

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET

LIMIT OF WORK ———LOW———LOW———
LIMIT OF DISTURBANCE ———LOD———LOD———

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ONSITE PROPERTY LINE / R.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---

CURB AND GUTTER	
=====	CONCRETE CURB & GUTTER
=====	SPILL TRANSITION
=====	DEPRESSED CURB AND GUTTER
---	UTILITY POLE WITH LIGHT
---	POLE LIGHT
---	TRAFFIC LIGHT
o	UTILITY POLE
o	TYPICAL LIGHT
o	ACORN LIGHT
---	TYPICAL SIGN
---	PARKING COUNTS
---	CONTOUR LINE
---	SPOT ELEVATIONS
SAN	SANITARY LABEL
X	STORM LABEL
SL	SANITARY SEWER LATERAL
W	UNDERGROUND WATER LINE
E	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
OH	OVERHEAD WIRE
T	UNDERGROUND TELEPHONE LINE
C	UNDERGROUND CABLE LINE
S	STORM SEWER
S	SANITARY SEWER MAIN
H	HYDRANT
S	SANITARY MANHOLE
D	STORM MANHOLE
WM	WATER METER
WV	WATER VALVE
G	GAS VALVE
G	GAS METER
---	TYPICAL END SECTION
---	HEADWALL OR ENDWALL
---	GRATE INLET
---	CURB INLET
o	CLEAN OUT
E	ELECTRIC MANHOLE
T	TELEPHONE MANHOLE
EB	ELECTRIC BOX
EP	ELECTRIC PEDESTAL
---	MONITORING WELL
---	TEST PIT
---	BENCHMARK
---	BORING

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET

AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BUILDING BENCHMARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR (AT DOOR)
GH	GRADE HIGHER SIDE OF WALL
GL	GRADE LOWER SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING

LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
L/S	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
LP	LOW POINT
L/S	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
LP	LOW POINT
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
R/W	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
SW	SIDEWALK
TBA	TO BE ABANDONED
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TBV	TO BE VACATED
TC	TOP OF CURB
TELE	TELEPHONE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
W	WIDE
WL	WATER LINE
WM	WATER METER
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

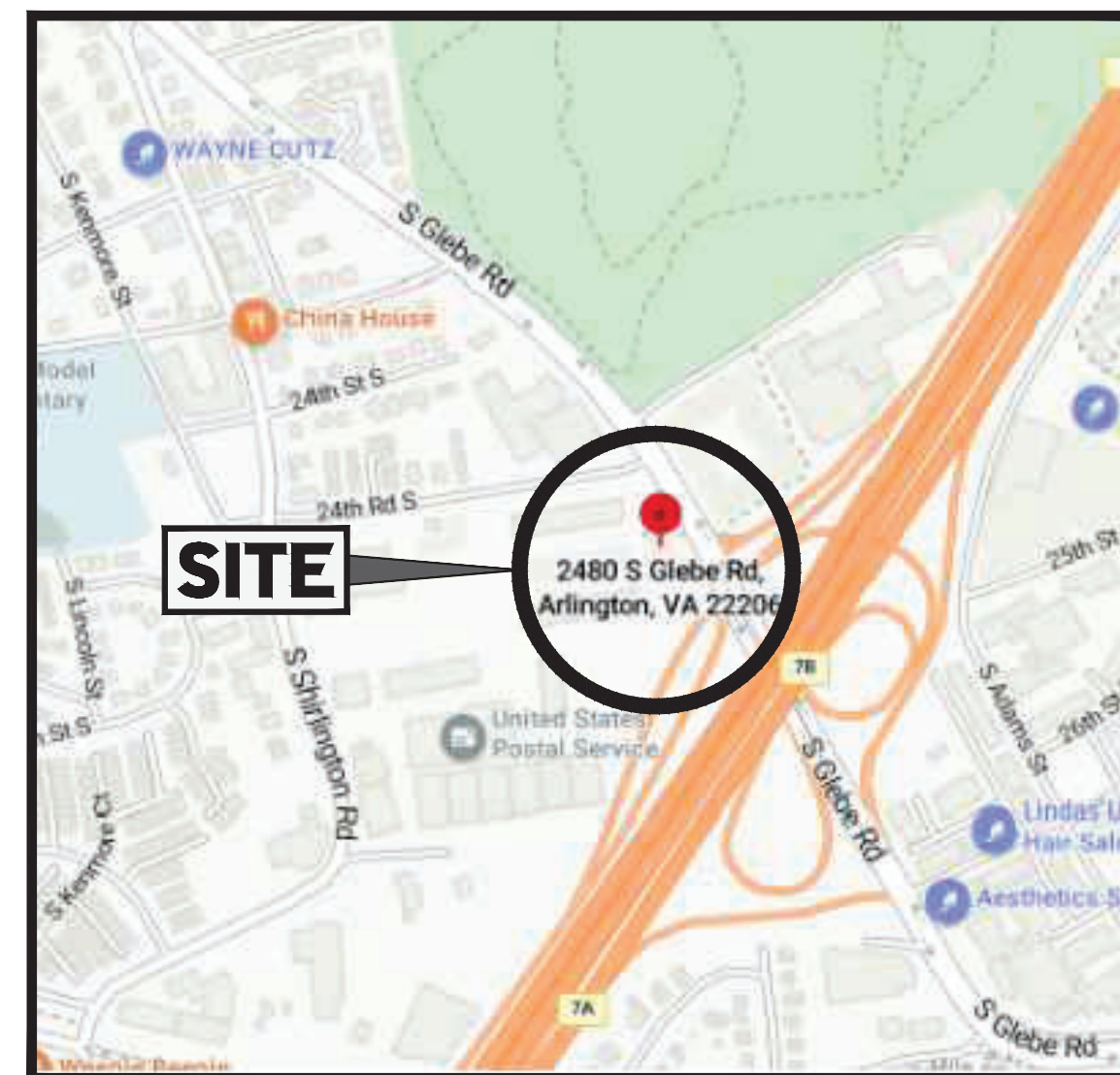


4.1 SUBMISSION

FOR

2480 S GLEBE ROAD

LOCATION OF SITE
2480 S GLEBE ROAD,
ARLINGTON COUNTY
ARLINGTON, VA 22206
RPC: 31-034-024 & 31-034-025



LOCATION MAP

SCALE: N.T.S.
SOURCE: MICROSOFT BING MAPS

OWNER/DEVELOPER

CC ROCK ARLINGTON OWNER, LLC
601 S. TRYON ST., SUITE 800
CHARLOTTE, NC 28202
CONTACT: MATT BAILEY
(609) 338-7169

BOHLER DC //

1331 PENNSYLVANIA AVE., NW, STE. 1250 NORTH
WASHINGTON, DC 20004

Phone: (202) 524-5700

DC@BOHLERDC.COM

CONTACT: SHEILA NALE, P.E.

REFERENCES

- **BOUNDARY & TOPOGRAPHIC SURVEY:**
CAD ENTITLED: "DC2122068010-ENGR.DWG"
PREPARED BY: BOHLER
PROJECT NO.: DC212206
DATED: 10/27/23
- **DIGITAL ARCHITECTURAL FILES:**
CAD ENTITLED: "222365 - NOVEL ARLINGTON RIDGE - L01.DWG" & "222365 - NOVEL ARLINGTON RIDGE - L02.DWG"
PREPARED BY: HCM
DATE RECEIVED: 08/19/2024
- **DRY UTILITY FILES:**
CAD ENTITLED: "UTILITYPROS NOVEL ARLINGTON RIDGE FOR TRANSFER 7.31.24.DWG"
PROVIDED BY: UTILITY PROS
DATE RECEIVED: 08/01/2024
- **LANDSCAPE FILES:**
CAD ENTITLED: "2023166-X-SITE.DWG"
PROVIDED BY: LAND DESIGN
DATE RECEIVED: 08/15/24

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C101
AERIAL PHOTOGRAPH	C102
SITE CONTEXT PLAN	C103
CERTIFIED SURVEY PLAN	C201
CERTIFIED SURVEY NOTES AND DETAILS	C202
EASEMENT VACATION EXHIBIT	C301
EASEMENT DEDICATION EXHIBIT	C302
SUBDIVISION EXHIBIT	C303
PLOT AND LOCATION PLAN	C401
DETAILED GRADING PLAN	C401A
AVERAGE SITE ELEVATION	C402
PRESENTATION PLAN	C501
STRIPING AND MARKING PLAN	C601
EXISTING AND PROPOSED CROSS SECTIONS	C701
PROPOSED CROSS SECTIONS	C702
PRE-POST LAND COVER PLAN	C801
PROPOSED STORMWATER PLAN	C802
BIORETENTION CALCULATIONS	C803
STORMWATER CALCULATIONS	C804-805
FIRE SERVICE PLAN	C901
TREE INVENTORY PLAN	L-700
TREE PRESERVATION PLAN	L-701
TREE INVENTORY SCHEDULES	L-702
TREE INVENTORY SCHEDULES & DETAILS	L-703
TREE INVENTORY DETAILS	L-704

ARCHITECT
Hord Coplan Macht, Inc.
700 E. Pratt St., Suite 1200
Baltimore, MD 21202
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEERS
Bohler DC
1331 Pennsylvania Ave NW, Suite 1250
Washington, DC 20004
p. 202-524-5700

OWNER
CC Rock Arlington Owner, LLC
601 S Tryon St., Suite 800
Charlotte, NC 28202

hord | coplan | macht

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

no. date revision

Project Number

DC212206

Project

2480 S GLEBE ROAD

Phase

4.1 SUBMISSION

Date

08-20-2024

Scale

AS NOTED

Drawing

COVER SHEET

No.

C101

© Hord Coplan Macht, Inc.



LEGEND:

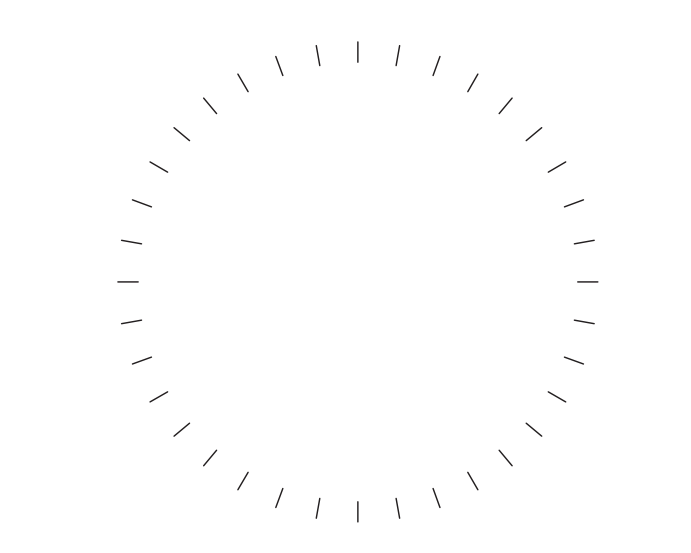
- PROPERTY LINE
 - 400' OFFSET FROM PROPERTY LINE
 - ADJACENT PROPERTY LINE
- SEE SHEET C100 FOR FULL STANDARD LEGEND

ARCHITECT
 Hord Coplan Macht, Inc.
 700 E. Pratt St., Suite 1200
 Baltimore, MD 21202
 p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEERS
 Bohler DC
 1331 Pennsylvania Ave NW, Suite 1250
 Washington, DC 20004
 p. 202-524-5700

OWNER
 CC Rock Arlington Owner, LLC
 601 S Tryon St., Suite 800
 Charlotte, NC 28202

hord | coplan | macht



PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

no.	date	revision

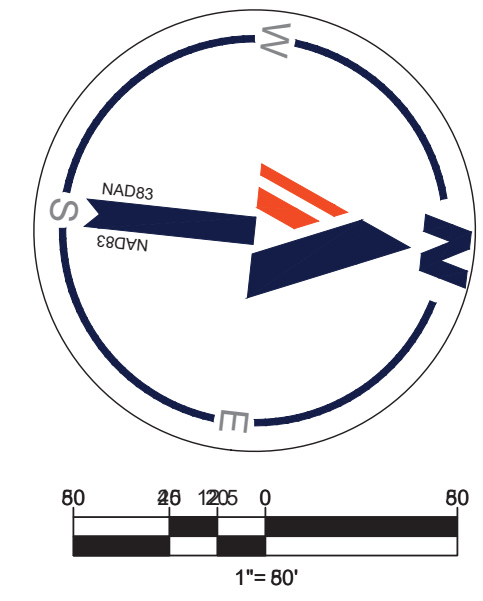
Project Number
 DC212206
 Project
2480 S GLEBE ROAD

Phase
4.1 SUBMISSION

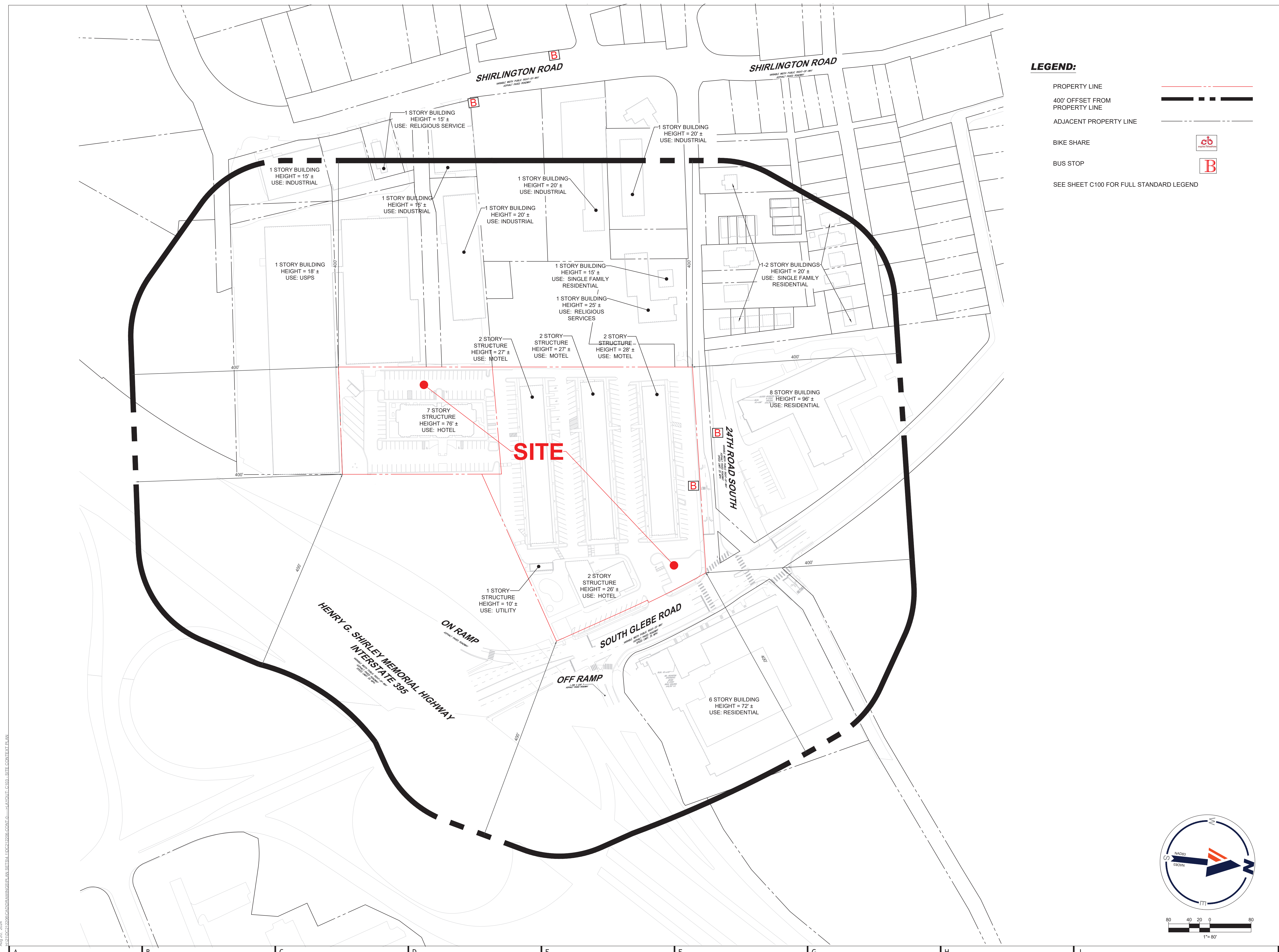
Date
 08-20-2024
 Scale
 AS NOTED
 Drawing

AERIAL PHOTOGRAPH

No
C102



AUG 20, 2024 \\S:\DC212206\DRAWINGS\DC212206-01-AERIAL-0102-AERIAL PHOTO



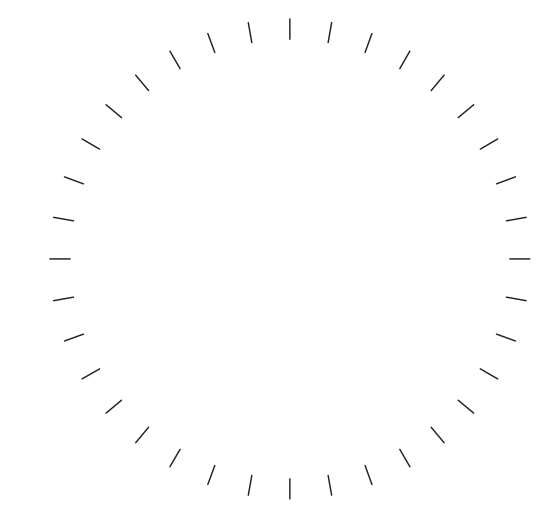
- LEGEND:**
- PROPERTY LINE
 - 400' OFFSET FROM PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - BIKE SHARE
 - BUS STOP
 - SEE SHEET C100 FOR FULL STANDARD LEGEND

ARCHITECT
 Hord Coplan Macht, Inc.
 700 E. Pratt St., Suite 1200
 Baltimore, MD 21202
 p. 410.837.7311 f. 410.837.6530

CIVIL ENGINEERS
 Bohler DC
 1331 Pennsylvania Ave NW, Suite 1250
 Washington, DC 20004
 p. 202-524-5700

OWNER
 CC Rock Arlington Owner, LLC
 601 S Tryon St., Suite 800
 Charlotte, NC 28202

hord | coplan | macht



PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

no.	date	revision

Project Number
 DC212206

Project
2480 S GLEBE ROAD

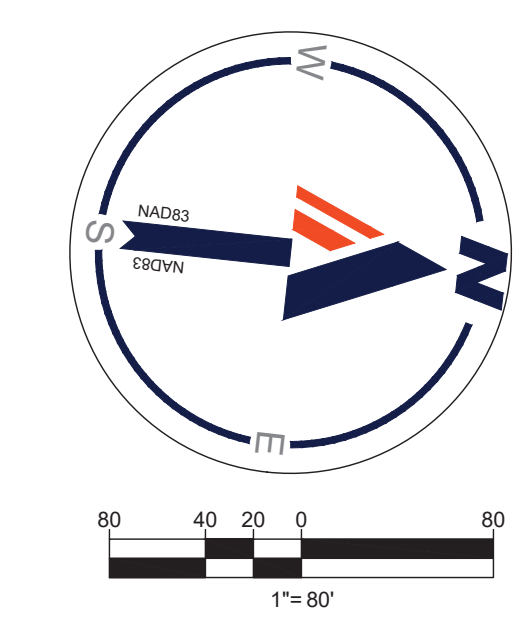
Phase
4.1 SUBMISSION

Date
 08-20-2024

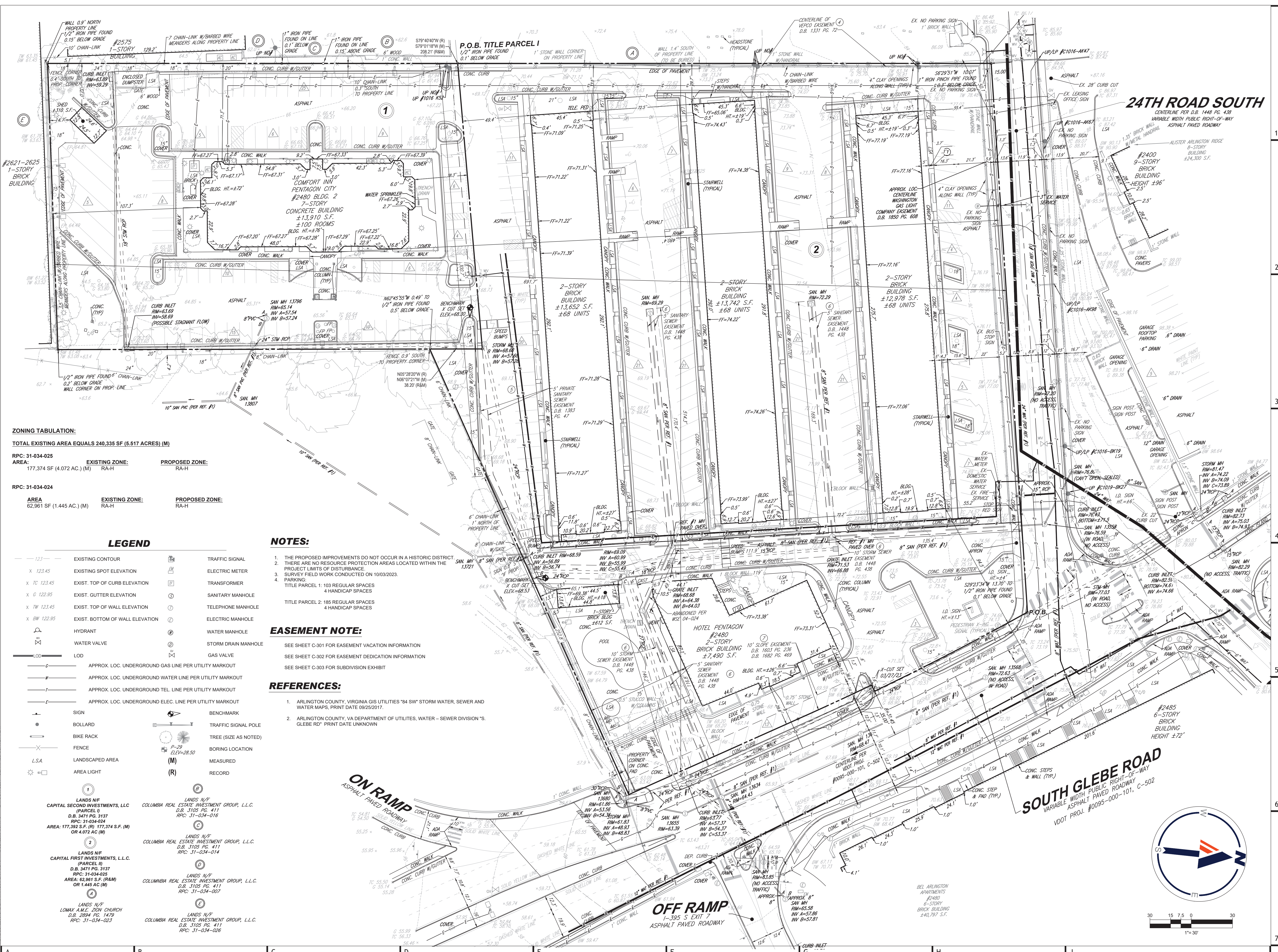
Scale
 AS NOTED

Drawing
SITE CONTEXT PLAN

No
C103



AUG 20, 2024
 H:\DC212206\DRAWINGS\PLAN SET\SSA_LDC212206\CONTE.C103_SITE_CONTEXT.PLAN



ZONING TABULATION:

TOTAL EXISTING AREA EQUALS 240,335 SF (5.517 ACRES) (M)

RPC: 31-034-025	EXISTING ZONE: RA-H	PROPOSED ZONE: RA-H
AREA: 177,374 SF (4.072 AC.) (M)		

RPC: 31-034-024	EXISTING ZONE: RA-H	PROPOSED ZONE: RA-H
AREA: 62,961 SF (1.445 AC.) (M)		

LEGEND

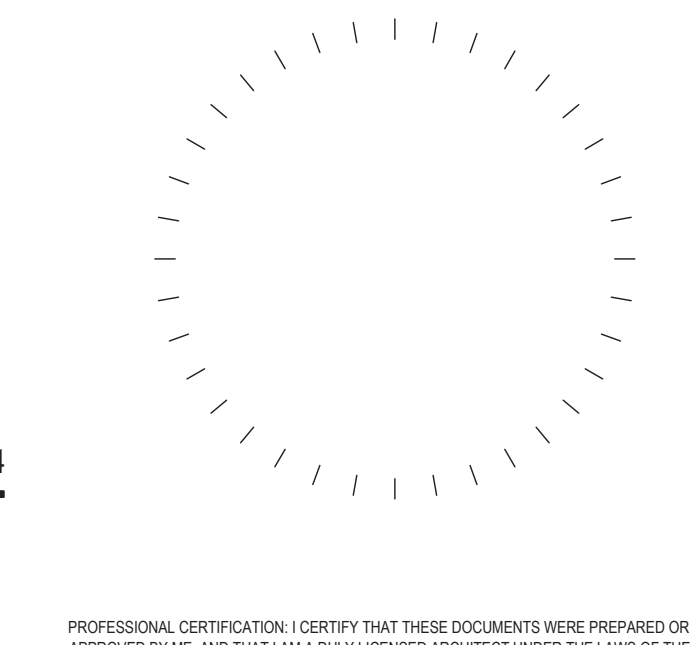
— 123.45 —	EXISTING CONTOUR	⊕	TRAFFIC SIGNAL
x 123.45	EXISTING SPOT ELEVATION	⊖	ELECTRIC METER
x TC 123.45	EXIST. TOP OF CURB ELEVATION	⊞	TRANSFORMER
x G 123.45	EXIST. GUTTER ELEVATION	⊙	SANITARY MANHOLE
x TW 123.45	EXIST. TOP OF WALL ELEVATION	⊚	TELEPHONE MANHOLE
x BW 123.45	EXIST. BOTTOM OF WALL ELEVATION	⊛	ELECTRIC MANHOLE
— 123.45 —	HYDRANT	⊙	WATER MANHOLE
— 123.45 —	WATER VALVE	⊙	STORM DRAIN MANHOLE
— 123.45 —	LOD	⊙	GAS VALVE
— 123.45 —	APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT	—	
— 123.45 —	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT	—	
— 123.45 —	APPROX. LOC. UNDERGROUND TEL. LINE PER UTILITY MARKOUT	—	
— 123.45 —	APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT	—	
— 123.45 —	SIGN	⊕	BENCHMARK
— 123.45 —	BOLLARD	⊕	TRAFFIC SIGNAL POLE
— 123.45 —	BIKE RACK	⊕	TREE (SIZE AS NOTED)
— 123.45 —	FENCE	⊕	BORING LOCATION
— 123.45 —	LANDSCAPED AREA	(M)	MEASURED
— 123.45 —	AREA LIGHT	(R)	RECORD

①	LANDS N/F CAPITAL SECOND INVESTMENTS, LLC (PARCEL I) D.B. 3471 PG. 3137 RPC: 31-034-024 AREA: 177,392 S.F. (R) 177,374 S.F. (M) OR 4.072 AC (M)	②	LANDS N/F COLUMBIA REAL ESTATE INVESTMENT GROUP, L.L.C. D.B. 3105 PG. 411 RPC: 31-034-018
③	LANDS N/F CAPITAL FIRST INVESTMENTS, L.L.C. (PARCEL II) D.B. 3471 PG. 3137 RPC: 31-034-025 AREA: 62,961 S.F. (RAM) OR 1.445 AC (M)	④	LANDS N/F COLUMBIA REAL ESTATE INVESTMENT GROUP, L.L.C. D.B. 3105 PG. 411 RPC: 31-034-014
⑤	LANDS N/F LOMAY A.M.E. ZION CHURCH D.B. 2894 PG. 1479 RPC: 31-034-023	⑥	LANDS N/F COLUMBIA REAL ESTATE INVESTMENT GROUP, L.L.C. D.B. 3105 PG. 411 RPC: 31-034-007
⑦	LANDS N/F COLUMBIA REAL ESTATE INVESTMENT GROUP, L.L.C. D.B. 3105 PG. 411 RPC: 31-034-026	⑧	LANDS N/F COLUMBIA REAL ESTATE INVESTMENT GROUP, L.L.C. D.B. 3105 PG. 411 RPC: 31-034-007

- NOTES:**
- THE PROPOSED IMPROVEMENTS DO NOT OCCUR IN A HISTORIC DISTRICT.
 - THERE ARE NO RESOURCE PROTECTION AREAS LOCATED WITHIN THE PROJECT LIMITS OF DISTURBANCE.
 - SURVEY FIELD WORK CONDUCTED ON 10/03/2023.
 - PARKING:
 - TITLE PARCEL 1: 103 REGULAR SPACES
 - 4 HANDICAP SPACES
 - TITLE PARCEL 2: 185 REGULAR SPACES
 - 4 HANDICAP SPACES
- EASEMENT NOTE:**
- SEE SHEET C-301 FOR EASEMENT VACATION INFORMATION
 - SEE SHEET C-302 FOR EASEMENT DEDICATION INFORMATION
 - SEE SHEET C-303 FOR SUBDIVISION EXHIBIT

- REFERENCES:**
- ARLINGTON COUNTY, VIRGINIA GIS UTILITIES '84 SW' STORM WATER, SEWER AND WATER MAPS, PRINT DATE 09/25/2017.
 - ARLINGTON COUNTY, VA DEPARTMENT OF UTILITIES, WATER - SEWER DIVISION 'S. GLEBE RD' PRINT DATE UNKNOWN

hord coplan macht



no.	date	revision

Project Number
DC212206

Project
2480 S GLEBE ROAD

Phase
4.1 SUBMISSION

Date
 08-20-2024

Scale
 AS NOTED

Drawing
CERTIFIED SURVEY PLAT

No
C201

© Hord Coplan Macht, Inc.

Aug 20, 2024
H:\DC212206\CADD\DWG\DWG\PLAN SETS\DC212206-SURFAC-LAYOUT_C202_CERTIFIED SURVEY NOTES AND DETAILS

NOTES:

- THE PROPERTIES ARE PARCEL ONE BEING THE LANDS OF CAPITAL FIRST INVESTMENTS, L.L.C. AND PARCEL TWO BEING THE LANDS OF CAPITAL SECOND INVESTMENTS, LLC AS RECORDED IN DEED BOOK 3471 PAGE 3137, ALL AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA, AND HAVING A RPC OF 31-034-026 (PARCEL ONE) AND 31-034-024 (PARCEL TWO) PER DEPARTMENT OF ASSESSMENTS.
- TITLE PARCEL I (DEED PARCEL I AREA = 177,392 S.F. (R) 177,374 S.F. (M) OR 4.072 AC. (M) TITLE PARCEL I (DEED PARCEL II AREA = 62,961 S.F. (R&M) OR 1.445 AC. (M) TOTAL AREA = 240,335 S.F. OR 5.517 AC. (M)
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- THIS SURVEY WAS PERFORMED IN THE FIELD ON DECEMBER 29, 2022 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
- ELEVATIONS SHOWN HEREON ARE SHOWN IN US SURVEY FEET AND BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE DERIVED FROM GPS OBSERVATION CONSTRAINED TO THE CORS STATIONS.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, ARLINGTON COUNTY, VIRGINIA AND INCORPORATED AREAS, PANEL 77 OF 83", MAP NUMBER 51013C0077C, WITH AN EFFECTIVE DATE OF AUGUST 19, 2013.
- NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WERE PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
- PARKING:
TITLE PARCEL I: 103 REGULAR SPACES
4 HANDICAP SPACES
TITLE PARCEL II: 185 REGULAR SPACES
4 HANDICAP SPACES
- THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE SURVEY AND LISTED BELOW. ENCROACHMENT IS A LEGAL CONITION, NOT A MATTER OF SURVEY AND AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.
A) 3.5' CHAINLINK WITH BARBED WIRE FENCE MEANDERS ALONG PROPERTY LINE
B) 7' CHAINLINK WITH BARBED WIRE FENCE MEANDERS ALONG PROPERTY LINE
C) 10' CHAINLINK FENCE 0.3' EAST OF PROPERTY LINE
D) 1' STONE WALL CORNER ON PROPERTY LINE
E) WALL 1.4' EAST OF PROPERTY LINE
- TITLE PARCEL I AND TITLE PARCEL II ARE CONTIGUOUS WITH EACH OTHER AND THERE ARE NO GAPS/GORES OR OVERLAPS.
- THERE IS NO RECENT EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE ARE NOT ANY CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE WAS NO EVIDENCE OF THE SITE BEING USED AS A BURIAL GROUND OR CEMETERY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- THERE WAS NO EVIDENCE OF DELINEATION OF WETLANDS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- PARCEL I HAS INDIRECT ACCESS TO SOUTH GLEBE ROAD AND 24TH ROAD SOUTH, BOTH VARIABLE WIDTH PUBLIC RIGHTS-OF-WAY, VIA THE DECLARATION OF EASEMENT RECORDED IN DEED BOOK 2171, PAGE 1038. PARCEL II HAS DIRECT ACCESS TO SOUTH GLEBE ROAD AND 24TH ROAD SOUTH, BOTH VARIABLE WIDTH, PUBLIC RIGHTS-OF-WAY.

REFERENCES:

- ARLINGTON COUNTY, VIRGINIA GIS UTILITIES "84 SW" STORM WATER, SEWER AND WATER MAPS, PRINT DATE 09/28/2017.

LEGAL DESCRIPTION

ALL THAT CERTAIN LAND SITUATE IN THE COUNTY OF ARLINGTON, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL I

BEGINNING AT A POINT COMMON TO THE SHIRLINGTON SUBDIVISION, SOUTH GATE ASSOCIATES PROPERTY AND THE LOMAX A.M.E. ZION CHURCH PROPERTY, SAID POINT BEING S. 89 DEGREES 49 MINUTES 59 SECONDS W. 399.49 FEET AND S. 5 DEGREES 23 MINUTES 04 SECONDS E. 387.65 FEET FROM WHERE THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 24TH ROAD SOUTH INTERSECTS WITH WESTERLY RIGHT OF WAY LINE OF SOUTH GLEBE ROAD; THENCE RUNNING WITH THE LINE OF SAID SOUTH GATE ASSOCIATES PROPERTY, N 79 DEGREES 40 MINUTES 40 SECONDS E. 208.21 FEET TO A POINT; THENCE CONTINUING WITH THE LINE OF SAID SOUTH GATE ASSOCIATES PROPERTY AND ALSO WITH THE UNITED STATES GOVERNMENT PROPERTY S. 5 DEGREES 28 MINUTES 20 SECONDS E. 308.34 FEET TO A CORNER OF THE SHIRLINGTON SUBDIVISION; THENCE RUNNING WITH THE LINE OF SAID SHIRLINGTON SUBDIVISION ON THE FOLLOWING COURSES AND DISTANCES: S. 82 DEGREES 31 MINUTES 40 SECONDS W. 208.04 FEET TO A POINT; THENCE RUNNING N 5 DEGREES 23 MINUTES 04 SECONDS W. 298.00 FEET TO THE POINT OF BEGINNING, CONTAINING 62,961 SQUARE FEET, MORE OR LESS.

TOGETHER WITH THE EASEMENTS ESTABLISHED BY DECLARATION OF EASEMENT MADE BY JLM GROUP, A VIRGINIA LIMITED PARTNERSHIP, RECORDED IN DEED BOOK 2171 AT PAGE 1038.

PARCEL II

BEGINNING AT A POINT WHERE THE SOUTHERLY RIGHT OF WAY LINE OF 24TH ROAD SOUTH INTERSECTS THE WESTERLY RIGHT OF WAY LINE OF SOUTH GLEBE ROAD, THENCE RUNNING WITH THE SAID LINE OF SOUTH GLEBE ROAD ON THE FOLLOWING COURSES AND DISTANCES: 125.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 2048.48 FEET, TO A POINT; THENCE RUNNING IN A SOUTHWESTERLY DIRECTION 5.00 FEET TO A POINT; THENCE RUNNING 58.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 2043.48 FEET, TO A POINT; THENCE RUNNING S. 29 DEGREES 27 MINUTES 30 SECONDS E. 134.66 FEET TO A POINT IN THE LINE OF THE UNITED STATES GOVERNMENT PROPERTY; THENCE DEPARTING FROM THE SAID LINE OF SOUTH GLEBE ROAD AND RUNNING WITH THE LINE OF SAID UNITED STATES GOVERNMENT PROPERTY S. 60 DEGREES 32 MINUTES 30 SECONDS W. 354.52 FEET TO A POINT IN THE LINE OF PARCEL "B", W.S. HOGE SUBDIVISION; THENCE RUNNING WITH THE LINE OF SAID PARCEL "B" W.S. HOGE SUBDIVISION ON THE FOLLOWING COURSES AND DISTANCES: N. 5 DEGREES 28 MINUTES 20 SECONDS W. 38.20 FEET TO A POINT; THENCE RUNNING S. 79 DEGREES 40 MINUTES 40 SECONDS W. 208.21 FEET TO A CORNER COMMON TO THE LOMAX A.M.E. ZION CHURCH PROPERTY, THENCE RUNNING WITH THE LINE OF SAID LOMAX A.M.E. ZION CHURCH PROPERTY N. 5 DEGREES 23 MINUTES 04 SECONDS W. 387.85 FEET TO A POINT IN THE AFOREMENTIONED LINE OF 24TH ROAD SOUTH; THENCE RUNNING WITH THE SAID LINE OF 24TH ROAD SOUTH N. 80 DEGREES 49 MINUTES 50 SECONDS E. 399.49 FEET TO THE POINT OF BEGINNING, CONTAINING 177,392 SQUARE FEET, MORE OR LESS.

TOGETHER WITH THE EASEMENTS ESTABLISHED BY DECLARATION OF EASEMENT MADE BY JLM GROUP, A VIRGINIA LIMITED PARTNERSHIP, RECORDED IN DEED BOOK 2171 AT PAGE 1038.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY VIRGINIA MISS UTILITY SYSTEM (1-800-852-7001) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. TICKET NUMBER: B235000764-00B

UTILITY COMPANY	LOCATE STATUS	PHONE NUMBER
ARLINGTON - WATER & SEWER	MARKED	410-877-4015
ARLINGTON - STORM WATER	MARKED	410-877-4015
ARLINGTON - FIBER	CLEAR/NO CONFLICT	410-877-4015
ARLINGTON - TRAFFIC	CLEAR/NO CONFLICT	410-877-4015
COMCAST	MARKED	804-562-3861
DOMINION ENERGY	MARKED	703-754-2116
MCI	CLEAR/NO CONFLICT	800-289-3427
QWEST GOVERNMENT	CLEAR/NO CONFLICT	703-387-9152
VERIZON	CLEAR/NO CONFLICT	703-754-2116
WASHINGTON GAS	MARKED	703-754-2116

TITLE NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 202300150VA REVISION 1, WITH A COMMITMENT DATE OF JANUARY 31, 2023, AND A PRINTED DATE OF MARCH 1, 2023. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II:

- EASEMENT GRANTED TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA RECORDED IN DEED BOOK 156 AT PAGE 296. MAY AFFECT TITLE PARCEL I AND/OR TITLE PARCEL II, VAGUE AND INSUFFICIENT INFORMATION IN THE RECORD DOCUMENT TO DETERMINE LOCATION. NOTE: THERE ARE UNDERGROUND TELEPHONE LINES LOCATED ON TITLE PARCEL II.
- EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 1331 AT PAGE 72. AFFECTS TITLE PARCEL II, DOES NOT AFFECT TITLE PARCEL 1, CENTERLINE OF VEPCO EASEMENT IS SHOWN.
- TERMS, PROVISIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN DEED OF EASEMENT BY AND BETWEEN JOHN C. WRIGHT, GLADYS H. WRIGHT AND HOGE FOUNDATION INCORPORATED RECORDED IN DEED BOOK 1383 AT PAGE 47. AFFECT TITLE PARCEL I AND TITLE PARCEL II, 5' PRIVATE SANITARY SEWER EASEMENT IS SHOWN.
- TERMS, PROVISIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN DEED OF EASEMENT BY AND BETWEEN ALLEN S. FELDMAN, GILBERT GERTNER AND THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA RECORDED IN DEED BOOK 1448 AT PAGE 438. AFFECT TITLE PARCEL II, DO NOT AFFECT TITLE PARCEL I, 5' SANITARY SEWER AND 10' STORM SEWER EASEMENTS ARE SHOWN.
- TERMS, PROVISIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN CERTIFICATE BY AND BETWEEN STATE HIGHWAY COMMISSIONER OF VIRGINIA AND SOUTH GATE ASSOCIATES RECORDED IN DEED BOOK 1603 AT PAGE 236, AS CONFIRMED BY ORDER RECORDED IN DEED BOOK 1682 AT PAGE 469. AFFECT TITLE PARCEL II, DO NOT AFFECT TITLE PARCEL I, 10' SLOPE EASEMENT IS SHOWN. NOTE: DOCUMENTS WERE ILLEGIBLE AND THE EASEMENT WAS PLACED PER DEPICTION OF EASEMENT ON VDOT PLANS AND ALTA SURVEY PROVIDED FROM BOWMAN CONSULTING TITLED "ALTA/ACSM LAND TITLE SURVEY OF THE PROPERTY OF BLES SOUTH I.L.L.C." DATED FEBRUARY 5, 2023.
- EASEMENT GRANTED TO WASHINGTON GAS LIGHT COMPANY RECORDED IN DEED BOOK 1850 AT PAGE 608. AFFECTS TITLE PARCEL II, DOES NOT AFFECT TITLE PARCEL I. APPROXIMATE LOCATION OF CENTERLINE OF EASEMENT IS SHOWN.
- TERMS, PROVISIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENT BY JLM GROUP RECORDED IN DEED BOOK 2171 AT PAGE 1038. AFFECT AND BENEFIT TITLE PARCEL I AND TITLE PARCEL II. DOCUMENT GRANTS VEHICULAR AND PEDESTRIAN ACCESS ALONG WITH MULTIPLE DEFINED USES ACROSS BOTH TITLE PARCELS INCLUDING BUT NOT LIMITED TO: THE RIGHT TO USE FACILITIES, INGRESS AND EGRESS OVER AND UPON ALL ROADS AND WALKWAYS AND PARKING IN ANY PARKING AREA, USE OF SWIMMING POOL AND RECREATION AREAS, USE OF ANY AND ALL MOTEL OFFICES AND ADMINISTRATION FACILITIES.

SURVEYED DESCRIPTION

THE LANDS OF
CAPITAL FIRST INVESTMENTS, L.L.C.
AND
CAPITAL SECOND INVESTMENTS, LLC
DEED BOOK 3471 PAGE 3137
ARLINGTON COUNTY, VIRGINIA

BEGINNING AT A PK NAIL SET MARKING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LIMITS OF 24TH ROAD SOUTH (VARIABLE WIDTH RIGHT OF WAY) AND THE WESTERLY RIGHT OF WAY LIMITS OF SOUTH GLEBE ROAD (VARIABLE WIDTH RIGHT OF WAY), SAID POINT BEING THE NORTHEAST CORNER OF THE LANDS OF CAPITAL SECOND INVESTMENTS, LLC (DEED BOOK 3471 PAGE 3137), THENCE WITH THE SAID WESTERLY RIGHT OF WAY LIMITS OF SOUTH GLEBE ROAD AND THE EAST LINE OF SAID LANDS OF CAPITAL SECOND INVESTMENTS, LLC, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 125.15 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 2048.48 FEET, A CENTRAL ANGLE OF 03° 30' 01", AND A CHORD BEARING AND DISTANCE OF SOUTH 33° 23' 07" EAST, 125.13 FEET TO AN X-CUT SET, THENCE;
- CONTINUING, SOUTH 58° 22' 54" WEST, 5.00 FEET TO AN X-CUT SET, THENCE;
- CONTINUING, 58.85 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 2043.48 FEET, A CENTRAL ANGLE OF 01° 39' 00", AND A CHORD BEARING AND DISTANCE OF SOUTH 30° 48' 36" EAST, 58.85 FEET TO A PK NAIL SET, THENCE;
- CONTINUING, SOUTH 30° 06' 52" EAST, 134.66 FEET TO THE INTERSECTION OF THE SAID WESTERLY RIGHT OF WAY LIMITS OF SOUTH GLEBE ROAD AND THE NORTH-WESTERLY RIGHT OF WAY LIMITS OF HENRY G. SHIRLEY MEMORIAL HIGHWAY - INTERSTATE 395 (VARIABLE WIDTH RIGHT OF WAY), SAID POINT BEING THE SOUTHEAST CORNER OF THE SAID LANDS OF CAPITAL SECOND INVESTMENTS, LLC, THENCE, DEPARTING SAID SOUTH GLEBE ROAD AND ALONG A SOUTHERN LINE OF SAID LANDS OF CAPITAL SECOND INVESTMENTS, LLC AND SAID NORTH-WESTERLY RIGHT OF WAY LIMITS OF INTERSTATE 395;
- SOUTH 59° 53' 08" WEST, 354.52 FEET TO AN ANGLE POINT ON SAID NORTH-WESTERLY RIGHT OF WAY LIMITS OF INTERSTATE 395, THE SOUTH CORNER OF THE SAID LANDS OF CAPITAL SECOND INVESTMENTS, LLC, AND BEING ON THE EAST LINE OF THE LANDS OF CAPITAL FIRST INVESTMENTS, L.L.C. (DEED BOOK 3471 PAGE 3137), THENCE WITH THE EAST LINE OF THE SAID LANDS OF CAPITAL FIRST INVESTMENTS, L.L.C. AND CONTINUING ALONG THE SAID NORTH-WESTERLY RIGHT OF WAY LIMITS OF INTERSTATE 395;
- SOUTH 06° 07' 40" EAST, 270.14 FEET TO A 1/2" IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF COLUMBIA REAL ESTATE INVESTMENT GROUP, L.L.C. (DEED BOOK 3105 PAGE 411), THENCE WITH SOUTHERLY LINE OF SAID LANDS OF CAPITAL FIRST INVESTMENTS, L.L.C. AND THE NORTH LINE OF THE SAID LANDS OF COLUMBIA REAL ESTATE INVESTMENT GROUP, L.L.C.;
- SOUTH 81° 52' 18" WEST, 208.04 FEET TO A 1/2" IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF THE SAID LANDS OF CAPITAL FIRST INVESTMENTS, L.L.C., AND THE SOUTHEAST CORNER OF COLUMBIA REAL ESTATE INVESTMENT GROUP, L.L.C. (DEED BOOK 3105 PAGE 411), THENCE DEPARTING SAID NORTH LINE OF COLUMBIA REAL ESTATE INVESTMENT GROUP, L.L.C. AND ALONG THE WESTERLY LINES OF SAID LANDS OF CAPITAL FIRST INVESTMENTS, L.L.C. AND SAID CAPITAL SECOND INVESTMENTS, LLC, AND THE EASTERLY LINES OF SAID COLUMBIA REAL ESTATE INVESTMENT GROUP, L.L.C. (DEED BOOK 3105 PAGE 411) (2 PARCELS), AND THE LANDS OF LOMAX A.M.E. ZION CHURCH (DEED BOOK 2894 PAGE 1479);
- NORTH 06° 02' 28" WEST, 685.65 FEET TO A PK NAIL SET MARKING THE NORTHEAST CORNER OF SAID LANDS OF LOMAX A.M.E. ZION CHURCH AND BEING ON THE SAID SOUTHERLY RIGHT OF WAY LIMITS OF 24TH ROAD SOUTH, THENCE WITH THE NORTH LINE OF SAID LANDS OF CAPITAL SECOND INVESTMENTS, LLC AND SAID SOUTHERLY RIGHT OF WAY LIMITS OF 24TH ROAD SOUTH;
- NORTH 80° 10' 28" EAST, 399.49 FEET TO THE POINT OF BEGINNING,
CONTAINING 240,335 SQUARE FEET OR 5.517 ACRES.

DESCRIPTION IS ON NAD83/2011 DATUM BASED ON A CURRENT FIELD SURVEY AND MONUMENTATION FOUND, BEING ALL OF THE PROPERTY DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 202300150VA REVISION 1, WITH A COMMITMENT DATE OF JANUARY 31, 2023, AND A PRINTED DATE OF MARCH 1, 2023 AND IS SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED. THE PROPERTY SHOWN ON THIS SURVEY IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT ABOVE.

ARCHITECT

Hord Coplan Macht, Inc.
700 E. Pratt St., Suite 1200
Baltimore, MD 21202
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEERS

Bohler DC
1331 Pennsylvania Ave NW, Suite 1250
Washington, DC 20004
p. 202-524-5700

OWNER

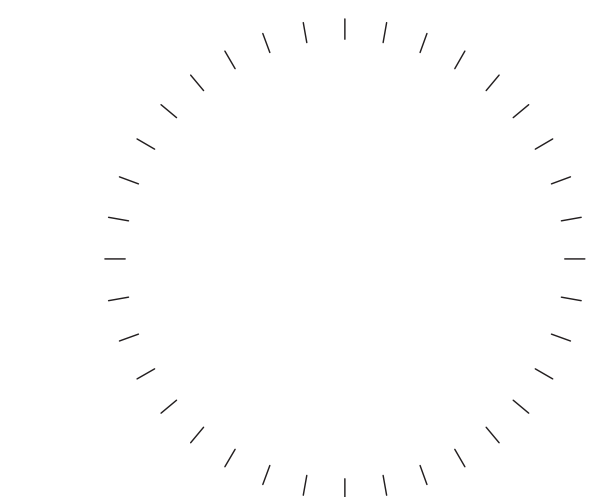
CC Rock Arlington Owner, LLC
601 S Tryon St., Suite 800
Charlotte, NC 28202

1

2

3

hord | coplan | macht



PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

no. date revision

Project Number

DC212206

Project

2480 S GLEBE ROAD

Phase

4.1 SUBMISSION

Date

08-20-2024

Scale

AS NOTED

Drawing

**CERTIFIED SURVEY
NOTES AND DETAILS**

No

C202

© Hord Coplan Macht, Inc.

7

A

B

C

D

E

F

G

H

J

ARCHITECT
Hord Coplan Macht, Inc.
 700 E. Pratt St., Suite 1200
 Baltimore, MD 21202
 p. 410.837.7311 f. 410.837.6530

CIVIL ENGINEERS
Bohler DC
 1331 Pennsylvania Ave NW, Suite 1250
 Washington, DC 20004
 p. 202-524-5700

OWNER
CC Rock Arlington Owner, LLC
 601 S Tryon St., Suite 800
 Charlotte, NC 28202

hord | coplan | macht

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

no.	date	revision

Project Number
 DC212206

Project
 2480 S GLEBE ROAD

Phase
 4.1 SUBMISSION

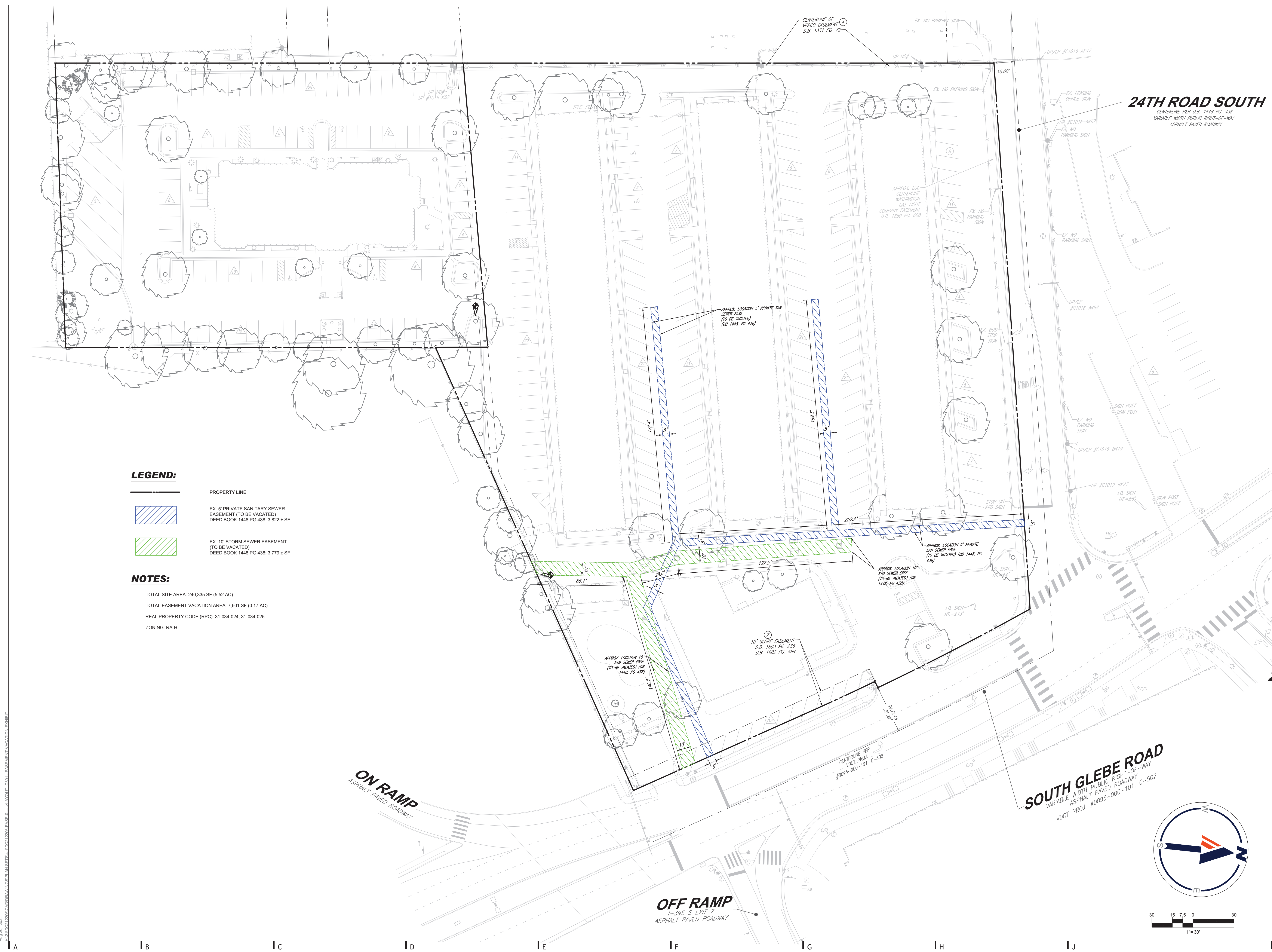
Date
 08-20-2024

Scale
 AS NOTED

Drawing
 EASEMENT VACATION EXHIBIT

No
C301

© Hord Coplan Macht, Inc.



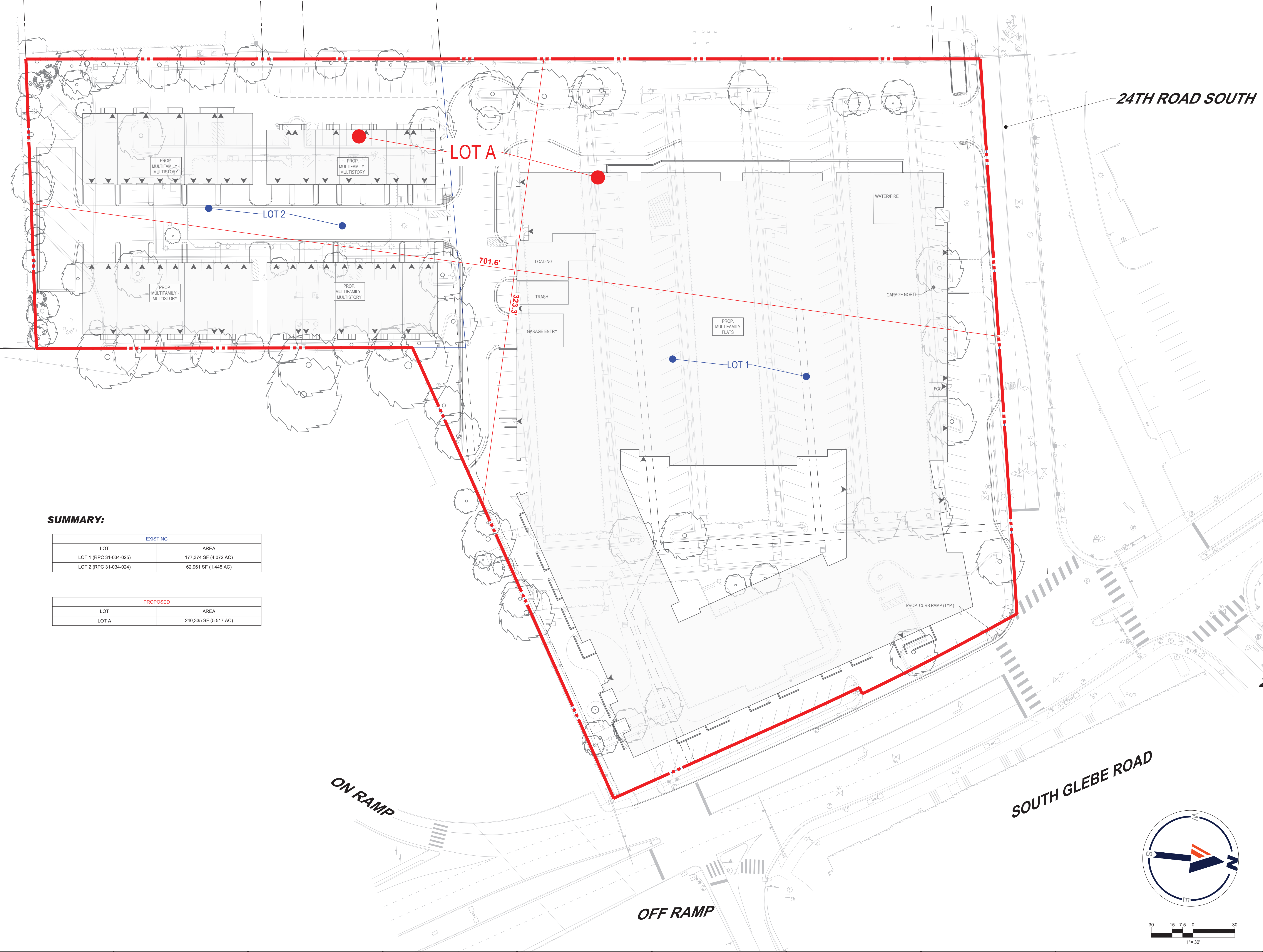
AUG 20, 2024
 H:\DC212206\DRAWINGS\PLAN SET\SS\DC212206-EASE-C301-EASEMENT VACATION EXHIBIT

ARCHITECT
Hord Coplan Macht, Inc.
 700 E. Pratt St., Suite 1200
 Baltimore, MD 21202
 p. 410.837.7311 f. 410.837.6530

CIVIL ENGINEERS
Bohler DC
 1331 Pennsylvania Ave NW, Suite 1250
 Washington, DC 20004
 p. 202-524-5700

OWNER
CC Rock Arlington Owner, LLC
 601 S Tryon St., Suite 800
 Charlotte, NC 28202

24TH ROAD SOUTH

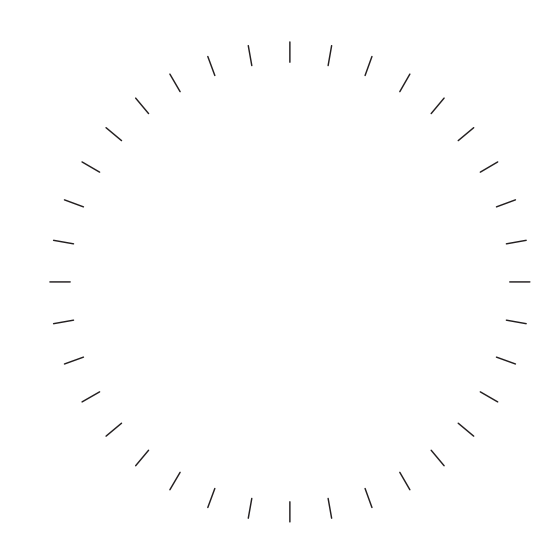


SUMMARY:

EXISTING	
LOT	AREA
LOT 1 (RPC 31-034-025)	177,374 SF (4.072 AC)
LOT 2 (RPC 31-034-024)	62,961 SF (1.445 AC)

PROPOSED	
LOT	AREA
LOT A	240,335 SF (5.517 AC)

hord | coplan | macht



PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

no.	date	revision

Project Number
 DC212206

Project
2480 S GLEBE ROAD

Phase
4.1 SUBMISSION

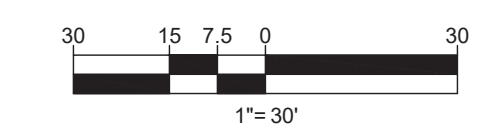
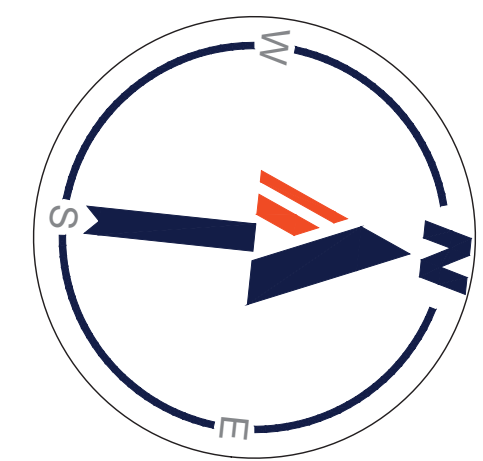
Date
 08-20-2024

Scale
 AS NOTED

Drawing
SUBDIVISION EXHIBIT

No.
C303

© Hord Coplan Macht, Inc.



AUG 20, 2024
 H:\DC212206\DRAWINGS\PLAN SET\SSA_LDC212206-SUBD-A-LAYOUT_C303_SUBDIVISION EXHIBIT

ARCHITECT
 Hord Coplan Macht, Inc.
 700 E. Pratt St, Suite 1200
 Baltimore, MD 21202
 p. 410.837.7311 f. 410.837.6530

CIVIL ENGINEERS
 Bohler DC
 1331 Pennsylvania Ave NW, Suite 1250
 Washington, DC 20004
 p. 202-524-5700

OWNER
 CC Rock Arlington Owner, LLC
 601 S Tryon St, Suite 800
 Charlotte, NC 28202

24TH ROAD SOUTH
 CENTERLINE PER D.B. 1448 PG. 435
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
 ASPHALT PAVED ROADWAY

hord coplan macht

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

no. date revision

Project Number
 DC212206
 Project

2480 S GLEBE ROAD

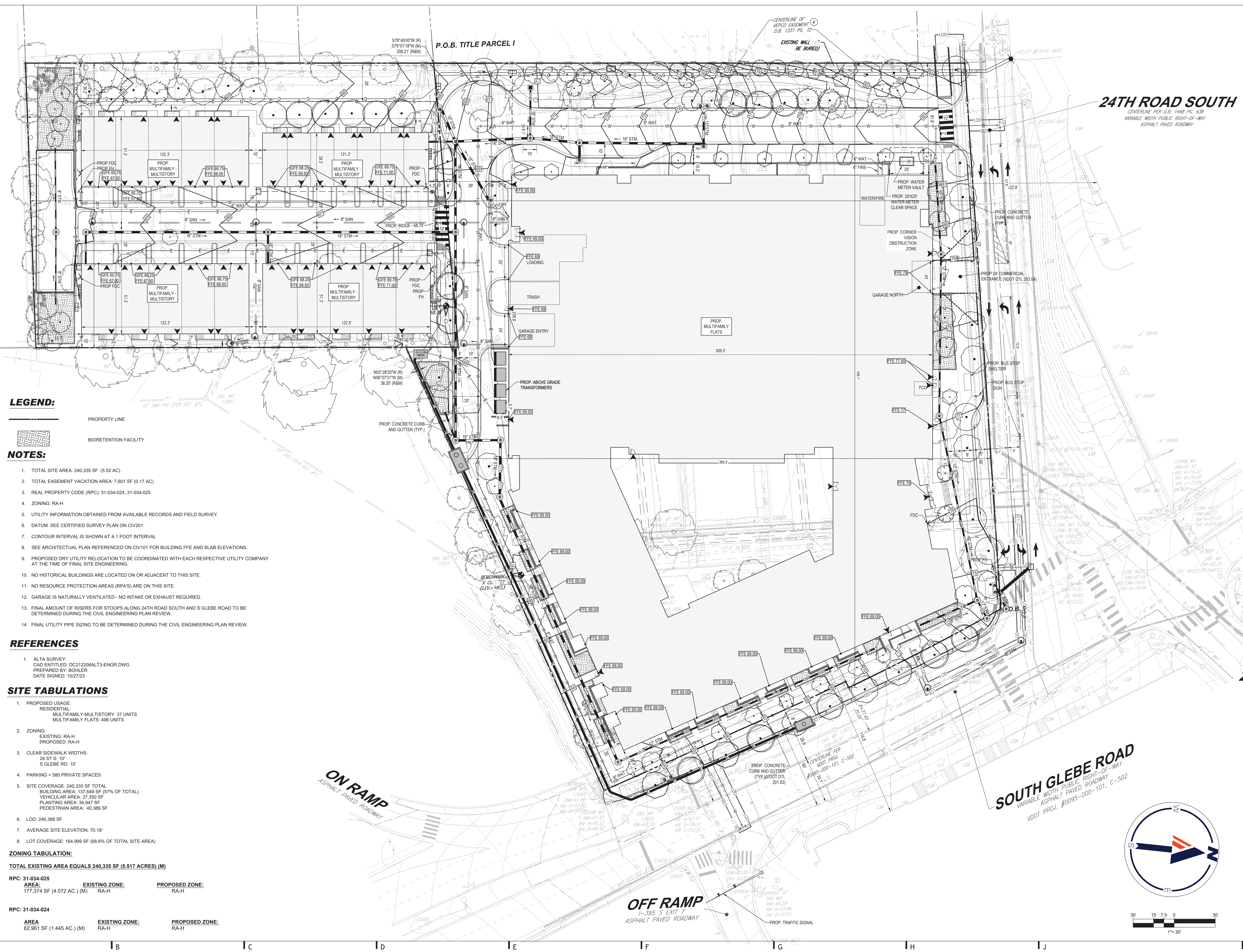
Phase
4.1 SUBMISSION

Date
 08-20-2024
 Scale
 AS NOTED
 Drawing

PLOT AND LOCATION PLAN

No
C401

© Hord Coplan Macht, Inc.



LEGEND:

- PROPERTY LINE
- BIORETENTION FACILITY

NOTES:

1. TOTAL SITE AREA: 240,335 SF (5.52 AC)
2. TOTAL EASEMENT VACATION AREA: 7,601 SF (0.17 AC)
3. REAL PROPERTY CODE (RPC): 31-034-024, 31-034-025
4. ZONING: RA-H
5. UTILITY INFORMATION OBTAINED FROM AVAILABLE RECORDS AND FIELD SURVEY.
6. DATUM: SEE CERTIFIED SURVEY PLAN ON CIV101.
7. CONTOUR INTERVAL IS SHOWN AT A 1 FOOT INTERVAL.
8. SEE ARCHITECTURAL PLAN REFERENCED ON CIV101 FOR BUILDING FFE AND SLAB ELEVATIONS.
9. PROPOSED DRY UTILITY RELOCATION TO BE COORDINATED WITH EACH RESPECTIVE UTILITY COMPANY AT THE TIME OF FINAL SITE ENGINEERING.
10. NO HISTORICAL BUILDINGS ARE LOCATED ON OR ADJACENT TO THIS SITE.
11. NO RESOURCE PROTECTION AREAS (RPAs) ARE ON THIS SITE.
12. GARAGE IS NATURALLY VENTILATED - NO INTAKE OR EXHAUST REQUIRED.
13. FINAL AMOUNT OF RISERS FOR STOOPS ALONG 24TH ROAD SOUTH AND S GLEBE ROAD TO BE DETERMINED DURING THE CIVIL ENGINEERING PLAN REVIEW.
14. FINAL UTILITY PIPE SIZING TO BE DETERMINED DURING THE CIVIL ENGINEERING PLAN REVIEW.

REFERENCES

1. ALTA SURVEY:
 CAD ENTITLED: DC212206ALT3-ENGR.DWG
 PREPARED BY: BOHLER
 DATE SIGNED: 10/27/23

SITE TABULATIONS

1. PROPOSED USAGE:
 RESIDENTIAL:
 MULTIFAMILY-MULTISTORY: 37 UNITS
 MULTIFAMILY FLATS: 496 UNITS
2. ZONING:
 EXISTING: RA-H
 PROPOSED: RA-H
3. CLEAR SIDEWALK WIDTHS:
 24 STS: 10'
 S GLEBE RD: 10'
4. PARKING = 580 PRIVATE SPACES
5. SITE COVERAGE: 240,335 SF TOTAL
 BUILDING AREA: 137,649 SF (57% OF TOTAL)
 VEHICULAR AREA: 27,350 SF
 PLANTING AREA: 34,947 SF
 PEDESTRIAN AREA: 40,389 SF
6. LOD: 246,388 SF
7. AVERAGE SITE ELEVATION: 70.18'
8. LOT COVERAGE: 164,999 SF (68.6% OF TOTAL SITE AREA)

ZONING TABULATION:

TOTAL EXISTING AREA EQUALS 240,335 SF (5.51 ACRES) (M)

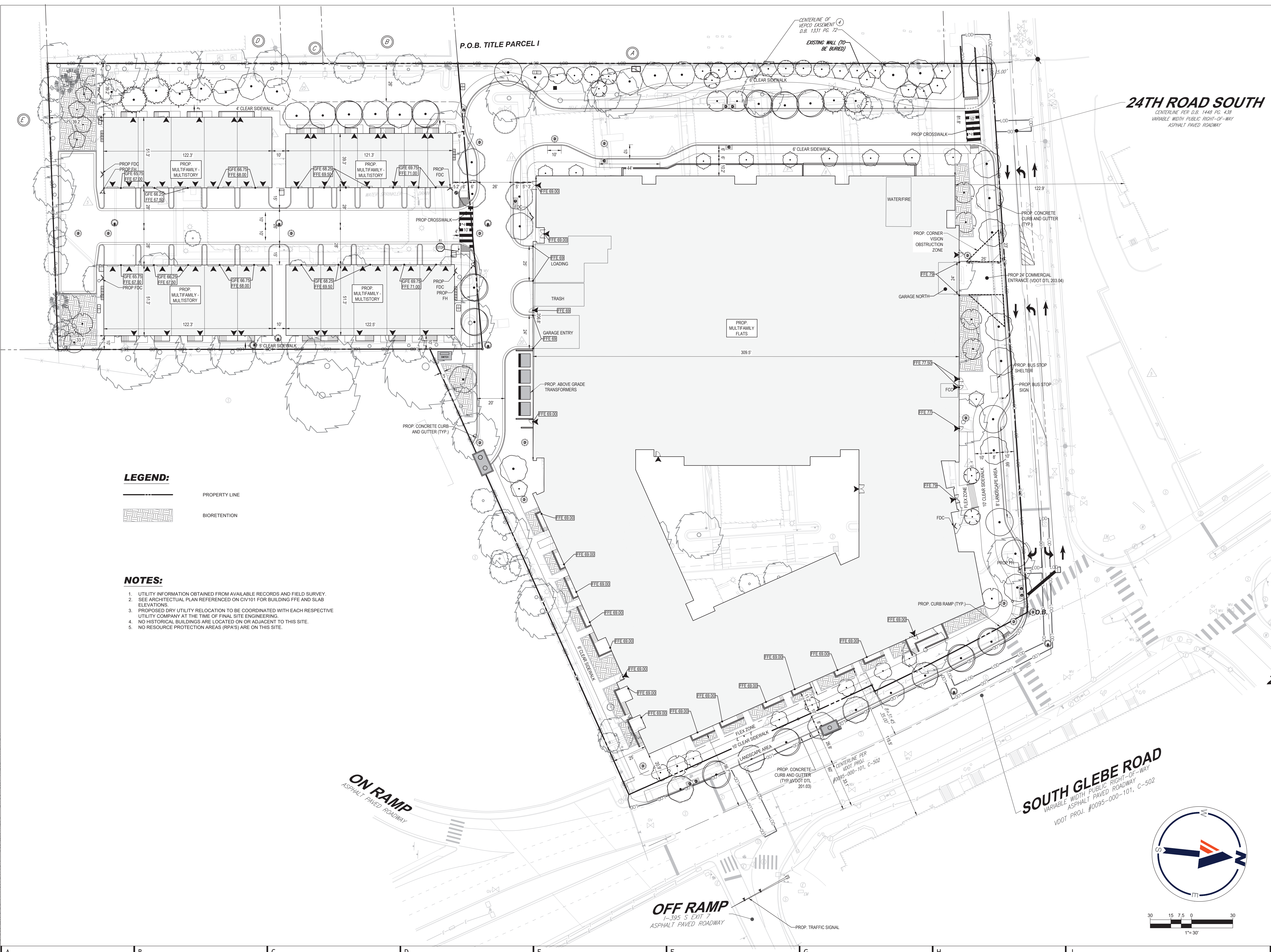
RPC: 31-034-025	AREA:	EXISTING ZONE:	PROPOSED ZONE:
	177,374 SF (4.072 AC.) (M)	RA-H	RA-H

RPC: 31-034-024	AREA:	EXISTING ZONE:	PROPOSED ZONE:
	62,961 SF (1.445 AC.) (M)	RA-H	RA-H

AUG 20, 2024
 H:\DC212206\CADD\DWG\ENGR\PLAN\SESSA_LDC212206-PLT_PLOT_AND_LOCATION_PLAN

A B C D E F G H I J

1
2
3
4
5
6
7



LEGEND:

- PROPERTY LINE
- BIORETENTION

NOTES:

1. UTILITY INFORMATION OBTAINED FROM AVAILABLE RECORDS AND FIELD SURVEY.
2. SEE ARCHITECTURAL PLAN REFERENCED ON CIV101 FOR BUILDING FFE AND SLAB ELEVATIONS.
3. PROPOSED DRY UTILITY RELOCATION TO BE COORDINATED WITH EACH RESPECTIVE UTILITY COMPANY AT THE TIME OF FINAL SITE ENGINEERING.
4. NO HISTORICAL BUILDINGS ARE LOCATED ON OR ADJACENT TO THIS SITE.
5. NO RESOURCE PROTECTION AREAS (RPA'S) ARE ON THIS SITE.

ARCHITECT
 Hord Coplan Macht, Inc.
 700 E. Pratt St, Suite 1200
 Baltimore, MD 21202
 p. 410.837.7311 f. 410.837.6530

CIVIL ENGINEERS
 Bohler DC
 1331 Pennsylvania Ave NW, Suite 1250
 Washington, DC 20004
 p. 202-524-5700

OWNER
 CC Rock Arlington Owner, LLC
 601 S Tryon St, Suite 800
 Charlotte, NC 28202

hord | coplan | macht

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

no.	date	revision

Project Number
 DC212206

Project
 2480 S GLEBE ROAD

Phase
 4.1 SUBMISSION

Date
 08-20-2024

Scale
 AS NOTED

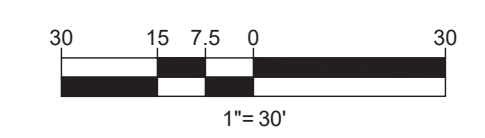
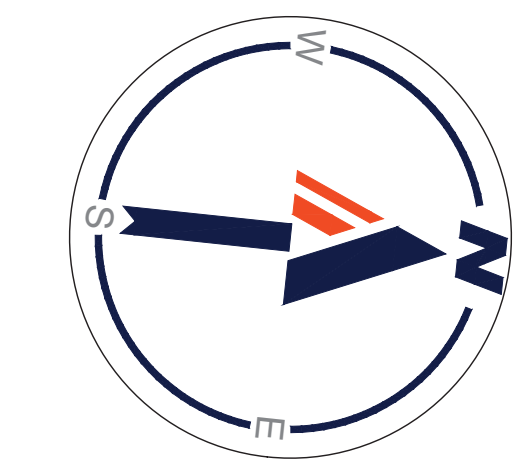
Drawing
 PRESENTATION PLAN

No
 C501

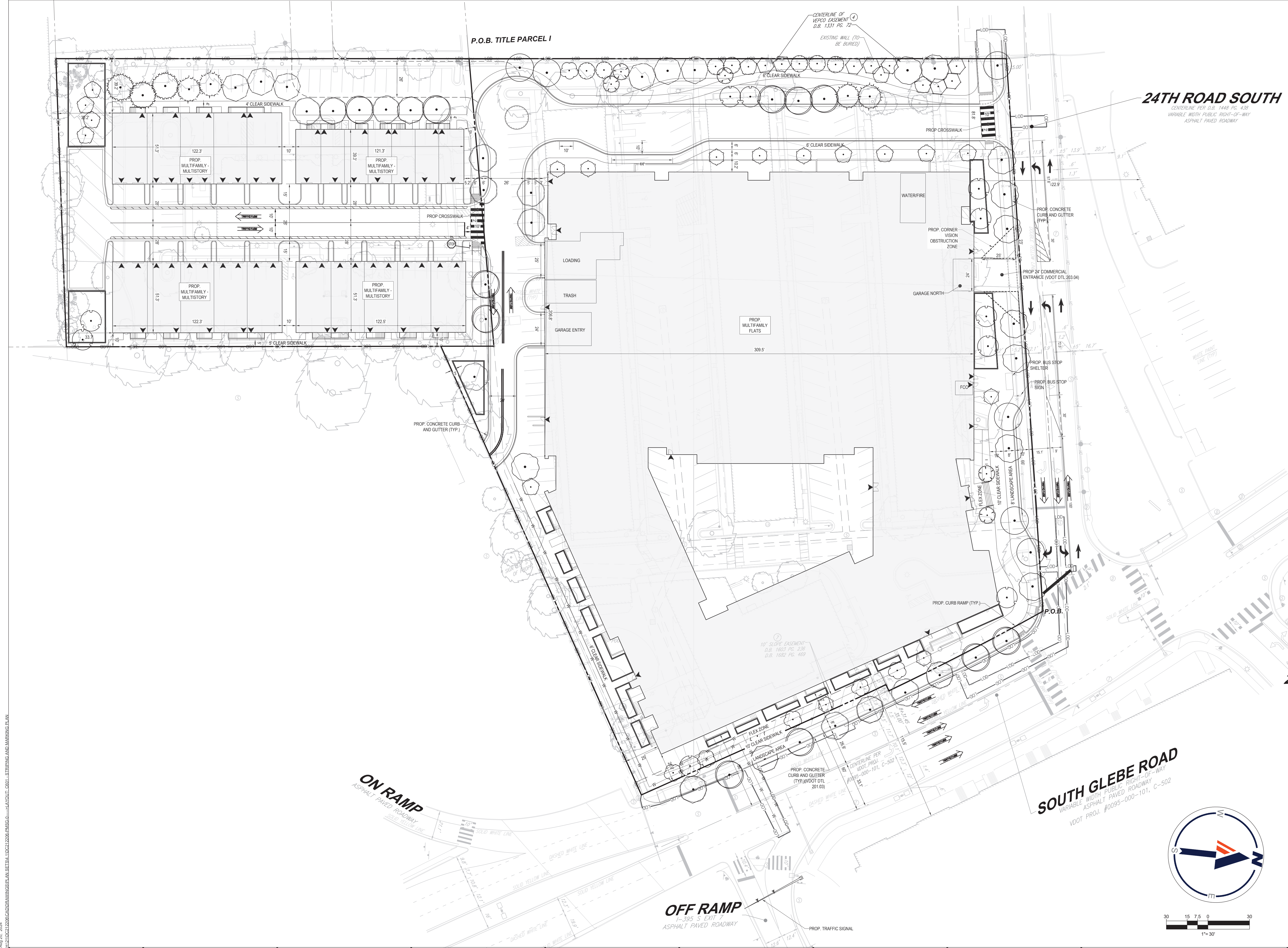
© Hord Coplan Macht, Inc.

24TH ROAD SOUTH
 CENTERLINE PER D.B. 1448 PG. 433
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
 ASPHALT PAVED ROADWAY

SOUTH GLEBE ROAD
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
 ASPHALT PAVED ROADWAY
 VDOT PROJ. #0095-000-101, C-502



AUG 20, 2024
 H:\DC212206\DRAWINGS\PLAN SET\SS1.LDC212206_PRES.DWG - 34 AVOUT_CD1 - PRESENTATION PLAN

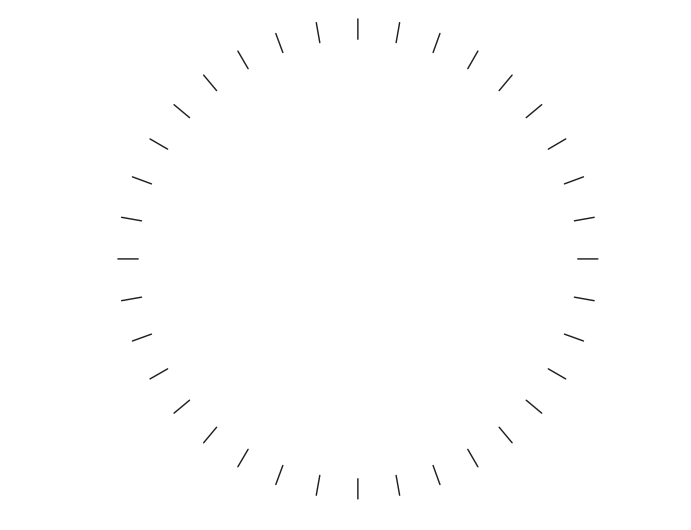


ARCHITECT
 Hord Coplan Macht, Inc.
 700 E. Pratt St, Suite 1200
 Baltimore, MD 21202
 p. 410.837.7311 f. 410.837.6530

CIVIL ENGINEERS
 Bohler DC
 1331 Pennsylvania Ave NW, Suite 1250
 Washington, DC 20004
 p. 202-524-5700

OWNER
 CC Rock Arlington Owner, LLC
 601 S Tryon St, Suite 800
 Charlotte, NC 28202

hord | coplan | macht



PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

no.	date	revision

Project Number
 DC212206

Project
 2480 S GLEBE ROAD

Phase
 4.1 SUBMISSION

Date
 08-20-2024

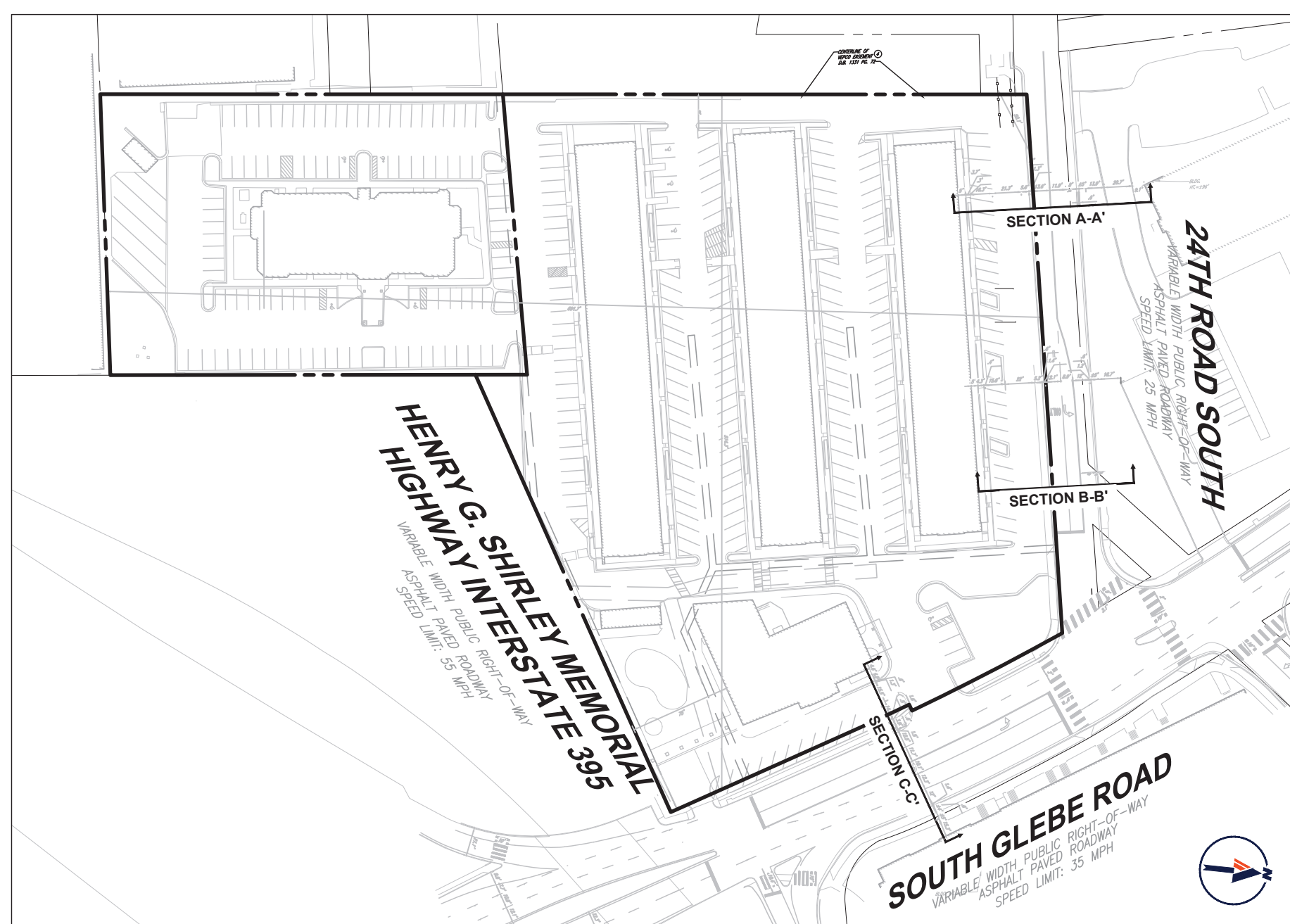
Scale
 AS NOTED

Drawing
 STRIPING AND MARKING PLAN

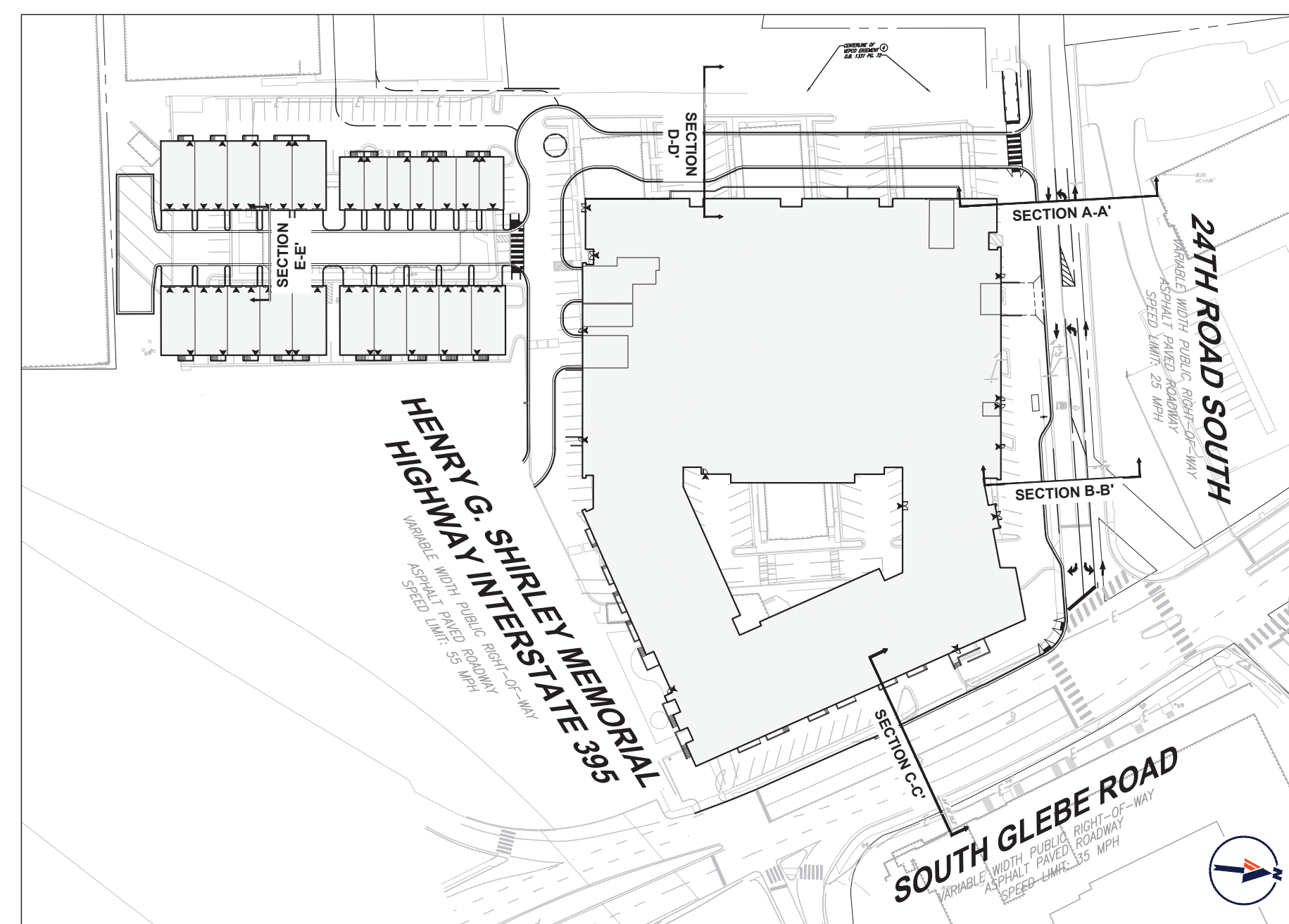
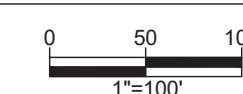
No
C601

© Hord Coplan Macht, Inc.

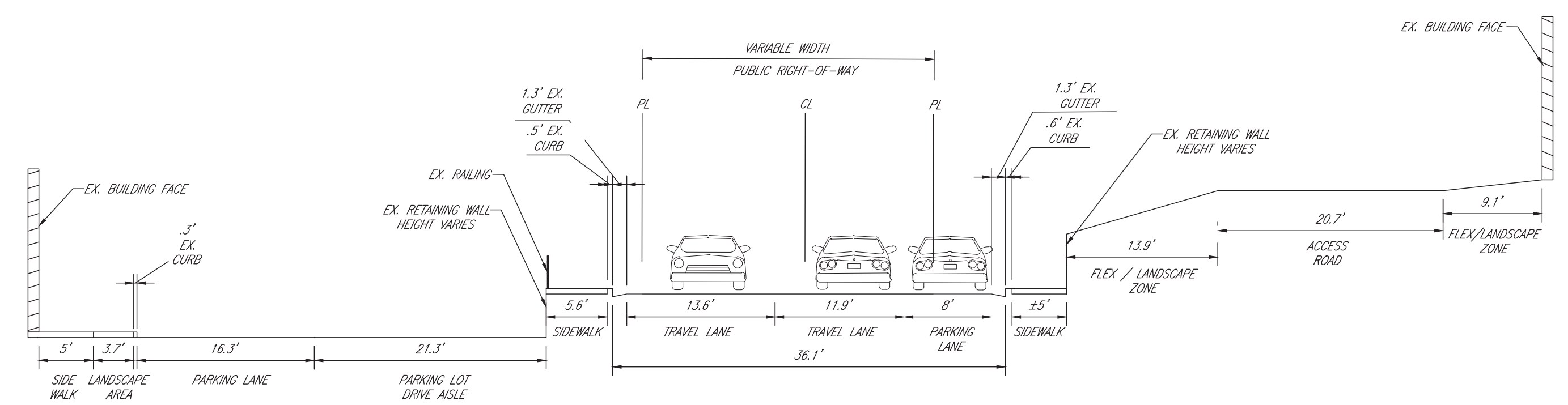
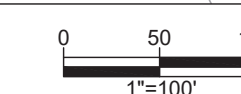
AUG 20, 2024
 H:\DC212206\CADD\DRAWINGS\PLAN SESS\1.DWG 212206-FINSG-C-ASVOUT-C601-STRIPING AND MARKING PLAN



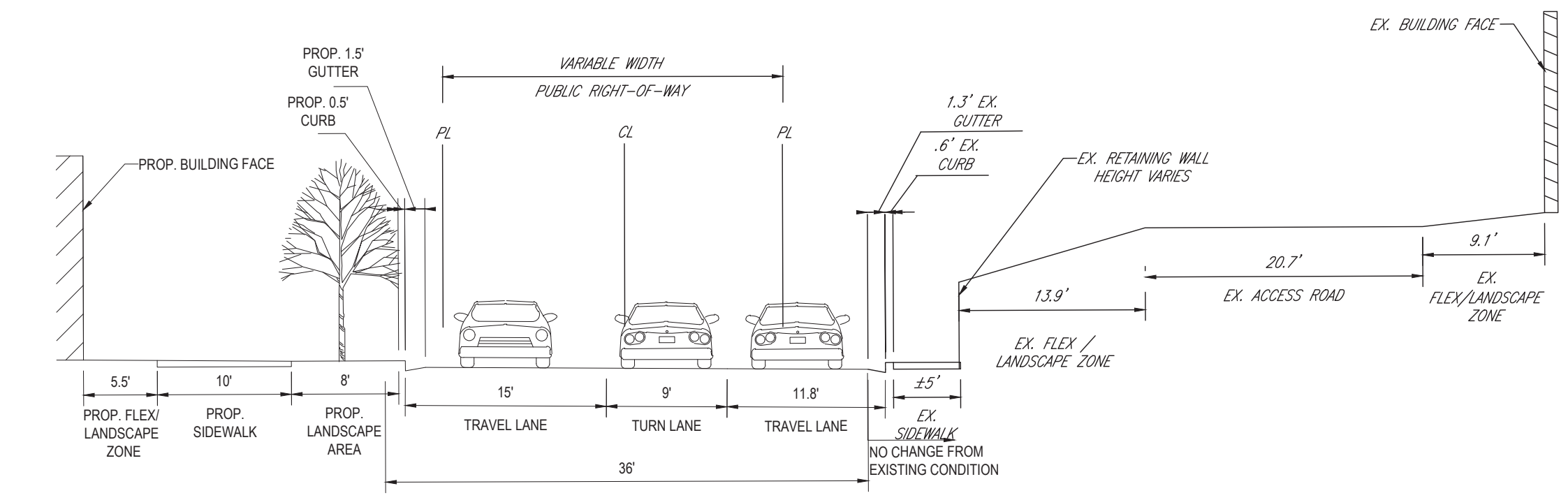
EXISTING KEY MAP



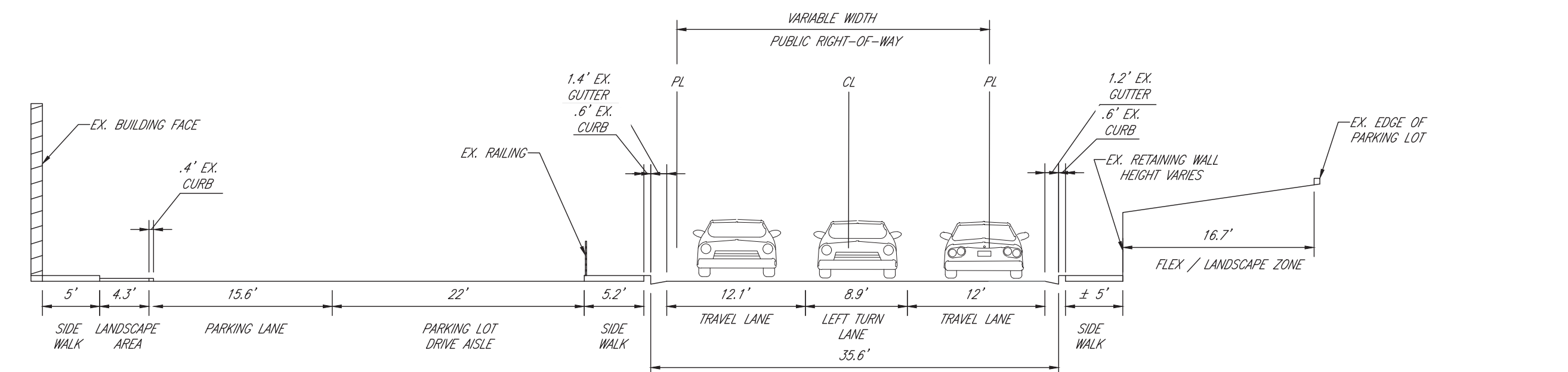
PROPOSED KEY MAP



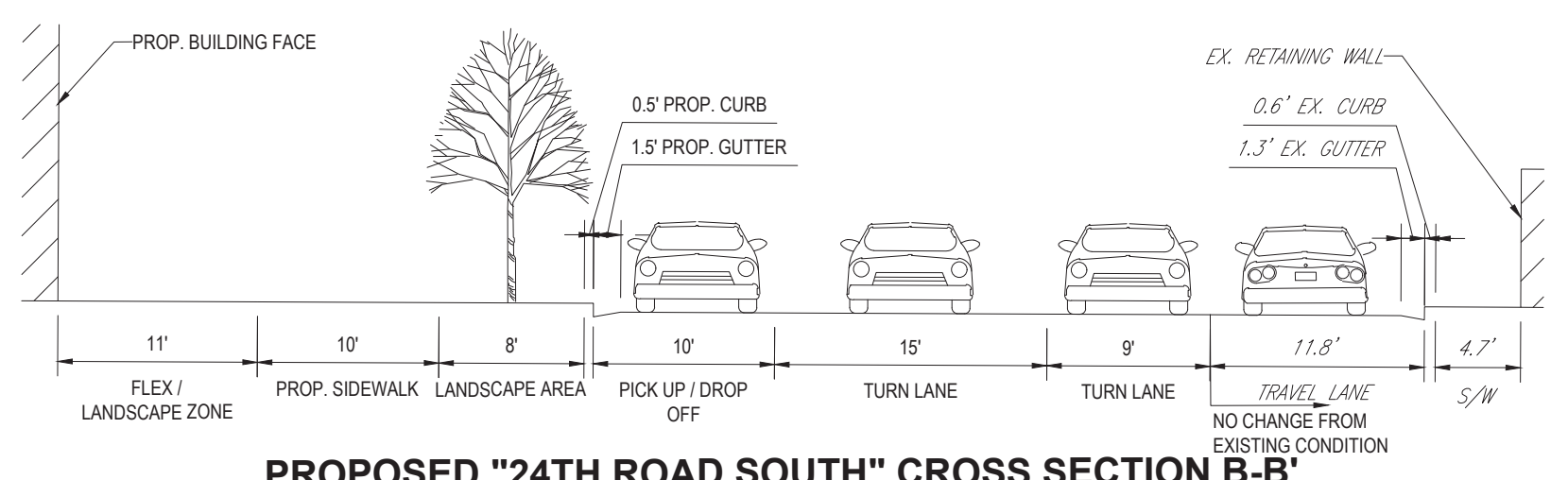
EXISTING "24TH ROAD SOUTH" CROSS SECTION A-A' LOOKING WEST
 SCALE: 1" = 10'



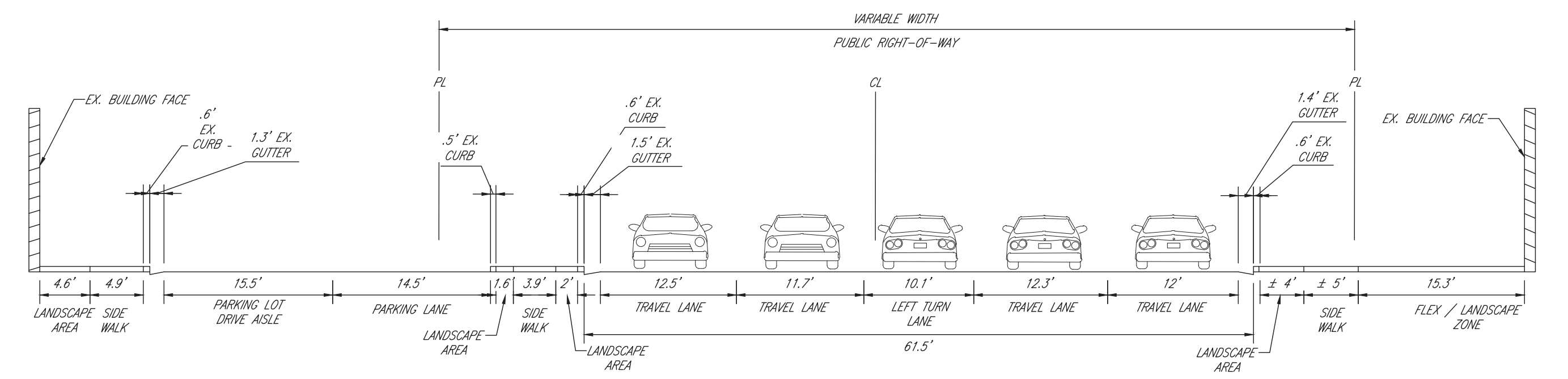
PROPOSED "24TH ROAD SOUTH" CROSS SECTION A-A' LOOKING WEST
 SCALE: 1" = 10'



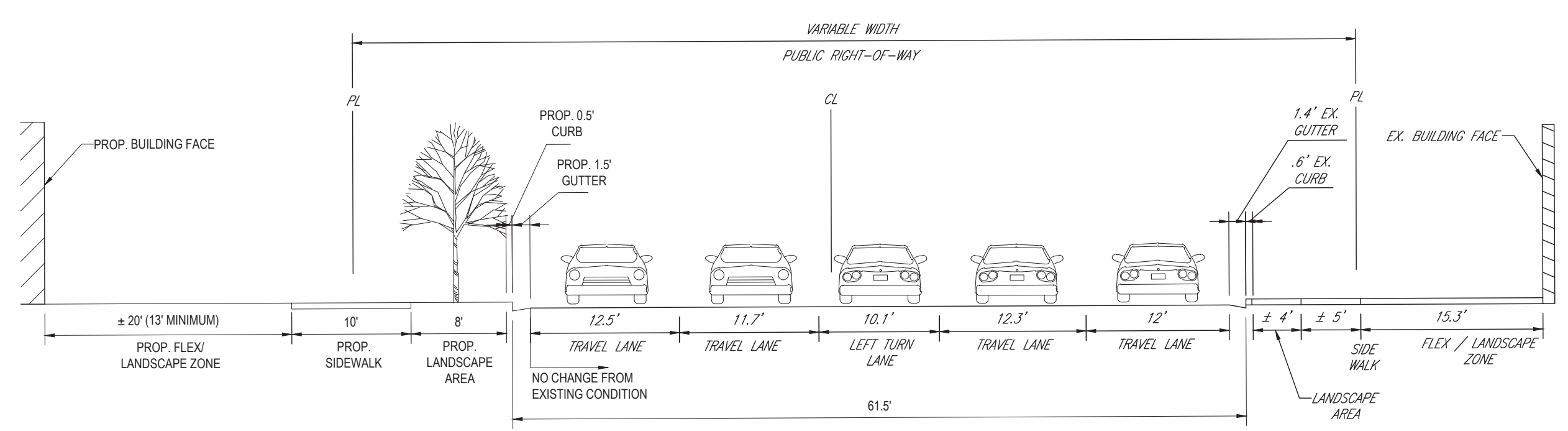
EXISTING "24TH ROAD SOUTH" CROSS SECTION B-B' LOOKING WEST
 SCALE: 1" = 10'



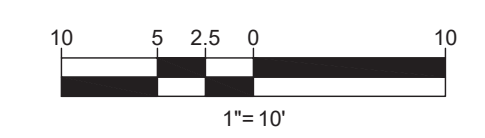
PROPOSED "24TH ROAD SOUTH" CROSS SECTION B-B' LOOKING WEST
 SCALE: 1" = 10'



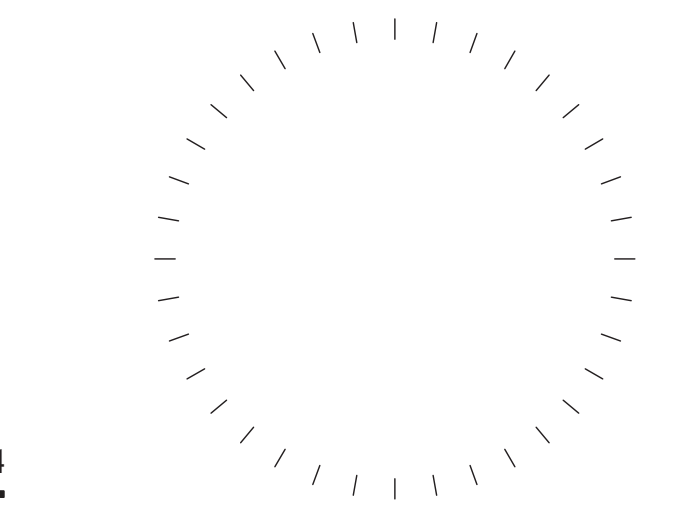
EXISTING "S GLEBE ROAD" CROSS SECTION C-C' LOOKING NORTH
 SCALE: 1" = 10'



PROPOSED "S GLEBE ROAD" CROSS SECTION C-C' LOOKING NORTH
 SCALE: 1" = 10'



hord | coplan | macht



PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

no.	date	revision

Project Number
 DC212206

Project
 2480 S GLEBE ROAD

Phase
 4.1 SUBMISSION

Date
 08-20-2024

Scale
 AS NOTED

EXISTING AND PROPOSED CROSS SECTIONS

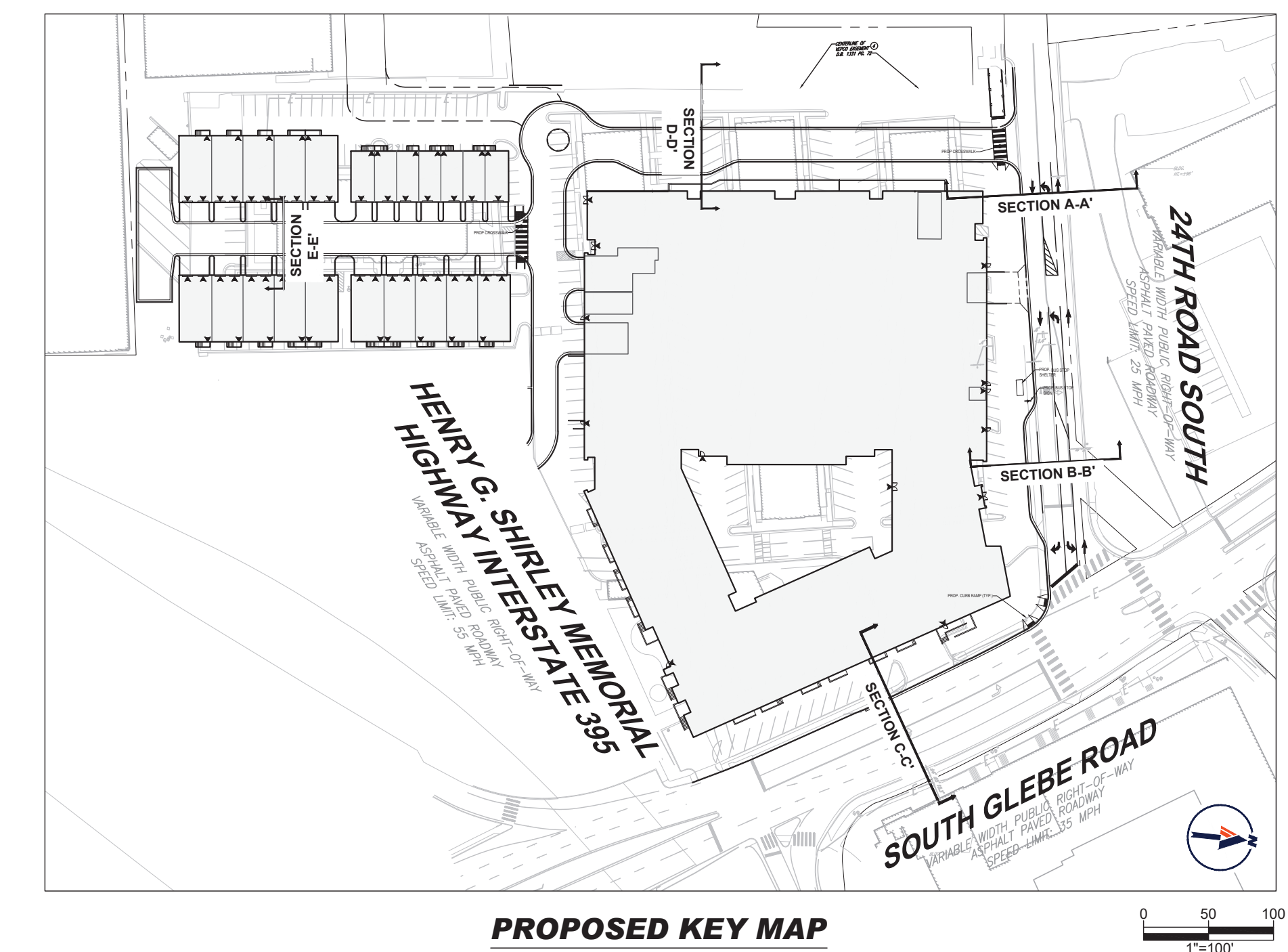
No
C701

AUG 20, 2024
 H:\DC212206\CADD\DWG\PLAN\SESSA_L1DC212206-SECT.CAD - LAYOUT_C701 - EXIST AND PROP SECTIONS

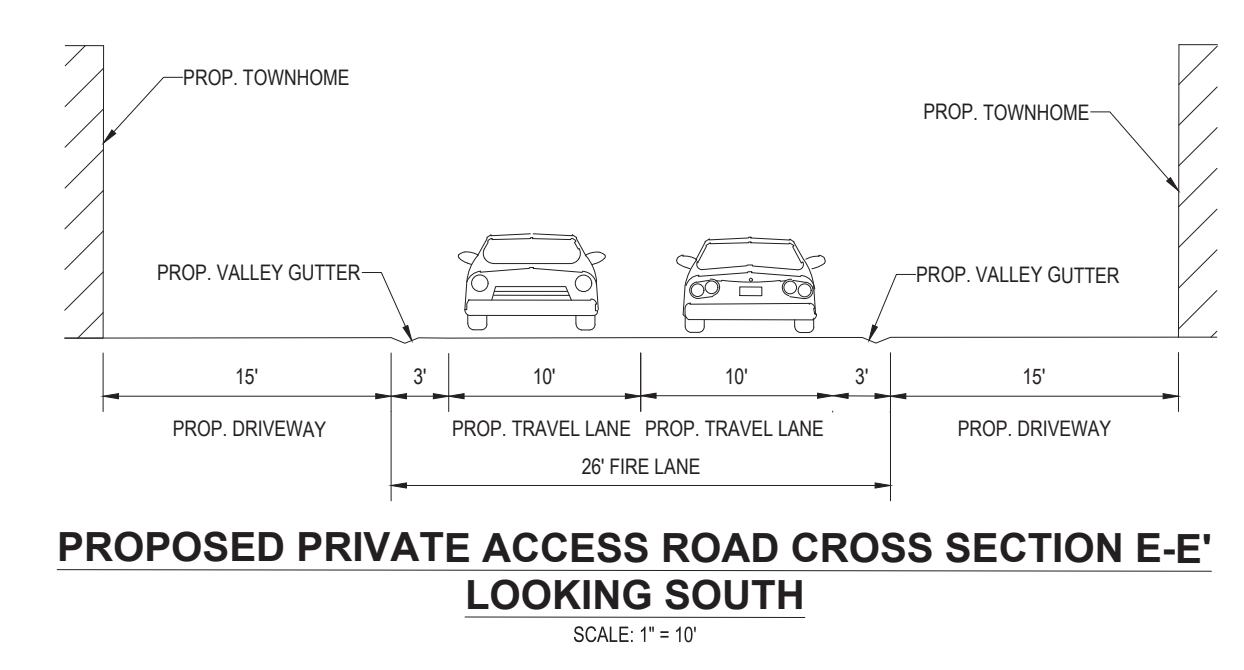
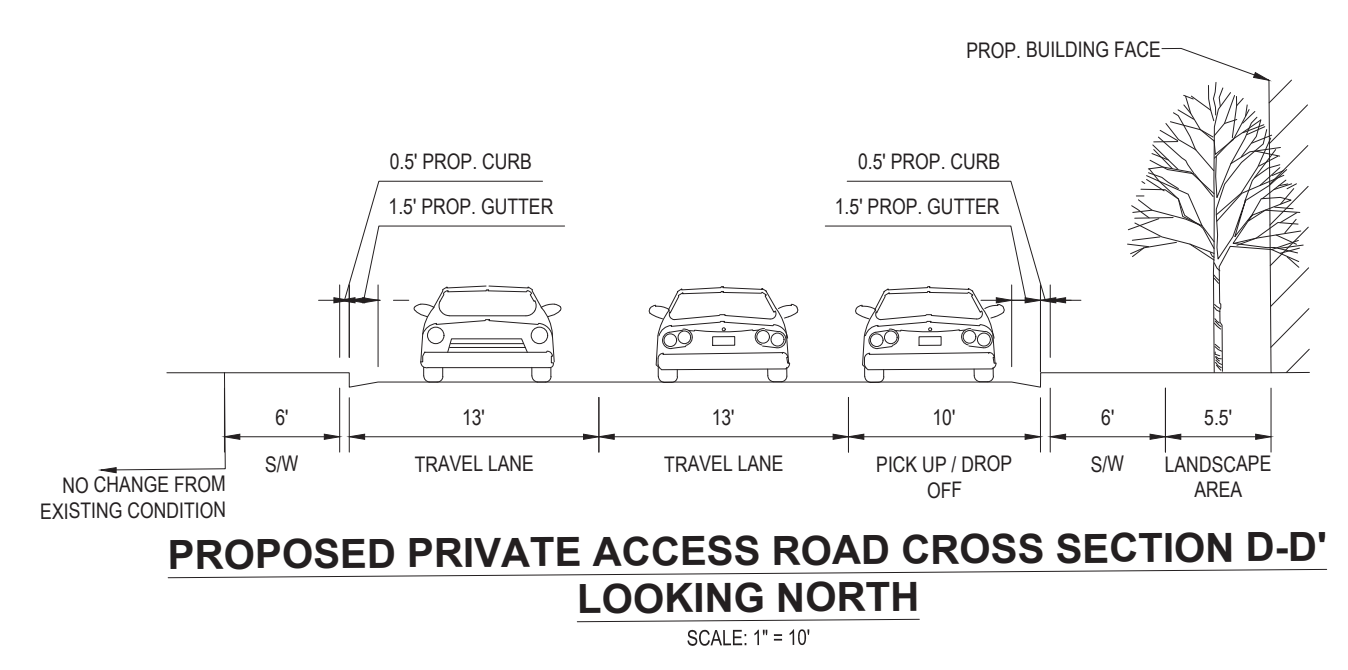
ARCHITECT
Hord Coplan Macht, Inc.
 700 E. Pratt St, Suite 1200
 Baltimore, MD 21202
 p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEERS
Bohler DC
 1331 Pennsylvania Ave NW, Suite 1250
 Washington, DC 20004
 p. 202-524-5700

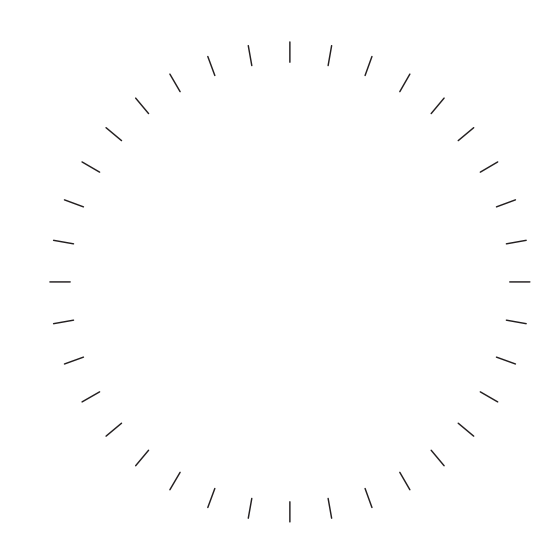
OWNER
CC Rock Arlington Owner, LLC
 601 S Tryon St, Suite 800
 Charlotte, NC 28202



PROPOSED KEY MAP



hord | coplan | macht



PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

no.	date	revision
Project Number	DC212206	
Project	2480 S GLEBE ROAD	

Phase
4.1 SUBMISSION

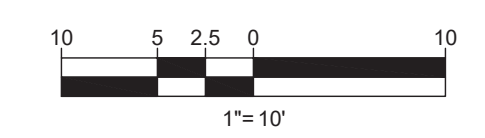
Date
 08-20-2024

Scale
 AS NOTED

Drawing

PROPOSED CROSS SECTIONS

No
C702



AUG 20, 2024
 H:\DC212206\DRAWINGS\PLAN SET\SSA.LDC212206-SECT.CAD-LAYOUT_C702_PROJ-SECTIONS

A B C D E F G H I J

ARCHITECT
Hord Coplan Macht, Inc.
 700 E. Pratt St, Suite 1200
 Baltimore, MD 21202
 p. 410.837.7311 f. 410.837.6530

CIVIL ENGINEERS
Bohler DC
 1331 Pennsylvania Ave NW, Suite 1250
 Washington, DC 20004
 p. 202-524-5700

OWNER
CC Rock Arlington Owner, LLC
 601 S Tryon St, Suite 800
 Charlotte, NC 28202

24TH ROAD SOUTH
 CENTERLINE PER D.E. 1448 PG. 4.33
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
 ASPHALT PAVED ROADWAY



- LEGEND:**
- PROPERTY LINE
 - PROPOSED CONTRIBUTING DRAINAGE AREA TO BIORETENTION
 - PROPOSED BIORETENTION
 - PROPOSED MANAGED TURF LAND COVER

NOTES:

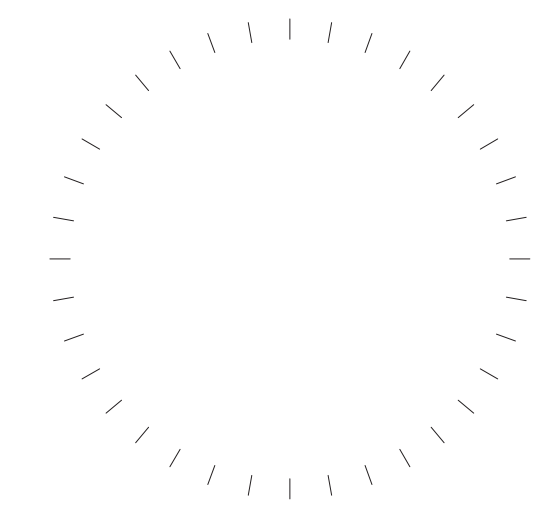
TOTAL DISTURBANCE AREA: 246,388 SF (5.65 AC)

STORMWATER MANAGEMENT NARRATIVE:

THE PROPOSED QUALITY REQUIREMENTS FOR THIS SITE ARE SATISFIED WITH THE USE OF URBAN BIORETENTION. SEE SHEET C804 FOR VRRM CALCULATIONS AND BIORETENTION SIZING CALCULATIONS.

THE PROPOSED QUANTITY REQUIREMENTS FOR THIS SITE ARE SATISFIED BY A RUNOFF REDUCTION VIA BIORETENTION AND TWO STORMWATER DETENTION VAULTS INTERNAL TO THE BUILDING. SEE SHEET C805 FOR THE ENERGY BALANCE CALCULATIONS AND HYDROCAD ROUTING DEMONSTRATING THE STORMWATER VAULT COMPLIANCE.

hord coplan macht



PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

no.	date	revision

Project Number
 DC212206

Project
2480 S GLEBE ROAD

Phase
4.1 SUBMISSION

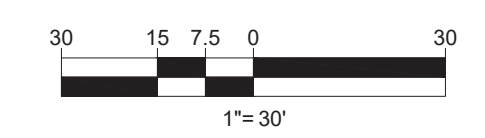
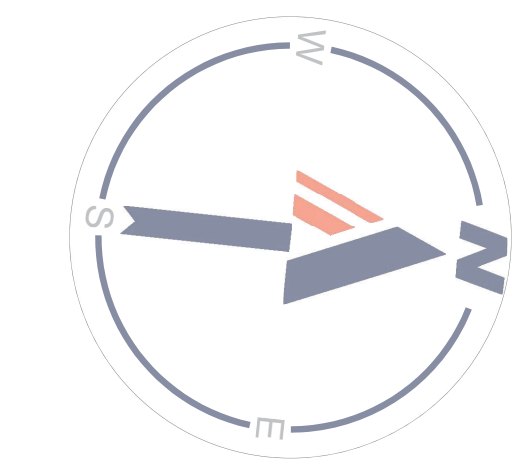
Date
 08-20-2024

Scale
 AS NOTED

Drawing
PROPOSED STORMWATER PLAN

No
C802

© Hord Coplan Macht, Inc.



AUG 20, 2024
 H:\DC212206\CADD\DRAWINGS\PLAN SESSA_1\DC212206-SWMP.dwg -> AVOUT_C802 - STORMWATER PLAN

BIORETENTION SIZING CALCULATIONS:

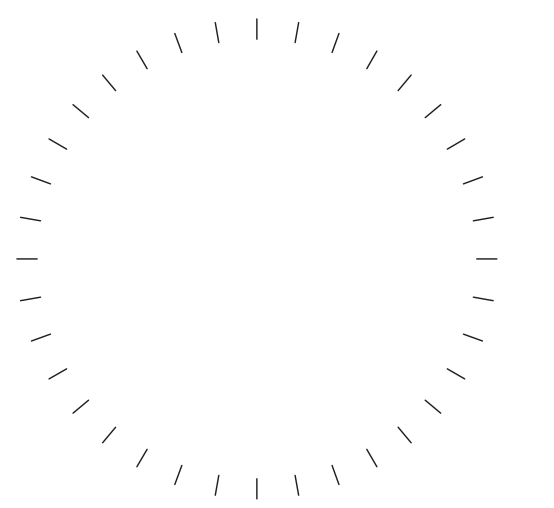
Facility name/type	Impervious Area to Facility	Pervious Area to Facility	Total Drainage Area	Total Drainage Area	Rainfall Depth (P)	Rv	Target storage (WQv)	Width	Length	Ponding depth	Filter depth	Gravel depth	Surface Area	Ponding Volume (1.00 void)	Soil Storage Volume (0.25 void)	Gravel Storage Volume (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%)
Bio #1	19501	10000	29501	0.6772	1.00	0.70	1727.12	25.00	61.70	6	24	12	1542.50	771.25	771.25	617.00	2159.50	125.0%
Bio #2	11843	1000	12843	0.2948	1.00	0.89	955.86	25.00	37.90	6	24	12	947.50	473.75	473.75	379.00	1326.50	138.8%
Bio #3	7921	500	8421	0.1933	1.00	0.91	636.25	10.00	51.80	6	24	12	518.00	259.00	259.00	207.20	725.20	114.0%
Bio #4	1962	0	1962	0.0450	1.00	0.95	155.34	6.00	18.70	6	24	12	112.20	56.10	56.10	44.88	157.08	101.1%
Bio #5	1591	0	1591	0.0365	1.00	0.95	125.92	6.00	15.10	6	24	12	90.60	45.30	45.30	36.24	126.84	100.7%
Bio #6	1804	0	1804	0.0414	1.00	0.95	142.80	6.00	17.30	6	24	12	103.80	51.90	51.90	41.52	145.32	101.8%
Bio #7	1644	0	1644	0.0377	1.00	0.95	130.17	6.00	15.70	6	24	12	94.20	47.10	47.10	37.68	131.88	101.3%
Bio #8	6048	0	6048	0.1388	1.00	0.95	478.80	6.00	58.00	6	24	12	348.00	174.00	174.00	139.20	487.20	101.8%
Bio #9	2652	0	2652	0.0609	1.00	0.95	209.98	6.00	25.40	6	24	12	152.40	76.20	76.20	60.96	213.36	101.6%
Bio #10	1909	0	1909	0.0438	1.00	0.95	151.15	6.00	18.20	6	24	12	109.20	54.60	54.60	43.68	152.88	101.1%
Bio #11	1167	0	1167	0.0268	1.00	0.95	92.40	6.00	11.20	6	24	12	67.20	33.60	33.60	26.88	94.08	101.8%
Bio #12	1167	0	1167	0.0268	1.00	0.95	92.40	6.00	11.20	6	24	12	67.20	33.60	33.60	26.88	94.08	101.8%
Bio #13	2496	0	2496	0.0573	1.00	0.95	197.58	6.00	24.30	6	24	12	145.80	72.90	72.90	58.32	204.12	103.3%
Bio #14	1114	0	1114	0.0256	1.00	0.95	88.16	6.00	10.60	6	24	12	63.60	31.80	31.80	25.44	89.04	101.0%
Bio #15	2863	0	2863	0.0657	1.00	0.95	226.67	6.00	27.20	6	24	12	163.20	81.60	81.60	65.28	228.48	100.8%
Bio #16	1380	0	1380	0.0317	1.00	0.95	109.23	6.00	13.30	6	24	12	79.80	39.90	39.90	31.92	111.72	102.3%
Bio #17	1698	0	1698	0.0390	1.00	0.95	134.46	6.00	16.40	6	24	12	98.40	49.20	49.20	39.36	137.76	102.5%
Bio #18	4562	0	4562	0.1047	1.00	0.95	361.17	6.00	43.70	6	24	12	262.20	131.10	131.10	104.88	367.08	101.6%
Bio #19	13678	0	13678	0.3140	1.00	0.95	1082.84	10.00	77.80	6	24	12	778.00	389.00	389.00	311.20	1089.20	100.6%
Bio #20	9434	0	9434	0.2166	1.00	0.95	746.86	10.00	53.40	6	24	12	534.00	267.00	267.00	213.60	747.60	100.1%

ARCHITECT
Hord Coplan Macht, Inc.
 700 E. Pratt St., Suite 1200
 Baltimore, MD 21202
 p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEERS
Bohler DC
 1331 Pennsylvania Ave NW, Suite 1250
 Washington, DC 20004
 p. 202-524-5700

OWNER
CC Rock Arlington Owner, LLC
 601 S Tryon St., Suite 800
 Charlotte, NC 28202

hord | coplan | macht



PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

no. date revision

Project Number
 DC212206

Project
2480 S GLEBE ROAD

Phase
4.1 SUBMISSION

Date
 08-20-2024

Scale
 AS NOTED

Drawing

BIORETENTION CALCULATIONS

No
C803

Aug 20, 2024
 H:\DC212206\DRAWINGS\PLAN SETS\DC212206-SUMP.dwg -> AVOLIT_C803L_BIO.CALCS

VRRM CALCULATIONS:

Project Name: **Novel Arlington Ridge**
 Date: **8/14/2024**
 Linear Development Project? **No**

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

Site Information

Enter Total Disturbed Area (acres) → **5.6563**

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

Maximum reduction required: **20%**
 The site's net increase in impervious cover (acres) is: **0.0000**
 Post-Development TP Load Reduction for Site (lb/yr): **1.9959**

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				0.6869	0.6869
Impervious Cover (acres)				4.9694	4.9694
Totals					5.6563

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				0.8346	0.8346
Impervious Cover (acres)				4.8217	4.8217
Totals					5.6563

Area Check: **OK, OK, OK, OK**

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

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)	0.6869	0.6869
Weighted Rv(turf)	0.2500	0.2500
% Managed Turf	12%	12%
Impervious Cover (acres)	4.9694	4.9694
Rv(impervious)	0.9500	0.9500
% Impervious	88%	88%
Total Site Area (acres)	5.6563	5.6563
Site Rv	0.8650	0.8650

LAND COVER SUMMARY -- POST DEVELOPMENT

Post-Development	Final Post-Development	Post-Development New Impervious
Forest/Open Space Cover (acres)	0.0000	0.0000
Weighted Rv(forest)	0.0000	0.0000
% Forest	0%	0%
Managed Turf Cover (acres)	0.8346	0.8346
Weighted Rv (turf)	0.2500	0.2500
% Managed Turf	15%	15%
Impervious Cover (acres)	4.8217	4.8217
Rv(impervious)	0.9500	0.9500
% Impervious	85%	85%
Final Site Area (acres)	5.6563	5.6563
Final Post Dev Site Rv	0.8467	0.8467

Treatment Volume and Nutrient Load

Pre-ReDevelopment	Final Post-Development	Post-Development New Impervious
Final Post-Development Treatment Volume (acre-ft)	0.3991	0.3991
Final Post-Development Treatment Volume (cubic feet)	17,384.9981	17,384.9981
Final Post-Development TP Load (lb/yr)	10.9230	10.9230
Final Post-Development TP Load per acre (lb/acre/yr)	1.9300	1.9300
Max. Reduction Required (Below Pre-Development Load)	28%	
TP Load Reduction Required for Redeveloped Area (lb/yr)	1.9959	
TP Load Reduction Required for New Impervious Area (lb/yr)	0	

Treatment Volume and Nutrient Load

Pre-ReDevelopment	Final Post-Development
Pre-ReDevelopment Treatment Volume (acre-ft)	0.4077
Pre-ReDevelopment Treatment Volume (cubic feet)	17,760.3833
Pre-ReDevelopment TP Load (lb/yr)	11.1588
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.9700
Baseline TP Load (lb/yr) (0.41 lb/acre/yr applied to pre-redevelopment area excluding previous land proposed for new impervious cover)	2.3191

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	1.9959
------------------------------------	---------------

¹ Adjusted Land Cover Summary: Pre-ReDevelopment land cover minus previous pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.
 Adjusted total acreage is consistent with Post-ReDevelopment 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).

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)				0.8346	0.8346	0.2500
Impervious Cover (acres)				4.8217	4.8217	0.9500
Total					5.6563	

6. Bioretention (RR)

6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	0.2640	2.2138	0.0000	3,149.5690	4,724.3535	7,873.9225	25	0.0000	4.9416	2.7179	2.2237
---	----	--------	--------	--------	------------	------------	------------	----	--------	--------	--------	--------

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)	4.8217	0.0000	0.0000	0.0000	0.0000	OK.
IMPERVIOUS COVER TREATED (ac)	2.2138	0.0000	0.0000	0.0000	0.0000	OK.
MANAGED TURF AREA (ac)	0.8346	0.0000	0.0000	0.0000	0.0000	OK.
MANAGED TURF AREA TREATED (ac)	0.2640	0.0000	0.0000	0.0000	0.0000	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) **17,384.9981**

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)	3,149.5690	0.0000	0.0000	0.0000	0.0000	3,149.5690
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	10.9230	0.0000	0.0000	0.0000	0.0000	10.9230
TP LOAD REDUCTION ACHIEVED (lb/yr)	2.7179	0.0000	0.0000	0.0000	0.0000	2.7179
TP LOAD REMAINING (lb/yr)	8.2051	0.0000	0.0000	0.0000	0.0000	8.2051
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	22.6248	0.0000	0.0000	0.0000	0.0000	22.6248

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	10.9230
TP LOAD REDUCTION REQUIRED (lb/yr)	1.9959
TP LOAD REDUCTION ACHIEVED (lb/yr)	2.7179
TP LOAD REMAINING (lb/yr)	8.2051
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.0000 **
** TARGET TP REDUCTION EXCEEDED BY 0.722 LB/YEAR **	

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	78.1411
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	22.6248
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	55.5163

Drainage Area A	A Soils	B Soils	C Soils	D Soils	Total Area (acres):	5.6563
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	0.0000	0.0000	0.0000	0.0000	Runoff Reduction	
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	0.0000	0.0000	0.0000	0.8346	Volume (ft³):	3,149.5690
Impervious Cover	0.0000	0.0000	0.0000	4.8217		
	98	98	98	98		
	CN(D.A. A)					
	95					
	1-year storm	2-year storm	10-year storm			
RV_{Developed} (watershed-inch) with no Runoff Reduction*	2.0504	2.5764	4.2314			
RV_{Developed} (watershed-inch) with Runoff Reduction*	1.8970	2.4230	4.0780			
Adjusted CN*	93	93	94			

ARCHITECT
 Hord Coplan Macht, Inc.
 700 E. Pratt St., Suite 1200
 Baltimore, MD 21202
 p. 410.837.7311 f. 410.837.6530

CIVIL ENGINEERS
 Bohler DC
 1331 Pennsylvania Ave NW, Suite 1250
 Washington, DC 20004
 p. 202-524-5700

OWNER
 CC Rock Arlington Owner, LLC
 601 S Tryon St., Suite 800
 Charlotte, NC 28202

hord | coplan | macht

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

no. date revision
 Project Number
 DC212206
 Project

2480 S GLEBE ROAD

Phase
4.1 SUBMISSION

Date
 08-20-2024
 Scale
 AS NOTED
 Drawing

STORMWATER CALCULATIONS

No
C804

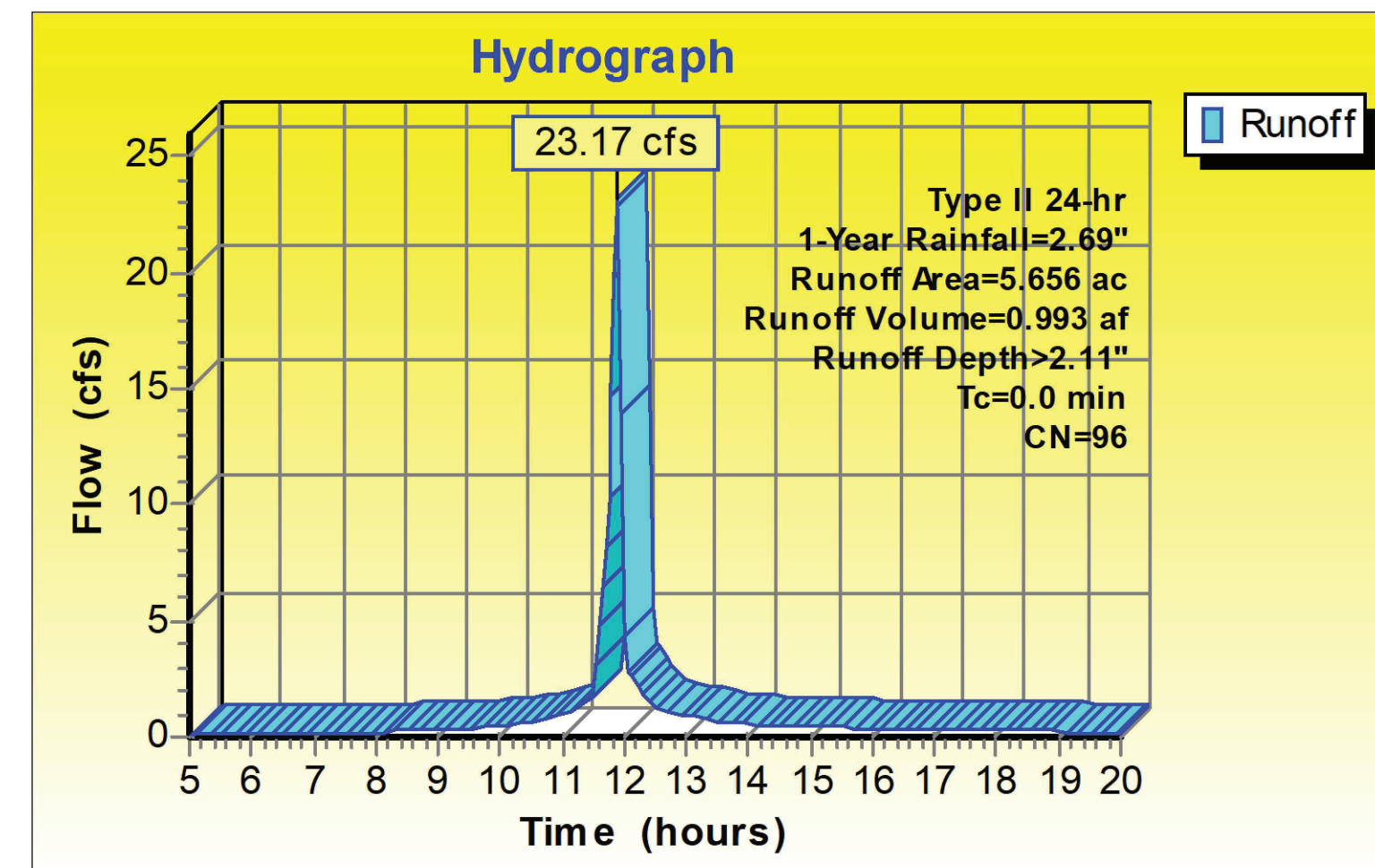
© Hord Coplan Macht, Inc.

Aug 20, 2024 H:\DC212206\CAD\DWG\WATER\PLAN SET\SS - 1.DWG - STORMWATER CALCULATIONS

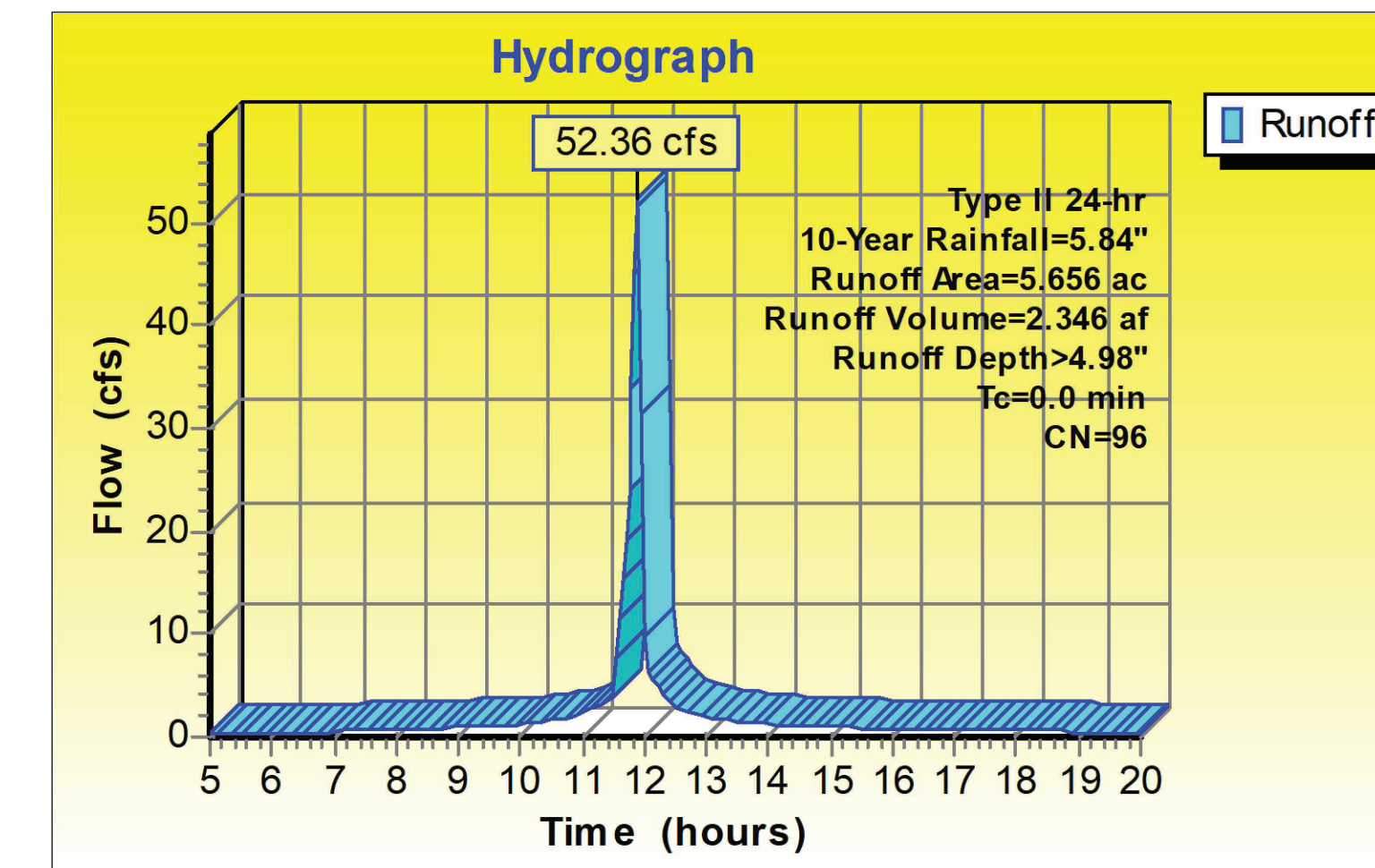
DRAINAGE AREA A ENERGY BALANCE CALCULATIONS:

SITE AREA (acre)	5.6563			
	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.69	2.69	4.84	4.84
CN	96	93	96	94
S=1000/CN-10	0.44	0.72	0.44	0.68
0.25	0.09	0.14	0.09	0.14
RV=(P-0.25)/(P-0.25)+S	2.23	1.99	4.35	4.11
CHANNEL PROTECTION		FLOOD CONTROL		
Qpre-development	23.17	Qpre-development	52.36	
QPost Development	21.28	QPost Development	51.54	
RVPost Development (with runoff reduction)	1.90	RVPost Development (with runoff reduction)	4.08	
Qallowable	21.78	Qallowable	55.89	
Qallowable/QPost Development	1.02	Qallowable/QPost Development	1.08	
Vs/Vr	0	Vs/Vr	0	
Vs	0.00	Vs	0.00	
Storage required (cf)	0	Storage required (cf)	0	

DA-A: PREDEVELOPMENT 1-YR FLOW



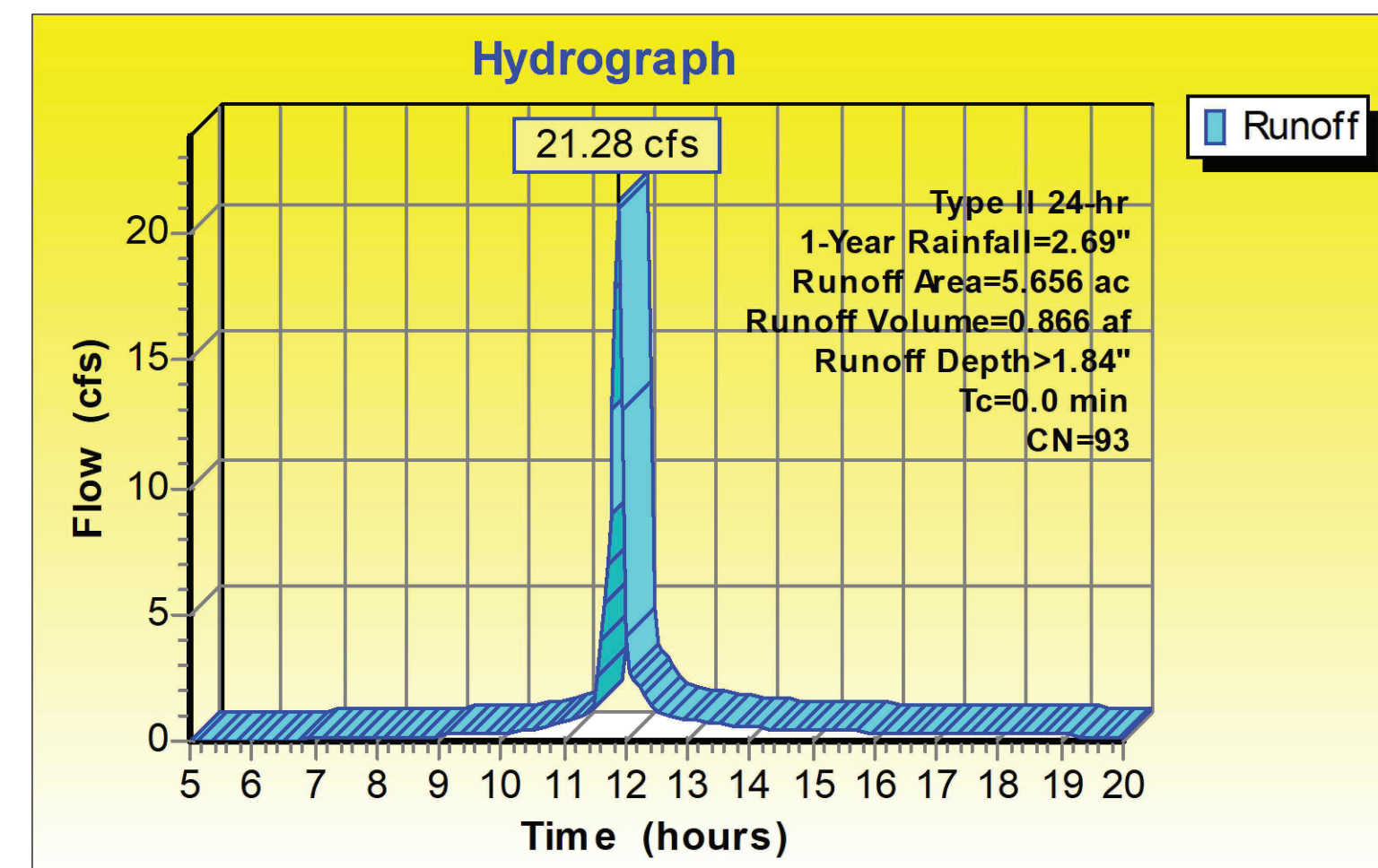
DA-A: PREDEVELOPMENT 10-YR FLOW



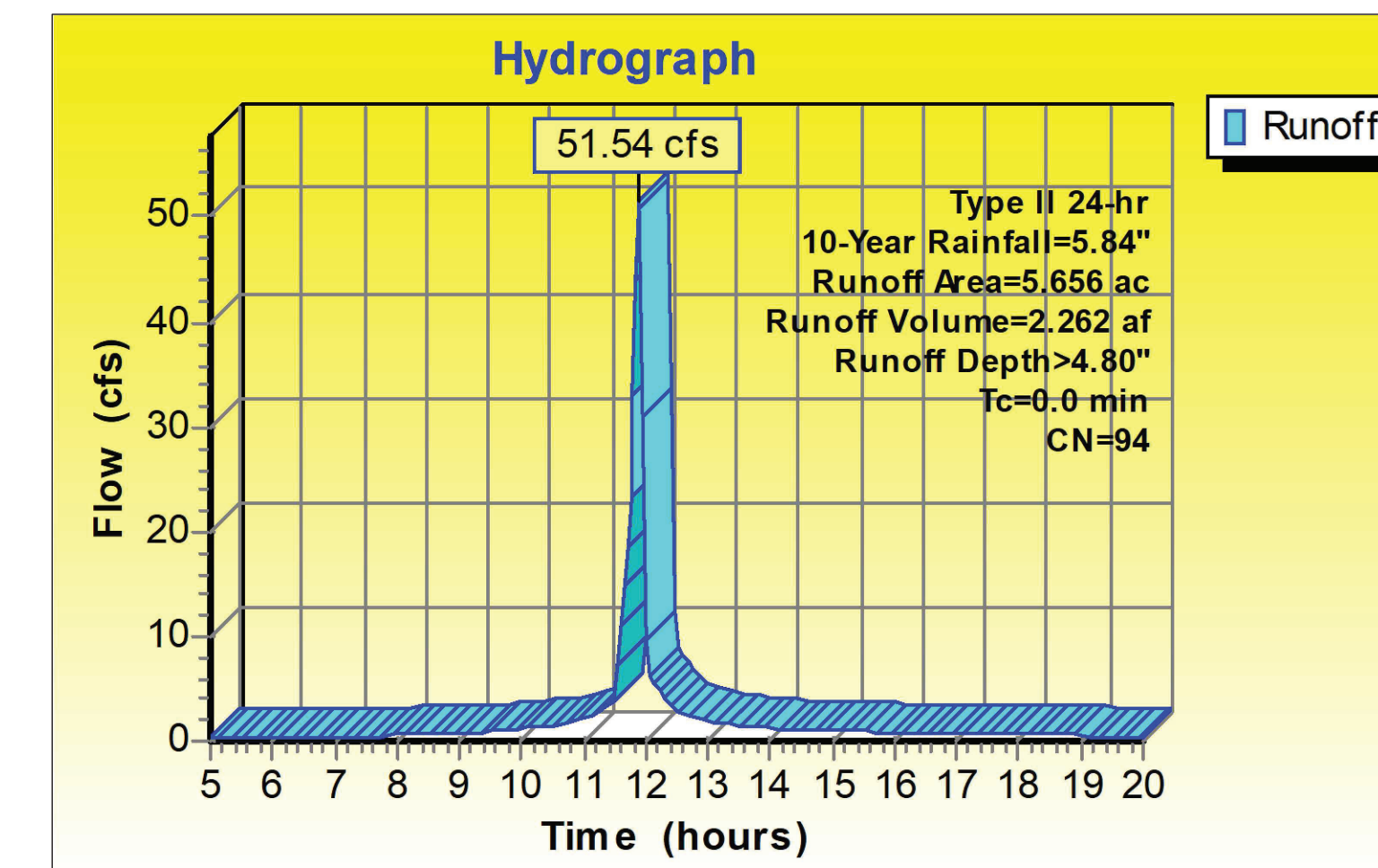
HYDROCAD NARRATIVE:

THE HYDROCAD MODEL CONSISTS OF ONE DRAINAGE AREA, WHICH OUTFALLS TO POI A (DA-A VRRM). SEE SHEET C802 FOR A VISUAL REFERENCE.

DA-A: POST DEVELOPMENT 1-YR FLOW



DA-A: POST DEVELOPMENT 10-YR FLOW

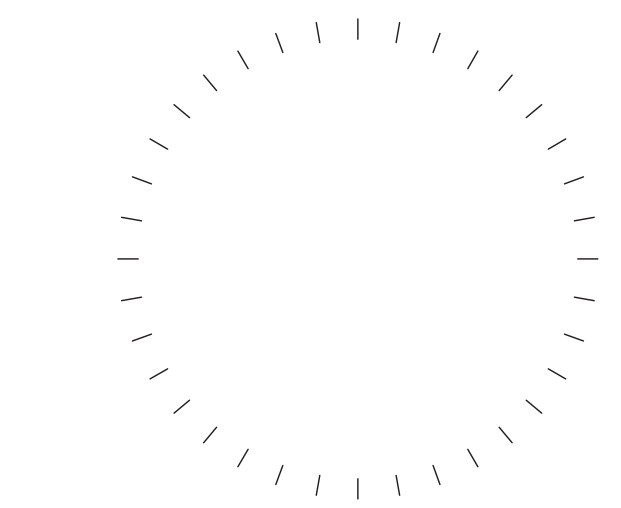


ARCHITECT
Hord Coplan Macht, Inc.
700 E. Pratt St., Suite 1200
Baltimore, MD 21202
p. 410. 837. 7311 f. 410. 837. 6530

CIVIL ENGINEERS
Bohler DC
1331 Pennsylvania Ave NW, Suite 1250
Washington, DC 20004
p. 202-524-5700

OWNER
CC Rock Arlington Owner, LLC
601 S Tryon St., Suite 800
Charlotte, NC 28202

hord | coplan | macht



PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

no. date revision

Project Number
DC212206
Project

2480 S GLEBE ROAD

Phase
4.1 SUBMISSION

Date
08-20-2024
Scale
AS NOTED
Drawing

STORMWATER CALCULATIONS

No
C805

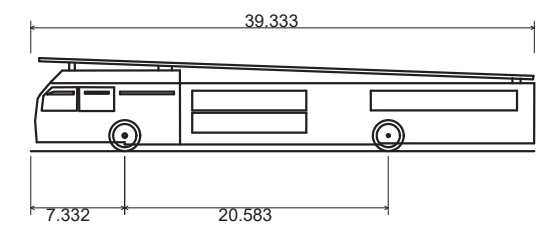
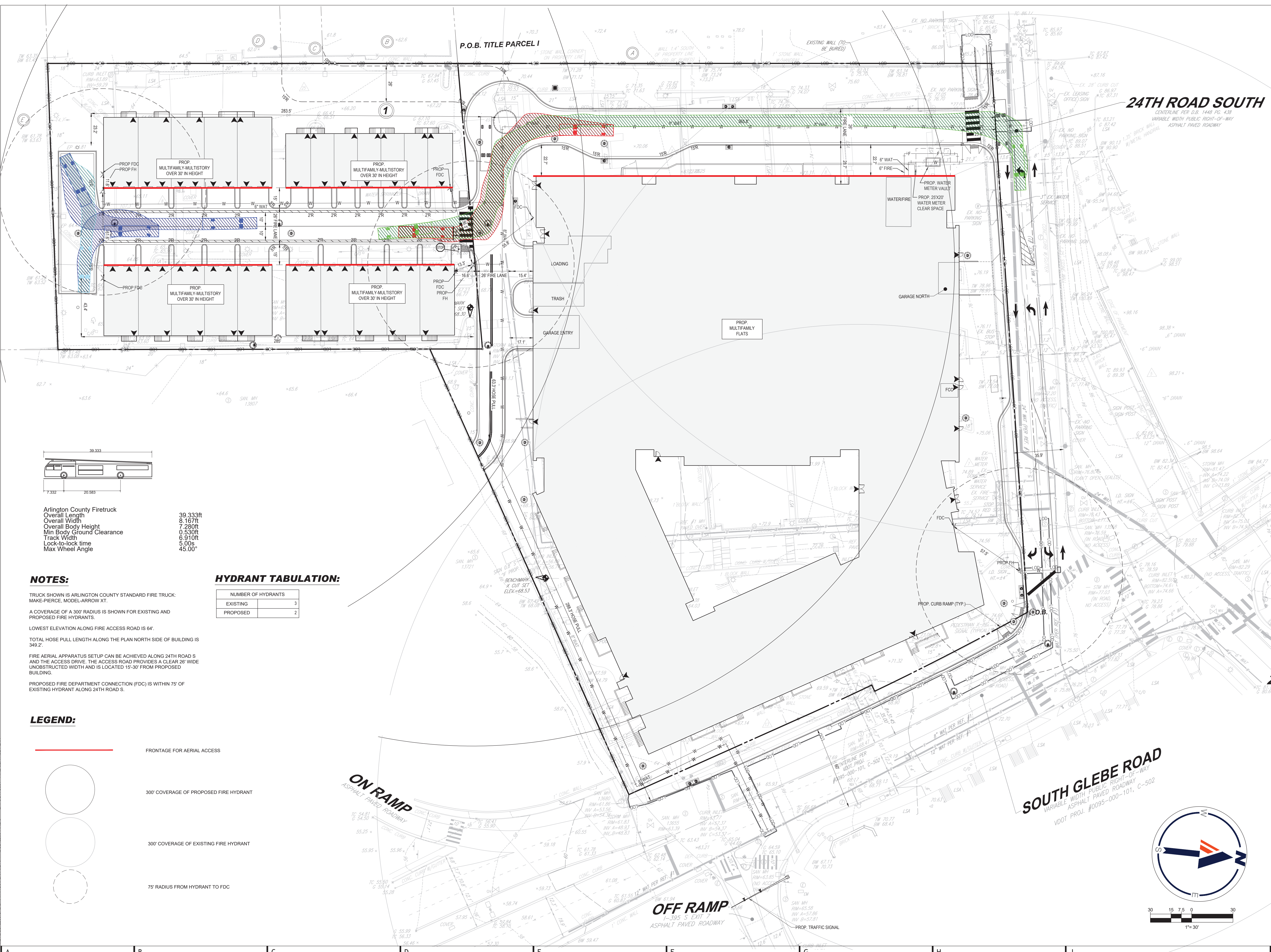
© Hord Coplan Macht, Inc.

Aug 20, 2024 H:\DC212206\CADD\DRAWINGS\PLAN SET\SSA_LDC212206-SWMP.dwg - J.AVOLT - CIVIL - STORMWATER CALCULATIONS.rvt

ARCHITECT
 Hord Coplan Macht, Inc.
 700 E. Pratt St, Suite 1200
 Baltimore, MD 21202
 p. 410.837.7311 f. 410.837.6530

CIVIL ENGINEERS
 Bohler DC
 1331 Pennsylvania Ave NW, Suite 1250
 Washington, DC 20004
 p. 202-524-5700

OWNER
 CC Rock Arlington Owner, LLC
 601 S Tryon St, Suite 800
 Charlotte, NC 28202



Arlington County Firetruck
 Overall Length 39.333ft
 Overall Width 7.332ft
 Overall Body Height 20.583ft
 Min Body Ground Clearance 6.910ft
 Track Width 5.00ft
 Lock-to-lock time 45.00"
 Max Wheel Angle 45.00°

NOTES:

TRUCK SHOWN IS ARLINGTON COUNTY STANDARD FIRE TRUCK: MAKE-PIERCE, MODEL-ARROW XT.

A COVERAGE OF A 300' RADIUS IS SHOWN FOR EXISTING AND PROPOSED FIRE HYDRANTS.

LOWEST ELEVATION ALONG FIRE ACCESS ROAD IS 64'.

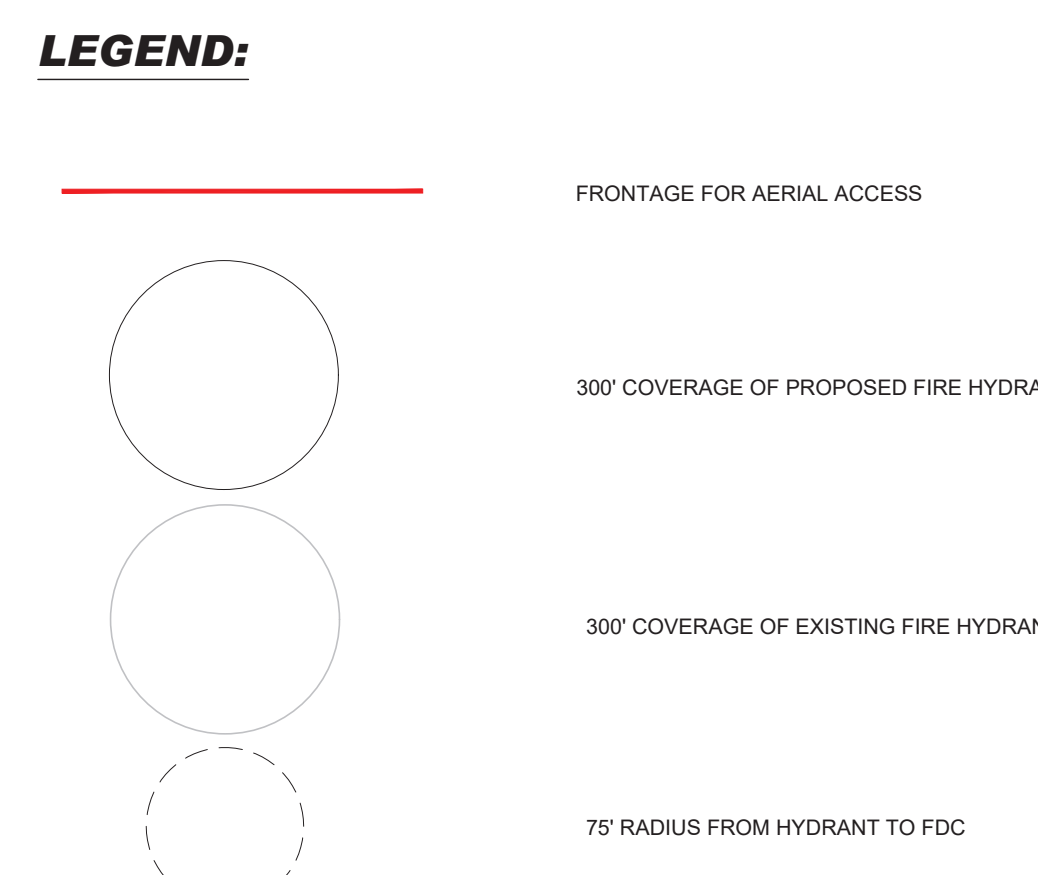
TOTAL HOSE PULL LENGTH ALONG THE PLAN NORTH SIDE OF BUILDING IS 349.2.

FIRE AERIAL APPARATUS SETUP CAN BE ACHIEVED ALONG 24TH ROAD S AND THE ACCESS DRIVE. THE ACCESS ROAD PROVIDES A CLEAR 26' WIDE UNOBSTRUCTED WIDTH AND IS LOCATED 15'-30' FROM PROPOSED BUILDING.

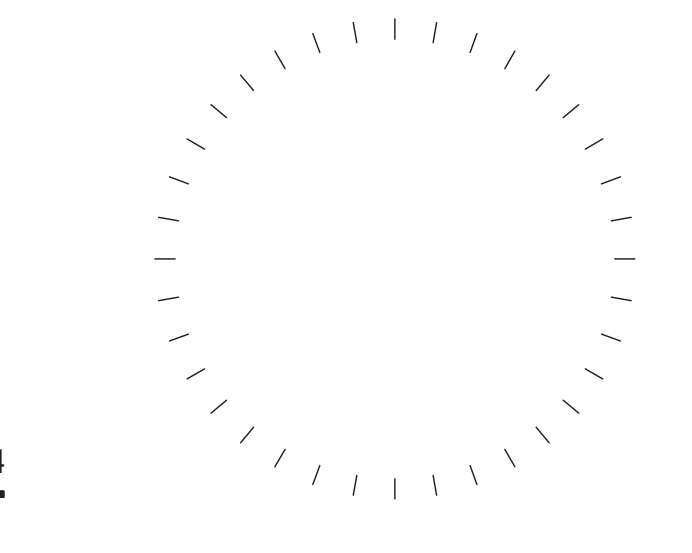
PROPOSED FIRE DEPARTMENT CONNECTION (FDC) IS WITHIN 75' OF EXISTING HYDRANT ALONG 24TH ROAD S.

HYDRANT TABULATION:

NUMBER OF HYDRANTS	
EXISTING	3
PROPOSED	2



hord | coplan | macht



PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

no. date revision
 Project Number DC212206
 Project 2480 S GLEBE ROAD

Phase 4.1 SUBMISSION

Date 08-20-2024
 Scale AS NOTED
 Drawing FIRE SERVICE PLAN

No. C901

© Hord Coplan Macht, Inc.