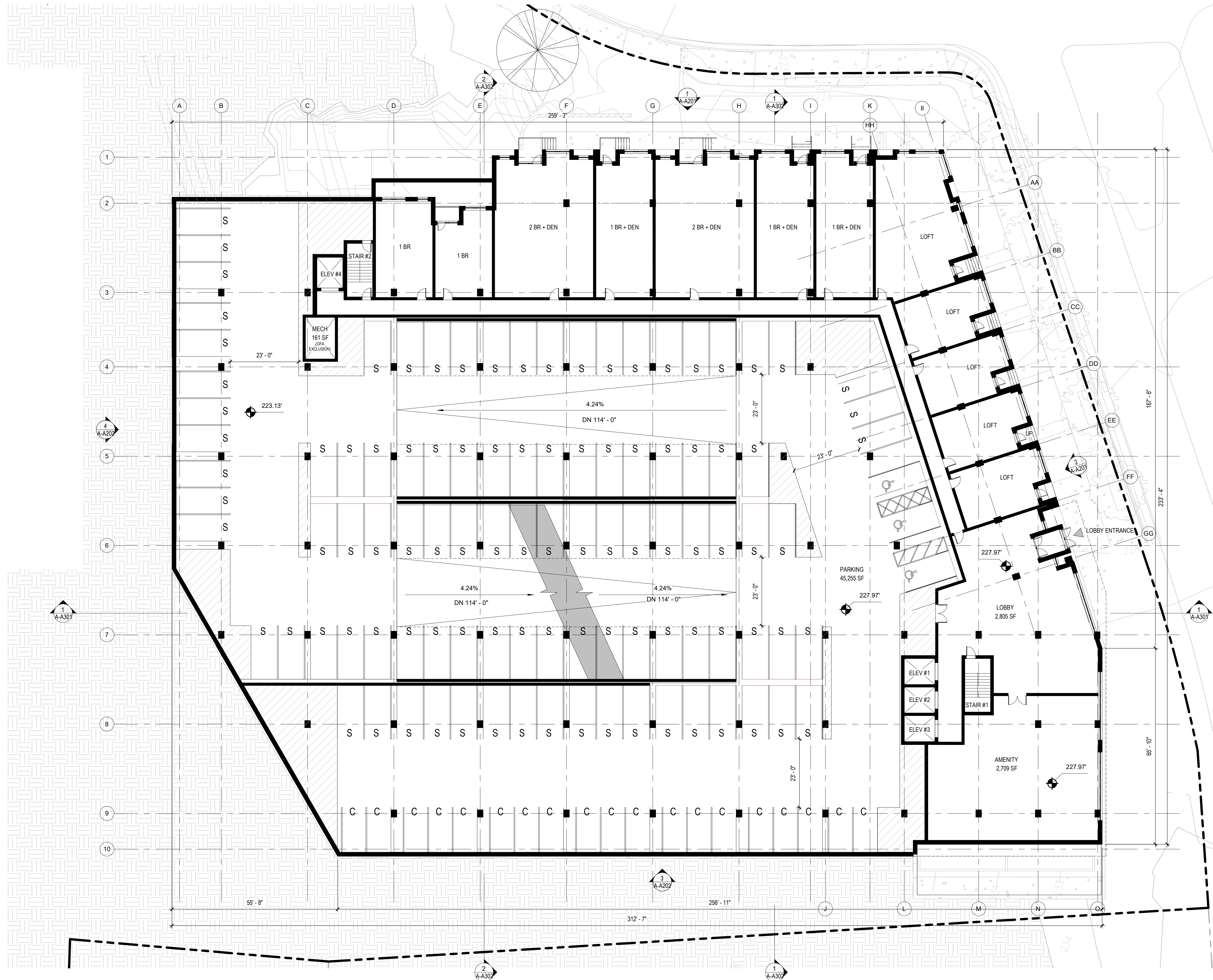
PROJECT TITLE:
ARLINGTON YMCA

PROJECT No: 92050.00
 DRAWING TITLE:
RESIDENTIAL LEVEL P1

SCALE: 1/16" = 1'-0"
A-A101
 Preliminary 4.1 Submission Package
 07/28/2022

1 **Level P1**
 1/16" = 1'-0"





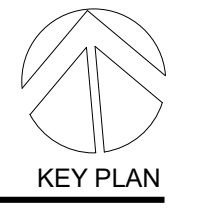
BUILDING AREAS (SF)									
FLOOR LEVEL	F1	RESIDENTIAL BUILDING						TOTAL SF	
		GROUND	1	2	3	4	5		6
FLOOR ELEVATION	218.3'	227.97'	237.63'	247.3'	257.55'	277.55'	287.55'	297.55'	
GROSS PARKING AREA	40,807	45,255	38,436	-	-	-	-	-	124,498
PROPOSED EXCLUSIONS	5,523	161	165	165	165	165	165	165	6,835
GROSS FLOOR AREA	1,066	19,018	19,529	50,833	49,761	49,981	49,981	49,981	340,151

NOTE: GROSS PARKING AREA INCLUDES PARKING GARAGE, LOADING DOCK, AND BIKE STORAGE.
 NOTE: EXCLUSIONS INCLUDE MECHANICAL SHAFTS AND UTILITY ROOMS. SEE "PROPOSED EXCLUSIONS" TABLE.
 NOTE: GFA INCLUDES ALL BUILDING USES EXCEPT GROSS PARKING AREA AND PROPOSED EXCLUSIONS

PROPOSED EXCLUSIONS (SF)									
FLOOR LEVEL	F1	RESIDENTIAL BUILDING						TOTAL SF	
		GROUND	1	2	3	4	5		6
FLOOR ELEVATION	218.3'	227.97'	237.63'	247.3'	257.55'	277.55'	287.55'	297.55'	
MECHANICAL SHAFTS	-	161	165	165	165	165	165	165	1,312
UTILITY ROOMS	5,523	-	-	-	-	-	-	-	5,523
TOTAL EXCLUSIONS	5,523	161	165	165	165	165	165	165	6,835

RESIDENTIAL PARKING SCHEDULE	
Parking Type	Count
Level 1	
ADA	3
ADA (VAN)	2
EV CHARGING	8
EV READY	8
STANDARD	65
Ground Level	
ADA	3
COMPACT	19
EV CHARGING	4
EV READY	24
STANDARD	71
Level PG1	
COMPACT	19
STANDARD	69
GRAND TOTAL:	295
COMPACT PARKING	13%
4% EV CHARGING STATION	32
15% EV READY (INFRASTRUCTURE)	44
LOADING DOCK CLEARANCE HEIGHT: 14'-0"	

SEAL



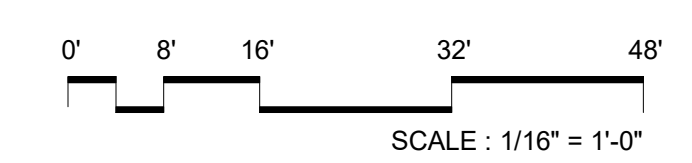
PERKINS EASTMAN
 One Thomas Circle NW, Suite 200
 Washington, DC 20005
 T: +1 202 861 1325
 F: +1 202 861 1326

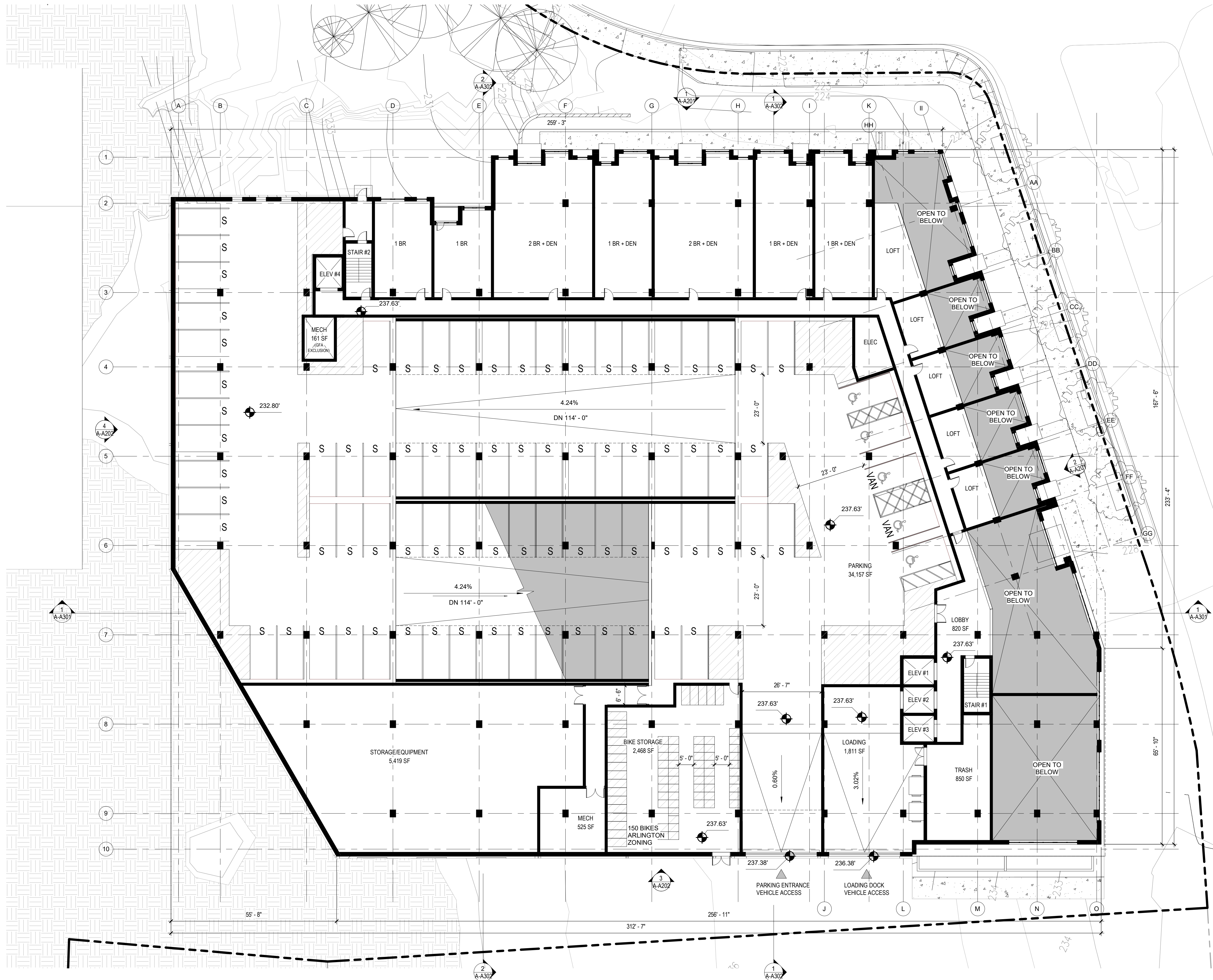
PROJECT TITLE:
ARLINGTON YMCA

PROJECT No: 92050.00
 DRAWING TITLE:
**RESIDENTIAL
 GROUND LEVEL**

SCALE: 1/16" = 1'-0"
A-A102
 Preliminary 4.1 Submission Package
 07/28/2022

1 Ground Level
 1/16" = 1'-0"






BUILDING AREAS (SF)										
FLOOR LEVEL	F1	RESIDENTIAL BUILDING						TOTAL SF		
		GROUND	1	2	3	4	5		6	7
FLOOR ELEVATION	218.3'	227.97'	237.63'	247.3'	257.55'	267.55'	277.55'	287.55'	297.55'	124,498
GROSS PARKING AREA	40,807	45,255	38,436	-	-	-	-	-	-	124,498
PROPOSED EXCLUSIONS	5,523	165	165	165	165	165	165	165	165	6,835
GROSS FLOOR AREA	1,066	19,018	19,529	50,833	49,761	49,981	49,981	49,981	49,981	340,151

PROPOSED EXCLUSIONS (SF)										
FLOOR LEVEL	F1	RESIDENTIAL BUILDING						TOTAL SF		
		GROUND	1	2	3	4	5		6	7
FLOOR ELEVATION	218.3'	227.97'	237.63'	247.3'	257.55'	267.55'	277.55'	287.55'	297.55'	124,498
MECHANICAL SHAFTS	-	165	165	165	165	165	165	165	165	1,312
UTILITY ROOMS	5,523	-	-	-	-	-	-	-	-	5,523
TOTAL EXCLUSIONS	5,523	165	165	165	165	165	165	165	165	6,835

RESIDENTIAL PARKING SCHEDULE	
Parking Type	Count
Level 1	
ADA	3
ADA (VAN)	2
EV CHARGING	8
EV READY	8
STANDARD	65
Ground Level	
ADA	3
COMPACT	19
EV CHARGING	4
EV READY	24
STANDARD	71
Level PG1	
COMPACT	19
STANDARD	69
GRAND TOTAL:	295
COMPACT PARKING	13%
4% EV CHARGING STATION	32
15% EV READY (INFRASTRUCTURE...)	44
LOADING DOCK CLEARANCE HEIGHT: 14'-0"	

NO.	DATE	ISSUE

SEAL



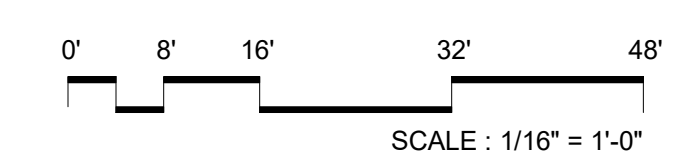
PERKINS EASTMAN
 One Thomas Circle NW, Suite 200
 Washington, DC 20005
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 F: +1 202 861 1326

PROJECT TITLE:
ARLINGTON YMCA

PROJECT No: 92050.00
 DRAWING TITLE:
RESIDENTIAL LEVEL 1

SCALE: 1/16" = 1'-0"
A-A103
 Preliminary 4.1 Submission Package
 07/28/2022

1
 Level 1
 1/16" = 1'-0"



BUILDING AREAS (SF)										
RESIDENTIAL BUILDING										
FLOOR LEVEL	F1	GROUND	1	2	3	4	5	6	7	TOTAL SF
FLOOR ELEVATION	218.3'	227.97'	237.63'	247.3'	257.55'	267.55'	277.55'	287.55'	297.55'	124,498
GROSS PARKING AREA	40,807	45,255	38,436	-	-	-	-	-	-	124,498
PROPOSED EXCLUSIONS	5,523	165	165	165	165	165	165	165	165	6,835
GROSS FLOOR AREA	1,066	19,018	19,529	50,853	49,761	49,981	49,981	49,981	49,981	340,151

NOTE: GROSS PARKING AREA INCLUDES PARKING GARAGE, LOADING DOCK, AND BIKE STORAGE.
 NOTE: EXCLUSIONS INCLUDE MECHANICAL SHAFTS AND UTILITY ROOMS. SEE "PROPOSED EXCLUSIONS" TABLE.
 NOTE: GFA INCLUDES ALL BUILDING USES EXCEPT GROSS PARKING AREA AND PROPOSED EXCLUSIONS

PROPOSED EXCLUSIONS (SF)										
RESIDENTIAL BUILDING										
FLOOR LEVEL	F1	GROUND	1	2	3	4	5	6	7	TOTAL SF
FLOOR ELEVATION	218.3'	227.97'	237.63'	247.3'	257.55'	267.55'	277.55'	287.55'	297.55'	1,312
MECHANICAL SHAFTS	-	165	165	165	165	165	165	165	165	1,312
UTILITY ROOMS	5,523	-	-	-	-	-	-	-	-	5,523
TOTAL EXCLUSIONS	5,523	165	165	165	165	165	165	165	165	6,835

NO.	DATE	ISSUE

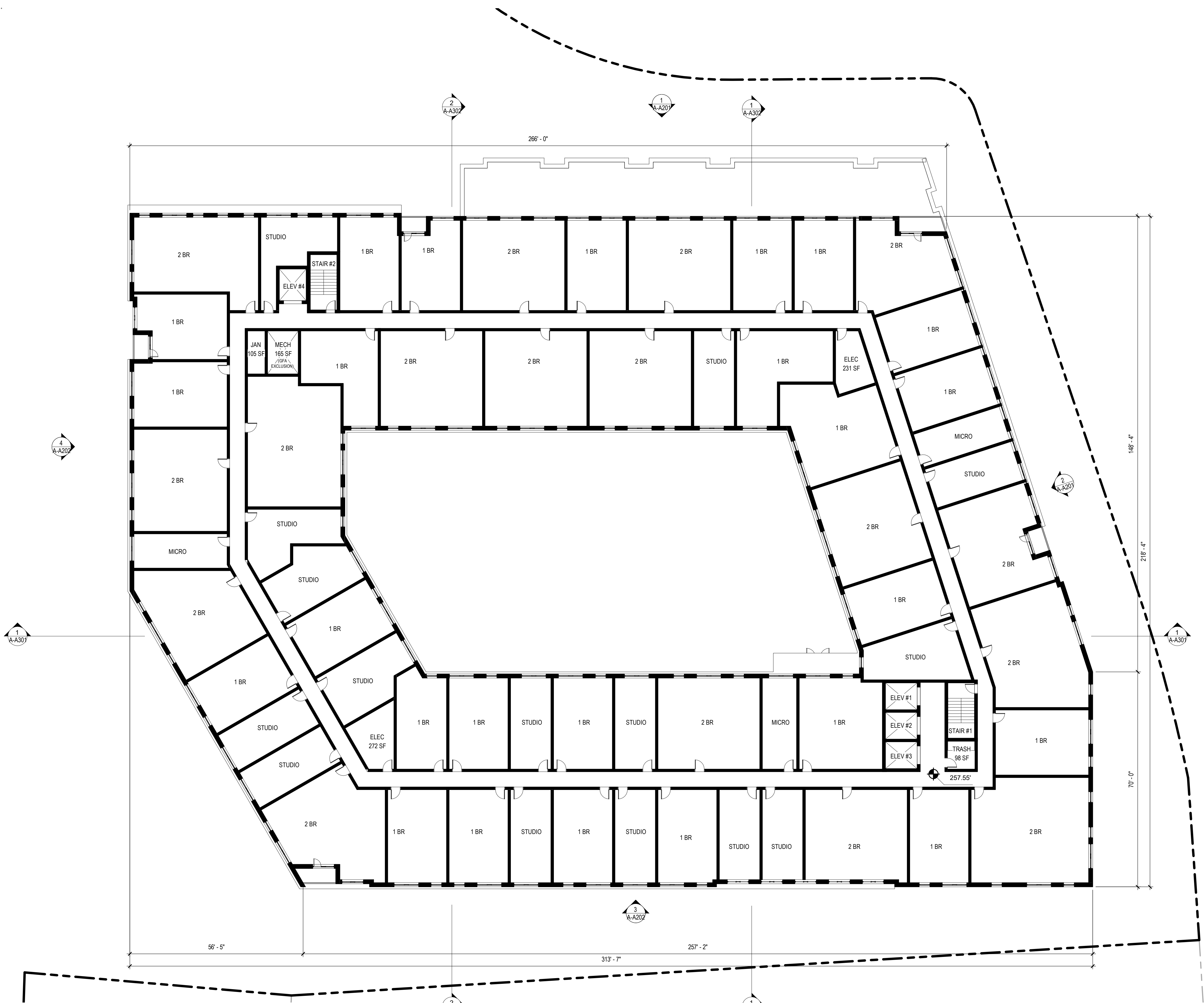


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PROJECT TITLE:
ARLINGTON YMCA

PROJECT No: 92050.00
 DRAWING TITLE:
RESIDENTIAL LEVEL 3

SCALE: 1/16" = 1'-0"
A-A105
 Preliminary 4.1 Submission Package
 07/28/2022



Level 3
 1/16" = 1'-0"



SEAL

BUILDING AREAS (SF)										
FLOOR LEVEL	F1	RESIDENTIAL BUILDING							TOTAL SF	
		GROUND	1	2	3	4	5	6		7
FLOOR ELEVATION	218.3'	227.97'	237.63'	247.3'	257.55'	267.55'	277.55'	287.55'	297.55'	
GROSS PARKING AREA	40,807	45,255	38,436	-	-	-	-	-	-	124,498
PROPOSED EXCLUSIONS	5,523	165	165	165	165	165	165	165	165	6,835
GROSS FLOOR AREA	1,066	19,018	19,529	50,853	49,761	49,981	49,981	49,981	49,981	340,151

NOTE: GROSS PARKING AREA INCLUDES PARKING GARAGE, LOADING DOCK, AND BIKE STORAGE.
 NOTE: EXCLUSIONS INCLUDE MECHANICAL SHAFTS AND UTILITY ROOMS. SEE "PROPOSED EXCLUSIONS" TABLE.
 NOTE: GFA INCLUDES ALL BUILDING USES EXCEPT GROSS PARKING AREA AND PROPOSED EXCLUSIONS

PROPOSED EXCLUSIONS (SF)										
FLOOR LEVEL	F1	RESIDENTIAL BUILDING							TOTAL SF	
		GROUND	1	2	3	4	5	6		7
FLOOR ELEVATION	218.3'	227.97'	237.63'	247.3'	257.55'	267.55'	277.55'	287.55'	297.55'	
MECHANICAL SHAFTS	-	165	165	165	165	165	165	165	165	1,312
UTILITY ROOMS	5,523	-	-	-	-	-	-	-	-	5,523
TOTAL EXCLUSIONS	5,523	165	165	165	165	165	165	165	165	6,835

NO.	DATE	ISSUE

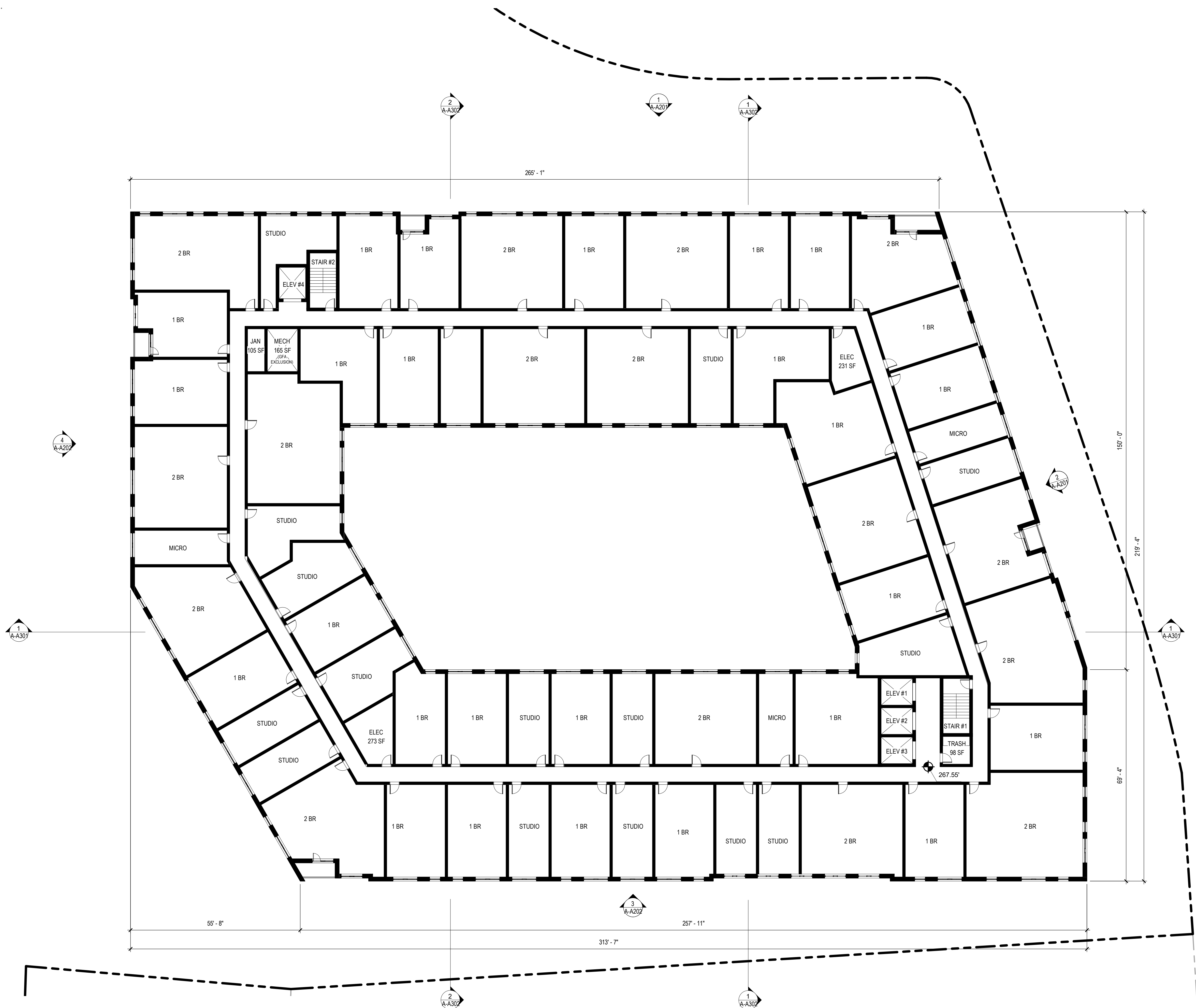


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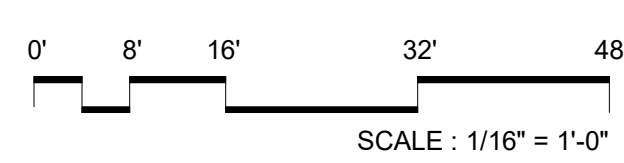
PROJECT TITLE:
ARLINGTON YMCA

PROJECT No: 92050.00
 DRAWING TITLE:
RESIDENTIAL LEVELS 4-7 (TYP.)

SCALE: 1/16" = 1'-0"
A-A106
 Preliminary 4.1 Submission Package
 07/28/2022



Level 4
 1/16" = 1'-0"



BUILDING AREAS (SF)									
FLOOR LEVEL	F1	RESIDENTIAL BUILDING						TOTAL SF	
		GROUND	1	2	3	4	5		6
FLOOR ELEVATION	218.3'	227.97'	237.63'	247.3'	257.55'	277.55'	287.55'	297.55'	
GROSS PARKING AREA	40,807	45,255	38,436	-	-	-	-	-	124,498
PROPOSED EXCLUSIONS	5,523	165	165	165	165	165	165	165	6,835
GROSS FLOOR AREA	1,066	19,018	19,529	50,833	49,761	49,981	49,981	49,981	340,151

NOTE: GROSS PARKING AREA INCLUDES PARKING GARAGE, LOADING DOCK, AND BIKE STORAGE.
 NOTE: EXCLUSIONS INCLUDE MECHANICAL SHAFTS AND UTILITY ROOMS. SEE "PROPOSED EXCLUSIONS" TABLE.
 NOTE: GFA INCLUDES ALL BUILDING USES EXCEPT GROSS PARKING AREA AND PROPOSED EXCLUSIONS

PROPOSED EXCLUSIONS (SF)									
FLOOR LEVEL	F1	RESIDENTIAL BUILDING						TOTAL SF	
		GROUND	1	2	3	4	5		6
FLOOR ELEVATION	218.3'	227.97'	237.63'	247.3'	257.55'	277.55'	287.55'	297.55'	
MECHANICAL SHAFTS	-	165	165	165	165	165	165	165	1,312
UTILITY ROOMS	5,523	-	-	-	-	-	-	-	5,523
TOTAL EXCLUSIONS	5,523	165	165	165	165	165	165	165	6,835

NO.	DATE	ISSUE

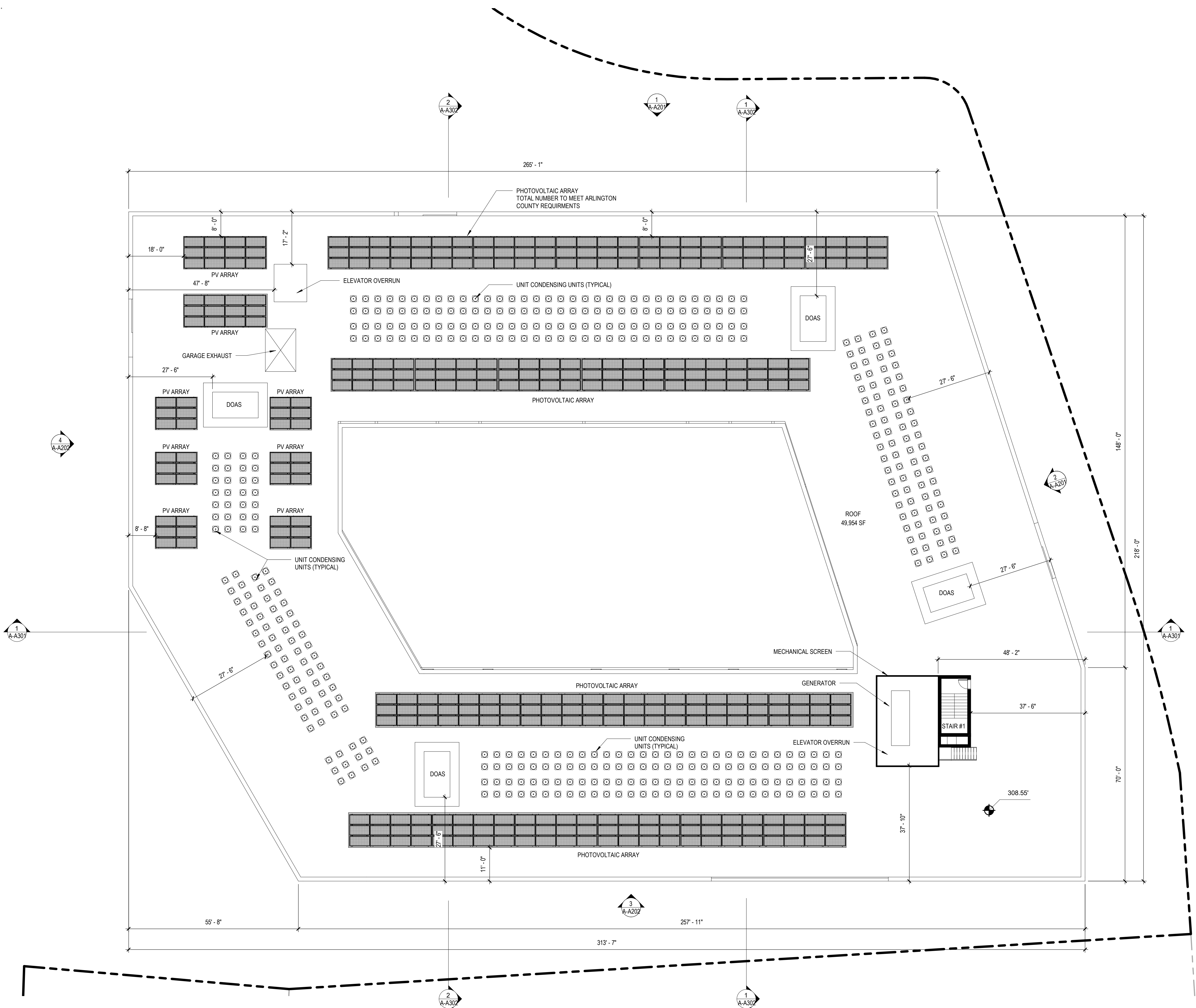


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PROJECT TITLE:
ARLINGTON YMCA

PROJECT No: 92050.00
 DRAWING TITLE:
RESIDENTIAL ROOF PLAN

SCALE: 1/16" = 1'-0"
A-A107
 Preliminary 4.1 Submission Package
 07/28/2022



1 Roof Level
 1/16" = 1'-0"

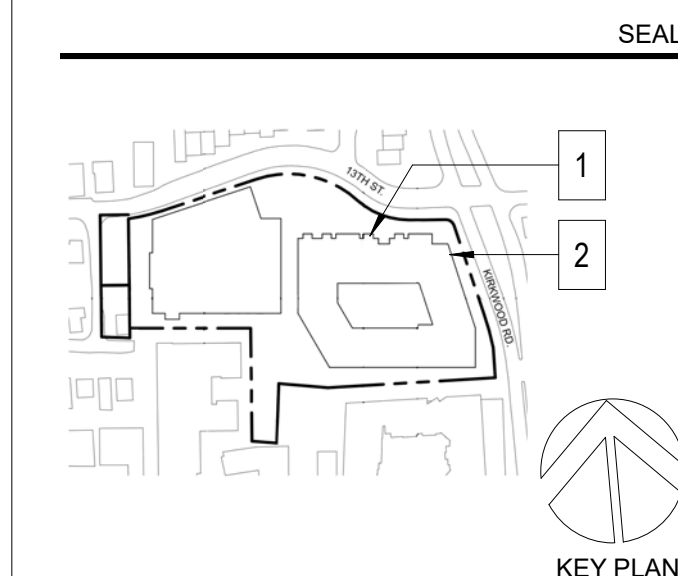


SEAL

NO.	DATE	ISSUE

MATERIAL LEGEND	
■	FB1 - FACE BRICK
■	FB2 - ACCENT BRICK 1
■	FB3 - ACCENT BRICK 2
■	CP1 - COMPOSITE WALL PANEL SYSTEM
■	CP2 - COMPOSITE WALL PANEL SYSTEM
■	CP3 - COMPOSITE WALL PANEL SYSTEM
■	CP4 - COMPOSITE WALL PANEL SYSTEM
■	WN1 - TYPICAL RESIDENTIAL WINDOW
■	WN2 - BALCONY DOOR AND SIDELITE
■	WW1 - GROUND FLOOR WINDOWWALL - ENTRY
■	WW2 - GROUND FLOOR WINDOWWALL - LOFTS
■	SF1 - GROUND FLOOR STOREFRONT SYSTEM
■	EC1 - RESIDENTIAL ENTRY CANOPY
■	EC2 - BUILDING ENTRY CANOPY
■	LV - GARAGE INTAKE LOUVER

EXTERIOR WALL OPENINGS	
ELEVATION	OPENINGS %
NORTH + COURTYARD	28%
NORTHEAST	25%
EAST + COURTYARD	26%
SOUTH + COURTYARD	23%
SOUTHWEST	24%
WEST	20%
TOTAL	25%



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1 NORTH ELEVATION
 1/16" = 1'-0"



2 EAST ELEVATION
 1/16" = 1'-0"



PROJECT TITLE:
ARLINGTON YMCA

PROJECT No: 92050.00
 DRAWING TITLE:
EXTERIOR ELEVATIONS

SCALE: 1/16" = 1'-0"
A-A201
 Preliminary 4.1 Submission Package
 07/28/2022



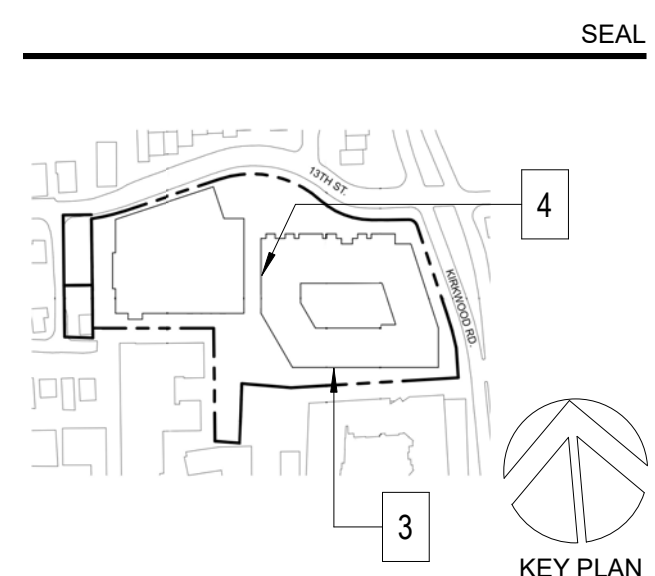
MATERIAL LEGEND

- FB1 - FACE BRICK
- FB2 - ACCENT BRICK 1
- FB3 - ACCENT BRICK 2
- CP1 - COMPOSITE WALL PANEL SYSTEM
- CP2 - COMPOSITE WALL PANEL SYSTEM
- CP3 - COMPOSITE WALL PANEL SYSTEM
- CP4 - COMPOSITE WALL PANEL SYSTEM
- WN1 - TYPICAL RESIDENTIAL WINDOW
- WN2 - BALCONY DOOR AND SIDELITE
- WW1 - GROUND FLOOR WINDOWWALL - ENTRY
- WW2 - GROUND FLOOR WINDOWWALL - LOFTS
- SF1 - GROUND FLOOR STOREFRONT SYSTEM
- EC1 - RESIDENTIAL ENTRY CANOPY
- EC2 - BUILDING ENTRY CANOPY
- LV - GARAGE INTAKE LOUVER

EXTERIOR WALL OPENINGS %

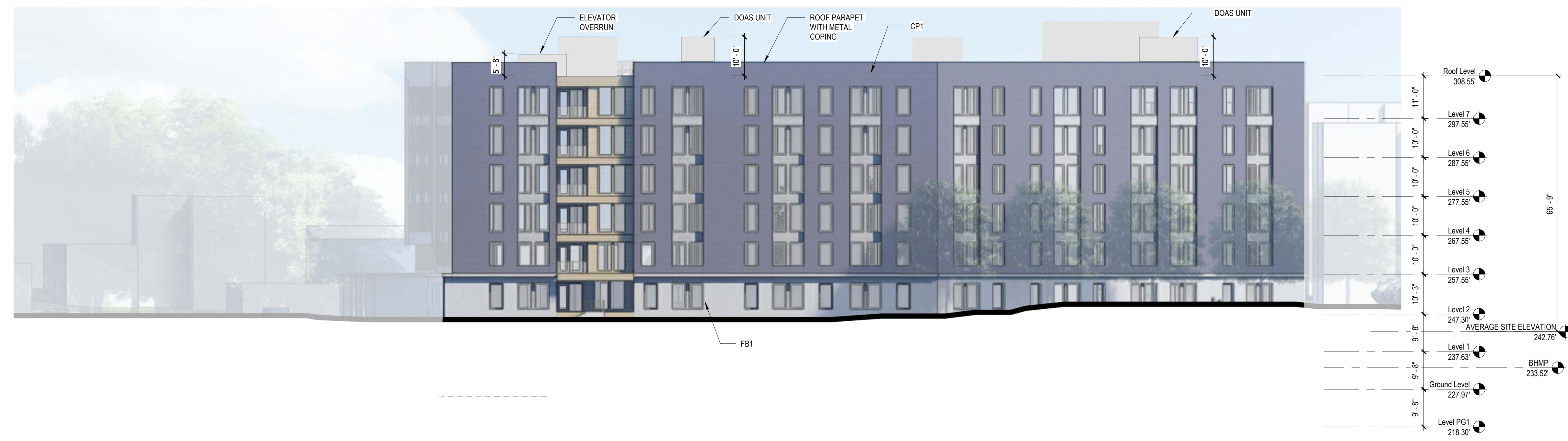
ELEVATION	OPENINGS %
NORTH + COURTYARD	28%
NORTHEAST	25%
EAST + COURTYARD	26%
SOUTH + COURTYARD	23%
SOUTHWEST +	24%
WEST	20%
TOTAL	25%

NO.	DATE	ISSUE

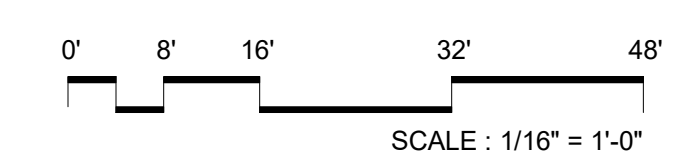


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3 SOUTH ELEVATION
 1/16" = 1'-0"



4 WEST ELEVATION
 1/16" = 1'-0"



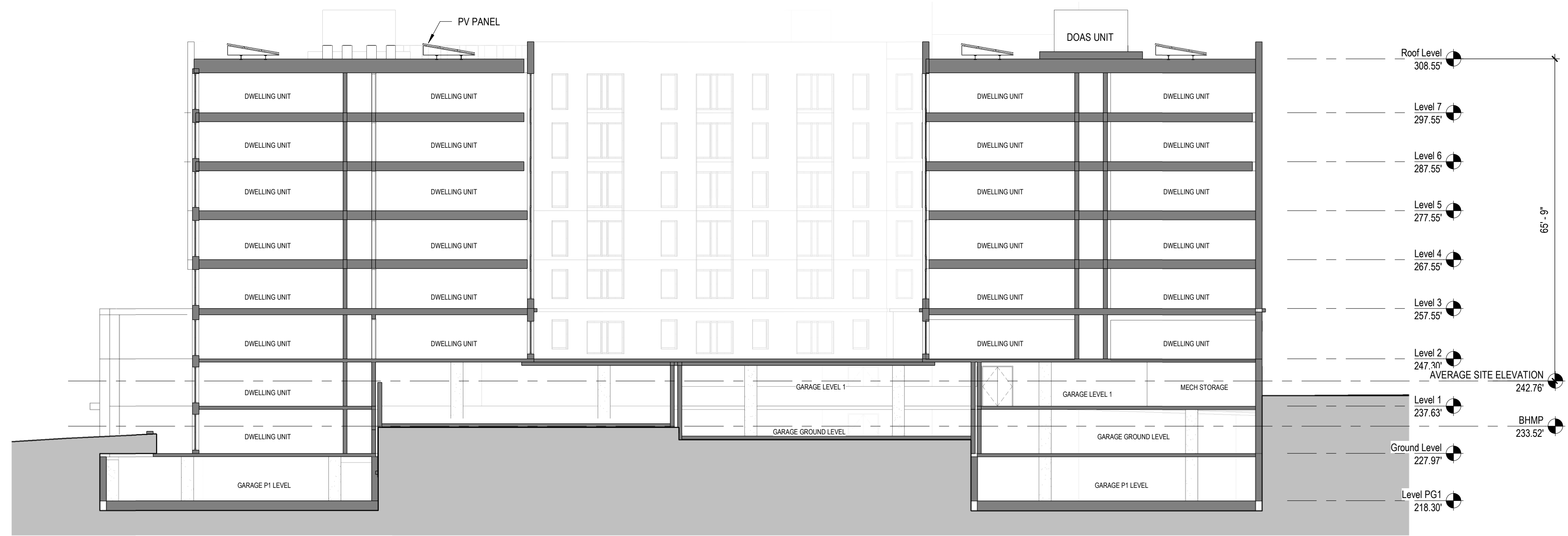
PROJECT TITLE:
ARLINGTON YMCA

PROJECT No: 92050.00
 DRAWING TITLE:
EXTERIOR ELEVATIONS

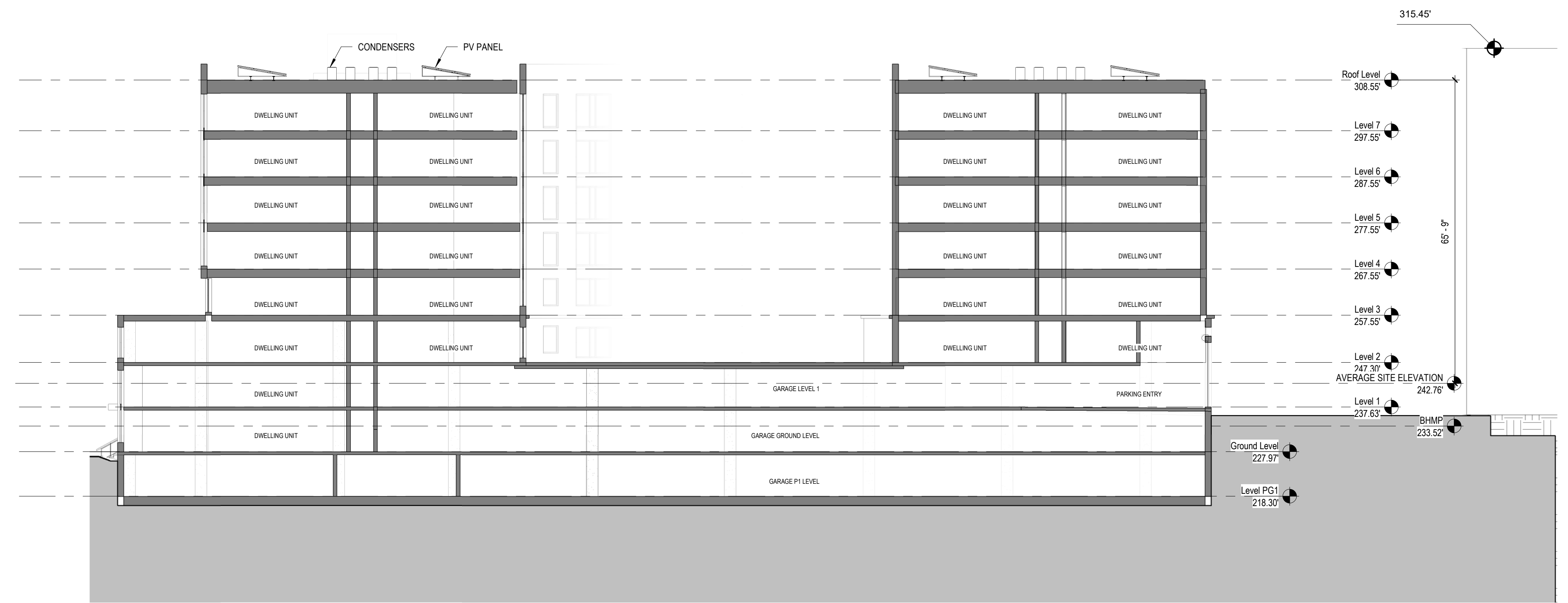
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A-A202

Preliminary 4.1 Submission Package
 07/28/2022

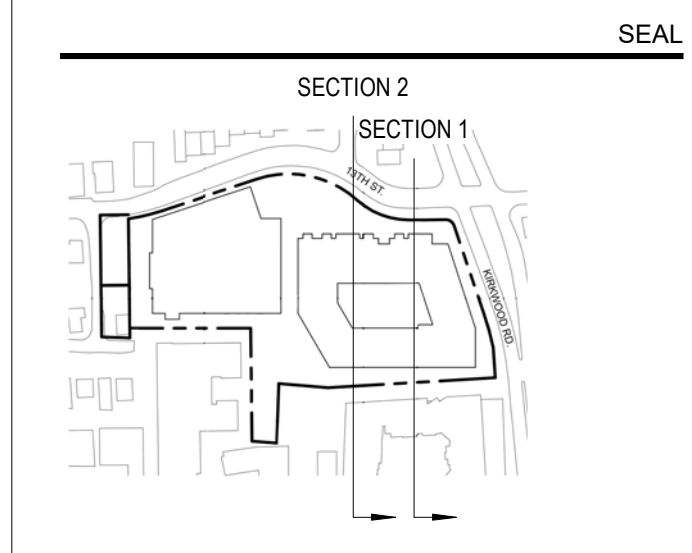
NO.	DATE	ISSUE



2 N/S BUILDING SECTION 2
1/16" = 1'-0"



1 N/S BUILDING SECTION 1
1/16" = 1'-0"



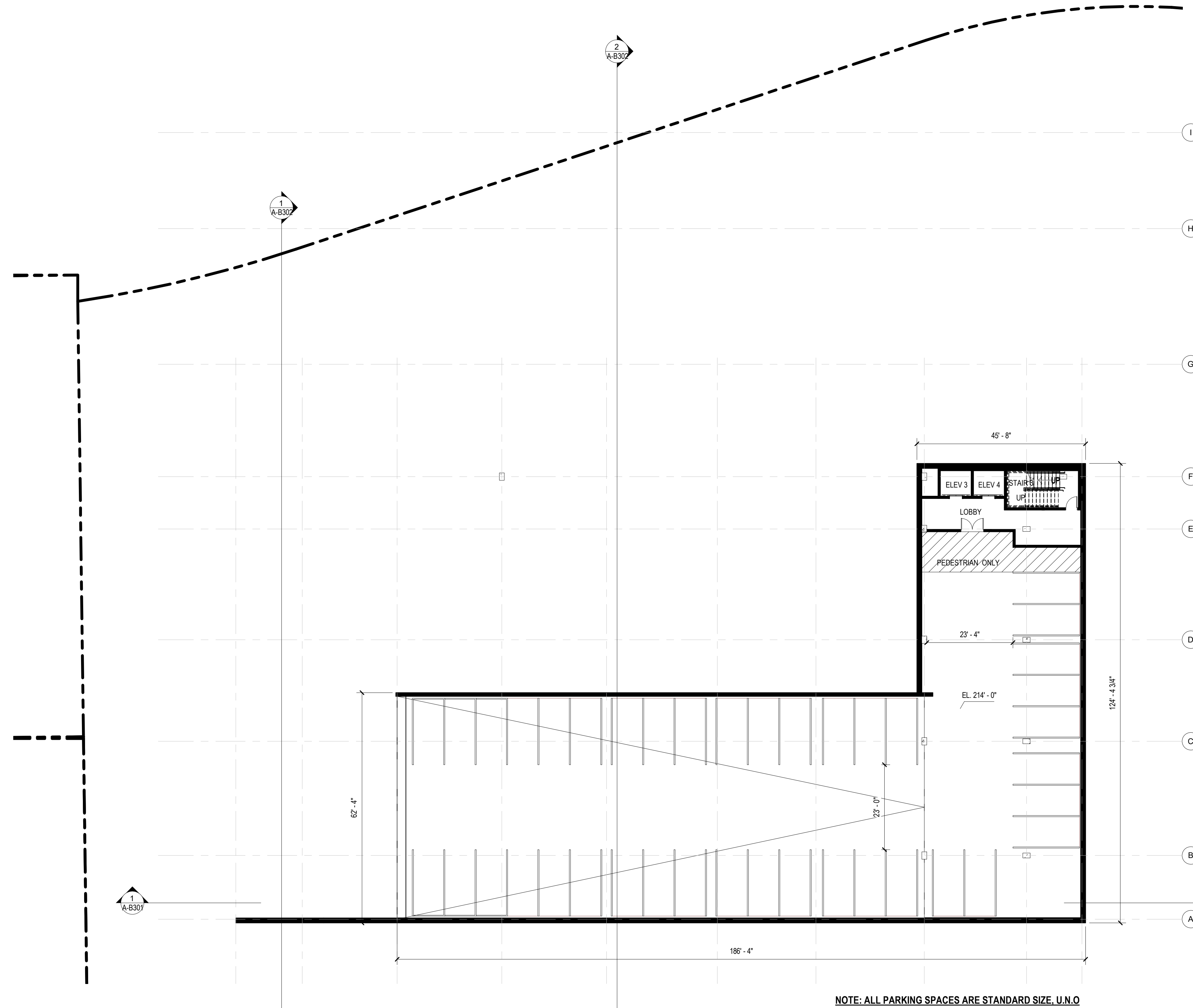
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PROJECT TITLE:
ARLINGTON YMCA

PROJECT No: 92050.00
DRAWING TITLE:
BUILDING SECTIONS - N/S

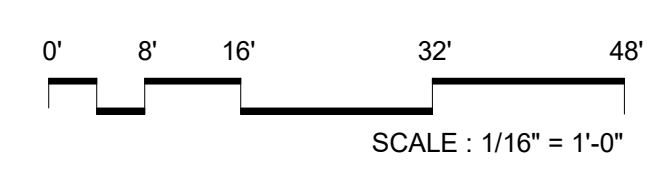
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A-A302
Preliminary 4.1 Submission Package
07/28/2022

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1 LEVEL P4 FLOOR PLAN
1/16" = 1'-0"

NOTE: ALL PARKING SPACES ARE STANDARD SIZE, U.N.O

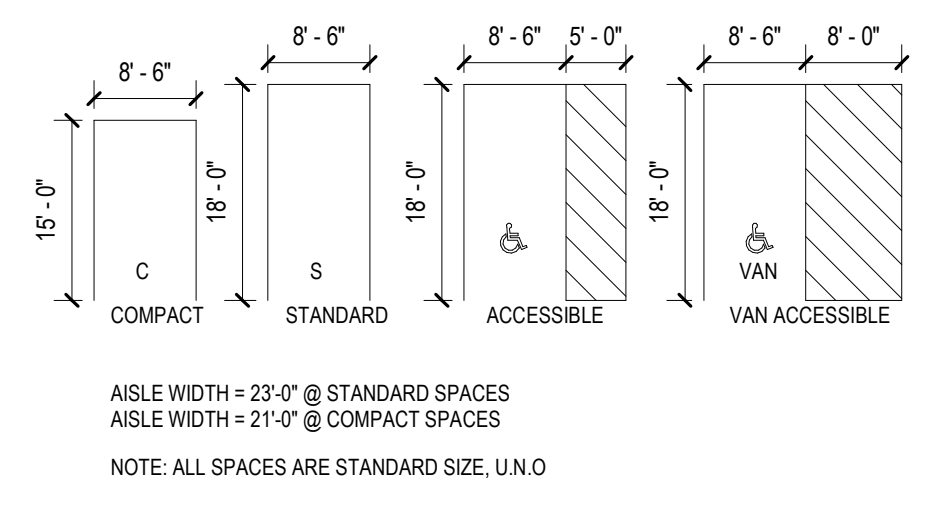


BUILDING AREAS (SF)								
FLOOR LEVEL	YMCA BUILDING							TOTAL SF
	P4	P3	P2	P1	1	MEZZ	2	
FLOOR ELEVATION	214'	224'	234'	244'	256'	267'	279'	
GROSS PARKING AREA	14,130	28,550	28,740	14,020	3,030	-	-	88,470
PROPOSED EXCLUSIONS	-	-	2,340	3,550	280	-	1,120	7,290
GROSS FLOOR AREA	-	-	-	12,360	38,140	5,110	32,240	87,850

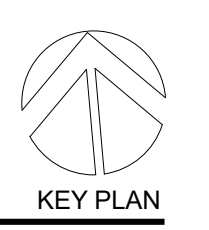
NOTE: GROSS PARKING AREA INCLUDES PARKING GARAGE, LOADING DOCK, AND BIKE STORAGE.
NOTE: EXCLUSIONS INCLUDE MECHANICAL SHAFTS AND UTILITY ROOMS. SEE "PROPOSED EXCLUSIONS" TABLE.
NOTE: GFA INCLUDES ALL BUILDING USES EXCEPT GROSS PARKING AREA AND PROPOSED EXCLUSIONS

PROPOSED EXCLUSIONS (SF)								
FLOOR LEVEL	YMCA BUILDING							TOTAL SF
	P4	P3	P2	P1	1	MEZZ	2	
FLOOR ELEVATION	214'	224'	234'	244'	256'	267'	279'	
MECHANICAL SHAFTS	-	-	-	190	150	-	120	460
UTILITY ROOMS	-	-	2,340	2,790	130	-	1,000	6,260
BELOW GRADE STORAGE	-	-	-	570	-	-	-	570
TOTAL EXCLUSIONS	-	-	2,340	3,550	280	-	1,120	7,290

PARKING SCHEDULE	
PARKING TYPE	COUNT
PARKING LEVEL 1	
ADA	3
ADA (VAN)	1
STANDARD	7
PARKING LEVEL 2	
ADA	1
ADA (VAN)	3
EV CHARGING	5
EV READY	15
STANDARD	51
PARKING LEVEL 3	
EV CHARGING	4
EV READY	16
STANDARD	57
PARKING LEVEL 4	
STANDARD	40
GRAND TOTAL:	203
% EV CHARGING STATION	4
% EV READY (INFRASTRUCTURE PROVIDED)	15



NO.	DATE	ISSUE



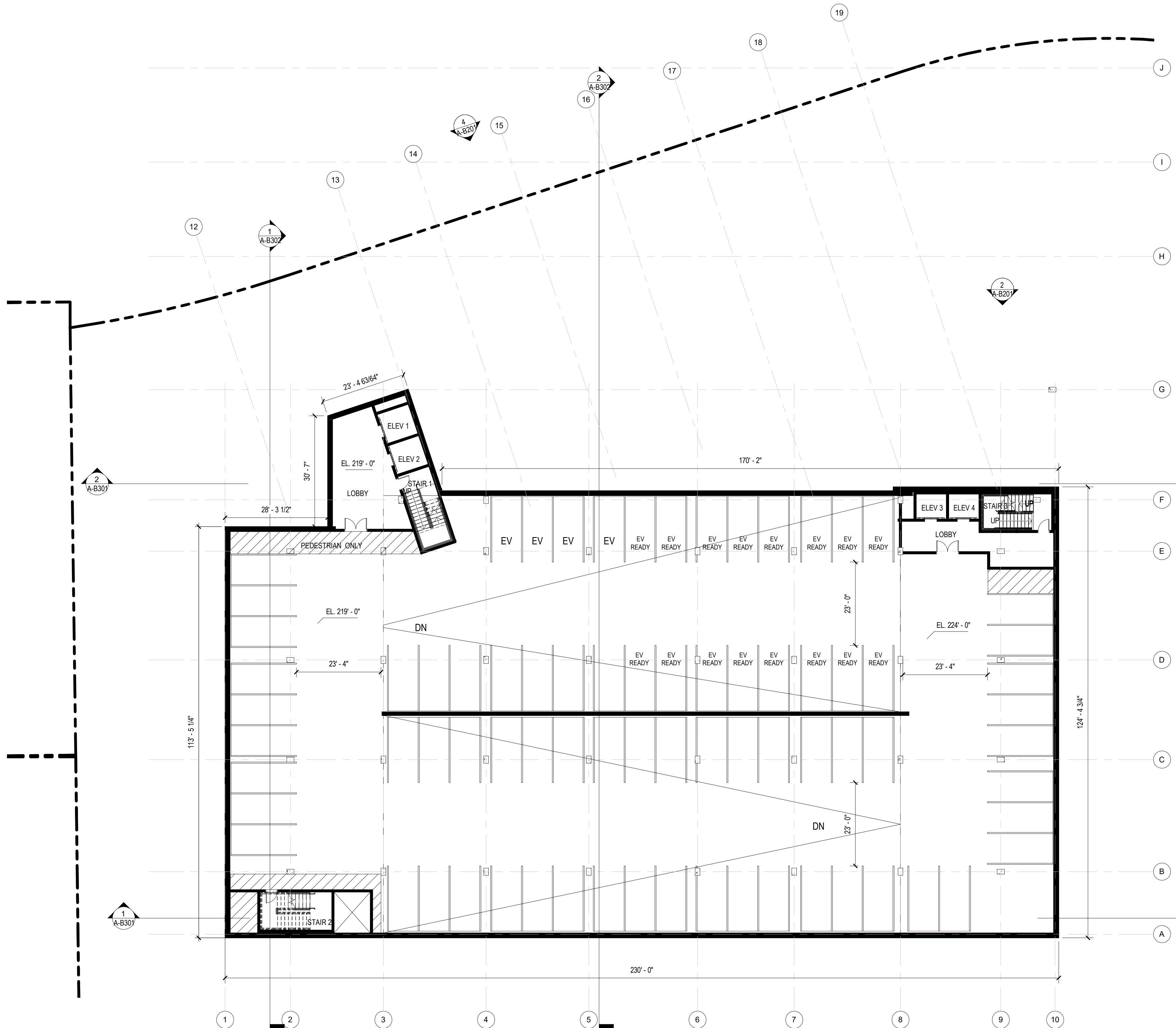
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PROJECT TITLE:
ARLINGTON YMCA

PROJECT No: 87740
DRAWING TITLE:
YMCA - P4 FLOOR PLAN

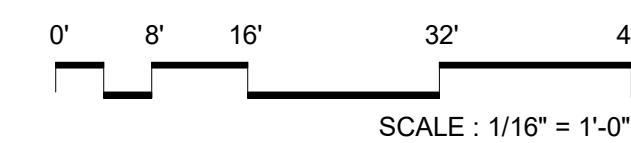
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A-B101
Preliminary 4.1 Submission Package
07/28/2022

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NOTE: ALL PARKING SPACES ARE STANDARD SIZE, U.N.O

1 LEVEL P3 FLOOR PLAN
1/16" = 1'-0"



BUILDING AREAS (SF)								
FLOOR LEVEL	YMCA BUILDING							TOTAL SF
	P4	P3	P2	P1	1	MEZZ	2	
FLOOR ELEVATION	214'	224'	234'	244'	256'	267'	279'	
GROSS PARKING AREA	14,130	28,550	28,740	14,020	3,030	-	-	88,470
PROPOSED EXCLUSIONS	-	-	2,340	3,550	280	-	1,120	7,290
GROSS FLOOR AREA	-	-	-	12,360	38,140	5,110	32,240	87,850

NOTE: GROSS PARKING AREA INCLUDES PARKING GARAGE, LOADING DOCK, AND BIKE STORAGE.

NOTE: EXCLUSIONS INCLUDE MECHANICAL SHAFTS AND UTILITY ROOMS. SEE "PROPOSED EXCLUSIONS" TABLE.

NOTE: GFA INCLUDES ALL BUILDING USES EXCEPT GROSS PARKING AREA AND PROPOSED EXCLUSIONS

PROPOSED EXCLUSIONS (SF)								
FLOOR LEVEL	YMCA BUILDING							TOTAL SF
	P4	P3	P2	P1	1	MEZZ	2	
FLOOR ELEVATION	214'	224'	234'	244'	256'	267'	279'	
MECHANICAL SHAFTS	-	-	-	190	150	-	120	460
UTILITY ROOMS	-	-	2,340	2,790	130	-	1,000	6,260
BELOW GRADE STORAGE	-	-	-	570	-	-	-	570
TOTAL EXCLUSIONS	-	-	2,340	3,550	280	-	1,120	7,290

PARKING SCHEDULE

PARKING TYPE	COUNT
--------------	-------

PARKING LEVEL 1

ADA	3
ADA (VAN)	1
STANDARD	7

PARKING LEVEL 2

ADA	1
ADA (VAN)	3
EV CHARGING	5
EV READY	15
STANDARD	51

PARKING LEVEL 3

EV CHARGING	4
EV READY	16
STANDARD	57

PARKING LEVEL 4

STANDARD	40
----------	----

GRAND TOTAL:

STANDARD	203
----------	-----

% EV CHARGING STATION

EV CHARGING	4
-------------	---

% EV READY (INFRASTRUCTURE PROVIDED)

EV READY	15
----------	----



KEY PLAN

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PROJECT TITLE:

ARLINGTON YMCA

PROJECT No: 87740

DRAWING TITLE:
YMCA - P3 FLOOR PLAN

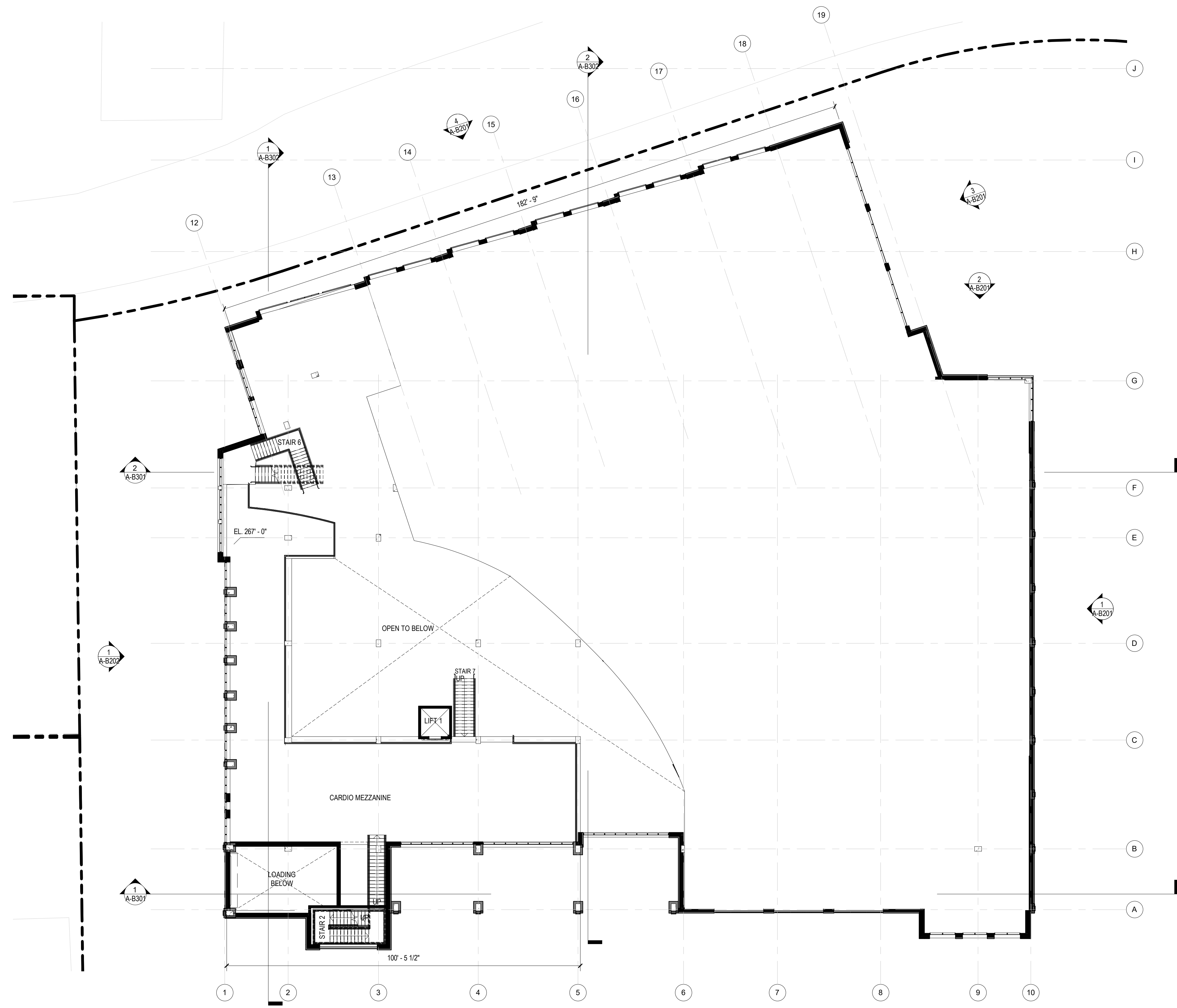
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A-B102

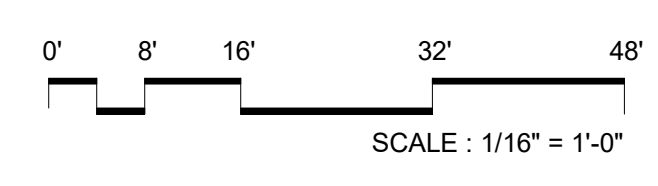
Preliminary 4.1 Submission Package

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1 MEZZANINE LEVEL FLOOR PLAN
1/16" = 1'-0"




BUILDING AREAS (SF)								
FLOOR LEVEL	YMCA BUILDING							TOTAL SF
	P4	P3	P2	P1	1	MEZZ	2	
FLOOR ELEVATION	214'	224'	234'	244'	256'	267'	279'	
GROSS PARKING AREA	14,130	28,550	28,740	14,020	3,030	-	-	88,470
PROPOSED EXCLUSIONS	-	-	2,340	3,550	280	-	1,120	7,290
GROSS FLOOR AREA	-	-	-	12,360	38,140	5,110	32,240	87,850

NOTE: GROSS PARKING AREA INCLUDES PARKING GARAGE, LOADING DOCK, AND BIKE STORAGE.
NOTE: EXCLUSIONS INCLUDE MECHANICAL SHAFTS AND UTILITY ROOMS. SEE "PROPOSED EXCLUSIONS" TABLE.
NOTE: GFA INCLUDES ALL BUILDING USES EXCEPT GROSS PARKING AREA AND PROPOSED EXCLUSIONS

PROPOSED EXCLUSIONS (SF)								
FLOOR LEVEL	YMCA BUILDING							TOTAL SF
	P4	P3	P2	P1	1	MEZZ	2	
FLOOR ELEVATION	214'	224'	234'	244'	256'	267'	279'	
MECHANICAL SHAFTS	-	-	-	190	150	-	120	460
UTILITY ROOMS	-	-	2,340	2,790	130	-	1,000	6,260
BELOW GRADE STORAGE	-	-	-	570	-	-	-	570
TOTAL EXCLUSIONS	-	-	2,340	3,550	280	-	1,120	7,290

NO.	DATE	ISSUE

KEY PLAN



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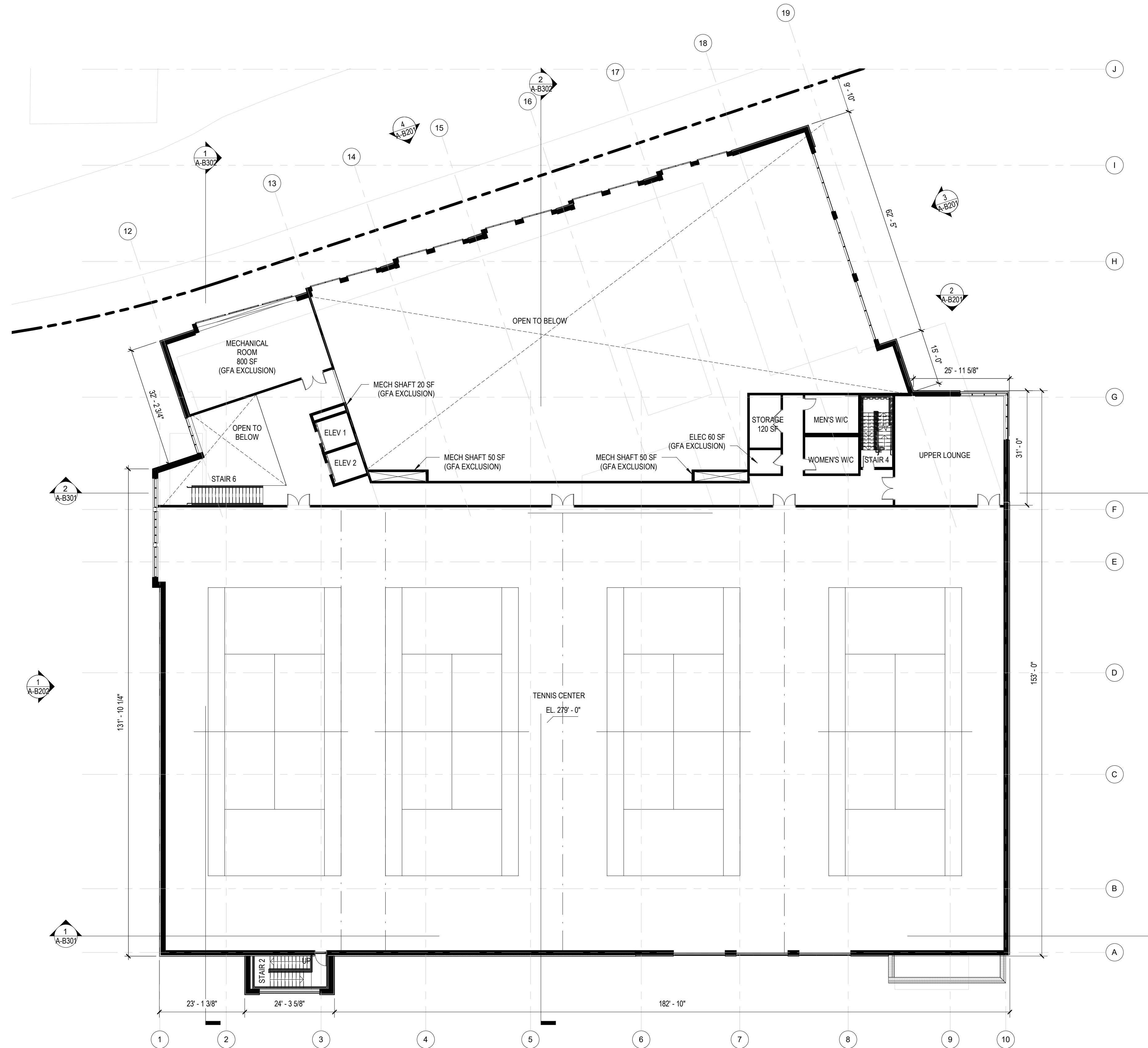
PROJECT TITLE:
ARLINGTON YMCA

PROJECT No: 87740
DRAWING TITLE:
YMCA - MEZZANINE FLOOR PLAN

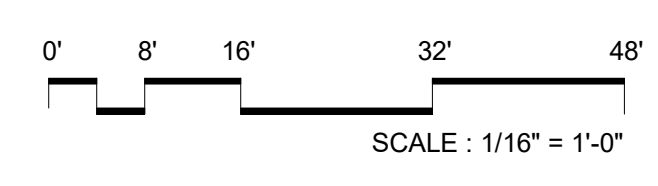
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A-B106
Preliminary 4.1 Submission Package

07/28/2022

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1 LEVEL 2 FLOOR PLAN
 1/16" = 1'-0"



BUILDING AREAS (SF)								
FLOOR LEVEL	YMCA BUILDING							TOTAL SF
	P4	P3	P2	P1	1	MEZZ	2	
FLOOR ELEVATION	214'	224'	234'	244'	256'	267'	279'	
GROSS PARKING AREA	14,130	28,550	28,740	14,020	3,030	-	-	88,470
PROPOSED EXCLUSIONS	-	-	2,340	3,550	280	-	1,120	7,290
GROSS FLOOR AREA	-	-	-	12,360	38,140	5,110	32,240	87,850

NOTE: GROSS PARKING AREA INCLUDES PARKING GARAGE, LOADING DOCK, AND BIKE STORAGE.
 NOTE: EXCLUSIONS INCLUDE MECHANICAL SHAFTS AND UTILITY ROOMS. SEE "PROPOSED EXCLUSIONS" TABLE.
 NOTE: GFA INCLUDES ALL BUILDING USES EXCEPT GROSS PARKING AREA AND PROPOSED EXCLUSIONS

PROPOSED EXCLUSIONS (SF)								
FLOOR LEVEL	YMCA BUILDING							TOTAL SF
	P4	P3	P2	P1	1	MEZZ	2	
FLOOR ELEVATION	214'	224'	234'	244'	256'	267'	279'	
MECHANICAL SHAFTS	-	-	-	190	150	-	120	460
UTILITY ROOMS	-	-	2,340	2,790	130	-	1,000	6,260
BELOW GRADE STORAGE	-	-	-	570	-	-	-	570
TOTAL EXCLUSIONS	-	-	2,340	3,550	280	-	1,120	7,290

NO.	DATE	ISSUE



PERKINS EASTMAN
 One Thomas Circle NW, Suite 200
 Washington, DC 20005
 T: +1 202 861 1325
 F: +1 202 861 1326

PROJECT TITLE:
ARLINGTON YMCA

PROJECT No: 87740
 DRAWING TITLE:
YMCA - LEVEL 02 FLOOR PLAN

SCALE: 1/16" = 1'-0"
A-B107
 Preliminary 4.1 Submission Package

07/28/2022

NO.	DATE	ISSUE

EXTERIOR MATERIAL LEGEND

BR1	MASONRY - LIGHT BUFF
FC	FIBER CEMENT BOARD OR GFRC - IVORY
MP	METAL PANEL - DARK
CW	CURTAIN WALL (COLOR TO MATCH MATERIAL MP)
NW#	FOLDING DOORS (COLOR TO MATCH MATERIAL MP)
GD	GLASS DOOR SYSTEM (COLOR TO MATCH MATERIAL MP)
EC	ENTRY CANOPY
OH	OVERHEAD DOOR (COLOR TO MATCH MATERIAL MP)
TW	TRANSLUCENT WALL PANELS
MR	METAL RAILING (COLOR TO MATCH MATERIAL MP)
LV1	LOUVER (COLOR TO MATCH MATERIAL BR1)
LV2	LOUVER (COLOR TO MATCH MATERIAL MP)
WW	WINDOW (COLOR TO MATCH MATERIAL MP)

NOTE

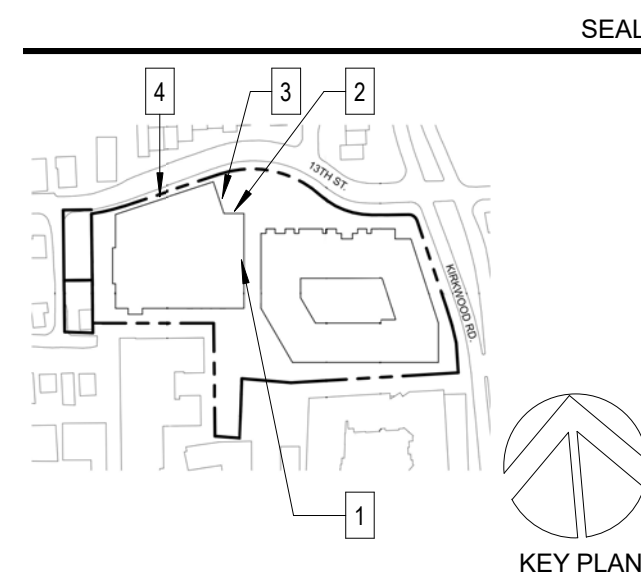
1. PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR BE SUBSTITUTED WITH EQUIVALENT, COMPATIBLE OPTIONS.

2. REFER TO LANDSCAPE FOR TREE LOCATION AND LANDSCAPE INFORMATION. LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

3. MECH PLUMBING & VENTS TO BE COORDINATED.

EXTERIOR WALL OPENINGS

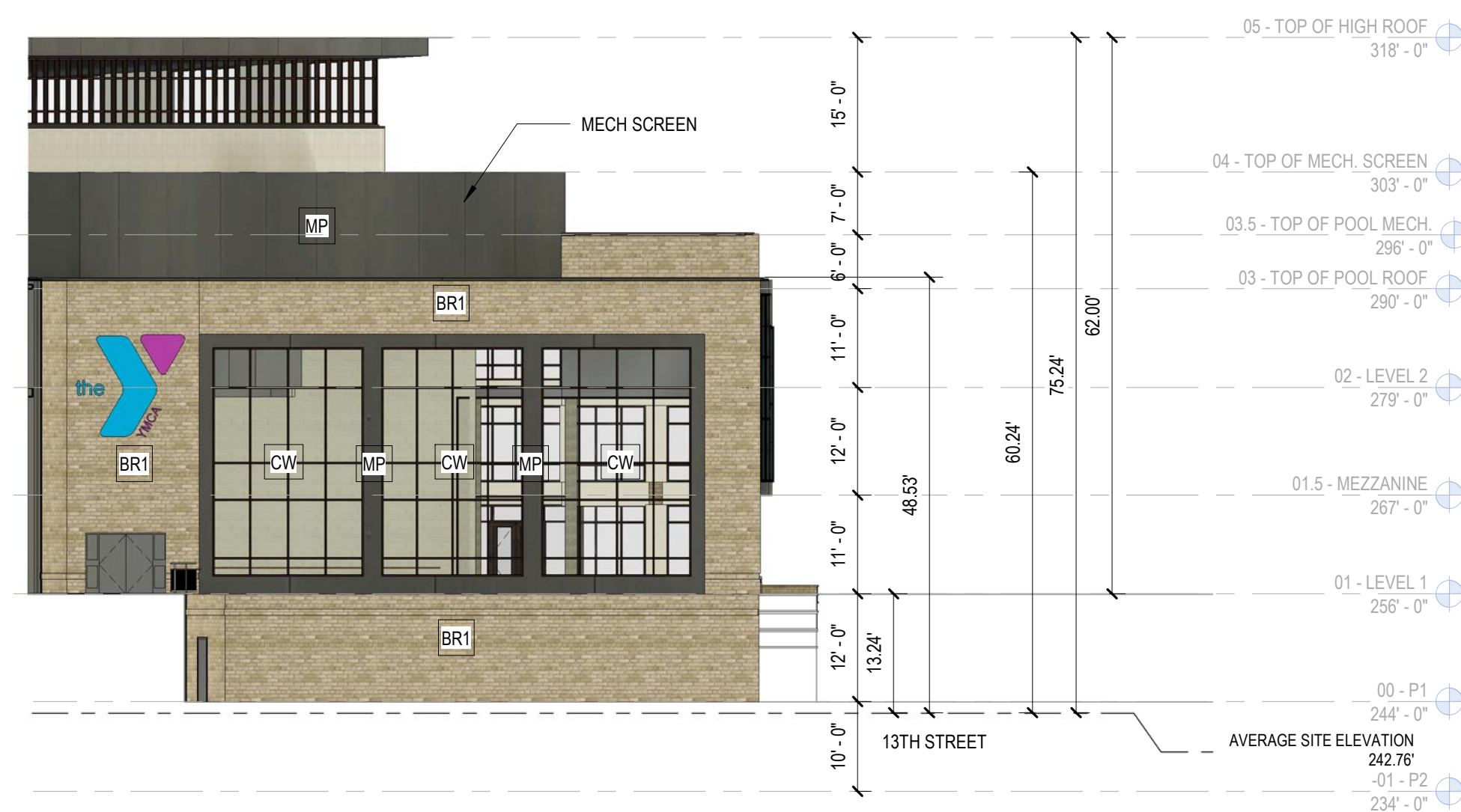
ELEVATION	OPENING %
13TH ST. NORTH ELEVATION	38%
PICKLE BALL NORTH ELEVATION	26%
POOL EAST ELEVATION	35%
EAST ELEVATION	19%
SOUTH ELEVATION	23%
WEST ELEVATION	28%
TOTAL	28%



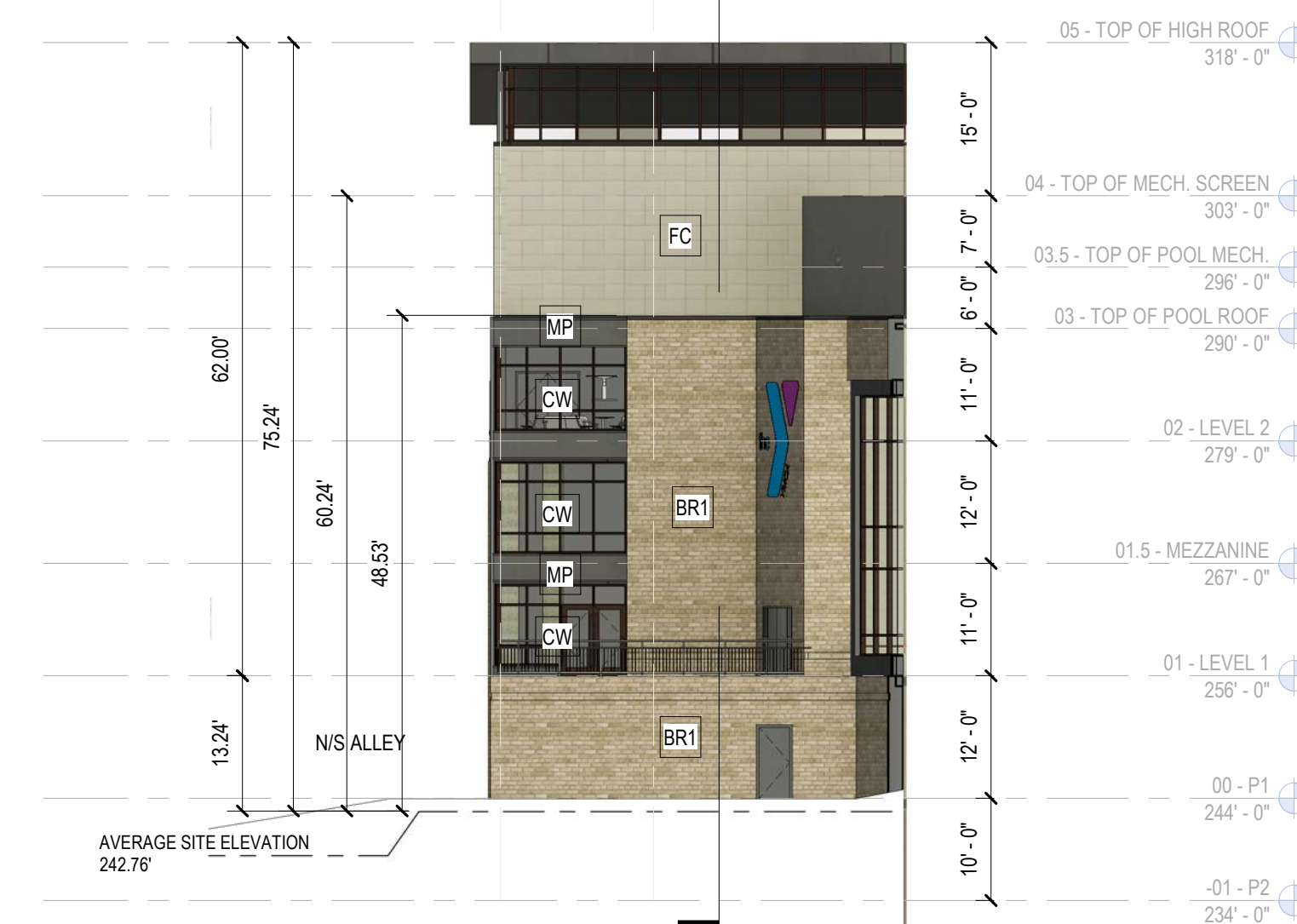
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 Washington, DC 20005
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4 13TH ST. NORTH ELEVATION
 1/16" = 1'-0"



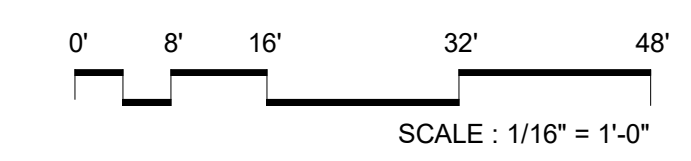
3 POOL EAST ELEVATION
 1/16" = 1'-0"



2 PICKLE BALL NORTH ELEVATION
 1/16" = 1'-0"



1 EAST ELEVATION
 1/16" = 1'-0"



PROJECT TITLE:
ARLINGTON YMCA

PROJECT No: 87740
 DRAWING TITLE:
YMCA - BUILDING ELEVATIONS

SCALE: 1/16" = 1'-0"
A-B201
 Preliminary 4.1 Submission Package

07/28/2022

EXTERIOR MATERIAL LEGEND

BR1	MASONRY - LIGHT BUFF
FC	FIBER CEMENT BOARD OR GFRC - IVORY
MP	METAL PANEL - DARK
CW	CURTAIN WALL (COLOR TO MATCH MATERIAL MP)
NW#	FOLDING DOORS (COLOR TO MATCH MATERIAL MP)
GD	GLASS DOOR SYSTEM (COLOR TO MATCH MATERIAL MP)
EC	ENTRY CANOPY
OH	OVERHEAD DOOR (COLOR TO MATCH MATERIAL MP)
TW	TRANSLUCENT WALL PANELS
MR	METAL RAILING (COLOR TO MATCH MATERIAL MP)
LV1	LOUVER (COLOR TO MATCH MATERIAL BR1)
LV2	LOUVER (COLOR TO MATCH MATERIAL MP)
WW	WINDOW (COLOR TO MATCH MATERIAL MP)

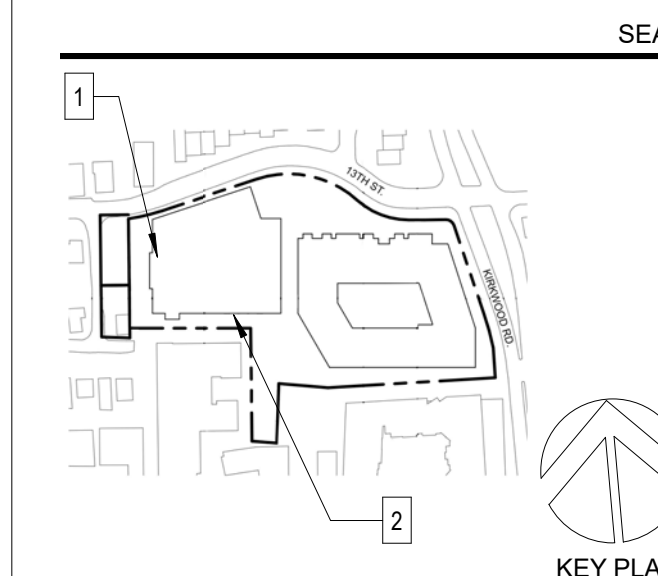
NOTE

1. PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR BE SUBSTITUTED WITH EQUIVALENT, COMPATIBLE OPTIONS.
2. REFER TO LANDSCAPE FOR TREE LOCATION AND LANDSCAPE INFORMATION. LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. MECH PLUMBING & VENTS TO BE COORDINATED.

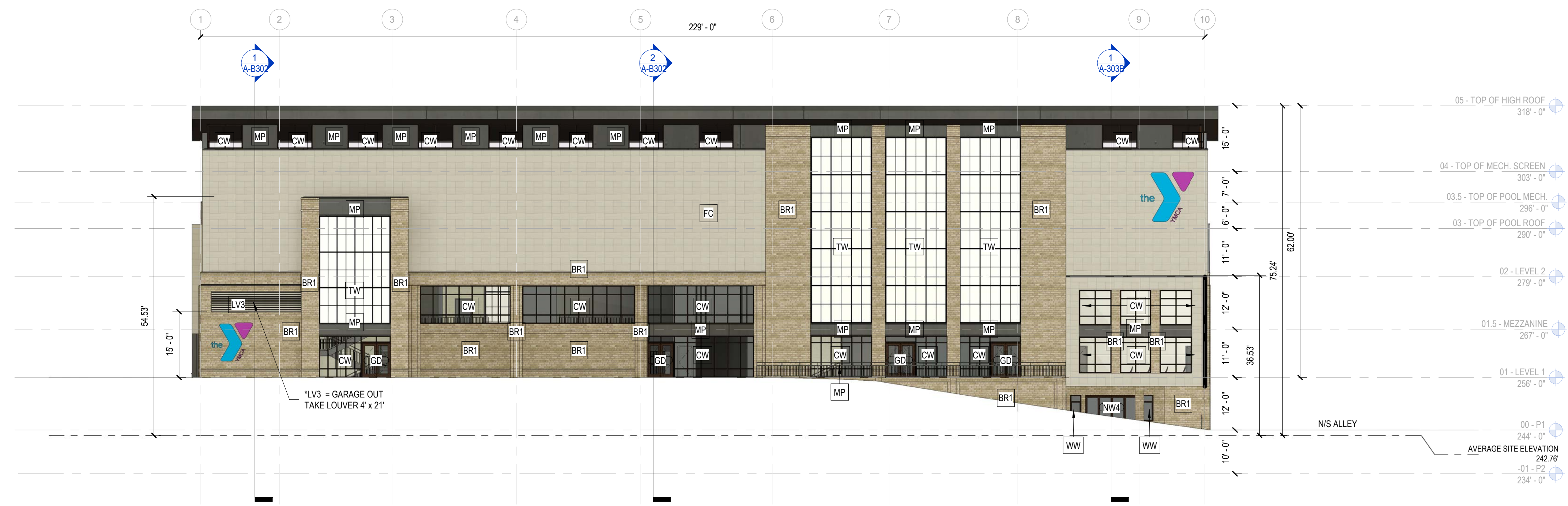
EXTERIOR WALL OPENINGS

ELEVATION	OPENING %
13TH ST. NORTH ELEVATION	38%
PICKLE BALL NORTH ELEVATION	26%
POOL EAST ELEVATION	35%
EAST ELEVATION	19%
SOUTH ELEVATION	23%
WEST ELEVATION	28%
TOTAL	28%

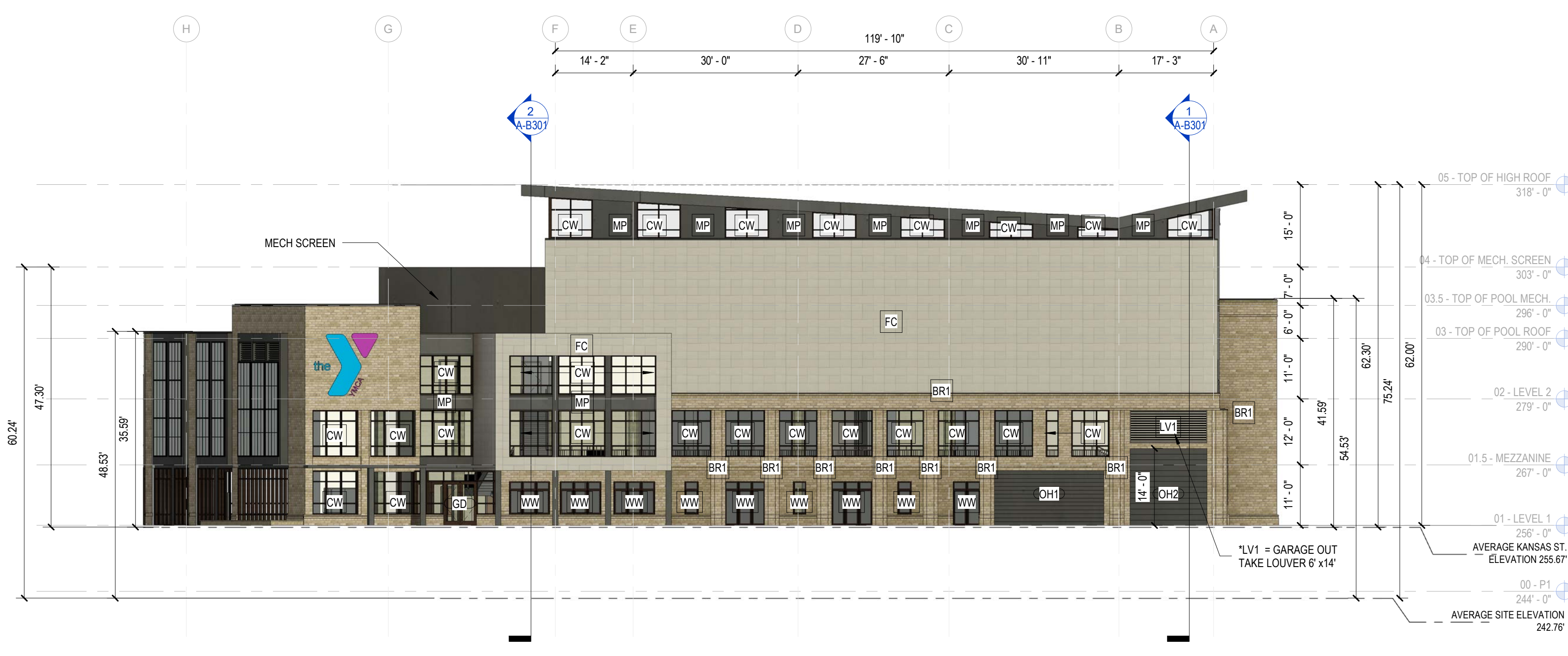
NO.	DATE	ISSUE



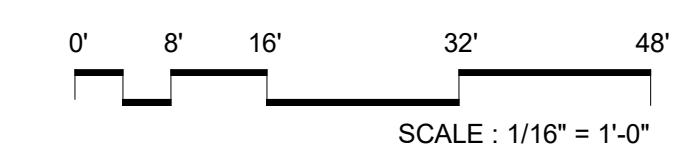
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 One Thomas Circle NW, Suite 200
 Washington, DC 20005
 T: +1 202 861 1325
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2 SOUTH ELEVATION
 1/16" = 1'-0"



1 WEST ELEVATION
 1/16" = 1'-0"



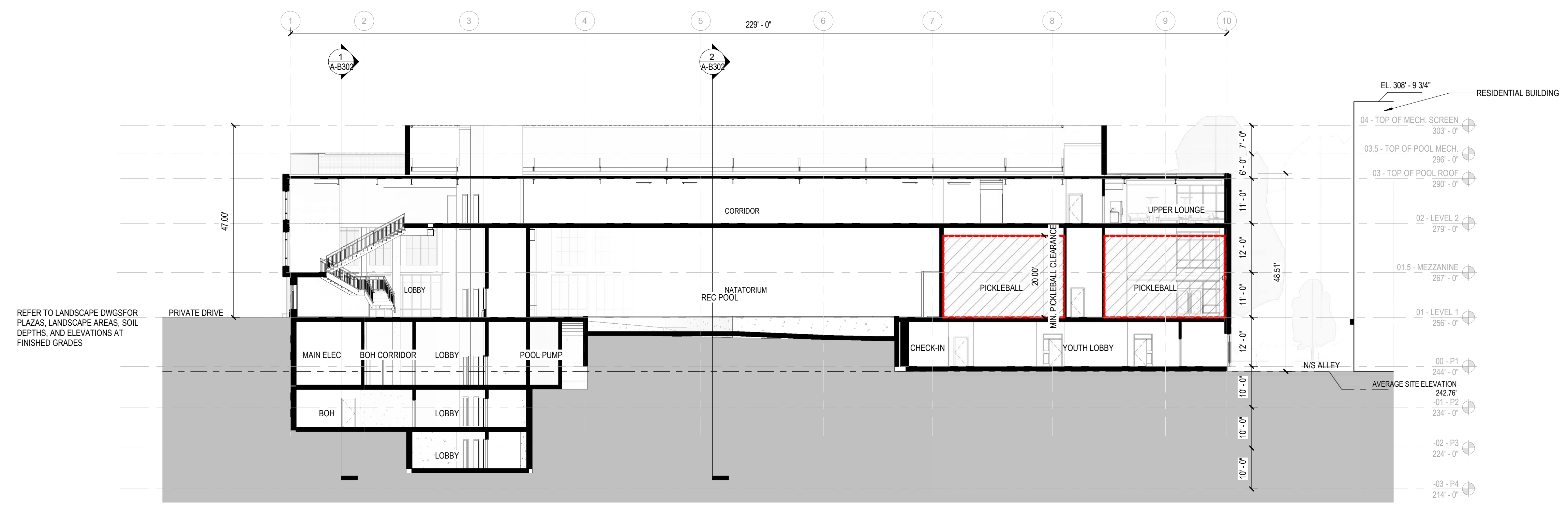
PROJECT TITLE:
ARLINGTON YMCA

PROJECT No: 87740
 DRAWING TITLE:
YMCA - BUILDING ELEVATIONS

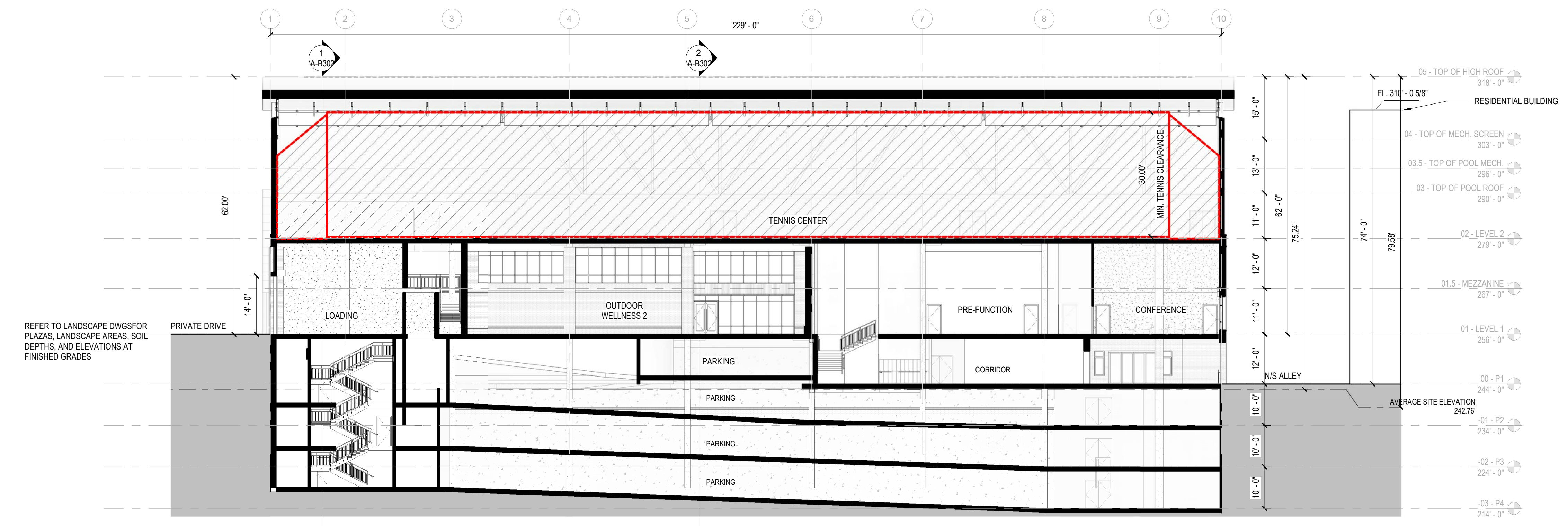
SCALE: 1/16" = 1'-0"
A-B202
 Preliminary 4.1 Submission Package

07/28/2022

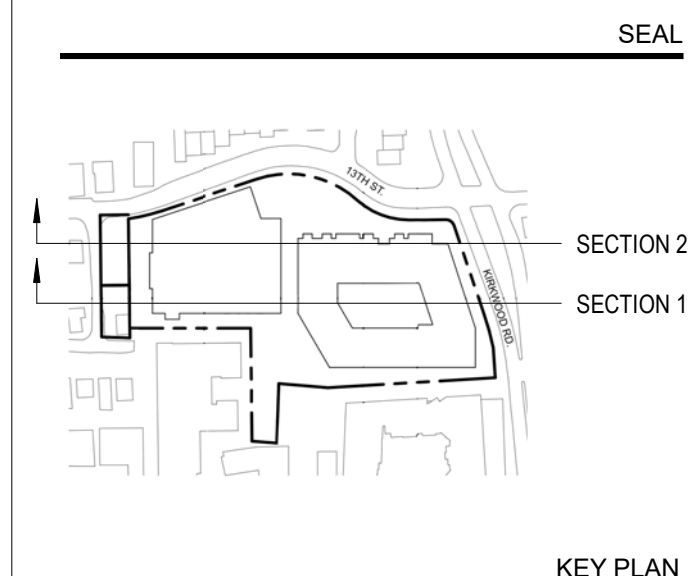
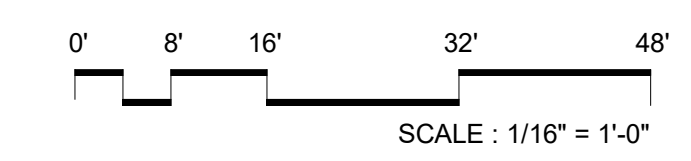
NO.	DATE	ISSUE



2 SECTION THROUGH E/W - NORTH
1/16" = 1'-0"



1 SECTION THROUGH E/W - RAMP
1/16" = 1'-0"



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One Thomas Circle NW, Suite 200
Washington, DC 20005
T: +1 202 861 1325
F: +1 202 861 1326

PROJECT TITLE:
ARLINGTON YMCA

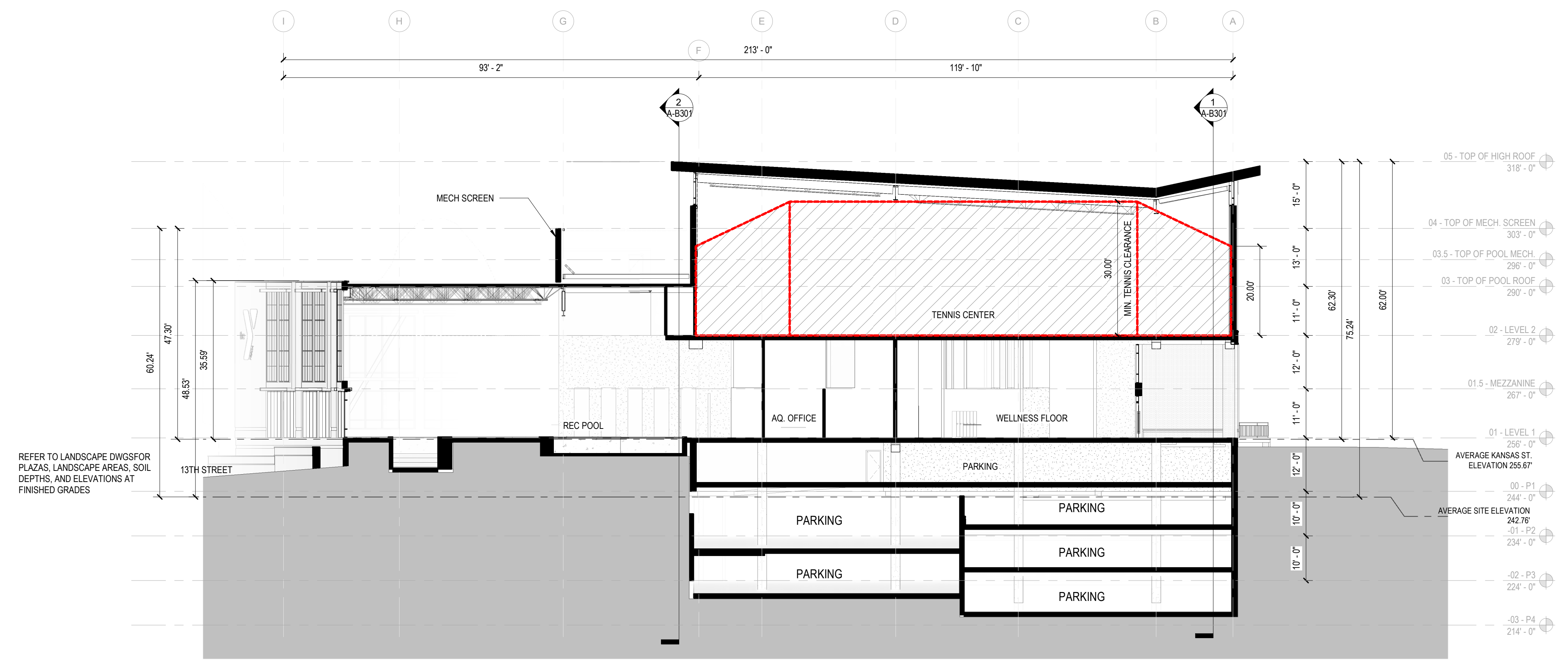
PROJECT No: 87740
DRAWING TITLE:
YMCA - BUILDING SECTIONS - E/W

SCALE: 1/16" = 1'-0"
A-B301
Preliminary 4.1 Submission Package

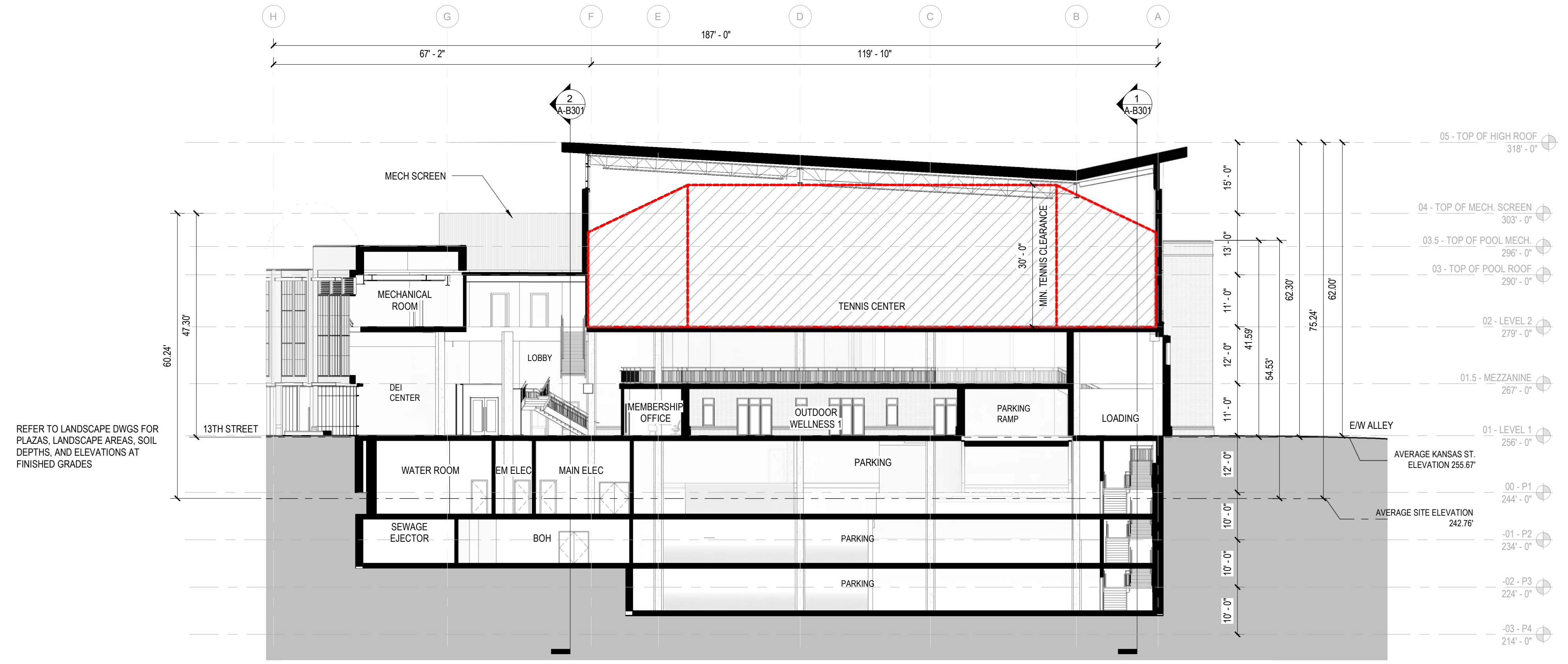
07/28/2022

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NO.	DATE	ISSUE

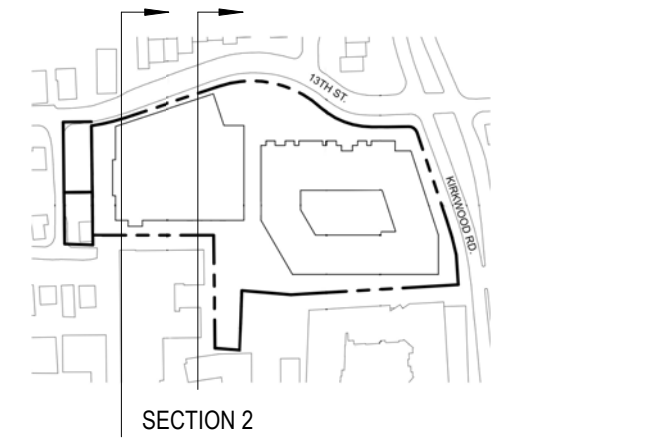


2 SECTION THROUGH N/S - CENTER
1/16" = 1'-0"



1 SECTION THROUGH N/S - WEST
1/16" = 1'-0"

SEAL



SECTION 1 KEY PLAN

PERKINS EASTMAN
One Thomas Circle NW, Suite 200
Washington, DC 20005
T: +1 202 861 1325
F: +1 202 861 1326

PROJECT TITLE:

ARLINGTON YMCA

PROJECT No: 87740

DRAWING TITLE:
YMCA - BUILDING SECTIONS - N/S



SCALE: 1/16" = 1'-0"

A-B302

Preliminary 4.1 Submission Package

07/28/2022

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NOTES

GENERAL NOTES:

- VERIFY ALL T.O.S. AND TFF ELEVATIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS
- FOR ROOFING SYSTEMS, SEE ARCHITECTURAL DRAWINGS
- FOR PARAPET AND RAILING DETAILS SEE ARCHITECTURAL DRAWINGS
- FOR THE STRUCTURE OF ALL GARDEN WALLS, SEE ARCHITECTURAL AND STRUCTURAL DETAILS
- FOR ALL CONCRETE AND CMU FOOTINGS, SEE ARCHITECTURAL AND STRUCTURAL DETAILS
- UNDER DRAIN LINE FROM PLANTER DRAIN AT PLANTERS SHALL BE SLOPED AT MIN. 0.5% AND DAYLIGHTED TO RIVER ROCK PAVING AREA OR CONNECT TO ROOF DRAIN. CONTRACTOR SHALL AVOID CONFLICT BETWEEN UNDER DRAIN LINE AND PLANTING ROOT SYSTEM.
- SWIMMING POOL BY POOL CONTRACTOR. SEE SHOP DRAWINGS.
- POOL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR POOL ACCESS HATCH AND WADING EDGE FOR REVIEW BY LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER. POOL SHOP DRAWING SHALL BE STAMPED BY DC REGISTERED STRUCTURAL ENGINEER.
- OUTDOOR KITCHEN SHALL RECEIVE GAS, PLUMBING AND ELECTRICAL CONNECTIONS. SEE MEP PLANS AND DETAILS. ALL SAID FURNISHING ABOVE TO PROVIDE SHOP DRAWINGS STAMPED BY DC REGISTERED ENGINEERS.

MATERIAL NOTES:

- SEE ARCHITECTURE DETAILS AND SPECIFICATION DIVISION 07 FOR WATERPROOFING REQUIREMENTS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, GUIDELINES, AND STANDARDS. ANY DISCREPANCIES WITH DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING & ADJACENT UTILITIES, FACILITIES, AND STRUCTURES PRIOR TO CONSTRUCTION AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY INCURRED DAMAGE TO SAID FEATURES. CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS OR BETTER UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL PLANS FOR UTILITY AND ARCHITECTURAL IMPROVEMENTS.
- REFER TO CIVIL DRAWINGS FOR GRADING DESIGN OF ROADWAY, CURB, BIORETENTION, AND ALL UTILITIES. SEE CIVIL DRAWINGS FOR ADJUSTMENTS AND REMOVAL OF ANY EXISTING UTILITIES OR STRUCTURES.
- SOME CONSTRUCTION OCCURS OVER STRUCTURE. SEE ARCH. DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING WORK CALLED FOR ON THE DRAWINGS WHETHER OR NOT EACH WORK ELEMENT IS NOTED IN THE LEGENDS.
- FOR EXPANSION JOINT LAYOUT, SEE LAYOUT PLAN.
- ALL ADA RAMPS AND CROSSWALKS SHALL CONFORM TO THE LATEST VDOT AND ADAAG STANDARDS AND GUIDELINES. ALL ADA RAMP AND CROSSWALK LOCATIONS TO BE APPROVED IN THE FIELD BY VDOT OFFICIAL. SEE CIVIL DWGS.
- SIDEWALK PAVING TO EXTEND TO BUILDING FACE. SEE ARCHITECTURAL DRAWINGS.

LAYOUT NOTES:

- LAYOUT LINES SHALL BE PARALLEL AND PERPENDICULAR TO EACH OTHER AND TO BUILDINGS UNLESS OTHERWISE INDICATED IN DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING WORK CALLED FOR ON DRAWINGS AND IN SPECIFICATIONS WHETHER OR NOT EACH WORK ELEMENT IS NOTED.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT.
- LAYOUT SHALL BE OFF FROM POINT OF BEGINNING AT EACH AREA.
- PAVERS SHALL BE LAID IN RUNNING BOND PATTERN UNLESS OTHERWISE DIMENSIONED.
- ALL PAVER JOINTS SHALL BE ALIGNED UNLESS OTHERWISE DIMENSIONED.
- METAL EDGING AND PAVERS SHOULD BE INSTALLED SIMULTANEOUSLY IN THE SAME PHASE.
- DIMENSION PRECISION IS $\frac{1}{4}$ ".

PAVING NOTES:

- PAVING SHALL BE LAID OUT WITH STAGGERED AND EQUAL DIMENSION JOINTS.
- NO PAVING GAP SHALL BE GREATER THAN 1/4" WIDE. IF A WIDER GAP EXISTS, UTILIZE A PAVING SPACER NO GREATER THAN 1" WIDE. FOR A GAP GREATER THAN 1"WIDE, UTILIZE AN OVERSIZED, SCORED PAVER, CUT TO THE NECESSARY DIMENSION.
- USE STANDARD SIZE PAVERS WHEREVER POSSIBLE. I.E. 12"X18", 12"X24", 12"X36" ETC. DO NOT CUT PAVERS TO STANDARD SIZE PAVERS.
- USE OVERSIZED PAVERS TO AVOID SEGMENTS 6" OR UNDER.
- DIMENSION PRECISION IS 1/4".

PLANTING NOTES:

- CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES AND CONFLICTS. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY INCURRED DAMAGE TO SAID FEATURES. CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL DOCUMENTS FOR UTILITY AND ARCHITECTURAL IMPROVEMENTS.
- DECIDUOUS TREES SHALL ONLY BE PLANTED BETWEEN OCTOBER 15 AND MAY 1 AS PER THE SPRING AND FALL PLANTING SEASON DATES.
- PEAT MOSS IS NOT ALLOWED FOR USE AS A SOIL AMENDMENT.
- PLANTINGS SHALL MEET MINIMUM HEIGHT STANDARDS. DO NOT PLANT A SHALLOW ROOT SYSTEM AT MINIMUM 2 FT. FROM THE ROOT FLARE (CROWN) OF THE STREET TREE.
- FINISH OFF 2 FT. CLEAR ZONE AROUND TREES WITH A 2-3" LAYER OF MULCH, BUT DO NOT PLACE UP AGAINST OR MOUND AROUND THE ROOT FLARE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK (ANLA)" BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- CONTRACTOR TO PROVIDE PLANT COUNTS.
- THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
- TREES TO BE SELECTED IN THE NURSERY BY LANDSCAPE ARCHITECT.
- SUBSTITUTIONS IN PLANTS AND MATERIALS ARE NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.
- FINAL LOCATION OF PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL, PRIOR TO THE COMMENCEMENT OF PLANTING.

SOIL NOTES:

- INSTALL SOIL PER SPECIFICATIONS AND DETAILS.
- SEE MATERIAL PLAN, GRADING PLAN, SECTIONS AND DETAILS FOR FURTHER INFORMATION.
- CONSTRUCTION SEQUENCE: CONTRACTOR SHALL PROTECT ALL SOIL AND PLANTS FROM OTHER CONSTRUCTION ACTIVITY. ALL SOIL AND PLANTING SHALL BE INSTALLED AFTER SUBSTANTIAL COMPLETION OF HARDSCAPE, UTILITY, AND OTHER WORK UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- SOIL AND AGGREGATE SHALL BE INSTALLED AT THE DEPTH SPECIFIED. WHERE LIGHTWEIGHT FILL IS NEEDED TO MEET FINISH GRADE, SEE DETAILS AND PLANS.

LIGHTING NOTES:

- SEE MEP DRAWINGS FOR ELECTRICAL AND WIRING DETAILS
- SEE LIGHTING FIXTURE SCHEDULE FOR LIGHT FIXTURE DETAILS
- SEE ARCHITECTURE DRAWINGS FOR LIGHTING AT RAILING AND BUILDING
- EACH TREE TO RECEIVE TWO TREE UPLIGHTS EXCEPT BUFFER PLANTING.
- ALL RETAINING/ SEAT WALL TO RECEIVE WALL MOUNT LIGHT AT 5' O.C.
- ALL PATHWAY TO RECEIVE BOLLARD LIGHT AT 15' O.C.

SYMBOLS AND ABBREVIATIONS

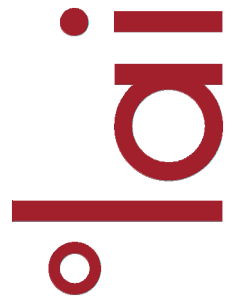
	MATERIAL SYMBOL
X	EXISTING SPOT ELEVATION
	GRADING CONTOUR
+ 84'-0"	PROPOSED SPOT ELEVATION
TC	TOP OF CURB
BC	BOTTOM OF CURB
TS	TOP OF STAIRS
BS	BOTTOM OF STAIRS
TW	TOP OF WALL
BW	BOTTOM OF WALL
HP	HIGH POINT
LP	LOW POINT
FFE	FINISHED FLOOR ELEVATION
TOS	TOP OF SLAB
PROPERTY LINE	-----
PHASE LINE	-----
POB	LAYOUT POINT OF BEGINNING

CONCEPTUAL LANDSCAPE PLAN, TO INCLUDE:

- FOOTPRINT(S) OF ALL EXISTING AND PROPOSED STRUCTURE, HARDSCAPE, AND DELINEATION OF EXISTING AND PROPOSED UNDERGROUND STRUCTURES. REFER TO CIVIL DWGS.
- ALL EXISTING (TO REMAIN) AND PROPOSED UTILITIES AND TOPOGRAPHY AT 2-FOOT CONTOUR INTERVALS FOR THE SITE AND ADJACENT STREETS BASED ON A RECENT SURVEY (ELEVATIONS GIVEN AT ARLINGTON COUNTY DATUM).REFER TO CIVIL DWGS.

SHEET LIST:

L001	NOTE
L002	TREE PROTECTION PLAN
L003	TREE INVENTORY
L004	COMPOSITE PLAN
L005	ILLUSTRATIVE SITE PLAN
L100	MATERIAL PLAN-SITE
L101	MATERIAL PLAN-OPEN SPACE
L101A	MATERIAL PLAN-KIRKWOOD ENTRANCES
L102	MATERIAL PLAN-YMCA
L110	MATERIAL PLAN-COURTYARD
L120	MATERIAL SCHEDULE
L300	SOIL PLAN-SITE
L302	SOIL PLAN-YMCA
L310	SOIL PLAN-COURTYARD
L400	PLANTING PLAN-SITE
L402	PLANTING PLAN-YMCA
L410	PLANTING PLAN-COURTYARD
L420	TREE CANOPY COVERAGE
L900	DETAIL-AT GRADE
L910	DETAIL-ON STRUCTURE
L911	DETAIL-ON STRUCTURE



LEE AND ASSOCIATES INC.
638 EYE STREET NW
WASHINGTON, DC 20001
Phone: (202) 466-6666
Fax: (202) 466-4232
www.leeandassociatesinc.com

ARLINGTON YMCA

PRELIMINARY 4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

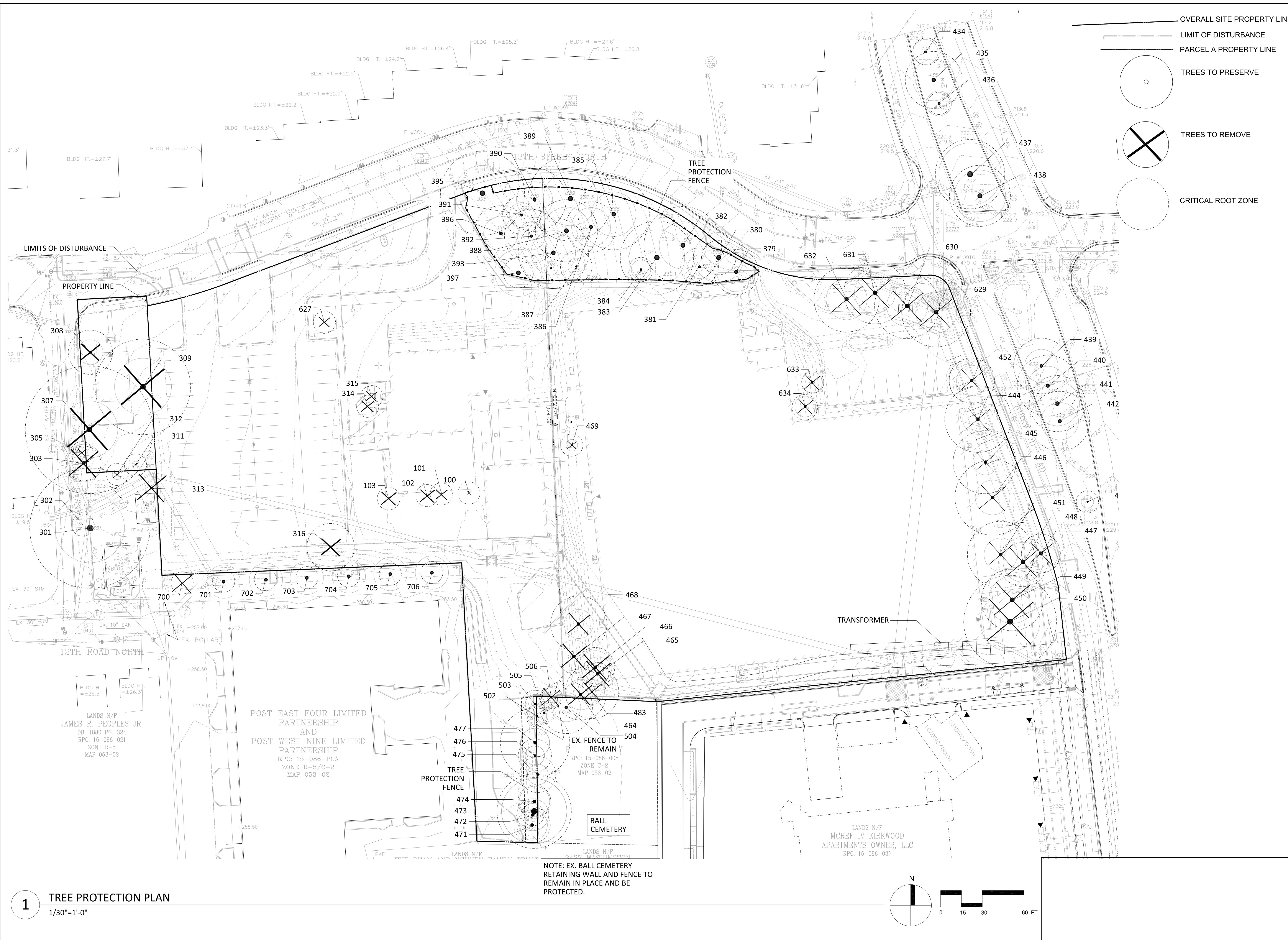
SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/01/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE:

SHEET TITLE: **NOTES**

SHEET #:

L001



- OVERALL SITE PROPERTY LINE
- - - LIMIT OF DISTURBANCE
- PARCEL A PROPERTY LINE
- TREES TO PRESERVE
- ⊗ TREES TO REMOVE
- CRITICAL ROOT ZONE

ldi

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688 EYE STREET NW
WASHINGTON, DC 20001
Phone: (202) 466-6666
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ARLINGTON YMCA

PRELIMINARY 4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/01/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

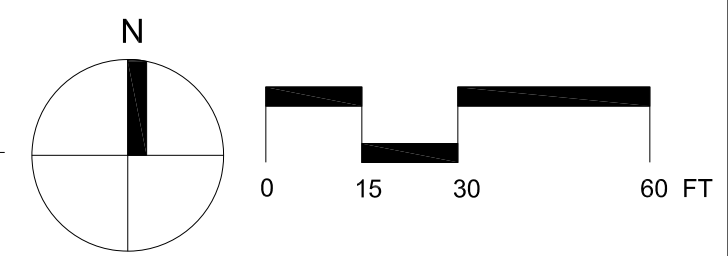
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SHEET TITLE: **TREE REMOVAL AND PROTECTION PLAN**

SHEET #: **L002**

1 TREE PROTECTION PLAN
1/30"=1'-0"

NOTE: EX. BALL CEMETERY RETAINING WALL AND FENCE TO REMAIN IN PLACE AND BE PROTECTED.



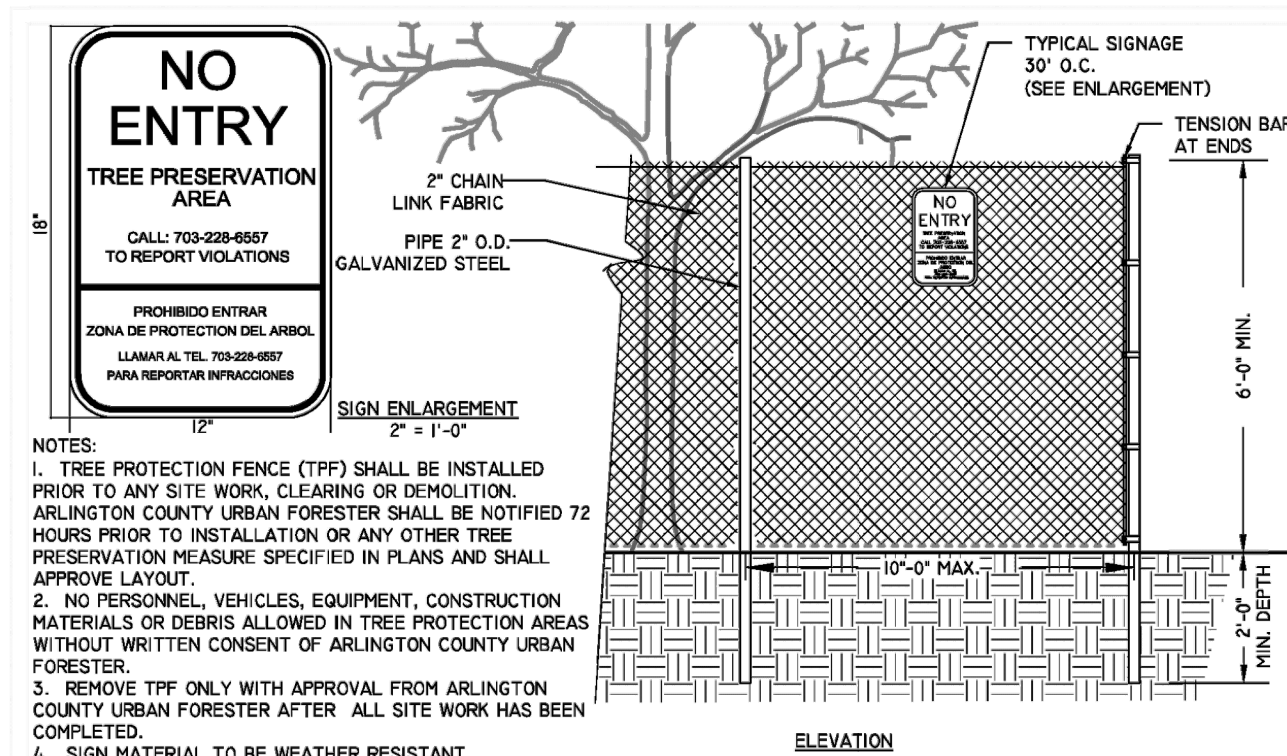
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TREE INVENTORY

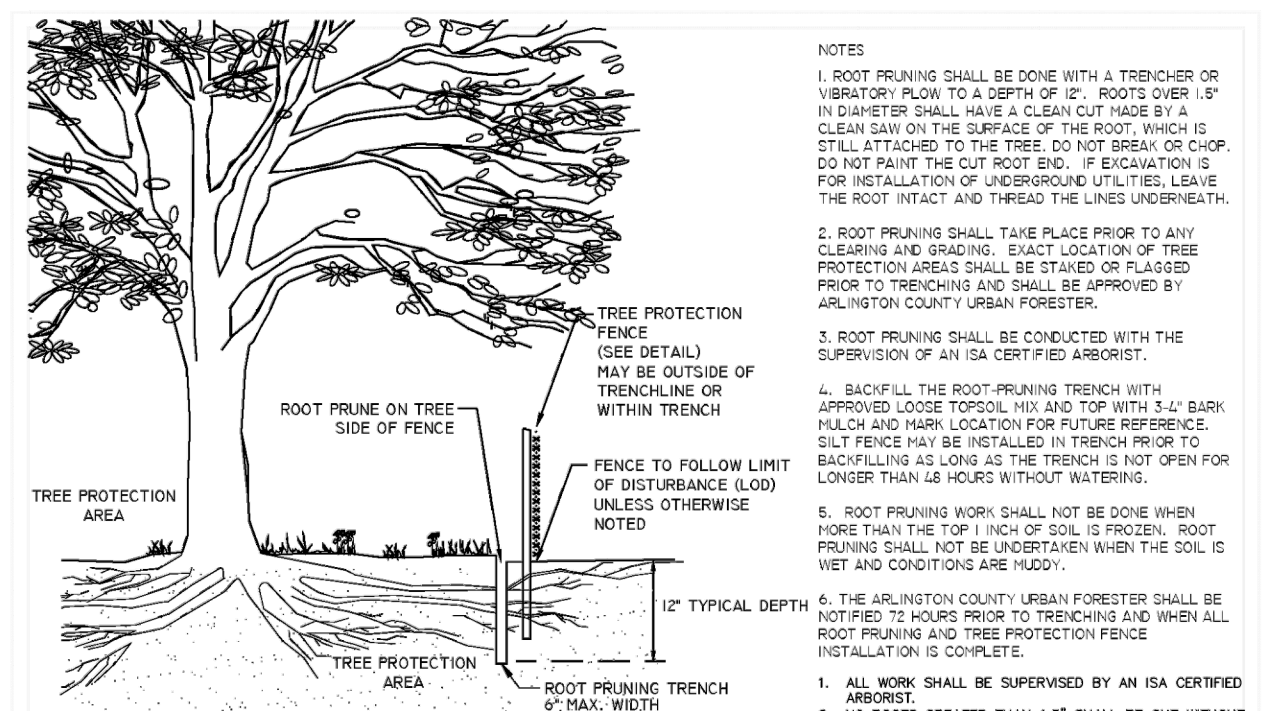
Tree #	Botanic Name	Common Name	Caliper (DBH)	Condition Rating	Species Rating	Total Rating	CRZ % Impact	Replacements Required	Preserve/Remove	Comments/Recommendation
100	Abies spp.	Fir spp.	2.0	0.70	0.70	1.0	100%	1	Remove	-
101	Juniperus virginiana	Eastern Red Cedar	5.5	0.70	0.70	2.7	100%	1	Remove	-
102	Juniperus virginiana	Eastern Red Cedar	4.2	0.70	0.70	2.1	100%	1	Remove	-
103	Juniperus virginiana	Eastern Red Cedar	8.2	0.70	0.70	4.0	100%	1	Remove	-
301	Acer saccharum	Silver Maple	43.3	0.60	0.50	13.0	1%	0	Preserve	-
302	Morus alba	White Mulberry	3.5	0.75	0.40	1.1	0%	0	Preserve	Invasive
303	Morus alba	White Mulberry	12.5	0.60	0.40	3.0	41%	TBD	Remove	Invasive
304	Not Used	Not Used	-	-	-	-	0%	-	-	-
305	Pyrus calleryana	Bradford Pear	7.0	0.70	0.30	1.5	29%	TBD	Remove	-
306	Not Used	Not Used	-	-	-	-	0%	-	-	-
307	Acer saccharum	Silver Maple	46.0	0.35	0.50	8.0	50%	2	Remove	Poor Condition
308	Juniperus virginiana	Eastern Red Cedar	16.0	0.55	0.70	6.2	83%	2	Remove	-
309	Acer saccharum	Silver Maple	34.4	0.60	0.50	10.3	100%	3	Remove	-
311	Morus alba	White Mulberry	3.5	0.45	0.40	0.6	80%	0	Remove	Invasive
312	Prunus 'Kanzan'	Kwanzan Cherry	5.5	0.45	0.70	1.7	32%	TBD	Remove	Poor/Fair Condition
313	Acer negundo	Box Elder	12.5	0.45	0.30	1.7	38%	TBD	Remove	Poor/Fair Condition
314	Magnolia x soulangiana	Saucer Magnolia	4.0	0.70	0.70	2.0	100%	1	Remove	-
315	Juniperus virginiana	Eastern Red Cedar	3.0	0.70	0.70	1.5	100%	1	Remove	-
316	Fraxus pennsylvanica	Green ash	17.1	0.50	0.40	3.4	98%	1	Remove	-
379	Magnolia grandiflora	Southern Magnolia	16.2	0.60	0.70	6.8	44%	0	Preserve	-
380	Magnolia grandiflora	Southern Magnolia	12.4	0.45	0.70	3.9	0%	0	Preserve	Poor/Fair Condition
381	Magnolia grandiflora	Southern Magnolia	13.6	0.50	0.70	4.8	2%	0	Preserve	-
382	Quercus phellos	Willow Oak	28.0	0.70	0.70	13.7	1%	0	Preserve	-
383	Platanus x acenifolia	London Planetree	26.4	0.75	0.70	13.9	13%	0	Preserve	-
384	Magnolia grandiflora	Southern Magnolia	8.8	0.70	0.70	4.3	4%	0	Preserve	-
385	Quercus phellos	Willow Oak	25.6	0.70	0.70	12.5	0%	0	Preserve	-
386	Quercus phellos	Willow Oak	18.2	0.60	0.70	7.6	0%	0	Preserve	-
387	Magnolia grandiflora	Southern Magnolia	11.4	0.60	0.70	4.8	1%	0	Preserve	-
388	Quercus phellos	Willow Oak	22.4	0.75	0.70	11.8	0%	0	Preserve	-
389	Quercus phellos	Willow Oak	30.5	0.70	0.70	14.9	0%	0	Preserve	-
390	Quercus phellos	Willow Oak	22.8	0.70	0.70	11.2	0%	0	Preserve	-
391	Quercus phellos	Willow Oak	13.8	0.60	0.70	5.8	0%	0	Preserve	-
392	Quercus phellos	Willow Oak	19.3	0.60	0.70	8.1	0%	0	Preserve	-
393	Quercus phellos	Willow Oak	25.3	0.75	0.70	13.3	4%	0	Preserve	-
394	Magnolia grandiflora	Southern Magnolia	4.5	DEAD	0.70	0.0	0%	-	-	Dead Tree
395	Quercus alba	White Oak	30.3	0.70	0.80	17.0	18%	0	Preserve	-
396	Quercus phellos	Willow Oak	20.0	0.70	0.70	9.8	10%	0	Preserve	-
397	Magnolia grandiflora	Southern Magnolia	10.8	0.45	0.70	3.4	29%	0	Preserve	-
434	Pyrus calleryana	Bradford Pear	9.8	0.70	0.30	2.1	0%	0	Preserve	-
435	Pyrus calleryana	Bradford Pear	20.5	0.70	0.30	4.3	0%	0	Preserve	-
436	Pyrus calleryana	Bradford Pear	7.0	0.70	0.30	1.5	0%	0	Preserve	-
437	Pyrus calleryana	Bradford Pear	25.0	0.60	0.30	4.5	0%	0	Preserve	-
438	Pyrus calleryana	Bradford Pear	22.0	0.55	0.30	3.6	0%	0	Preserve	-
439	Pyrus calleryana	Bradford Pear	20.0	0.45	0.30	2.7	0%	0	Preserve	Poor/Fair Condition
440	Pyrus calleryana	Bradford Pear	22.0	0.35	0.30	2.3	0%	0	Preserve	Poor Condition
441	Pyrus calleryana	Bradford Pear	20.2	0.50	0.30	3.0	0%	0	Preserve	-
442	Pyrus calleryana	Bradford Pear	21.5	0.60	0.30	3.9	0%	0	Preserve	-
443	Magnolia virginiana	Sweetbay Magnolia	4.0	0.70	0.70	2.0	0%	0	Preserve	-
444	Quercus phellos	Willow Oak	24.0	0.65	0.70	10.9	100%	3	Remove	-
445	Quercus phellos	Willow Oak	22.7	0.70	0.70	11.1	100%	3	Remove	-
446	Quercus phellos	Willow Oak	27.1	0.75	0.70	14.2	100%	3	Remove	-
447	Platanus x acenifolia	London Planetree	14.0	0.50	0.70	4.9	97%	1	Remove	-
448	Quercus phellos	Willow Oak	17.6	0.70	0.70	8.6	100%	2	Remove	-
449	Quercus phellos	Willow Oak	22.3	0.70	0.70	10.9	100%	3	Remove	-
450	Quercus phellos	Willow Oak	33.4	0.70	0.70	16.4	100%	4	Remove	-
451	Quercus phellos	Willow Oak	24.0	0.70	0.70	11.8	100%	3	Remove	-
452	Platanus x acenifolia	London Planetree	16.4	0.70	0.70	8.0	99%	2	Remove	-
453	Magnolia grandiflora	Southern Magnolia	16.7	DEAD	0.70	0.0	0%	-	-	Dead Tree
464	Prunus serotina	Black Cherry	18.4	0.50	0.50	4.6	59%	1	Remove	-
465	Juglans nigra	Black Walnut	7.7	0.70	0.60	3.2	100%	1	Remove	-
466	Nyssa sylvatica	Black Gum	14.1	0.70	0.80	7.9	100%	2	Remove	-
467	Robinia pseudoacacia	Black Locust	24.0	DEAD	0.60	0.0	0%	-	Remove	Dead Tree
468	Quercus rubra	Northern Red Oak	20.3	0.65	0.70	9.2	100%	2	Remove	-
469	Juniperus virginiana	Eastern Red Cedar	6.2	0.70	0.70	3.0	100%	1	Remove	-
471	Juglans nigra	Black Walnut	13.1	0.50	0.60	3.9	9%	0	Preserve	-
472	Juglans nigra	Black Walnut	7.7	0.45	0.60	2.1	0%	0	Preserve	Poor/Fair Condition
473	Juglans nigra	Black Walnut	26.8	0.55	0.60	8.8	13%	0	Preserve	-
474	Juglans nigra	Black Walnut	11.8	0.45	0.60	3.2	0%	0	Preserve	Poor/Fair Condition
475	Juglans nigra	Black Walnut	13.0	0.40	0.60	3.1	0%	0	Preserve	Poor Condition
476	Prunus serotina	Black Cherry	12.0	0.45	0.50	2.7	0%	0	Preserve	Poor/Fair Condition
477	Robinia pseudoacacia	Black Locust	25.0	0.40	0.60	6.0	0%	0	Preserve	Poor Condition
483	Morus alba	White Mulberry	19.3	0.45	0.40	3.5	66%	1	Remove	Invasive
502	Juglans nigra	Black Walnut	6.0	0.65	0.60	2.3	0%	0	Preserve	-
503	Juglans nigra	Black Walnut	10.0	0.60	0.60	3.6	14%	0	Preserve	-
504	Robinia pseudoacacia	Black Locust	19.0	0.65	0.60	7.4	27%	0	Preserve	-
505	Juglans nigra	Black Walnut	4.0	0.60	0.60	1.4	0%	0	Preserve	-

506	Acer saccharum	Sugar Maple	6.0	0.75	0.80	3.6	48%	TBD	Remove	-
627	Juniperus virginiana	Eastern Red Cedar	5.0	0.70	0.70	2.5	100%	1	Remove	-
629	Pinus strobus	White Pine	24.8	0.65	0.50	8.1	97%	2	Remove	-
630	Pinus strobus	White Pine	23.4	0.65	0.50	7.6	100%	2	Remove	-
631	Pinus strobus	White Pine	22.4	0.70	0.50	7.8	98%	2	Remove	-
632	Pinus strobus	White Pine	23.5	0.75	0.50	8.8	100%	2	Remove	-
633	Cornus florida	Dogwood	7.2	0.70	0.70	3.5	100%	1	Remove	-
634	Cornus florida	Dogwood	9.2	0.65	0.70	4.2	100%	1	Remove	-
700	Acer rubrum	Red Maple	2.0	0.80	0.70	1.1	7%	TBD	Remove	-
701	Acer rubrum	Red Maple	2.0	0.80	0.70	1.1	7%	0	Preserve	-
702	Acer rubrum	Red Maple	2.0	0.80	0.70	1.1	7%	0	Preserve	-
703	Acer rubrum	Red Maple	2.0	0.80	0.70	1.1	7%	0	Preserve	-
704	Acer rubrum	Red Maple	2.0	0.80	0.70	1.1	7%	0	Preserve	-
705	Acer rubrum	Red Maple	2.0	0.80	0.70	1.1	7%	0	Preserve	-
706	Acer rubrum	Red Maple	2.0	0.80	0.70	1.1	7%	0	Preserve	-
TOTAL:									57	

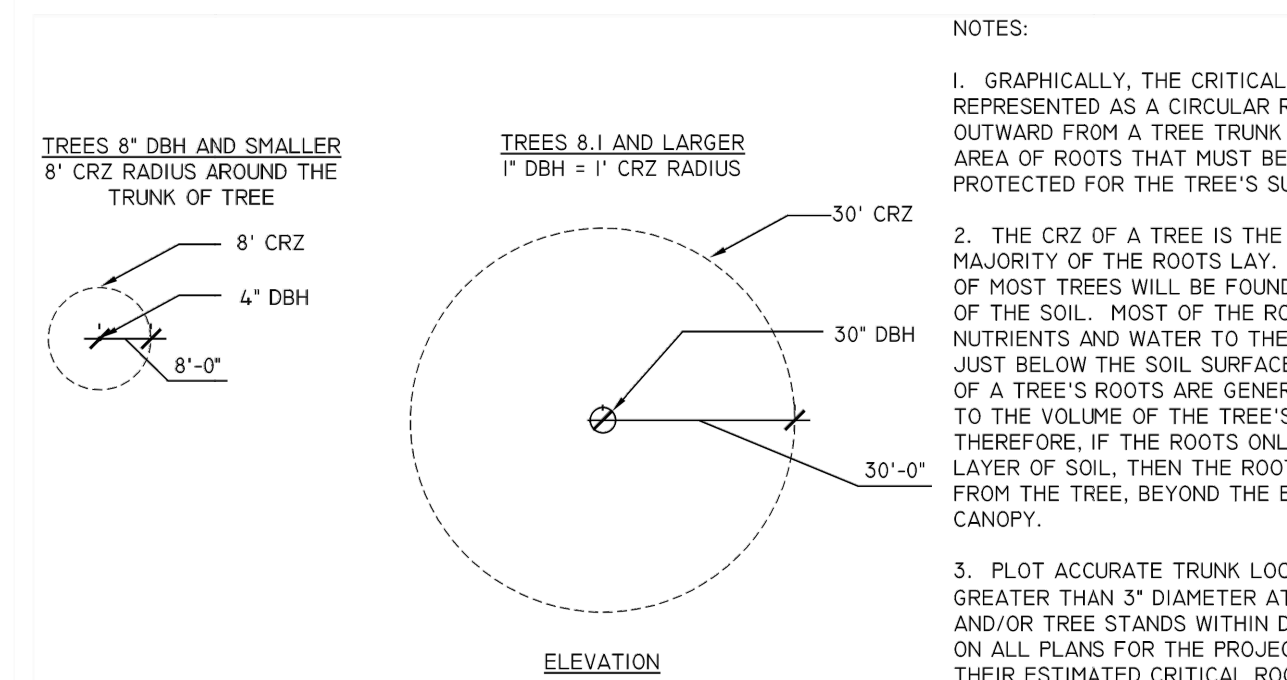
NOTE: DUE TO LIMIT OF DISTURBANCE, HIGHLIGHTED TREES LOCATED ADJACENT PROPERTY TO BE REMOVED. COORDINATE WITH ADJACENT PROPERTY OWNER.



6' CHAIN LINK TREE PROTECTION FENCE
311300.1 (2016) (02251.1)



ROOT PRUNING
311300.5 (2019)



TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE
311300.3 (2019)

ARLINGTON COUNTY TREE PRESERVATION NOTES

- PROPERTY OWNER SHALL SUBMIT A TREE INVENTORY DRAWING INDICATING DBH (DIAMETER BREAST HEIGHT) SPECIES AND LOCATION FOR ALL TREES OVER 3" IN DIAMETER ON THE PROPERTY TO BE DEVELOPED AND ANY TREES ON ADJACENT PROPERTY WHOSE CRITICAL ROOT ZONES EXTEND OUTSIDE THE PROPERTY TO BE DEVELOPED.
- PROPERTY OWNER SHALL SUBMIT A TREE PROTECTION PLAN DESIGNATING TREES TO BE PRESERVED AND TREES TO BE REMOVED ON SUBJECT AND ADJACENT PROPERTY AND REPLACEMENT TREES FOR THOSE REMOVED IN ACCORDANCE WITH MANDATORY ARLINGTON COUNTY TREE REPLACEMENT GUIDELINES. RESULTS OF TREE REPLACEMENT QUOTES MUST BE SHOWN IN TABULAR FORM AS ILLUSTRATED IN SAID GUIDELINES.
- THE TREE PROTECTION PLAN MUST BE APPROVED BY ARLINGTON COUNTY PRIOR TO ISSUANCE OF A CLEARING AND GRADING PERMIT.
- USE CRITICAL ROOT ZONE DETAIL AS A MINIMUM REQUIREMENT FOR THE AREA TO BE PROTECTED. SPECIMEN TREES WILL BE DESIGNATED BY THE URBAN FORESTER AND PROTECTED ACCORDING TO DETAIL R-7.7.
- TREE PROTECTION FENCING SHALL BE ERRECTED AT THE CRITICAL ROOT ZONE OR BEYOND PRIOR TO START OF ANY CLEARING, GRADING OR OTHER CONSTRUCTION ACTIVITY. SIGNS STATING "NO ENTRY, TREE PROTECTION AREA, CALL 703-228-6557 TO REPORT VIOLATIONS" ARE TO BE POSTED IN BOTH ENGLISH AND SPANISH. SEE DETAIL J.A.5.
- TREE PROTECTION SHALL BE A MINIMUM OF 6" HIGH CHAIN LINK FENCE MOUNTED ON VERTICAL PIPES DRIVEN 2' INTO THE GROUND WITH NO GATES.
- SUBMIT PHOTOGRAPHIC RECORD (2 SHOTS) OF ALL TREES TO BE PRESERVED OVER 3" DBH AFTER FENCE IS INSTALLED.
- NO PERSON, MATERIALS OR EQUIPMENT SHALL BE PERMITTED WITHIN THE TREE PROTECTION AREA. ANY VIOLATION OF THE REQUIREMENT MAY RESULT IN A FINE OF \$500 PER DAY OF VIOLATION.
- ANY DAMAGE TO A TREE BEING PRESERVED SHALL RESULT IN A PAYMENT BY THE OWNER/DEVELOPER TO THE COUNTY FOR THE AMOUNT OF DAMAGE BASED ON THE LATEST EDITION OF THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS GUIDE FOR PLANT APPRAISALS PUBLISHED BY THE ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE). ALL TREES ARE TO BE VALUED AS LANDSCAPE TREES. FOR FURTHER GUIDANCE, SEE ARLINGTON COUNTY TREE APPRAISAL POLICY, ADOPTED BY THE ARLINGTON COUNTY BOARD OCTOBER, 2004.
- TREE PROTECTION SHALL NOT BE REMOVED UNTIL COMPLETION OF ALL CONSTRUCTION ACTIVITY.
- WHEN EXCAVATION IS TO TAKE PLACE WITHIN THE CRITICAL ROOT ZONE, THE DEVELOPER SHALL EMPLOY A PROFESSIONAL ARBORIST TO ROOT PRUNE IMMEDIATELY BEYOND THE LIMITS OF EXCAVATION TO A DEPTH OF 12 INCHES, PRIOR TO EXCAVATION.
- ANY EXCEPTIONS TO THE ABOVE REQUIREMENTS, SUCH AS CONSTRUCTION WITHIN THE CRITICAL ROOT ZONE, MUST BE APPROVED IN ADVANCE BY ARLINGTON COUNTY BY WAY OF THE TREE PRESERVATION PLAN.
- ADDITIONAL REQUIREMENTS MAY BE NECESSARY ON A CASE-BY-CASE BASIS.

GENERAL CRZ IMPACT NOTES

- EXISTING SITE FEATURES MAY HAVE LIMITED ROOT GROWTH, DECREASING OPPORTUNITY FOR NEGATIVE IMPACTS TO CRZ FROM PROPOSED CONDITIONS (i.e. EX. PEDESTRIAN CONNECTIONS, RETAINING WALLS, VAULTS, ETC.).



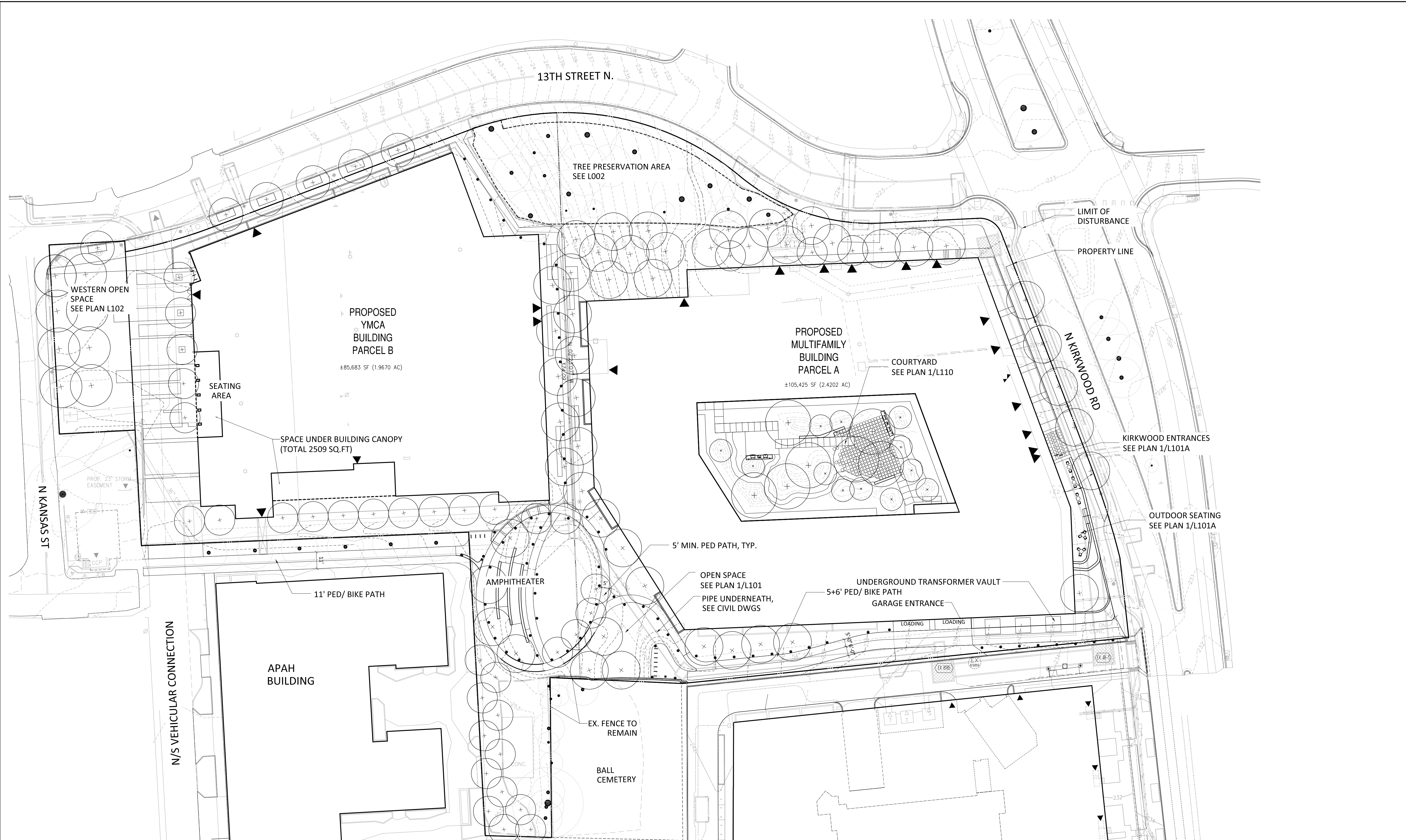
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688 EYE STREET NW
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Phone: (202) 466-6666
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ARLINGTON YMCA
PRELIMINARY 4.1 SITE PLAN
ARLINGTON COUNTY, VIRGINIA

SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	8.1 SITE PLAN PRELIMINARY SUBMISSION	04/01/2022
2	8.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

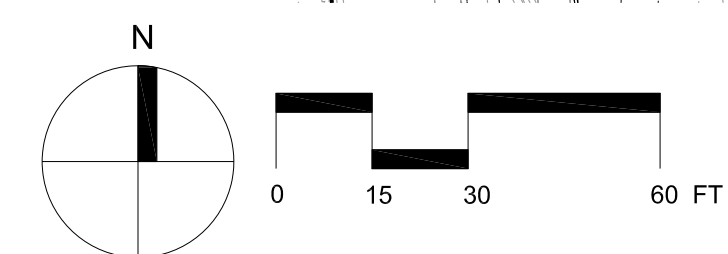
SCALE: **1"=30'**
SHEET TITLE: **TREE INVENTORY**

SHEET #: **L003**



1 COMPOSITE /CONCEPTUAL LANDSCAPE PLAN
1/30"=1'-0"

- OVERALL SITE PROPERTY LINE
- PARCEL A PROPERTY LINE
- LIMIT OR DISTURBANCE
- EXISTING TREE TO REMAIN
- PROPOSED TREE
- OPEN SPACE AT GRADE WITHIN PROPERTY LINE: ± 80519 SQ.FT
- SPACE UNDER YMCA BUILDING CANOPY: ± 2509 SQ.FT
- COURTYARD: ± 11703 SQ.FT



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DRAWN: JW
DATE: 3/25/2022
CHECKED: BS

ARLINGTON YMCA

PRELIMINARY 4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/01/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE: **1"=30'**
SHEET TITLE: **COMPOSITE PLAN**

SHEET #: **L004**

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ARLINGTON YMCA

PRELIMINARY 4.1 SITE PLAN

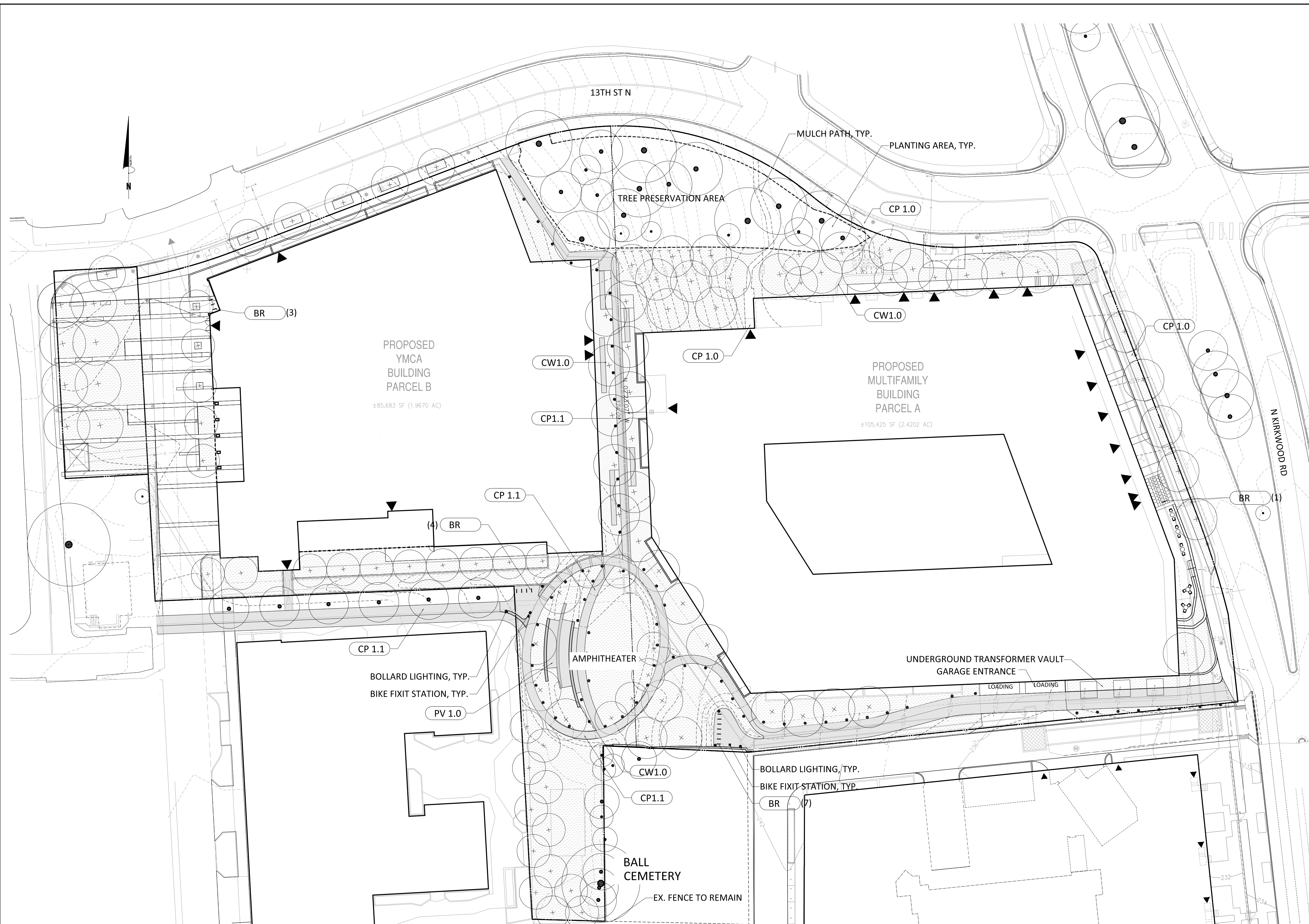
ARLINGTON COUNTY, VIRGINIA

SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/01/2022

SCALE:
SHEET TITLE: **ILLUSTRATIVE PLAN**

SHEET #: **L005**

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MATERIAL SCHEDULE

CALLOUT	MATERIAL
CP 1.0	SCORED CONCRETE PAVING
CP 1.1	SCORED CONCRETE PAVING
CP 2.0	SCORED CONCRETE PAVING ON VEHICULAR LANE
DR 3.1	TRENCH DRAIN
ME 3.1	ALUMINUM EDGING
ME 3.2	ALUMINUM EDGING
ST 3.0	MEXICAN BEACH PEBBLE
T	TRASH + RECYCLING RECEPTACLES
BR	BIKE RACK
CB1.0	CONCRETE CURB FOR PLANTING AREA
PV1.0	PAVER FOR CAFÉ SITTING AREA
PV 4.0	PREST CONCRETE PAVER
CW1.0	CONCRETE WALL FOR PLANTING AREA
CW 2.0	CONCRETE SITTING WALL
FI	FILTERRA TREE BOX
WD 1.0	WOOD SEAT



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ARLINGTON YMCA

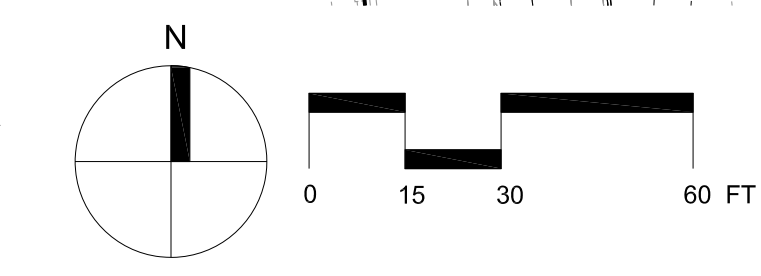
PRELIMINARY 4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

1 MATERIAL PLAN

1"=30'-0"

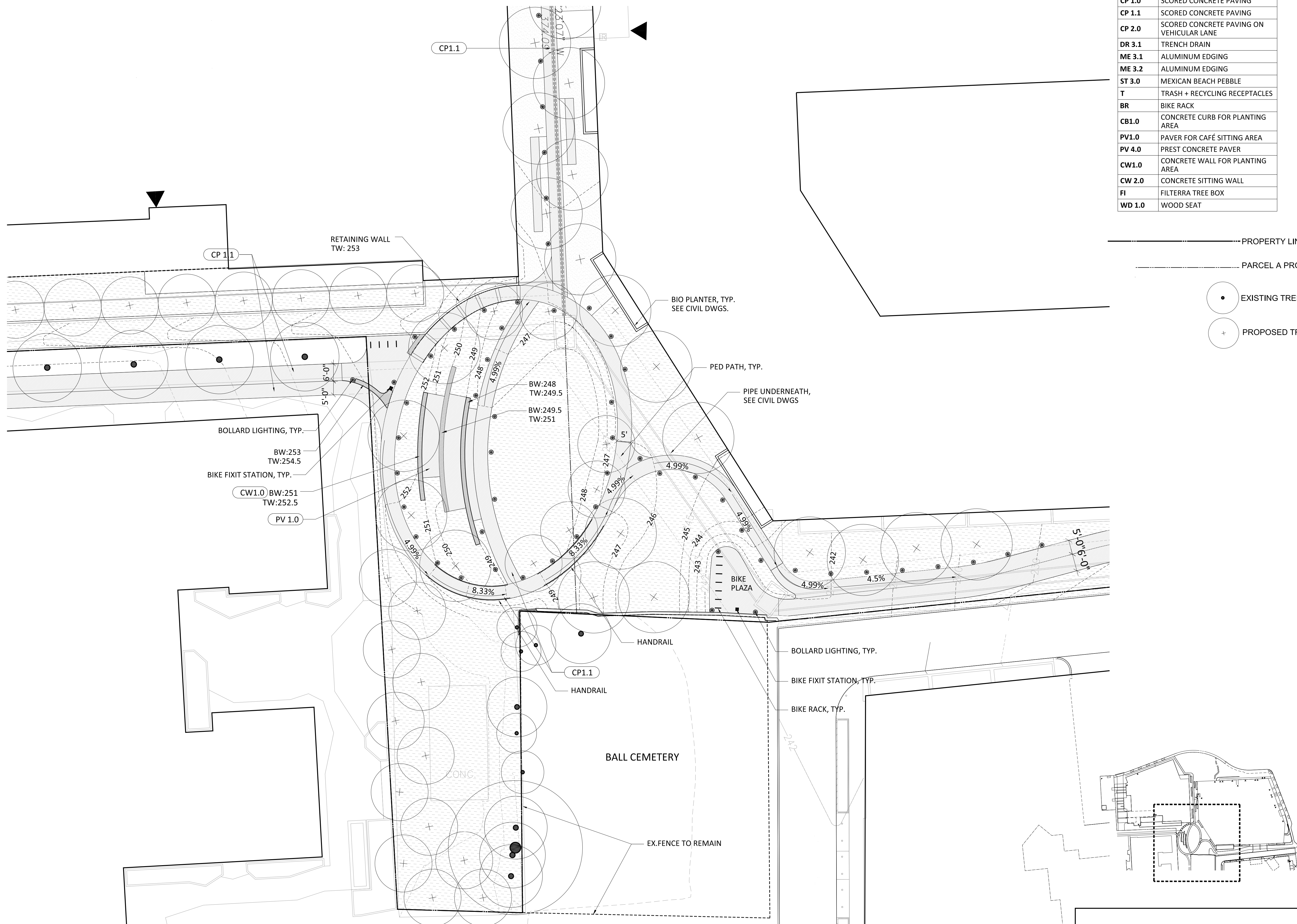
- PROPERTY LINE
- - - - - PARCEL A PROPERTY LINE
- EXISTING TREE TO REMAIN
- + PROPOSED TREE



SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/01/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE: **1"=30'**
SHEET TITLE: **MATERIAL PLAN -SITE**

SHEET #: **L100**



CALLOUT	MATERIAL
CP 1.0	SCORED CONCRETE PAVING
CP 1.1	SCORED CONCRETE PAVING
CP 2.0	SCORED CONCRETE PAVING ON VEHICULAR LANE
DR 3.1	TRENCH DRAIN
ME 3.1	ALUMINUM EDGING
ME 3.2	ALUMINUM EDGING
ST 3.0	MEXICAN BEACH PEBBLE
T	TRASH + RECYCLING RECEPTACLES
BR	BIKE RACK
CB1.0	CONCRETE CURB FOR PLANTING AREA
PV1.0	PAVER FOR CAFÉ SITTING AREA
PV 4.0	PREST CONCRETE PAVER
CW1.0	CONCRETE WALL FOR PLANTING AREA
CW 2.0	CONCRETE SITTING WALL
FI	FILTERRA TREE BOX
WD 1.0	WOOD SEAT

- PROPERTY LINE
- PARCEL A PROPERTY LINE
- EXISTING TREE TO REMAIN
- + PROPOSED TREE



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Fax: (202) 466-4232
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DATE: 9/25/2022

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PRELIMINARY 4.1 SITE PLAN

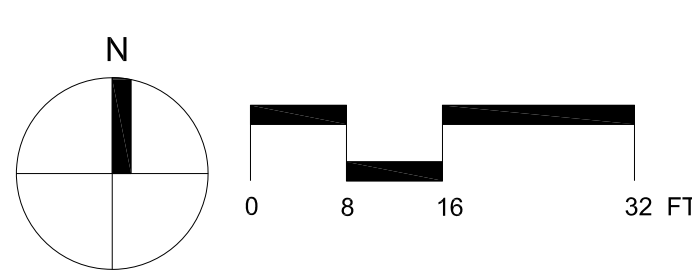
ARLINGTON COUNTY, VIRGINIA

SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/01/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

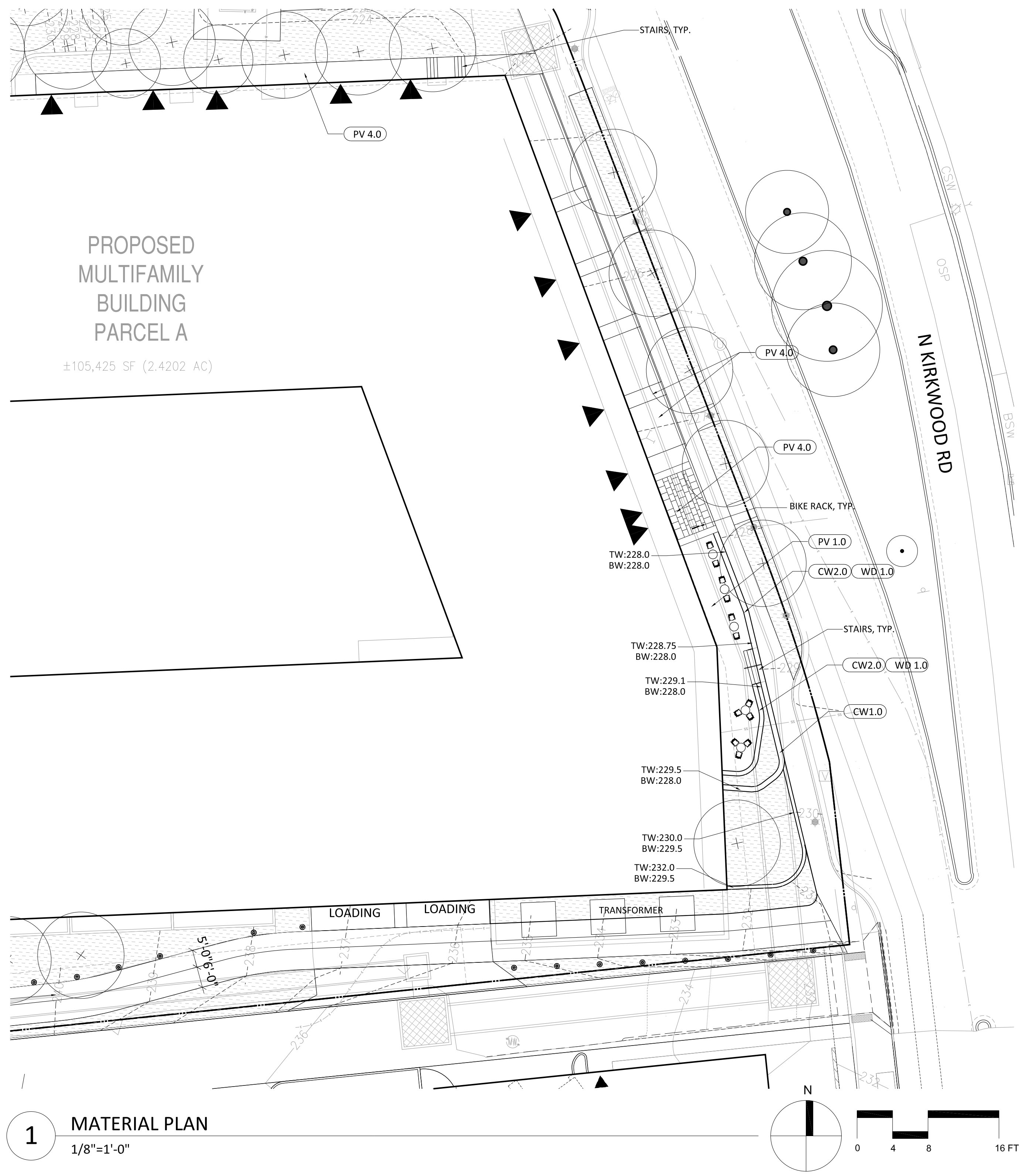
SCALE: **1"=30'**
SHEET TITLE: **MATERIAL PLAN
_OPEN SPACE**

SHEET #: **L101**

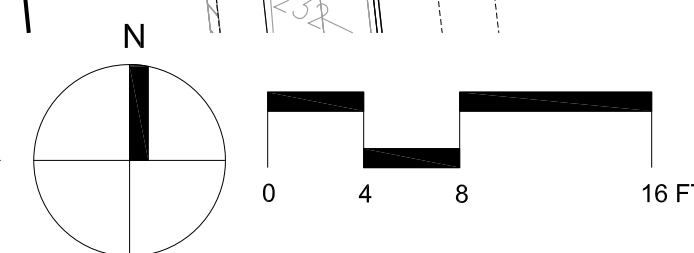
1 MATERIAL PLAN-OPEN SPACE
1/16"=1'-0"



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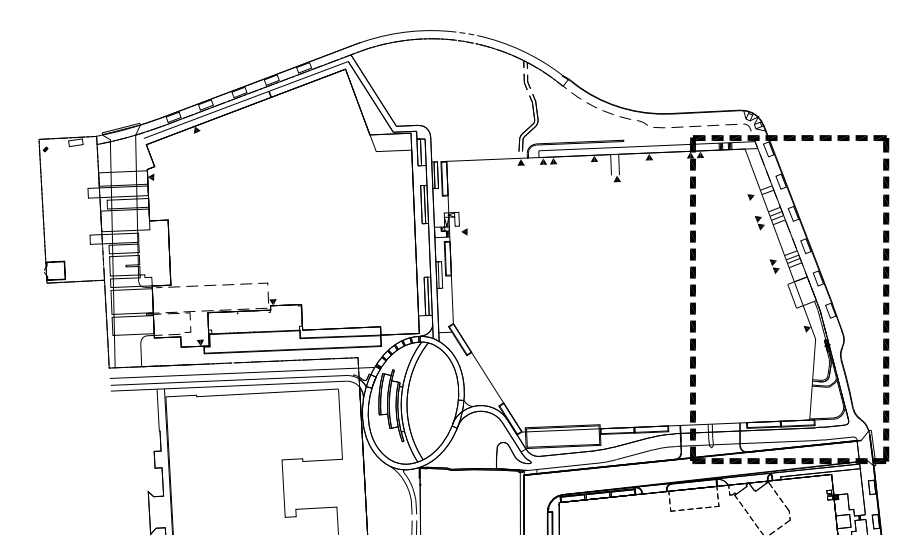
1 MATERIAL PLAN
1/8"=1'-0"



- PROPERTY LINE
- - - - - PARCEL A PROPERTY LINE
- EXISTING TREE TO REMAIN
- ⊕ PROPOSED TREE

MATERIAL SCHEDULE

CALLOUT	MATERIAL
CP 1.0	SCORED CONCRETE PAVING
CP 1.1	SCORED CONCRETE PAVING
CP 2.0	SCORED CONCRETE PAVING ON VEHICULAR LANE
DR 3.1	TRENCH DRAIN
ME 3.1	ALUMINUM EDGING
ME 3.2	ALUMINUM EDGING
ST 3.0	MEXICAN BEACH PEBBLE
T	TRASH + RECYCLING RECEPTACLES
BR	BIKE RACK
CB1.0	CONCRETE CURB FOR PLANTING AREA
PV1.0	PAVER FOR CAFÉ SITTING AREA
PV 4.0	PREST CONCRETE PAVER
CW1.0	CONCRETE WALL FOR PLANTING AREA
CW 2.0	CONCRETE SITTING WALL
FI	FILTERRA TREE BOX



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Phone: (202) 466-6666
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ARLINGTON YMCA

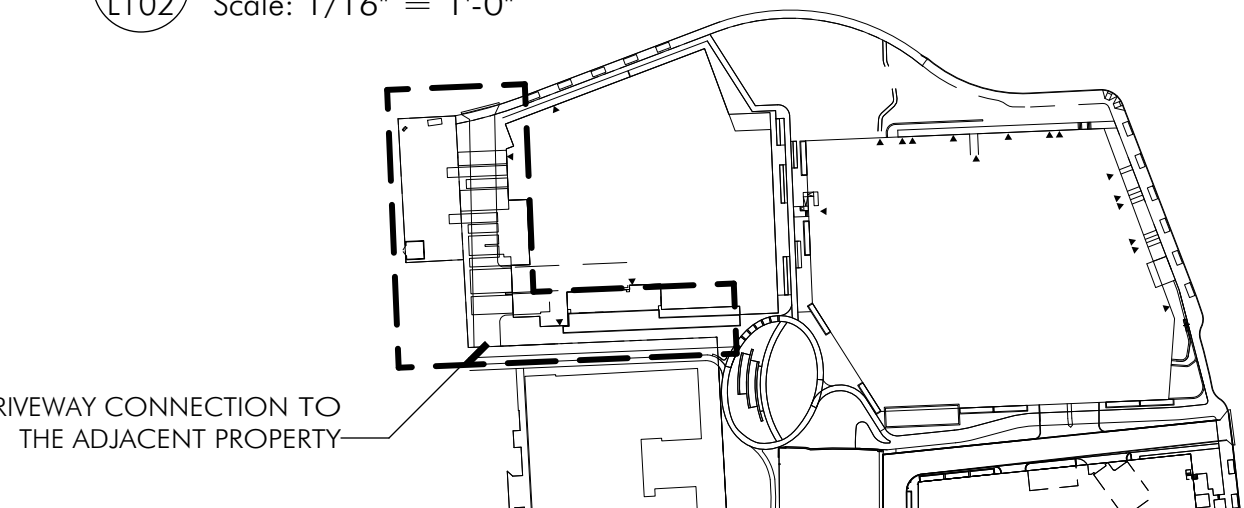
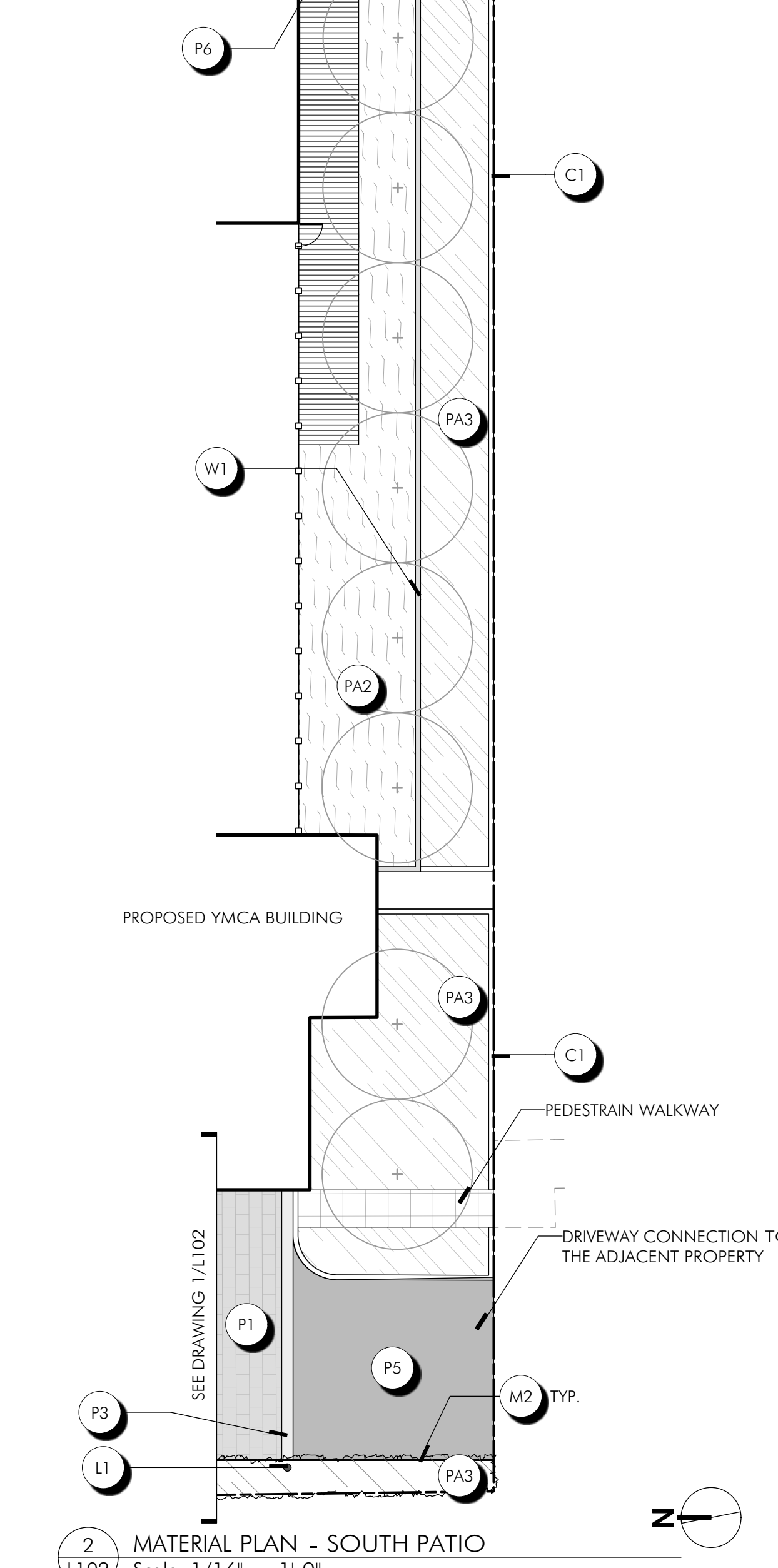
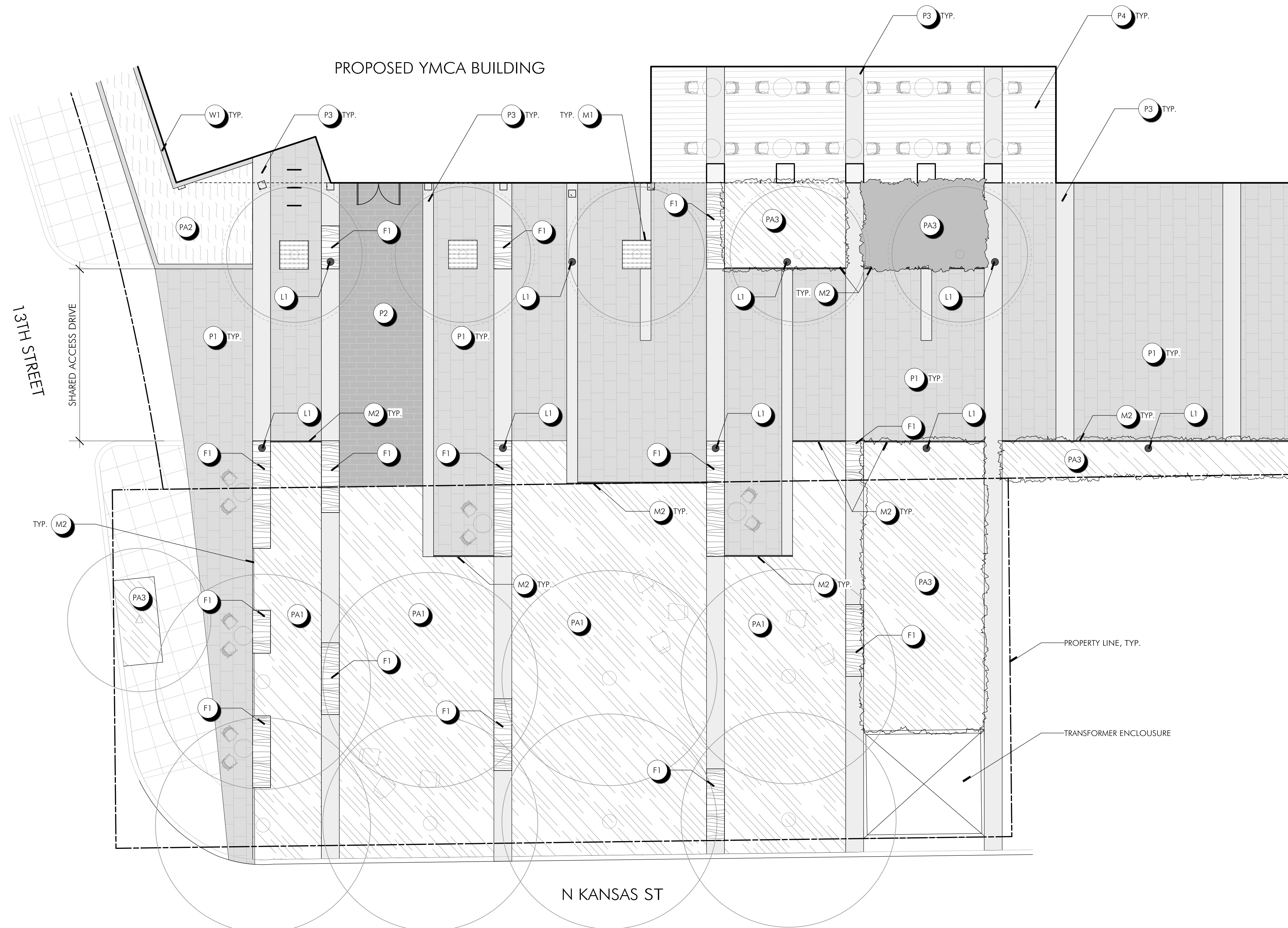
PRELIMINARY 4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

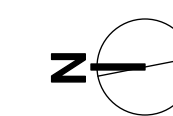
SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/01/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE: **1"=30'**
SHEET TITLE: **MATERIAL PLAN
KIRKWOOD
ENTRANCES**
SHEET #: **L101A**

LEGEND	
P1	PERMEABLE PAVER A
P2	PERMEABLE PAVER B
P3	CONCRETE PAVING
P4	SPECIAL PAVING
P5	ASPHALT PAVING
P6	OUTDOOR DECK
W1	CONCRETE PLANTER WALL
M1	TREE GRATE
M2	METAL PLANTER EDGE
F1	BUILT-IN BENCH
L1	POLE LIGHT
C1	C.I.P. CONCRETE CURB
PA1	TURF AREA
PA2	BIORETENTION AREA
PA3	PLANTING AREA



1 MATERIAL PLAN - SHARED ACCESS DRIVE & OPEN SPACE
L102 Scale: 1/8" = 1'-0"



LAB
LANDSCAPE ARCHITECTURE BUREAU

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive,
Suite 500, Virginia 20171,
Brentwood, Virginia, USA
Phone: (703) 464-1000
Fax: (703) 461-9720
www.bowman.com

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CHECKED: XS
DATE: 2/25/2022

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PRELIMINARY 4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

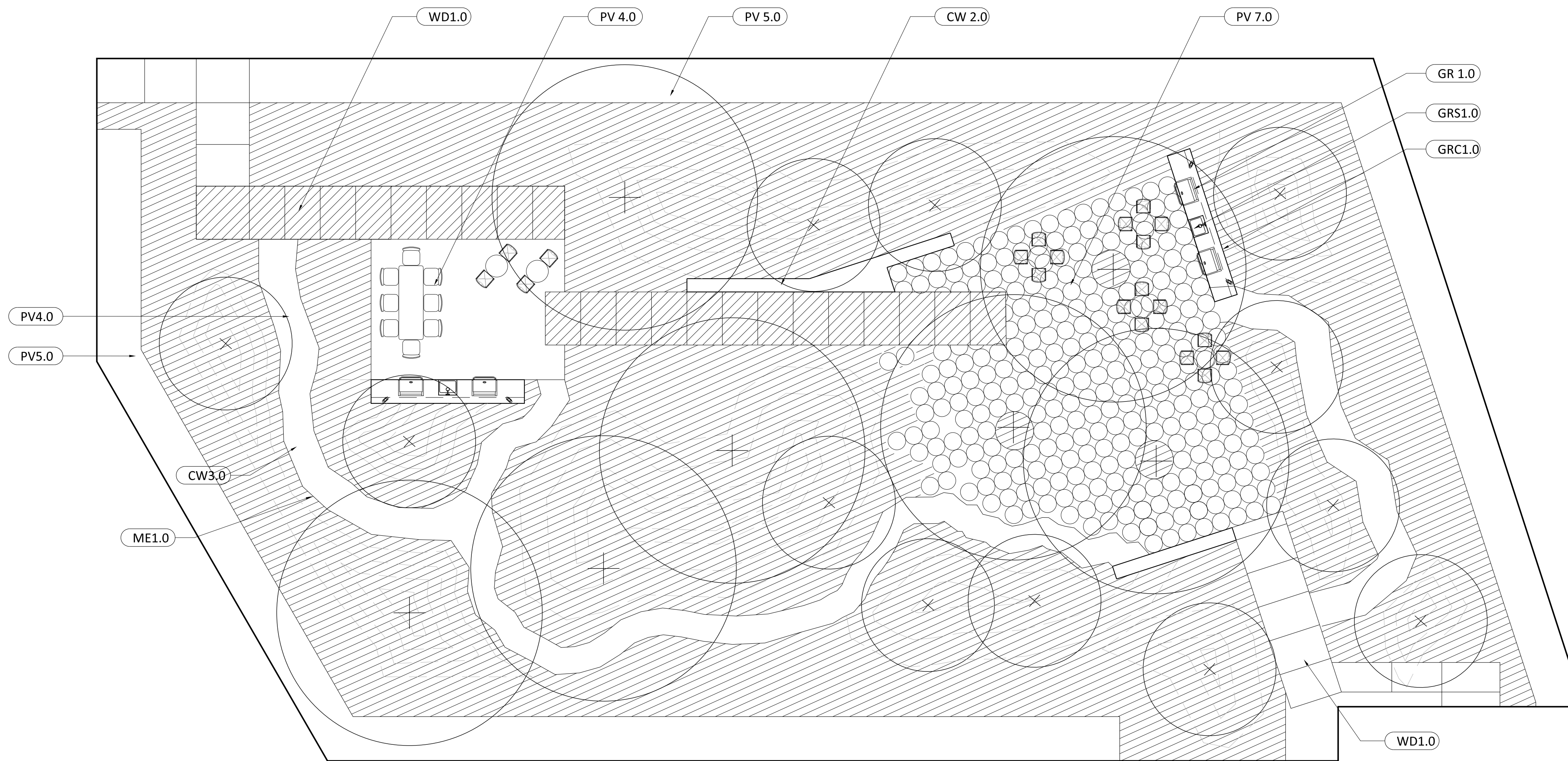
SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/01/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/27/2022

SCALE:
SHEET TITLE: **MATERIAL PLAN - SHARED ACCESS DRIVE & OPEN SPACE**

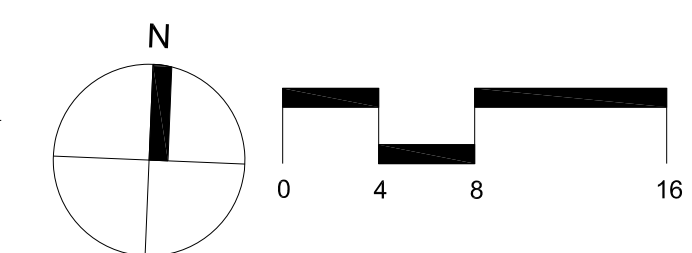
SHEET #:
L102

MATERIAL SCHEDULE

CALLOUT	MATERIAL
AT 1.0	ARTIFICIAL TURF
BN 1.0	BUILT IN BENCH
CW 2.0	CONCRETE SITTING WALL
CW 3.0	CONCRETE WALL AT UNIT PATIO
FT 1.0	FIRE TABLE
FT 2.0	FIRE TABLE
GR 1.0	GRILL
GRC 1.0	GRILL STATION CABINET
GRR 1.0	GRILL STATION REFRIGERATOR
GRS 1.0	GRILL STATION UNDERMOUN SINK
ME 1.0	ALUMINUM EDGING
ME 2.0	RAISED METAL EDGING
ME 2.1	RAISED METAL EDGING
PCA	POOL CABANA
PF	POOL FENCE
PG	POOL GATE
PL 1.0	PLANTER
PL 2.0	PLANTER
PV 4.0	PREST CONCRETE PAVER
PV 5.0	PREST CONCRETE PAVER AT UNIT PATIO
PV 6.0	PREST CONCRETE PAVER
PV 7.0	SPECIAL PAVING
PV 8.0	PAVER ON POOL DECK
PV 9.0	POOL COPING
SC	UNIT SCREEN
ST 1.0	STONE SITTING
ST 2.0	MEXICAN BEACH PEBBLE
T 1.0	TABLE ATTACHED TO PLANTER
T 2.0	TABLE ATTACHED TO GUARDRAIL
T 2.1	TABLE ATTACHED TO GUARDRAIL
TR	METAL TRELLIS
WD 1.0	WOOD DECKING
WD 2.0	WOOD WALL
WF	WATER FEATURE



1 MATERIAL PLAN - COURTYARD
1/8"=1'-0"



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ARLINGTON YMCA

PRELIMINARY 4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/01/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE: **1/8"=1'-0"**
SHEET TITLE: **MATERIAL PLAN - COURTYARD**

SHEET #: **L110**

CALLOUT	MATERIAL	COLOR	MANUFACTURER	MODEL	DIMENSION	TYPE/ FINISH	DETAIL	SHEET	NOTES
CP 1.0	SCORED CONCRETE PAVING	NATURAL				ARLINGTON STANDARD			
CP 1.1	SCORED CONCRETE PAVING	NATURAL							
CP 2.0	SCORED CONCRETE PAVING ON VEHICULAR LANE	NATURAL				ARLINGTON STANDARD			
DR 3.1	TRENCH DRAIN	CAST IRON							
ME 3.1	ALUMINUM EDGING	BLACK							
ME 3.2	ALUMINUM EDGING	BLACK							
ST 3.0	MEXICAN BEACH PEBBLE	BLACK							
T	TRASH + RECYCLING RECEPTACLES	METAL				ARLINGTON STANDARD			
BR	BIKE RACK	STAINLESS STEEL	SPORTWORK	STAINLESS STEEL	SEE DRAWINGS				
CB1.0	CONCRETE CURB FOR PLANTING AREA								
PV1.0	PAVER FOR CAFÉ SITTING AREA	VIRGINIA MIST							
PV 4.0	PREST CONCRETE PAVER		HANOVER	PREST PAVER	11 3/4" x 23 1/2" x 2 1/2"	TUDOR			
CW1.0	CONCRETE WALL FOR PLANTING AREA								
CW 2.0	CONCRETE SITTING WALL	REINFORCED CAST IN PLACE CONCRETE			18" W; 18" HT	SMOOTH ARCHITECTURAL FINISH			
FI	FILTERRA TREE BOX		FILTERRA		6'X4'				
WD 1.0	WOOD SEAT	NATURAL							

1 MATERIAL SCHEDULE-SITE

CALLOUT	MATERIAL	COLOR
AT 1.0	ARTIFICIAL TURF	N/A
BN 1.0	BUILT IN BENCH	IPE WOOD/SILVER POWDERCOATED METAL SUPPORTS
CW 2.0	CONCRETE SITTING WALL	REINFORCED CAST IN PLACE CONCRETE
CW 3.0	CONCRETE WALL AT UNIT PATIO	REINFORCED CAST IN PLACE CONCRETE
FT 1.0	FIRE TABLE	NOUGAT + STAINLESS TOP
FT 2.0	FIRE TABLE	NOUGAT + STAINLESS TOP
GR 1.0	GRILL	STAINLESS STEEL
GRC 1.0	GRILL STATION CABINET	STAINLESS STEEL
GRR 1.0	GRILL STATION REFRIGERATOR	STAINLESS STEEL
GRS 1.0	GRILL STATION UNDERMOUN SINK	STAINLESS STEEL
ME 1.0	ALUMINUM EDGING	BLACK
ME 2.0	RAISED METAL EDGING	CHARCOAL GREY
ME 2.1	RAISED METAL EDGING	CHARCOAL GREY
PCA	POOL CABANA	CHARCOAL GREY PERLINS: LIGHT FIR OR DARK ROSEWOOD
PF	POOL FENCE	
PG	POOL GATE	
PL 1.0	PLANTER	
PL 2.0	PLANTER	
PV 4.0	PREST CONCRETE PAVER	
PV 5.0	PREST CONCRETE PAVER AT UNIT PATIO	
PV 6.0	PREST CONCRETE PAVER	
PV 7.0	SPECIAL PAVING	
PV 8.0	PAVER ON POOL DECK	
PV 9.0	POOL COPING	
SC	UNIT SCREEN	MATCH TO BUILDING MULLION COLOR
ST 1.0	STONE SITTING	
ST 2.0	MEXICAN BEACH PEBBLE	BLACK
T 1.0	TABLE ATTACHED TO PLANTER	
T 2.0	TABLE ATTACHED TO GUARDRAIL	
T 2.1	TABLE ATTACHED TO GUARDRAIL	
TR	METAL TRELLIS	PAINTED METAL FRAME
WD 1.0	WOOD SEAT	NATURAL
WD 2.0	WOOD WALL	
WF	WATER FEATURE	

2 MATERIAL SCHEDULE - COURTYARD



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ARLINGTON YMCA

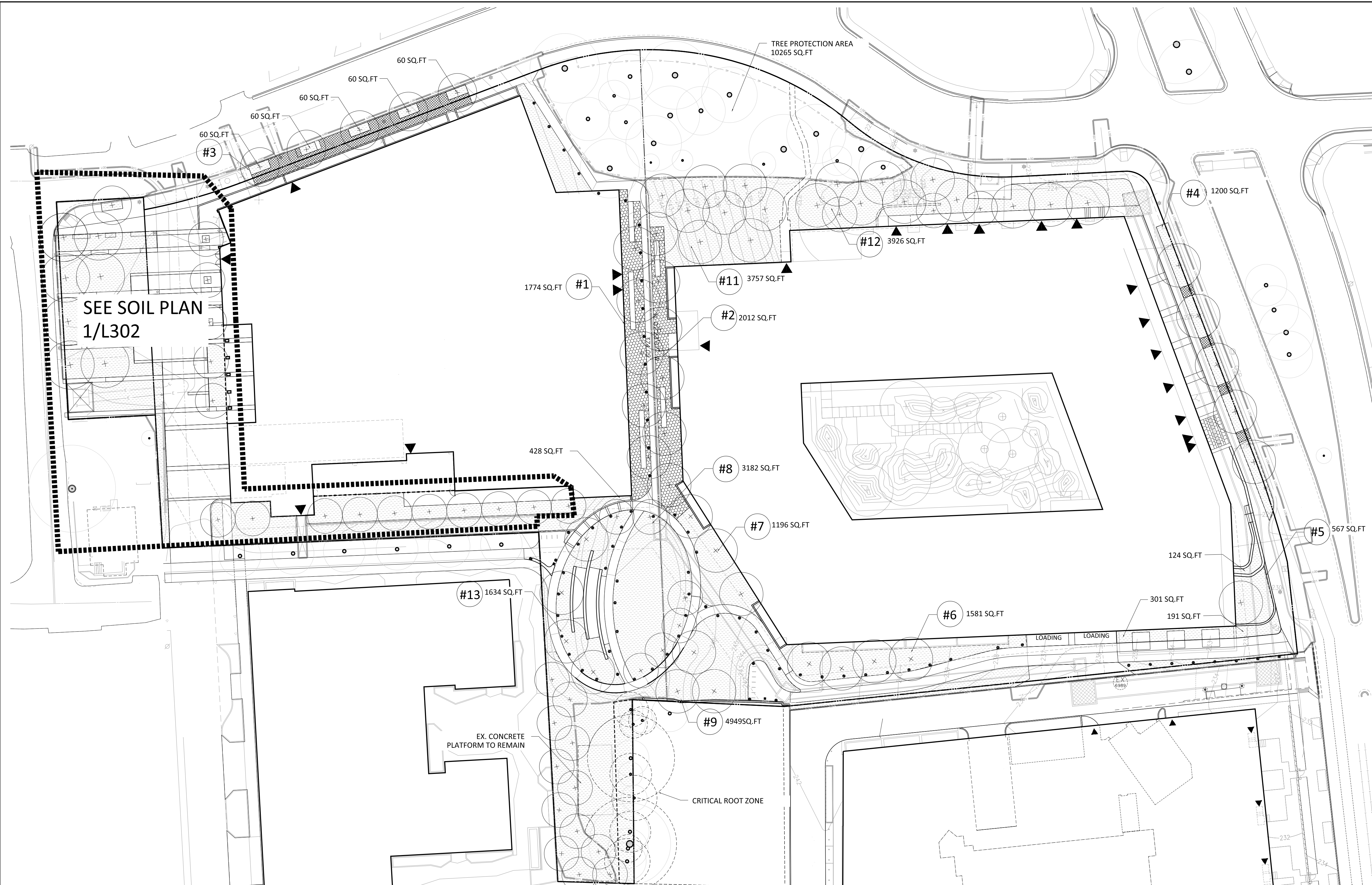
PRELIMINARY 4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/01/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE: **NTS**
SHEET TITLE: **MATERIAL SCHEDULE**

SHEET #: **L120**



LEGEND

- OPEN SOIL
- SOIL CELL
- BIORETENTION SOIL
- AGGREGATE GRAVEL
- SOIL AREA
- LIMIT OF DISTURBANCE
- OVERALL SITE PROPERTY LINE
- PARCEL A PROPERTY LINE
- EXISTING TREE TO REMAIN
- PROPOSED TREE

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PRELIMINARY 4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

1 SOIL PLAN
1/30"=1'-0"

SOIL AREA #	# OF TREES	REQ. VOL. (CF)	OPEN SOIL (SF)	SOIL CELL (SF)	BIORETENTION SOIL (SF)	AGGREGATE PAVED AREA (SF)	TOTAL (SF)	SOIL DEPTH (FT)	PROV. VOL. (CF)	PERCENTAGE ACHIEVED
1	5	3,000	0	0	0	1,774	1,774	3	5,322	177%
2	6	3,600	0	0	0	2,012	2,012	3	6,036	168%
3	5	3,000	300	1,184	0	0	1,484	3	4,452	148%
4	6	3,600	1,032	168	0	0	1,200	3	3,600	100%
5	1	600	567	0	0	0	567	3	1,701	284%
6	4	2,400	1,581	0	0	0	1,581	3	4,743	198%
7	3	1,800	1,196	0	0	0	1,196	3	3,588	199%
8	6	3,600	3,182	0	0	0	3,182	3	9,546	265%
9	21	12,600	4,949	0	0	0	4,949	3	14,847	118%
11	8	4,800	3,757	0	0	0	3,757	3	11,271	235%
12	14	8,400	3,926	0	0	0	3,926	3	11,778	140%
13	5	3,000	1,884	0	0	0	1,884	3	5,652	188%

2 SOIL CALCULATION
NTS



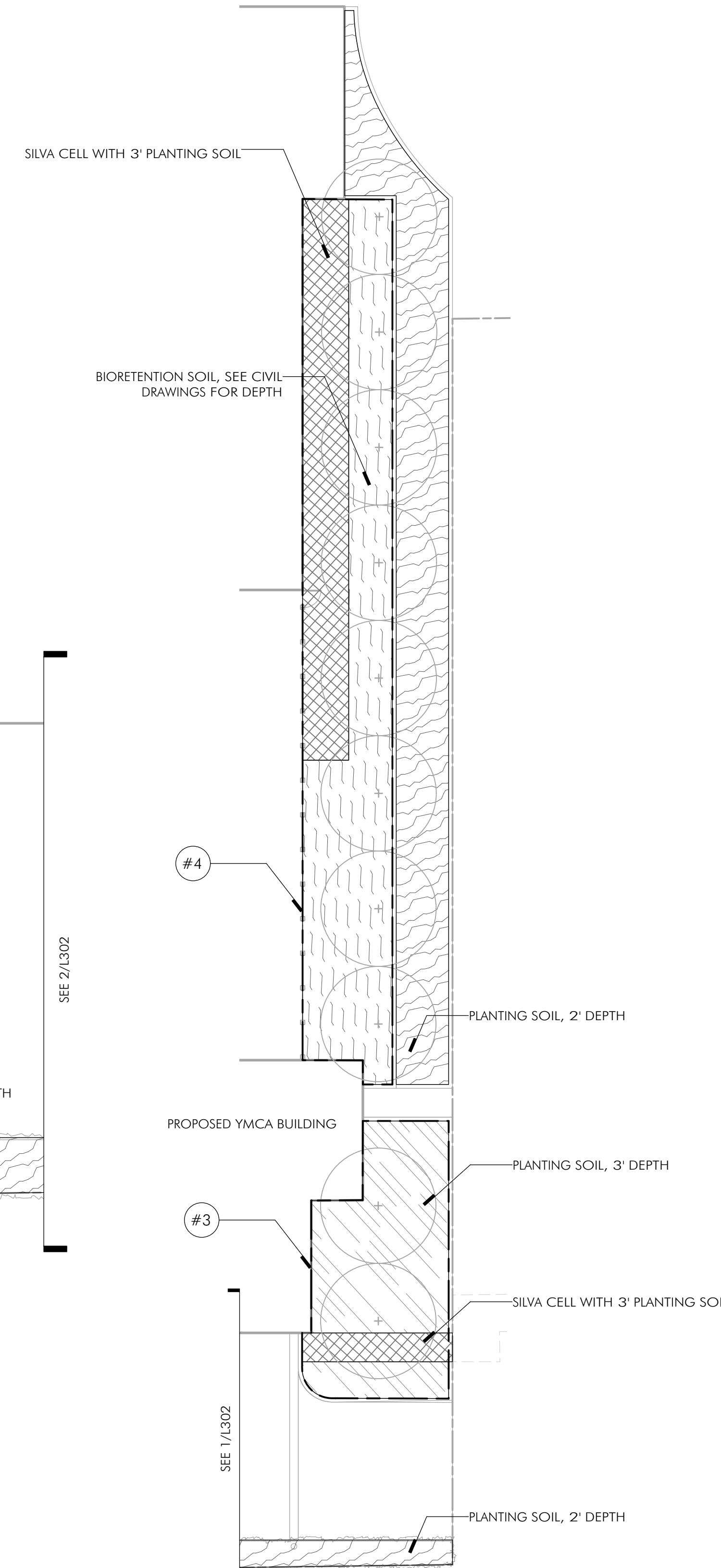
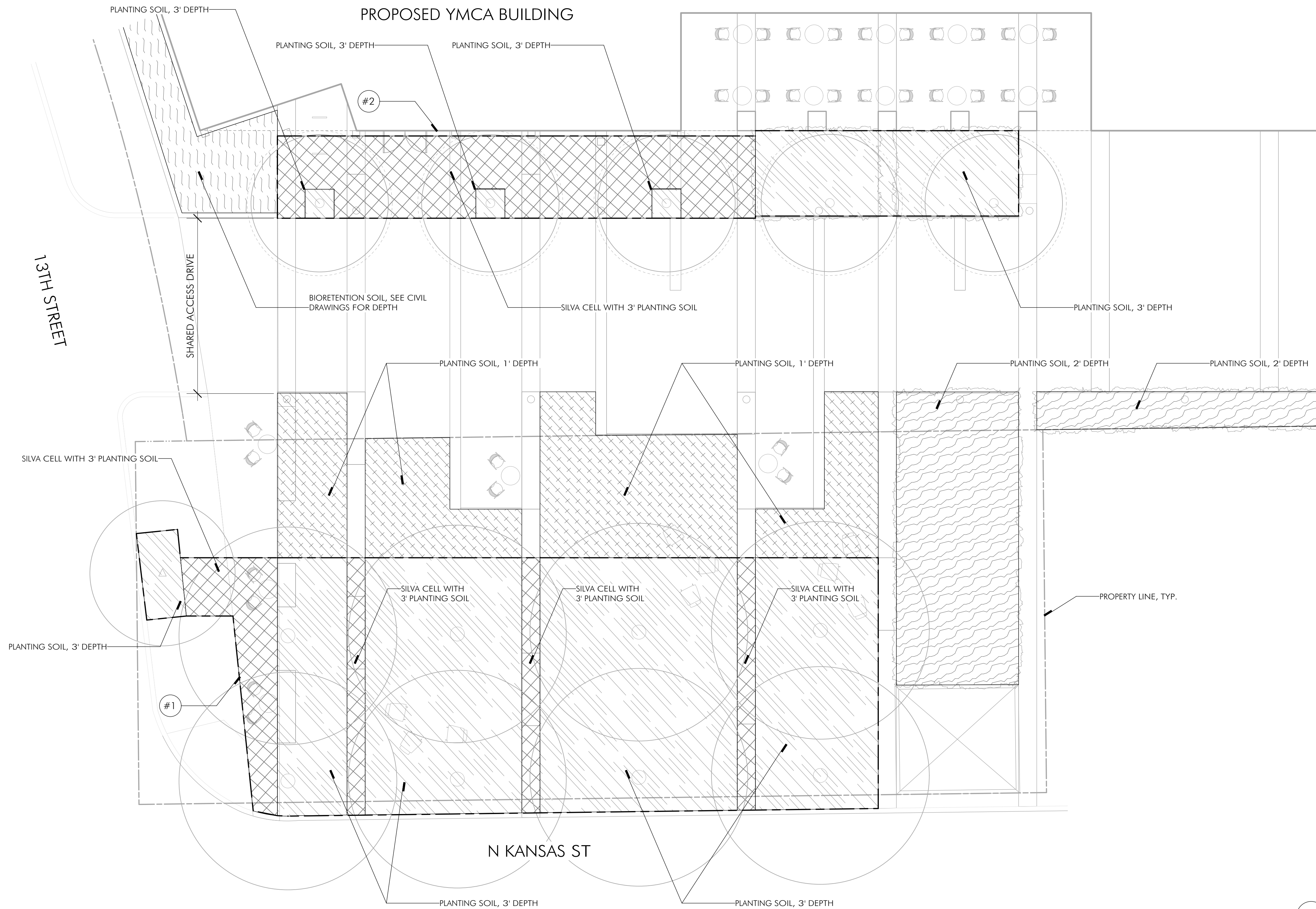
SUBMISSIONS

NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/01/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

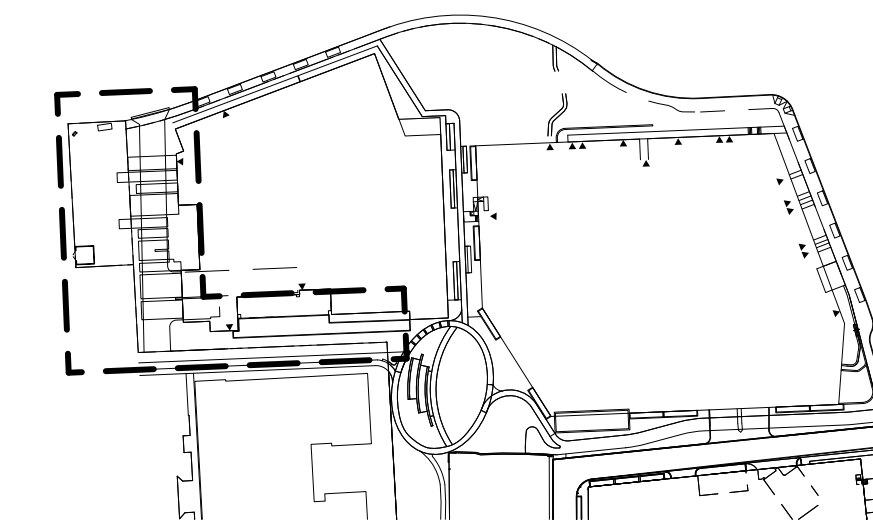
SCALE: **1"=30'**
SHEET TITLE: **SOIL PLAN -SITE**

SHEET #: **L300**

SOIL AREA #	# OF TREES	REQ. VOL. (CF)	PLANTING SOIL (SF)	BIORETENTION SOIL (SF)	SILVA CELL W/ PLANTING SOIL (SF)	TOTAL (SF)	SOIL DEPTH (FT)	PROV. VOL. (CF)	PERCENTAGE ACHIEVED
1	9	5400	2705	0	495	3200	3	9600	178%
2	5	3000	406	0	698	1104	3	3312	110%
3	2	1200	905	0	130	1035	3	3105	259%
4	8	4800	0	1568	778	2346	3	7038	147%



2 SOIL PLAN - SOUTH PATIO
Scale: 1/16" = 1'-0"



1 SOIL PLAN - SHARED ACCESS DRIVE & OPEN SPACE
Scale: 1/8" = 1'-0"

ARLINGTON YMCA

PRELIMINARY 4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/01/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/27/2022

SCALE:
SHEET TITLE:
SOIL PLAN - SHARED ACCESS DRIVE & OPEN SPACE

SHEET #:

L302



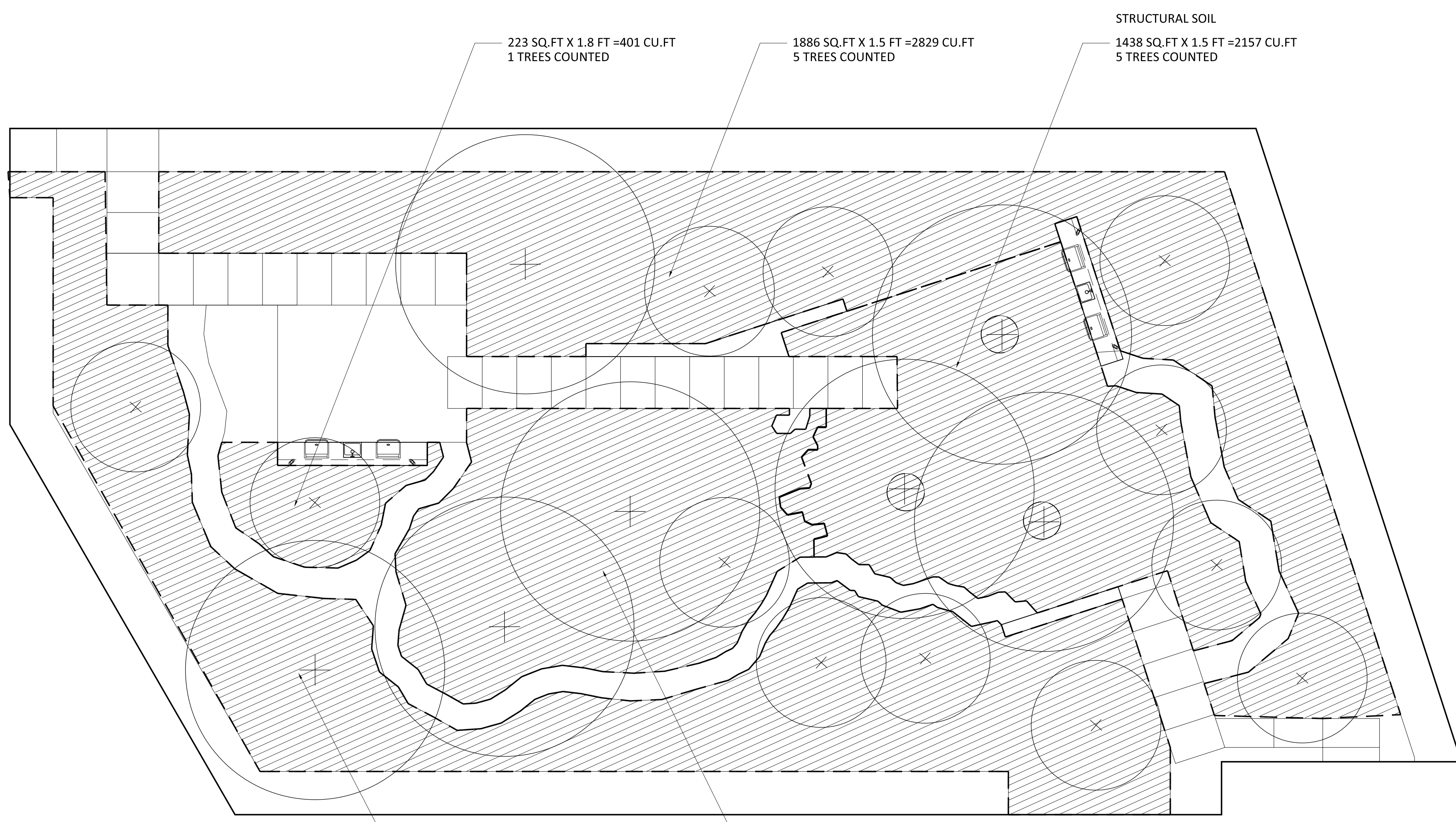
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ARLINGTON YMCA

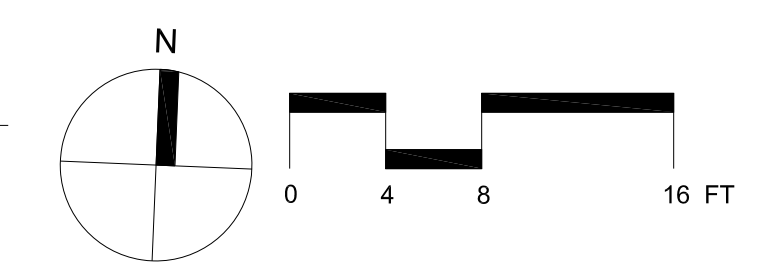
PRELIMINARY 4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA



- SOIL AREA
- INTENSIVE GREEN ROOF
- EXTENSIVE GREEN ROOF
- BIO
- PLANTING
- STRUCTURAL SOIL/
SOIL CELL

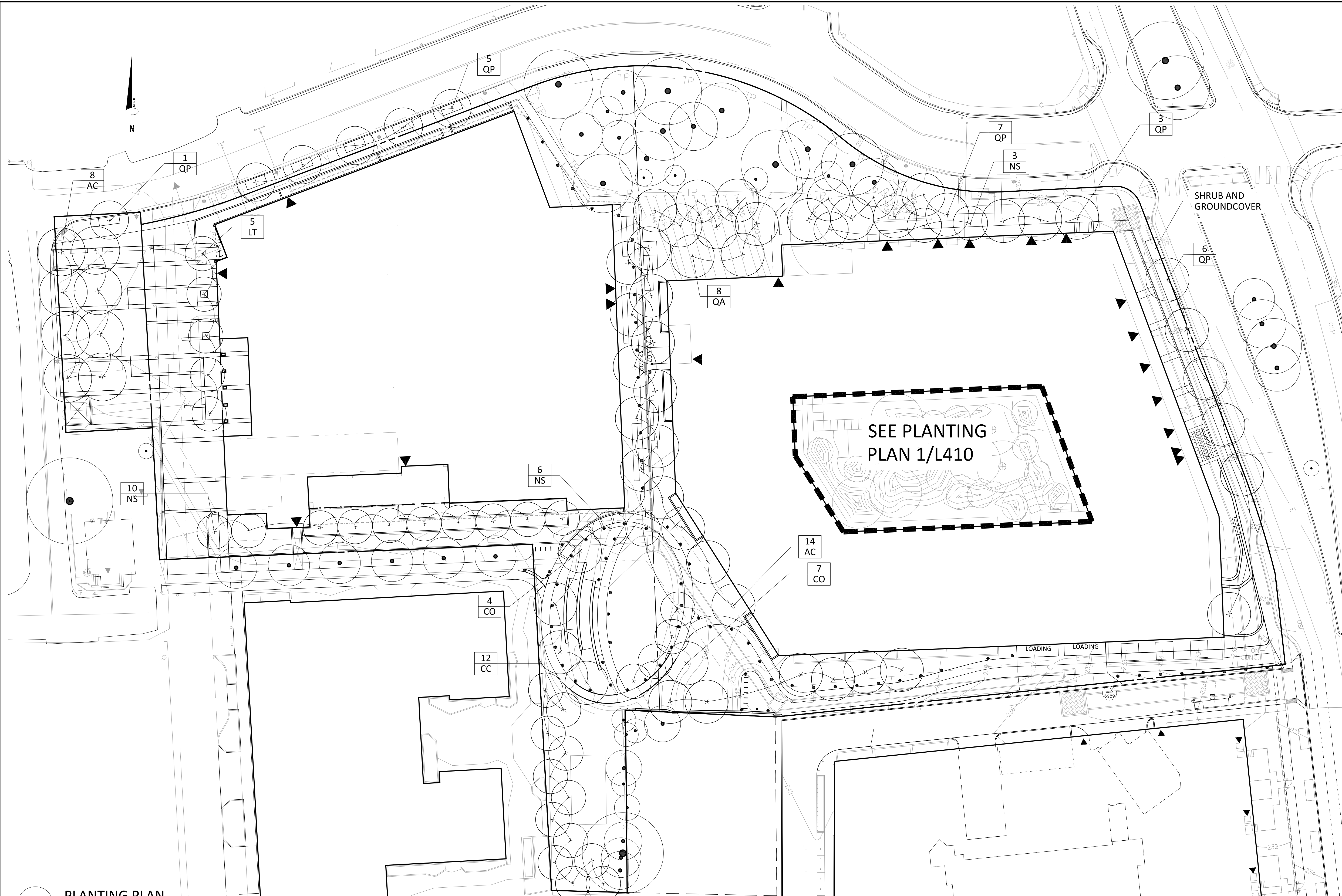
1 SOIL PLAN - COURTYARD
1/8"=1'-0"



SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/01/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE: **1/8"=1'-0"**
SHEET TITLE: **SOIL PLAN
-COURTYARD**

SHEET #: **L310**



1 PLANTING PLAN
1/30"=1'-0"

- OVERALL SITE PROPERTY LINE
- PARCEL A PROPERTY LINE
- EXISTING TREE TO REMAIN
- PROPOSED TREE

KEY	QUANTITY	LATIN NAME	COMMON NAME	SIZE	SPACING	LIGHT REQUIREMENTS	EVERGREEN	REMARKS/ Bloom// Foliage	Native/ Adapted	Bioretention
TREE-LARGE										
AC	22	<i>Acer rubrum</i>	Red Maple	2" CAL.	as shown	sun - pt. shade			Native	
QA	8	<i>Quercus alba</i>	White Oak	2" CAL.	as shown					
NS	19	<i>Nyssa sylvatica</i>	Blackgum		as shown					
QP	22	<i>Quercus phellos</i>	Willow Oak	2" CAL.	as shown	sun - pt. shade			Native	
LT	5	<i>Liriodendron tulipifera</i>	Tuliptree	2" CAL.	as shown					
CO	11	<i>Celtis occidentalis</i>	Hackberry	2" CAL.	as shown					
TREE-SMALL										
CC	12	<i>Cercis canadensis</i>	Eastern Redbud	7' HT.	as shown	sun - pt. shade				



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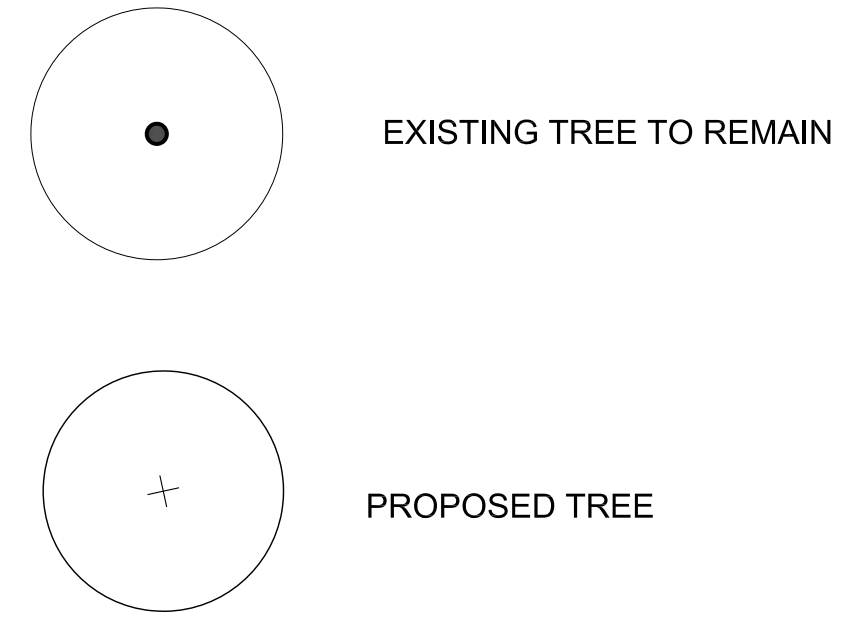
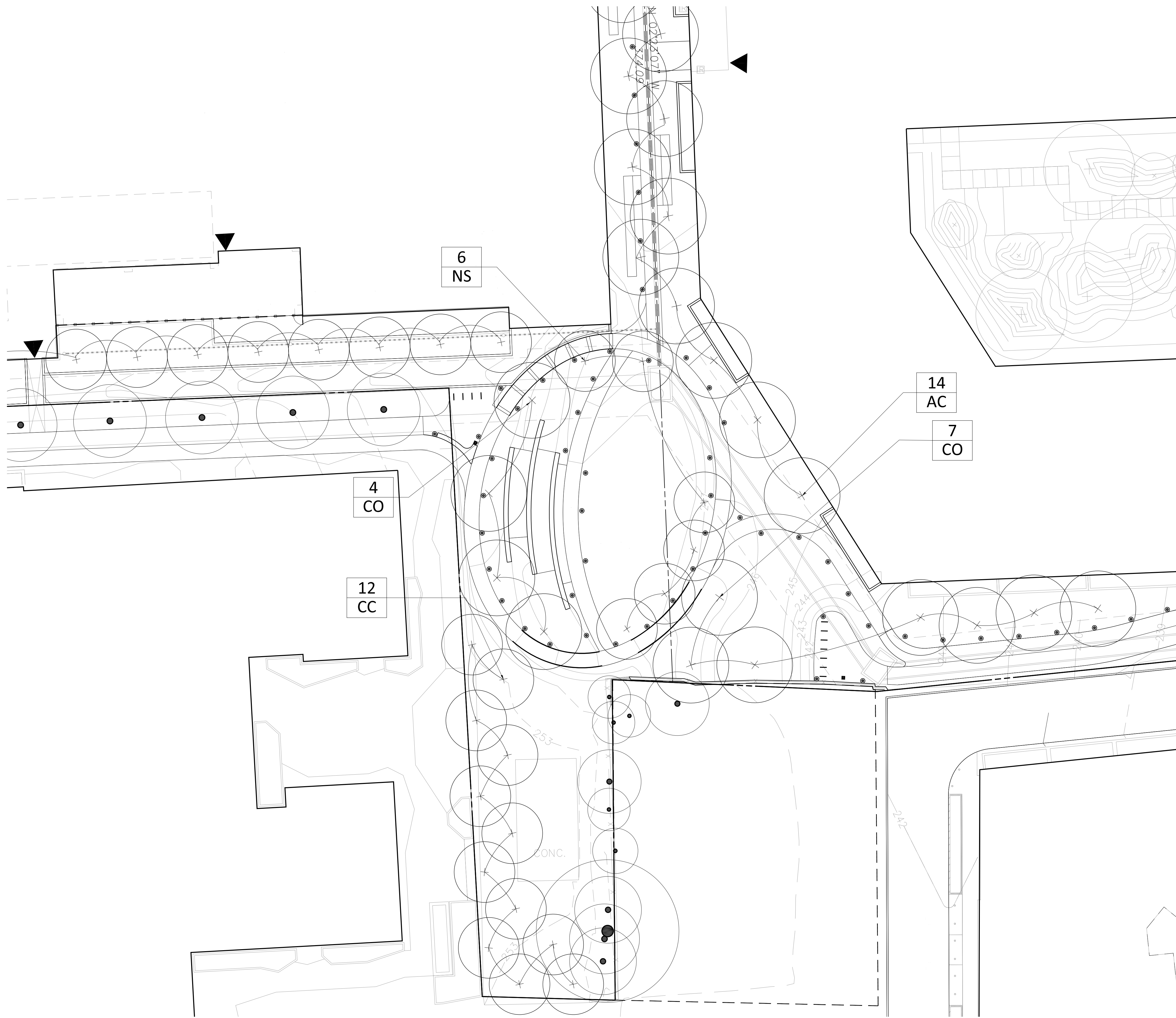
PRELIMINARY 4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

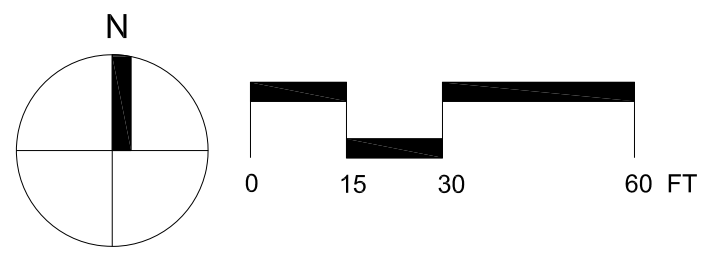
SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/01/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE: **1"=30'**
SHEET TITLE: **PLANTING PLAN -SITE**

SHEET #: **L400**



1 PLANTING PLAN
1/16"=1'-0"



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PRELIMINARY 4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

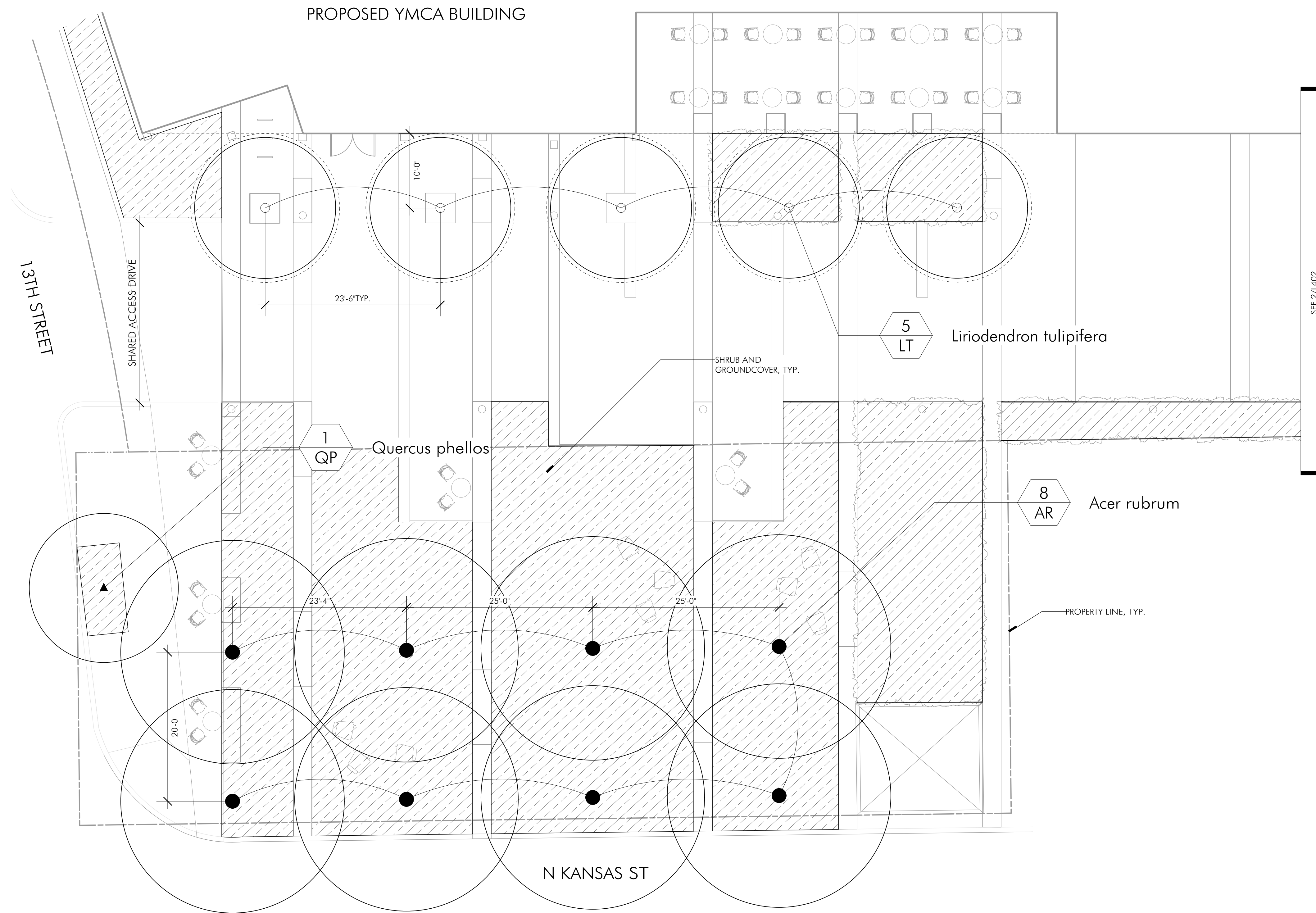
SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/01/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE: **1/16"=1'**
SHEET TITLE: **PLANTING PLAN - OPEN SPACE**

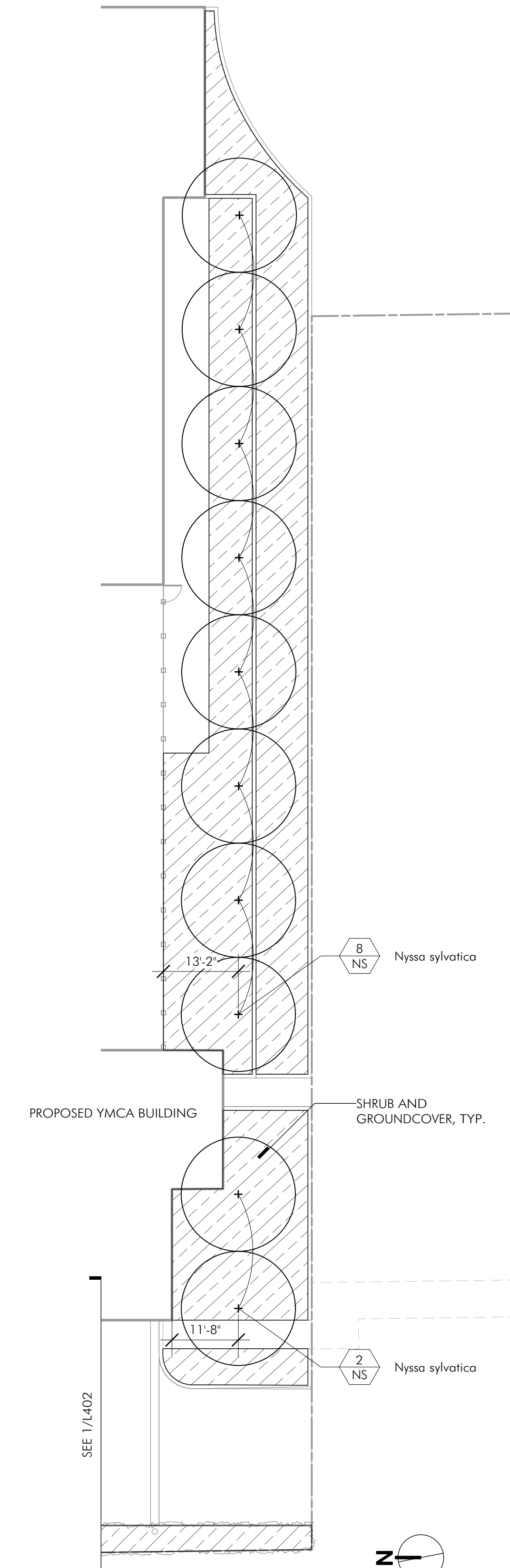
SHEET #: **L401**

Plant Schedule

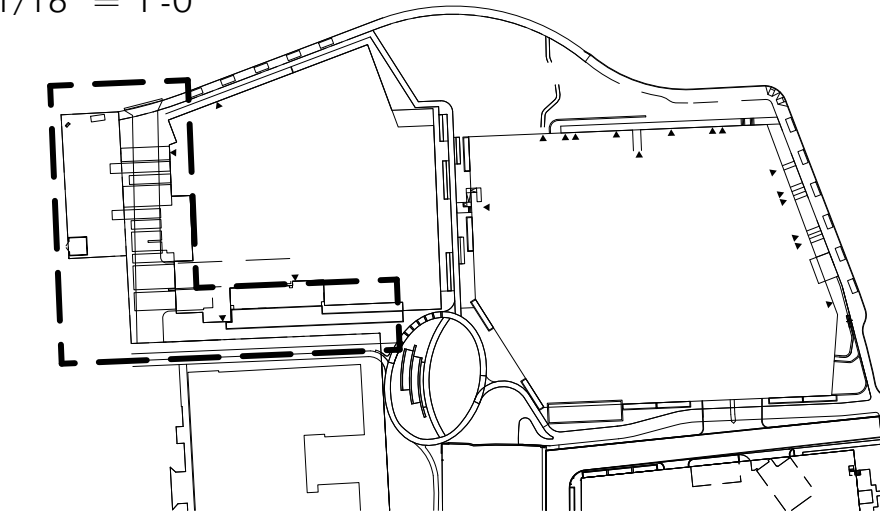
KEY	QTY	Latin Name	Common Name	Size	Notes
AR	8	Acer rubrum	Red Maple	6" CAL	B&B
LT	5	Liriodendron tulipifera	Tulip Tree	3" CAL	B&B
NS	10	Nyssa sylvatica	Black gum	3" CAL	B&B
QP	6	Quercus phellos	Willow Oak	3" CAL	B&B



1 PLANTING PLAN - SHARED ACCESS DRIVE & OPEN SPACE
Scale: 1/8" = 1'-0"



2 PLANTING PLAN - SOUTH PATIO
Scale: 1/16" = 1'-0"



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LANDSCAPE ARCHITECTURE BUREAU

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13461 Sunrise Valley Drive,
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PRELIMINARY 4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/01/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/27/2022

SCALE:
SHEET TITLE: **PLANTING PLAN - SHARED ACCESS DRIVE & OPEN SPACE**

SHEET #:
L402



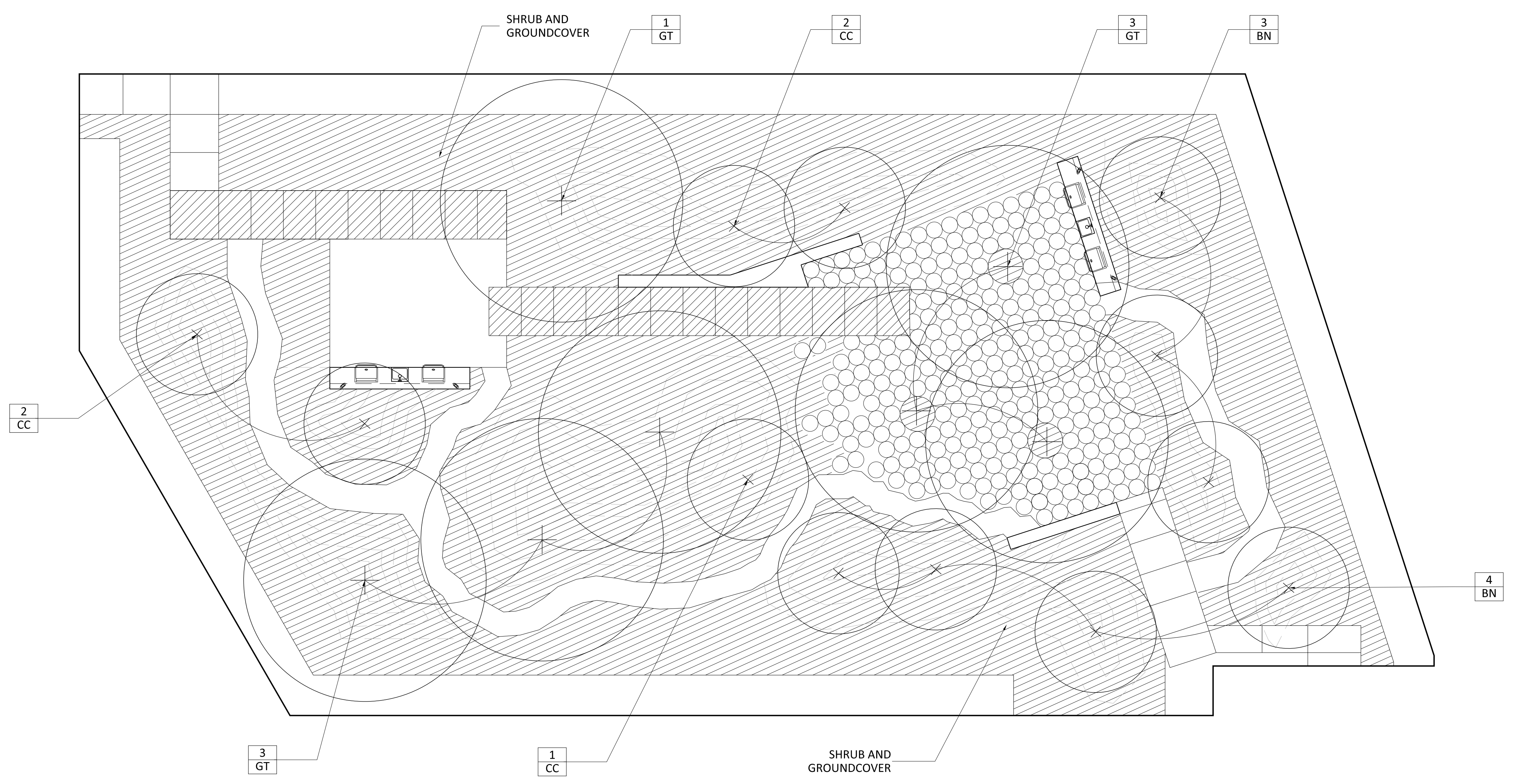
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PRELIMINARY 4.1 SITE PLAN

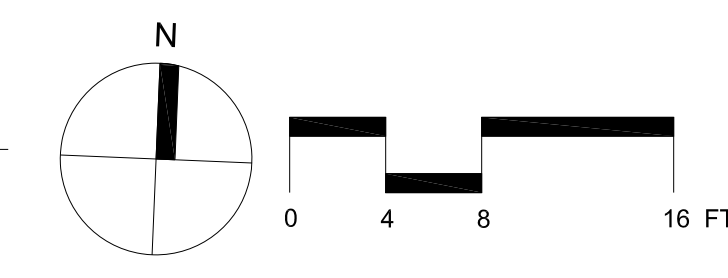
ARLINGTON COUNTY, VIRGINIA



1 PLANTING PLAN - COURTYARD
1/8"=1'-0"

LEGEND

KEY	QUANTITY	LATIN NAME	COMMON NAME	SIZE	SPACING	LIGHT REQUIREMENTS	EVERGREEN	REMARKS/ Bloom// Foliage	Native/ Adapted	Bioretention	NOTE
TREE-LARGE											
BN	7	Betula nigra	River Birch	15' HT.	as shown	sun - pt. shade		April to May	Native	x	MULTI-STEM
GT	7	Gleditsia triacanthos 'Suncole'	Sunburst Honeylocust	4" CAL.	as shown	sun - pt. shade			Native		
TREE-SMALL											
CC	4	Cercis canadensis	Eastern Redbud	6-7'	as shown	sun - pt. shade		April	Native		
MS	0	Magnolia stellata	Star Magnolia	6-7'	as shown	sun - pt. shade		April	Adapted		MULTI-STEM
HV	0	Hamamelis virginiana	Witch Hazel	7' HT.	as shown	sun - pt. shade		October to December	Native		MULTI-STEM



SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/01/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE: **1/8"=1'-0"**
SHEET TITLE: **PLANTING PLAN -COURTYARD**

SHEET #: **L410**

KEY	QTY	LATIN NAME	COMMON NAME	CONTAINER	SIZE	SPACING	REMARKS	20 YR. CANOPY COVERAGE (SF)	TOTAL CANOPY COVERAGE (SF)	
STREET										
CANOPY TREE										
AC	22	Acer rubrum	Red Maple	B&B	2" CAL.	as shown	Marching specimen	394	8662.50	
CC	12	Cercis canadensis	Eastern Redbud	B&B	2" CAL.	as shown	Matching form street tree; 7' branching height	219	2628.00	
CO	11	Celtis occidentalis	Hackberry	B&B	2" CAL.	as shown	Matching form street tree; 7' branching height	394	4331.25	
LT	5	Liriodendron tulipifera	Tuliptree	B&B	2" CAL.	as shown	Matching form street tree; 7' branching height	313	1562.50	
NS	19	Nyssa sylvatica	Blackgum	B&B	2" CAL.	as shown	Matching form street tree; 7' branching height	313	5937.50	
QA	8	Quercus alba	White Oak	B&B	2" CAL.	as shown		394	3150.00	
QP	22	Quercus phellos	Willow Oak	B&B	2" CAL.	as shown	Matching form street tree; 7' branching height	313	6875.00	
subtotal	99								33146.75	
NS	0	Nyssa sylvatica	Blackgum	PRESERVED TREE		as shown		313	0.00	
QA	1	Quercus alba	White Oak	PRESERVED TREE		as shown		394	393.75	
QP	10	Quercus phellos	Willow Oak	PRESERVED TREE		as shown		313	3125.00	
MG	6	Magnolia grandiflora	Southern Magnolia	PRESERVED TREE		as shown		315	1890.00	
PA	1	Platanus x acerifolia	London Planetree	PRESERVED TREE		as shown		250	250.00	
JN	6	Juglans nigra	Black Walnut	PRESERVED TREE		as shown		394	2362.50	
PS	1	Prunus serotina	Black Cherry	PRESERVED TREE		as shown		313	312.50	
RP	1	Robinia pseudoacacia	Black Locust	PRESERVED TREE		as shown		0	0.00	
AS	0	Acer saccharum	Silver Maple	PRESERVED TREE		as shown		0	0.00	
subtotal	26								8333.75	
TOTAL	125	99 Proposed trees and 24 Preserved trees								41480.50
COURTYARD										
CANOPY TREE										
BN	7	Betula nigra	River Birch	B&B	6-7'	as shown	Matching form street tree; 7' branching height	175	1225.00	
CC	5	Cercis canadensis	Eastern Redbud	B&B	6-7'	as shown	Matching form street tree; 7' branching height	219	1095.00	
GT	7	Gleditsia triacanthos 'Shademaster'	Shademaster honeylocust	B&B	3" CAL.	as shown	Matching form street tree; 7' branching height	250	1750.00	
subtotal	19	19 Proposed trees								4070.00
TOTAL	144								45550.50	
								COURTYARD CANOPY COVERAGE(SF)	4,070	
								SITE TOTAL CANOPY COVERAGE(SF)	41,481	
								SITE AND COURTYARD TOTAL CANOPY COVERAGE(SF)	45,551	
								TOTAL SITE AREA(SF)	191,108	
								TOTAL SITE CANOPY COVER(SF)	23.8%	

1 TREE CANOPY COVERAGE

NOTES:

- 1.STREET TREES TO HAVE $\frac{2}{3}$ CANOPY MINIMUM AT INSTALL AND SHOULD NOT BE LIMBED UP TO 7' AT PLANTING REDUCE OR SUBORDINATE.
- 2.ALL INSTALLED STREET TREES MUST BE PER ANSI STANDARDS/ SINGLE LEADER TREES ONLY.

TREE REPLACEMENT			
REPLACEMENT TREES REQUIRED (SEE L003 TREE INVENTORY)			57
TREES PROVIDED - SITE	QUANTITY	REPLACEMENT VALUE	TOTAL
SHADE TREES	87	1.00	87.00
ORNAMENTAL TREES	12	0.33	3.96
LARGE EVERGREEN TREES	0	1.00	0.00
TOTAL PROVIDED	99	SF	90.96
TREES PROVIDED - COURTYARD	QUANTITY	REPLACEMENT VALUE	TOTAL
SHADE TREES	14	1.00	14.00
ORNAMENTAL TREES	5	0.33	1.65
LARGE EVERGREEN TREES	0	1.00	0.00
TOTAL PROVIDED	19	SF	15.65
TOTAL PROVIDED FOR THE PROJECT			118

2 TREE REPLACEMENT



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PRELIMINARY 4.1 SITE PLAN

ARLINGTON YMCA

ARLINGTON COUNTY, VIRGINIA

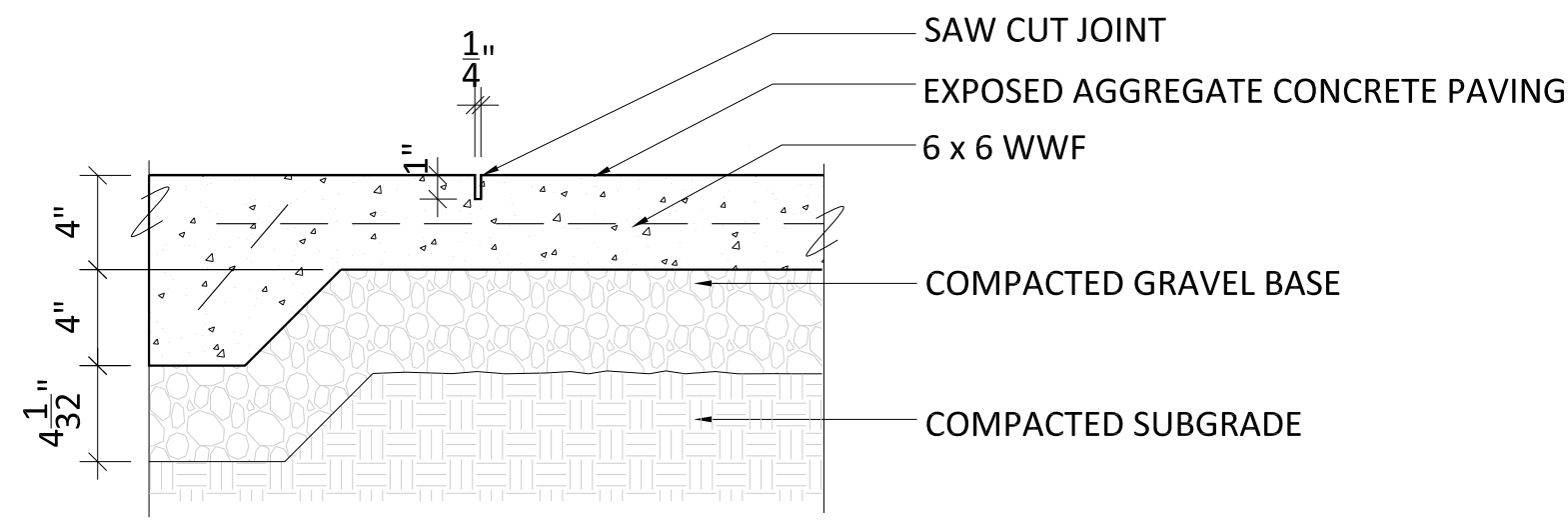
SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/01/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE:

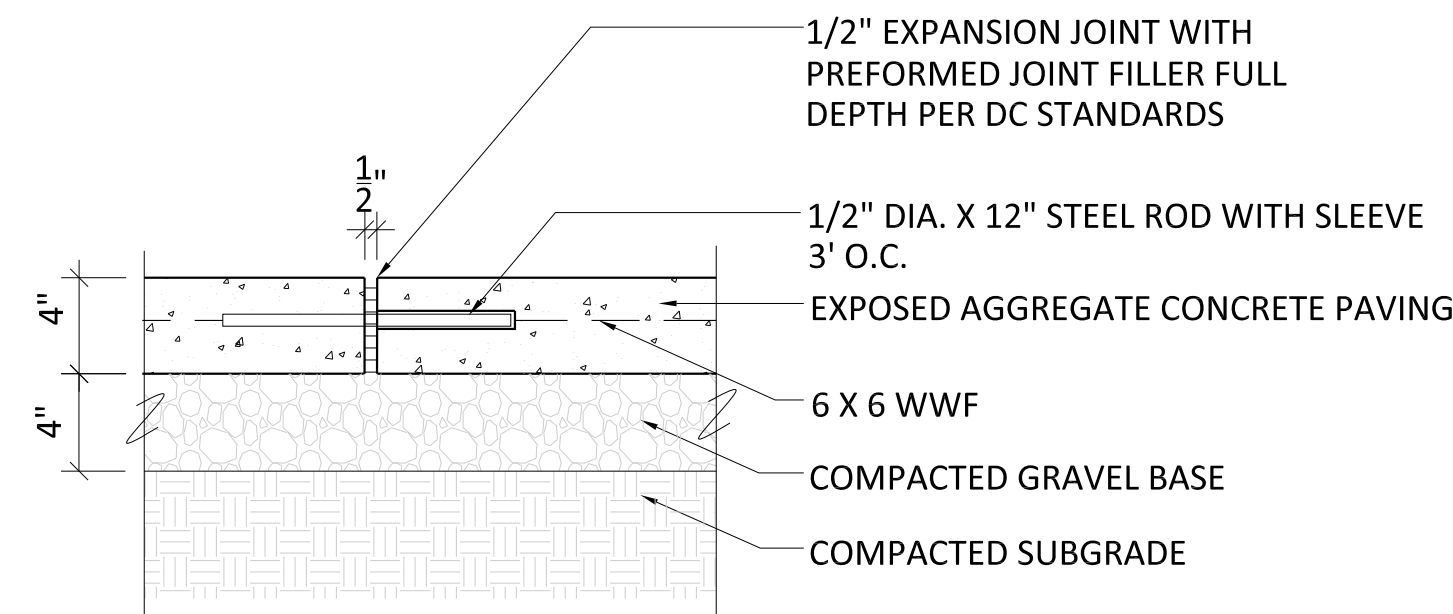
SHEET TITLE: **TREE CANOPY COVERAGE**

SHEET #: **L420**

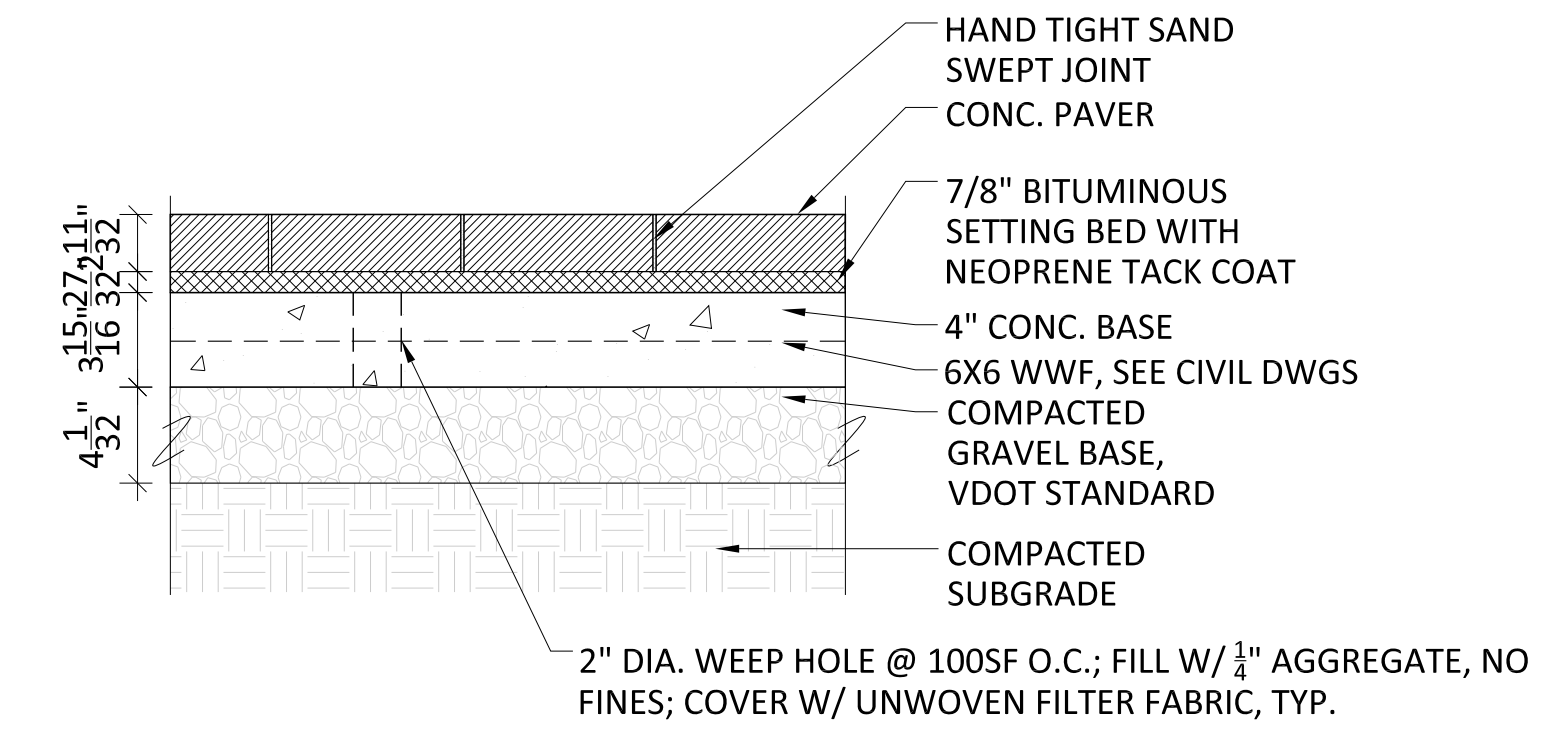
NOTE:
 1. SCORING PATTERN SHALL BE 3'-0" O.C. BOTH DIRECTIONS UNLESS OTHERWISE NOTED ON PLAN.
 2. ALL EXPOSED AGGREGATE PAVING IN PUBLIC RIGHT OF WAY SHALL COMPLY WITH DC DDOT SPECIFICATIONS AND SHALL MATCH COLOR AND AGGREGATE OF EXPOSED AGGREGATE PAVING USED IN NOMA BID AREA.



NOTE:
 1. EXPANSION JOINTS OCCUR AT ALL FIXED OBJECTS, CURBS, AND WALLS.
 2. EXPANSION JOINTS SHALL OCCUR AT +/-21'-24" O.C. AT SCORING PATTERN INTERVAL.



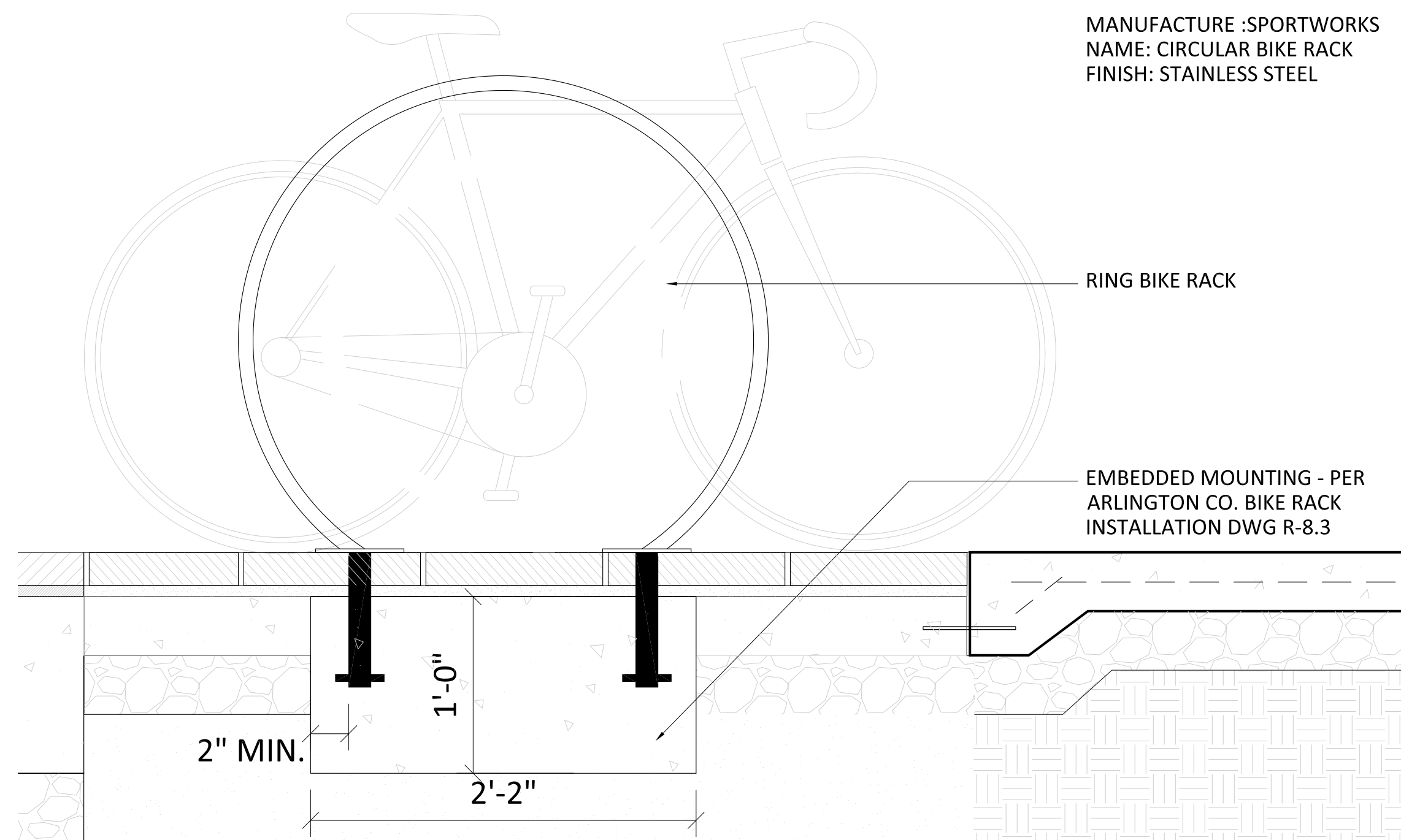
NOTES:
 1. EXPANSION JOINTS SHALL OCCUR AT ALL FIXED OBJECTS, CURBS, AND WALLS.
 2. EXPANSION JOINTS SHALL OCCUR AT +/-24" O.C. AT SCORING PATTERN INTERVAL.
 3. ALL EXPANSION JOINTS SHALL BE CAULKED.
 4. GC TO SUBMIT EXPANSION JOINT LAYOUT FOR APPROVAL



1 CP 1.0 - CONCRETE PAVING - CONTROL JOINT
 SCALE: 1-1/2"=1'-0"

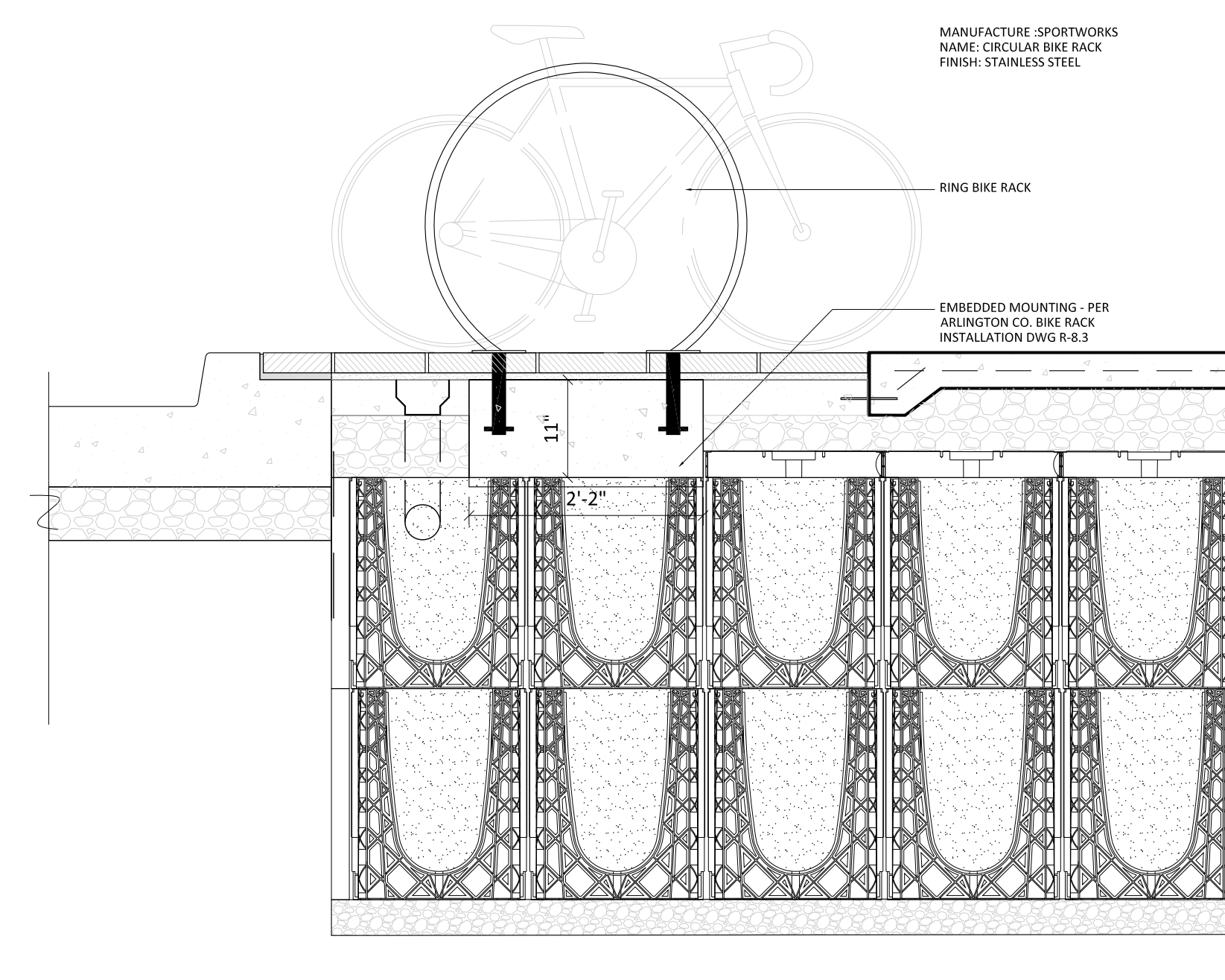
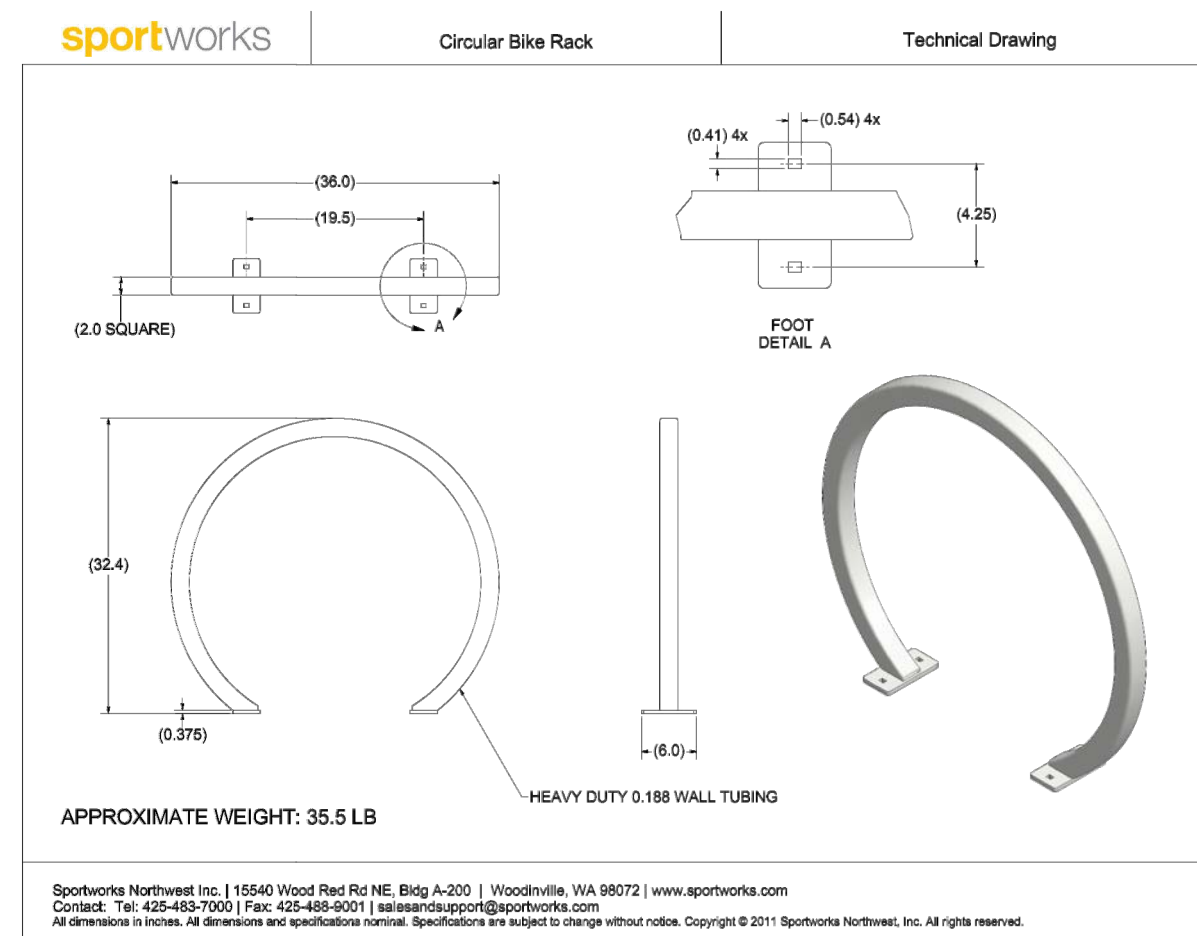
2 CP 1.0 - CONCRETE PAVING - EXPANSION JOINT
 SCALE: 1-1/2"=1'-0"

3 CONCRETE PAVER
 SCALE: 1-1/2"=1'-0"



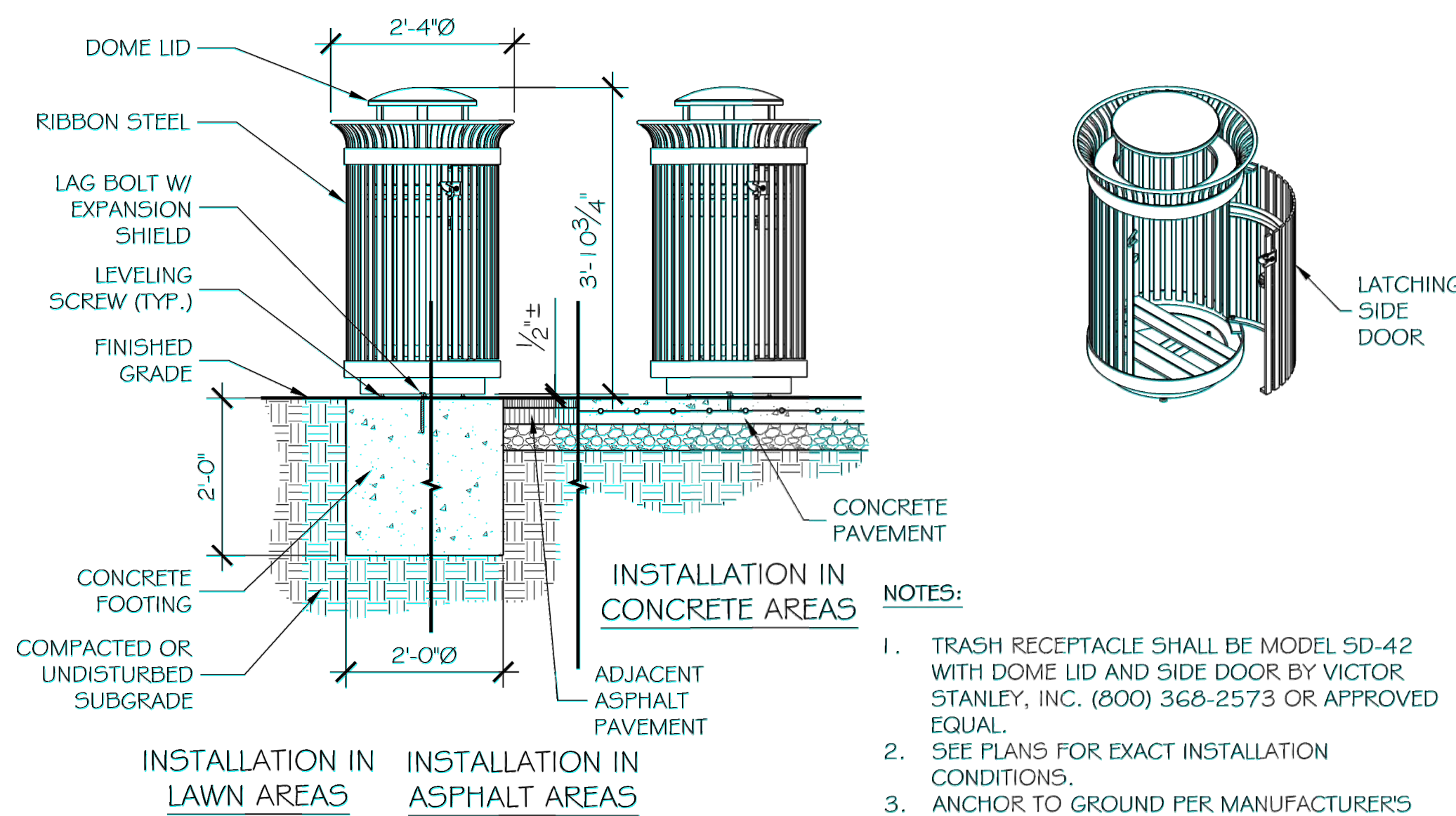
MANUFACTURE :SPORTWORKS
 NAME: CIRCULAR BIKE RACK
 FINISH: STAINLESS STEEL

NOTE: BIKE RACK TO BE EMBEDDED PER DETAIL 4/L901.
 SPORTWORKS CUT SHEET FOR PRODUCT INFO ONLY.

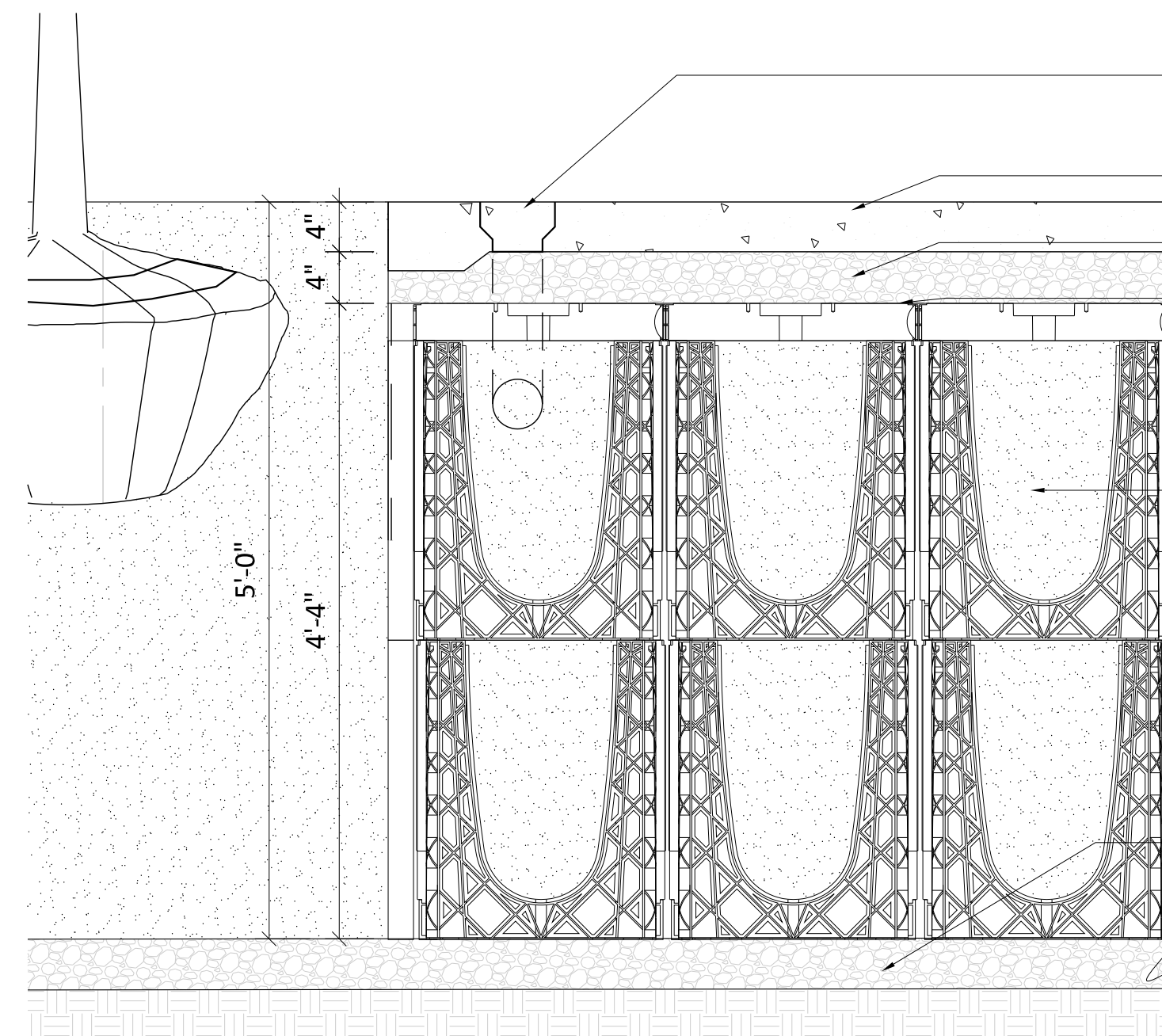


4 BIKE-RACK-ARLINGTON STANDARD
 SCALE: 1 1/2"=1'-0"

4B BIKE-RACK ON SOIL CELL ARLINGTON STANDARD
 SCALE: 1 1/2"=1'-0"



NOTES:
 1. TRASH RECEPTACLE SHALL BE MODEL 5D-42 WITH DOME LID AND SIDE DOOR BY VICTOR STANLEY, INC. (800) 368-2573 OR APPROVED EQUAL.
 2. SEE PLANS FOR EXACT INSTALLATION CONDITIONS.
 3. ANCHOR TO GROUND PER MANUFACTURER'S RECOMMENDATIONS.
 4. SEE APPROPRIATE DETAILS FOR CONCRETE PAVING AND/OR ASPHALT PAVING.
 5. COLOR SHALL BE BLACK.



6" SQUARE INLET COVER
 RRARB2 ROOTRAIN ARBORVENT DUAL INLET
 DEEP WATERING AND AERATION SYSTEM
 VARIES, SEE MATERIAL PLAN AND SECTIONS

COMPACTED GRAVEL BASE, VDOT STANDARD
 FilterGrid HEAVY GRADE NON-WOVEN FILTER
 FABRIC WITH REINFORCING GRID TO TOP
 SURFACE OF RootSpace MATRIX, AND FOLDED
 TO LINE OUTER EDGE OF MATRIX TO DEPTH OF
 12" inches.

RootSpacs STRUCTURAL SOIL MODULES
 LOADED WITH SCREENED SANDY LOAM SOIL
 MIX, ORGANIC 4-8% BY VOLUME.

4 inch COMPACTION LAYER.
 OPTIONAL: DRAINAGE LAYER (REQUIRED IF
 SURROUNDING SOIL IS NOT FREE DRAINING, OR
 IF TREE PIT IS HARVESTING STORMWATER)

6 SOIL CELL TYPICAL DETAIL
 SCALE: 1"=1'-0"

5 TRASH RECEPTACLE
 NTS



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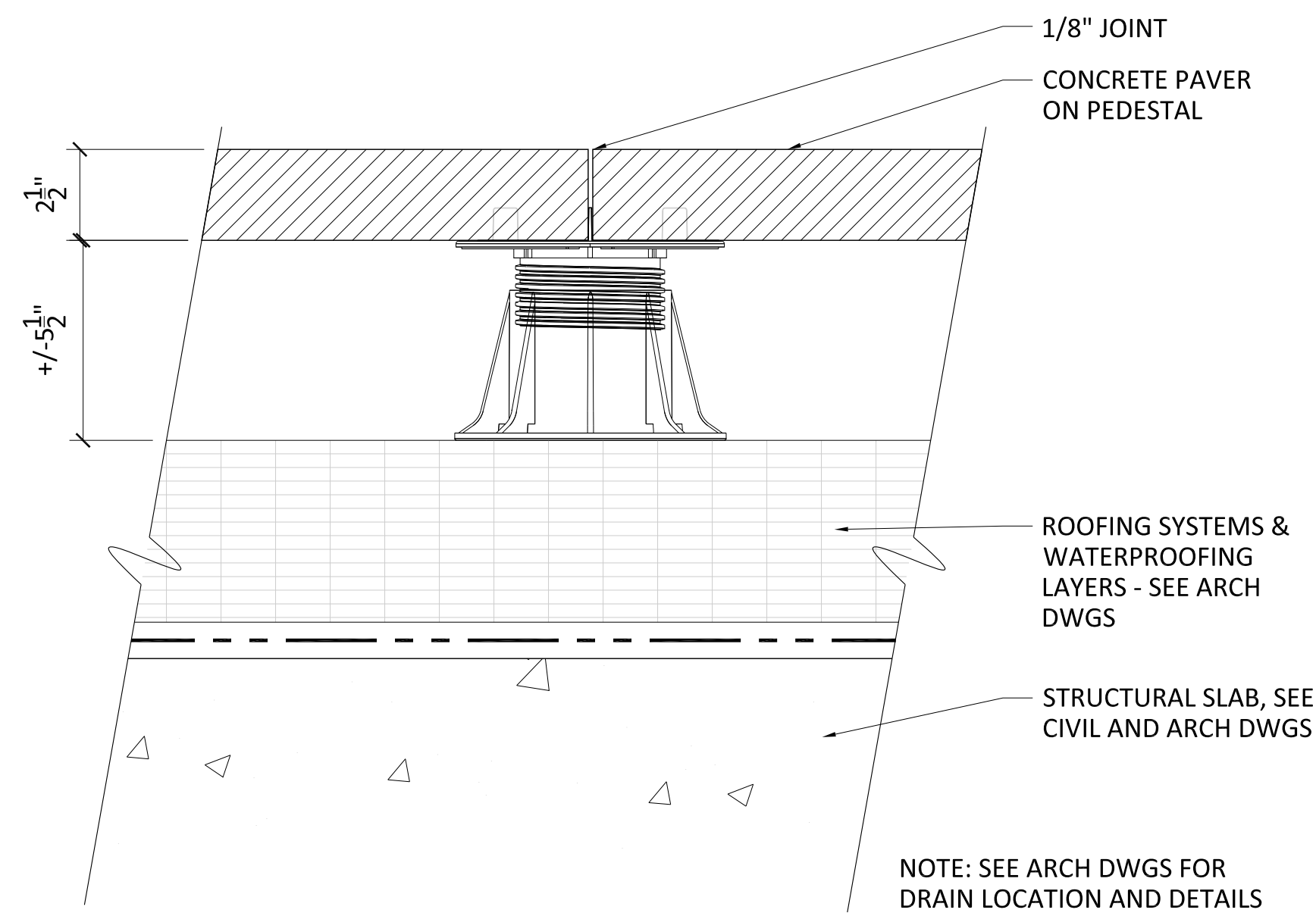
ARLINGTON YMCA
 PRELIMINARY 4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

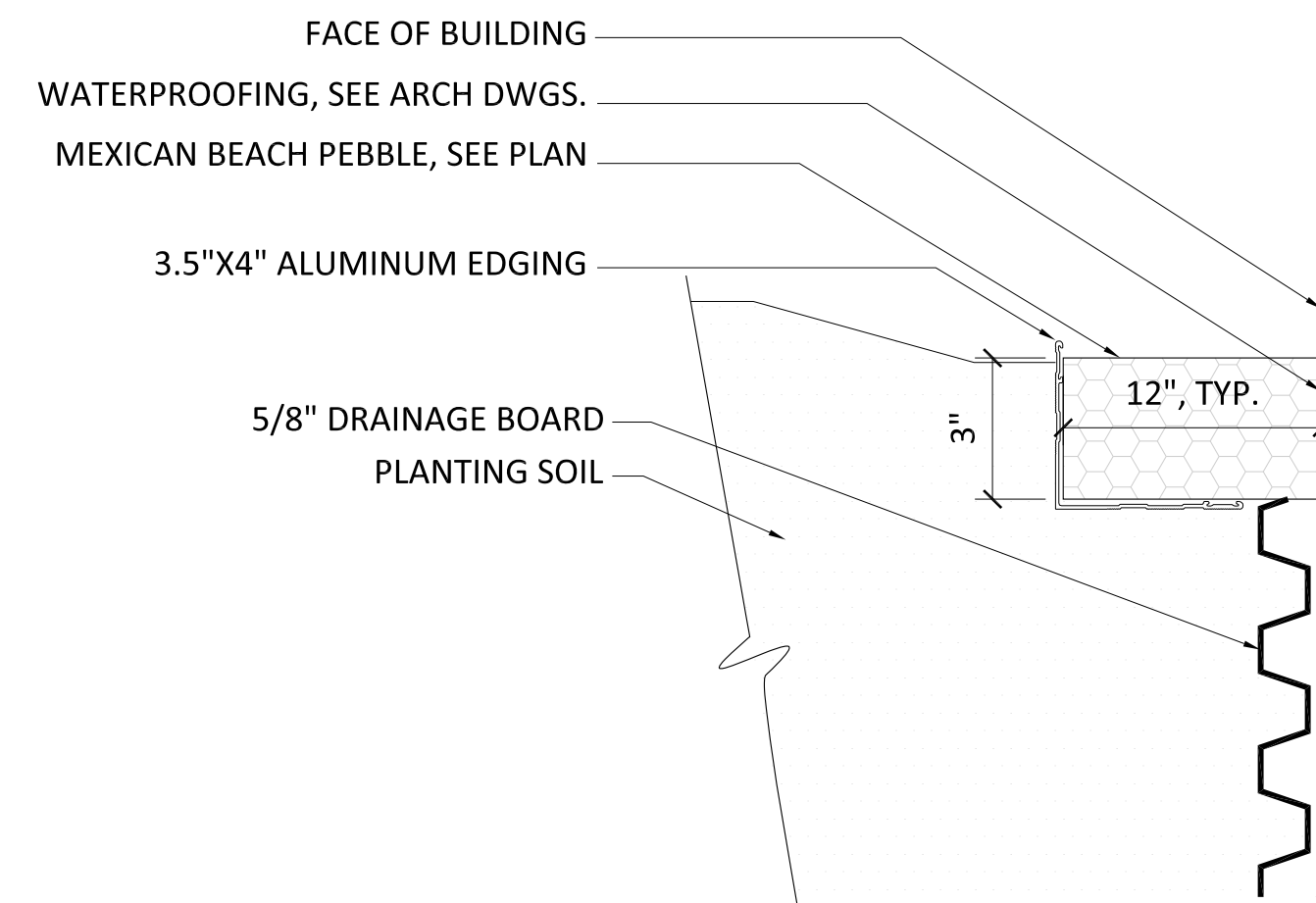
SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/01/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE: **AS SHOWN**
 SHEET TITLE: **DETAIL - AT GRADE**

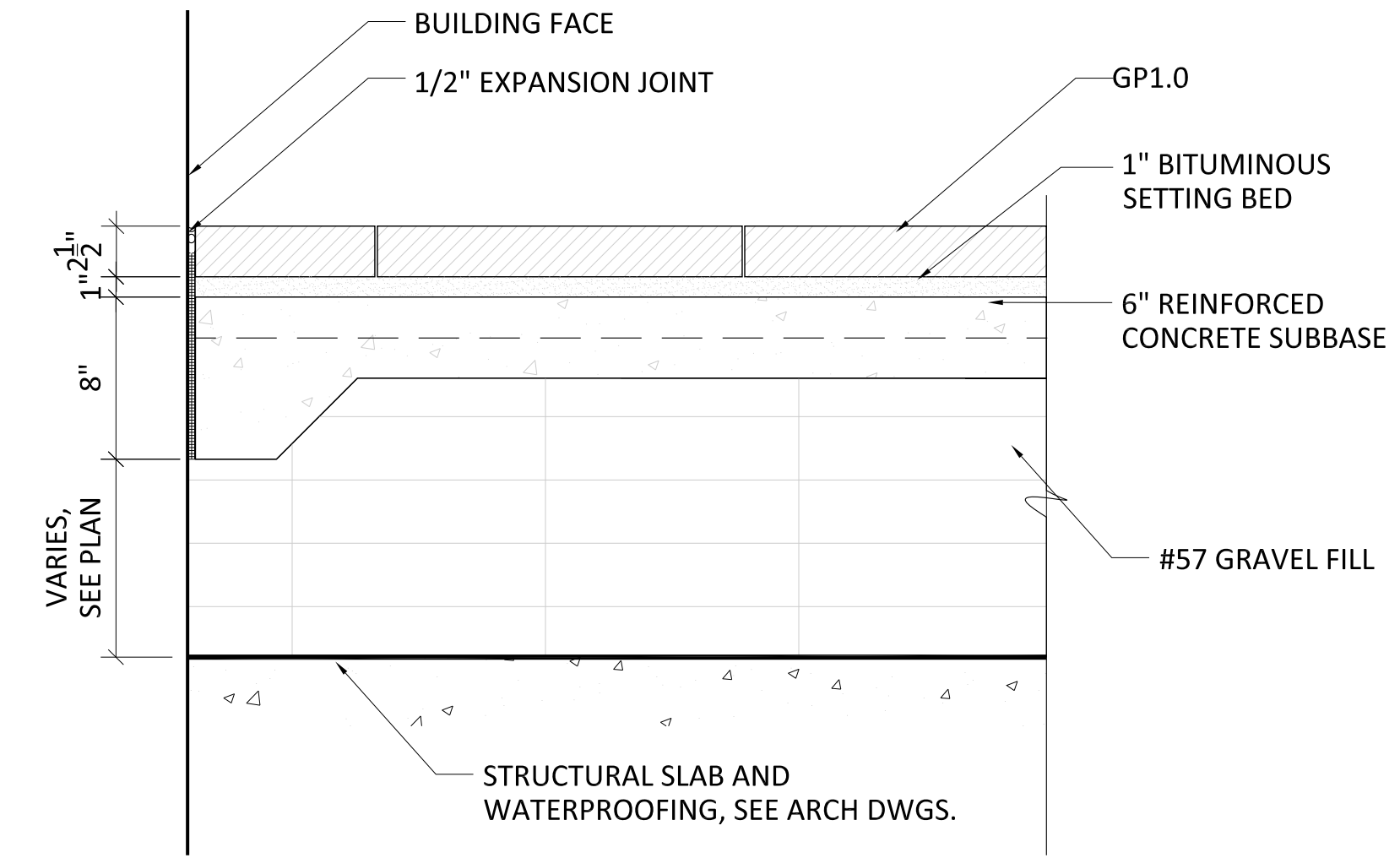
SHEET #: **L900**



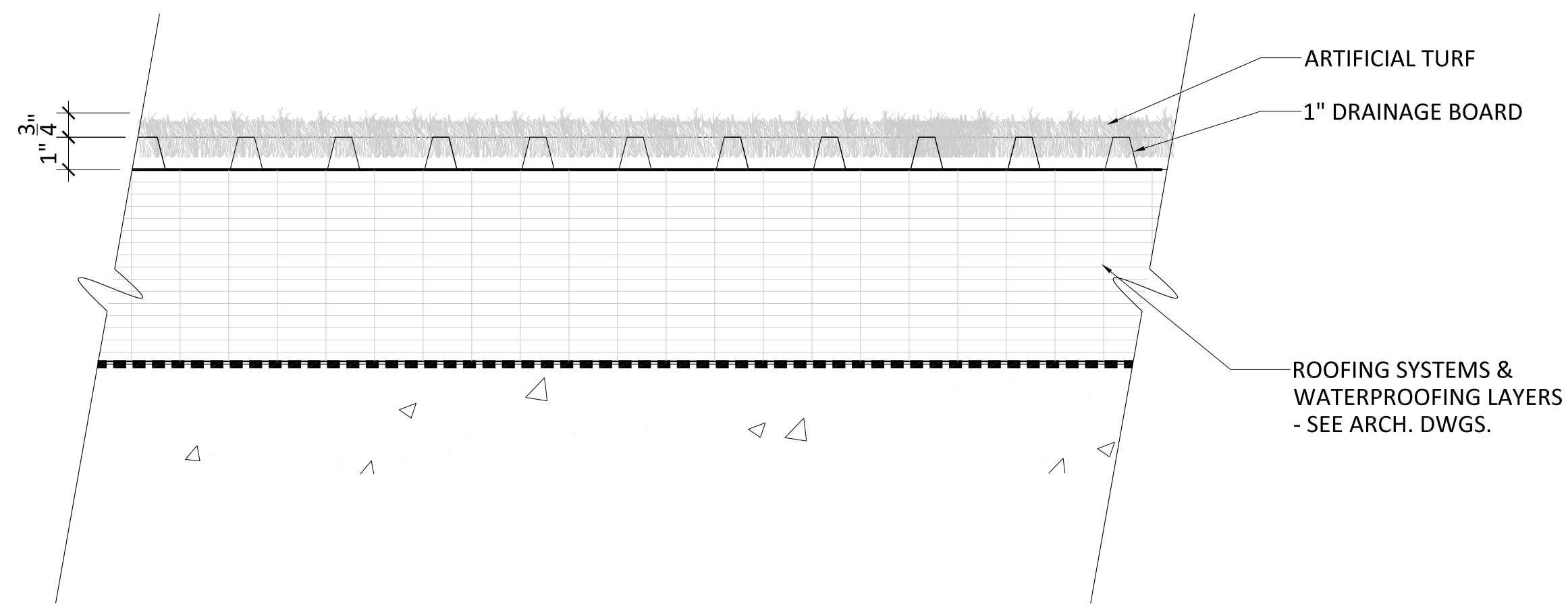
1 PAVER ON PEDESTAL
SCALE: 3"=1'-0"



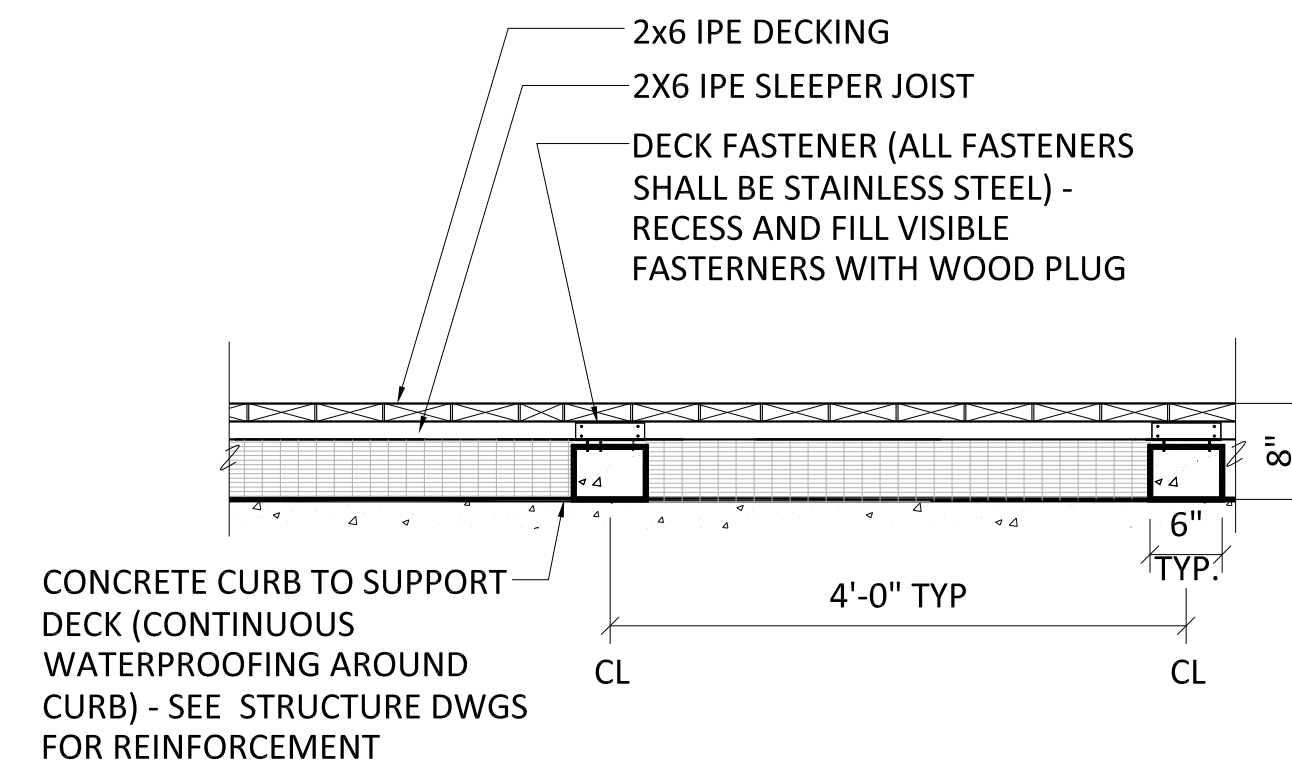
2 ST 1.0 - DECORATIVE GRAVEL EDGE AT BUILDING FACE
SCALE: 3"=1'-0"



3 GRANITE PAVING
SCALE: 1 1/2"=1'-0"



4 AT 1.0 - ARTIFICIAL TURF
SCALE: 3"=1'-0"



5 WD 1.0 - WOOD DECKING
SCALE: 3/4"=1'-0"



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CHECKED: BS

DATE: 3/25/2022

ARLINGTON YMCA

PRELIMINARY 4.1 SITE PLAN

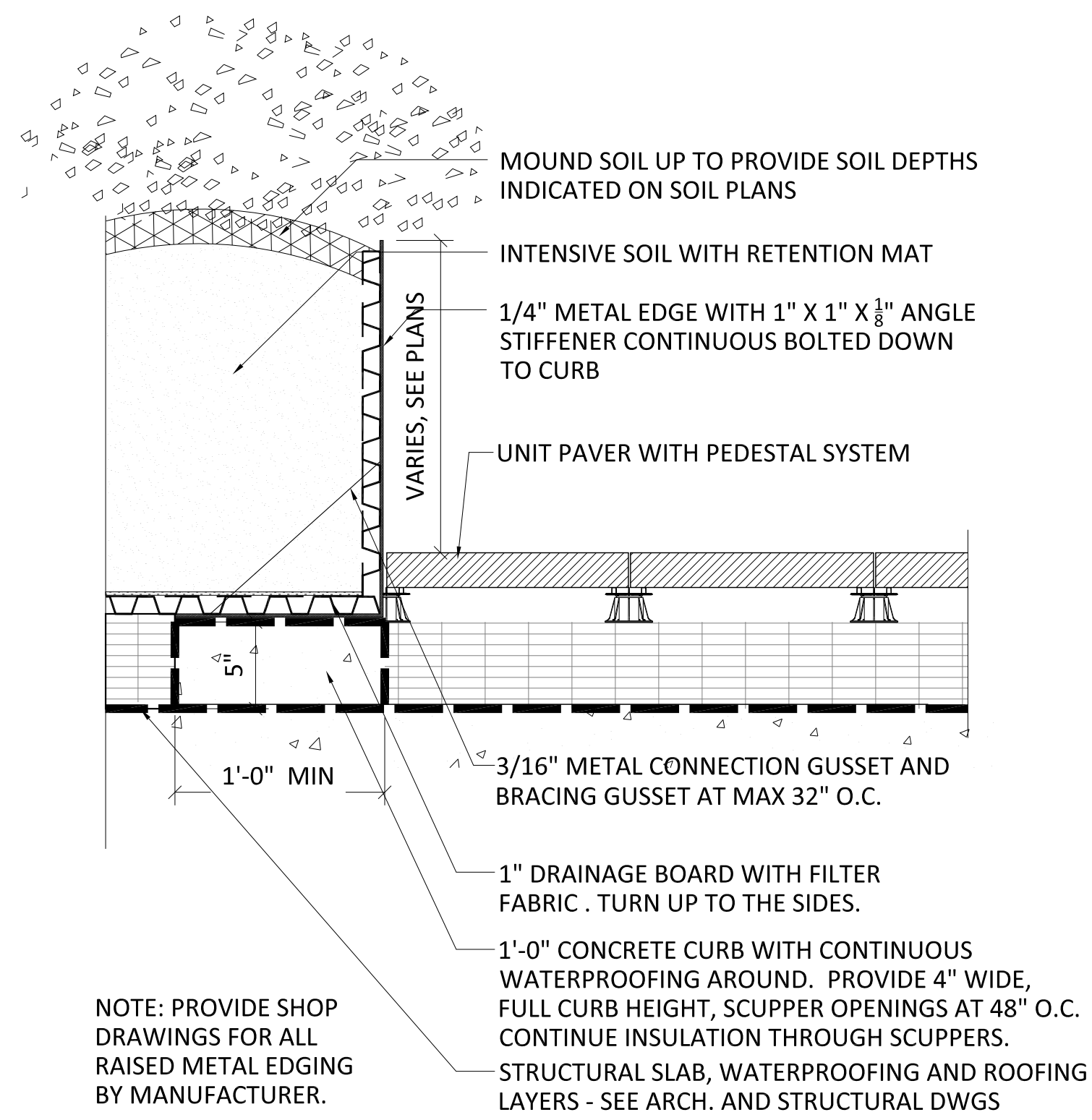
ARLINGTON COUNTY, VIRGINIA

SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/01/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

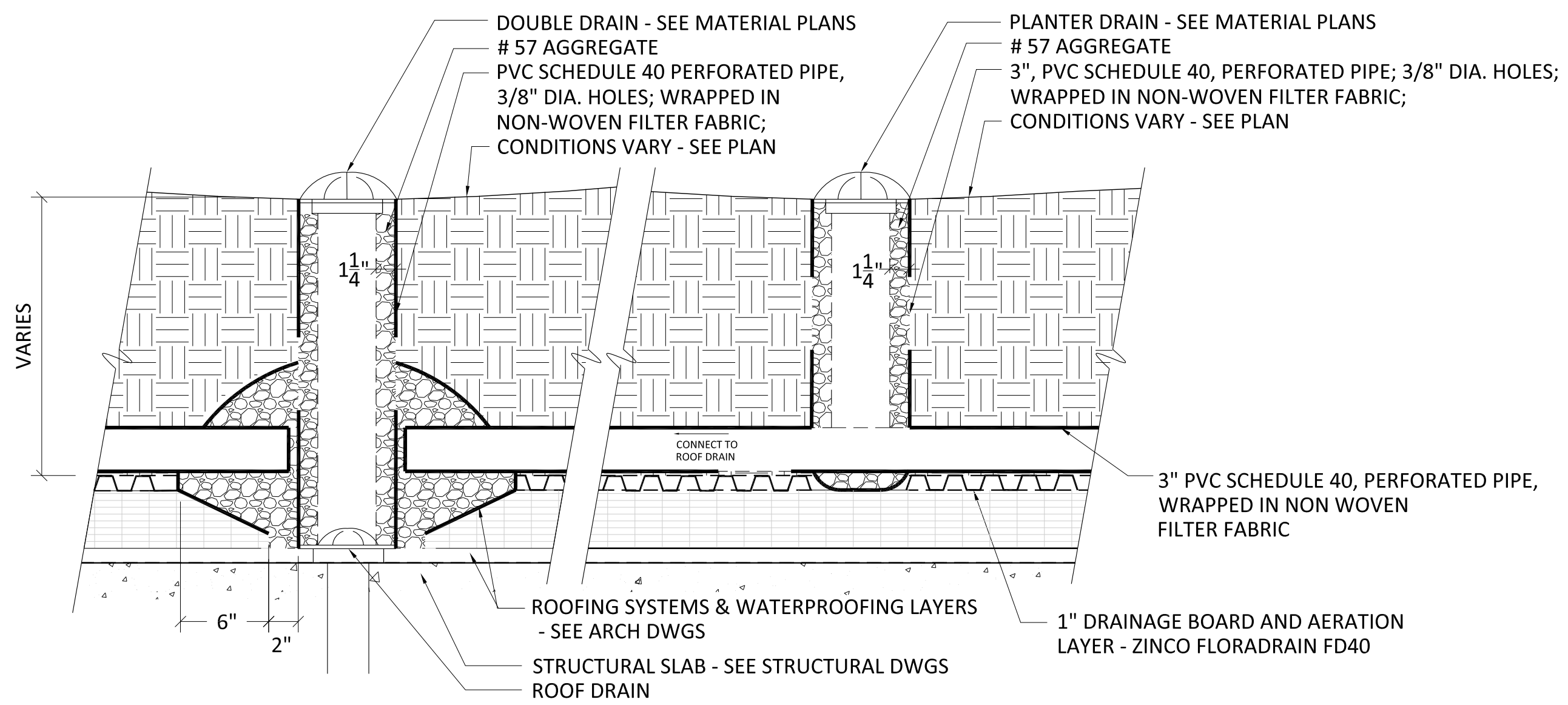
SCALE: **AS SHOWN**

SHEET TITLE: **DETAIL - ON STRUCTURE**

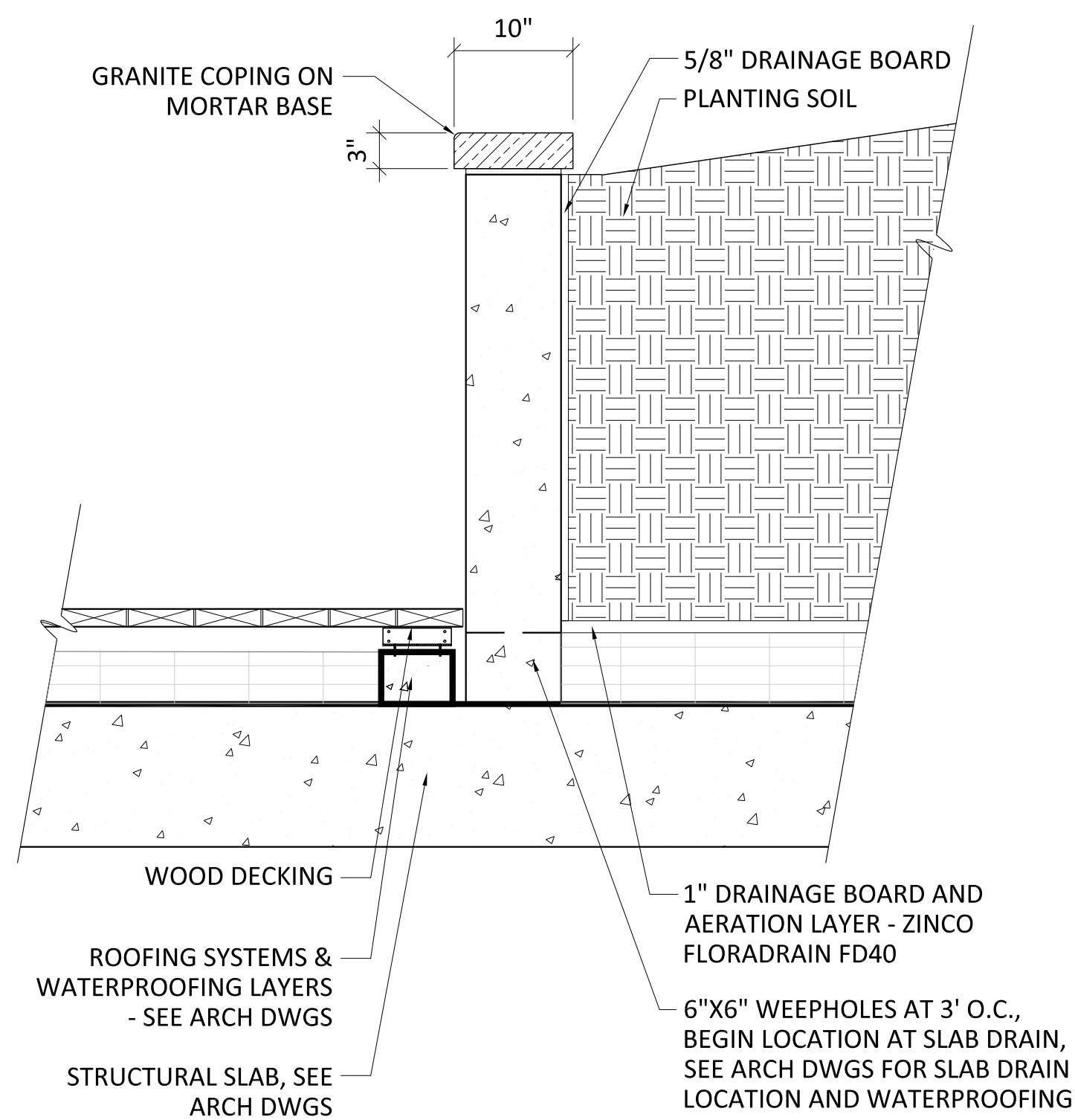
SHEET #: **L910**



1 RAISED METAL PLANTER EDGE
SCALE: 1 1/2"=1'-0"



2 PLANTER DRAIN
SCALE: 1-1/2"=1'-0"



3 TERRACE PLANTER WALLS
SCALE: 1"=1'-0"



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CHECKED: BS
DRAWN: JW
DATE: 3/25/2022

ARLINGTON YMCA

PRELIMINARY 4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/01/2022
2	4.1 SITE PLAN PRELIMINARY SUBMISSION	07/28/2022

SCALE: **AS SHOWN**
SHEET TITLE: **DETAIL - ON STRUCTURE**

SHEET #: **L911**