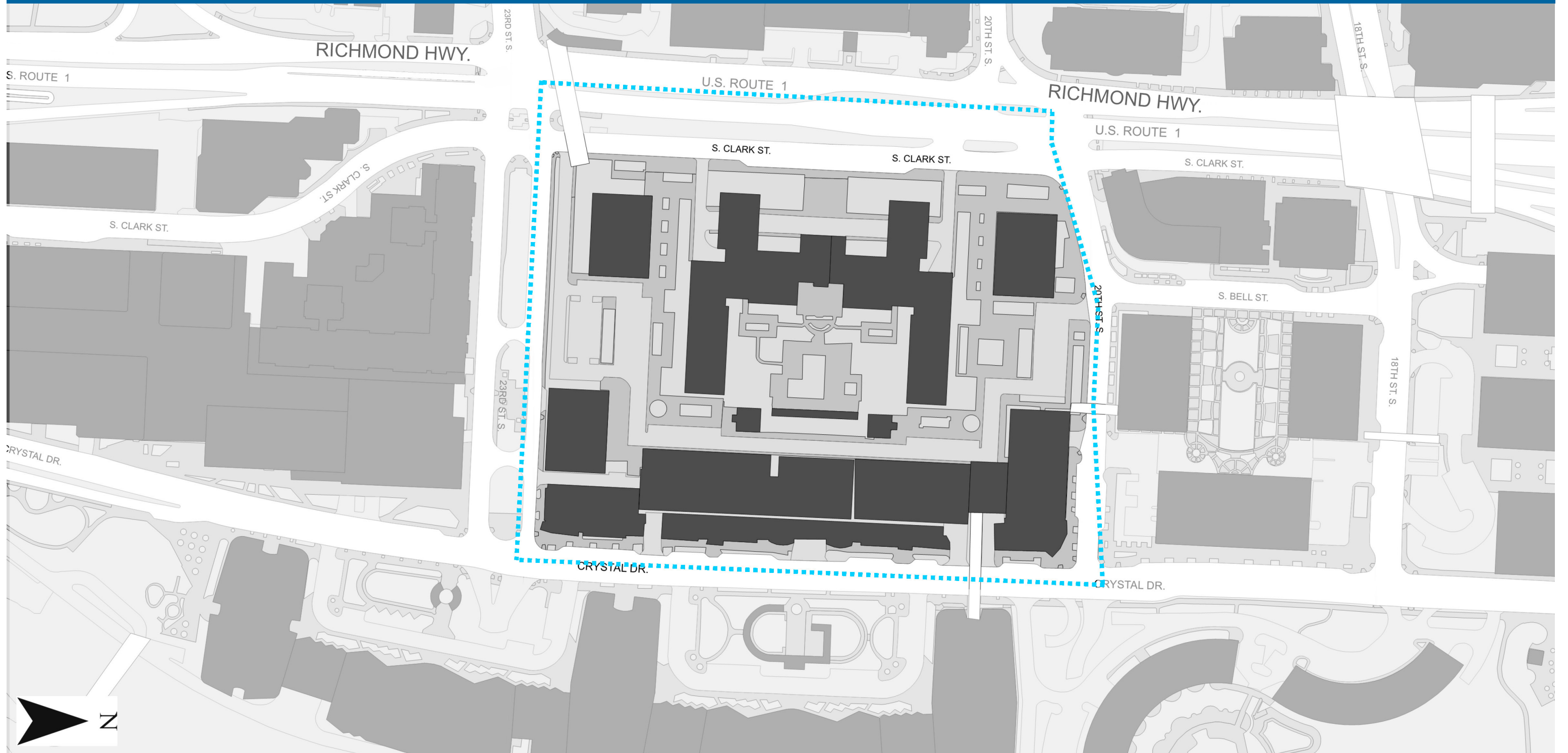


CRYSTAL CITY BLOCK PLAN

CCBP - M-3 | BLOCK M | NOVEMBER 10, 2023



BLOCK M AND VICINITY - EXISTING CONDITIONS

NOTE: BLOCK BOUNDARY FOR ILLUSTRATIVE PURPOSES ONLY

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Crystal City Block Plan

INTRODUCTION: BACKGROUND AND PURPOSE

This document comprises a proposed Crystal City Block Plan (CCBP) for Blocks M1, M2, and M3 (Concept Plan Block M, also referred to as “Block M” or the “Block”) as identified in the Crystal City Sector Plan. It is submitted in conjunction with a series of rezoning, final site plan, and major site plan amendment applications for Site Plan #11. This application contemplates removal of site area from the Site Plan #11 boundary; rezoning the site plan area to the C-O-Crystal City Zoning District and creating a new final site plan; and constructing new mixed-use residential on the site, along with associated site improvements. In the Sector Plan, Block M is within the Entertainment District. The scope of work for the rezonings, new final site plans, and amendments to Site Plan #11 is within the limits of Block M.

Future phases of development may also include the addition of new building height and/or density for the properties located on the block.

As defined in the attachments to the Administrative Regulation 4.1 Governing the Submittal of Site Plans in Arlington County, the Crystal City Block Plan document will provide a general, guiding long-range plan for an individual block located in Crystal City, east of Richmond Highway. The Block Plan will depict existing and proposed general building locations, land use mix, tower coverage, transportation, public open spaces, utilities, and other applicable elements. The main objective of the Block Plan will be to support coordinated, incremental redevelopment in Crystal City that is consistent with the design vision for the area as outlined in the Crystal City Sector Plan.

Beyond this introduction, the Crystal City Block Plan is primarily comprised of two parts: 1) the Block Framework and 2) the Block Development Document. The elements provided in each of these parts is described in more detail below.

PART I - BLOCK FRAMEWORK

The Block Framework comprises Part 1 of this CCBP and includes several components:

Section A includes base plan exhibits that depict a plan view and orthophoto view of the conditions on Block M as they existed when the Sector Plan was adopted in 2010.

Section B of the Block Framework presents Sector Plan policy map exhibits cropped to match the geographic extent of Block M, and includes maps covering elements such as building heights, build-to lines, bulk plane angles, street typologies, tower coverage, land use mix, and public open spaces recommended in the Sector Plan. This section also includes a summary of Sector

Plan goals for the Block and demonstrates the ways in which the proposed final site plan and proposed block plan can achieve or further advance specific and general goals of the Sector Plan.

Section C includes a variety of exhibits depicting existing conditions and planning for future development on the Block.

Section D provides conceptual plans for long-range planning and development on the block. The documentation of these deviations will be insightful for future reference when subsequent iterations of the block plan and future site plans are being devised, as they add further detail to or refine the recommendations presented in the Sector Plan.

PART II - BLOCK DEVELOPMENT DOCUMENT

The Block Development Document comprises Part 2 of this CCBP. This part of the CCBP includes the technical, legal, and other plan documentation necessary for the County’s review and analysis of the proposed final site plan in the context of the entire Block. It is comprised primarily of civil engineering drawings, many of which correspond to and, in some instances, provide more detail than exhibits depicted in the Block Plan Framework.

BLOCK PLAN ITERATIONS

As the third adopted version of a block plan for Block M in Crystal City, this document represents CCBP-M-3. With future site plan submissions on the Block, this block plan will need to be updated accordingly and again presented to the County Board for adoption. The number at the end of the CCBP identifier (e.g. CCBP-M-3) shall reflect the adopted version of the CCBP for this particular Block.

*****BLOCK PLAN LIMITATIONS*****

Per the details of the Crystal City Block Plan process described herein, it is expected that the block plan for a specific block will change with the adoption of future block plans and approval of subsequent final site plans. Correspondingly, all statistics, calculations, building configurations, uses, and other relevant aspects included in the block plan for non-site plan areas are planning estimates only, and are especially expected to change as more detailed plans for redevelopment are determined in the future. While their inclusion in the block plan is useful in sketching out a preferred vision (or visions) for ultimate build out of a block, they in no way reflect specific development levels approved for such sites, which will be determined through the review/approval of subsequent future site plans.

I. Block Framework | A. Base Plans

BLOCK LOCATION MAP

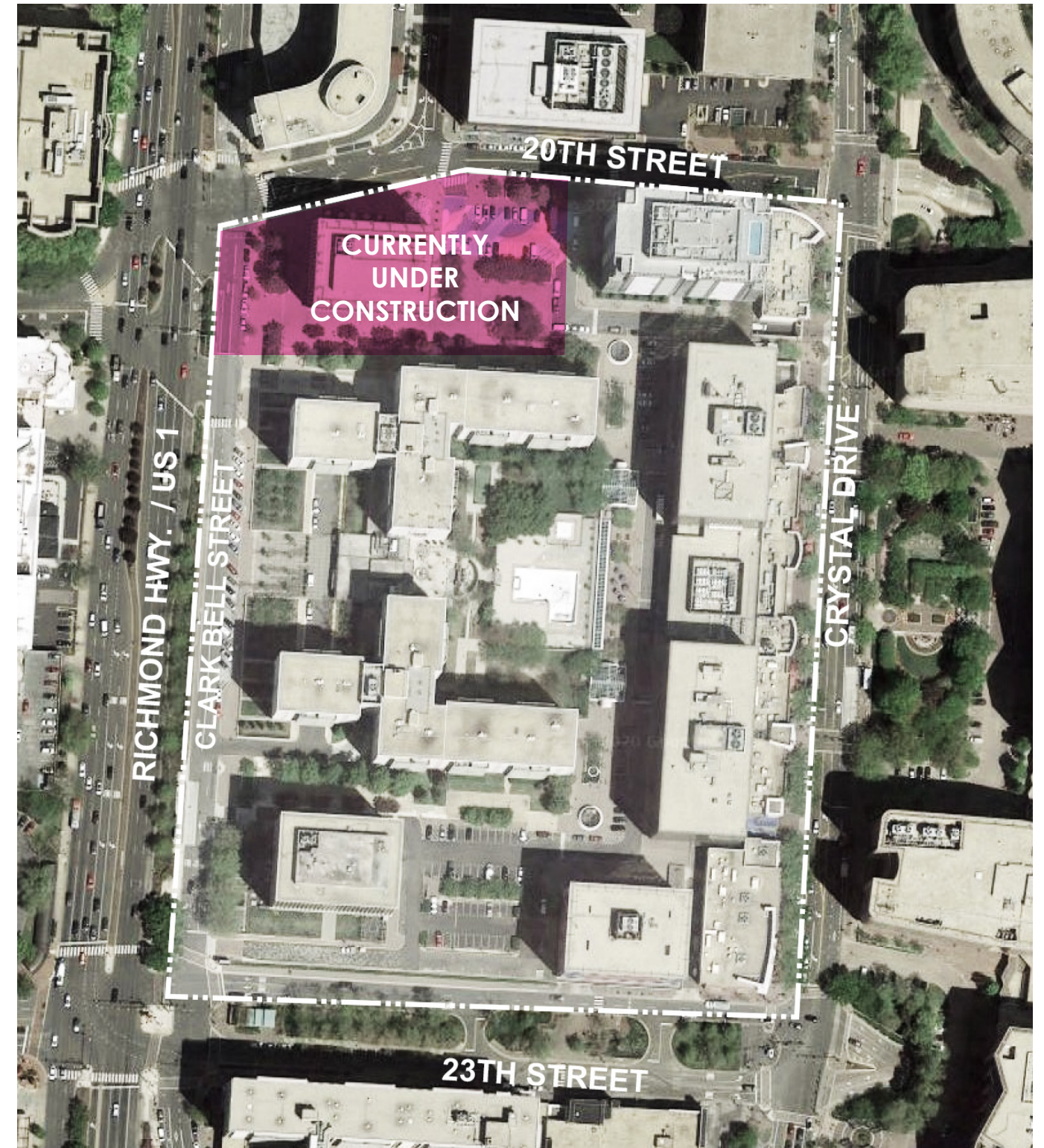
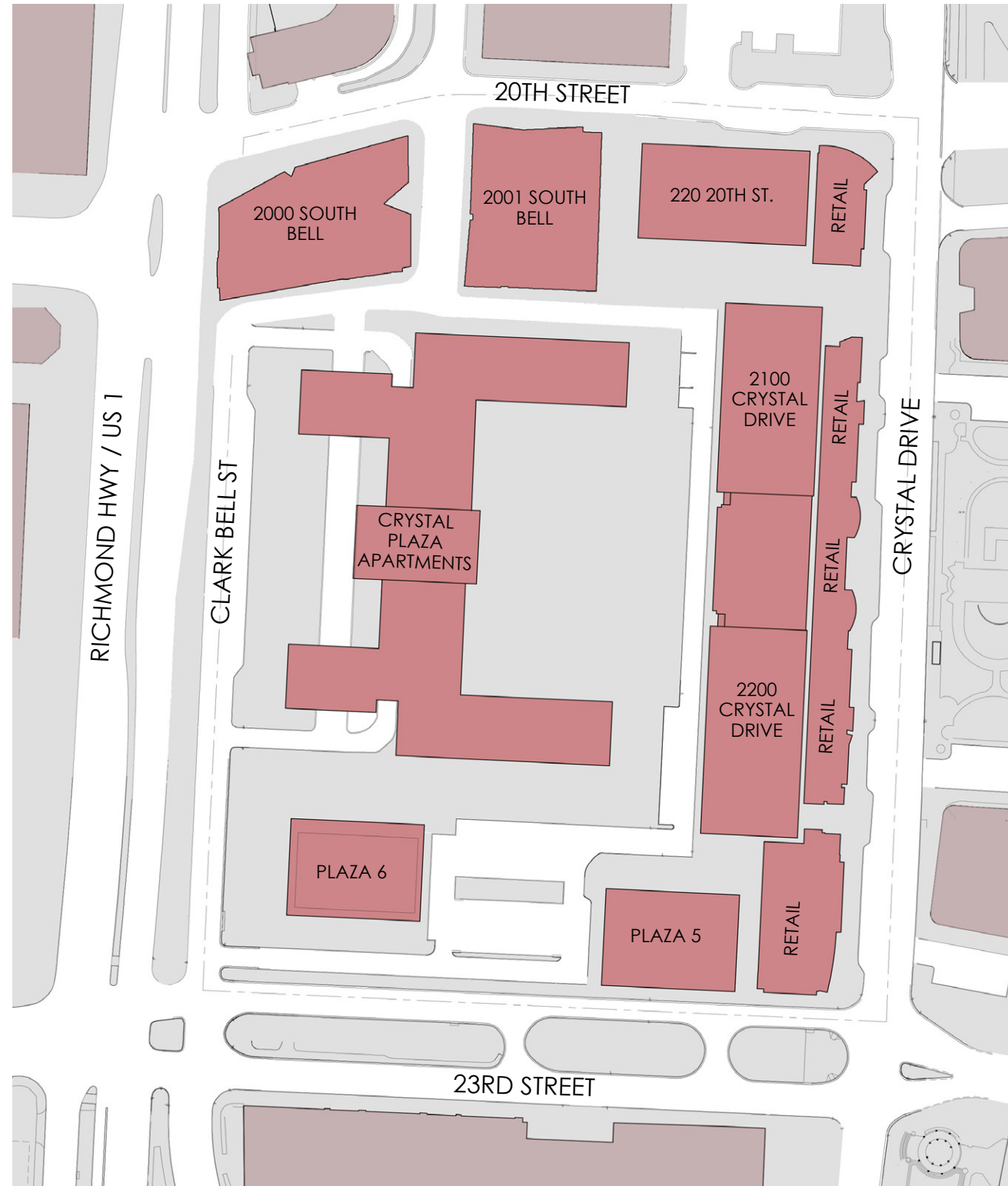


Block M Boundary (Per Sector Plan)

Existing Conditions, Figure 3.2.1, p32
Existing Illustrative Plan Circa 2007

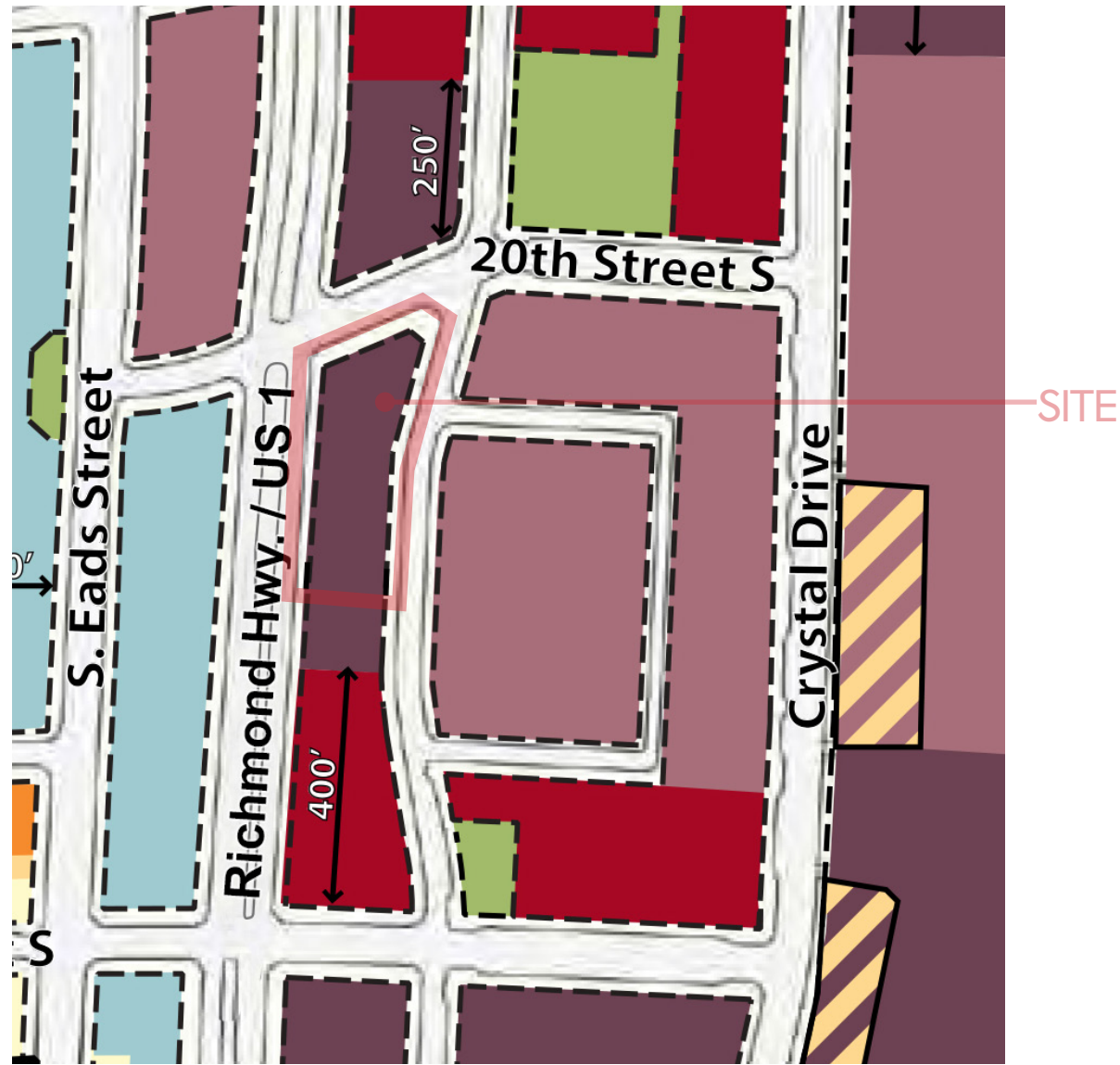
I. Block Framework | A. Base Plans

SECTOR PLAN BASE CONDITIONS - PLAN VIEW AND ORTHOPHOTO



I. Block Framework | B. SECTOR PLAN MAPS AND SUMMARY

BUILDING HEIGHTS MAP

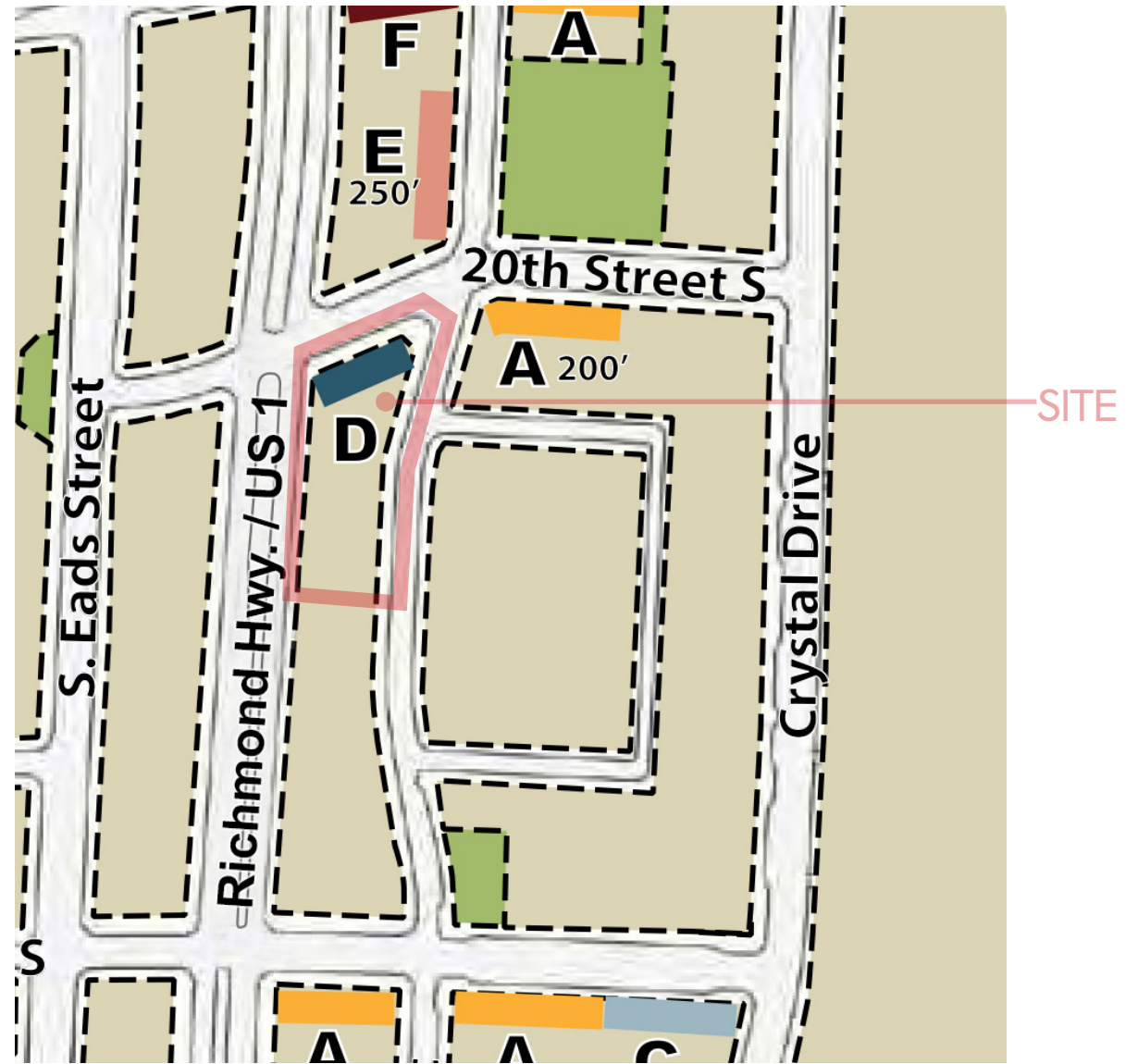


LEGEND	
[Light Yellow]	35'
[Light Orange]	60'
[Orange]	75'
[Light Blue]	110'
[Dark Blue]	150'
[Purple]	200'
[Dark Purple]	250'
[Red]	300'
[Green]	OPEN SPACE WITHIN BUILD-TO LINES

NOTES:

- HATCHING INDICATES THE LOWER HEIGHT FOR INFILL. THE GREATER HEIGHT IS FOR BLOCK SCALE DEVELOPMENT.
- A DIMENSION, WHEN SHOWN ON THE MAP, ESTABLISHES THE POSITION OF A BOUNDARY BETWEEN DIFFERENT HEIGHT ZONES.
- AN ADDITIONAL 2 TO 3 STOREYS MAY BE CONSIDERED IN 300' ZONES ALONG 18TH AND 33RD STREETS.
- IN INSTANCES WHERE EXISTING BUILDING HEIGHTS EXCEED THE BUILDING HEIGHTS SET FORTH IN THIS PLAN, SUCH BUILDINGS SHALL NOT BE DEEMED NON-CONFORMING BY THE ADOPTION OR IMPLEMENTATION OF THIS PLAN AND NOTHING IN THE PLAN SHALL RESTRICT OR PROHIBIT THE RECONSTRUCTION, REDEVELOPMENT, OR MAINTENANCE OF SUCH BUILDINGS IN ACCORDANCE WITH THEIR EXISTING BUILDING HEIGHTS AS PERMITTED IN THEIR APPLICABLE ZONING DISTRICT AND APPROVED SITE PLAN.

BULK PLANE ANGLE MAP

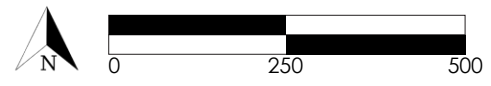
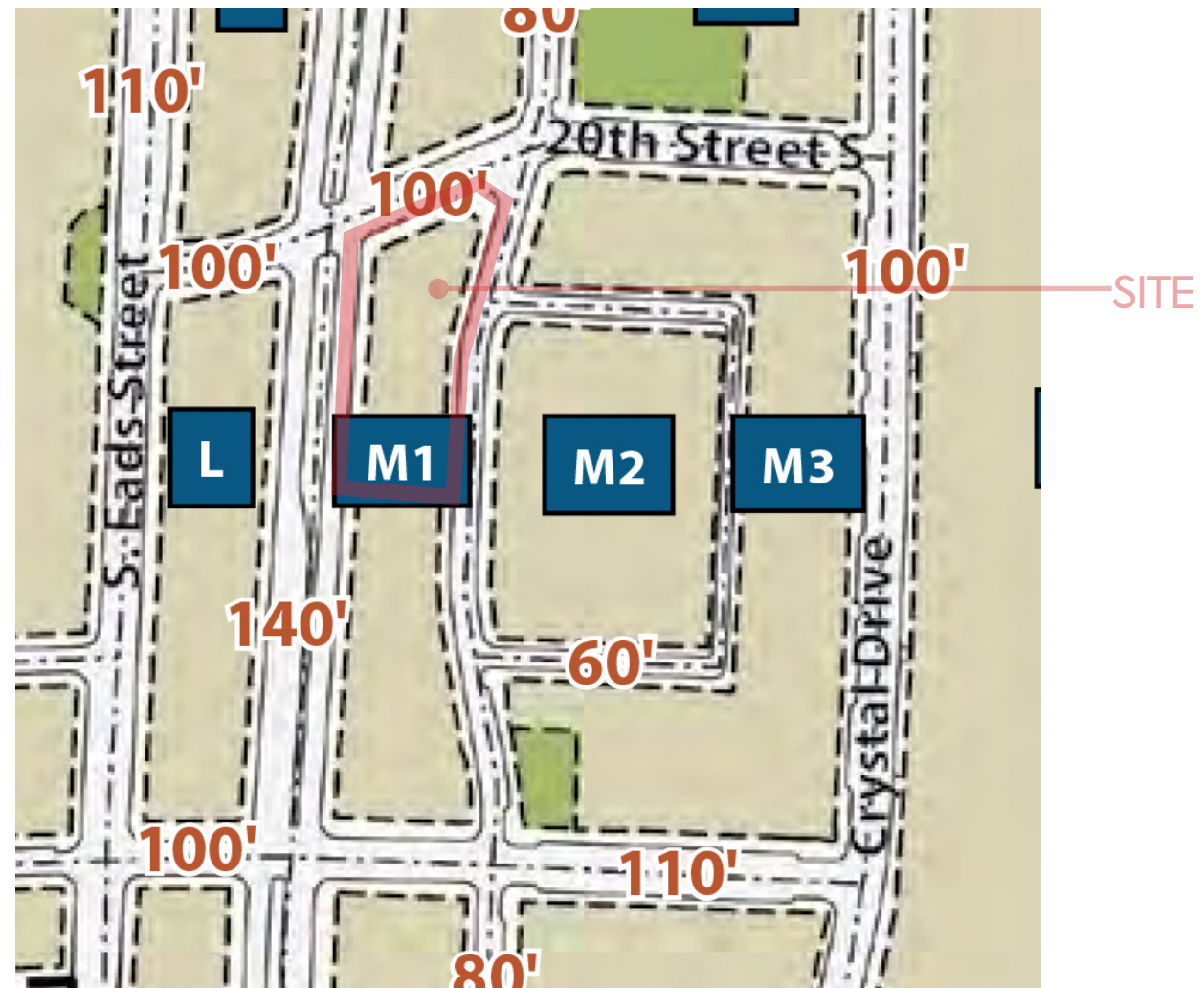


LEGEND	
FRONTAGE	HEIGHT AND ANGLE
[Light Orange]	A HEIGHT: 140' / ANGLE 50°
[Orange]	B HEIGHT: 120' / ANGLE 50°
[Light Blue]	C HEIGHT: 200' / ANGLE 50°
[Dark Blue]	D HEIGHT: 180' / ANGLE 50°
[Purple]	E HEIGHT: 180' / ANGLE 43°
[Dark Purple]	F HEIGHT: 220' / ANGLE 50°
[Red]	G HEIGHT: 160' / ANGLE 43°
[Dark Red]	H HEIGHT: 100' / ANGLE 50°
[Green]	OPEN SPACE WITHIN BUILD-TO LINES

NOTE:
A DIMENSION, WHEN PROVIDED ON THE MAP, ESTABLISHES A FRONTAGE LENGTH FOR THE BULK PLANE REQUIREMENT, OTHERWISE THE REQUIREMENT APPLIES TO THE ENTIRE FRONTAGE.

I. Block Framework | B. SECTOR PLAN MAPS AND SUMMARY

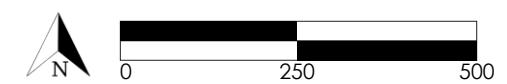
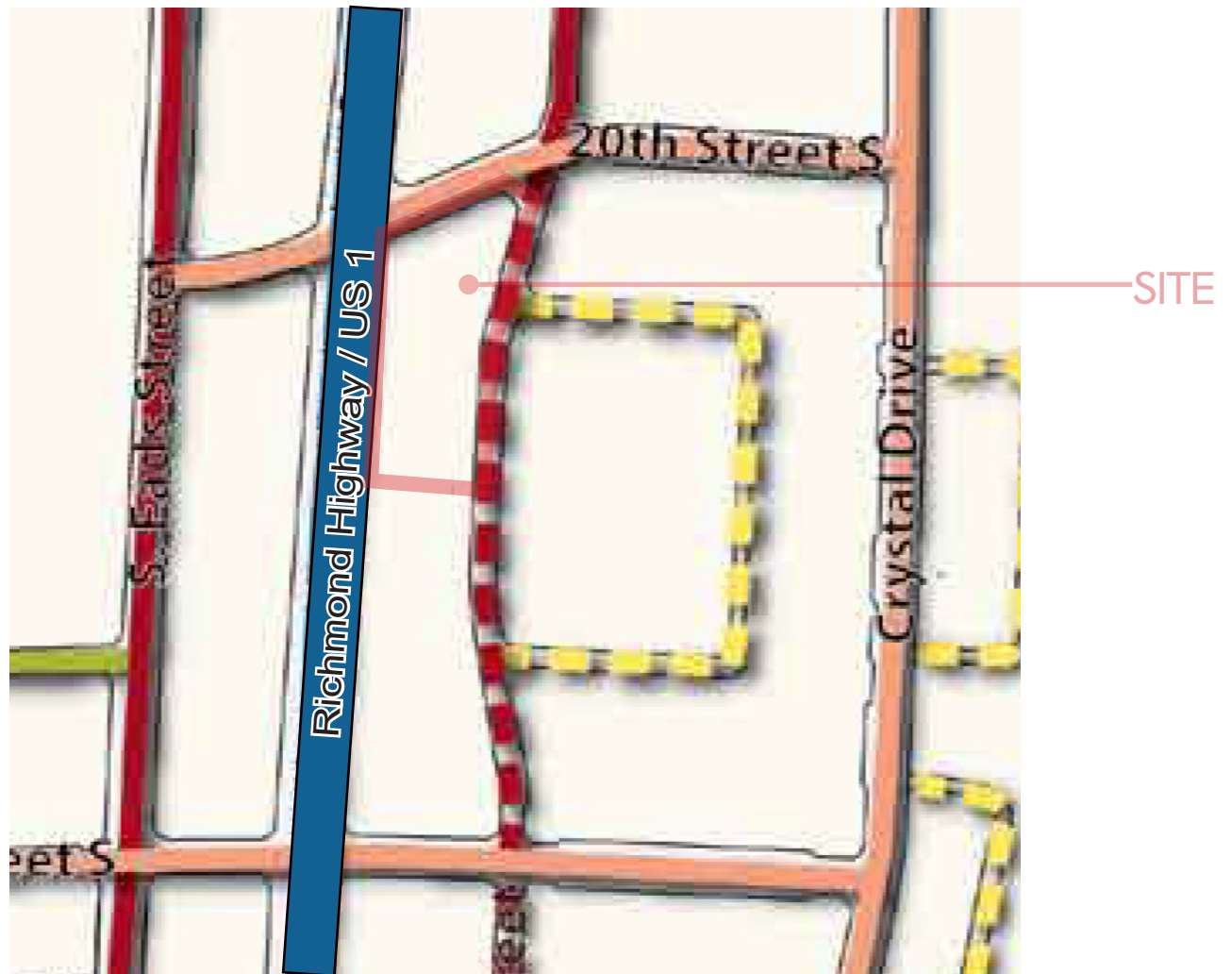
BUILD-TO LINES MAP



LEGEND	
	CONCEPT PLAN BLOCK
	BUILD-TO LINE
	GENERAL STREET CENTER LINE
	OPEN SPACE WITHIN BUILD-TO LINES

NOTE:
 1. NUMBERS REPRESENT DISTANCE FROM BUILDING FACE TO BUILDING FACE. FINAL DIMENSIONS SUBJECT TO ADJUSTMENT, DEPENDING UPON PROPOSED TRANSITWAY REQUIREMENTS.
 2. PORTIONS OF CRYSTAL DR. MAY MAINTAIN EXISTING 98 FOOT RIGHT-OF-WAY WIDTH AT PINCH POINT CONDITION.
 3. RECOMMENDED BUILD-TO LINES ESTABLISHED BETWEEN PUBLIC OPEN SPACES AND STREET RIGHTS-OF-WAY REPRESENT THE APPROXIMATE DEMARCATION BETWEEN THE PUBLIC OPEN SPACE AND SIDEWALK.

STREET NETWORK AND TYPOLOGY MAP



LEGEND	
	TYPE A (RETAIL-ORIENTED MIXED-USE ARTERIAL)
	TYPE B (URBAN MIXED-USE ARTERIAL) EXISTING
	TYPE B (URBAN MIXED-USE ARTERIAL) PROPOSED OR REALIGNED
	TYPE F (REGIONAL CONNECTOR)
	URBAN CENTER LOCAL EXISTING
	URBAN CENTER LOCAL PROPOSED
	NEIGHBORHOOD MINOR
	ALLEY PROPOSED ¹

NOTE:
 ADDITIONAL ALLEYS ARE ENCOURAGED BEYOND THOSE INDICATED ON THE MAP.

I. Block Framework | B. SECTOR PLAN MAPS AND SUMMARY

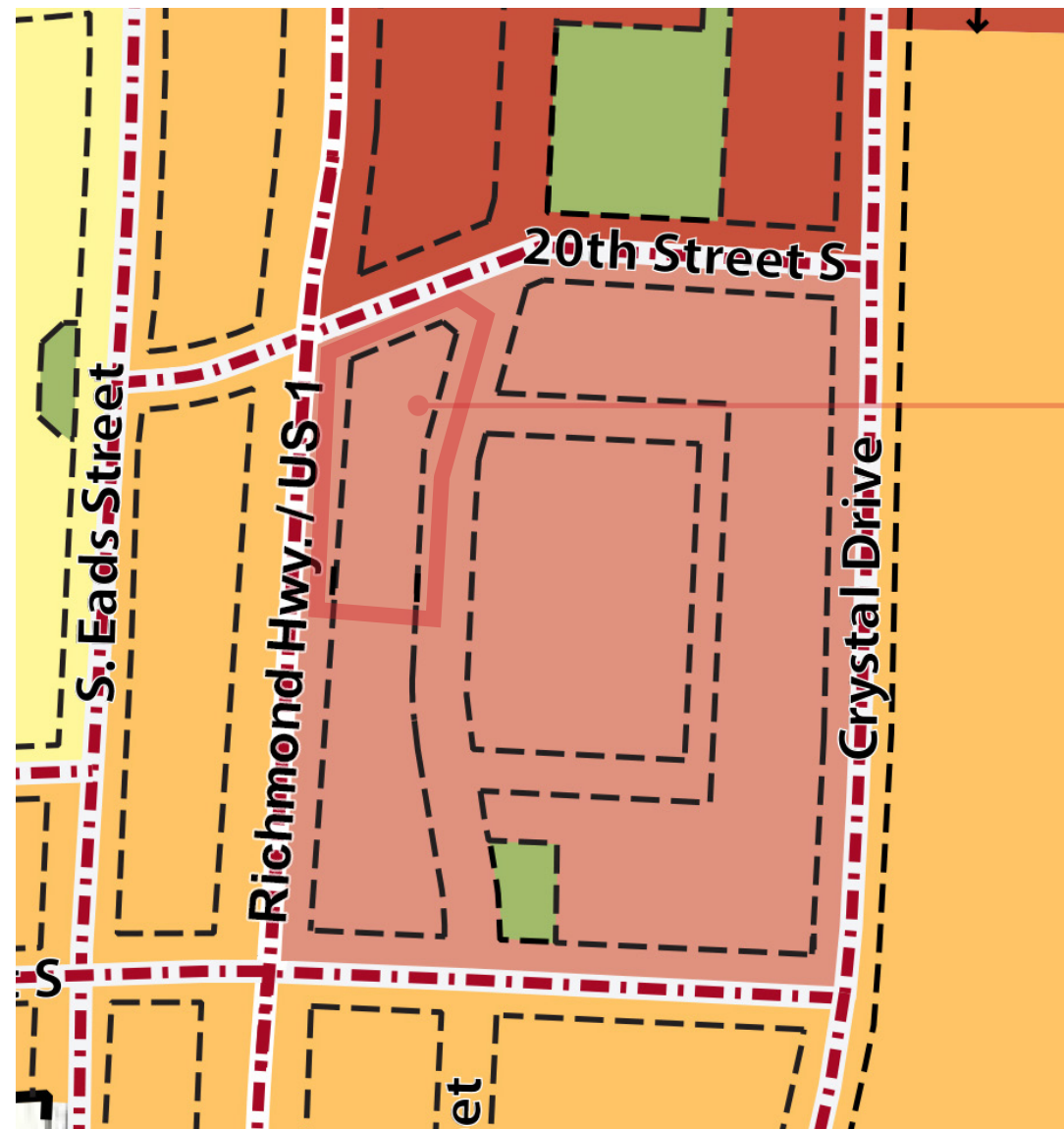
TOWER COVERAGE MAP



LEGEND	
PERCENT OF NET BUILDABLE AREA ¹	
[Light Blue Box]	65%
[Medium Blue Box]	75%
[Dark Blue Box]	85%
[Green Box]	OPEN SPACE WITHIN BUILD-TO LINES

1. NET BUILDABLE AREA AS MEASURED WITHIN BLOCK BUILD-TO LINES. TOWER COVERAGE MEASURED ABOVE FIFTH FLOOR AND/OR BUILDING PODIUM.

LAND USE MIX MAP

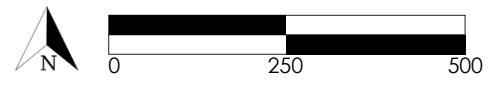


LEGEND	
LAND USE DESIGNATION	
[Yellow Box]	RESIDENTIAL, HOTEL
[Orange Box]	RESIDENTIAL, COMMERCIAL, HOTEL, OR MIXED-USE
[Reddish-Orange Box]	RESIDENTIAL, COMMERCIAL, HOTEL, OR MIXED-USE: MINIMUM 40% RESIDENTIAL OR HOTEL
[Brown Box]	RESIDENTIAL, COMMERCIAL, HOTEL, OR MIXED-USE: MINIMUM 60% RESIDENTIAL OR HOTEL
[Dark Red Box]	RESIDENTIAL, COMMERCIAL, HOTEL, OR MIXED-USE: MINIMUM 70% OFFICE
[Red Dashed Line]	PLANNING BLOCK BOUNDARY
[Green Box]	OPEN SPACE WITHIN BUILD-TO LINES

NOTE: A DIMENSION, WHEN SHOWN ON THE MAP, ESTABLISHES THE POSITION OF A BOUNDARY BETWEEN DIFFERENT LAND USE ZONES.

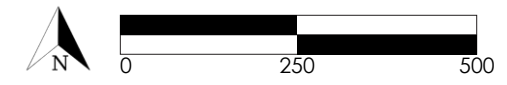
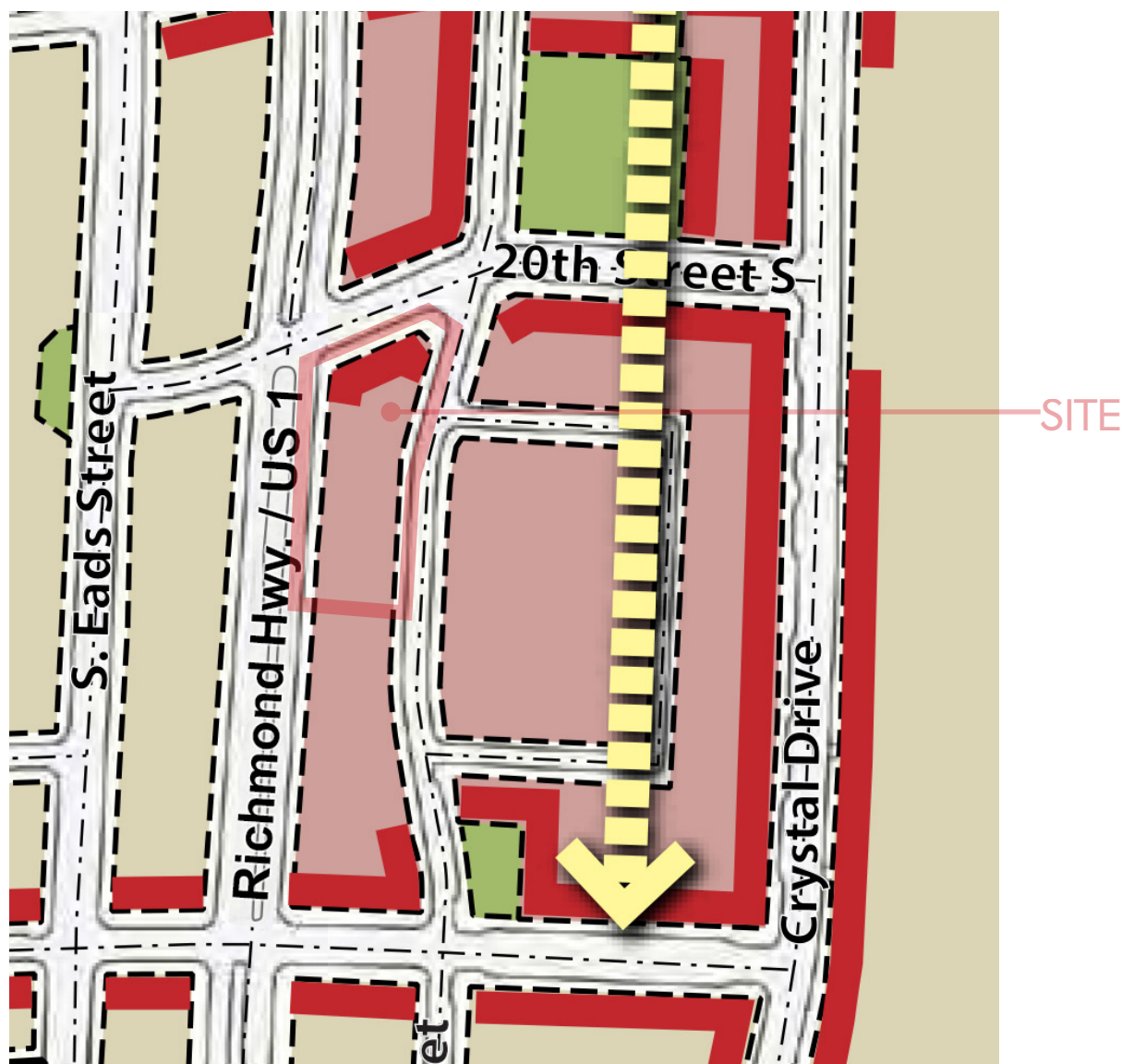
I. Block Framework | B. SECTOR PLAN MAPS AND SUMMARY

PUBLIC OPEN SPACE MAP



LEGEND	
XX	PARK NUMBER
Green Box	PUBLIC OPEN SPACE

RETAIL FRONTAGE AND UNDERGROUND MAP



LEGEND	
Red Outline	REQUIRED ON-STREET RETAIL FRONTAGE ^{1,2}
Red Outline	INTERIOR PEDESTRIAN CONCOURSE RETAIL, CULTURAL AND CIVIC USES ALLOWED
Yellow Arrow	PROPOSED CONCEPTUAL INTERNAL PEDESTRIAN CONNECTION
Green Box	OPEN SPACE WITHIN BUILD-TO LINES

NOTE:
 1. RETAIL IS PERMITTED BUT NOT REQUIRED ON ALL OTHER FRONTAGES
 2. REQUIRED RETAIL FRONTAGES SHOULD BE PREDOMINANTLY RETAIL-ORIENTED, BUT MAY INCLUDE SPACE FOR LOBBIES, ENTRANCES, AND OTHER ELEMENTS.

I. Block Framework | B. SECTOR PLAN MAPS AND SUMMARY

BASE DENSITY MAP



LEGEND	
BASE DENSITY (FAR)	
Light Purple	1.5 (COM) OR 72 DU/ACRE (RES.)
Medium Purple	2.5 (COM) OR 115 DU/ACRE (RES.)
Dark Purple	3.24 (RES. ONLY)
Green	3.8 (COM) OR 4.8 (RES.)
Light Green	OPEN SPACE WITHIN BUILD-TO LINES
NOTE:	
1. BASE DENSITY TO BE APPLIED TO SITE AREA ASSOCIATED WITH DEVELOPMENT PROPOSALS.	
2. THE 1.5 FAR OR 72 DWELLING UNIT/ACRE CATEGORY FOR BASE DENSITY DOES NOT IMPLY THAT EITHER USE COULD BE PERMITTED ON A SITE. THE LAND USE MAP, FIGURE 3.9.1, DEPICTS RECOMMENDED USES FOR EACH SITE.	

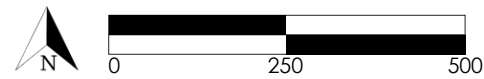
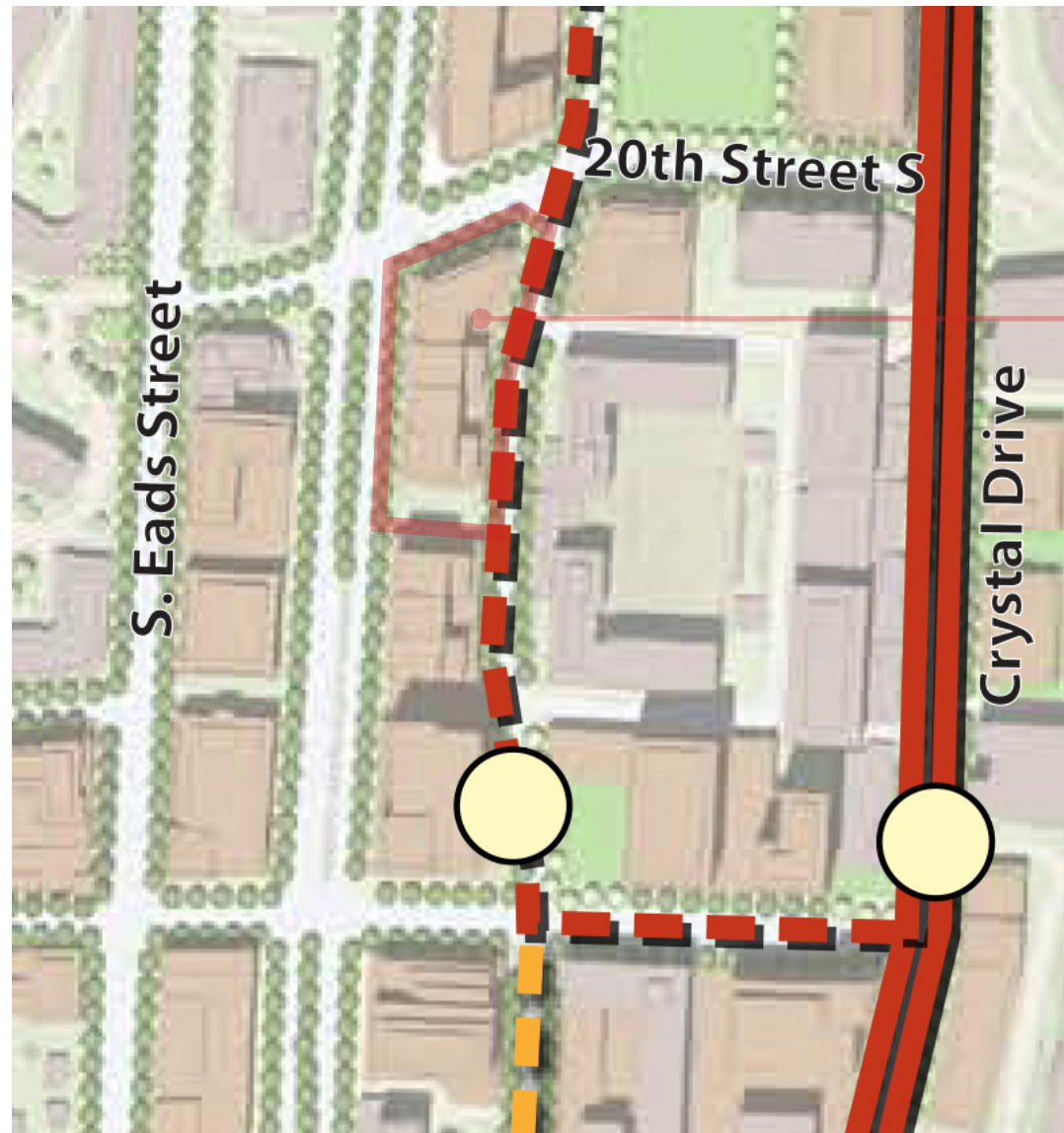
ARCHITECTURAL FEATURES MAP



LEGEND	
Red	ARCHITECTURAL FEATURE
Orange	COORDINATED FRONTAGE

I. Block Framework | B. SECTOR PLAN MAPS AND SUMMARY

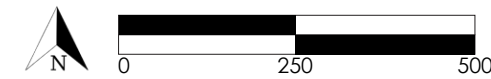
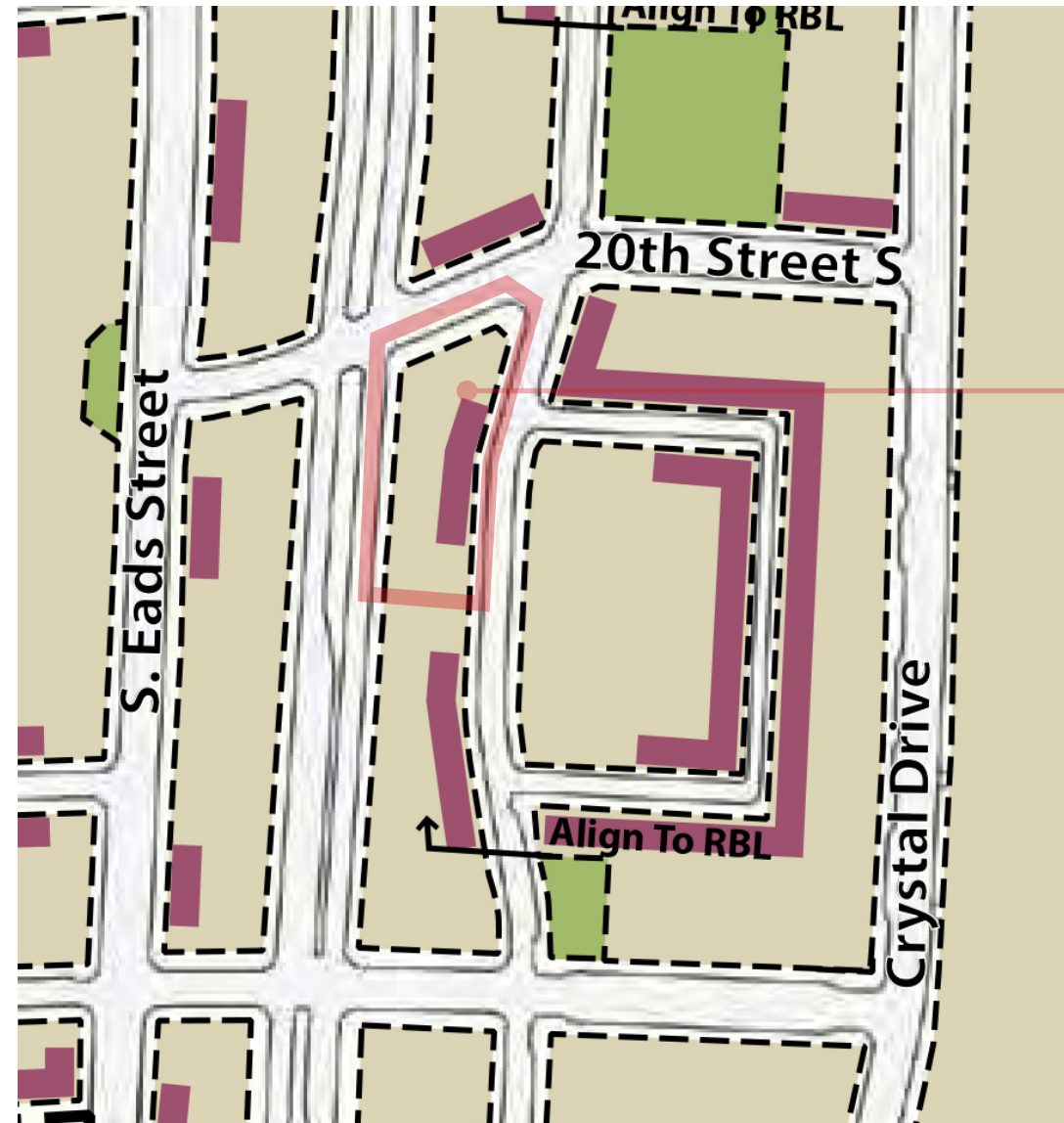
SURFACE TRANSITWAY MAP



LEGEND	
	PROPOSED NEAR-TERM TRANSITWAY ALIGNMENT
	PROPOSED MID-TERM TRANSITWAY ALIGNMENT
	PROPOSED LONG-TERM TRANSITWAY ALIGNMENT
	METRO LINE
	VRE
	PROPOSED TRANSIT STOP
	EXISTING METRO STATION ENTRANCE
	POTENTIAL SECOND ENTRANCE TO METRO

NOTE:
THE LOCATIONS OF THE PROPOSED TRANSIT STOPS SHOWN ON THIS MAP ARE ILLUSTRATIVE AND GENERAL, WITH FINAL LOCATIONS TO BE DETERMINED THROUGH FUTURE STUDY, ANALYSIS, AND PLANNING.

SERVICE AND LOADING MAP



LEGEND	
	GENERALLY PREFERRED FRONTAGE WHERE LOADING, SERVICE, AND GARAGE ENTRANCES ARE LOCATED ON A STREET
	OPEN SPACE WITHIN BUILD-TO LINES

NOTE:
1. WHEREVER POSSIBLE, ALLEYS SHOULD BE PROVIDED WITHIN BLOCKS AND SERVICE, LOADING, AND GARAGE ENTRANCES SHOULD BE LOCATED AT THESE ALLEYS RATHER THAN ON STREET FRONTAGES.
2. WHEREVER POSSIBLE, SERVICE AND PARKING ENTRANCES SHALL NOT BE LOCATED ON TYPE A OR B STREETS.

I. Block Framework | B. SECTOR PLAN MAPS AND SUMMARY

CRYSTAL CITY SECTOR PLAN SUMMARY FOR BLOCK M

1. SUMMARY OF MAJOR SECTOR PLAN RECOMMENDATIONS SPECIFIC TO THE BLOCK

BUILDINGS AND DEVELOPMENT

Density: Many of the existing buildings within Block M are envisioned as future redevelopment sites (Figure 3.3.9). The Block is split between High Density and Medium Density zones (Figure 3.8.1), with the southernmost portion of the block located in the High Density zone. The Base Density for development on Block M is 3.8 F.A.R. for commercial uses and 4.8 F.A.R. for residential uses (Figure 3.8.2).

Massing and Placement: Building locations and massing are intended to complement those of surrounding structures on blocks adjacent to Block M.

Tower Coverage: The allowable block average Tower Coverage for Block M ranges from 75% for the interior portion of the Block to 85% for the portions of the Block fronting on Richmond Highway/US-1, 20th Street S, Crystal Drive, and 23rd Street S (Figure 3.8.9). Under the Sector Plan, average Tower Coverage is calculated by dividing each building's largest floor plate above the fifth floor and/or building podium by the net buildable area for that building (Figure 3.8.9) and then averaging for all build-able area of the block.

Height and Bulk Plane Angle: The allowable maximum building height for Block M varies across the site. The southern portion of the block fronting on 23rd Street S is designated for a maximum height of 300 feet (Figure 3.8.5). The northwest corner of the Block, located near the intersection of Richmond Highway/US-1 and 20th Street S (comprising approximately the northern half of Block M1) is designated for a maximum height of 250 feet (Figure 3.8.5). The remainder of the Block is designated for a maximum height of 200 feet (Figure 3.8.5). The northern frontage of Block M1 and northwest frontage of Block M3 (both fronting on 20th Street S) is subject to bulk plane angle requirements (Figure 3.8.7).

Land Use Designation and use Mix Target: Block M is designated as Residential, Commercial, Hotel, or Mixed-Use: Minimum 40% Residential or Hotel (Figure 3.9.1). A portion of Block M3 along 23rd Street S is designated as Open Space Within Build-To Lines (Figure 3.9.1).

Retail Frontage and Interior Pedestrian Concourse: The Sector Plan denotes retail frontages along the north, south, and east frontages of the Block, including along the open space designated as "Park 10" (Figures 3.9.3 and 3.7.3). Additionally, the Sector Plan shows a Proposed Conceptual Internal Pedestrian Connection running north-south through the eastern area of the Block, roughly coincident with the eastern boundary between Blocks M2 and M3.

Cultural Resources and Community Services: The Sector Plan identifies the Entertainment District as a possible location for cultural amenities, but it recommends a flexible approach to providing a broad range of resources and services over time.

Parking: A range between a maximum of 1 space per 750 square feet (1:750) and/or a minimum of 1 space per 1,000 square feet (1:1,000) for office uses and 1.125 spaces for residential dwelling units, while maximizing the sharing of parking among users.

Architectural Features: The Sector Plan recommends implementation of an architectural feature on the southwest corner of Block M1 and the northwest corner of Block M3 (Figure 3.11.1). The Sector Plan also recommends Coordinated Facade Frontages along the north and east frontages of the open space designated as "Park 10" (Figure 3.11.1).

TRANSPORTATION

The Sector Plan calls for substantial modifications to Richmond Highway/US-1, creating a six-lane boulevard which will act as a unifying element of the Crystal City public realm. Additionally, the Sector Plan envisions modifications to 20th Street S and 23rd Street S in order to improve intersection performance, roadway alignment, and overall streetscape design.



The Sector Plan calls for a substantial realignment of Clark-Bell Street through the Block. The realignment of Clark-Bell Street will remove elevated portions of the existing street, provide greater distance from Richmond Highway/US-1 at critical locations, establish a more regular street grid, create new development sites, and facilitate two-way traffic flow.

The Sector Plan calls for two new surface Transit Stops on the Block: one located near the southwest corner of the Block along the realigned Clark-Bell Street, and the other located near the southeast corner of the Block along Crystal Drive.

EXCERPT FROM ILLUSTRATIVE CONCEPT PLAN

LEGEND	
	STREET IMPROVEMENT
	INTERSECTION IMPROVEMENT

I. Block Framework | B. SECTOR PLAN MAPS AND SUMMARY

CRYSTAL CITY SECTOR PLAN SUMMARY FOR BLOCK M

OPEN SPACE

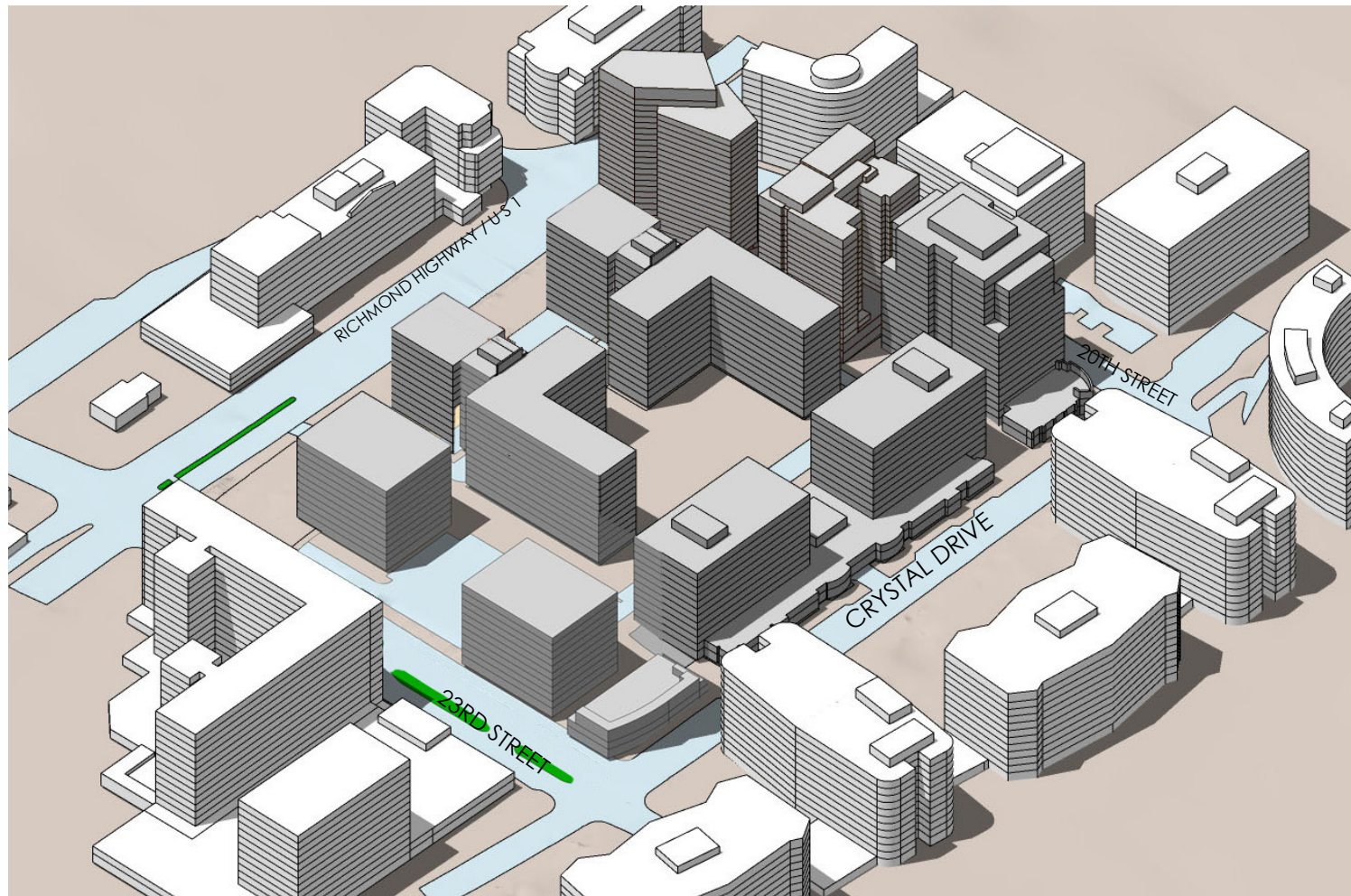
The Sector Plan calls for a series of new public open spaces on the Block, identified as Park #8, Park #9, Park #10, and Park #11 (Figure 3.7.3). This series of pocket parks and plazas will provide for a combination of active and passive recreation space, outdoor seating and dining, and walking paths. The Sector Plan further envisions that Park #10, which is also known as 23rd Street Plaza, will be lined by active retail uses that will help activate the space. The planned open spaces on the Block will be neighborhood gathering spaces enjoyed by tenants, patrons, and visitors alike.



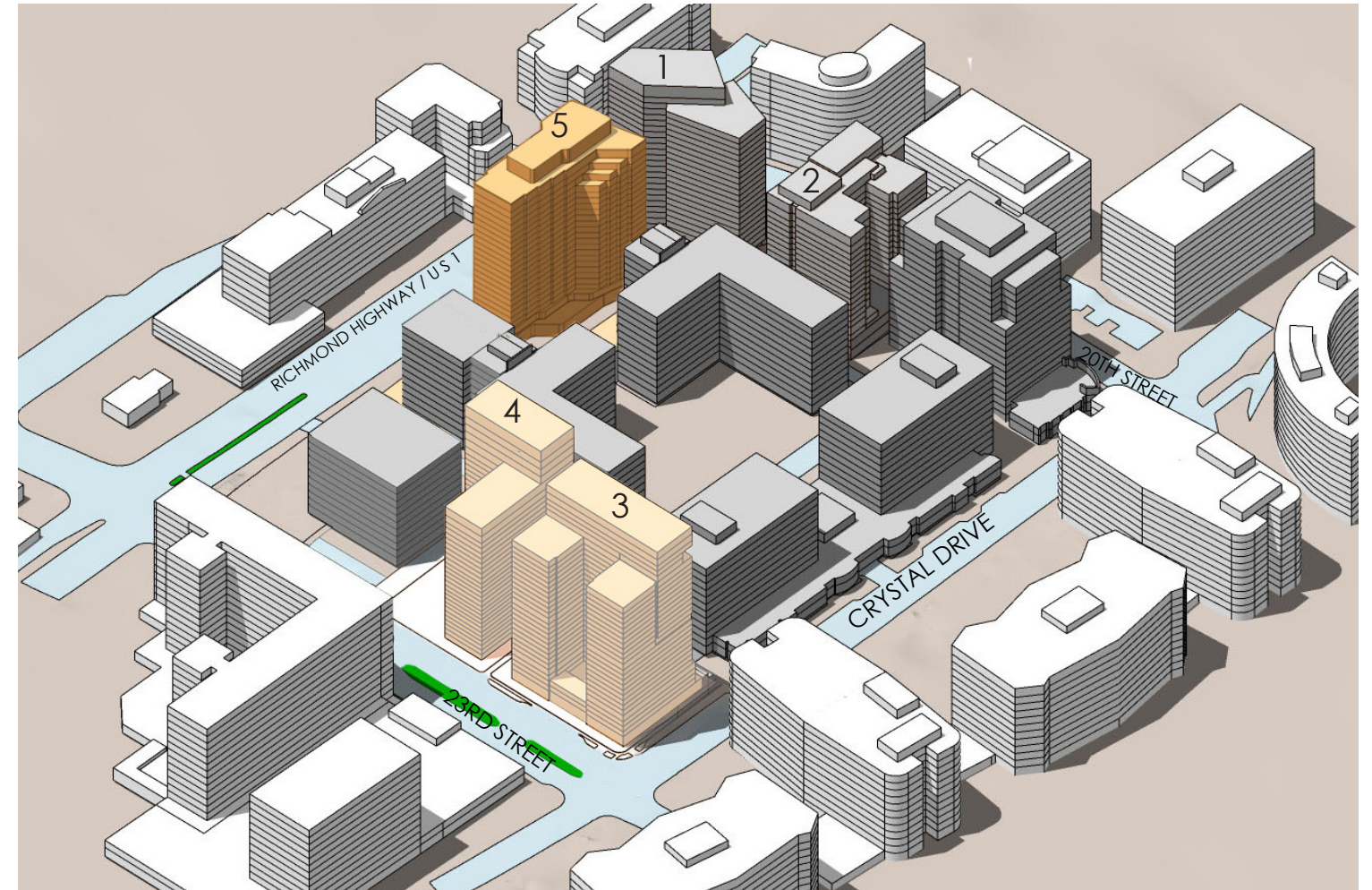
AERIAL VIEW OF 23rd STREET PLAZA

I. Block Framework | C. SECTOR PLAN MAPS AND SUMMARY

3D VIEW OF EXISTING



3D VIEW OF PROPOSED PLAN



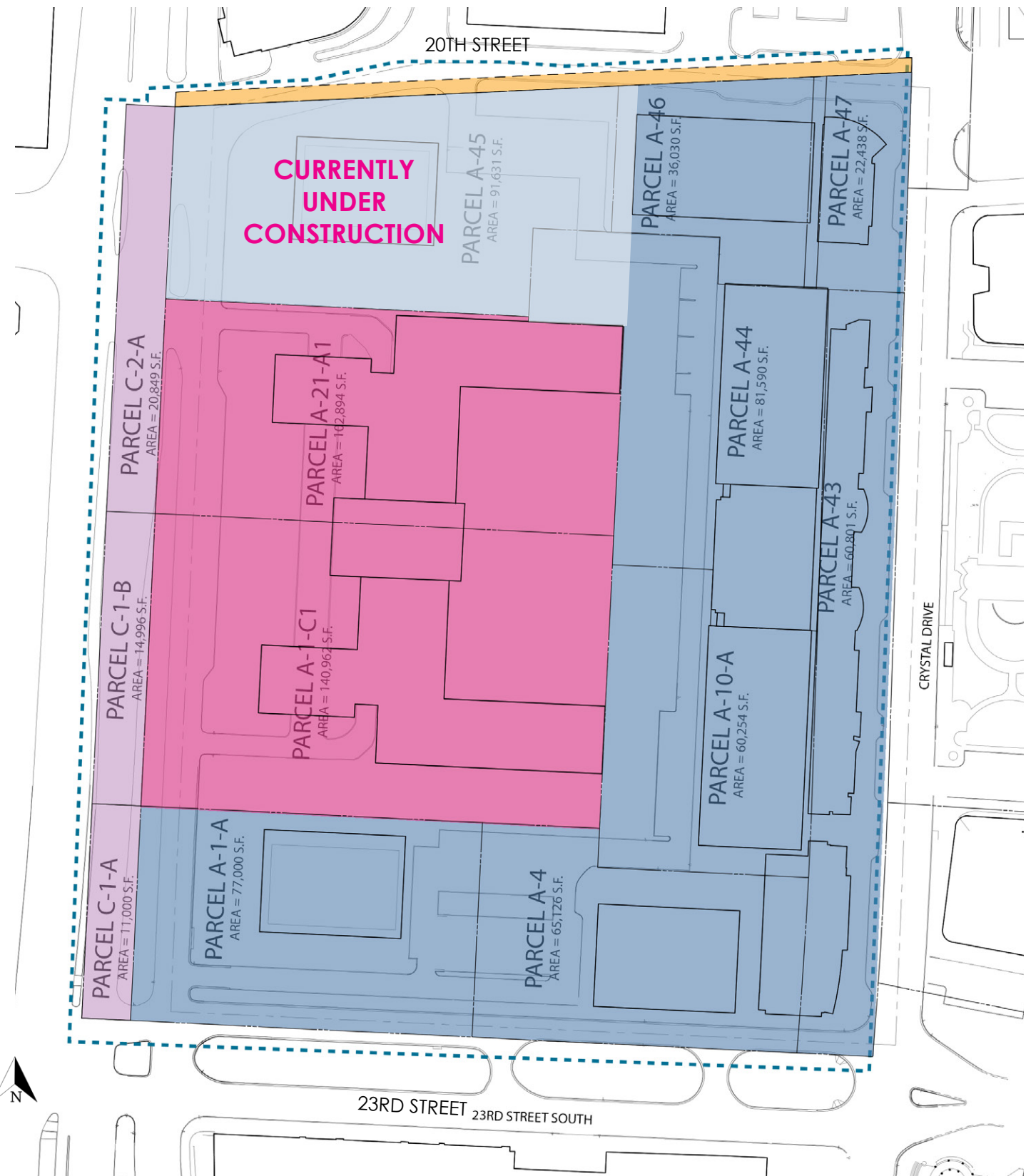
	Building Height
1. 2000 South Bell St*	250'
2. 2001 South Bell St*	200'
3. 2250 Crystal Dr**	304'
4. 223 23rd St**	309'
5. Crystal Plaza Development North	250'

* UNDER CONSTRUCTION

** SUBMITTED UNDER SEPARATE BLOCK PLAN BY OTHERS

I. Block Framework | C. EXISTING CONDITIONS AND FUTURE PLANS

EXISTING CONDITIONS - REAL ESTATE PARCELS AND LOTS



REAL ESTATE PARCELS AND LOTS			
RPC NUMBER	PARCEL NUMBER	EXISTING ZONING	SQUARE FEET
34020267	A - 45	CO - CRYSTAL CITY	91,631
34020268	A - 46	C - O	36,030
34020266	A - 44	C - O	81,590
34020018	A - 10 - A	C-O / CO-CRYSTAL CITY	60,254
34020017	A - 4	CO - CRYSTAL CITY	65,126
34020003	A - 1 - A	C-O / CO-CRYSTAL CITY	77,000
34020256	A - 21 - A1	RA4.8	102,894
34020255	A - 1 - C1	RA4.8/C-O/M-2	140,962
34020265	A - 43	C-O-1.5/C-O	60,801
34020269	A - 47	C-O-1.5/C-O	22,438
34020014	C - 2 - A	M-2/RA4.8	20,850
34020013	C - 1 - B	M-2/RA4.8	14,996
34020012	C - 1 - A	M-2/C-O	11,000
Subtotal			785,572
Light and Power Co			11,340
Total			796,912

- 1) Areas are based on certified survey plan (see sheet C1.2 of the Crystal City Block Development Document : Block M)
- 2) Light & Power Co. lots are included so "M" Block Plan boundary abuts.

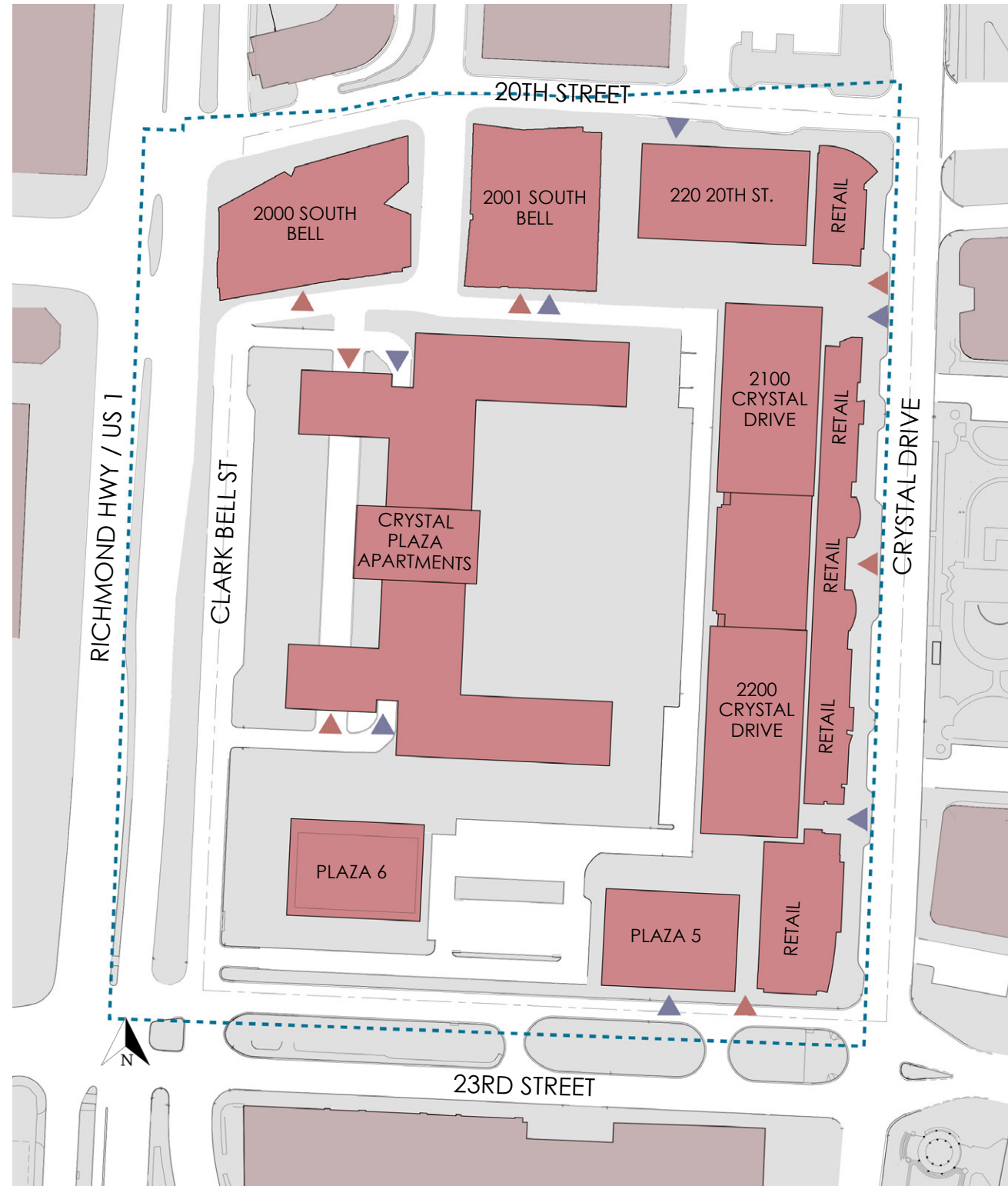
PARCEL OWNERSHIP	
PARCEL NUMBER	LAND OWNER
A - 45	CESC PLAZA LIMITED PARTNERSHIP
A - 44	CESC PLAZA LIMITED PARTNERSHIP % JBG SMITH PROPERTIES
A - 43	
A - 47	
A - 46	
A - 10 - A	220 S 20TH ST LLC % JBG SMITH PROPERTIES
A - 1 - A	PLAZA ASSOC L P % JBG SMITH PROPERTIES
A - 4	SKB LIMITED PARTNERSHIP % JBG SMITH PROPERTIES
A - 21 - A1	CP One Owner LLC
A - 1 - C1	
C - 2 - A	COUNTY BOARD OF ARLINGTON
C - 1 - B	
C - 1 - A	
Light and Power Co	BRADDOCK LIGHT AND POWER CO.

- Dweck Properties
- Arlington County
- JBG Smith
- Dominion Power

Block M Boundary (Per Sector Plan)

I. Block Framework | C. EXISTING CONDITIONS AND FUTURE PLANS

EXISTING CONDITIONS - PLAN VIEW OF DEVELOPMENT



EXISTING BLOCK AREA TABULATIONS					
	SUB-BLK ID	OFFICE GFA	RETAIL GFA	RESIDENTIAL GFA	TOTAL GFA
2000 SOUTH BELL ST	M1-1	-	12,244	367,040	379,284
2001 SOUTH BELL ST	M3-A	-	10,006	334,061	344,067
220 20TH ST	M3-B	-	1,563	326,666	328,229
2100 CRYSTAL DRIVE	M3-C	262,857	-	-	262,857
2200 CRYSTAL DRIVE	M3-C	261,125	-	-	261,125
PLAZA APARTMENTS	M2	-	-	816,660	816,660
2221 CLARK ST / PLAZA 6	M1-D	24,960	6,161	127,129	158,250
PLAZA 5 - OFFICE	M3-D	149,270	-	-	149,270
STREET AND CONCOURSE RETAIL		-	195,047	-	195,047
TOTAL		698,212	225,021	1,971,556	2,894,789

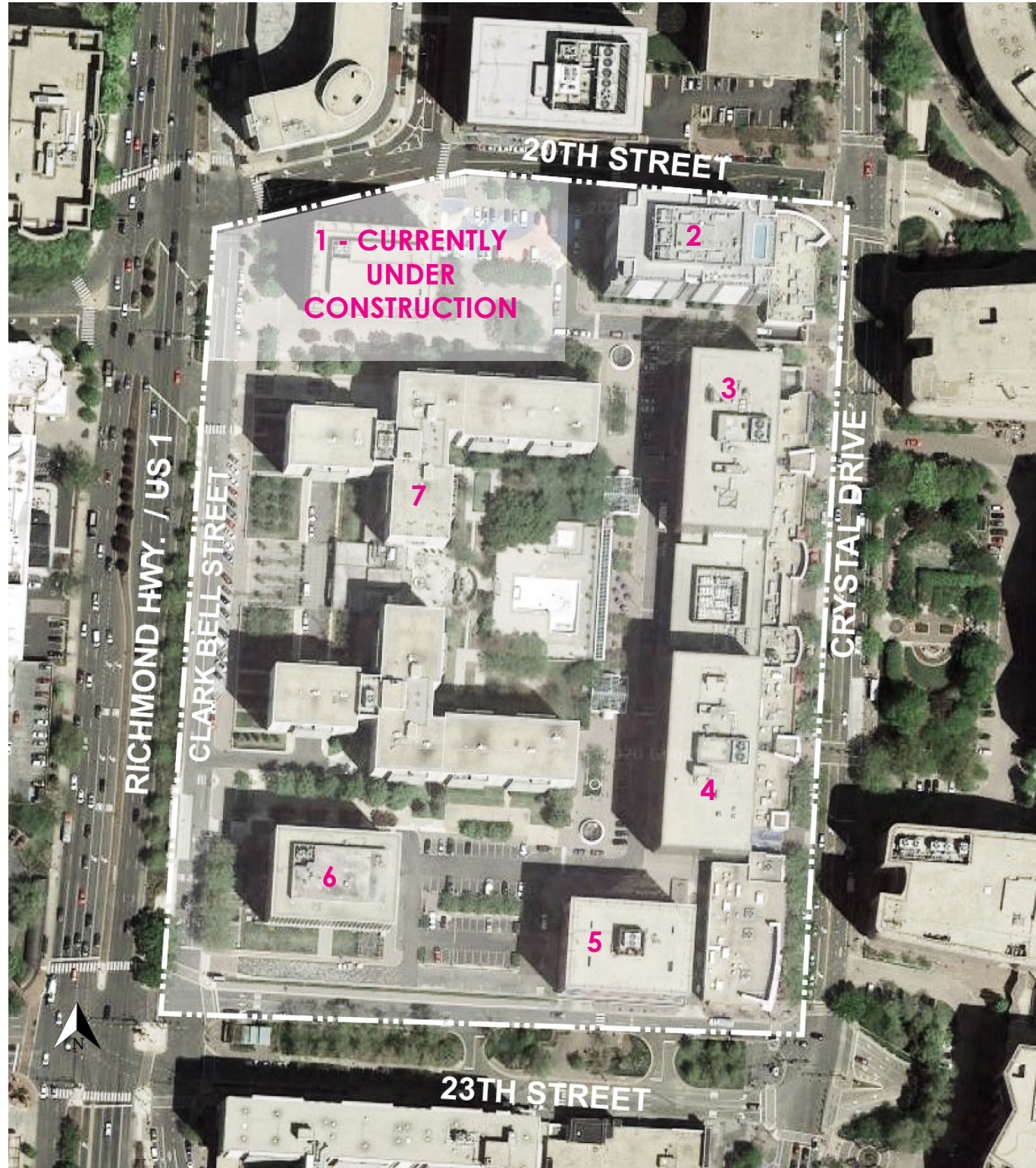
1) Total GFA for each building may not match aggregate of uses shown in circumstances where some GFA is dedicated to other uses (eg. circulation, services, etc).
 2) Existing GFA figures sourced from Approved Site Plan #11

EXISTING USE MIX RATIOS	
USE	EXISTING % OF BLOCK
OFFICE	24.10%
RETAIL	7.80%
RESIDENTIAL	68.10%
TOTAL	100%

- - - - - Block M Boundary (Per Sector Plan)
- ▲ Existing Loading
- ▲ Existing Parking Entry

I. Block Framework | C. EXISTING CONDITIONS AND FUTURE PLANS

EXISTING CONDITIONS - AERIAL IMAGERY



- 1. 2000 / 2001 SOUTH BELL - CURRENTLY UNDER CONSTRUCTION
- 2. 220 20TH ST.
- 3. 2100 CRYSTAL DRIVE
- 4. 2200 CRYSTAL DRIVE
- 5. PLAZA 5
- 6. PLAZA 6
- 7. CRYSTAL APARTMENTS

I. Block Framework | C. EXISTING CONDITIONS AND FUTURE PLANS

NET BUILDABLE AREA

NET AREA BY SUB-BLOCK						
SUB-BLOCK ID	BUILDING	TOTAL AREA PER BUILDING	TOTAL AREA PER SUB BLOCK	TYPE	NET AREA	NET BUILDABLE AREA
M1-A	2000 South Bell St		53,913	Buildable	26,901	26,901
M1-B	Crystal Plaza Development North	43,832	58,256	Buildable	33,438	33,438
	Remaining Crystal Apartments	14,424				
M1-C	Remaining Crystal Apartments	70,624	84,129	Buildable	41,464	41,464
	Crystal Plaza Development North	13,505				
M1-D	2221 Clark St / Plaza 6		41,380	Buildable	33,981	33,981
M1-E	N/A		20,850	Non-Buildable		
M1-F	N/A		14,996	Non-Buildable		
M1-G	N/A		11,000	Non-Buildable		
SUBTOTAL-M1			284,524		135,784	135,784
M-2	Remaining Crystal Apartments		101,473	Buildable	75,448	75,448
SUBTOTAL-M2			101,473		75,448	75,448
M3-A	2001 South Bell St		45,468	Buildable	28,318	28,318
M3-B	220 20th Street	60,754	63,817	Buildable	44,438	44,438
	2001 South Bell St	3,063				
M3-C	2100 & 2200 Crystal Dr	163,521	165,480	Buildable	127,791	127,791
	2001 South Bell St	1,959				
M3-D	Plaza 5 - 2250 Crystal Dr		58,706	Buildable	39,032	39,032
M3-E	Plaza 5 - 223 23rd St		43,453	Buildable	14,738	14,738
M3-F	N/A		22,651	Non-Buildable	13,000	-
SUBTOTAL-M3			399,575		267,317	254,317
M1 + M2 + M3			785,572		478,549	465,549

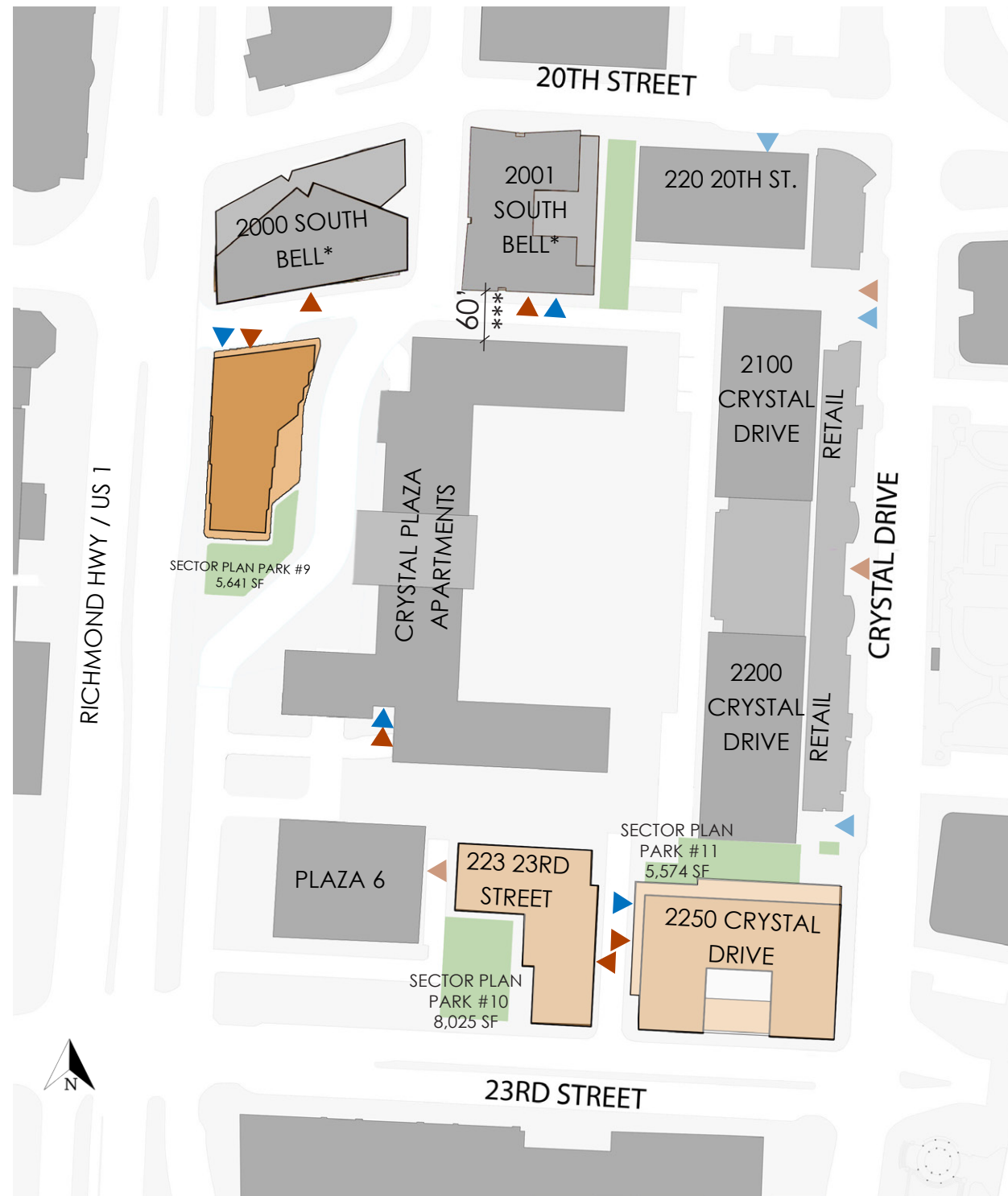
1) In the Sector Plan , it is anticipated that 220 20th Street (M3-B), 2100 Crystal Dr. and 2200 Crystal Dr. (M3-C) will remain for the foreseeable future.

2) Net Buildable Areas are within the Build-to-lines recommended by the Sector Plan.

3) Net Buildable Areas depicted here are for the entire sub-block. Net areas per buiding may differ.

I. Block Framework | C. EXISTING CONDITIONS AND FUTURE PLANS

PROPOSED FINAL SITE PLAN OVERLAY



PROPOSED SITE PLAN ON EXISTING CONDITIONS					
BUILDING	SUB-BLK ID	OFFICE GFA	RETAIL GFA	RESIDENTIAL GFA	TOTAL GFA
2000 SOUTH BELL ST*	M1-A		12,244	367,040	379,284
2001 SOUTH BELL ST*	M3-A		10,006	334,061	344,067
220 20TH ST	M3-B		1,563	326,666	328,229
2100 CRYSTAL DRIVE	M3-C	262,857		0	262,857
2200 CRYSTAL DRIVE	M3-C	261,125		0	261,125
REMAINING CRYSTAL APARTMENTS	M2			745,761	745,761
CRYSTAL PLAZA DEVELOPMENT - NORTH	M1-B		7,851	405,124	412,975
2221 CLARK ST / PLAZA 6	M1-D	24,960	6,161	127,129	158,250
2250 CRYSTAL & 223 23RD ST**	M3-D/E		17,438	1,102,417	1,119,855
STREET AND CONCOURSE RETAIL			195,047	0	195,047
TOTAL		548,942	250,310	3,408,198	4,207,450

1) Total GFA for each building may not match aggregate of uses shown in circumstances where some GFA is dedicated to other uses (eg. circulation, services, etc).

2) Existing GFA figures sourced from Approved Site Plan # 11

* CURRENTLY UNDER CONSTRUCTION ** SUBMITTED IN PREVIOUS BLOCK PLAN BY OTHERS

RESULTING USE MIX RATIOS			
USE	EXISTING % OF BLOCK	PROPOSED % OF BLOCK	% CHANGE
OFFICE	24.1%	13.0%	-45.9%
RETAIL	7.8%	5.9%	-23.7%
RESIDENTIAL	68.1%	81.0%	18.9%
TOTAL	100.00%	100.00%	0.00%

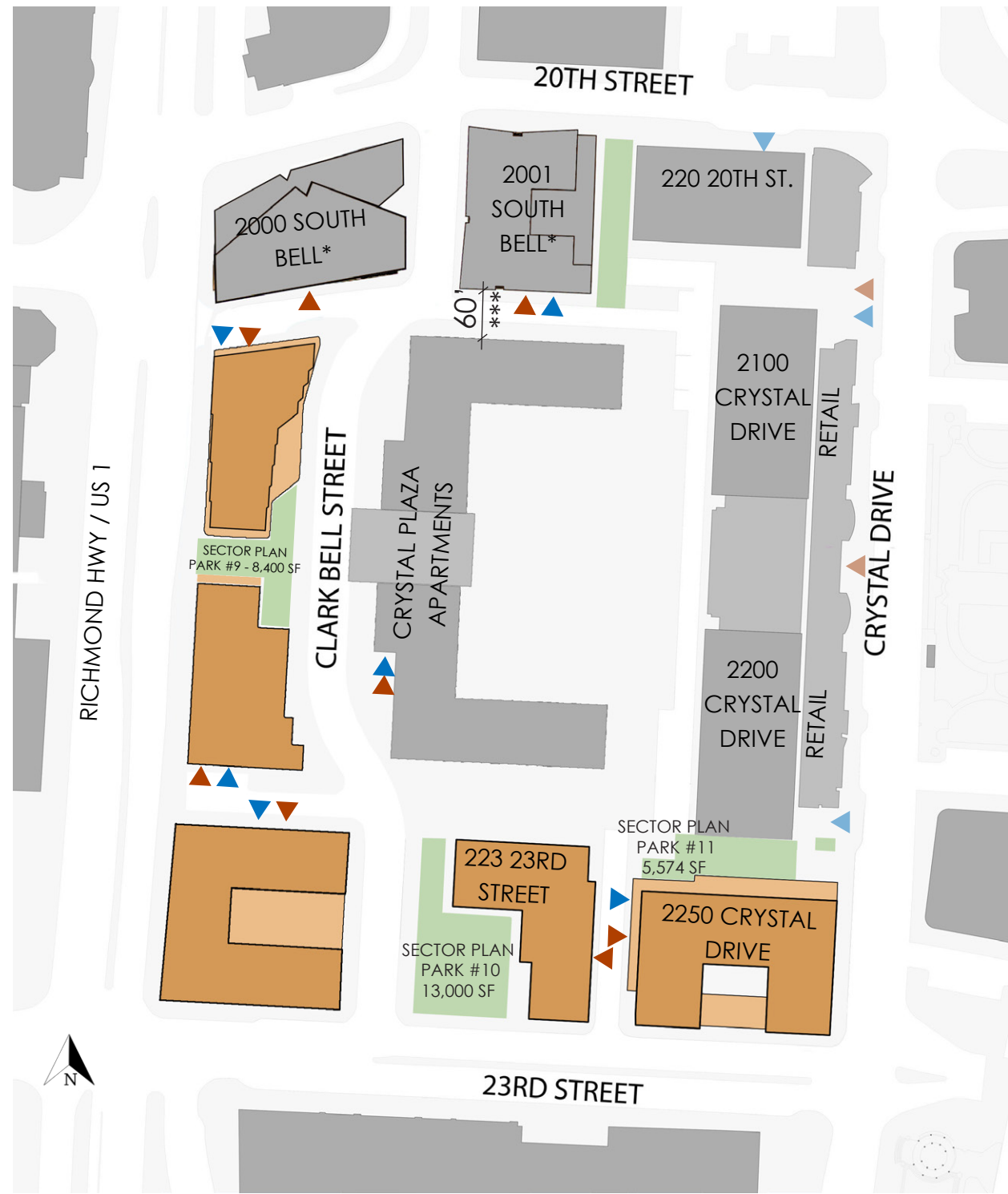
*** 60 feet of horizontal tower separation shall be provided between the future tower of the Crystal Plaza Apartments (M-2) and the East Tower (M3-A). The exact location of the future buildings on M2 and M1-C will be determined through a future site plan application and associated Block Plan.

- Existing Loading
- Existing Parking Entry
- Proposed Loading
- Proposed Parking Entry

* PREVIOUSLY APPROVED

I. Block Framework | C. EXISTING CONDITIONS AND FUTURE PLANS

FUTURE PLAN A



PROPOSED SITE PLAN ON EXISTING CONDITIONS					
BUILDING	SUB-BLK ID	OFFICE GFA	RETAIL GFA	RESIDENTIAL GFA	TOTAL GFA
2000 SOUTH BELL ST*	M1-A		12,244	367,040	379,284
2001 SOUTH BELL ST*	M3-A		10,006	334,061	344,067
220 20TH ST	M3-B		1,563	326,666	328,229
2100 CRYSTAL DRIVE	M3-C	262,857		0	262,857
2200 CRYSTAL DRIVE	M3-C	261,125		0	261,125
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CRYSTAL PLAZA DEVELOPMENT - NORTH	M1-B		7,851	405,124	412,975
2221 CLARK ST / PLAZA 6	M1-D	24,960	6,161	127,129	158,250
2250 CRYSTAL & 223 23RD ST**	M3-D/E		17,438	1,102,417	1,119,855
STREET AND CONCOURSE RETAIL			195,047	0	195,047
TOTAL		548,942	250,310	3,408,198	4,207,450

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 2) Existing GFA figures sourced from Approved Site Plan # 11
 * CURRENTLY UNDER CONSTRUCTION ** SUBMITTED IN PREVIOUS BLOCK PLAN BY OTHERS

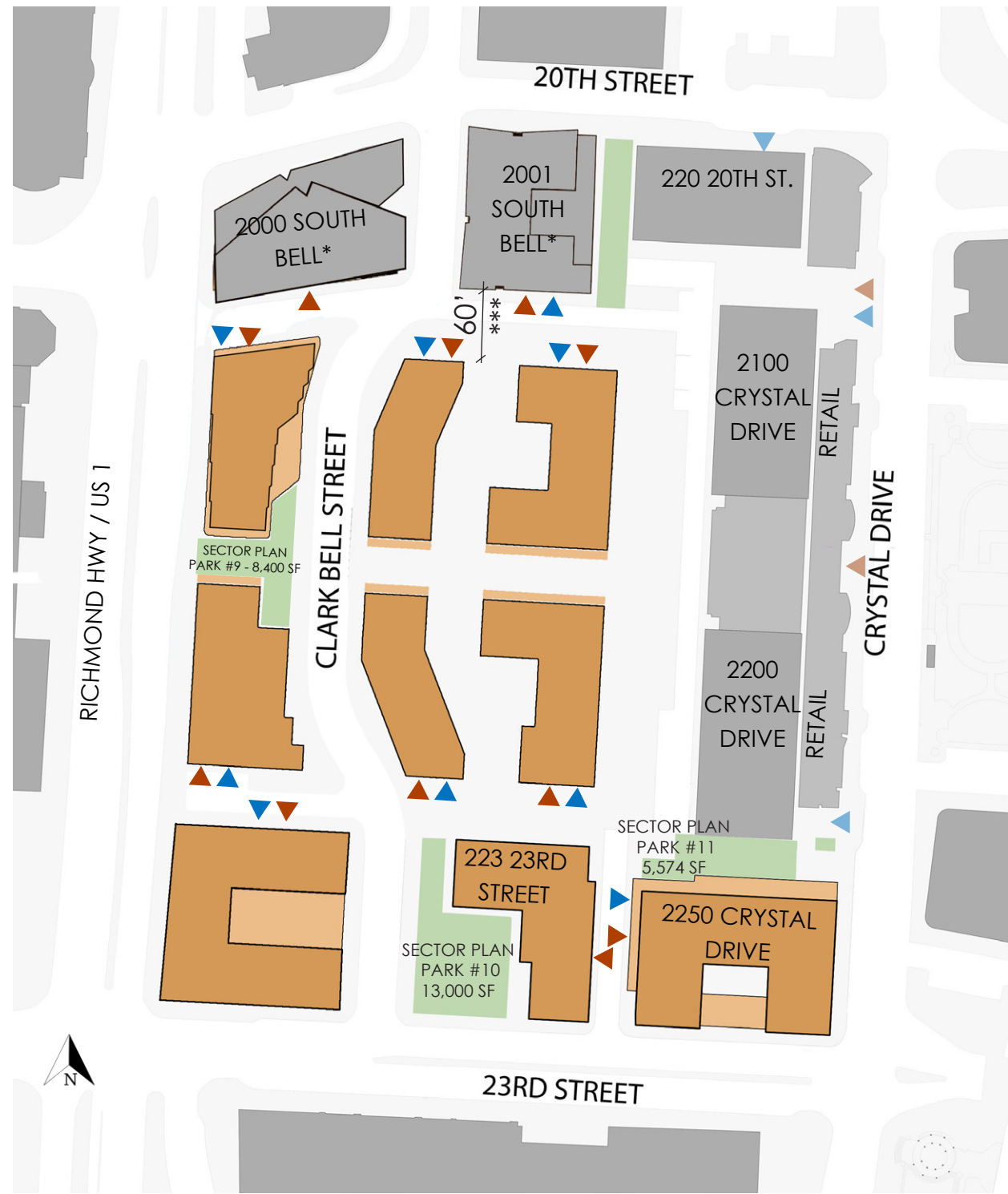
RESULTING USE MIX RATIOS			
USE	EXISTING % OF BLOCK	PROPOSED % OF BLOCK	% CHANGE
OFFICE	24.1%	13.0%	-45.9%
RETAIL	7.8%	5.9%	-23.7%
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TOTAL	100.00%	100.00%	0.00%

*** 60 feet of horizontal tower separation shall be provided between the future tower of the Crystal Plaza Apartments (M-2) and the East Tower (M3-A). The exact location of the future buildings on M2 and M1-C will be determined through a future site plan application and associated Block Plan.

- ▲ Existing Loading
- ▲ Existing Parking Entry
- ▲ Proposed Loading
- ▲ Proposed Parking Entry

I. Block Framework | C. EXISTING CONDITIONS AND FUTURE PLANS

FUTURE PLAN B



PROPOSED SITE PLAN ON EXISTING CONDITIONS					
BUILDING	SUB-BLK ID	OFFICE GFA	RETAIL GFA	RESIDENTIAL GFA	TOTAL GFA
2000 SOUTH BELL ST*	M1-A		12,244	367,040	379,284
2001 SOUTH BELL ST*	M3-A		10,006	334,061	344,067
220 20TH ST	M3-B		1,563	326,666	328,229
2100 CRYSTAL DRIVE	M3-C	262,857		0	262,857
2200 CRYSTAL DRIVE	M3-C	261,125		0	261,125
REMAINING CRYSTAL APARTMENTS	M2			745,761	745,761
CRYSTAL PLAZA DEVELOPMENT - NORTH	M1-B		7,851	405,124	412,975
2221 CLARK ST / PLAZA 6	M1-D	24,960	6,161	127,129	158,250
2250 CRYSTAL & 223 23RD ST**	M3-D/E		17,438	1,102,417	1,119,855
STREET AND CONCOURSE RETAIL			195,047	0	195,047
TOTAL		548,942	250,310	3,408,198	4,207,450

1) Total GFA for each building may not match aggregate of uses shown in circumstances where some GFA is dedicated to other uses (eg. circulation, services, etc).
 2) Existing GFA figures sourced from Approved Site Plan # 11
 * CURRENTLY UNDER CONSTRUCTION ** SUBMITTED IN PREVIOUS BLOCK PLAN BY OTHERS

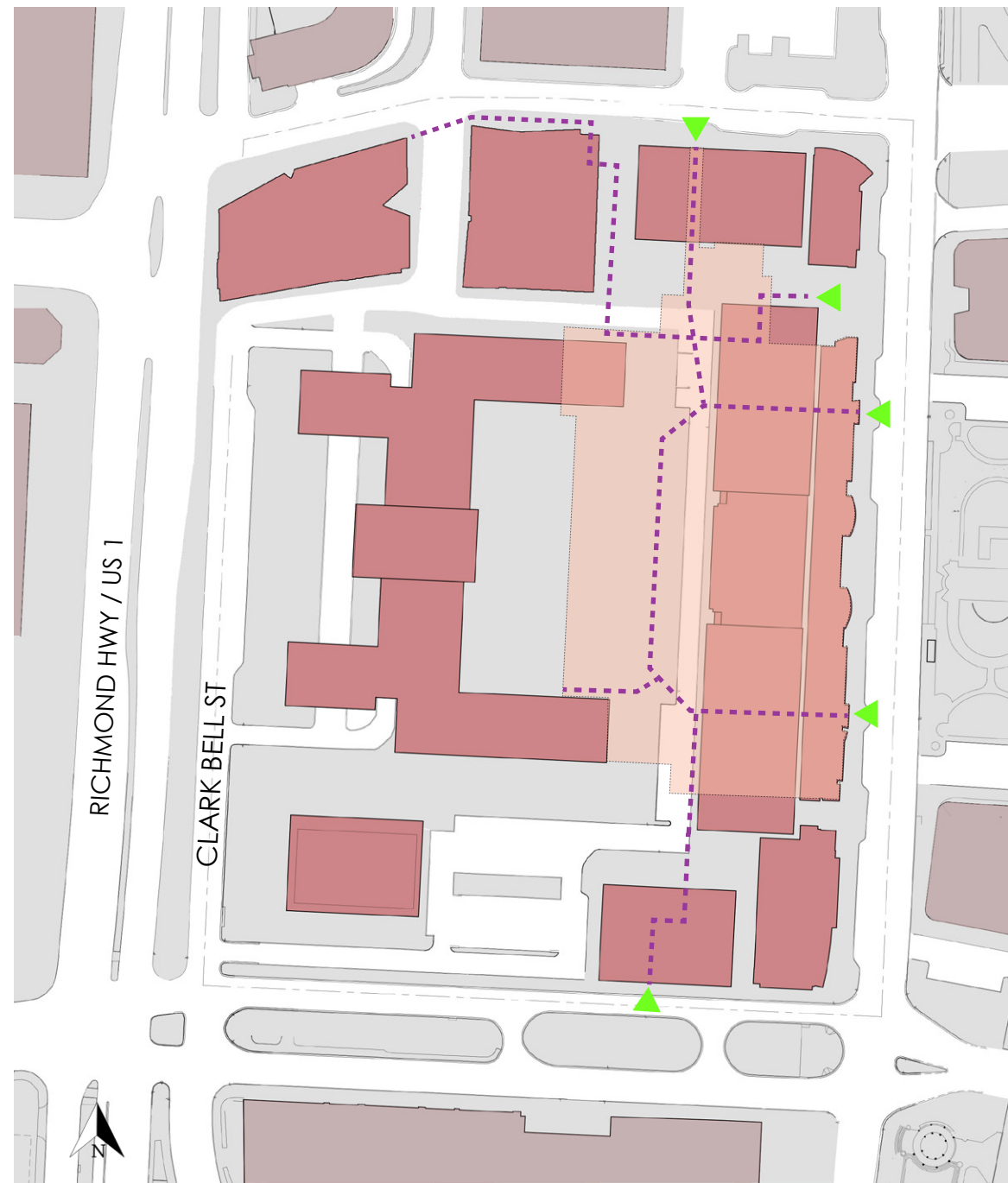
RESULTING USE MIX RATIOS			
USE	EXISTING % OF BLOCK	PROPOSED % OF BLOCK	% CHANGE
OFFICE	24.1%	13.0%	-45.9%
RETAIL	7.8%	5.9%	-23.7%
RESIDENTIAL	68.1%	81.0%	18.9%
TOTAL	100.00%	100.00%	0.00%

*** 60 feet of horizontal tower separation shall be provided between the future tower of the Crystal Plaza Apartments (M-2) and the East Tower (M3-A). The exact location of the future buildings on M2 and M1-C will be determined through a future site plan application and associated Block Plan.

- Existing Loading
- Existing Parking Entry
- Proposed Loading
- Proposed Parking Entry

I. Block Framework | C. EXISTING CONDITIONS AND FUTURE PLANS

UNDERGROUND LEVEL PEDESTRIAN NETWORK - EXISTING



- Crystal City Shops Pedestrian Corridor
- Existing Street Level Point of Access to Underground
- Existing Underground Retail Zones

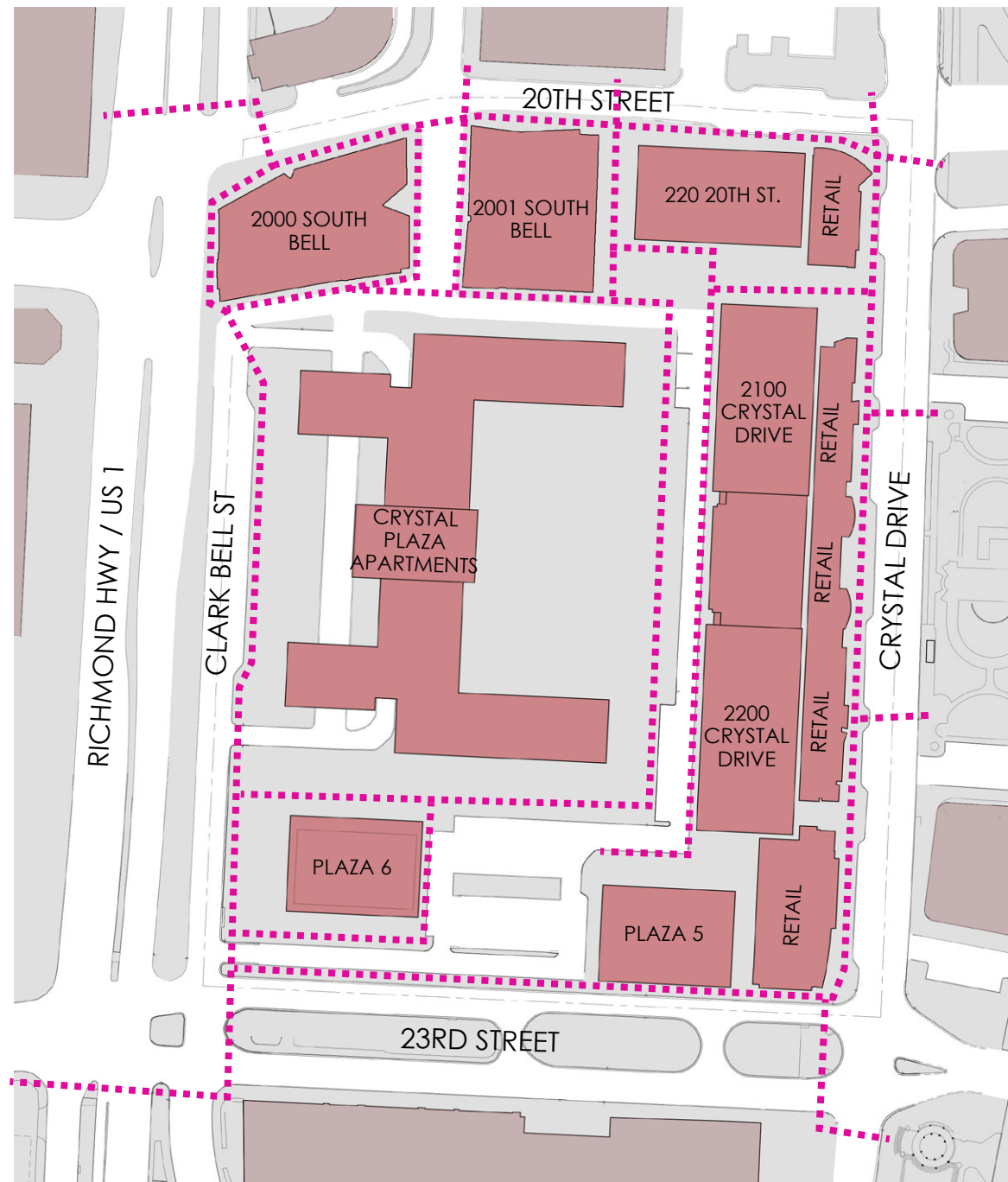
UNDERGROUND PEDESTRIAN NETWORK - PROPOSED



Submitted under separate Block Plan by others

I. Block Framework | C. EXISTING CONDITIONS AND FUTURE PLANS

STREET LEVEL PEDESTRIAN NETWORK - EXISTING



- - - - - Pedestrian Pathways
- - - - - Pedestrian Bridge (Required to be removed per SP#11)

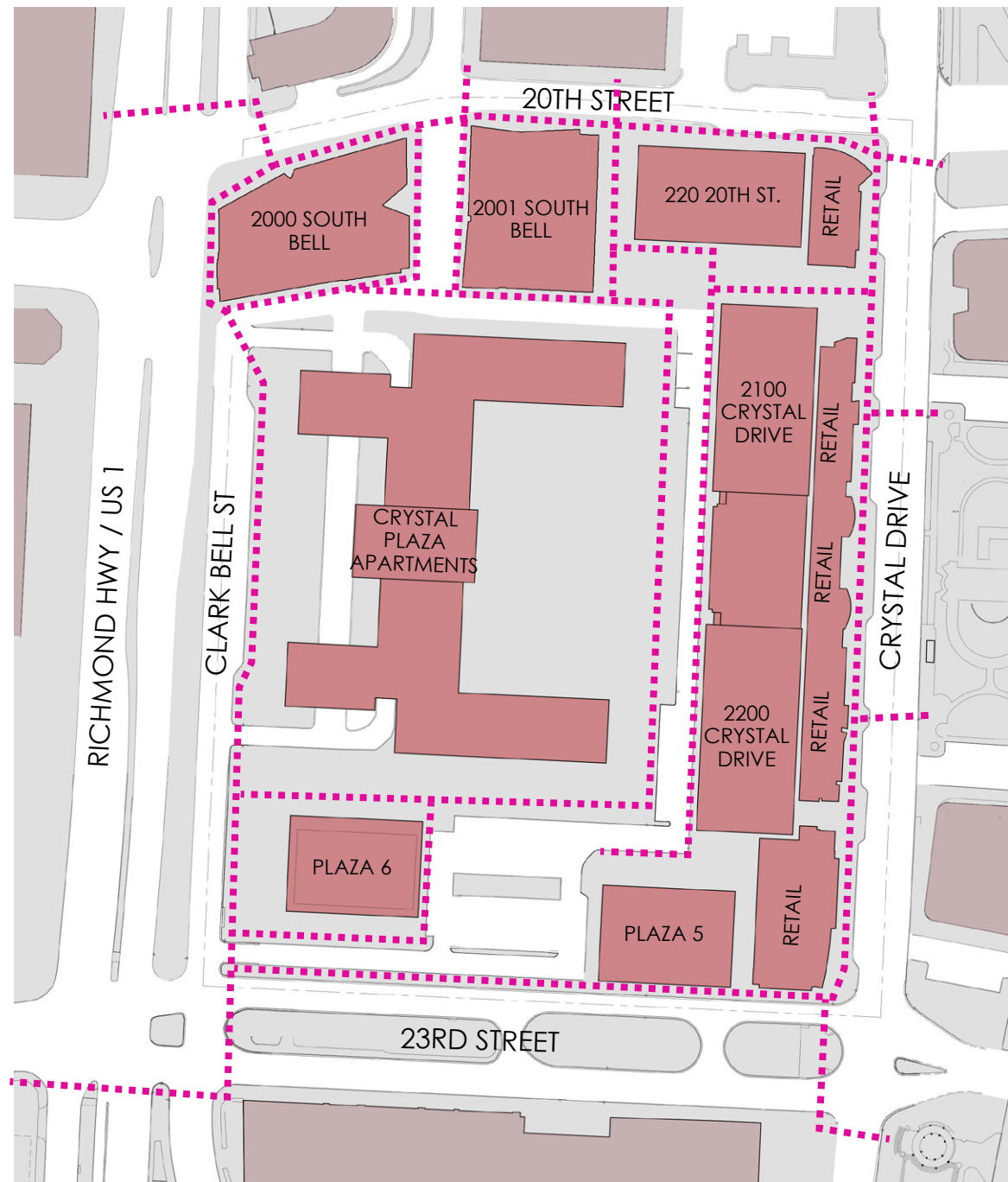
STREET LEVEL PEDESTRIAN NETWORK - PROPOSED PLAN A



- Existing To Remain (Podium)
- Existing To Remain
- Residential (Podium)
- Residential
- Office (Podium)
- Office
- - - - - Pedestrian Pathways

I. Block Framework | C. EXISTING CONDITIONS AND FUTURE PLANS

STREET LEVEL PEDESTRIAN NETWORK - EXISTING



- - - - - Pedestrian Pathways
- - - - - Pedestrian Bridge (Required to be removed per SP#11)

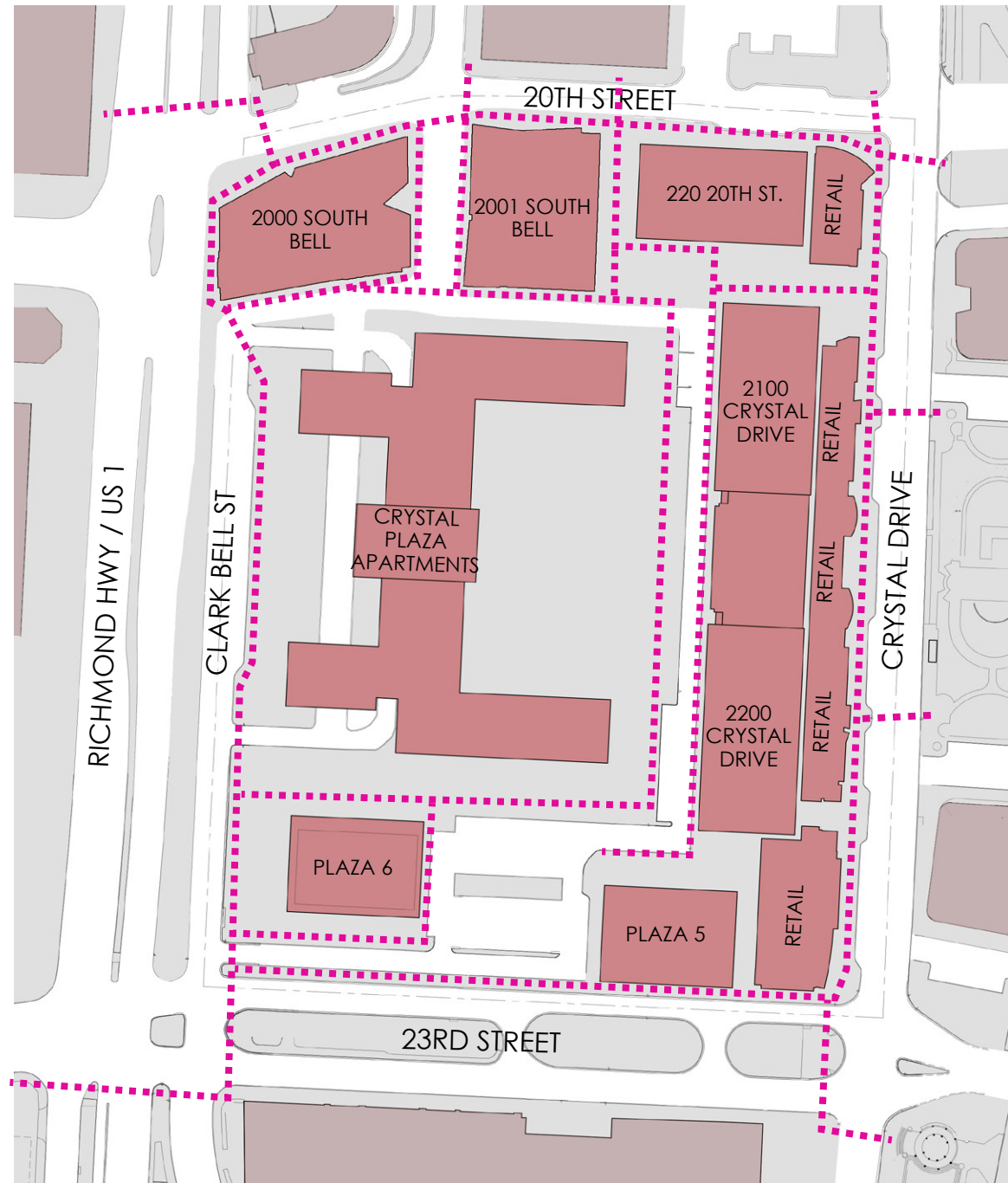
STREET LEVEL PEDESTRIAN NETWORK - FUTURE PLAN A



- Existing To Remain (Podium)
- Existing To Remain
- Residential (Podium)
- Residential
- Office (Podium)
- Office
- - - - - Pedestrian Pathways

I. Block Framework | C. EXISTING CONDITIONS AND FUTURE PLANS

STREET LEVEL PEDESTRIAN NETWORK - EXISTING



- - - - - Pedestrian Pathways
- - - - - Pedestrian Bridge (Required to be removed per SP#11)

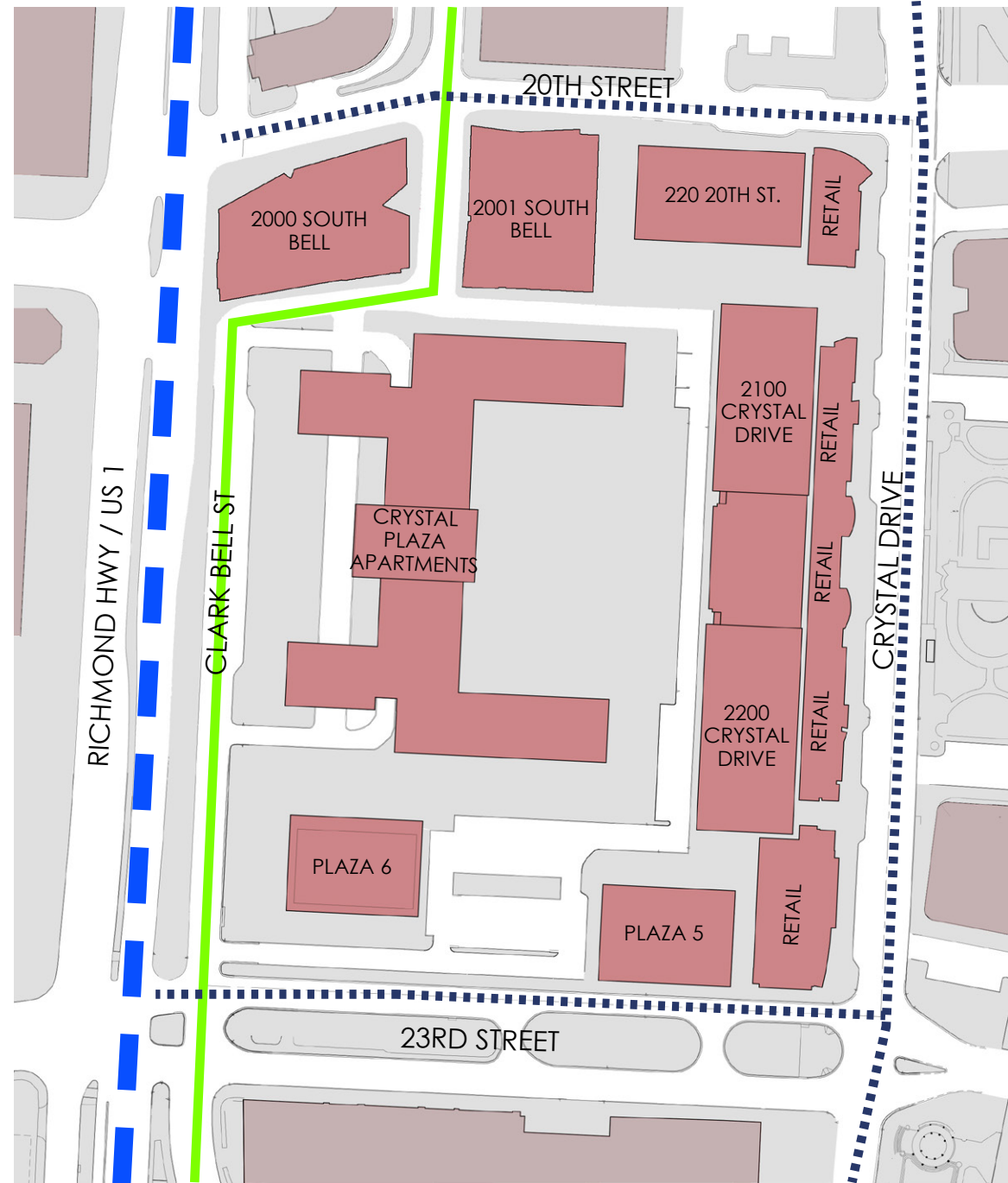
STREET LEVEL PEDESTRIAN NETWORK - FUTURE PLAN B



- Existing To Remain (Podium)
- Existing To Remain
- Residential (Podium)
- Residential
- Office (Podium)
- Office
- - - - - Pedestrian Pathways

I. Block Framework | C. EXISTING CONDITIONS AND FUTURE PLANS

STREET NETWORK - EXISTING



- Urban Center Local Existing
- - - - Type A (Retail Oriented Mixed Use Arterial)
- - - - Type F (Regional Connector)

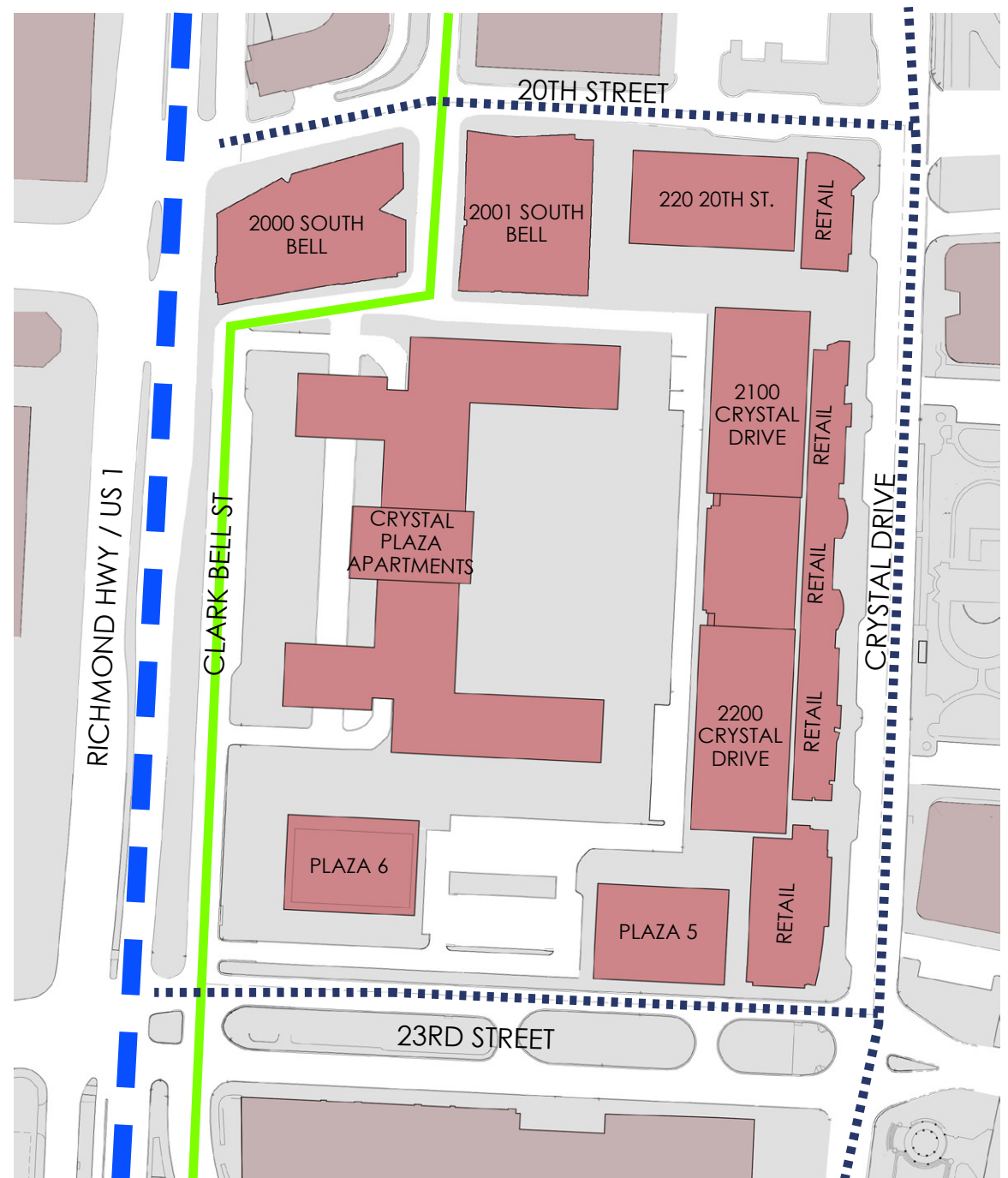
STREET NETWORK - PROPOSED PLAN A



- Existing To Remain (Podium)
- Existing To Remain
- Residential (Podium)
- Residential
- Office (Podium)
- Open Space
- Office
- - - - Type A (Retail Oriented Mixed Use Arterial)
- - - - Type B (Urban Mixed Use Arterial (Proposed or Realigned))
- - - - Urban Center Local Proposed
- - - - Type F (Regional Connector)

I. Block Framework | C. EXISTING CONDITIONS AND FUTURE PLANS

STREET NETWORK - EXISTING



- Urban Center Local Existing
- ⋯ Type A (Retail Oriented Mixed Use Arterial)
- - - Type F (Regional Connector)

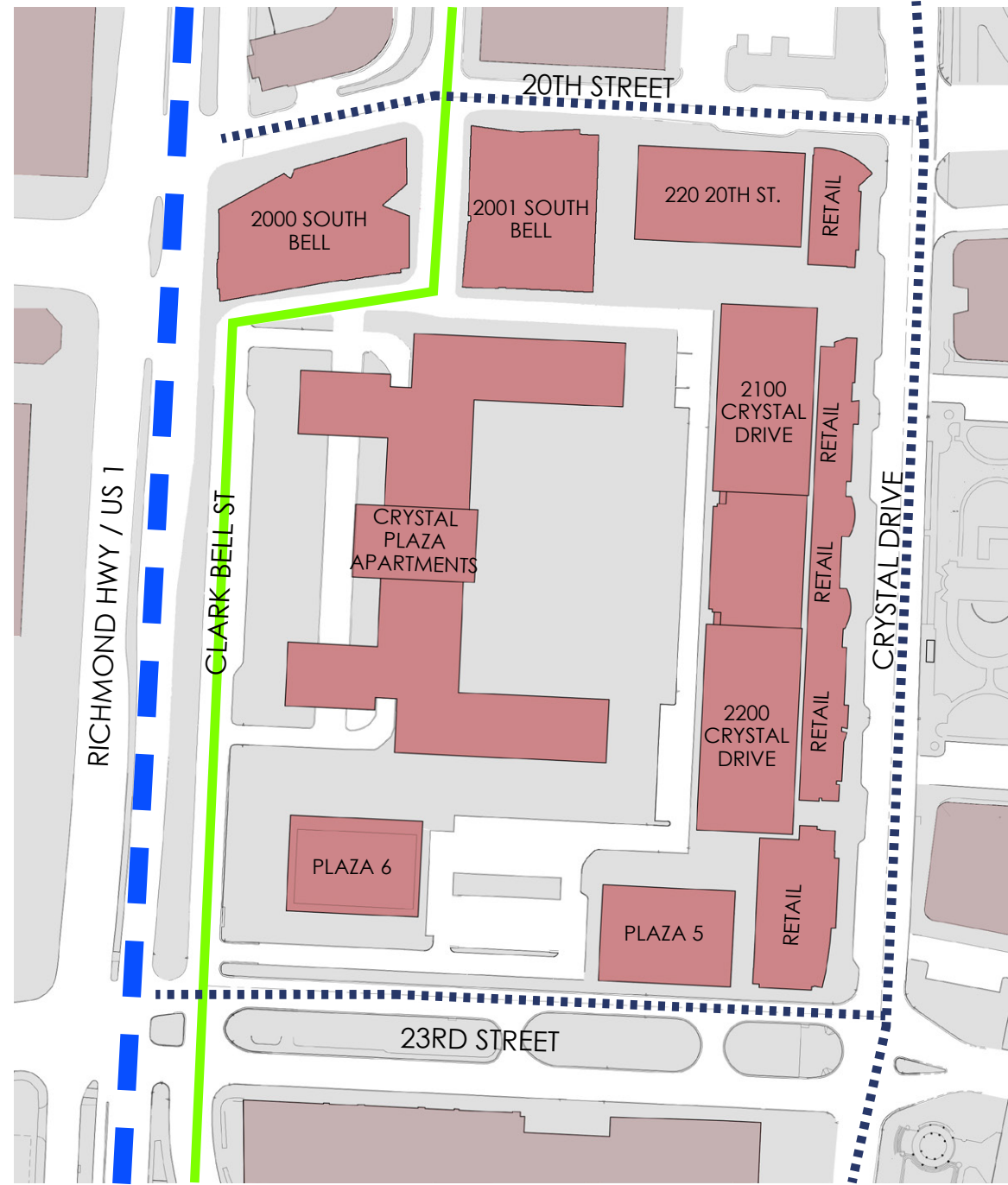
STREET NETWORK - FUTURE PLAN A



- Existing To Remain (Podium)
- Existing To Remain
- Residential (Podium)
- Residential
- Office (Podium)
- Open Space
- Office
- ⋯ Type A (Retail Oriented Mixed Use Arterial)
- ⋯ Type B (Urban Mixed Use Arterial (Proposed or Realigned))
- ⋯ Urban Center Local Proposed
- - - Type F (Regional Connector)

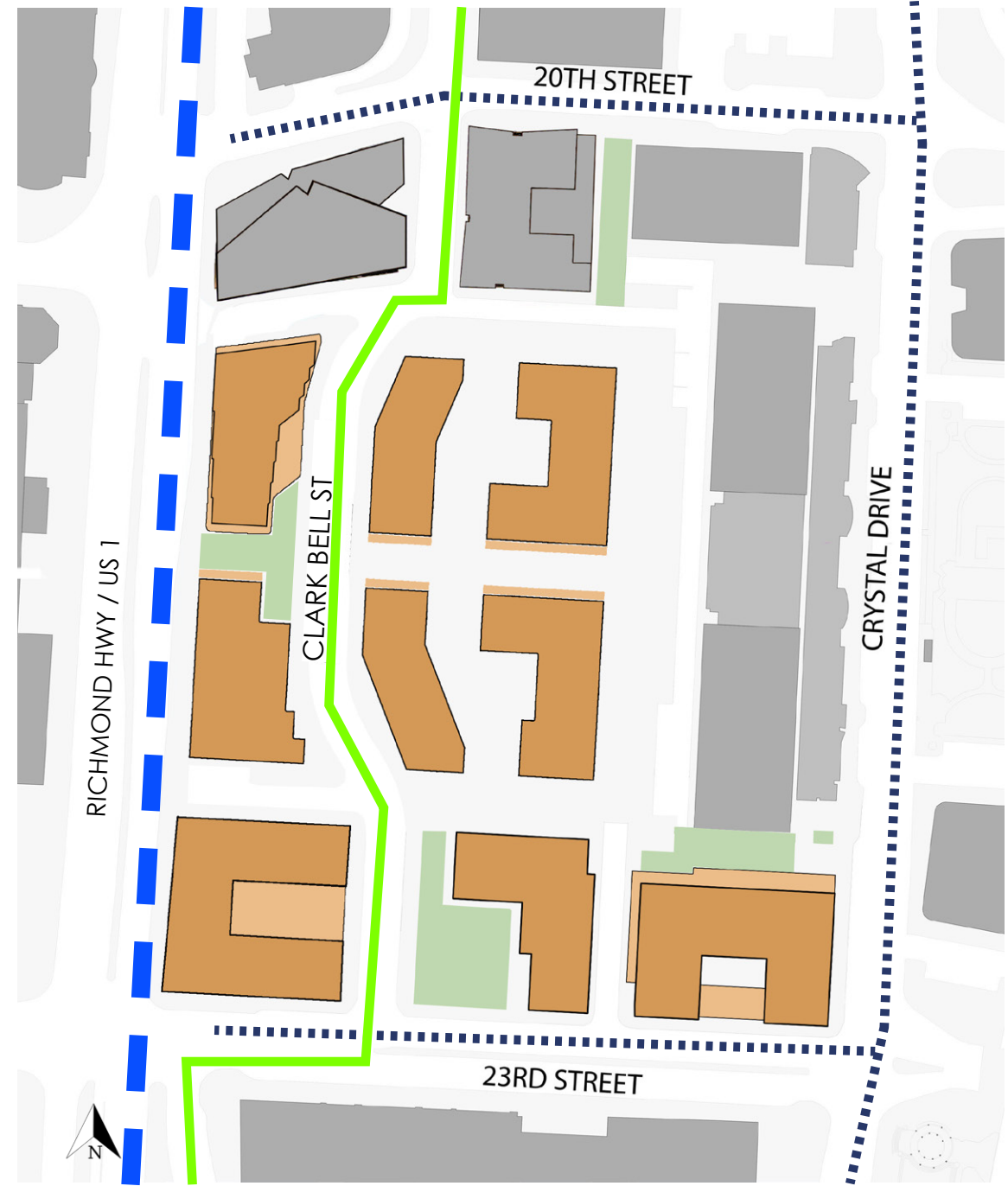
I. Block Framework | C. EXISTING CONDITIONS AND FUTURE PLANS

STREET NETWORK - EXISTING



- Urban Center Local Existing
- - - Type A (Retail Oriented Mixed Use Arterial)
- - - Type F (Regional Connector)

STREET NETWORK - FUTURE PLAN B



- | | |
|---|---|
| ■ Existing To Remain (Podium) | ■ Office |
| ■ Existing To Remain | - - - Type A (Retail Oriented Mixed Use Arterial) |
| ■ Residential (Podium) | - - - Type B (Urban Mixed Use Arterial (Proposed or Realigned)) |
| ■ Residential | - - - Urban Center Local Proposed |
| ■ Office (Podium) | - - - Type F (Regional Connector) |
| ■ Open Space | |

I. Block Framework | C. EXISTING CONDITIONS AND FUTURE PLANS

PROPOSED



PROPOSED SITE PLAN ON EXISTING CONDITIONS					
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2221 CLARK ST / PLAZA 6	M1-D	24,960	6,161	127,129	158,250
2250 CRYSTAL & 223 23RD ST**	M3-D/E		17,438	1,102,417	1,119,855
STREET AND CONCOURSE RETAIL			195,047	0	195,047
TOTAL		548,942	250,310	3,408,198	4,207,450

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RESULTING USE MIX RATIOS			
USE	EXISTING % OF BLOCK	PROPOSED % OF BLOCK	% CHANGE
OFFICE	24.1%	13.0%	-45.9%
RETAIL	7.8%	5.9%	-23.7%
RESIDENTIAL	68.1%	81.0%	18.9%
TOTAL	100.00%	100.00%	0.00%

*** 60 feet of horizontal tower separation shall be provided between the future tower of the Crystal Plaza Apartments (M-2) and the East Tower (M3-A). The exact location of the future buildings on M2 and M1-C will be determined through a future site plan application and associated Block Plan.

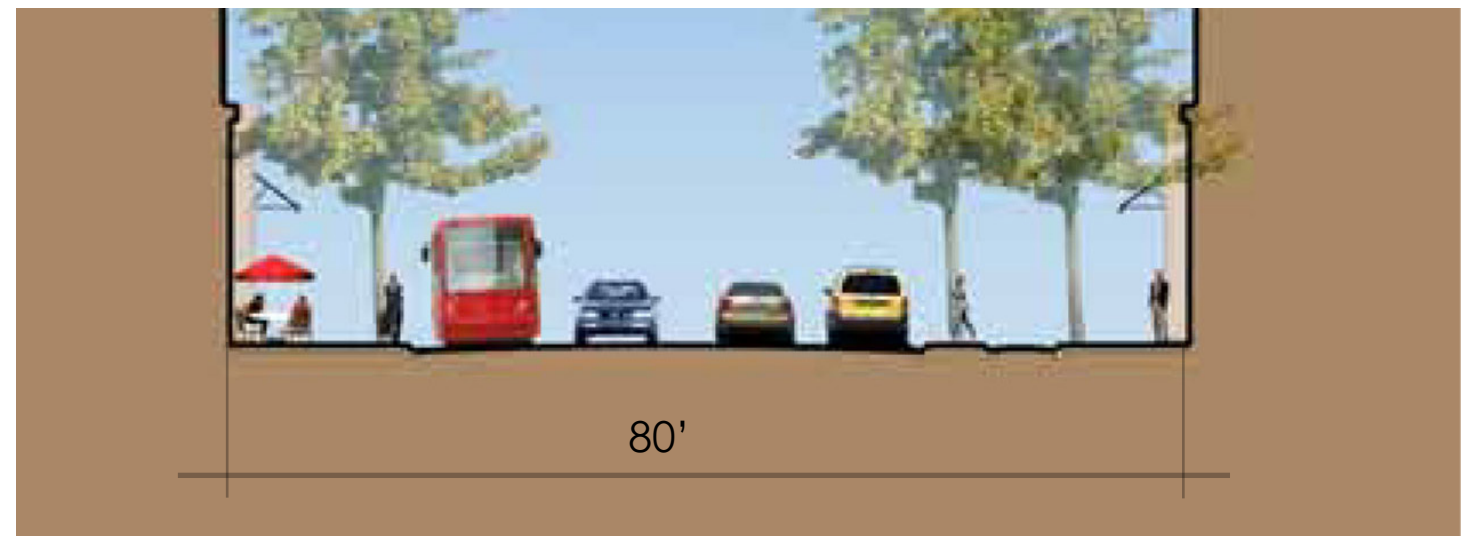
BLOCK PLAN TOWER COVERAGES				
BUILDING	SUB-BLK ID	NET BUILDABLE AREA	TOWER FLOOR PLATE	NET TOWER COVERAGE
2000 South Bell St*	M1-A	25,373	15,580	61.4%
Crystal Plaza Development North	M1-B	22,222	17,672	79.5%
2221 Clark St / Plaza 6	M1-D	33,981	14,244	41.9%
SUBTOTAL M1		81,576	47,496	58.2%
Remaining Crystal Apartments	M-2, M1-B/C	128,128	56,841	44.4%
SUBTOTAL M2		128,128	56,841	44.4%
2001 South Bell St*	M3-A	27,476	18,323	66.7%
220 20th Street	M3-B	44,438	18,086	40.7%
2100 & 2200 Crystal Dr	M3-C	127,791	44,778	35.0%
2250 Crystal Dr & 223 23rd St**	M3-D/E	93,258	42,600	45.7%
SUBTOTAL M3		292,963	123,787	42.3%
TOTAL M1 + M2 + M3		502,667	228,124	45.4%

LEGEND

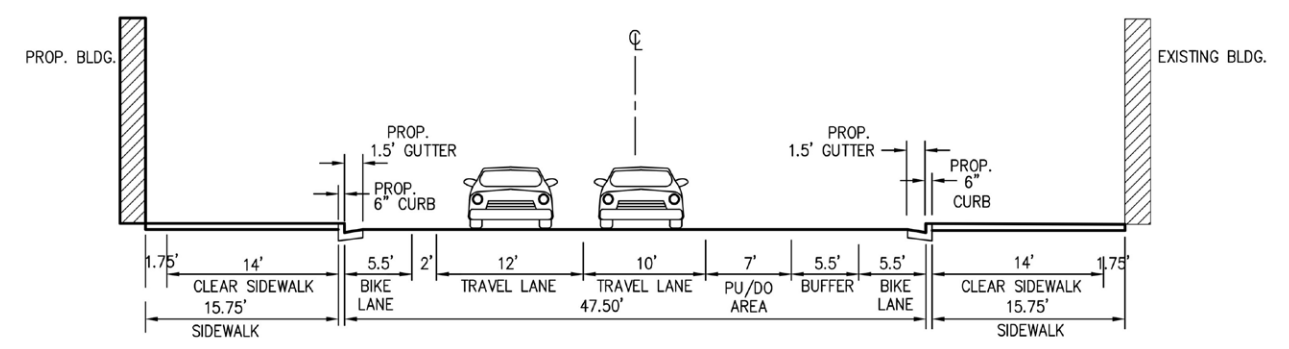
- Existing Buildings
- New Development
- On Site Road Adjustment
- Open Space

I. Block Framework - C. EXISTING CONDITIONS AND FUTURE PLANS

CLARK-BELL EXTENSION - SECTOR PLAN



CLARK-BELL EXTENSION - PROPOSED



I. Block Framework | D. BLOCK PLAN DEVIATIONS FROM CCSP GUIDANCE

SECTOR PLAN GOALS & DEVIATIONS

HOW THE PROPOSED SITE PLAN ACHIEVES SPECIFIC AND GENERAL SECTOR PLAN GOALS

The Block Plan advances and is consistent with Sector Plan recommendations for:

- High density redevelopment
- Building massing, separation, and setbacks*
- Open space*
- Bulk plane angle
- Height
- Tower coverage
- Land use and use-mix target
- Retail frontages
- Parking
- Architectural features
- Intersection improvements
- Street sections and road alignment
- Service and Loading*

*Though open space, parking, and street sections and road alignment do not conform to the exact specifications of the CCSP, the proposed development nonetheless achieves

POTENTIAL SECTOR PLAN DEVIATIONS

The main purpose of this section is to document, in one place, how and why various elements of the adopted Crystal City Block Plan for a specific block may deviate from guidance originally provided in the Crystal City Sector Plan. As future iterations of the block plan are approved for a particular location, the list of deviations in this section may grow accordingly. In this way, this section will provide a record that present the history of all deviations to date on a particular block and provide a rationale for why such deviations were deemed appropriate.

Deviations - Crystal Plaza Development North

Building Setback: The applicant proposes that the northern portion of the west, Richmond Hwy facing tower is close to coplanar to the podium. While this alignment deviates from the sector plan language which calls for tower massing to be set back from the podium, the individual expression of the podium and tower are maintained through material and facade articulation. Setbacks are maintained on the inboard neighborhood oriented streets as intended by the sector plan language.

Open Space: The Applicant proposes to build an interim park at open space #9 with the Crystal Plaza North Development. The interim park does not meet the 8400sf requirement, but will be met with future development. The applicant proposes an L-shaped geometry that relates to the adjacent architecture and maximizes space while still maintaining the East West connection shown in the sector plan.

Service and Loading: The sector plan indicates loading directly off of the realigned Clark Bell Street. The applicant proposes service and loading off a new alley, across from the previously approved 2000 S Bell Loading.

Mechanical Penthouse: The sector plan notes that penthouse structures should be setback from the edge of the roof a distance no less than the height of the wall, and have enhanced facade treatments of a quality and character consistent with the buildings tower facade. Due to the narrow footprint of the site driven by the Clark Bell realignment geometry, a 1:1 setback would result in an unusable mechanical penthouse footprint. The applicant proposes a penthouse height of 23' with to set back distance of approximately 4'. This will not have a negative visual impact and will not adversely affect the street level experience, as demonstrated on other recent Crystal City Projects. Architecturally, the penthouse facade is intended to have a vertical expression with a vertical grain to the metal panels and the louvers that enhances the verticality of the building.

Previous Block-Wide Deviations:

Modifications to Crystal City Underground: The Applicant proposes to reconfigure portions of the Crystal City Underground, resulting in better visibility and accessibility for the existing retail and enlivening the pedestrian experience through and around the Block.

Parking Reductions: The Applicant proposes customary parking reductions consistent with County policy guidance and recent precedent for development approvals in Crystal City.

Deviations – 2000 & 2001 S Clark Street Site Plan Only:

Alignment of Clark-Bell Street through the Block: The Applicant proposes to shift Clark-Bell Street to the east to create the conditions for a straighter road alignment, more regular development block geometry and size, and better intersection spacing (upon full redevelopment of the block).

Bulk Plane Angles: The Applicant proposes minor modifications for bulk plane angles and penthouse setbacks. The proposed deviations are based on extensive shadow studies conducted by the Applicant, and are intended to maximize light and air for the public realm on the ground plane.

Deviations – 223 23rd Street and 2250 Crystal Drive Site Plan Only:

Open Space Location: The Applicant proposes to adjust the location of Open Space #11. While this open space is shown at the corner of 23rd Street S and Crystal Drive, its location is not prescribed by build-to lines. By shifting the location of the open space, the Applicant can create a stronger urban street edge and this prominent corner and also can create a new open space connection providing porosity into the interior of the block.

Building Form

Tower Separation

The Applicant will coordinate with Arlington County Staff on any proposed deviations resulting from the Block Plan.

I. Block Framework | D. BLOCK PLAN DEVIATIONS FROM CCSP

SECTOR PLAN GOALS & DEVIATIONS

HOW THE PROPOSED SITE PLAN ACHIEVES SPECIFIC AND GENERAL SECTOR PLAN GOALS

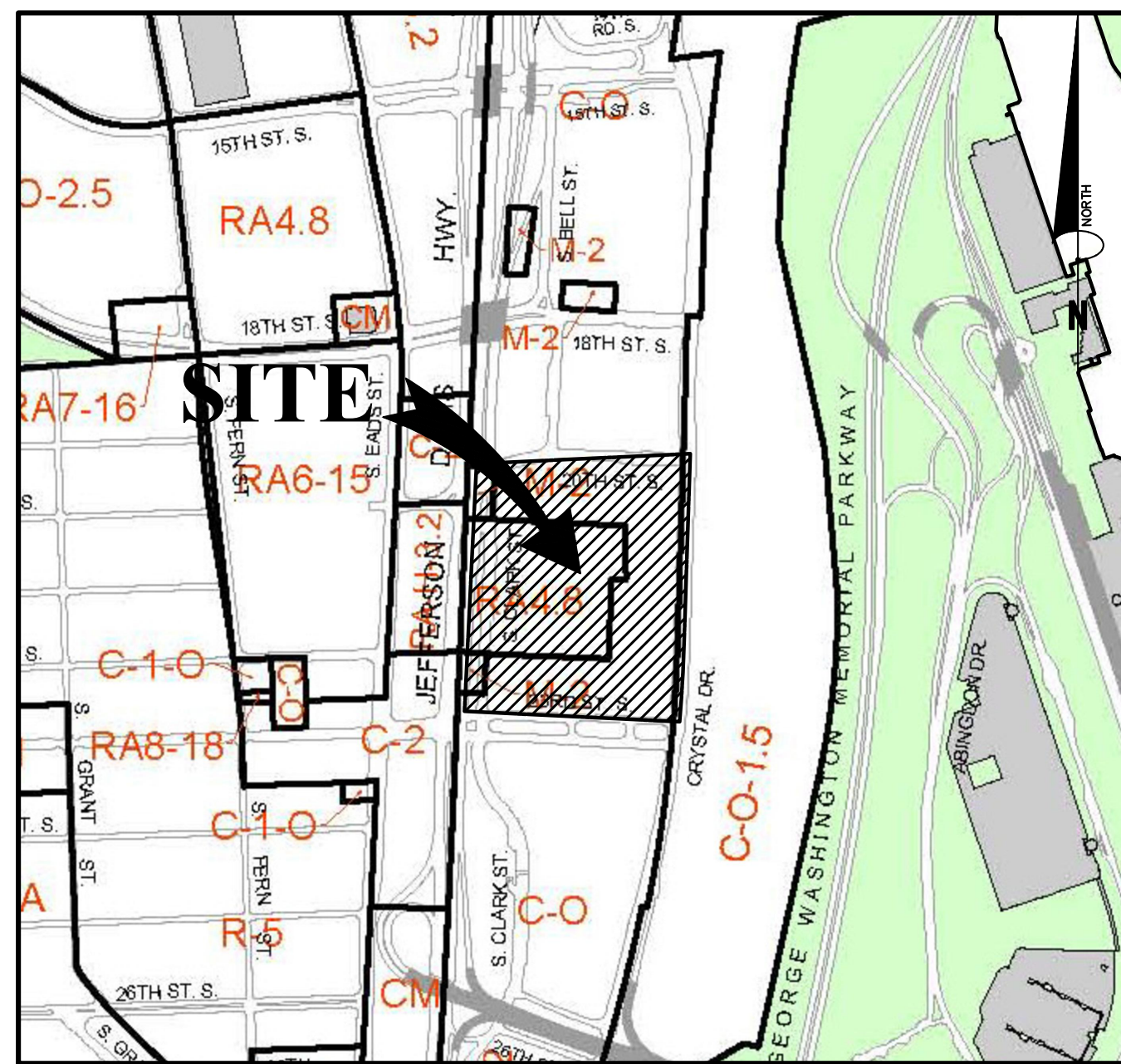
In addition to advancement of block-wide goals through the Block Plan, the rezonings, new final site plans, and major site plan amendment for Site Plan #11 (located within Blocks M1-M3) will further the vision of the Sector Plan by implementing a new mixed-use development and related site improvements.

Specifically, the site plan proposal provides:

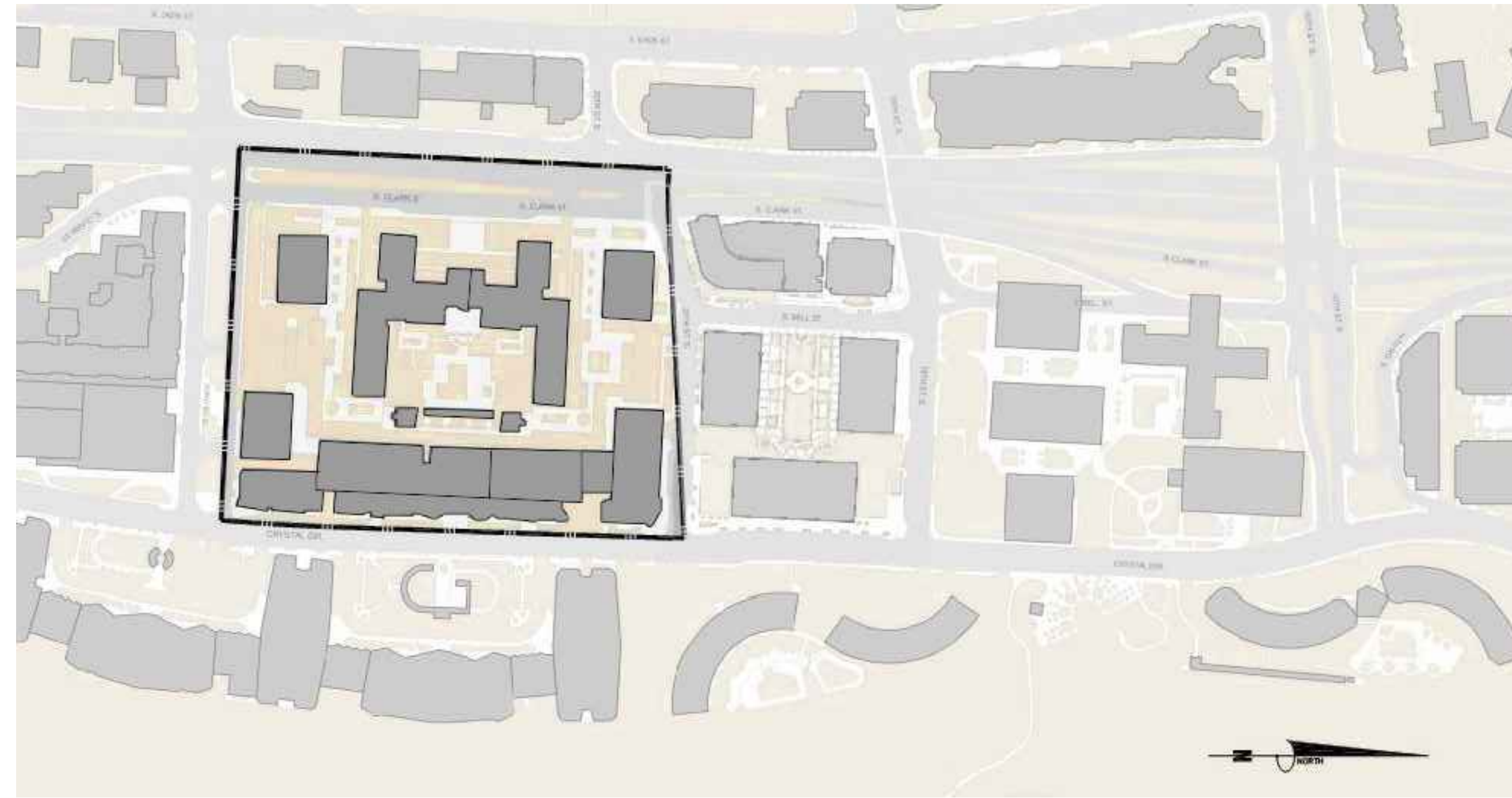
- Creation of a vibrant, mixed-use environment featuring ground floor retail.
- Improved roadway alignments and circulation.
- Creation of new interim and permanent open space.
- Site and streetscape improvements.
- Roadway and intersection improvements.
- Utility and infrastructure improvements.
- Contributions to the Arlington County Affordable Housing Program.
- Public Arts contribution or on-site public art feature.
- Utility Fund Contribution.
- An integrated TDM program is included to encourage use of transit and alternative modes of transportation.
- In-building wireless service for emergency responder networks.
- High-quality architectural design and urban planning.

CRYSTAL CITY BLOCK DEVELOPMENT DOCUMENT BLOCK M

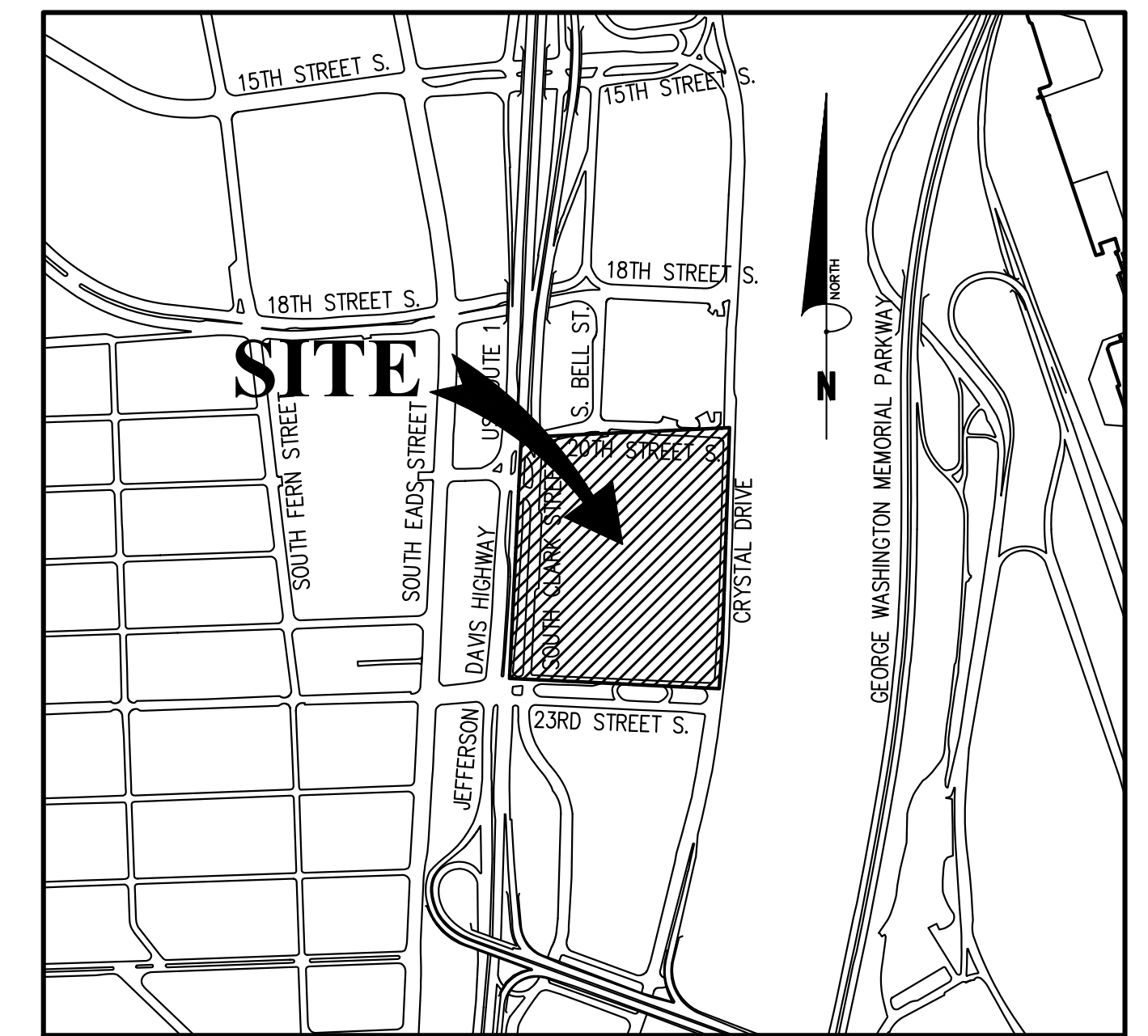
(PART OF CRYSTAL PLAZA APARTMENTS 4.1 SITE PLAN)
ARLINGTON COUNTY, VIRGINIA



ZONING MAP
SCALE: 1" = 600'



CRYSTAL CITY SECTOR PLAN MAP BLOCK M



VICINITY MAP
SCALE: 1" = 600'

CIVIL SHEET INDEX

- C0.0 COVER SHEET
- C1.0 PHASED SP AREAS
- C1.1 SITE AERIAL
- C1.2 EX-PROP-OWNERS
- C1.3 SP AMENDMENT PLAT
- C2.0 CERT-SURV
- C2.1 CERT-SURV
- C2.2 CERT-SURV
- C2.3 CERT-SURV
- C2.4 CERT-SURV
- C2.6 EXISTING ZONING EXHIBIT
- C3.0 PROPOSED REZONING EXHIBIT
- C3.1 BUILD-TO-LINE BOUNDARIES AND NET BUILDABLE AREA EXHIBIT
- C4.0 PLOT-LOC
- C4.1 PLOT-LOC
- C4.2 PLOT-LOC
- C4.3 PLOT-LOC
- C4.4 PLOT-LOC
- C4.5 PRESENTATION PLAN
- C4.6 PRESENTATION PLAN
- C4.7 PRESENTATION PLAN
- C5.0 STRIPE-MARK
- C5.1 STRIPE-MARK
- C5.2 STRIPE-MARK
- C5.3 STRIPE-MARK
- C5.4 STRIPE-MARK
- C6.0 EXISTING STREET SECTIONS
- C6.1 EXISTING STREET SECTIONS
- C6.2 EXISTING STREET SECTIONS - CRYSTAL PLAZA APTS
- C7.0 EXISTING STREET SECTIONS
- C7.1 EXISTING STREET SECTIONS
- C7.2 PROPOSED STREET SECTIONS - CRYSTAL PLAZA APTS
- C8.0 TREE PERSEVATION PLAN
- C8.1 TREE PRESRVATION NOTES, DETAILS, & INVENTORY

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REVISIONS		

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ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

COVER SHEET

CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

SCALE: AS SHOWN

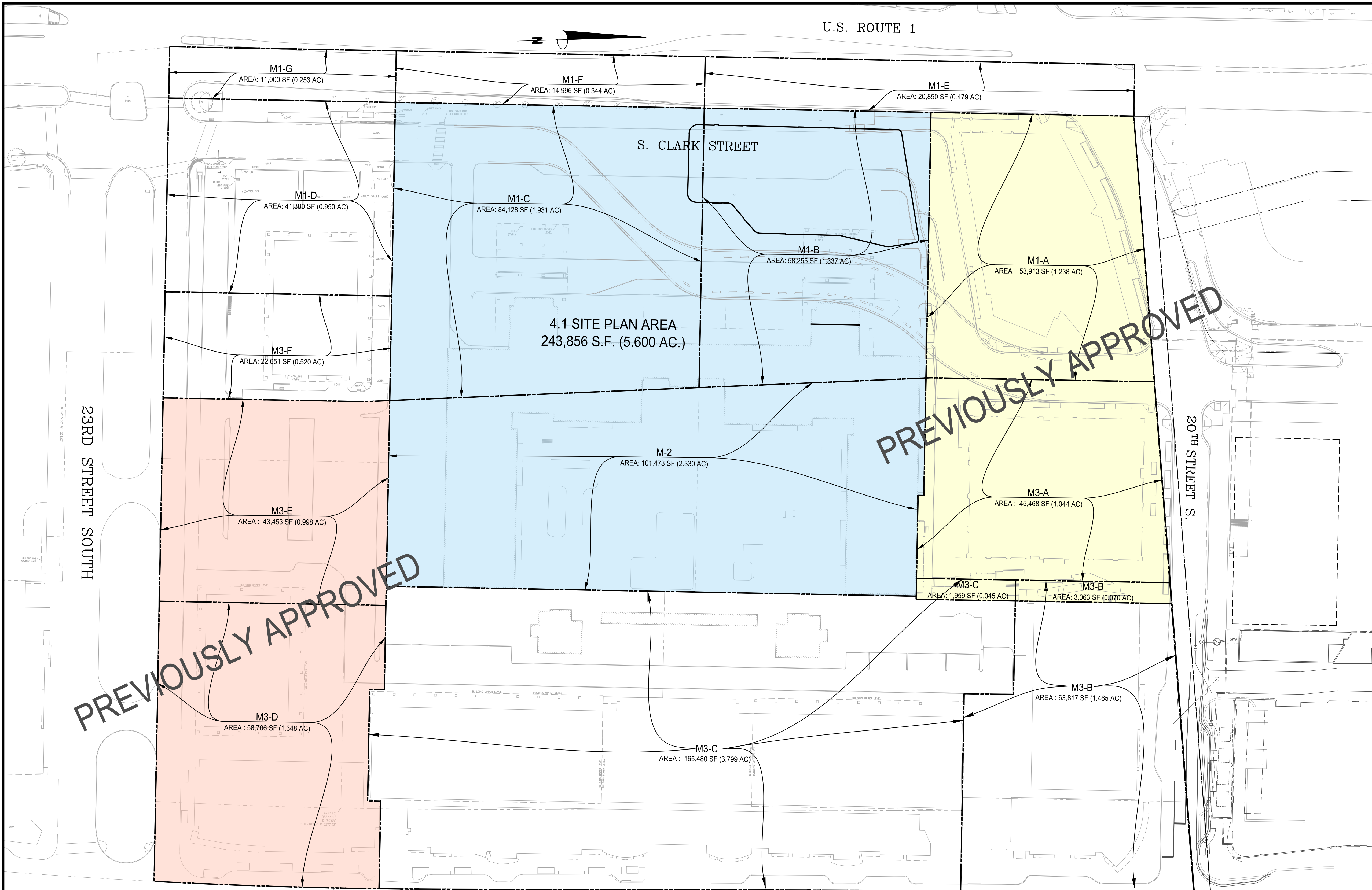
SHEET: **C0.0**

DATE: 01/26/2024

COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
PROFESSIONAL ENGINEER

Cad file name: P:\140216 - crystal plaza apartments\engineering\plans\block plan\140216-0-PR-001-C00-COVER.dwg

U.S. ROUTE 1



SITE AREA TABLE:

THE TOTAL SITE AREA FOR BLOCK M EQUALS 785,572 S.F.

INCLUDED IN BLOCK PLAN:

4.1 SITE PLAN SUB-BLOCK AREAS:		EXISTING ZONING	PROPOSED ZONING PER 4.1
M1-B	= 58,255 S.F. 1.337 AC	RA4.8	C-0-CRYSTAL CITY
M1-C	= 84,128 S.F. 1.931 AC	RA4.8	C-0-CRYSTAL CITY
M2	= 101,473 S.F. 2.330 AC	RA4.8	C-0-CRYSTAL CITY
TOTAL	= 243,856 S.F. 5.600 AC		

SUB-BLOCK AREA NOT INCLUDED IN AREA OF DEVELOPMENT:

M1-D	= 41,380 S.F. 0.950 AC	C-0/M-2	N/A
M1-E	= 20,850 S.F. 0.479 AC	M-2/RA4.8	N/A
M1-F	= 14,996 S.F. 0.344 AC	M-2/RA4.8	N/A
M1-G	= 11,000 S.F. 0.253 AC	M-2/C-0	N/A
M3-B	= 60,754 S.F. 1.395 AC	C-0	N/A
M3-C	= 163,521 S.F. 3.754 AC	C-0	N/A
M3-F	= 22,651 S.F. 0.520 AC	C-0/M-2	N/A
SUBTOTAL	= 335,152 S.F. 7.694 AC		

M1-A	= 53,913 S.F. 1.238 AC	C-0-CRYSTAL CITY	PREVIOUSLY APPROVED
M3-A	= 45,468 S.F. 1.044 AC	C-0-CRYSTAL CITY	PREVIOUSLY APPROVED
M3-B	= 3,063 S.F. 0.070 AC	C-0-CRYSTAL CITY	PREVIOUSLY APPROVED
M3-C	= 1,959 S.F. 0.045 AC	C-0-CRYSTAL CITY	PREVIOUSLY APPROVED
SUBTOTAL	= 104,403 S.F. 2.397 AC		
M3-D	= 58,706 S.F. 1.347 AC	C-0-CRYSTAL CITY	PREVIOUSLY APPROVED
M3-E	= 43,453 S.F. 0.998 AC	C-0-CRYSTAL CITY	PREVIOUSLY APPROVED
SUBTOTAL	= 102,159 S.F. 2.345 AC		

TOTAL NOT INCLUDED	= 541,714 S.F. 12.436 AC		
TOTAL	= 785,572 S.F. 18.034 AC		

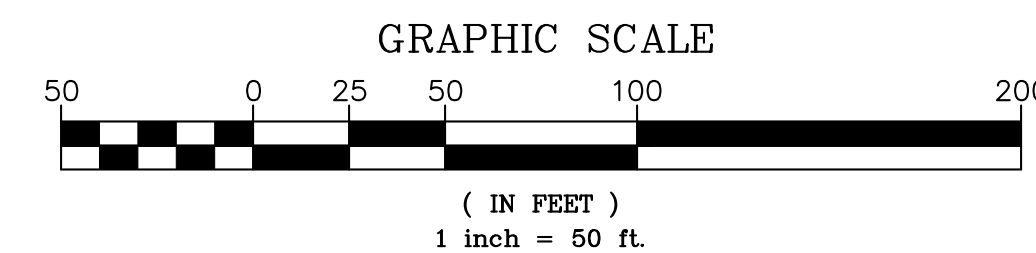
- PREVIOUSLY APPROVED 2000-2001 S. BELL ST
4.1 SITE PLAN AREA 104,404 SF (2.396 AC.)
- PREVIOUSLY APPROVED 223 23RD ST/2250 CRYSTAL DRIVE
4.1 SITE PLAN AREA 102,159 SF (2.345 AC.)
- CRYSTAL PLAZA APARTMENTS
4.1 SITE PLAN AREA 243,856 SF (5.600 AC.)

PREVIOUSLY APPROVED

PREVIOUSLY APPROVED

PREVIOUSLY APPROVED

PREVIOUSLY APPROVED



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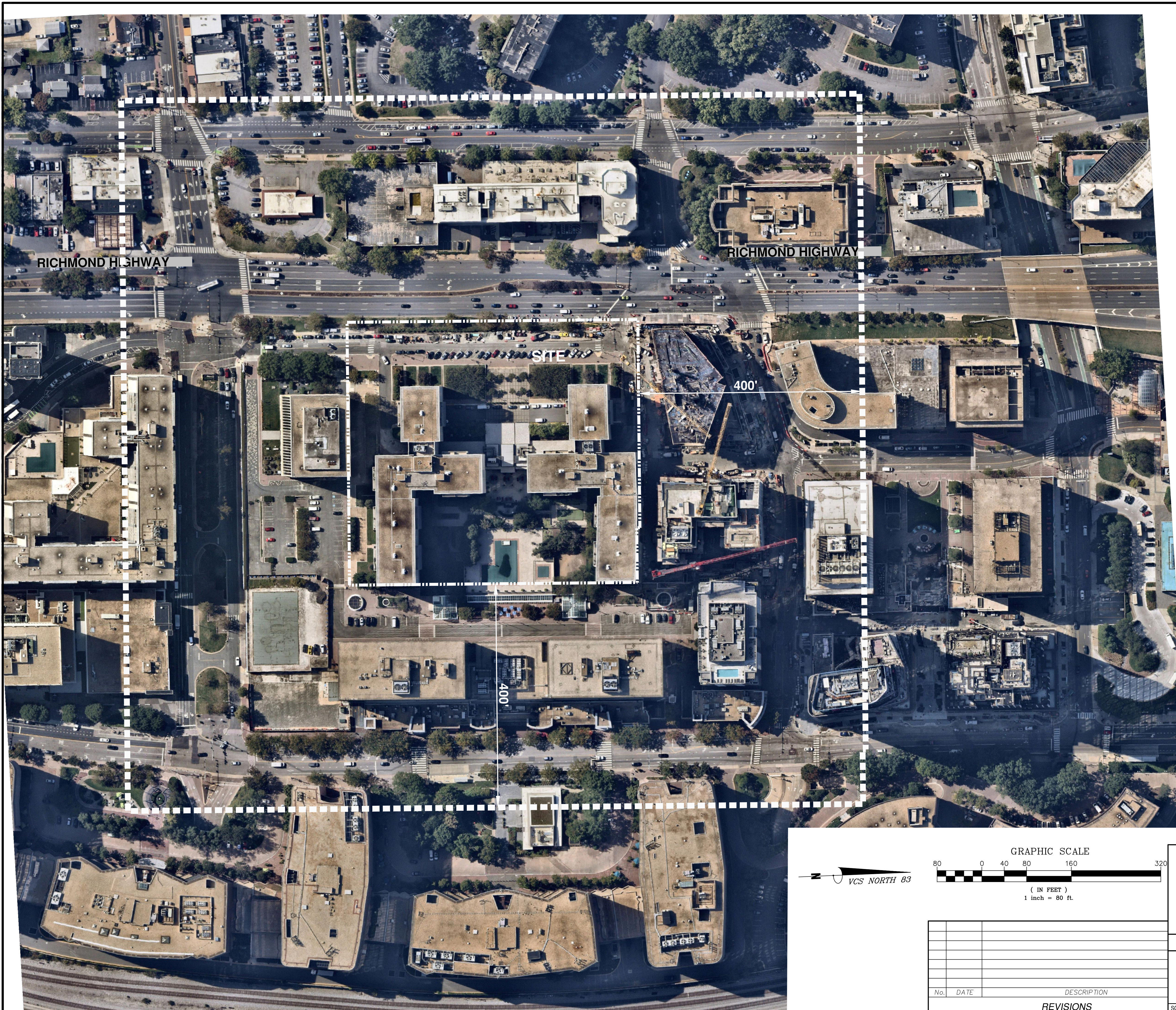
ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

PHASED SP AREAS

CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

SCALE: 1" = 50'
SHEET: C1.0
DATE: 01/26/2024

Cad file name: P:\140216 - crystal plaza apartments\140216-01 (emp) - crystal plaza apartments\140216-01-PR-001-C-0-PRASD.SP AREAS.dwg



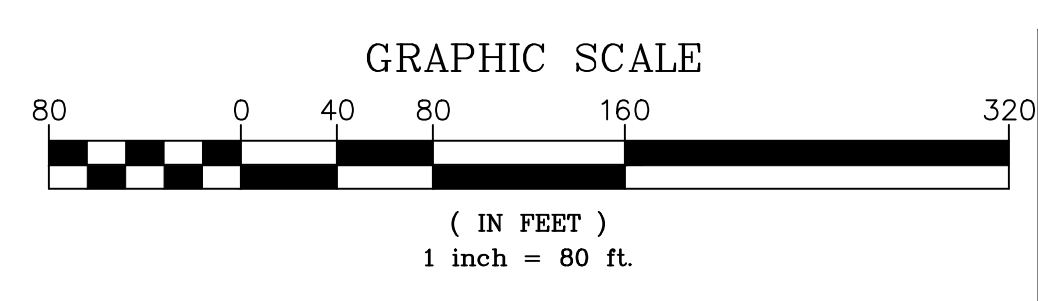
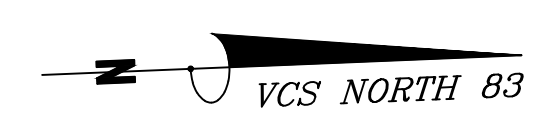
RICHMOND HIGHWAY

RICHMOND HIGHWAY

SITE

400'

400'

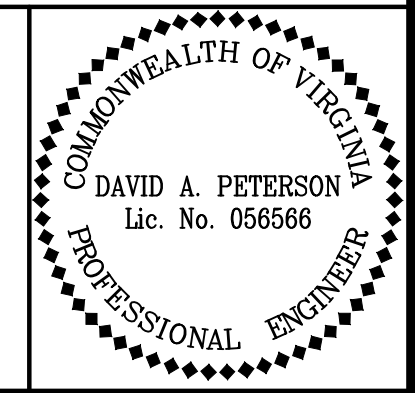


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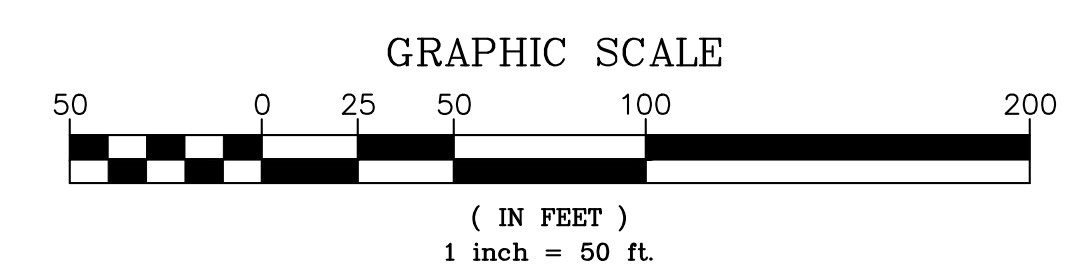
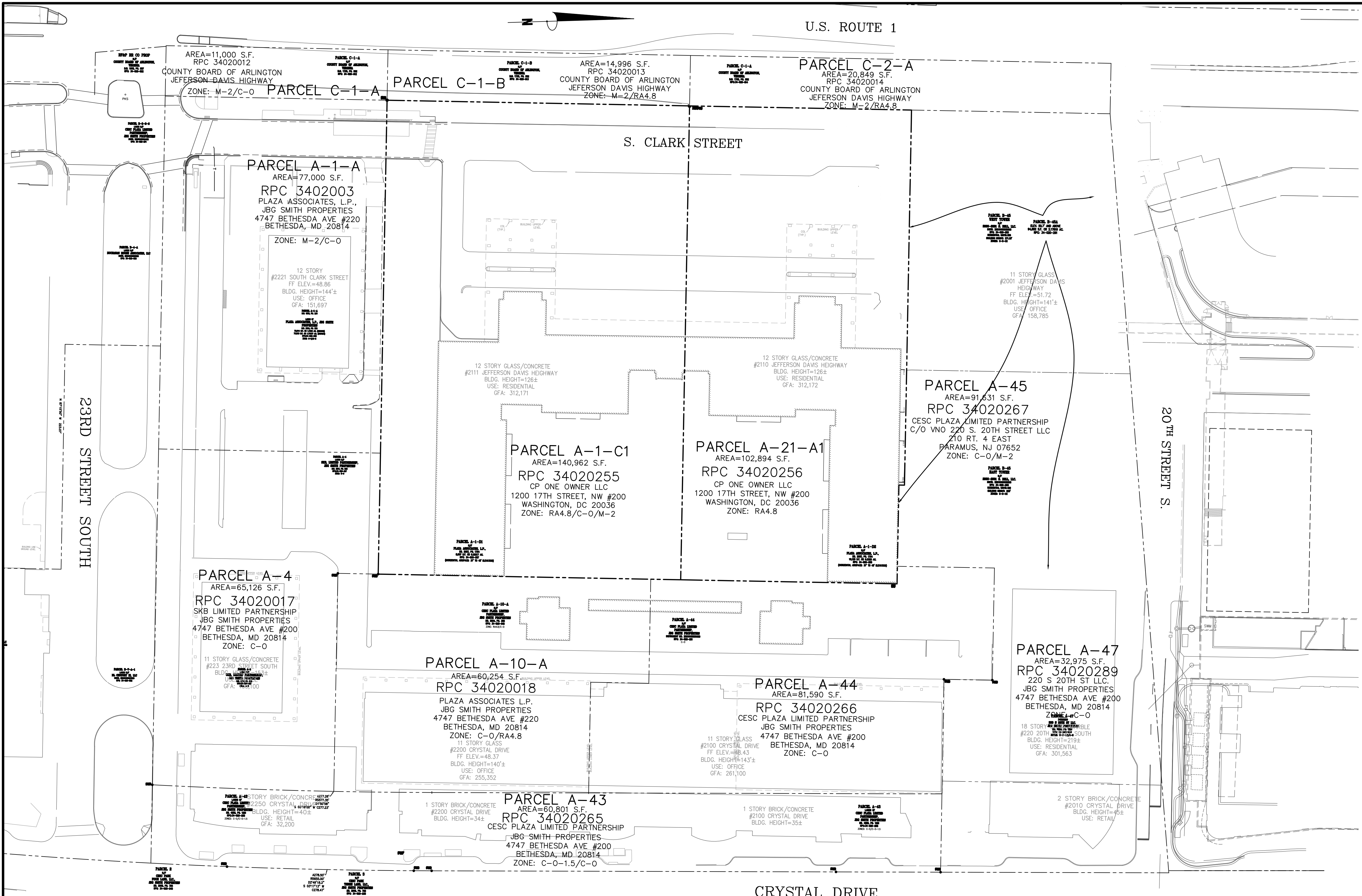
SITE AERIAL

CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

SCALE: 1" = 80' SHEET: C1.1 DATE: 01/26/2024

Cadd file name: P:\140216 - crystal plaza apartments\140216-01 (enr) - crystal plaza apartments\140216-01-PR-001-C1.1-SITE AERIAL.dwg

U.S. ROUTE 1



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ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

EX-PROP-OWNERS

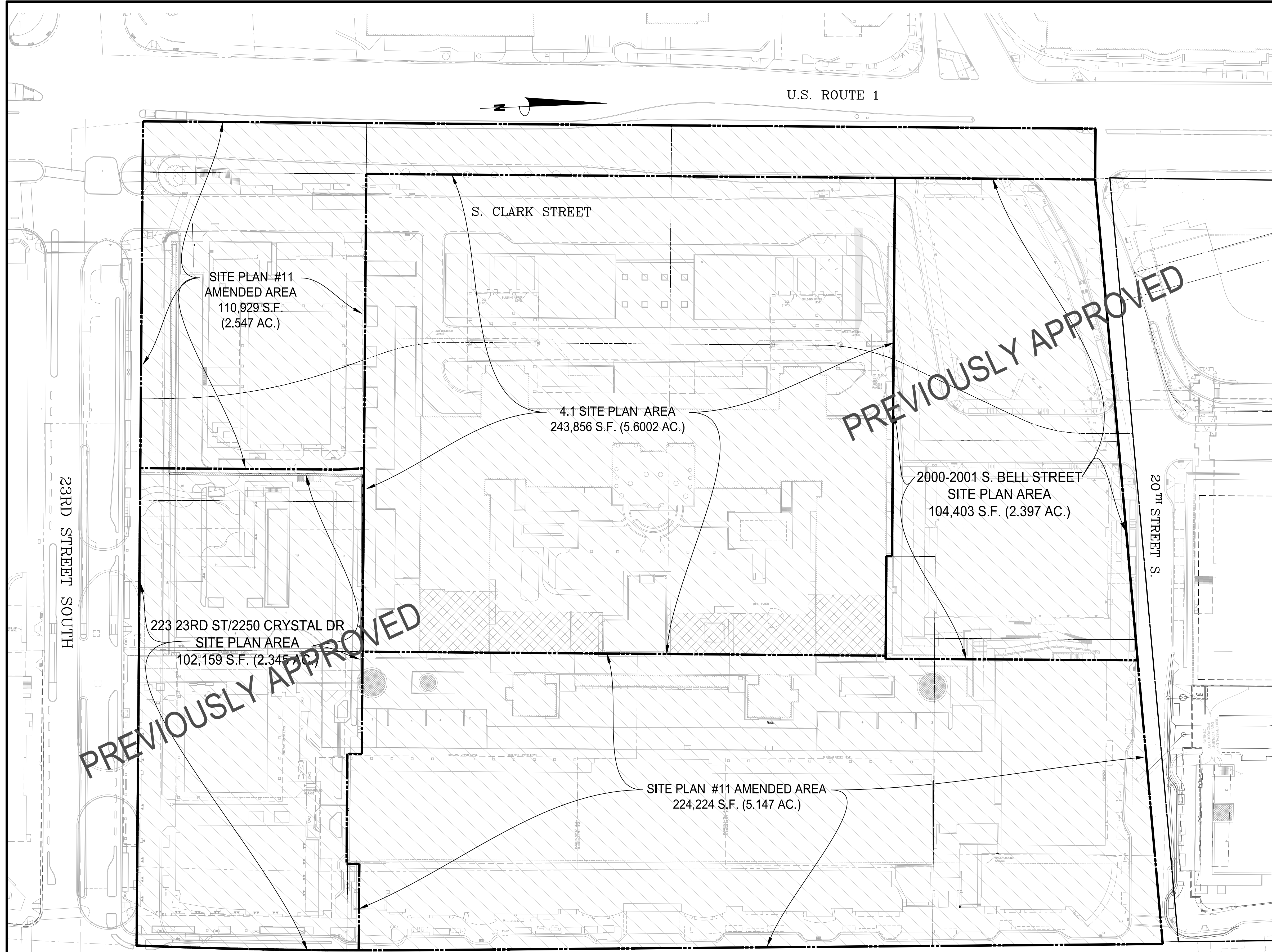
CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

SCALE: 1" = 50'
SHEET: C1.2
DATE: 01/26/2024

Cad file name: P:\140216 - crystal plaza apartments\engineering\plans\block plan\140216-0-PR-001-C1-EX-PROP-OWNERS.dwg

SITE PLAN #11 AMENDMENT ACTIONS

THE SITE PLAN AMENDMENT (SP #11) IS NECESSARY TO REMOVE THE LAND AREA PROPOSED TO BE REDEVELOPED SUBJECT TO THE PROPOSED 4.1 SITE PLAN FOR 2101 RICHMOND HIGHWAY. CONCURRENT REZONING IS PROPOSED TO RECLASSIFY ONLY THE PORTION OF PROPOSED 4.1 SITE PLAN (2101 RICHMOND HIGHWAY) THAT WILL BE REDEVELOPED WITH NEW BUILDINGS.



PROPERTY BOUNDARY (SITE PLAN #11)

METES AND BOUNDS DESCRIPTION

BEGINNING AT AN IRON ROD BEING THE NORTHEAST CORNER OF PARCEL C-1-A, AS RECORDED IN DEED BOOK 1735 PAGE 582, THE SOUTHEAST CORNER OF PARCEL C-1-B, AS RECORDED IN DEED BOOK 1735 PAGE 582, AND NORTHWEST CORNER OF PARCEL A-1-A, AS RECORDED IN DEED BOOK 1566 PAGE 254; THENCE DEPARTING PARCEL C-1-A AND PARCEL A-1-A AND RUNNING WITH PARCEL C-1-B UNTIL PASSING OVER A SCRIBE MARK BEING THE SOUTHEAST CORNER OF PARCEL C-2-A AS RECORDED IN DEED BOOK 1735 PAGE 582 AND CONTINUING WITH PARCEL C-2-A.

1. N 02°47'34" E, A DISTANCE OF 520.00 FEET TO A PK NAIL FOUND, BEING SOUTHWEST CORNER OF PARCEL B-45A, AS RECORDED AT INSTRUMENT 20220100020601; THENCE DEPARTING PARCEL C-1-A AND RUNNING WITH PARCEL B-45A THE FOLLOWING THREE (3) COURSES AND DISTANCES
2. S 87°12'26" E, A DISTANCE OF 372.04 FEET TO A POINT; THENCE
3. S 02°47'34" W, A DISTANCE OF 5.54 FEET TO A POINT; THENCE
4. S 87°12'26" E, A DISTANCE OF 97.96 FEET TO AN IRON ROD FOUND BEING A WESTERN CORNER OF PARCEL B-44A, AS RECORDED AT INSTRUMENT 20220100020601; THENCE RUNNING WITH PARCEL B-44A, AS RECORDED AT INSTRUMENT 20220100020601; THENCE RUNNING WITH PARCEL B-44A UNTIL PASSING OVER THE NORTHWEST CORNER OF PARCEL A-10-A, AS RECORDED IN DEED BOOK 2624 PAGE 305, AND CONTINUING WITH PARCEL A-10-A
5. S 02°47'34" W, A DISTANCE OF 514.46 FEET TO A PK NAIL SET, BEING A NORTHERN CORNER OF PARCEL A-10-A RECORDED IN DEED BOOK 1577 PAGE 429; THENCE RUNNING WITH PARCEL A-4, AS RECORDED IN DEED BOOK 1577 PAGE 229; THENCE RUNNING WITH PARCEL A-4 UNTIL PASSING OVER THE NORTHEAST CORNER OF AFOREMENTIONED PARCEL A-1-A, AND CONTINUING WITH PARCEL A-1-A.
6. N87°12'26" W, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 243,856 SQUARE FEET OR 5.6002 ACRES OF LAND.

4.1 SITE PLAN AREA: 2250 CRYSTAL DRIVE/223 23rd STREET

METES AND BOUNDS DESCRIPTION

PART OF CERTAIN TRACTS OR PARCELS OF LAND SITUATED IN ARLINGTON COUNTY, VIRGINIA, BEING AN AVERAGE SITE ELEVATION AREA ON SAID TRACTS OR PARCELS OF LAND, AS RECORDED IN DEED BOOK 1577 AT PAGE 429 AND DEED BOOK 1642 AT PAGE 285, RECORDED AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND FURTHER DESCRIBED BELOW:

BEGINNING AT A POINT LOCATED ON THE SOUTH EAST CORNER OF PARCEL A-43 AND THE NORTH EAST CORNER OF PARCEL B-7-A-1, SAID POINT ALSO NEAR THE INTERSECTION OF 23rd STREET S AND CRYSTAL DRIVE, THENCE, ALONG THE NORTHERN DIVIDING LINE OF PARCEL B-7-A-1 AND THE SOUTHERN DIVIDING LINES OF PARCELS A-43, A-4 AND A PORTION OF A-1-A, N 87°12'26" W, A DISTANCE OF 465.45 FEET TO A POINT; THENCE, LEAVING THE SOUTHERN DIVIDING LINE AND CONTINUING OVER, ACROSS AND THROUGH PARCEL A-1-A, N 02°47'34" E, A DISTANCE OF 220.00 FEET TO A POINT ON THE SOUTHERN DIVIDING LINE OF PARCEL A-1-C1, THENCE, CONTINUING WITH SAID SOUTHERN DIVIDING LINE AND CROSSING INTO A PORTION OF PARCEL A-10-A, S 87°12'26" E, A DISTANCE OF 183.91 FEET TO A POINT; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 02°47'34" W, A DISTANCE OF 32.41 FEET TO A POINT; THENCE;
2. S 87°19'41" E, A DISTANCE OF 285.27 FEET CROSSING OVER, ACROSS AND THROUGH PARCEL A-43 TO A POINT ON THE WEST DIVIDING LINE OF PARCEL 3, THENCE;

188.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5,655 FEET, A CHORD BEARING OF S 03°44'39" W, AND A CHORD DISTANCE OF 188.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 102,159 SQUARE FEET OR 2.345 ACRES OF LAND.

4.1 SITE PLAN AREA: 2000 / 2001 SOUTH BELL STREET

METES AND BOUNDS DESCRIPTION

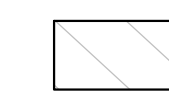
BEGINNING AT A POINT ON THE NORTHEAST CORNER OF PARCEL C-2-A, CRYSTAL PLAZA, AS SHOWN ON PLAT RECORDED IN DEED BOOK 4282 AT PAGE 1291, POINT ALSO BEING THE INTERSECTION OF S. CLARK STREET (VARIABLE WIDTH) AND 20th STREET S. (VARIABLE WIDTH); THENCE;

WITH THE SOUTHERN RIGHT OF WAY LINE OF 20th STREET S., N 87°16'04" E 454.38 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF PARCEL A-46 THENCE, LEAVING SAID 20th STREET S. ALONG THE WESTERN LINE OF PARCEL A-46, S 02°42'57" W 149.69 FEET TO A POINT THENCE PASSING OVER, ACROSS AND THROUGH PARCEL A-44, S 02°45'15" W 96.25 FEET TO A POINT ON THE NORTHERN LINE OF PARCEL A-21-A1 THENCE, ALONG SAID NORTHERN LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

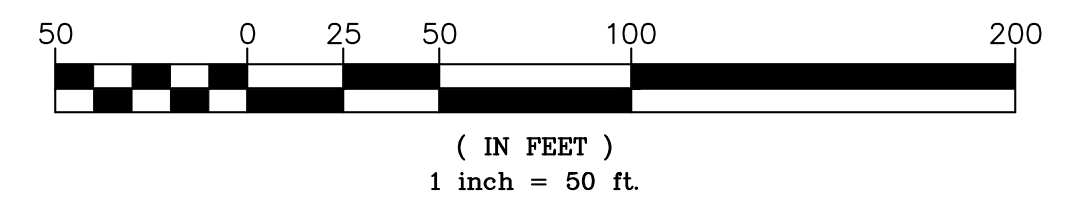
1. N 87°12'26" W 80.62 FEET TO A POINT;
2. N 02°47'34" E 5.54 FEET TO A POINT;
3. N 87°12'26" W 372.04 FEET TO A POINT ON THE EASTERN LINE OF PARCEL C-2-A THENCE, ALONG THE EASTERN LINE N 02°47'34" E 196.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 104,404 SQUARE FEET OR 2.396 ACRES OF LAND

LEGEND


SITE PLAN #11 AREA
 785,572 SF (18.034 AC)

GRAPHIC SCALE



PREVIOUSLY APPROVED

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COMMONWEALTH OF VIRGINIA

DAVID A. PETERSON
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PROFESSIONAL ENGINEER

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

SP AMENDMENT PLAT

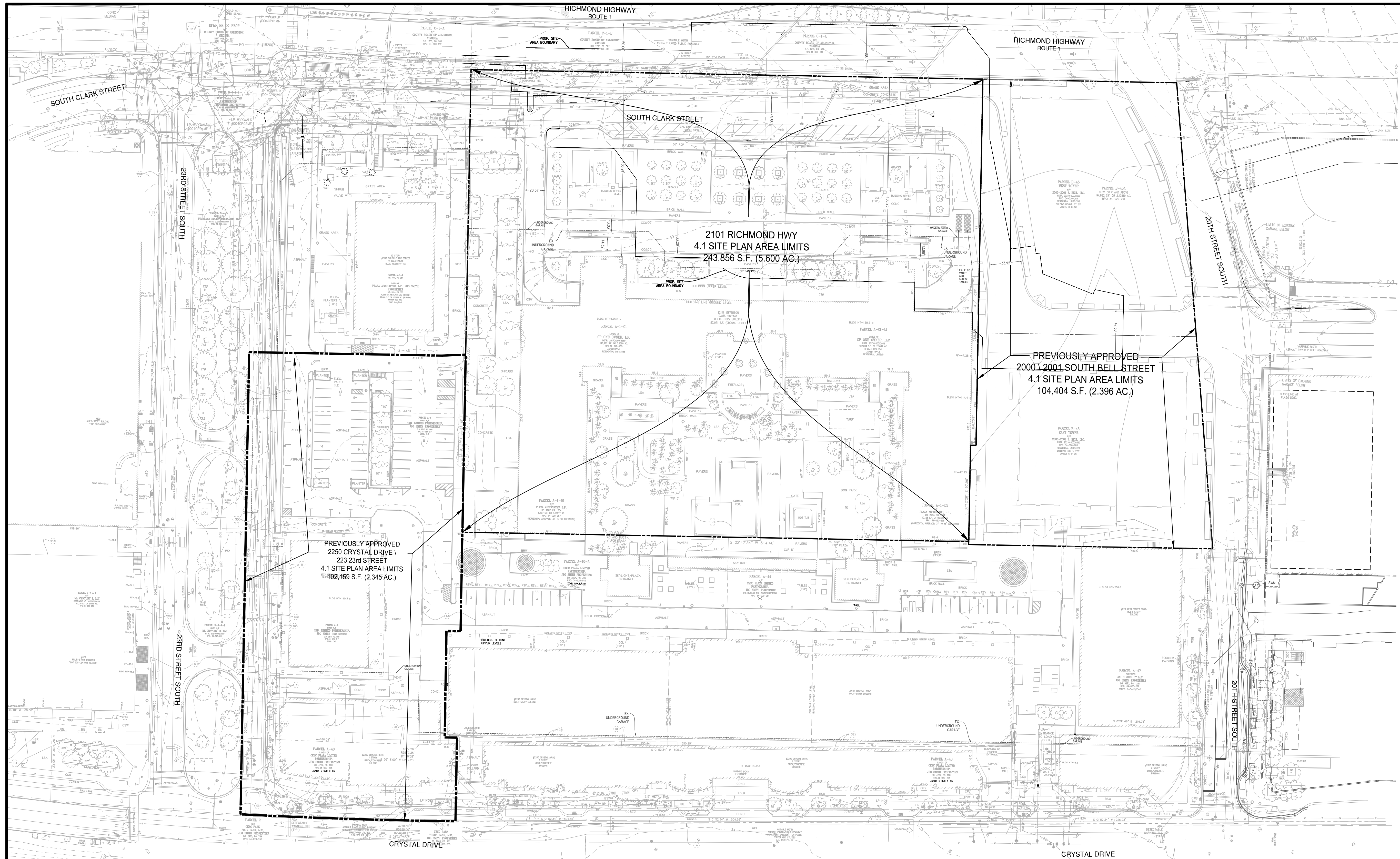
CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

SCALE: 1" = 50'

SHEET: C1.3

DATE: 01/26/2024

Cadd file name : P:\140216 - crystal plaza apartments\engineering\plans\block plan\140216-01-RR-001-C1.3-SP AMENDMENT PLAT.dwg



LEGEND

BRW	BRICK WALL
BLDG HT	BUILDING HEIGHT
CC&CG	CONCRETE CURB AND GUTTER
CC	CONCRETE CURB
CONC	CONCRETE
CSW	CONCRETE SIDEWALK
IRF	IRON ROD FOUND
IRS	IRON ROD SET
LSA	LANDSCAPE AREA
PKF	PK NAIL FOUND
PKS	PK NAIL SET
XCTS	CROSS CUT SET
	AIR CONDITIONER
⊙	AREA LIGHT
⊕	ELECTRIC MANHOLE
⚡	FIRE DEPARTMENT CONNECTION
⊕	FIRE HYDRANT
⊕	FLAG POLE
⊕	GAS METER
⊕	SANITARY SEWER MANHOLE
⊕	SIGN
⊕	STORM MANHOLE
⊕	STORM INLET (SQUARE)
⊕	STORM INLET (ROUND)
⊕	TELEPHONE MANHOLE
⊕	UTILITY POLE W/LIGHT
⊕	VAULT
⊕	WATER MANHOLE
⊕	WATER METER
⊕	WATER VALVE
⊕	PARKING COUNT
18'	TREE W/SIZE
⊕	BUSH
G	APPRX. LOC. UNDERGROUND GAS
W	APPRX. LOC. UNDERGROUND WATER
T	APPRX. LOC. UNDERGROUND TELECOM
FO	APPRX. LOC. UNDERGROUND ELECTRIC
S	APPRX. LOC. UNDERGROUND FIBER OPTIC
S	APPRX. LOC. UNDERGROUND SANITARY
---	FENCE LINE

EASEMENT LEGEND

APPROXIMATE LOCATION VEPCO EASEMENT
DEED BOOK 1607 PAGE 240

INGRESS/EGRESS EASEMENT
DEED BOOK 1537 PAGE 486

INGRESS/EGRESS EASEMENT
DEED BOOK 1613 PAGE 430

TEMPORARY INGRESS/EGRESS EASEMENT
DEED BOOK 1577 PAGE 429

INGRESS/EGRESS EASEMENT
DEED BOOK 1623 PAGE 618

EASEMENT FOR BALCONY OVERHANG
DEED BOOK 1669 PAGE 226

PRIVATE PARKING EASEMENT
ELEV 36.9 TO 48.2 (360 SQ. FT.)
DEED BOOK 2817 PAGE 1256

PRIVATE PARKING EASEMENT
ELEV 36.8 TO 46.0 (120 SQ. FT.)
DEED BOOK 2817 PAGE 1256

PRIVATE PARKING EASEMENT
ELEV 27.0 TO 36.5 (1,771 SQ. FT.)
DEED BOOK 2817 PAGE 1256

PRIVATE PARKING EASEMENT
ELEV 27.0 TO 35.5 (840 SQ. FT.)
DEED BOOK 2817 PAGE 1256

PRIVATE PARKING EASEMENT
ELEV 27.0 TO 36.8 (9,964 SQ. FT.)
DEED BOOK 2817 PAGE 1256

PRIVATE PARKING EASEMENT
ELEV 36.9 TO 46.5 (11,065 SQ. FT.)
DEED BOOK 2817 PAGE 1256

15' SANITARY SEWER AND WATER
MAIN EASEMENT
DEED BOOK 1413 PAGE 64

PRIVATE EASEMENT FOR MECHANICAL ROOM
ELEV 37.0 TO 44.25 (1,378 SQ. FT.)
DEED BOOK 2817 PAGE 1256

* EASEMENT NOT IN CURRENT TITLE REPORT

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	5577.35'	180.04'	N 0°47'58" E	180.03'	1°50'58"	90.03'
C2	5577.35'	97.22'	N 0°22'31" E	97.22'	0°59'55"	48.61'
C3	5555.00'	278.50'	N 0°17'13" E	278.47'	2°49'18"	139.28'
C4	5577.35'	277.26'	N 0°18'00" E	277.23'	2°50'54"	138.66'

AREA TABULATION

RPC	PARCEL	AREA (S.F.)	OR	AREA (AC.)
RPC 34020003	PARCEL A-1-A	77,000 S.F.	OR	1.76768 AC.
RPC 34020255	PARCEL A-1-C1	140,962 S.F.	OR	3.23604 AC.
RPC 34020017	PARCEL A-4	65,128 S.F.	OR	1.49509 AC.
RPC 34020018	PARCEL A-10-A	60,254 S.F.	OR	1.38324 AC.
RPC 34020256	PARCEL A-21-A1	102,894 S.F.	OR	2.36212 AC.
RPC 34020265	PARCEL A-43	60,801 S.F.	OR	1.39580 AC.
RPC 34020266	PARCEL A-44	81,590 S.F.	OR	1.87305 AC.
RPC 34020267	PARCEL A-45	91,631 S.F.	OR	2.10356 AC.
RPC 34020268	PARCEL A-46	36,030 S.F.	OR	0.82713 AC.
RPC 34020269	PARCEL A-47	22,438 S.F.	OR	0.51511 AC.
RPC 34020012	PARCEL C-1-A	11,000 S.F.	OR	0.25253 AC.
RPC 34020013	PARCEL C-1-B	14,998 S.F.	OR	0.34429 AC.
RPC 34020014	PARCEL C-2-A	20,850 S.F.	OR	0.47864 AC.
TOTAL AREA		785,572 S.F.	OR	18.03425 AC.

OVERALL PROPERTY BOUNDARY (SITE PLAN #1)

METES AND BOUNDS DESCRIPTION

BEGINNING AT A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF JEFFERSON DAVIS HIGHWAY, ROUTE 1 (VARIABLE WIDTH RIGHT-OF-WAY) SAID POINT ALSO MARKS THE NORTHEASTERLY CORNER OF THE PROPERTY OF COUNTY BOARD OF ARLINGTON, THENCE DEPARTING SAID POINT AND CONTINUING WITH THE EASTERLY RIGHT-OF-WAY LINE OF LINE OF SAID JEFFERSON DAVIS HIGHWAY, ROUTE 1

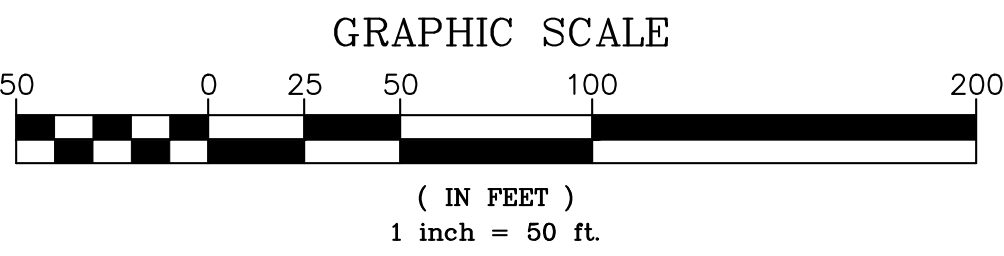
N 02°47'34" E 898.91 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE 20TH STREET SOUTH; THENCE DEPARTING SAID POINT AND CONTINUING WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 20TH STREET SOUTH THE FOLLOWING TWO(2) COURSES AND DISTANCES:

S 87°12'26" E 50.00 FEET TO A POINT, THENCE
N 87°18'04" E 754.95 FEET TO A POINT, SAID POINT LOCATED IN THE WESTERLY RIGHT-OF-WAY LINE OF CRYSTAL DRIVE; THENCE DEPARTING SAID POINT, THENCE DEPARTING SAID POINT AND CONTINUING WITH THE WESTERLY RIGHT-OF-WAY LINE OF CRYSTAL DRIVE ON THE FOLLOWING TWO(2) COURSES AND DISTANCES:

S 01°52'34" W 730.79 FEET TO A POINT OF CURVATURE; THENCE

278.50 FEET ALONG AN ARC OF A CURVE DEFLECTING TO THE RIGHT AND HAVING A RADIUS OF 5655.00 FEET, A CENTRAL ANGLE OF 02°49'18" WITH A CHORD BEARING AND DISTANCE OF S 03°17'13" W 278.50 FEET TO A POINT, SAID POINT BEING LOCATED IN THE NORTHERLY RIGHT-OF-WAY LINE OF 23RD STREET SOUTH, THENCE DEPARTING SAID POINT AND RUNNING WITH THE NORTHERLY RIGHT-OF-WAY LINE OF 23RD STREET SOUTH

N 87°12'26" W 810.77 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 785,572 SQ FT OR 18.03425 ACRES, MORE OR LESS.



No.	DATE	DESCRIPTION

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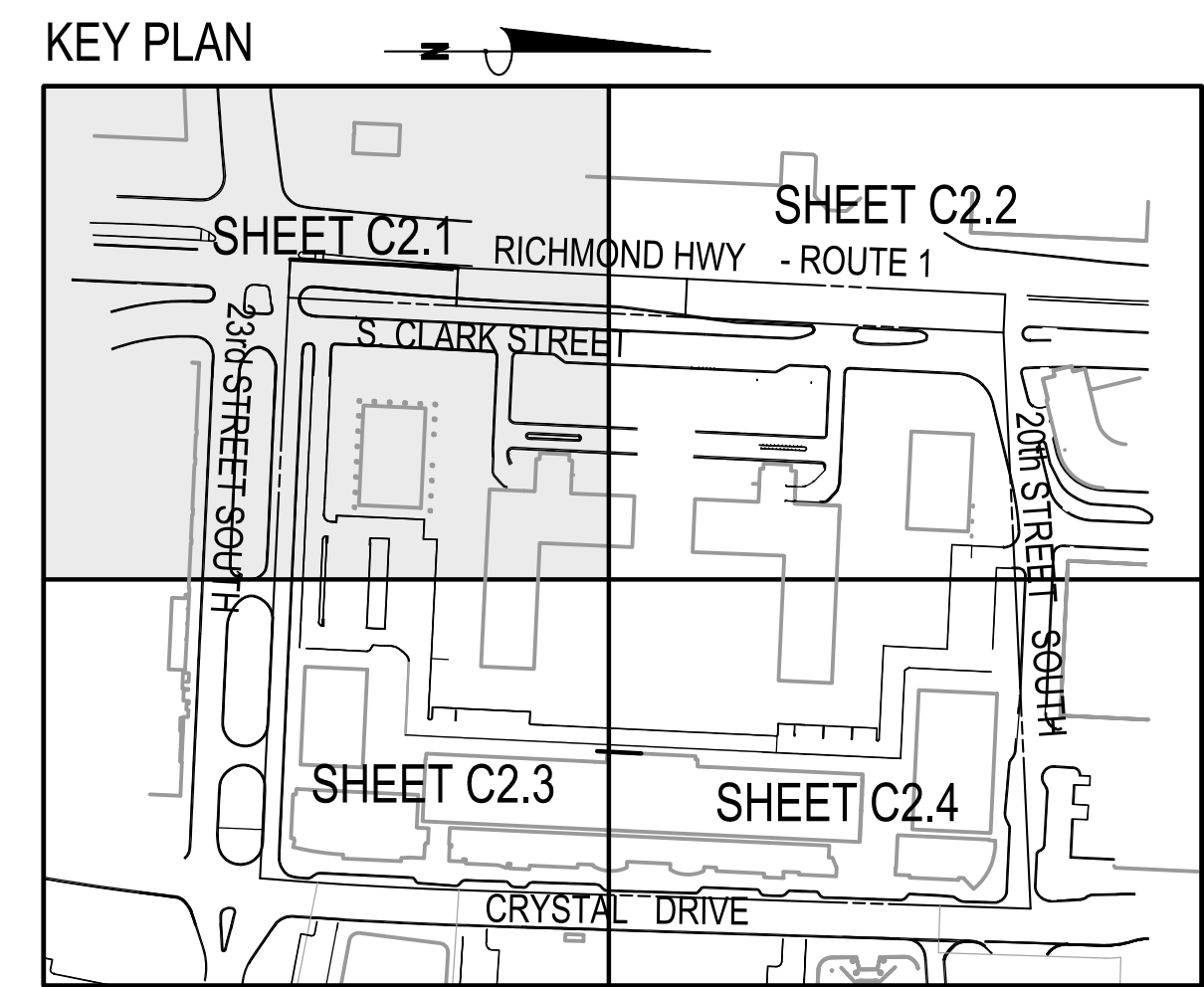
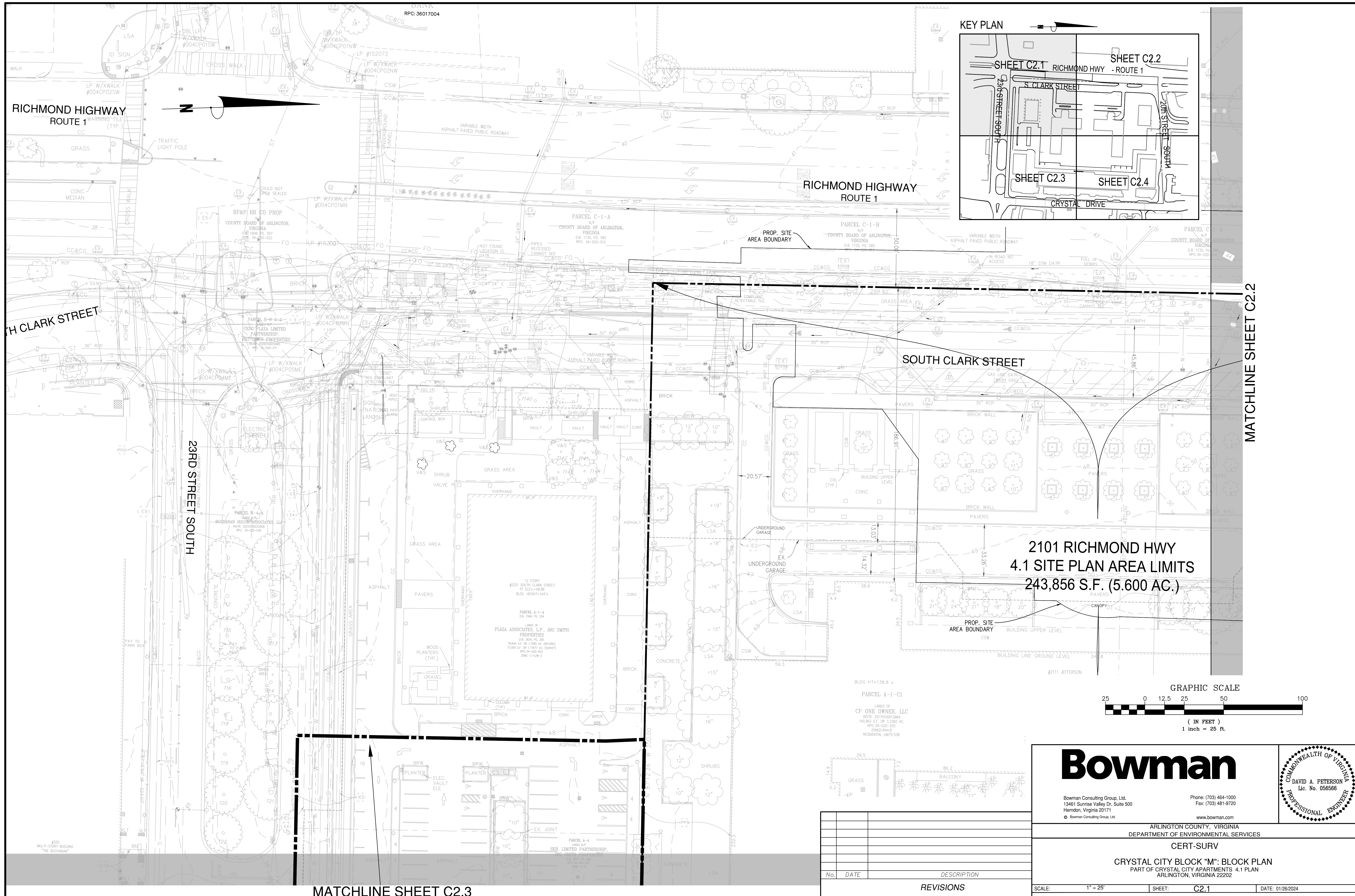
ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

CERT-SURV

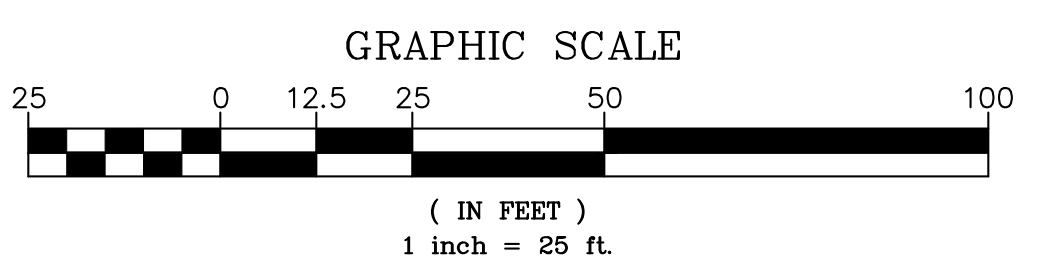
CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

SCALE: 1" = 50'	SHEET: C2.0	DATE: 01/26/2024
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Code file names: P:\1\0216 - crystal place apartments\engineering\plans\block plan\0216-D-PR-001-C2.0-CERT-SURV.dwg



2101 RICHMOND HWY
 4.1 SITE PLAN AREA LIMITS
 243,856 S.F. (5.600 AC.)



No.	DATE	DESCRIPTION

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CRYSTAL CITY BLOCK "M": BLOCK PLAN
 PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
 ARLINGTON, VIRGINIA 22202

SCALE: 1" = 25'

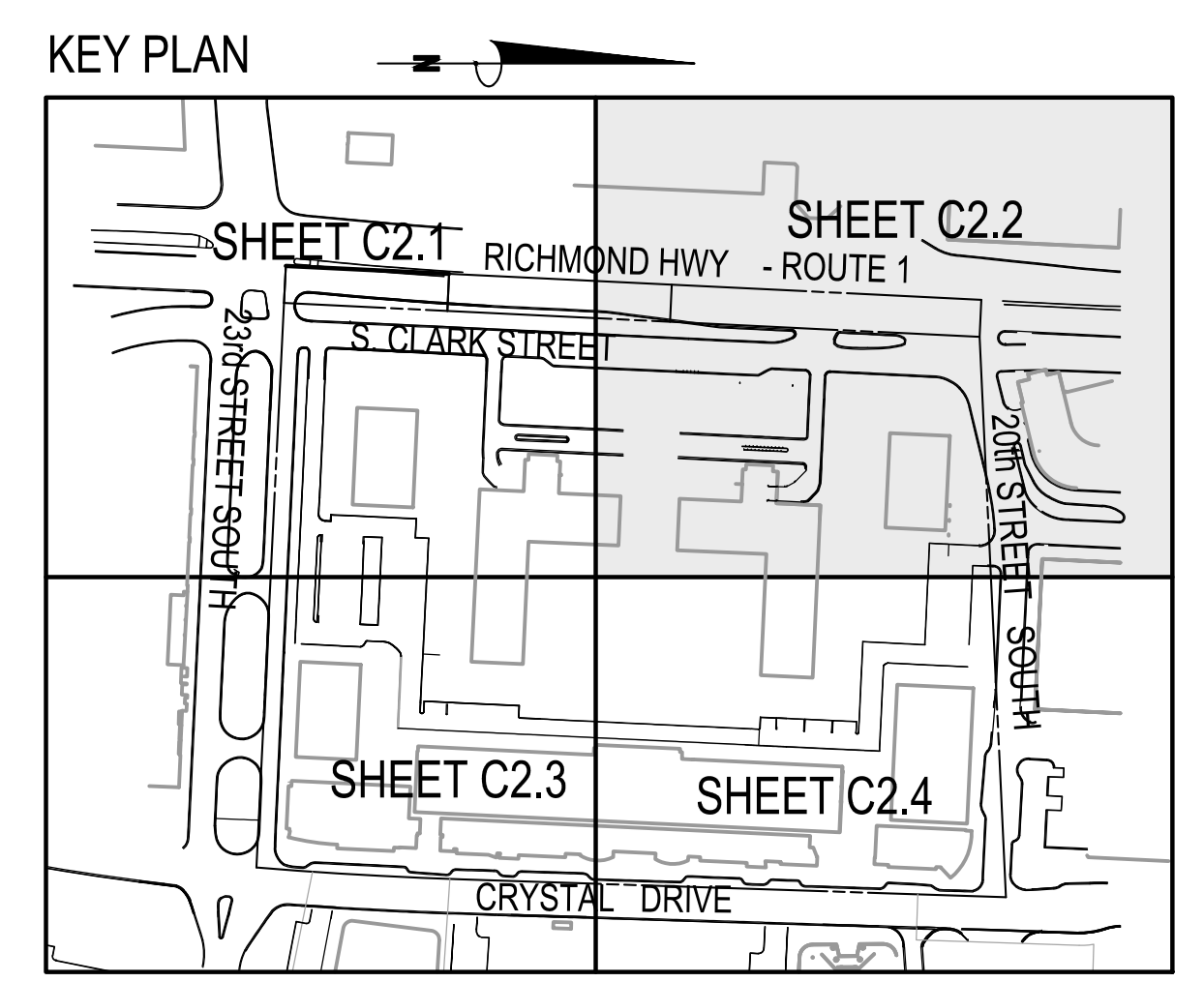
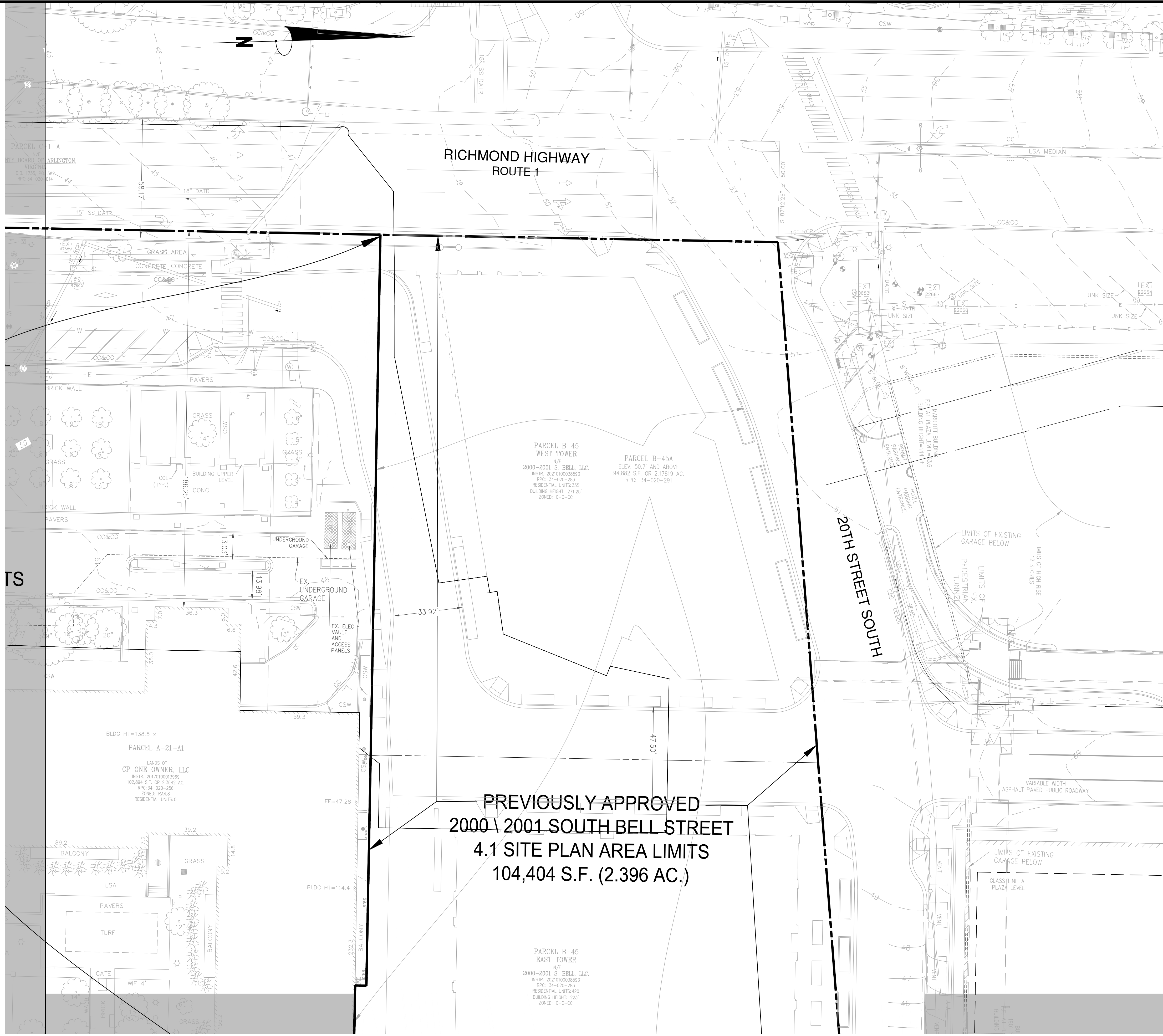
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DATE: 01/26/2024

MATCHLINE SHEET C2.3

MATCHLINE SHEET C2.2

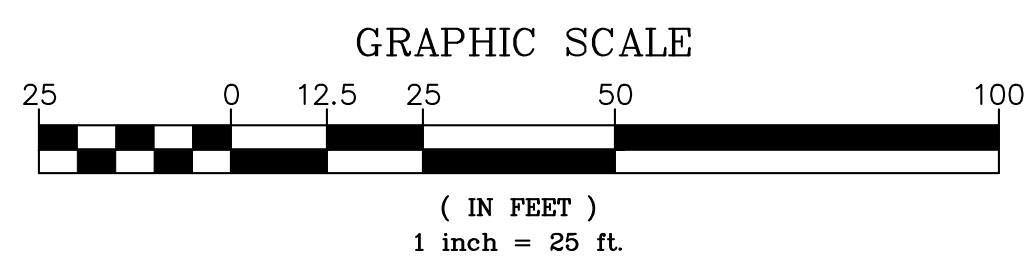
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MATCHLINE SHEET C2.1

MATCHLINE SHEET C2.4

**PREVIOUSLY APPROVED
2000 \ 2001 SOUTH BELL STREET
4.1 SITE PLAN AREA LIMITS
104,404 S.F. (2.396 AC.)**



No.	DATE	DESCRIPTION
REVISIONS		

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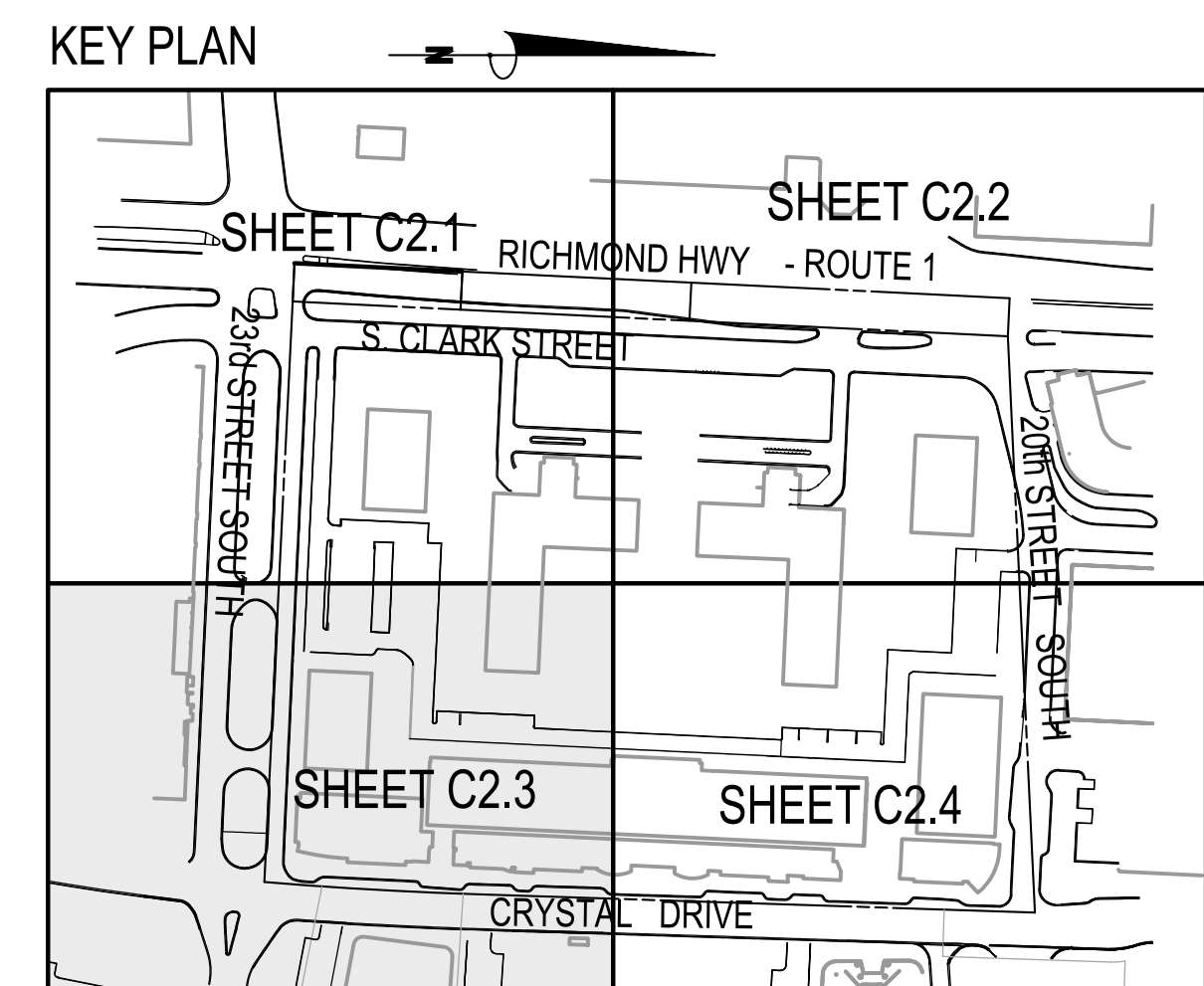
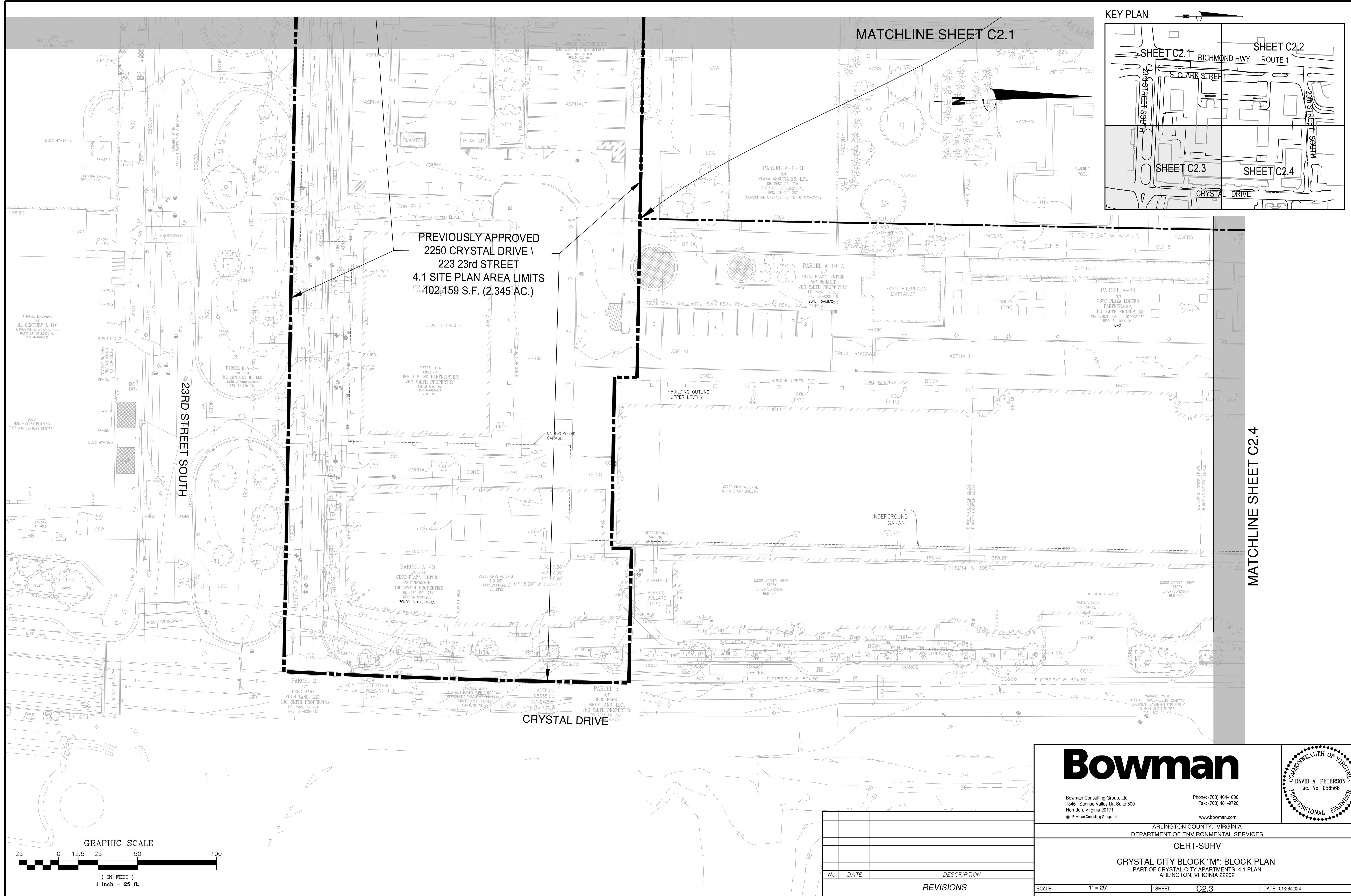
ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

CERT-SURV

CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

SCALE: 1" = 25' SHEET: **C2.2** DATE: 01/26/2024

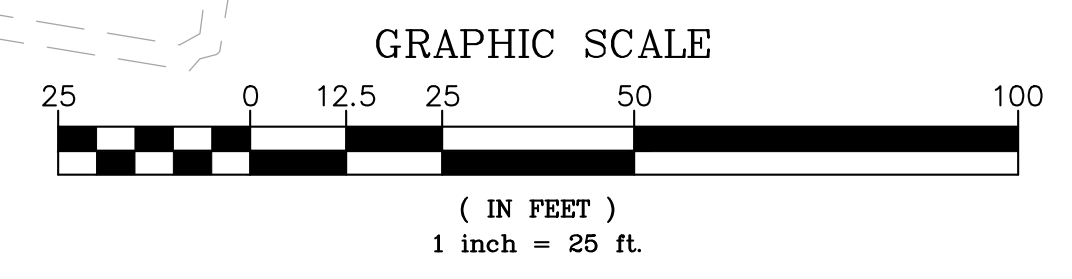
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**PREVIOUSLY APPROVED
2250 CRYSTAL DRIVE \
223 23RD STREET
4.1 SITE PLAN AREA LIMITS
102,159 S.F. (2.345 AC.)**

MATCHLINE SHEET C2.1

MATCHLINE SHEET C2.4



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DAVID A. PETERSON
Lic. No. 056586
PROFESSIONAL ENGINEER

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

CERT-SURV

CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

SCALE: 1" = 25'
SHEET: **C2.3**
DATE: 01/26/2024

Csd file name : P:\10216 - crystal plaza apartments\engineering\plans\block plan\10216-D-PR-001-C2.3-CERT-SURV.dwg

MATCHLINE SHEET C2.2

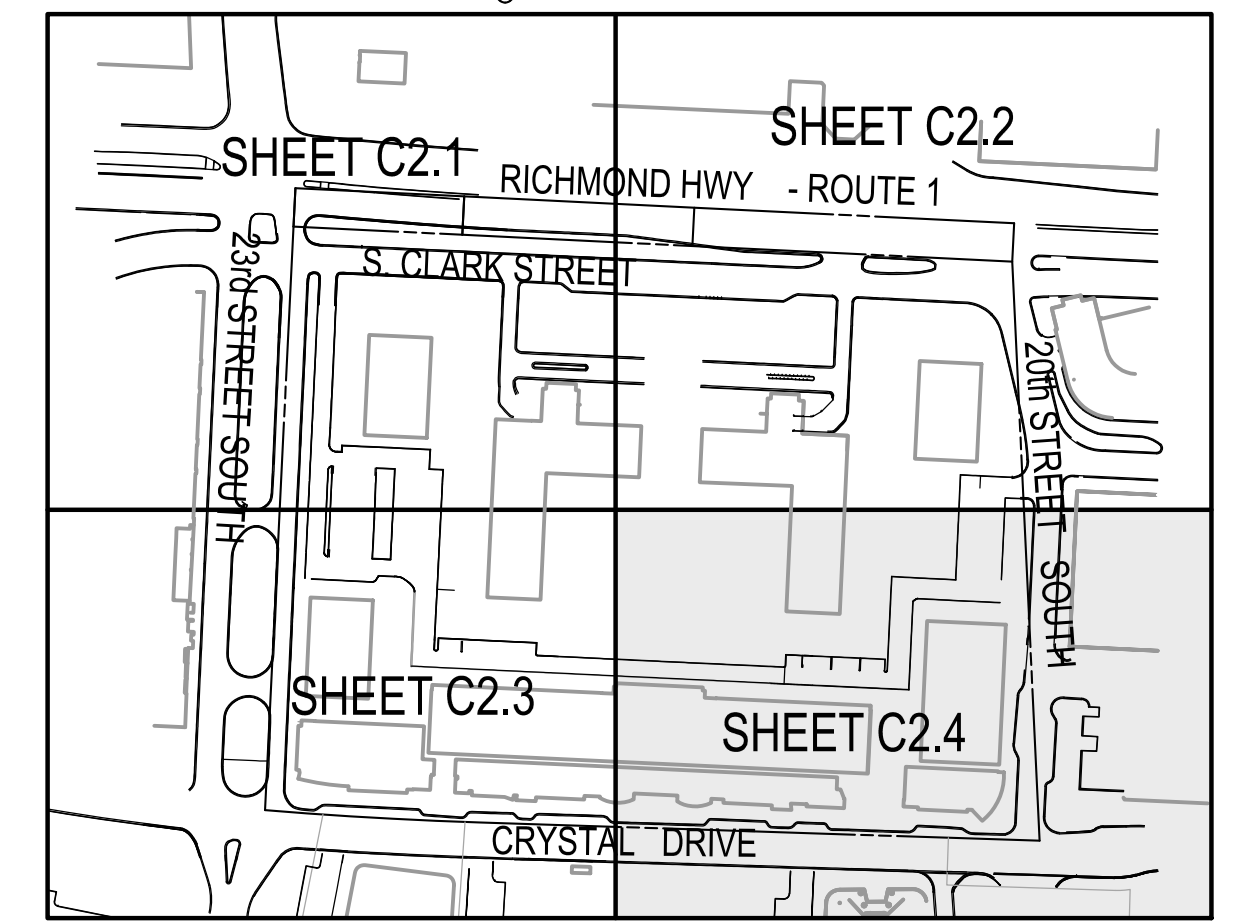
EAST TOWER
 2000-2001 S. BELL, LLC.
 NSTR. 201010003553
 RPC: 34-020-283
 RESIDENTIAL UNITS: 420
 BUILDING HEIGHT: 237
 ZONED: C-0-C2

PARCEL A-1-D2
 PLAZA ASSOCIATES, L.P.
 108 2987, PG. 10
 10128 S.F. OF GROUND
 RPC: 34-020-258
 (HORIZONTAL AIRSPACE 37 TO 48 ELEVATION)

PARCEL A-47
 3420289
 220 S 20TH ST LLC
 JBG SMITH PROPERTIES
 48, 49, 50, PG. 1281
 RPC: 34-020-289
 ZONED: C-0-15/C-0

PARCEL A-43
 LANDS OF
 CBSC PLAZA LIMITED
 PARTNERSHIP
 JBG SMITH PROPERTIES
 08, 4282, PG. 1281
 10128 S.F. OF GROUND
 ZONED: C-0/C-0-15

KEY PLAN



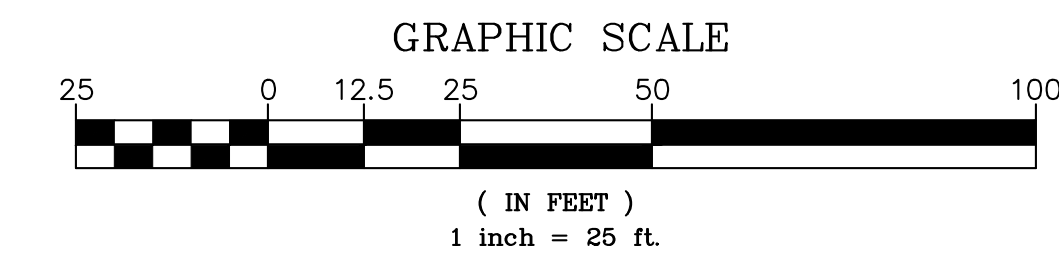
STORM SEWER TABLE

(*INVERTS PROVIDED BY OTHERS)

EX 17374	RIM=53.57 INV OUT=49.82 (15" RCP TO EX 17372)*	EX 17442	RIM=49.36 INV IN=46.47 (15" RCP FROM EX 22665)* INV OUT=45.00 (15" RCP TO EX 21758)*
EX 17372	RIM=55.14 INV IN=49.19 (15" RCP FROM EX 17374)* INV OUT=49.13 (15" RCP TO EX 1)*	EX 17159	RIM=49.36 INV IN=44.87 (15" RCP FROM EX 17543)* INV OUT=44.77 (18" DATR TO EX 17750)*
EX 17442	RIM=52.71 INV OUT=48.62 (15" RCP TO EX 1)*	EX 22669	RIM=42.94 INV IN=39.45 (15" RCP TO EX 21663)*
EX 17442	RIM=52.12 INV IN=46.62 (15" RCP FROM EX 17442)* INV IN=46.60 (15" RCP FROM EX 17372)* INV OUT=46.42 (15" RCP TO EX 17475)*	EX 17442	RIM=42.96 INV IN=39.39 (15" RCP FROM EX 22666)* INV OUT=39.26 (15" RCP TO EX 17750)*
EX 17429	RIM=51.28 INV IN=45.18 (15" RCP FROM EX 1)* INV OUT=42.23 (15" RCP TO EX 17542)*	EX 17750	RIM=45.38 INV OUT=41.38 (15" RCP TO EX 17750)*
EX 17542	RIM=47.81 INV IN=40.46 (15" RCP FROM EX 17475)* INV OUT=40.36 (18" RCP TO EX 17689)*	EX 17750	RIM=42.96 INV IN=39.21 (15" RCP FROM EX 21663)* INV IN=39.36 (15" RCP FROM EX 21758)* INV IN=39.31 (15" RCP FROM EX 17705)* INV OUT=39.21 (15" RCP TO EX 17835)*
EX 17689	RIM=45.85 INV IN=39.15 (18" RCP FROM EX 17542)* INV OUT=39.10 (18" RCP TO EX 17692)*	EX 17835	RIM=42.23 INV IN=38.76 (15" RCP FROM EX 17750)* INV OUT=38.71 (15" RCP TO EX 17866)*
EX 17692	RIM=46.78 INV IN=39.03 (18" RCP FROM EX 17689)* INV OUT=38.96 (18" RCP TO EX 17710)*	EX 22667	RIM=45.77 INV OUT=41.43 (15" RCP TO EX 17862)*
EX 17710	RIM=46.26 INV IN=38.13 (18" RCP FROM EX 17692)* INV OUT=38.06 (24" RCP TO EX 22613)*	EX 17862	RIM=45.77 INV IN=___ (15" RCP FROM EX 22601)* INV OUT=___ (15" RCP TO EX 17886)*
EX 22613	RIM=46.05 INV IN=37.91 (24" RCP FROM EX 17710)* INV OUT=37.86 (24" RCP TO EX 22609)*		
EX 22609	RIM=45.31 INV IN=UNK INV IN=37.17 (24" RCP FROM EX 22613)* INV OUT=37.12 (30" RCP TO EX 17847)*		
EX 17847	RIM=45.40 INV IN=36.70 (30" RCP FROM EX 22609)* INV OUT=36.50 (30" RCP TO EX 17866)*		
EX 17866	RIM=45.96 INV IN=35.93 (30" RCP FROM EX 17847)* INV IN=36.60 (15" RCP FROM EX 17862)* INV OUT=35.84 (30" RCP TO EX 22583)*		
EX 22583	RIM=47.07 INV IN=34.67 (12" RCP FROM EAST)* INV IN=34.67 (30" RCP FROM EX 17866)* INV OUT=34.57 (30" RCP TO EX 22579)*		
EX 17829	RIM=40.14 INV IN=33.94 (24" RCP FROM EX 18078)* INV OUT=33.87 (30" RCP TO EX 22579)*		
EX 22579	RIM=45.52 INV IN=32.63 (30" RCP FROM EX 21625)* INV IN=32.92 (30" RCP FROM EX 22583)* INV OUT=32.53 (30" RCP TO EX 18140)*		

MATCHLINE SHEET C2.3

CRYSTAL DRIVE



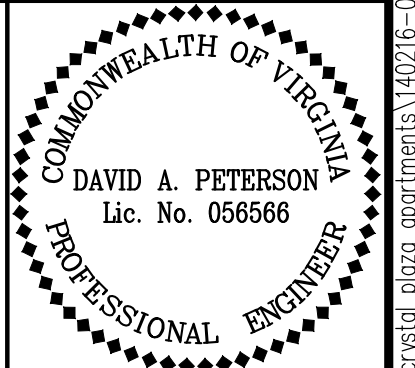
No.	DATE	DESCRIPTION
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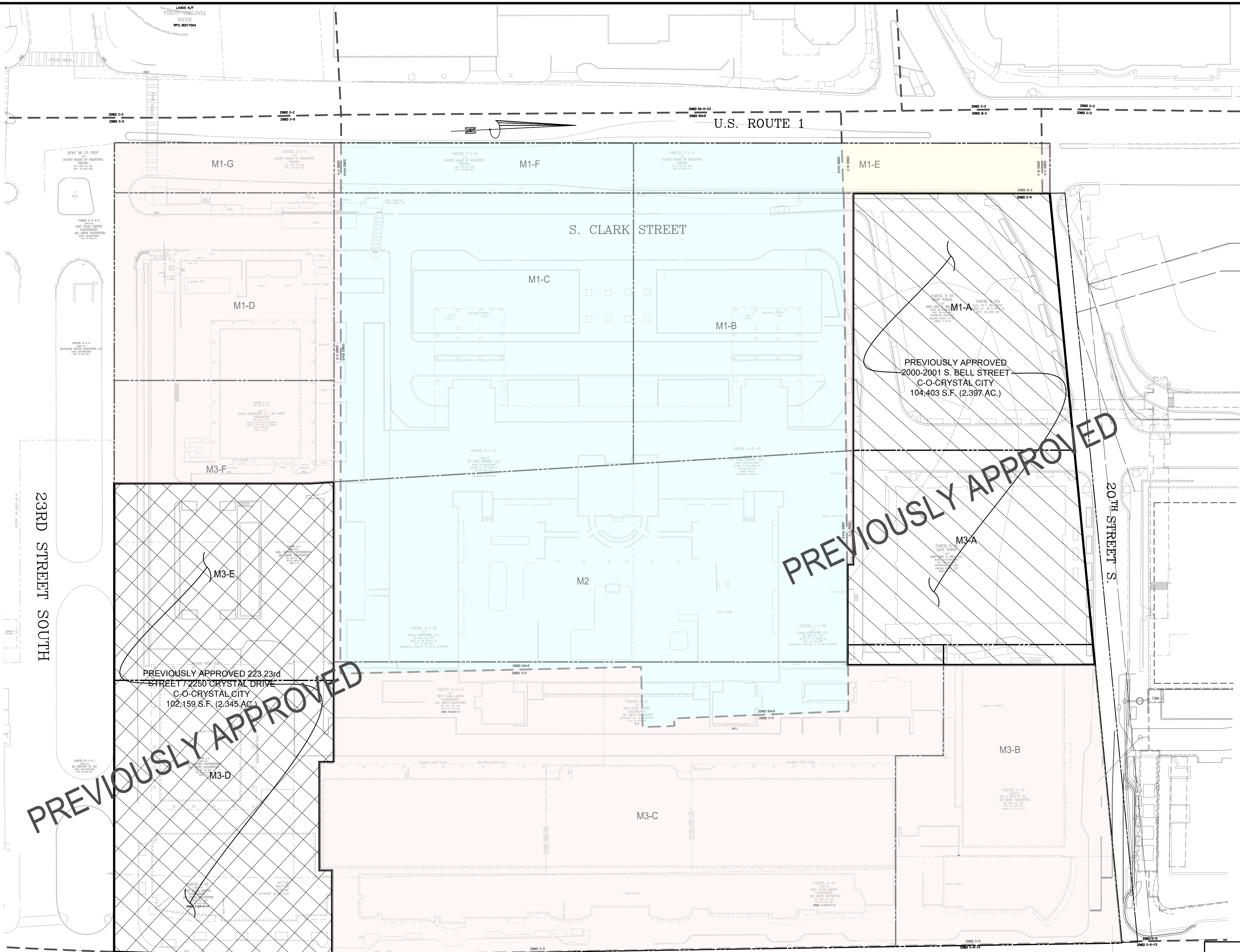


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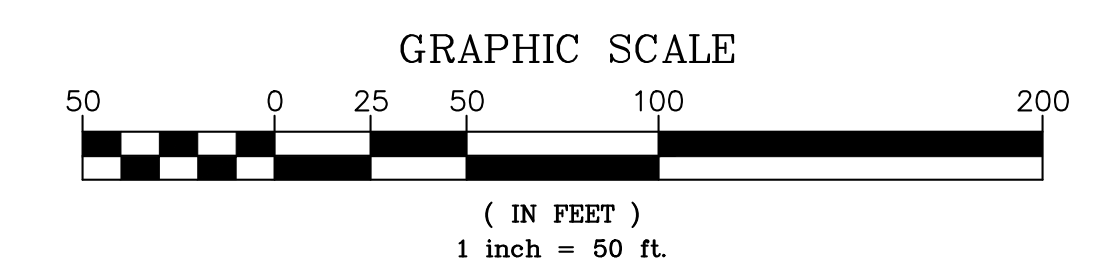
CERT-SURV

CRYSTAL CITY BLOCK "M": BLOCK PLAN
 PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
 ARLINGTON, VIRGINIA 22202

SCALE: 1" = 25' SHEET: C2.4 DATE: 01/26/2024



- ZONED C-0 291,973 S.F. (6.703 AC.)
- ZONED RA4.8 277,044 S.F. (6.360 AC.)
- ZONED M-2 9,993 S.F. (0.229 AC.)
- PREVIOUSLY APPROVED 2000-2001 S. BELL ST
ZONED C-0-CRYSTAL CITY 104,403 S.F. (2.397 AC.)
- PREVIOUSLY APPROVED 223 23rd STREET / 2250 CRYSTAL DRIVE
ZONED C-0-CRYSTAL CITY 102,159 S.F. (2.345 AC.)



PREVIOUSLY APPROVED

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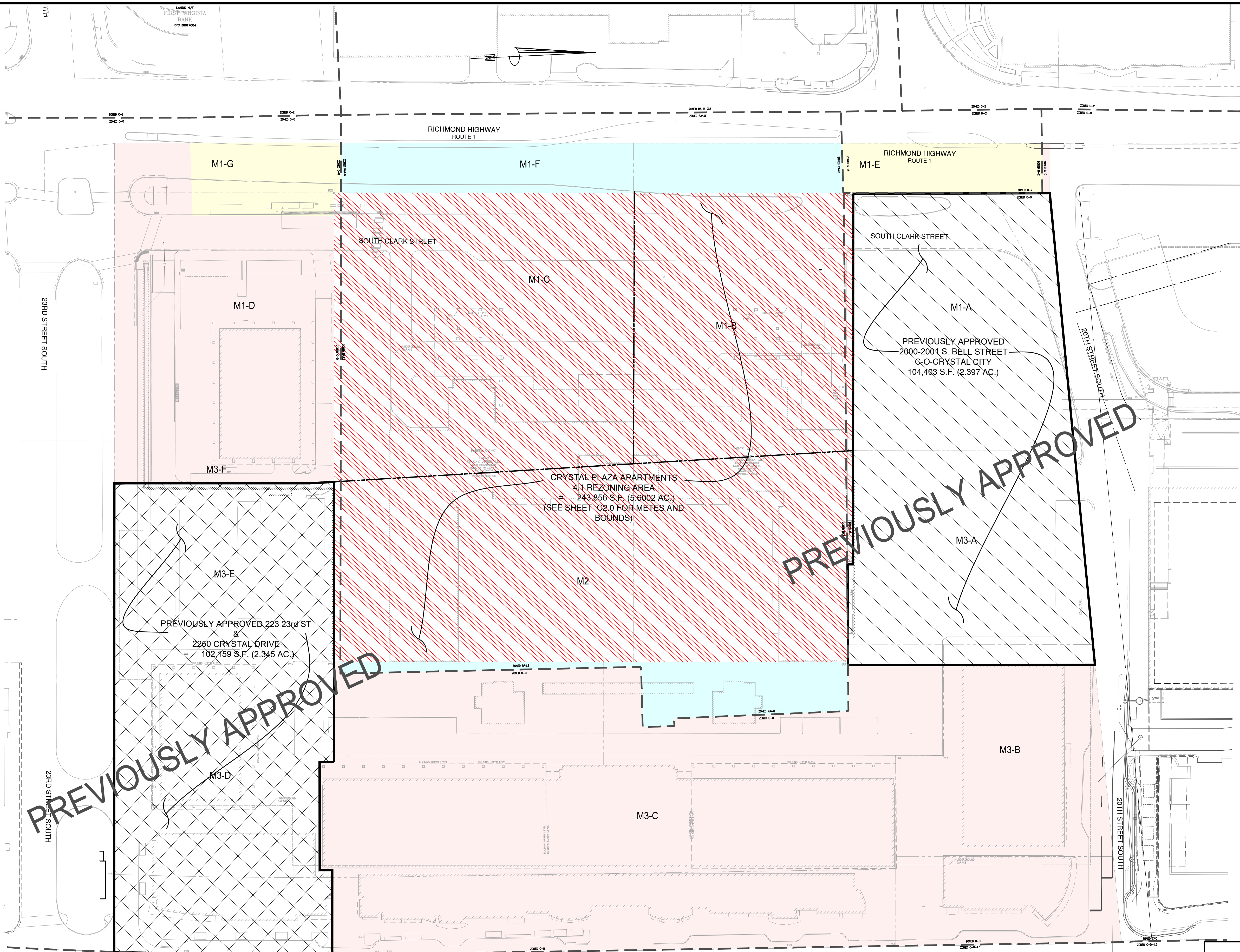
EXISTING ZONING EXHIBIT



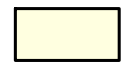
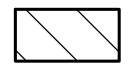
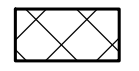
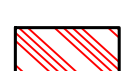
CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

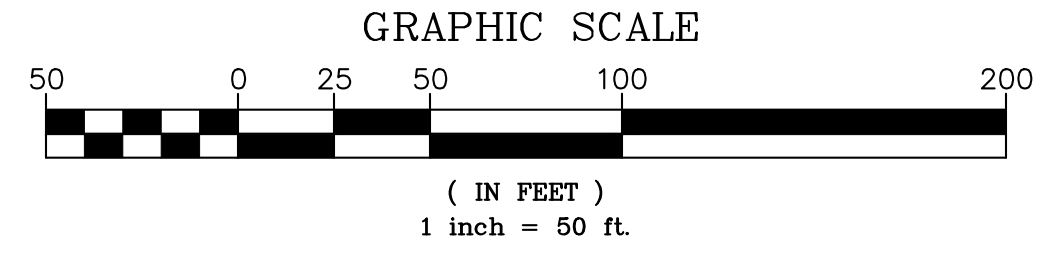
SCALE: 1" = 50'
SHEET: C2.6
DATE: 01/26/2024

No.	DATE	DESCRIPTION
REVISIONS		

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-  ZONED C-O 274,953 S.F. (6.312 AC.)
-  ZONED RA4.8 38,918 S.F. (0.893 AC.)
-  ZONED M-2 20,776 S.F. (0.477 AC.)
-  PREVIOUSLY APPROVED 2000-2001 S. BELL ST
ZONED C-O-CRYSTAL CITY 104,404 S.F. (2.398 AC.)
-  PREVIOUSLY APPROVED 223 23RD ST/2250 CRYSTAL DRIVE
REZONED C-O-CRYSTAL CITY 102,159 S.F. (2.345 AC.)
-  CRYSTAL CITY APARTMENTS
REZONED C-O-CRYSTAL CITY 243,856 S.F. (5.6002 AC.)



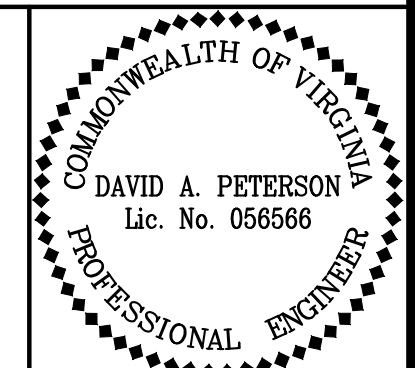
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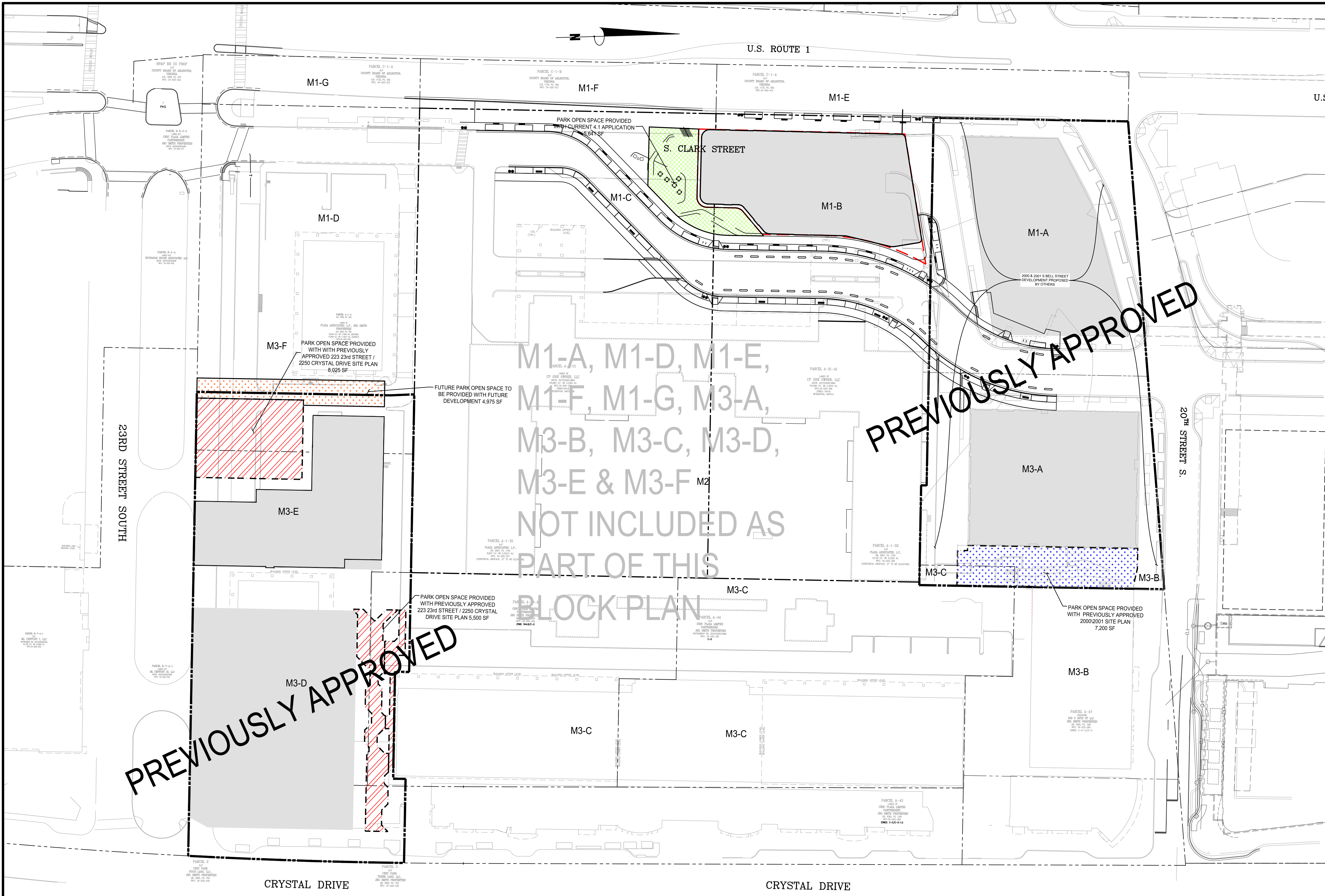
ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

PROPOSED REZONING EXHIBIT
CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

No.	DATE	DESCRIPTION
REVISIONS		

SCALE: 1" = 50' SHEET: C3.0 DATE: 01/26/2024

Cad file name: P:\140216 - crystal plaza apartments\engineering\plans\block plan\140216-D-PR-201-C3.0-REZONING.dwg



NET AREA BY SUB-BLOCK

SUB-BLOCK AREA INCLUDED IN AREA OF DEVELOPMENT:

SUB-BLOCK	SITE AREA	BUILDABLE	NON BUILDABLE	NET AREA
M1-B	58,255 S.F.	46,668 S.F.		11,588 S.F.
M2	101,473 S.F.	78,895 S.F.		22,578 S.F.
M1-C	84,128 S.F.	62,438 S.F.		21,690 S.F.
	243,856 S.F.	188,001 S.F.		55,855 S.F.

SUB-BLOCK AREA NOT INCLUDED IN AREA OF DEVELOPMENT:

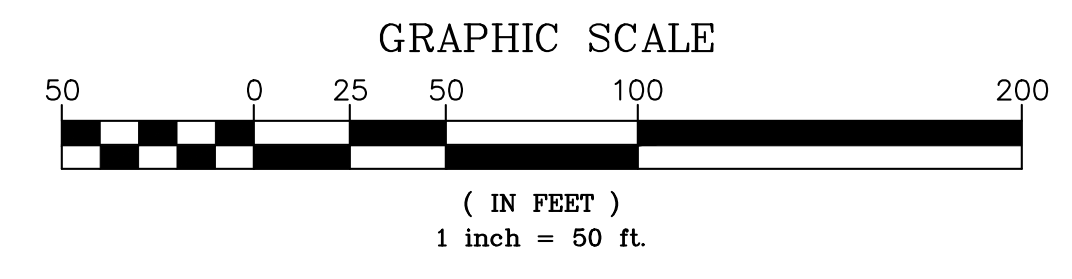
M1-D	41,380 S.F.	34,128 S.F.		7,252 S.F.
M1-E	20,850 S.F.			20,850 S.F.
M1-F	14,996 S.F.			14,996 S.F.
M1-G	11,000 S.F.			11,000 S.F.
M3-B	62,743 S.F.	45,767 S.F.		16,976 S.F.
M3-C	153,022 S.F.	90,162 S.F.		62,860 S.F.
M3-F	31,160 S.F.		13,000 S.F.	18,160 S.F.
M1-A	53,913 S.F.	25,378 S.F.		28,535 S.F.
M3-A	45,468 S.F.	27,476 S.F.		17,992 S.F.
M3-B	1,074 S.F.			1,074 S.F.
M3-C	3,949 S.F.			3,949 S.F.
M3-D	58,706 S.F.	36,650 S.F.		22,056 S.F.
M3-E	43,453 S.F.	19,608 S.F.		23,845 S.F.
	541,714 S.F.	279,169 S.F.	13,000 S.F.	249,545 S.F.
TOTAL:	785,572 S.F.	467,170 S.F.	13,000 S.F.	305,402 S.F.

- BUILDABLE AREA
- NON-BUILDABLE AREA
- PARK OPEN SPACE PROVIDED WITH CURRENT 4.1 APPLICATION
- AVAILABLE FUTURE OPEN SPACE
- PREVIOUSLY APPROVED OPEN SPACE WITH 223 23rd STREET / 2250 CRYSTAL DRIVE SITE PLAN
- PREVIOUSLY APPROVED OPEN SPACE WITH 2000\2001 S. BELL SITE PLAN
- BUILD-TO-LINES

PREVIOUSLY APPROVED

PREVIOUSLY APPROVED

M1-A, M1-D, M1-E,
M1-F, M1-G, M3-A,
M3-B, M3-C, M3-D,
M3-E & M3-F
NOT INCLUDED AS
PART OF THIS
BLOCK PLAN



No.	DATE	DESCRIPTION
REVISIONS		

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ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

BUILD-TO-LINE BOUNDARIES AND NET BUILDABLE AREA EXHIBIT

CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

SCALE: 1" = 50'	SHEET: C3.1	DATE: 01/26/2024
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Cad file name: P:\140216 - crystal plaza apartments\engineering\plans\block plan\140216-01-PR-001-CAT-BLOCK PLAN\DWG



- NOTES:**
- 1) UTILITY INFORMATION OBTAINED FROM AVAILABLE RECORDS AND FIELD SURVEY
 - 2) DATUM: SEE CERTIFIED SURVEY PLAN ON SHEET C2.0
 - 3) CONTOUR INTERVAL IS SHOWN AT A 2 FOOT INTERVAL
 - 4) THE PROPERTY SHOWN HEREON IS LOCATED ON ARLINGTON COUNTY TAX ASSESSMENT MAP #075-16, REAL PROPERTY CODE (RPC) 34020256 & 34020255, AND IS ZONED RA4.8.
 - 5) REFER TO SHEET C5.0 FOR PROPOSED ROADWAY STRIPING AND MARKING PLAN
 - 6) SEE SHEET C3.0 FOR REZONING EXHIBIT.
 - 7) NO HISTORICAL DISTRICTS OR BUILDINGS ARE KNOWN TO BE LOCATED ON THIS SITE.
 - 8) NO RESOURCE PROTECTION AREAS (RPA'S) ARE ON THE SITE.

SITE TABULATIONS:

1) THE TOTAL SITE AREA FOR BLOCK M EQUALS 785,572 S.F.

2000/2001 S. BELL ST + 223 23RD ST/2250 CRYSTAL DR + CRYSTAL PLAZA APTS + EX. SITE PLAN #11 PREVIOUSLY APPROVED SITE PLAN AREA 104,404 S.F. AMENDED AREA 243,856 S.F. 335,152 S.F.

SUB-BLOCK AREA INCLUDED IN AREA OF DEVELOPMENT:

SUB-BLOCK	EXISTING ZONING	PROPOSED ZONING PER 4.1
M1-B = 58,255 S.F.	1.337 AC RA4.8	C-0-CRYSTAL CITY
M1-C = 84,128 S.F.	1.931 AC RA4.8	C-0-CRYSTAL CITY
M2 = 101,473 S.F.	2.330 AC RA4.8	C-0-CRYSTAL CITY
TOTAL	5.6002 AC	

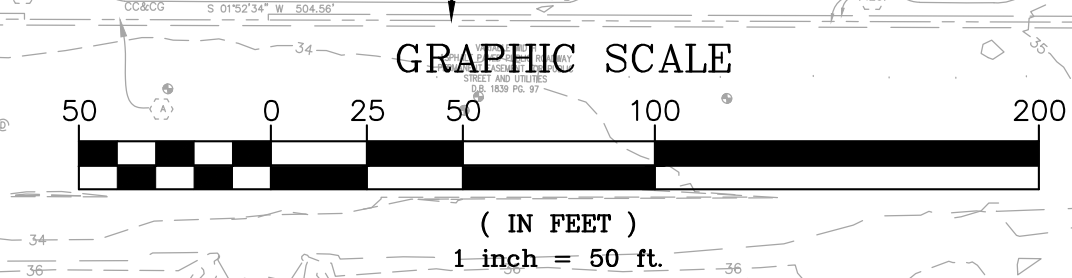
SUB-BLOCK AREA NOT INCLUDED IN AREA OF DEVELOPMENT:

M1-D = 41,380 S.F.	0.950 AC	C-0/M-2	N/A
M1-E = 20,850 S.F.	0.479 AC	M-2/RA4.8	N/A
M1-F = 14,996 S.F.	0.343 AC	M-2/RA4.8	N/A
M1-G = 11,000 S.F.	0.253 AC	M-2/C-0	N/A
M3-B = 62,743 S.F.	1.440 AC	C-0	N/A
M3-C = 153,022 S.F.	3.513 AC	C-0	N/A
M3-F = 31,160 S.F.	0.715 AC	C-0/M-2	N/A
M1-A = 45,129 S.F.	1.036 AC	C-0-CRYSTAL CITY	PREVIOUSLY APPROVED
M1-A = 8,784 S.F.	0.202 AC	C-0-CRYSTAL CITY	PREVIOUSLY APPROVED
M3-A = 45,468 S.F.	1.044 AC	C-0-CRYSTAL CITY	
M3-B = 1,074 S.F.	0.025 AC	C-0-CRYSTAL CITY	
M3-C = 3,949 S.F.	0.089 AC	C-0-CRYSTAL CITY	
M3-D = 58,706 S.F.	1.347 AC	C-0-CRYSTAL CITY	
M3-E = 43,453 S.F.	0.998 AC	C-0-CRYSTAL CITY	
TOTAL	12.436 AC		
TOTAL	18.034 AC		

- 2) AVERAGE ELEVATION AT PERIMETER OF 2000/2001 S. BELL ST. SITE IS: 50.25 (COMPUTED ALONG 4.1 SITE PLAN AREA)
- AVERAGE ELEVATION AT PERIMETER OF 223 23RD ST/2250 CRYSTAL DR. SITE IS: 40.70 (COMPUTED ALONG 4.1 SITE PLAN AREA)
- AVERAGE ELEVATION AT PERIMETER OF CRYSTAL PLAZA APARTMENTS SITE IS: 48.70 (COMPUTED ALONG 4.1 SITE PLAN AREA)

- 3) **SIDEWALK WIDTHS (MEASURED FROM FACE OF CURB):**
- | | |
|-------------------|------------|
| 20TH STREET S. | 18.5' MIN. |
| SOUTH BELL STREET | 14.0' MIN. |
| RICHMOND HIGHWAY | 18.5' MIN. |
| 23RD STREET S. | 14.5' MIN. |
| CRYSTAL DRIVE | 18.0' MIN. |

- 4) **ZONING:**
- | | |
|------------------|------------------|
| CURRENT ZONING: | RA4.8 |
| PROPOSED ZONING: | C-0-CRYSTAL CITY |



No.	DATE	DESCRIPTION
REVISIONS		

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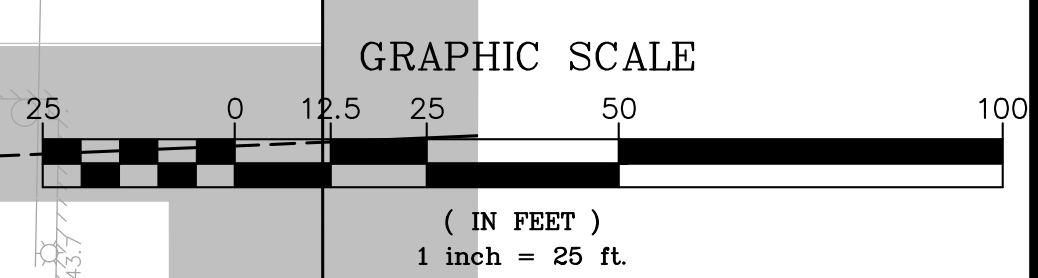
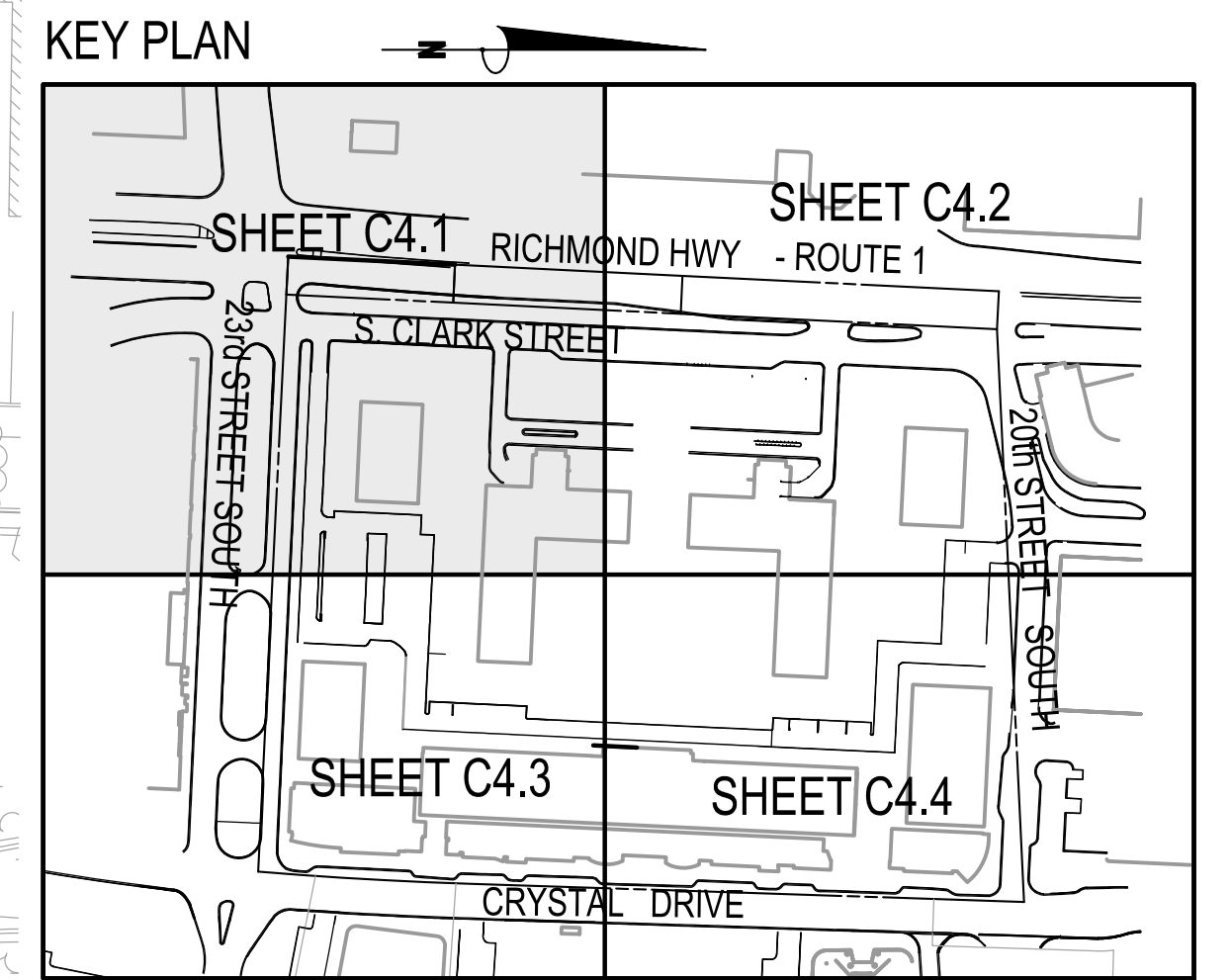
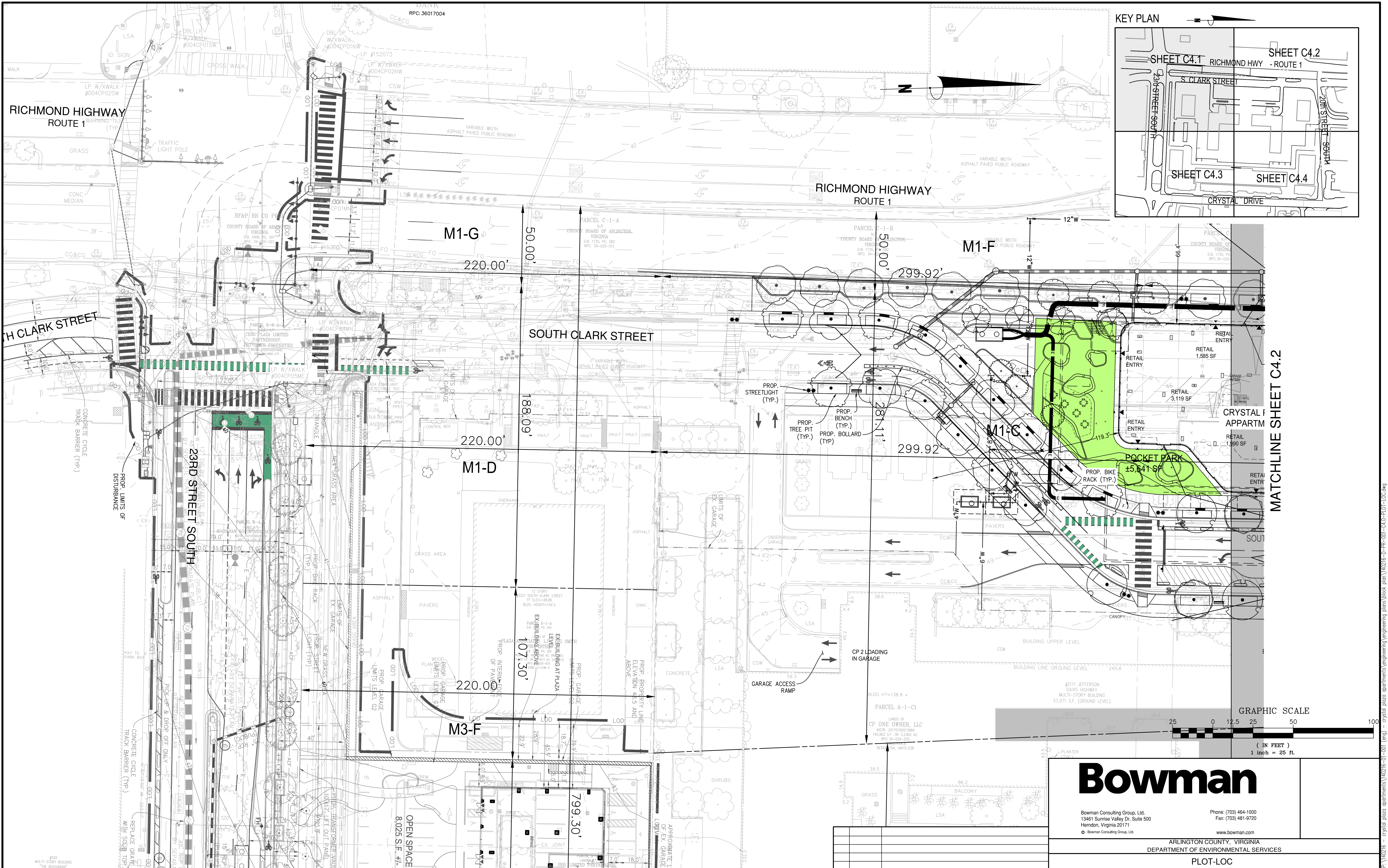
ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

PLOT-LOC

CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

SCALE: 1" = 50'	SHEET: C4.0	DATE: 01/26/2024
-----------------	-------------	------------------

Cadd file name: P:\140216 - crystal plaza apartments\engineering\plans\block plan\140216-01-PR-201-C4.0-PL01-COC.dwg



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PLOT-LOC

CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

No.	DATE	DESCRIPTION

SCALE: 1" = 25' SHEET: C4.1 DATE: 01/26/2024

MATCHLINE SHEET C4.3

MATCHLINE SHEET C4.2

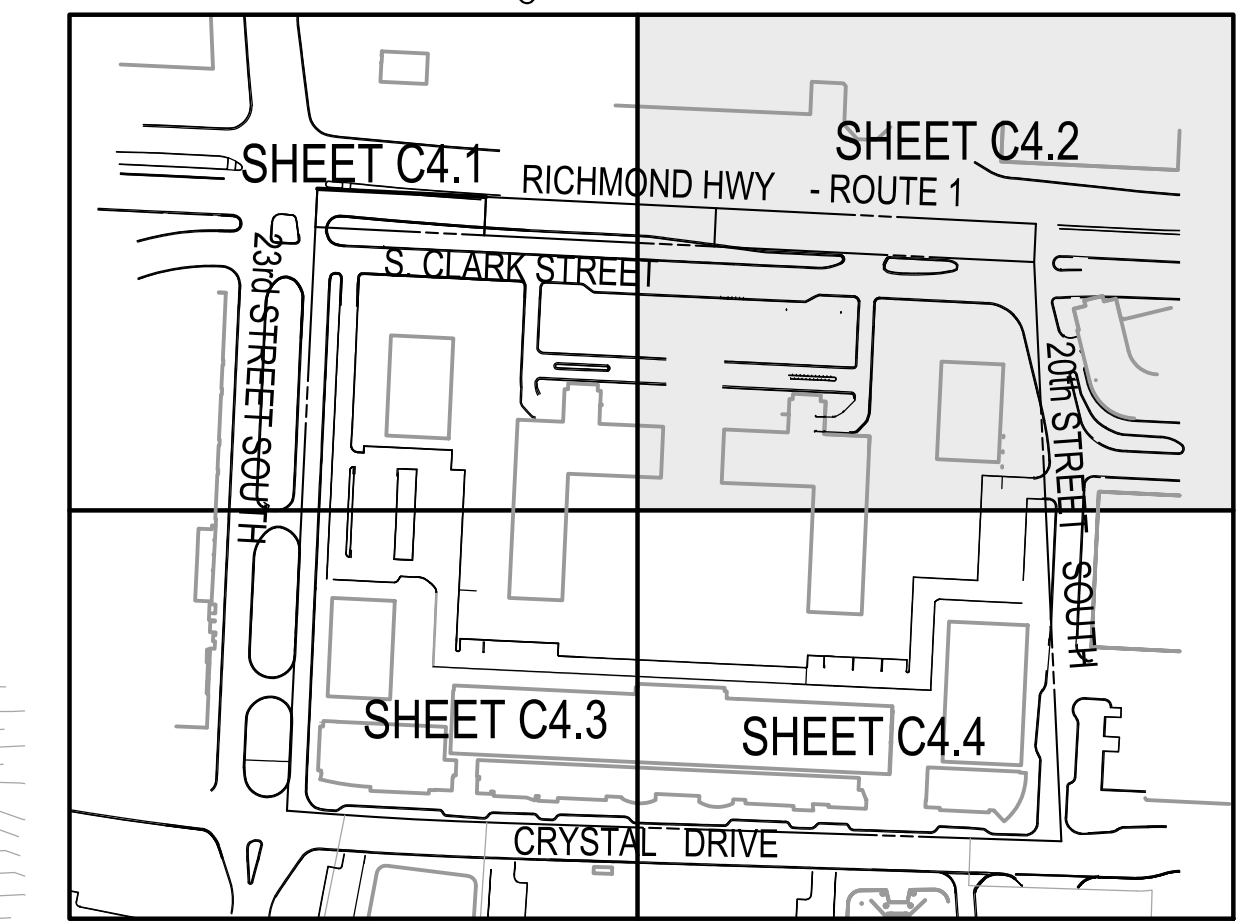
C:\140216 - crystal plaza apartments\140216-01 (enr) - crystal plaza apartments\engineering\plans\block plan\140216-01-PR-001-PL01-C00.cdw

LANDS N/F
CRYSTAL CITY HOSPITALITY, LLC.
RPC: 36017006

WATERLOO
LANDS N/F
CONSUMER TECHNOLOGY
ASSOCIATES
RPC: 36016005

WATERLOO
LANDS N/F
CONSUMER TECHNOLOGY
ASSOCIATES
RPC: 36016003

KEY PLAN



MATCHLINE SHEET C4.1



CRYSTAL PLAZA
APARTMENTS

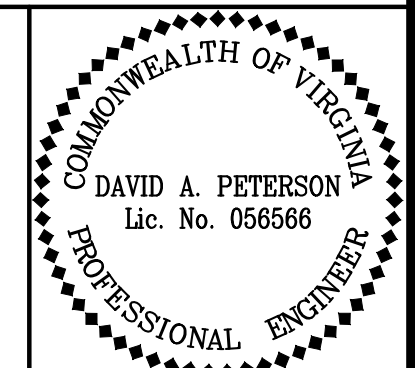
LOT 1
AREA = 53,913 SF

PREVIOUSLY APPROVED

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PLOT-LOC

CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

SCALE: 1" = 25' SHEET: C4.2 DATE: 01/26/2024

MATCHLINE SHEET C4.4

GRAPHIC SCALE

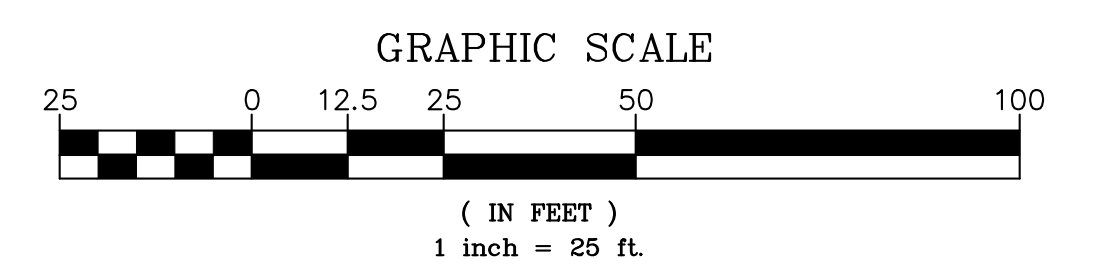
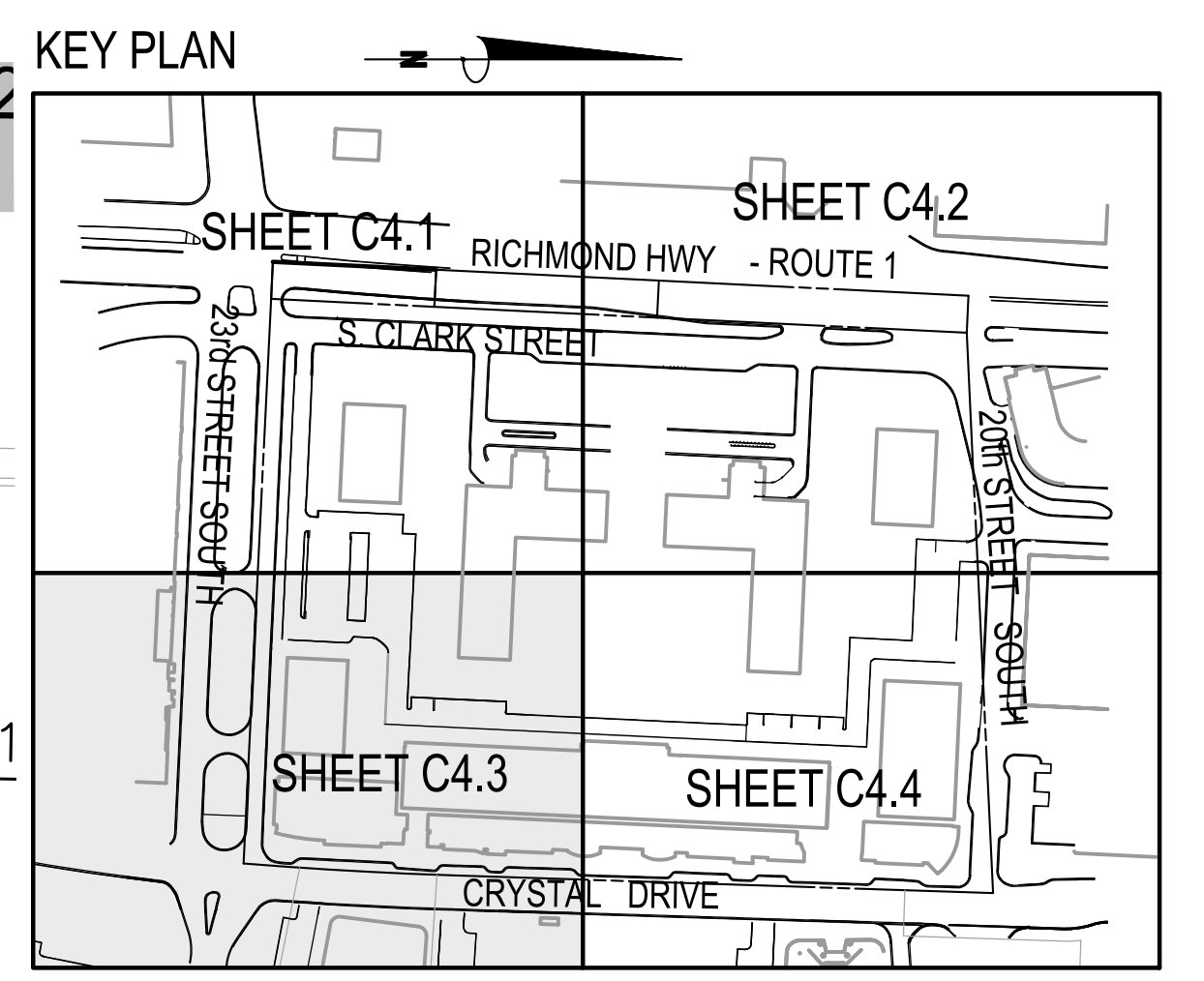
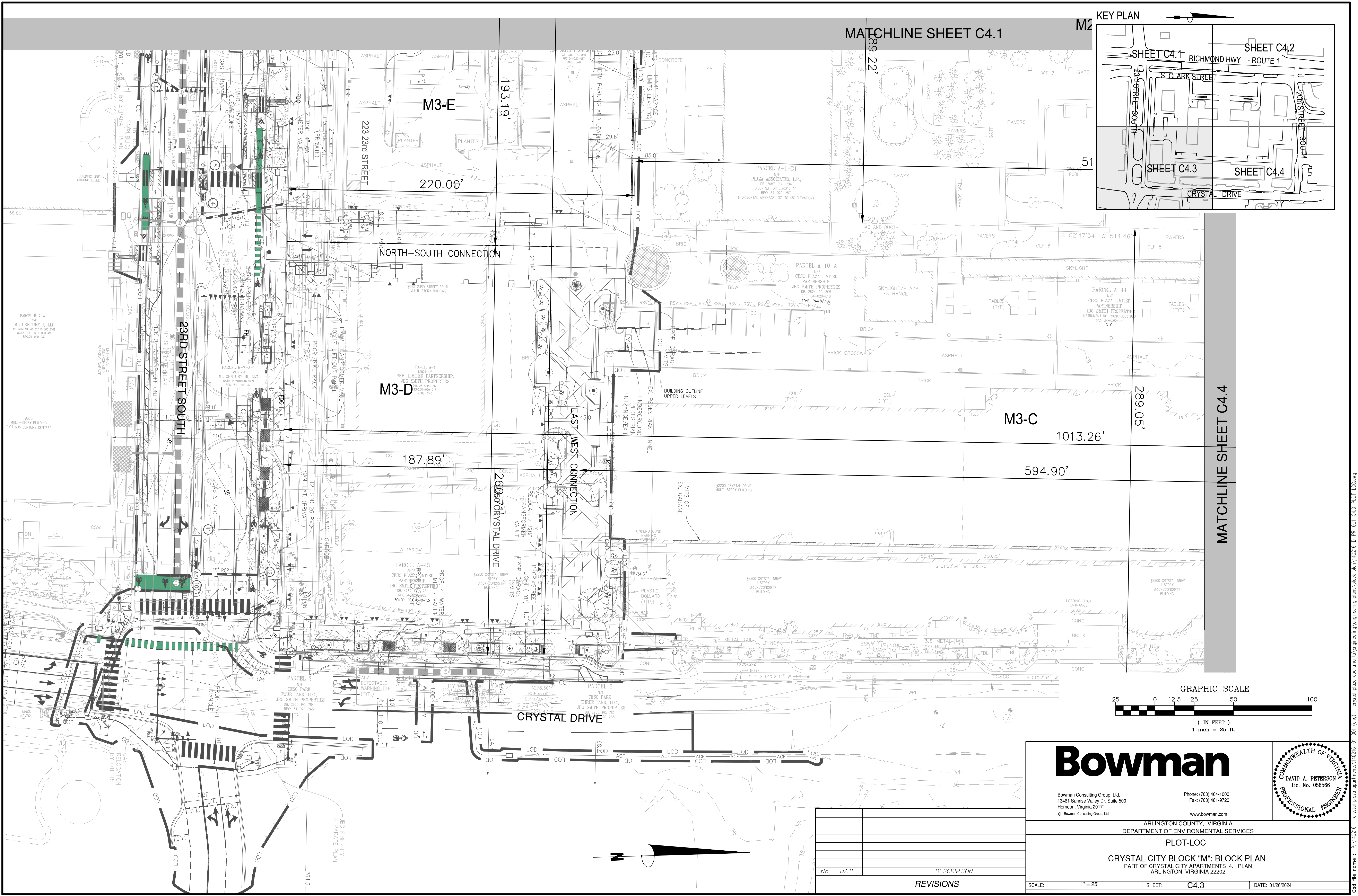


(IN FEET)
1 inch = 25 ft.

No.	DATE	DESCRIPTION

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Cad file name: P:\140216 - crystal plaza apartments\engineering\plans\block plan\140216-01-PR-2021-C4.0-PL01-COC.dwg



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PLOT-LOC

CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

No.	DATE	DESCRIPTION

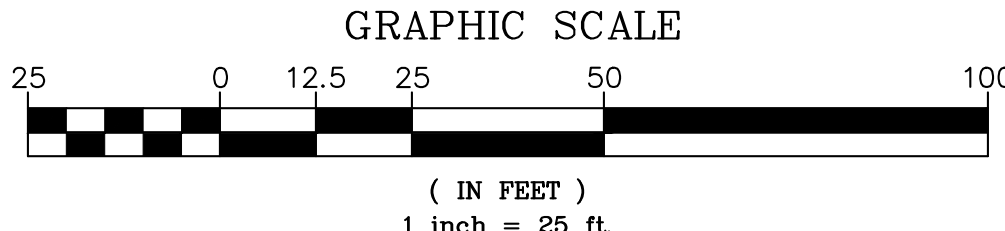
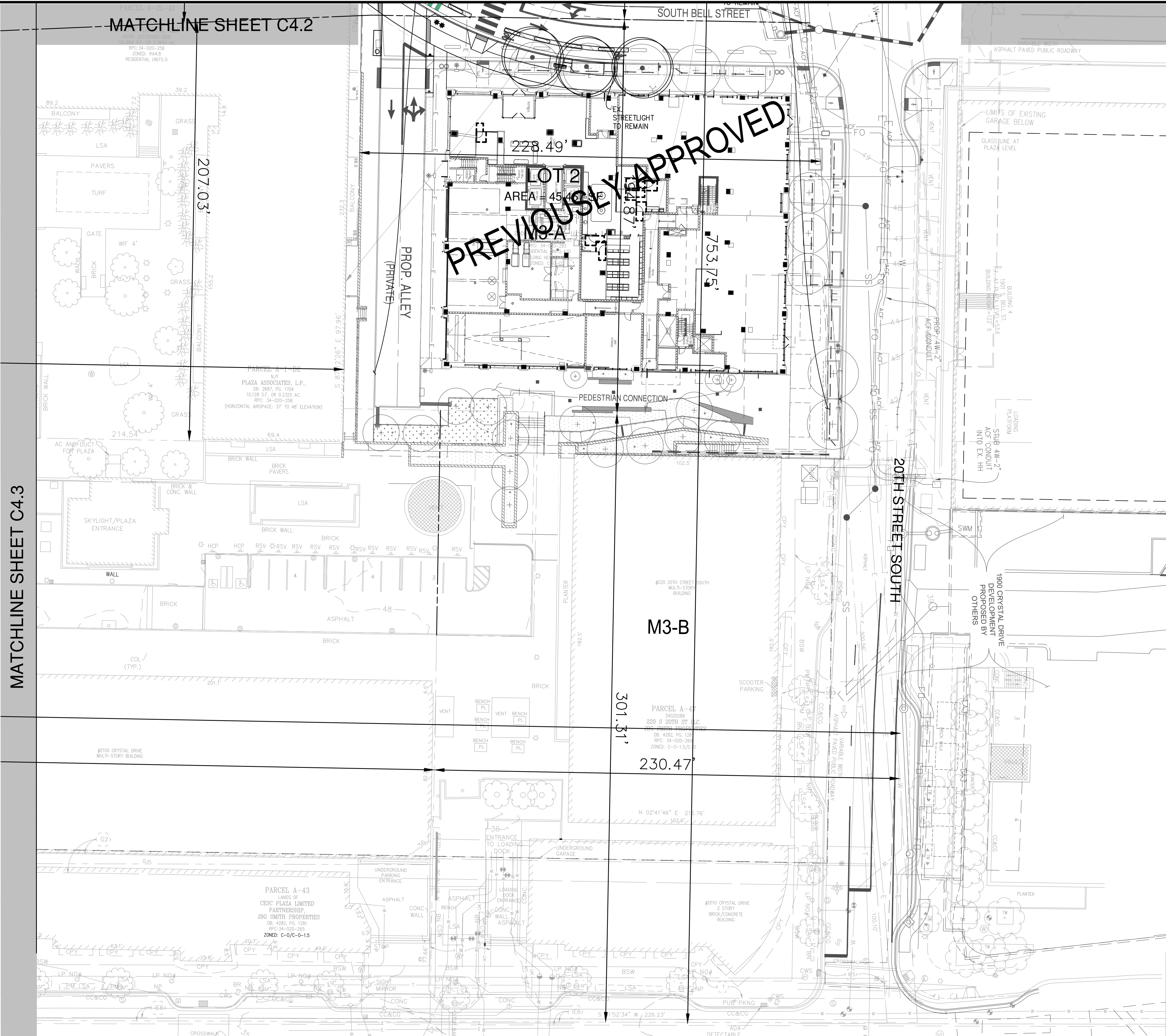
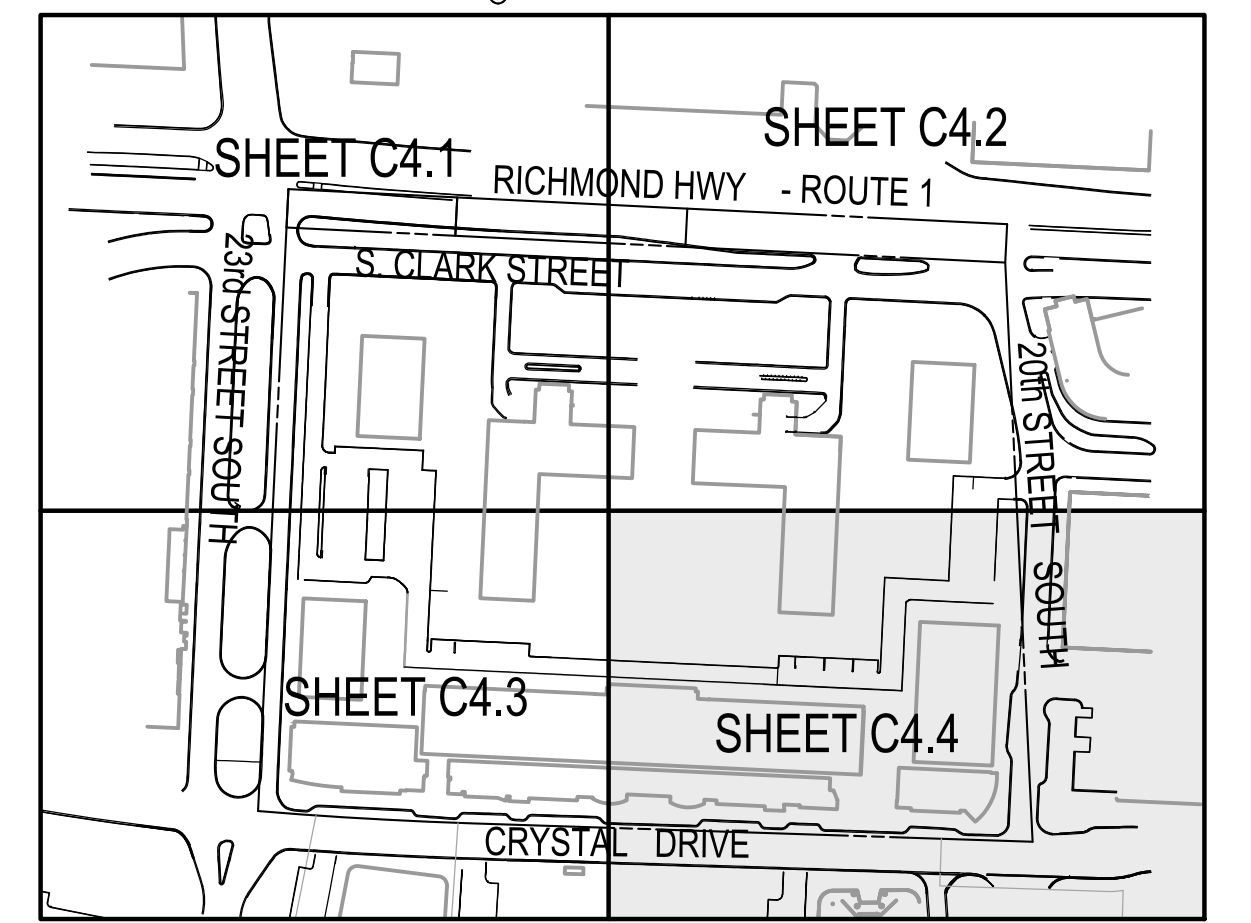
SCALE: 1" = 25'	SHEET: C4.3	DATE: 01/26/2024
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MATCHLINE SHEET C4.2

MATCHLINE SHEET C4.3

KEY PLAN



No.	DATE	DESCRIPTION
REVISIONS		

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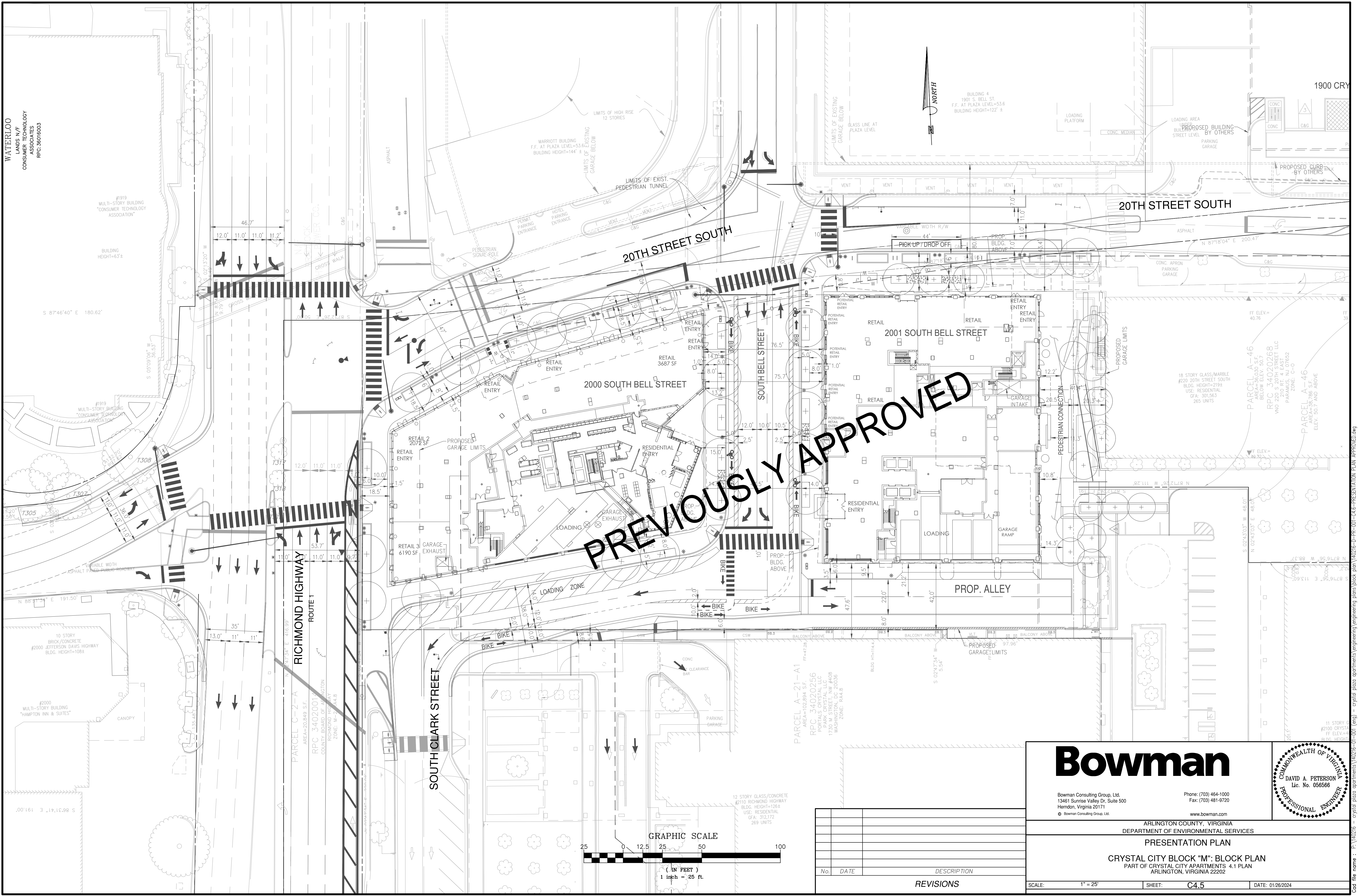
ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

PLOT-LOC

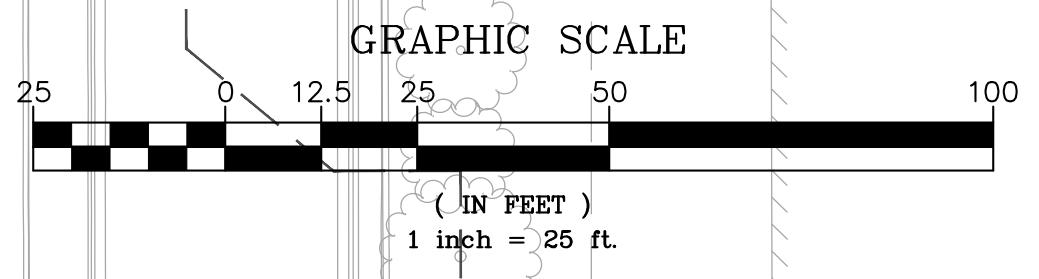
CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

SCALE: 1" = 25'	SHEET: C4.4	DATE: 01/26/2024
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Cadd file name : P:\140216 - crystal plaza apartments\engineering\plans\block plan\140216-0-PR-001-C4.0-PL01-LOC.dwg



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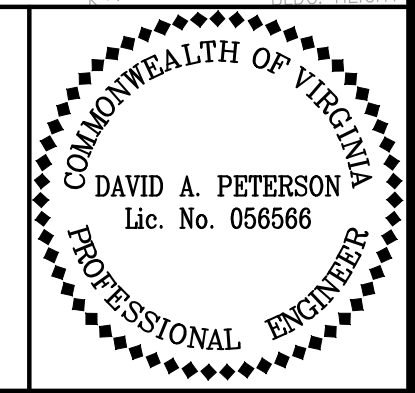
Phone: (703) 484-1000
Fax: (703) 481-9720
www.bowman.com

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DEPARTMENT OF ENVIRONMENTAL SERVICES

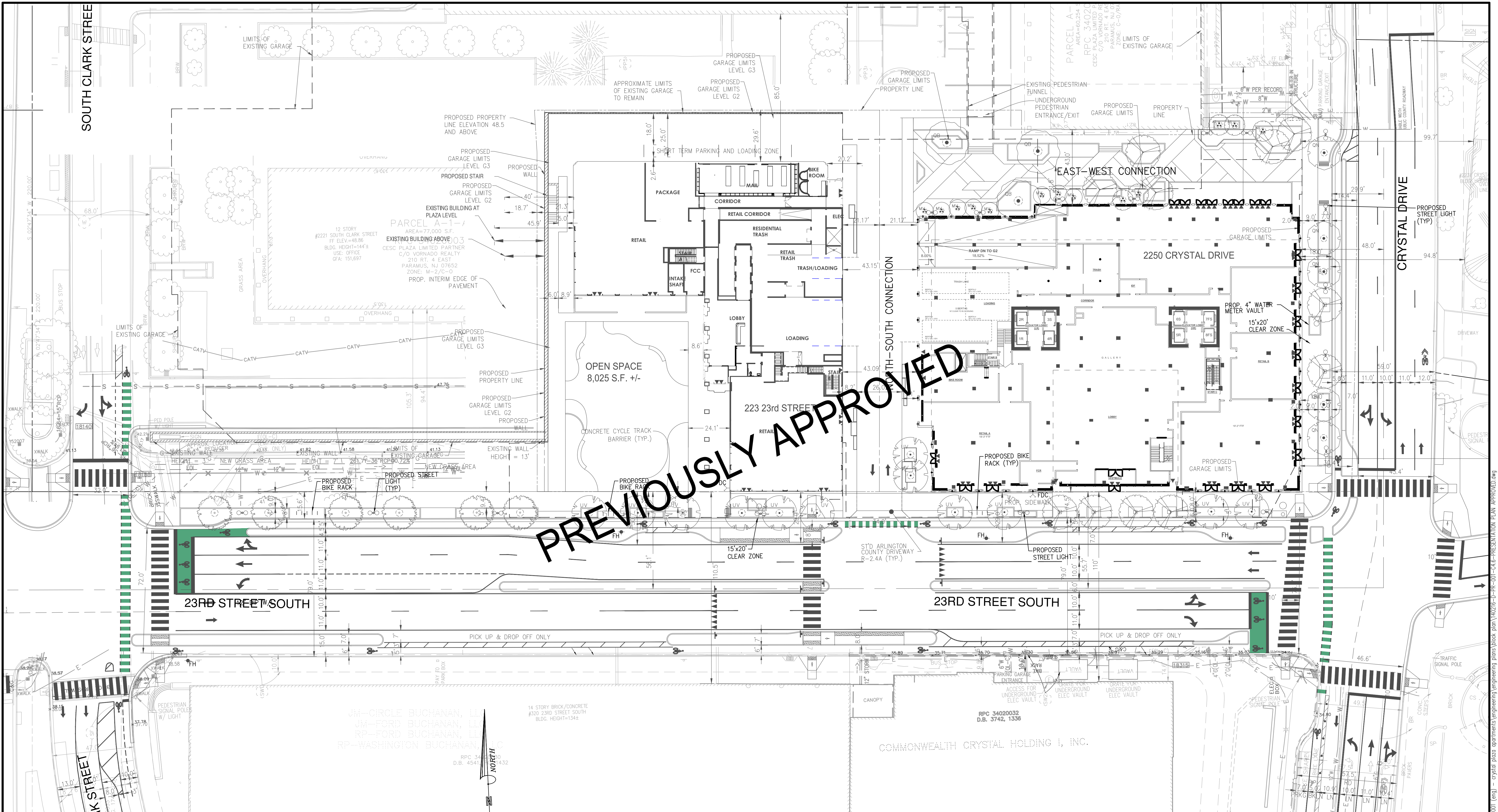
PRESENTATION PLAN

CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

SCALE: 1" = 25'
SHEET: C4.5
DATE: 01/26/2024



Cad file name: P:\140216 - crystal plaza apartments\engineering\plans\block plan\140216-01-PR-001-C4.5-PRESENTATION PLAN APPROVED.dwg



PREVIOUSLY APPROVED

SOUTH CLARK STREET

CRYSTAL DRIVE

23RD STREET SOUTH

23RD STREET SOUTH

223 23rd STREET

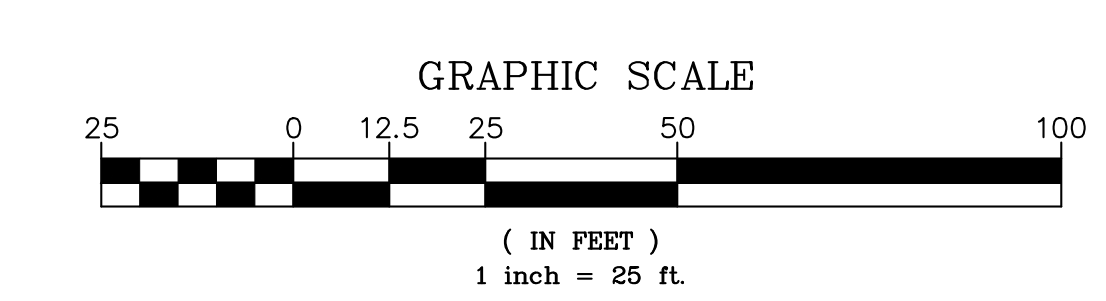
2250 CRYSTAL DRIVE

14 STORY BRICK/CONCRETE
#320 23RD STREET SOUTH
BLDG. HEIGHT=134'

RPC 34020032
D.B. 3742, 1336

COMMONWEALTH CRYSTAL HOLDING I, INC.

#320
MULTI-STORY BUILDING
"LOT 605 CENTURY CENTER"



No.	DATE	DESCRIPTION
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COMMONWEALTH OF VIRGINIA
DAVID A. PETERSON
Lic. No. 056566
PROFESSIONAL ENGINEER

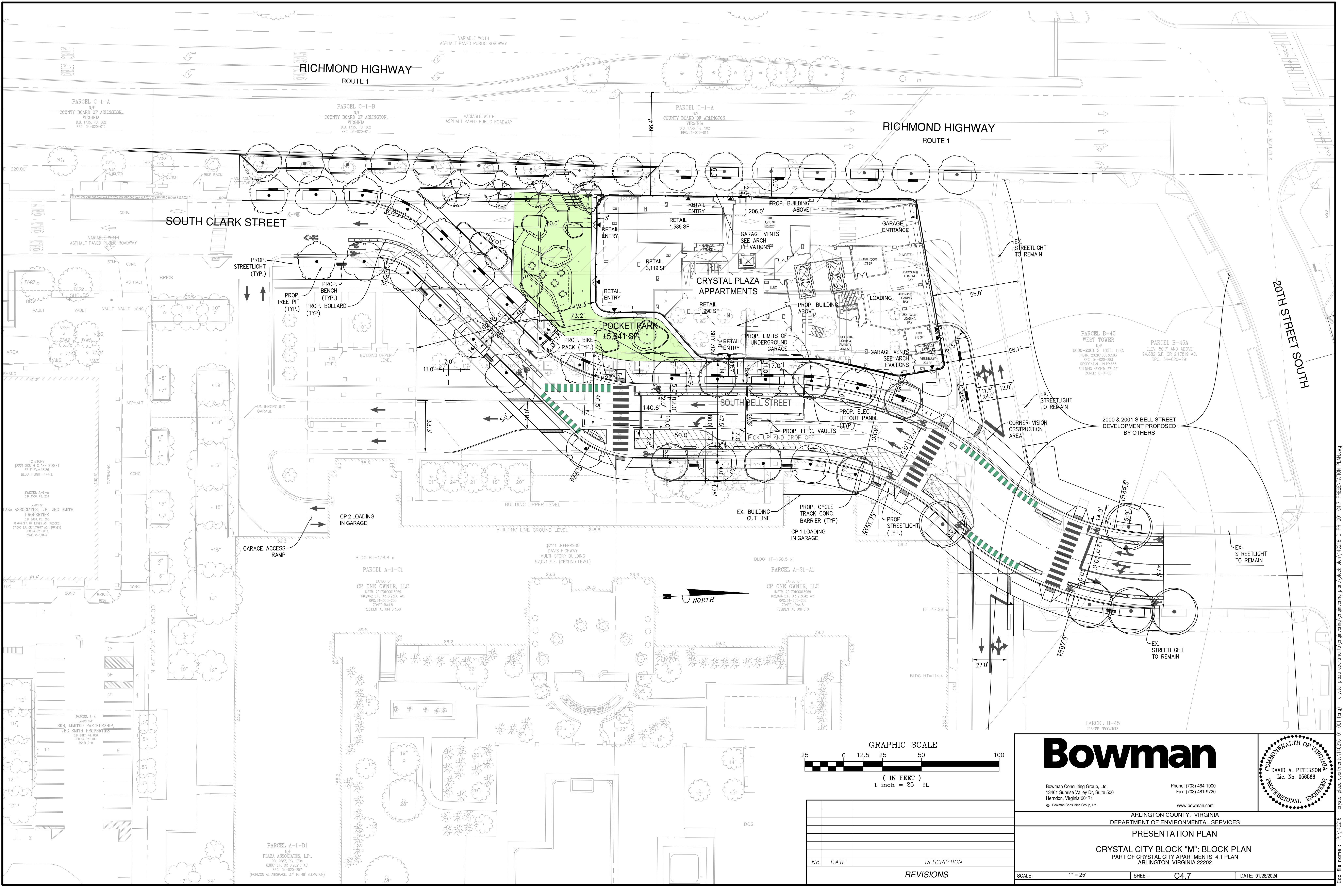
ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

PRESENTATION PLAN

CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

SCALE: 1" = 25' SHEET: C4.6 DATE: 01/26/2024

Cad file name: P:\140216 - crystal plaza apartments\engineering\plans\block plan\140216-01-PR-001-C4.6-PRESENTATION PLAN APPROVED.dwg



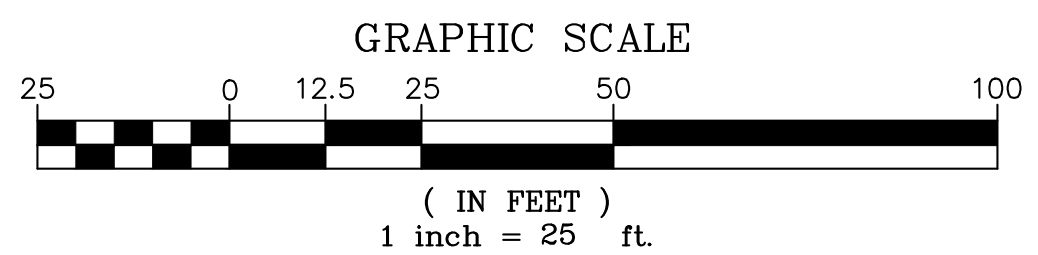
RICHMOND HIGHWAY
ROUTE 1

RICHMOND HIGHWAY
ROUTE 1

SOUTH CLARK STREET

SOUTH BELL STREET

20TH STREET SOUTH



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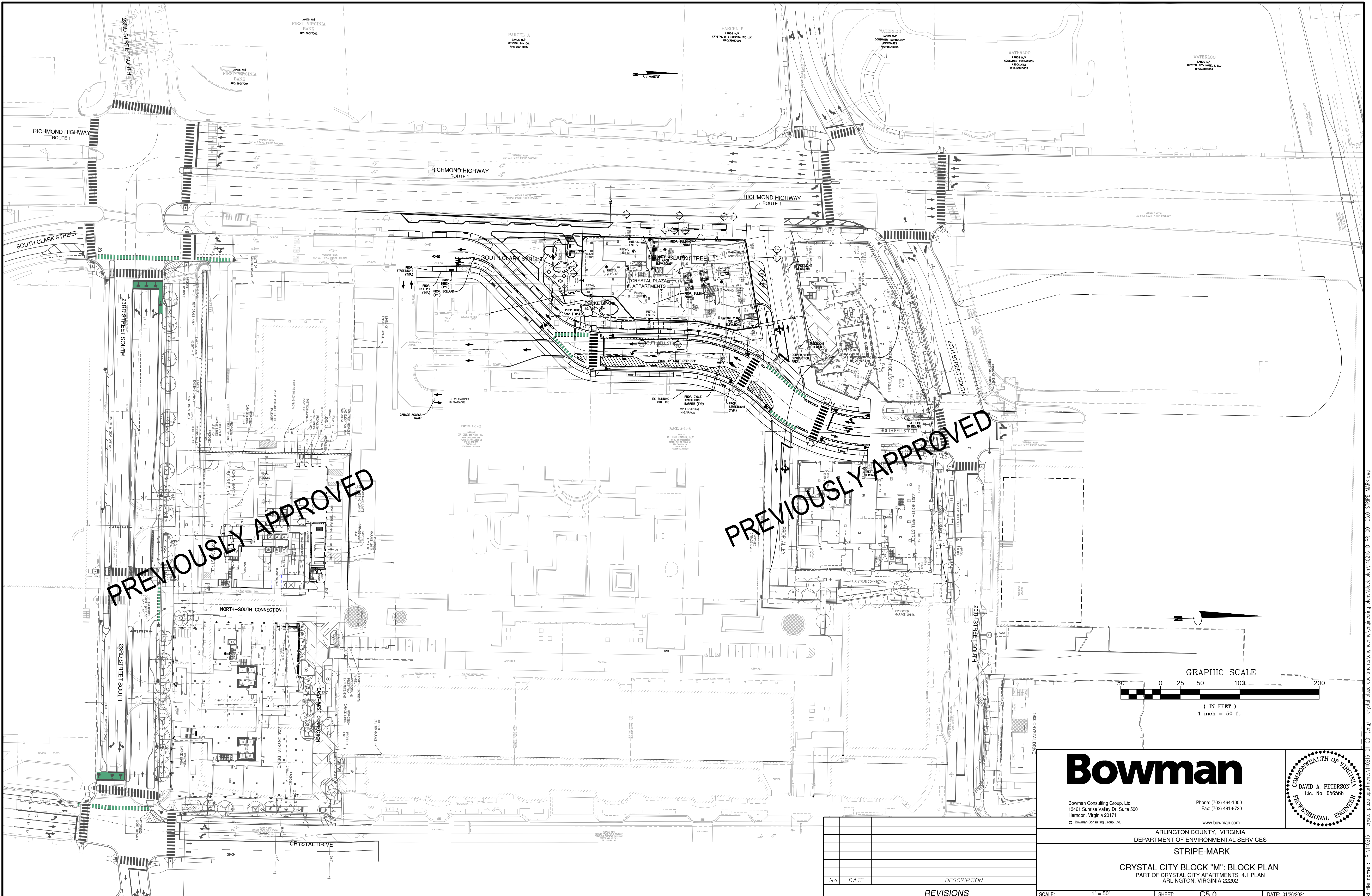
ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

PRESENTATION PLAN

CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

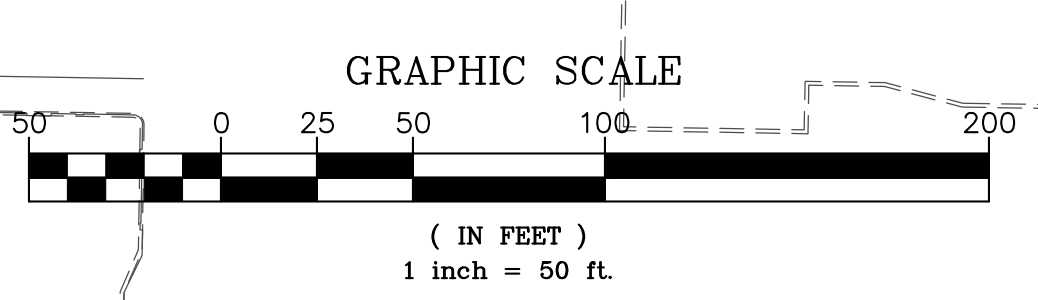
SCALE: 1" = 25'
SHEET: C4.7
DATE: 01/26/2024

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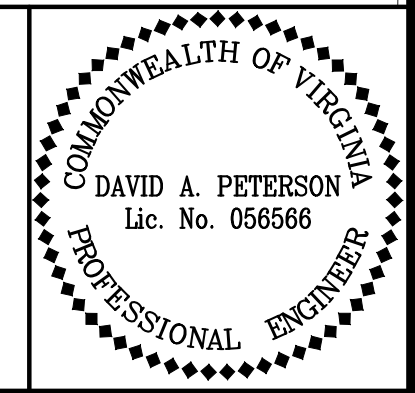
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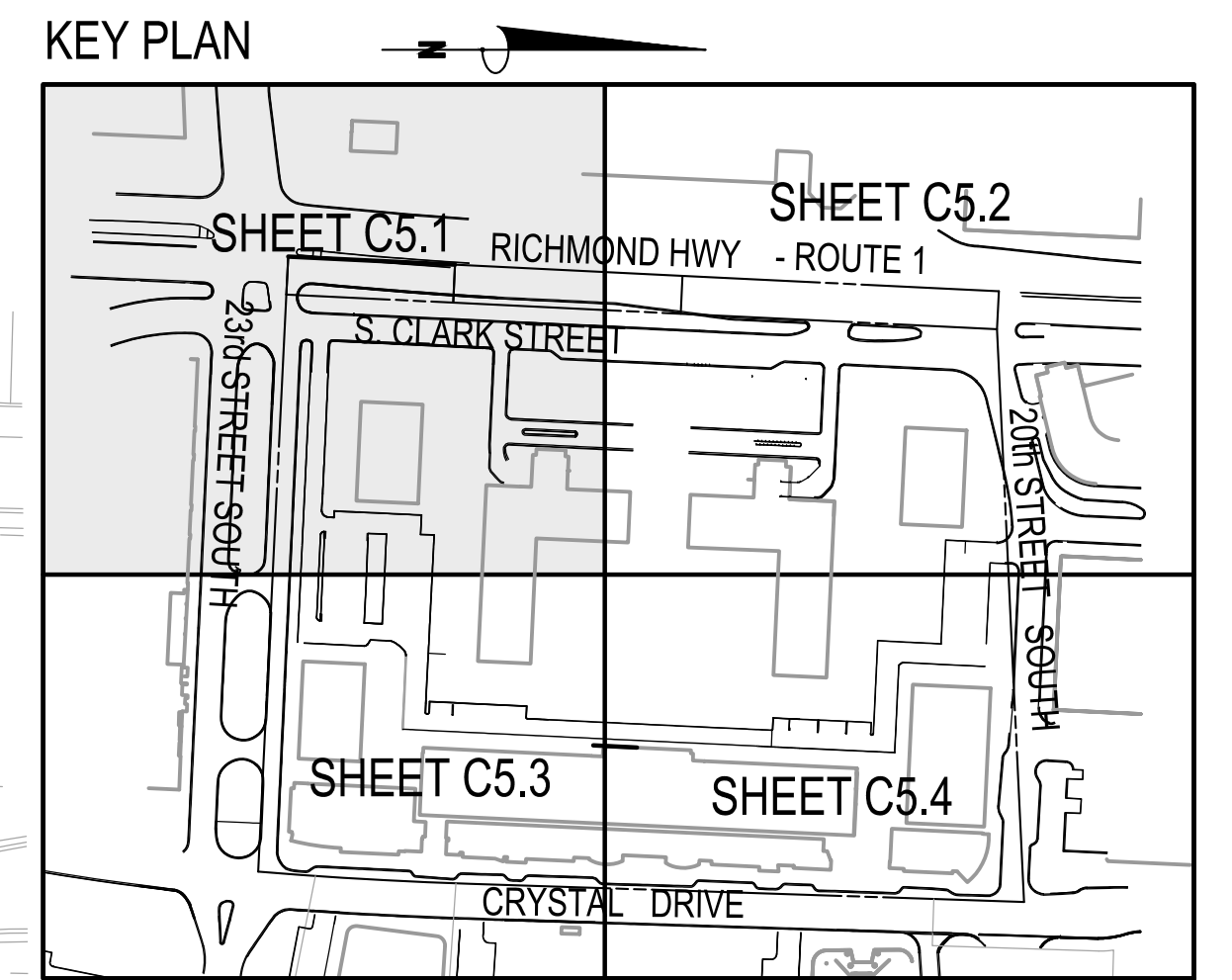
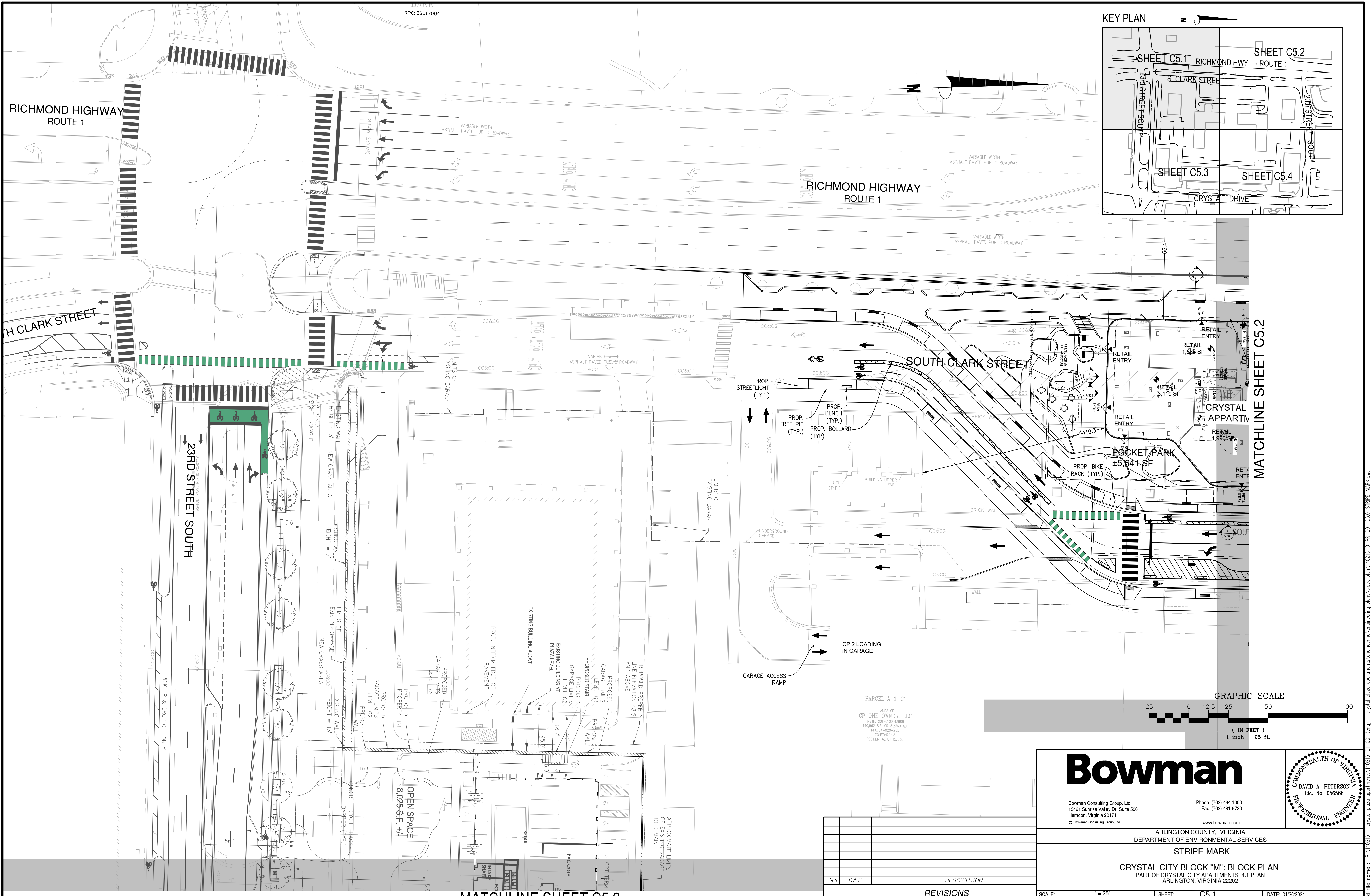
ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

STRIP-MARK
CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

No.	DATE	DESCRIPTION
REVISIONS		

SCALE: 1" = 50' SHEET: C5.0 DATE: 01/26/2024

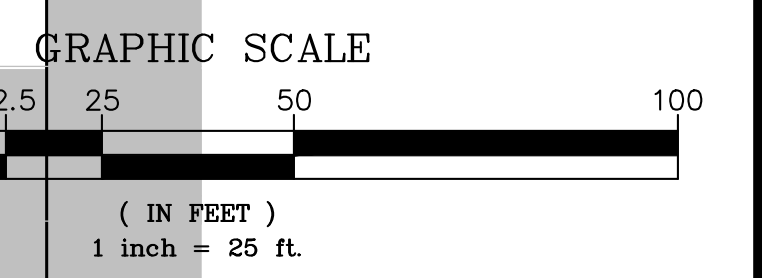
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MATCHLINE SHEET C5.2

23RD STREET SOUTH

MATCHLINE SHEET C5.3



PARCEL A-1-C1
 LANDS OF
 CP ONE OWNER, LLC
 INSTR. 2017010001989
 143,963 S.F. OR 3.2360 AC.
 89C-34-025-255
 ZONED: RA4.8
 RESIDENTIAL, UNITS: 538

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STRIPE-MARK

CRYSTAL CITY BLOCK "M": BLOCK PLAN
 PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
 ARLINGTON, VIRGINIA 22202

SCALE: 1" = 25'

SHEET: C5.1

DATE: 01/26/2024

No.	DATE	DESCRIPTION
REVISIONS		

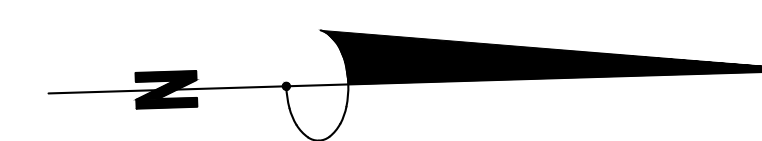
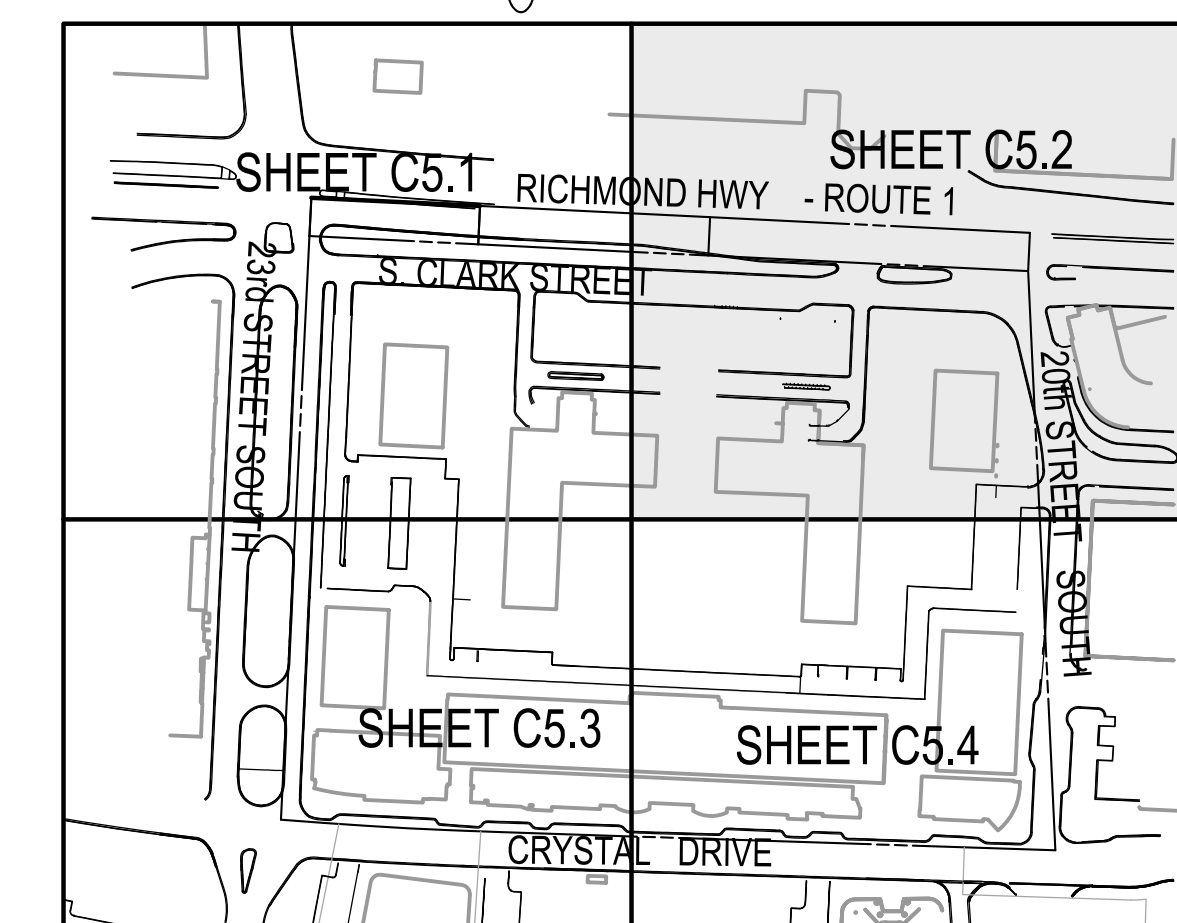
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RPC: 36017006

CONSUMER TECHNOLOGY ASSOCIATES
RPC: 36016005

WATERLOO
LANDS N/F
CONSUMER TECHNOLOGY ASSOCIATES
RPC: 36016003

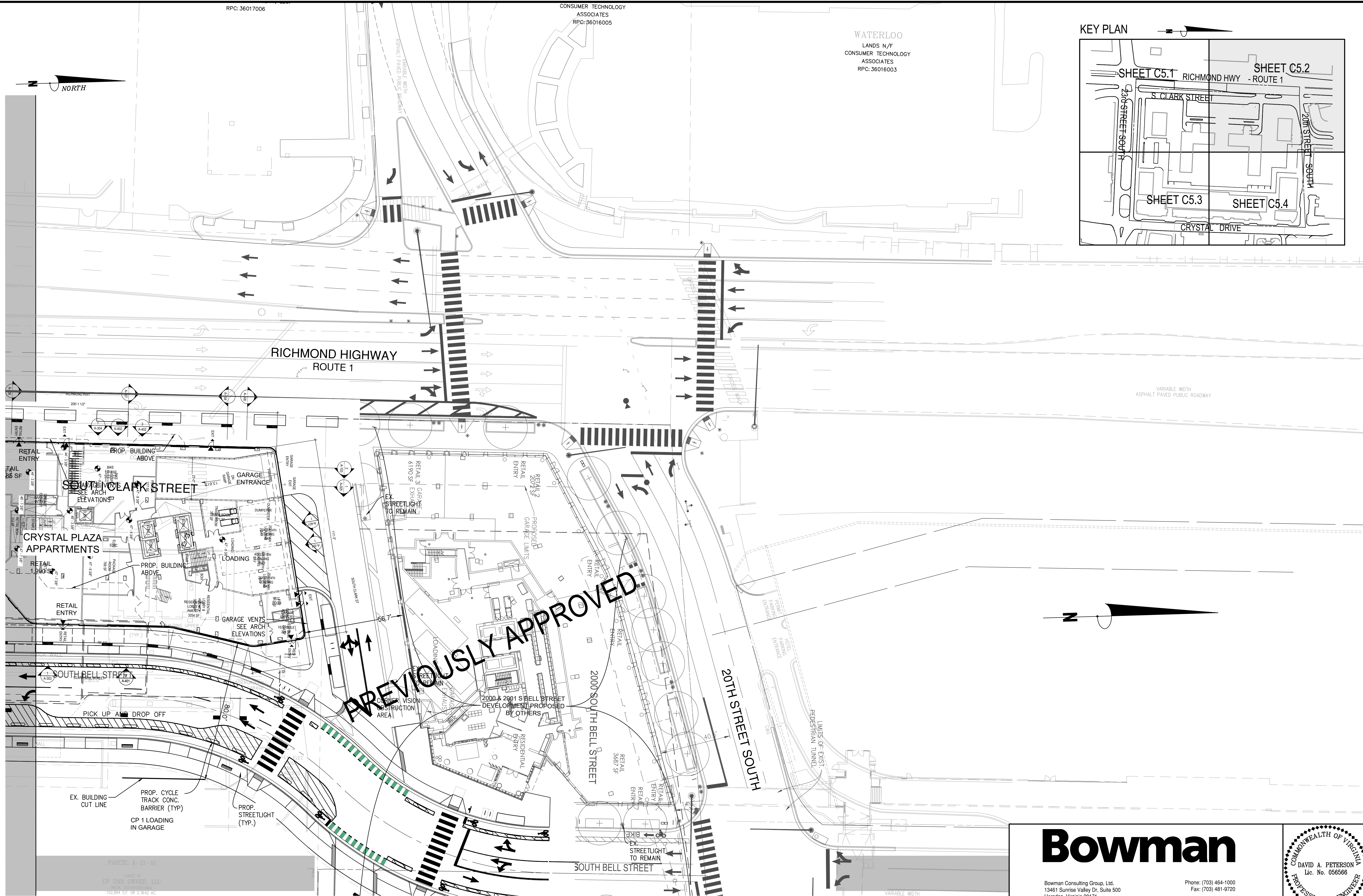
KEY PLAN



MATCHLINE SHEET C5.1

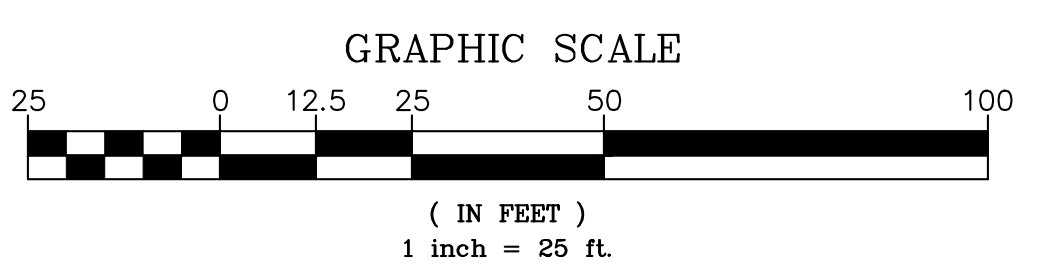
MATCHLINE SHEET C5.4

PREVIOUSLY APPROVED



EX. BUILDING CUT LINE
PROP. CYCLE TRACK CONC. BARRIER (TYP.)
CP 1 LOADING IN GARAGE

PARCEL A-21-A1
LANDS OF CP ONE OWNER, LLC
162,894 SQ. FT. OR 2,542 AC.



No.	DATE	DESCRIPTION
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DAVID A. PETERSON
Lic. No. 056566
PROFESSIONAL ENGINEER

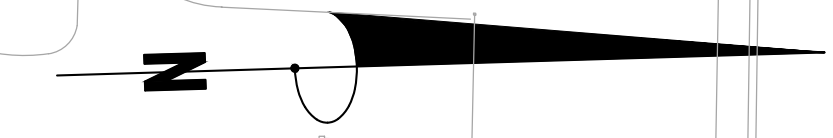
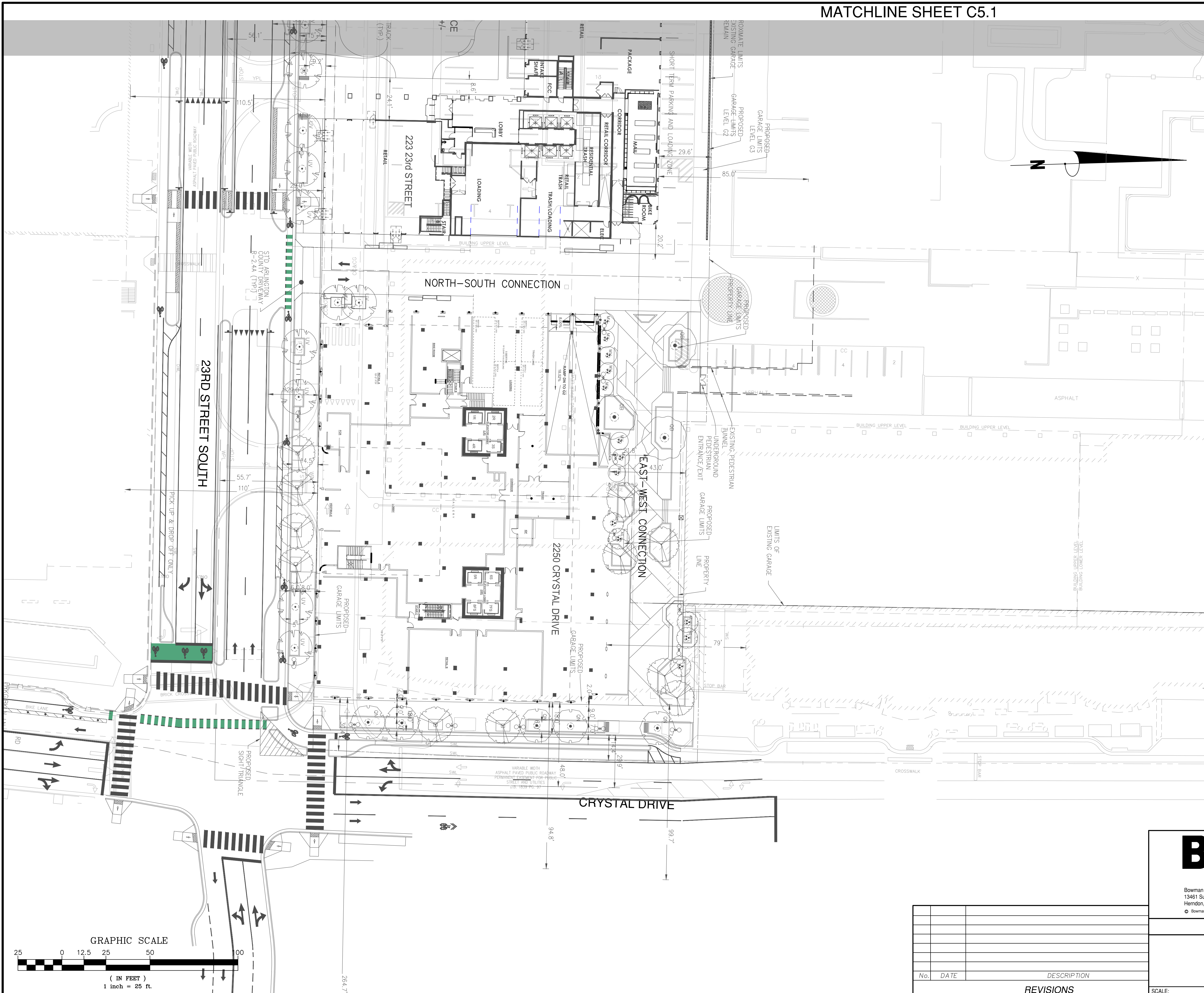
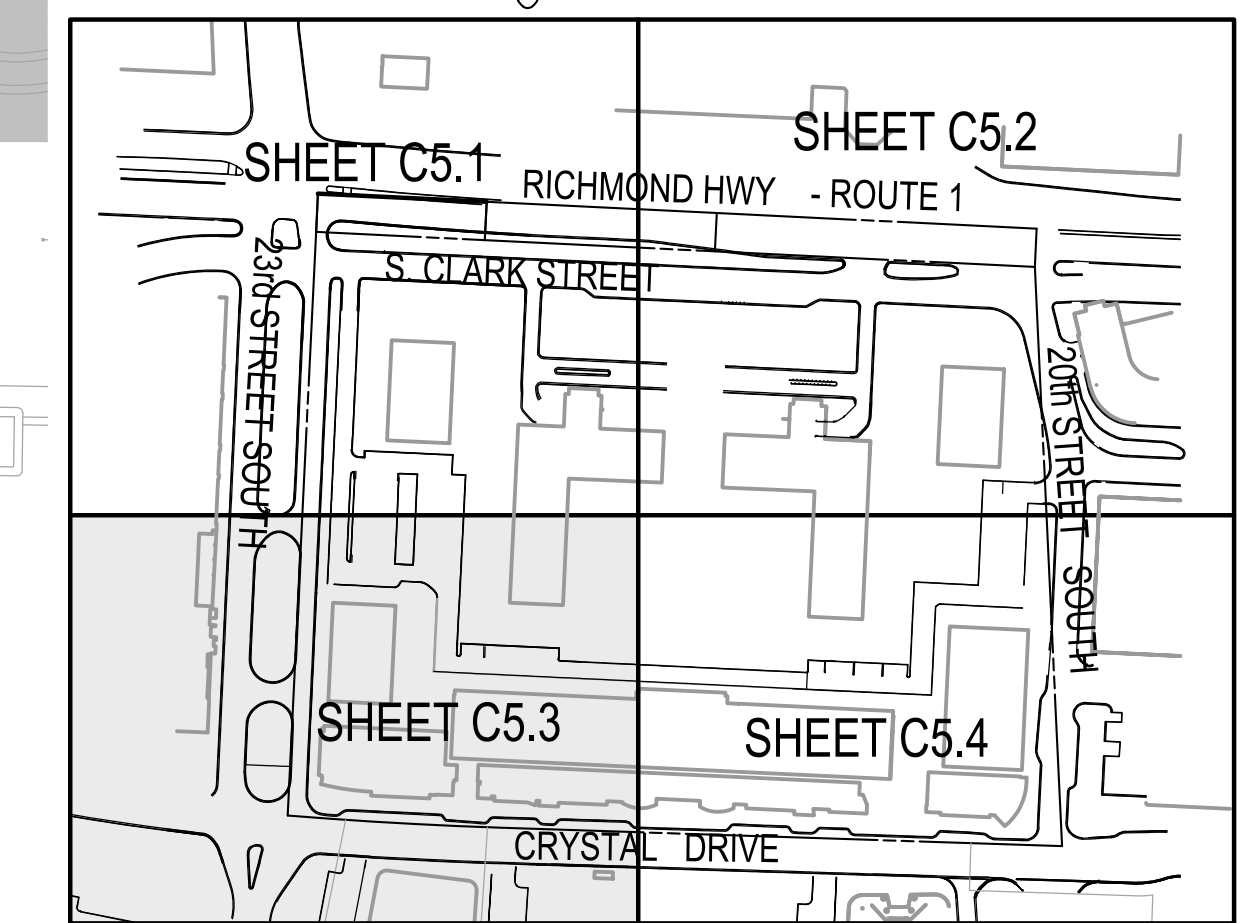
ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

STRIP-MARK

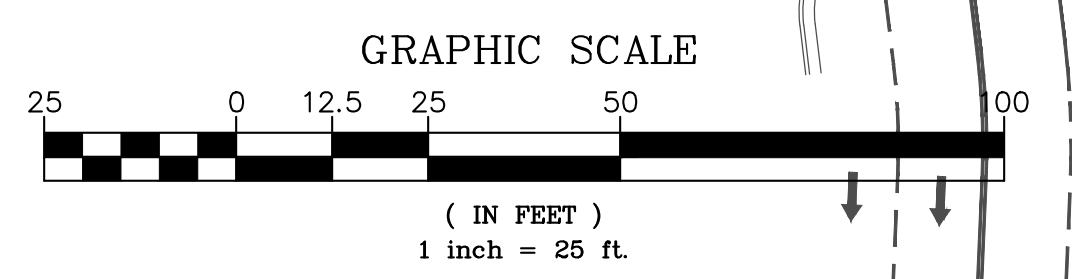
CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

SCALE: 1" = 25' SHEET: C5.2 DATE: 01/26/2024

Cadd file name: P:\140216 - crystal plaza apartments\engineering\plans\block plan\140216-01-PR-201-C5.0-STRIP-MARK.dwg



MATCHLINE SHEET C5.4



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STRIP-MARK

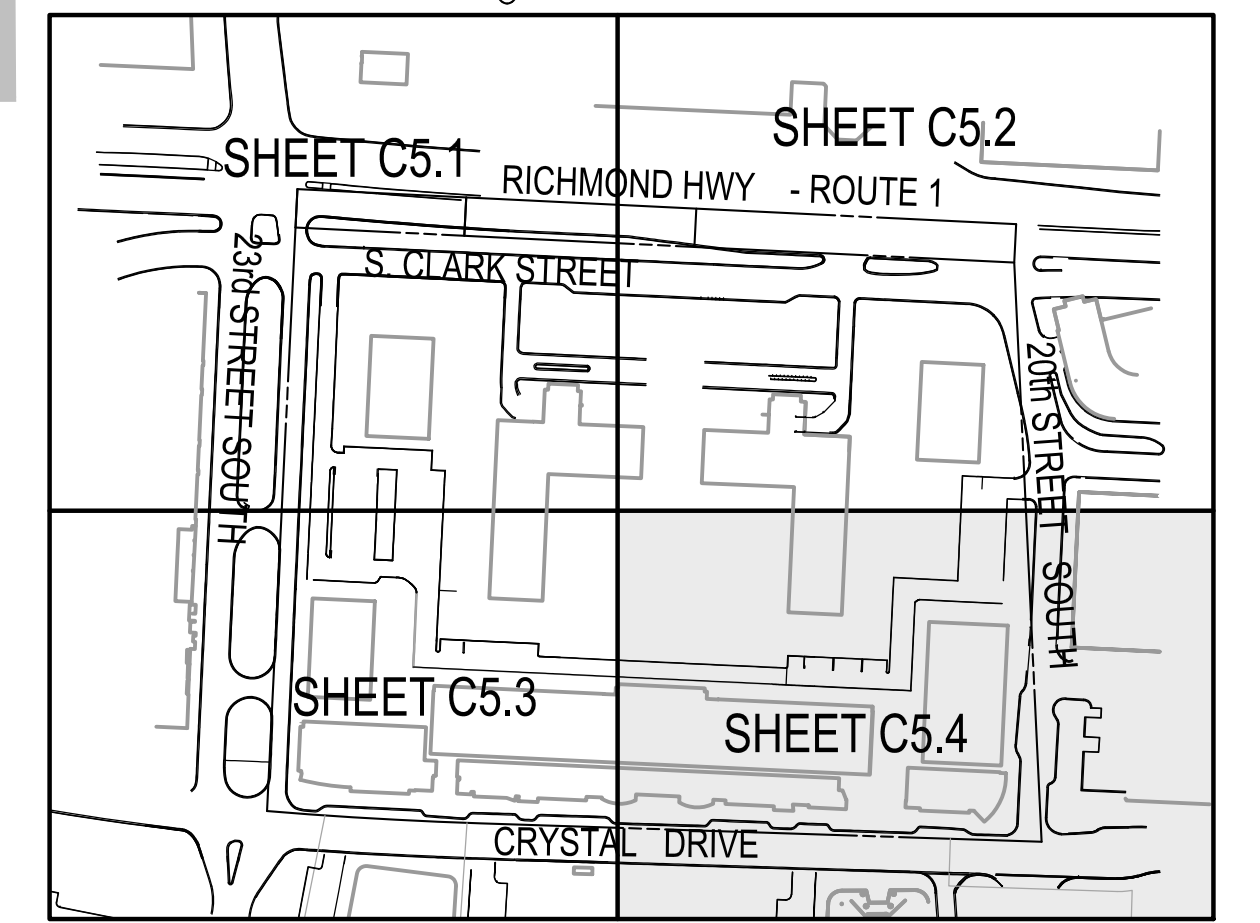
CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

SCALE: 1" = 25' SHEET: **C5.3** DATE: 01/26/2024

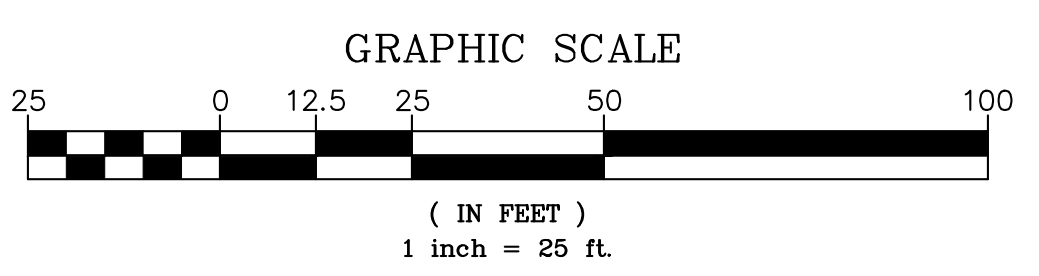
PARCEL A-21-A1
 LINDS OF
 CP ONE OWNER, LLC
 NETA 201700003660
 10/28/24 0.12 0.00000000
 RPC 34-020-256
 ZONED: R44.8
 RESIDENTIAL UNITS 0

MATCHLINE SHEET C5.2

KEY PLAN



MATCHLINE SHEET C5.3



No.	DATE	DESCRIPTION
REVISIONS		

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STRIPE-MARK

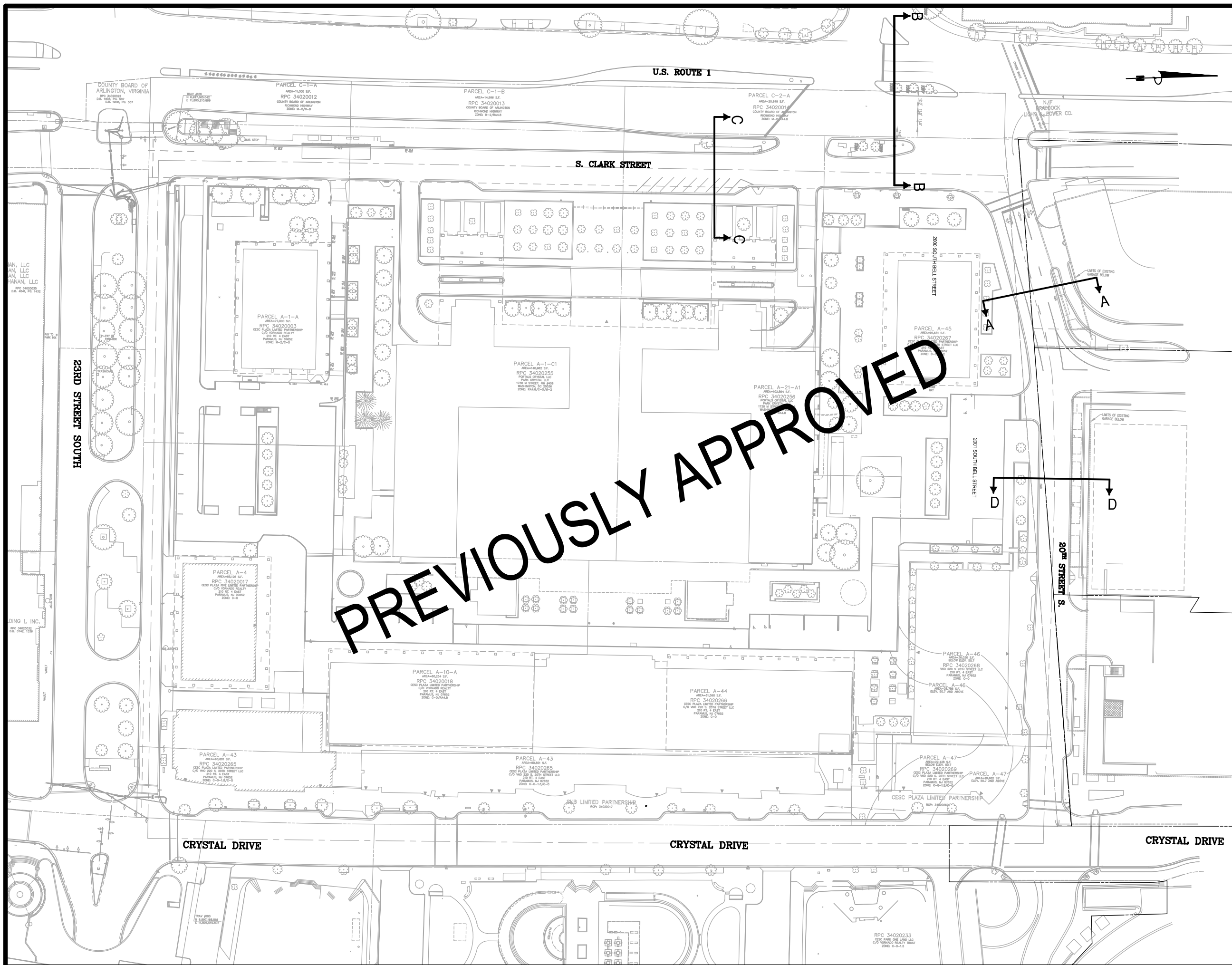
CRYSTAL CITY BLOCK "M": BLOCK PLAN
 PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
 ARLINGTON, VIRGINIA 22202

SCALE: 1" = 25'

SHEET: C5.4

DATE: 01/26/2024

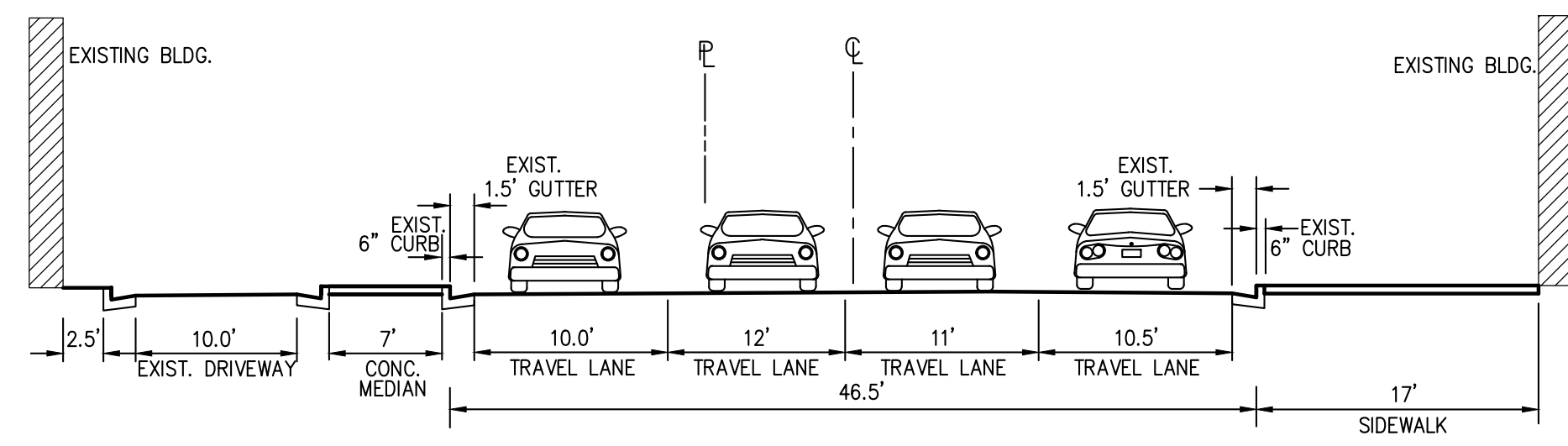
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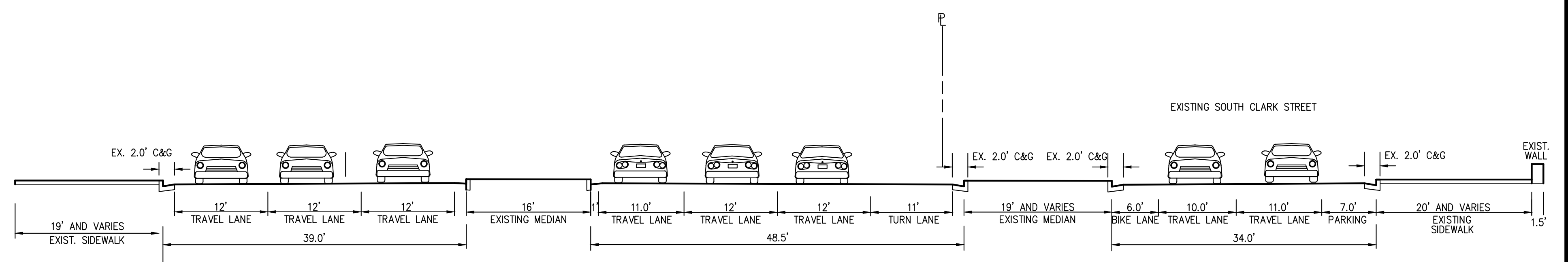
PREVIOUSLY APPROVED

KEY PLAN

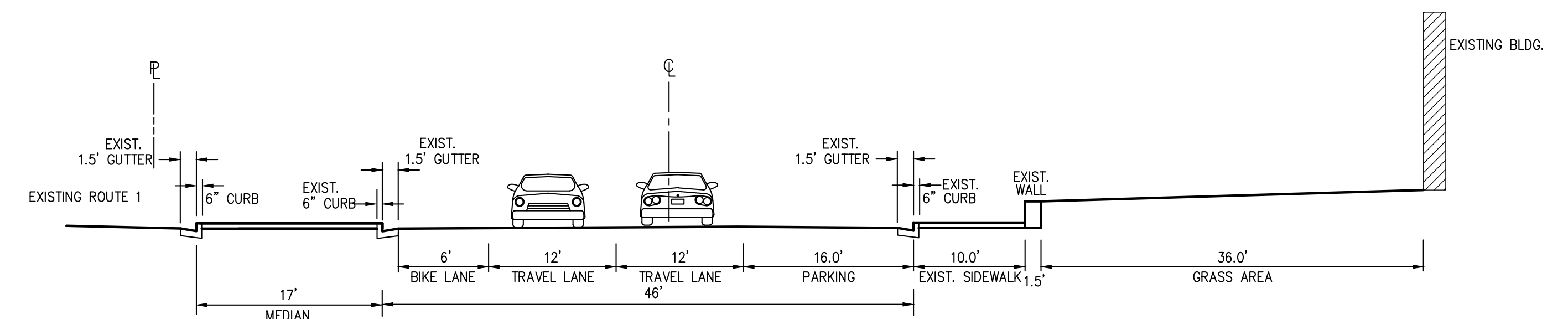
SCALE: 1"=100'



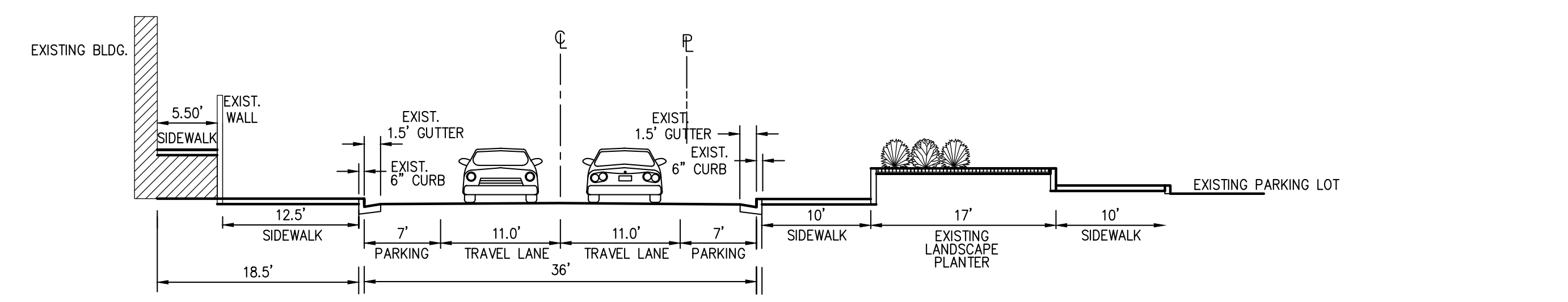
PREVIOUSLY APPROVED
EXISTING "20TH STREET SOUTH" CROSS SECTION A-A
LOOKING EAST
SCALE: 1"=10'



PREVIOUSLY APPROVED
EXISTING RICHMOND HIGHWAY CROSS SECTION B-B
LOOKING NORTH
SCALE: 1"=10'



PREVIOUSLY APPROVED
EXISTING "SOUTH CLARK STREET" CROSS SECTION C-C
LOOKING NORTH
SCALE: 1"=10'



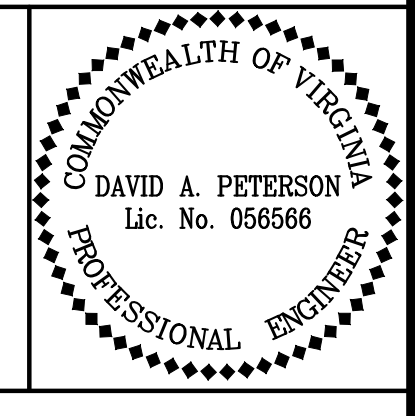
PREVIOUSLY APPROVED
EXISTING "20TH STREET SOUTH" CROSS SECTION D-D
LOOKING EAST
SCALE: 1"=10'

No.	DATE	DESCRIPTION
REVISIONS		

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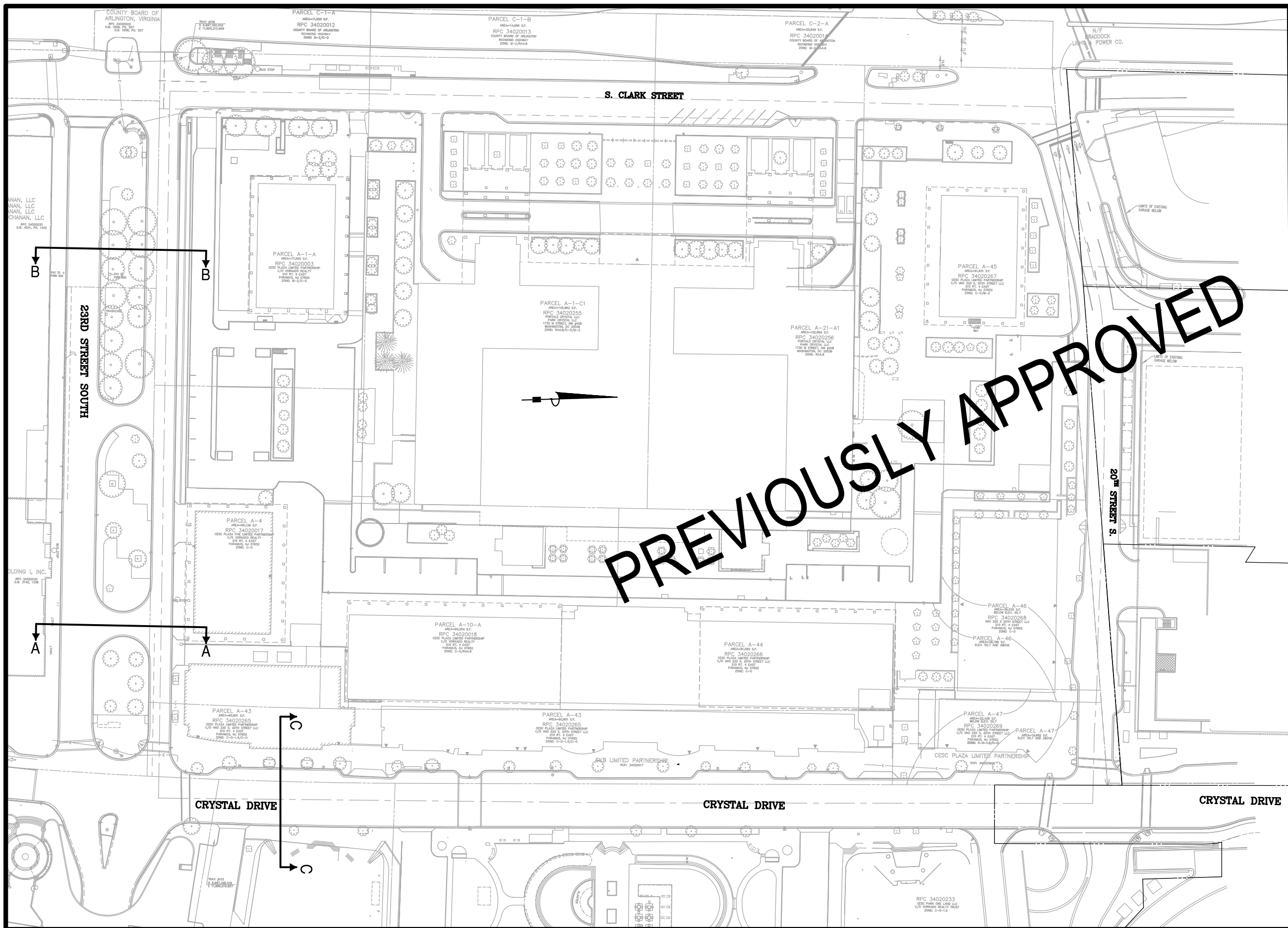
ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

EXISTING STREET SECTIONS

CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

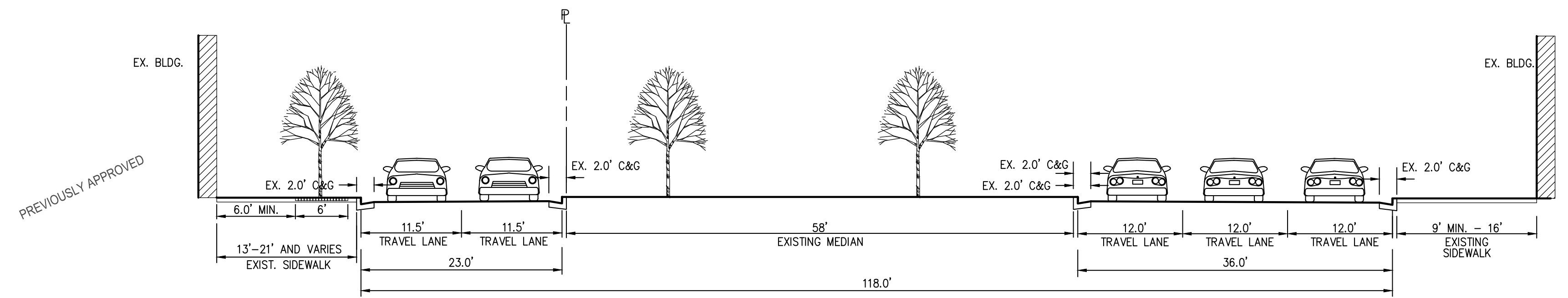
SCALE: AS SHOWN SHEET: C6.0 DATE: 01/26/2024

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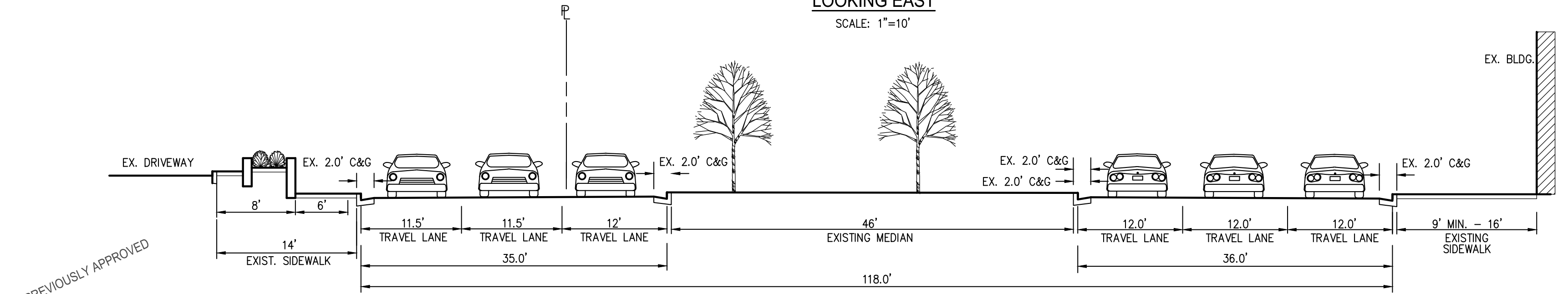
KEY PLAN

SCALE: 1"=100'



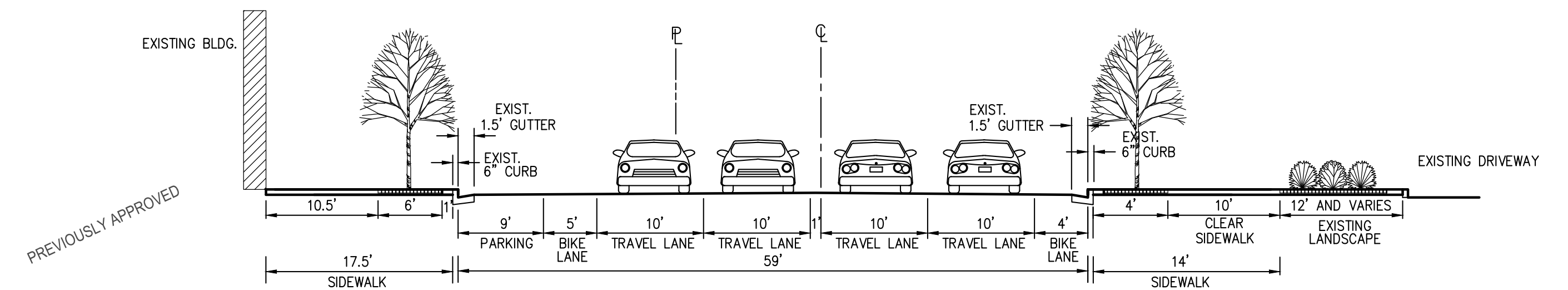
EXISTING 23RD STREET CROSS SECTION A-A
LOOKING EAST

SCALE: 1"=10'



EXISTING 23RD STREET CROSS SECTION B-B
LOOKING EAST

SCALE: 1"=10'



EXISTING "CRYSTAL DRIVE" CROSS SECTION C-C
LOOKING NORTH

SCALE: 1"=10'

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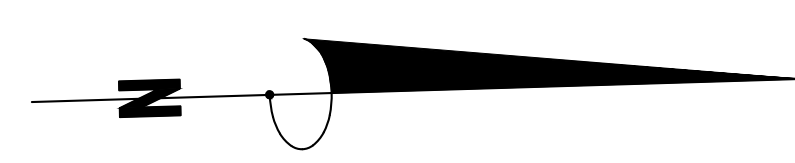
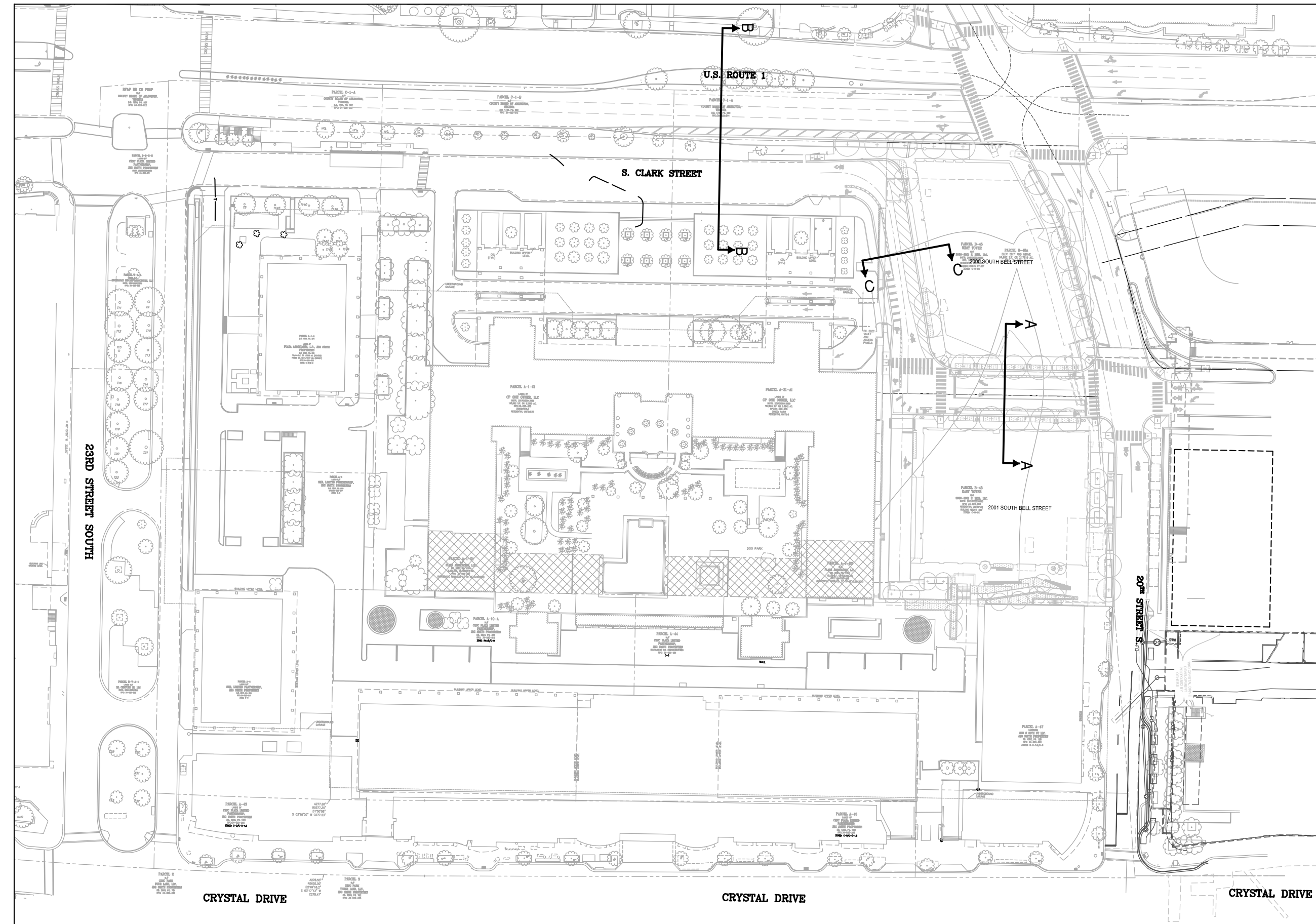
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ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

EXISTING STREET SECTIONS

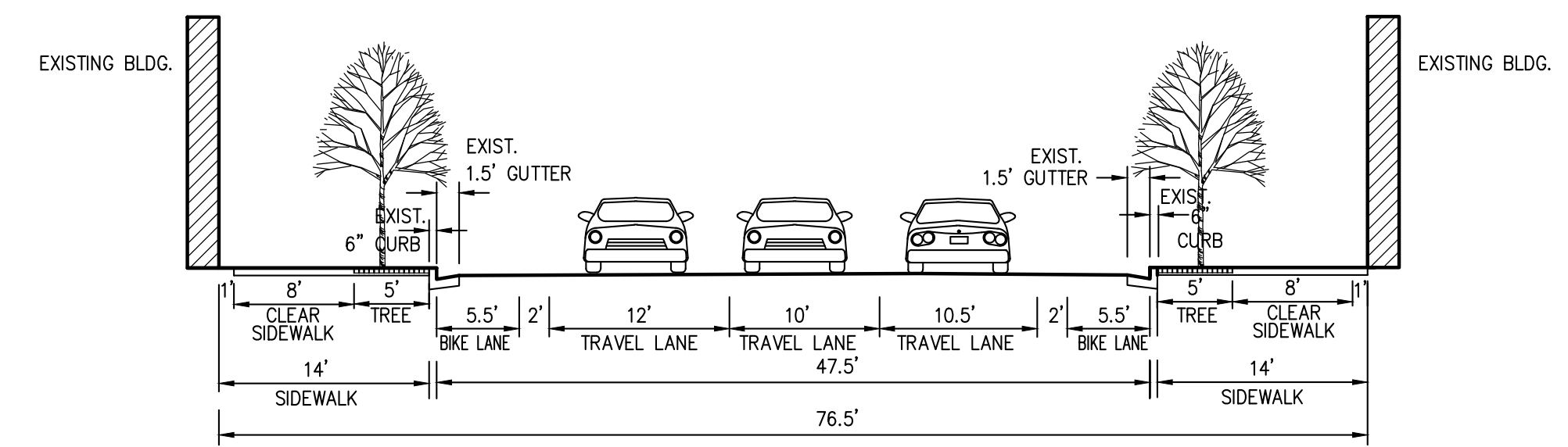
CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF 223 23rd STREET / 2250 CRYSTAL DRIVE 4.1 PLANS
ARLINGTON, VIRGINIA 22202

SCALE: AS SHOWN SHEET: C6.1 DATE: 01/20/2023

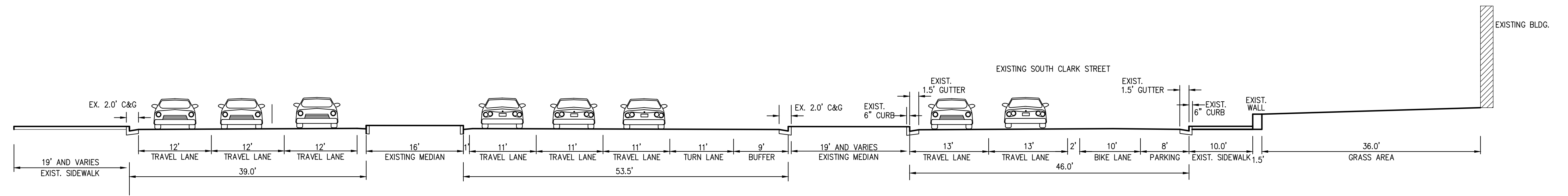


KEY PLAN

SCALE: 1"=100'

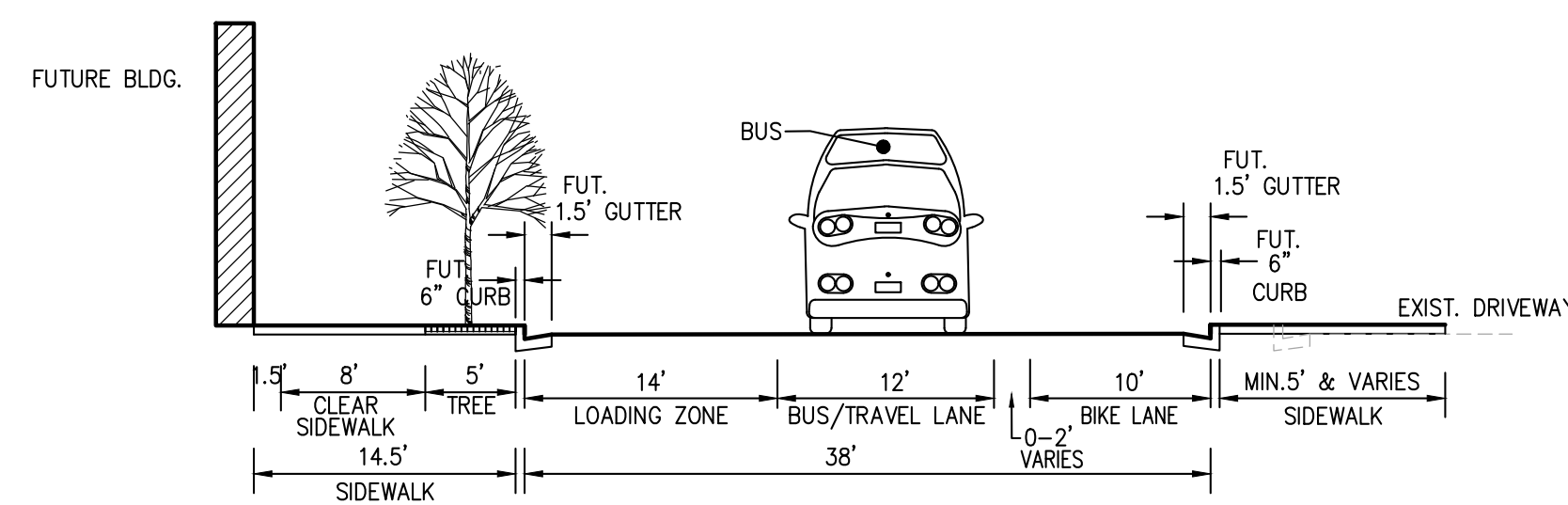


PROPOSED BY OTHERS "SOUTH BELL STREET" CROSS SECTION A-A
LOOKING NORTH
SCALE: 1"=10'



EXISTING RICHMOND HIGHWAY CROSS SECTION B-B
LOOKING NORTH
SCALE: 1"=10'

EXISTING "SOUTH CLARK STREET" CROSS SECTION B-B
LOOKING NORTH
SCALE: 1"=10'



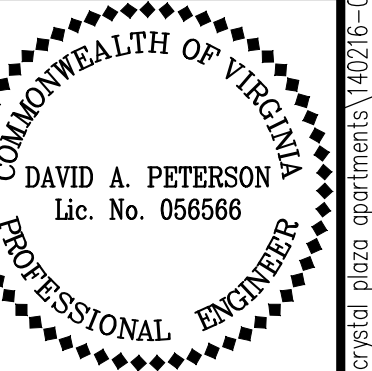
PROPOSED OTHERS "CONNECTOR ROAD" CROSS SECTION C-C
LOOKING EAST
SCALE: 1"=10'

No.	DATE	DESCRIPTION
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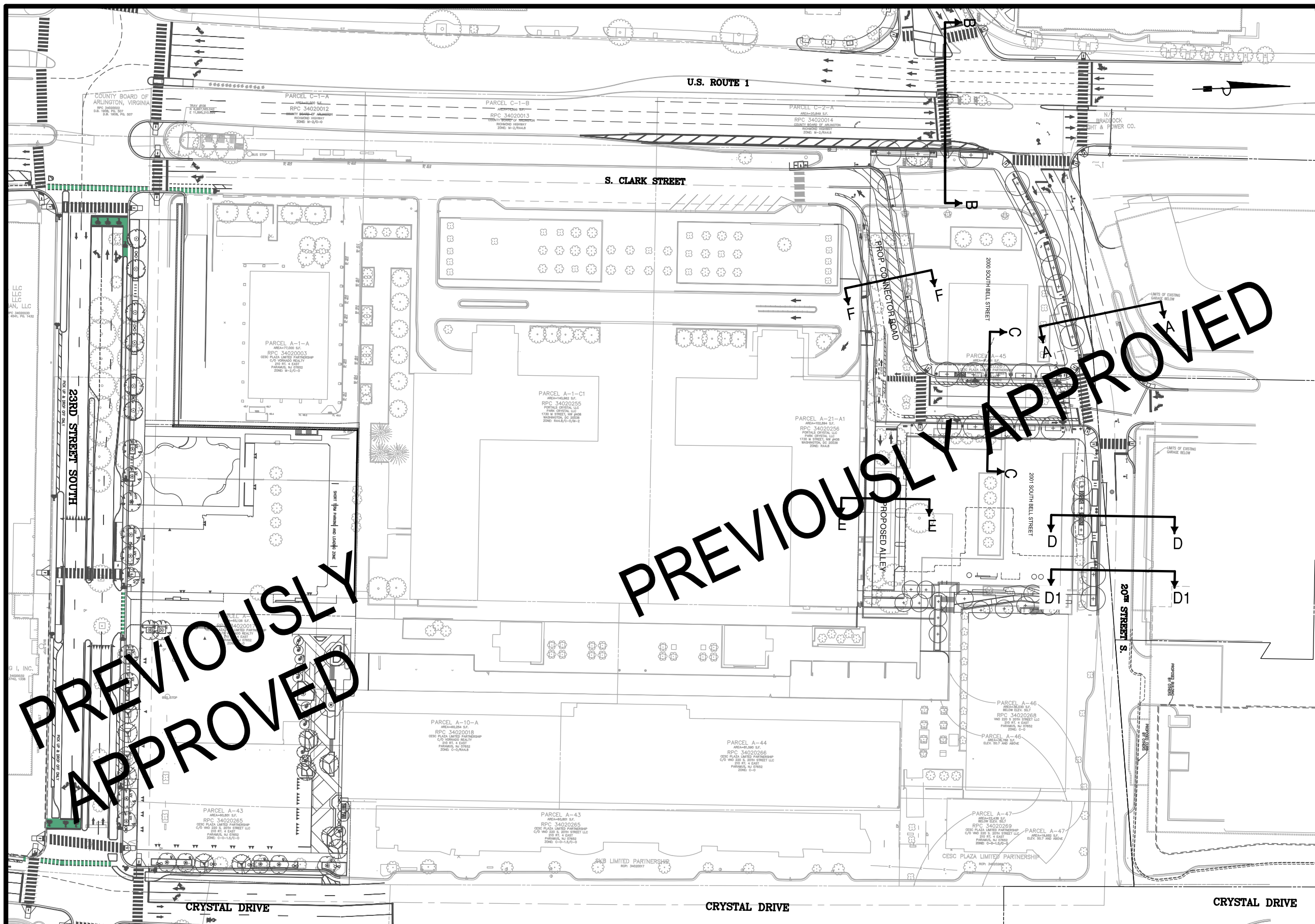


ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

EXISTING STREET SECTIONS - CRYSTAL PLAZA APTS

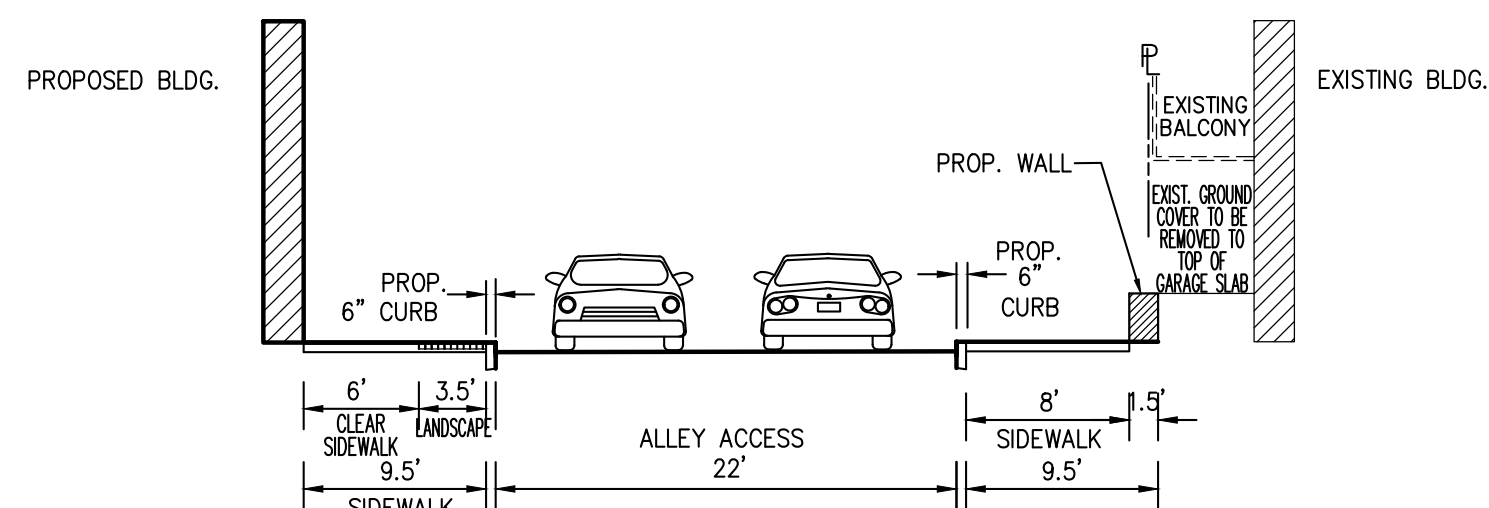
CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

SCALE: AS SHOWN SHEET: C6.2 DATE: 01/26/2024



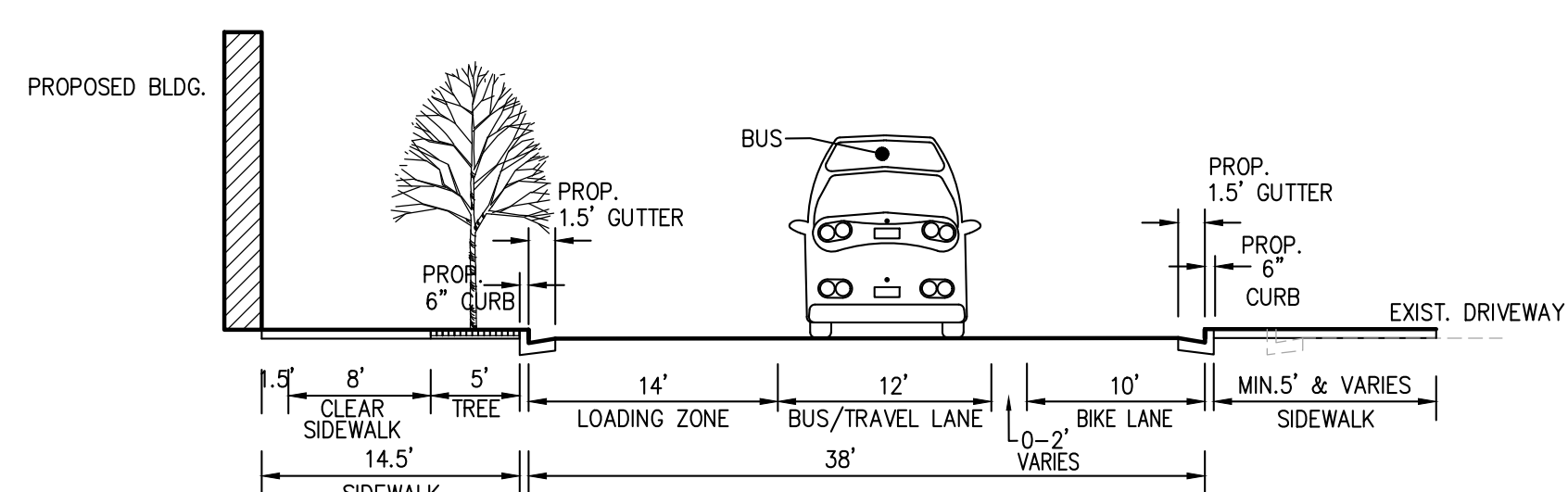
KEY PLAN

SCALE: 1"=100'



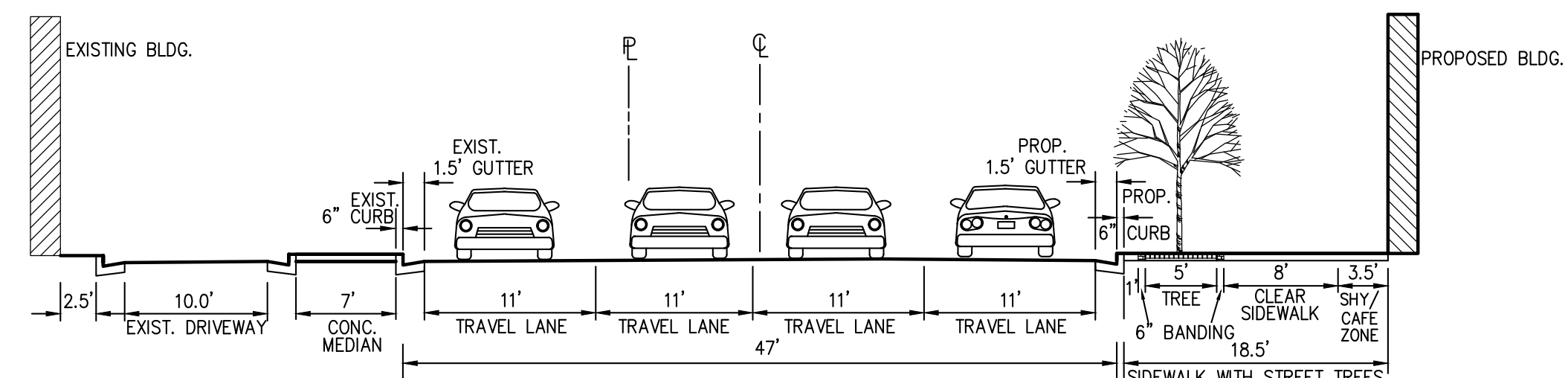
**PROPOSED "ALLEY" CROSS SECTION E-E
LOOKING EAST**

SCALE: 1"=10'



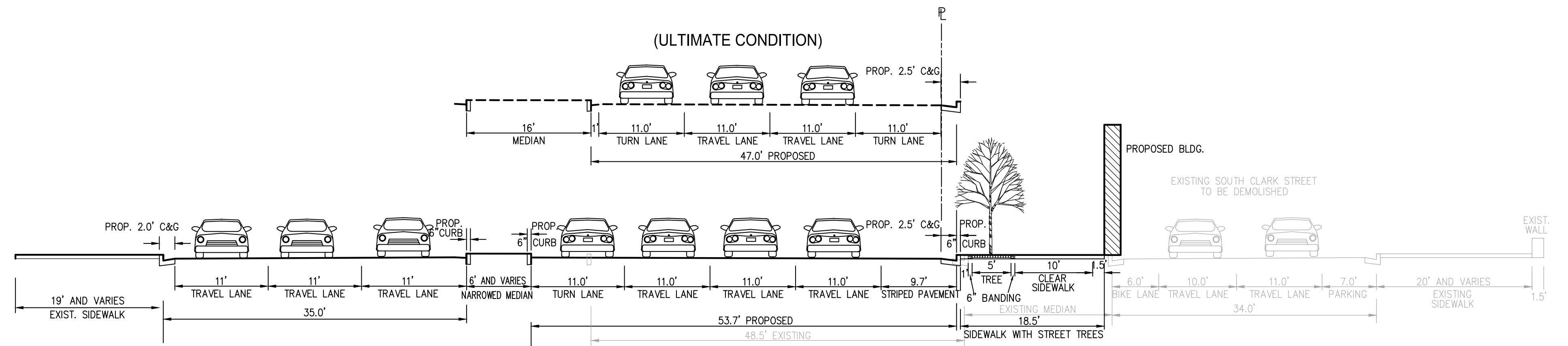
**PROPOSED "CONNECTOR ROAD" CROSS SECTION F-F
LOOKING EAST**

SCALE: 1"=10'



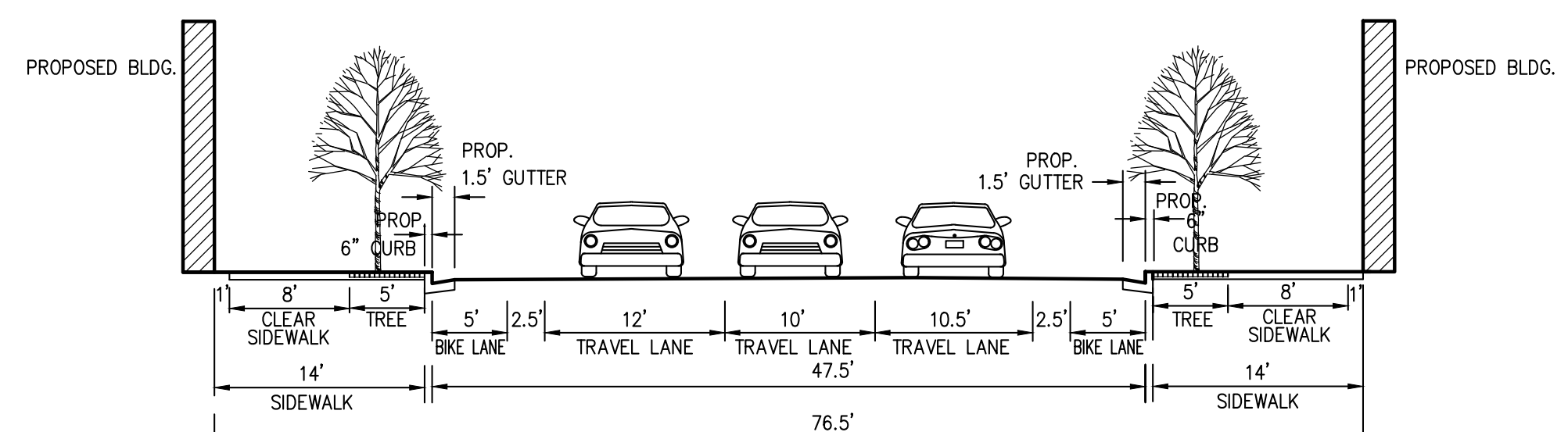
**PROPOSED "20TH STREET SOUTH" CROSS SECTION A-A
LOOKING EAST**

SCALE: 1"=10'



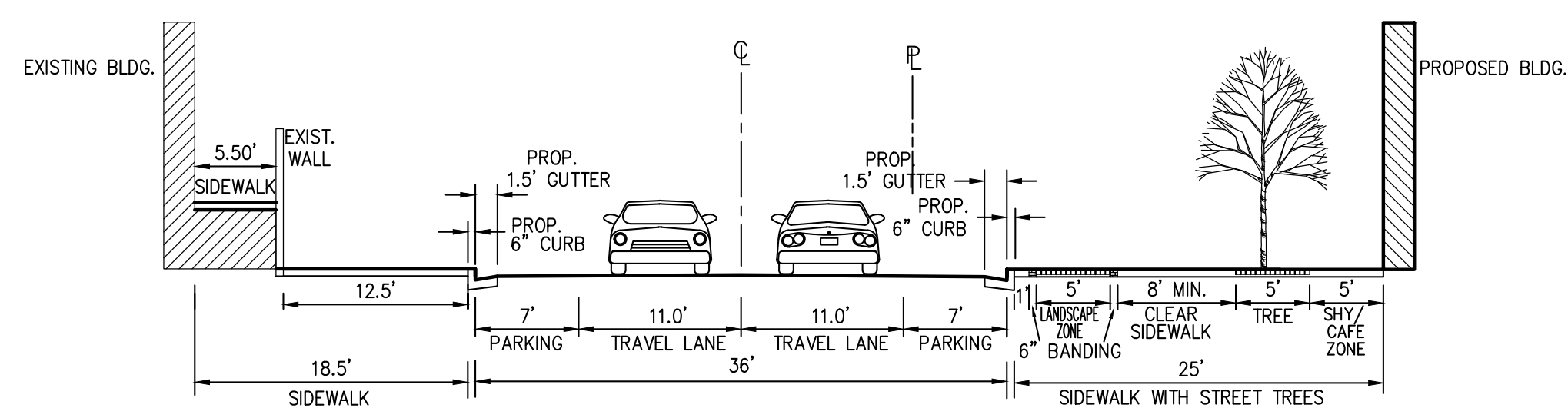
**PROPOSED RICHMOND HIGHWAY CROSS SECTION B-B (INTERIM CONDITION)
LOOKING NORTH**

SCALE: 1"=10'



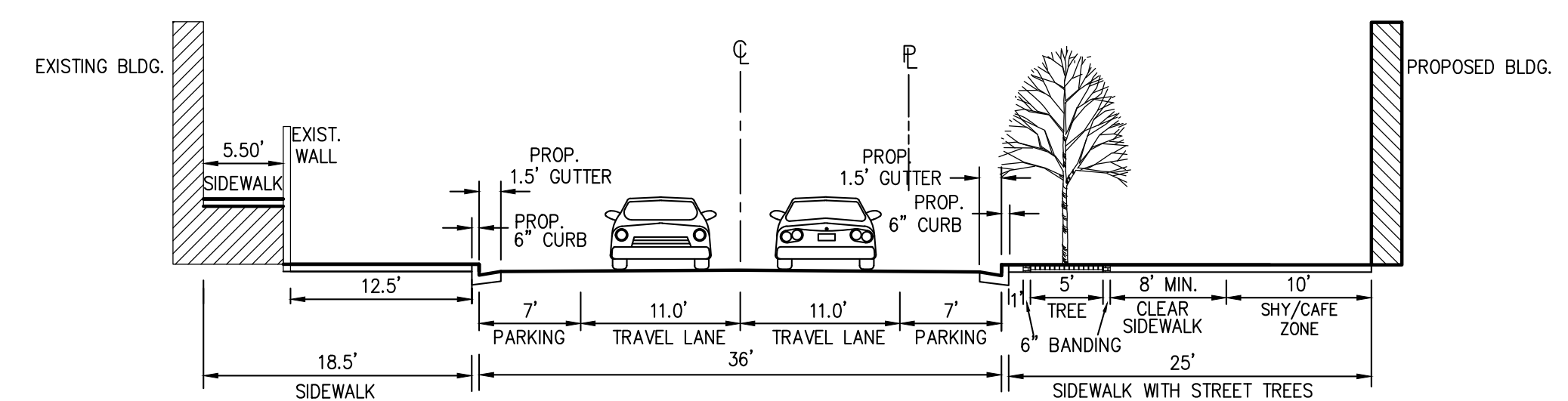
**PROPOSED "SOUTH BELL STREET" CROSS SECTION C-C
LOOKING NORTH**

SCALE: 1"=10'



**PROPOSED "20TH STREET SOUTH" CROSS SECTION D-D
LOOKING EAST**

SCALE: 1"=10'



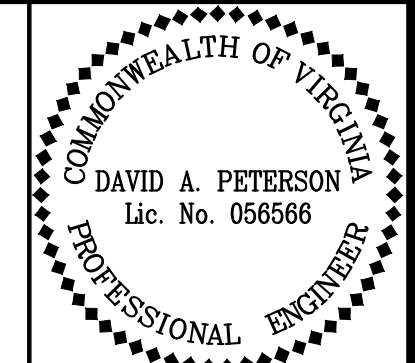
**PROPOSED "20TH STREET SOUTH" CROSS SECTION D1-D1
LOOKING EAST**

SCALE: 1"=10'

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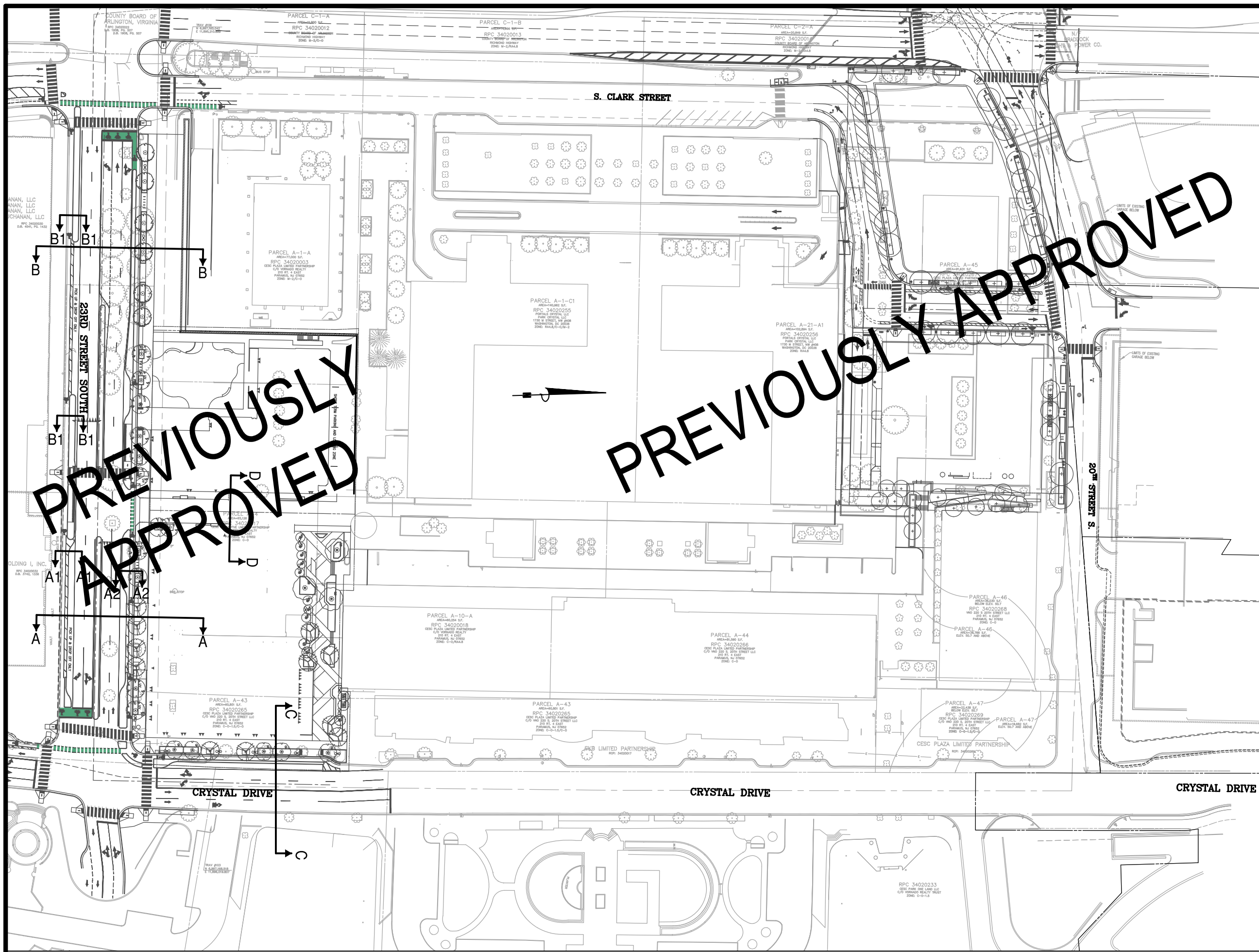
ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

EXISTING STREET SECTIONS
CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

No.	DATE	DESCRIPTION
REVISIONS		

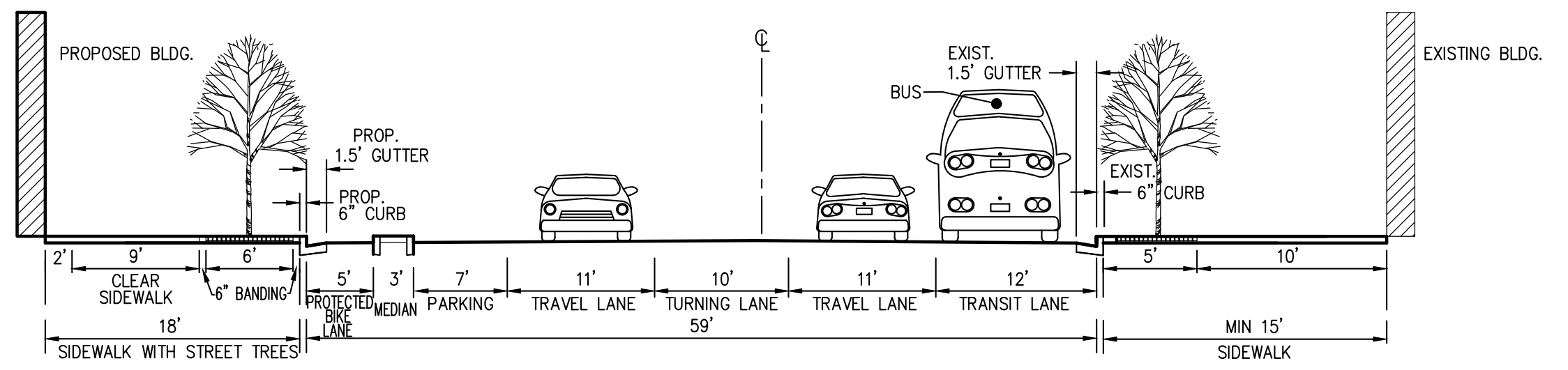
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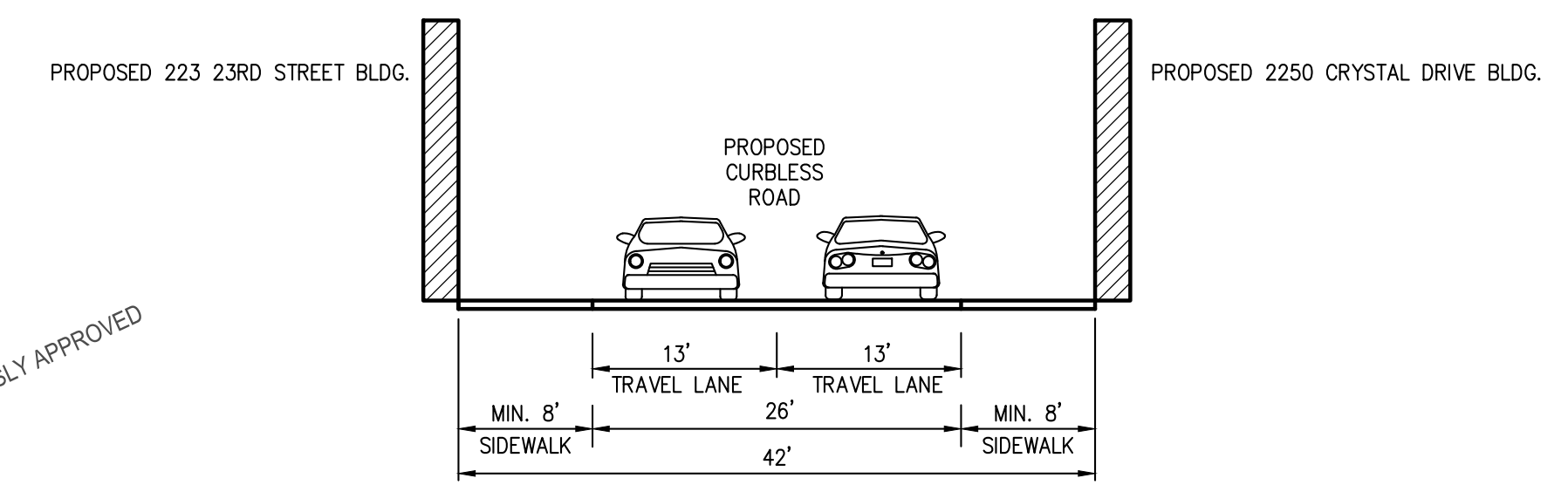


KEY PLAN

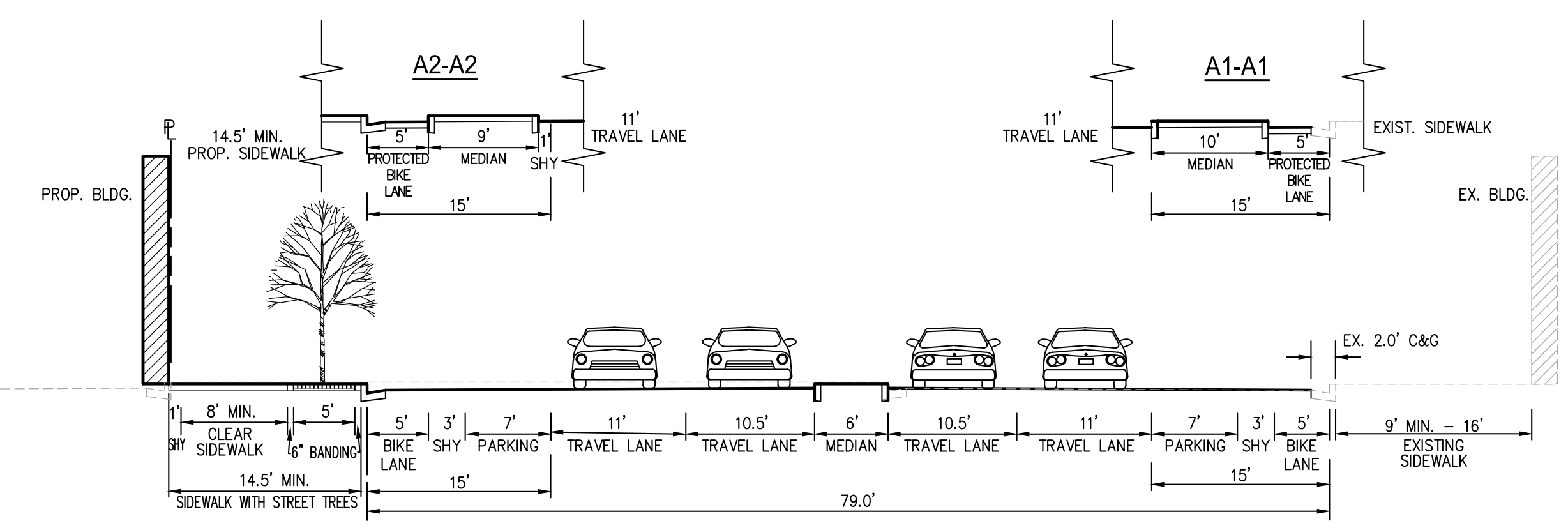
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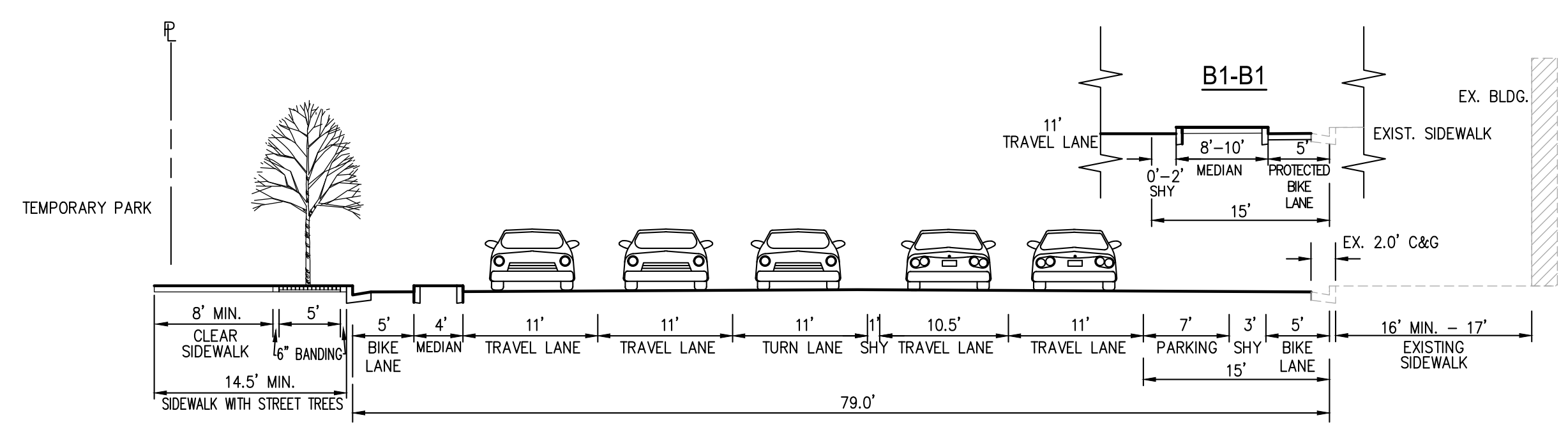
PROPOSED "CRYSTAL DRIVE" CROSS SECTION C-C
LOOKING NORTH
SCALE: 1"=10'



PROPOSED "NORTH-SOUTH ACCESS" CROSS SECTION D-D
LOOKING NORTH
SCALE: 1"=10'



PROPOSED 23RD STREET CROSS SECTION A-A
LOOKING EAST
SCALE: 1"=10'



PROPOSED 23RD STREET CROSS SECTION B-B
LOOKING EAST
SCALE: 1"=10'

No.	DATE	DESCRIPTION
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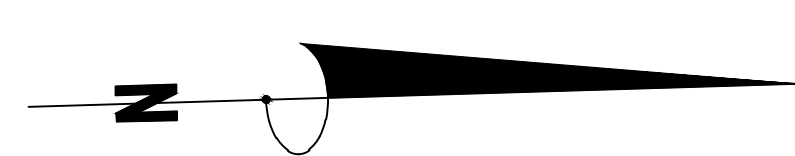
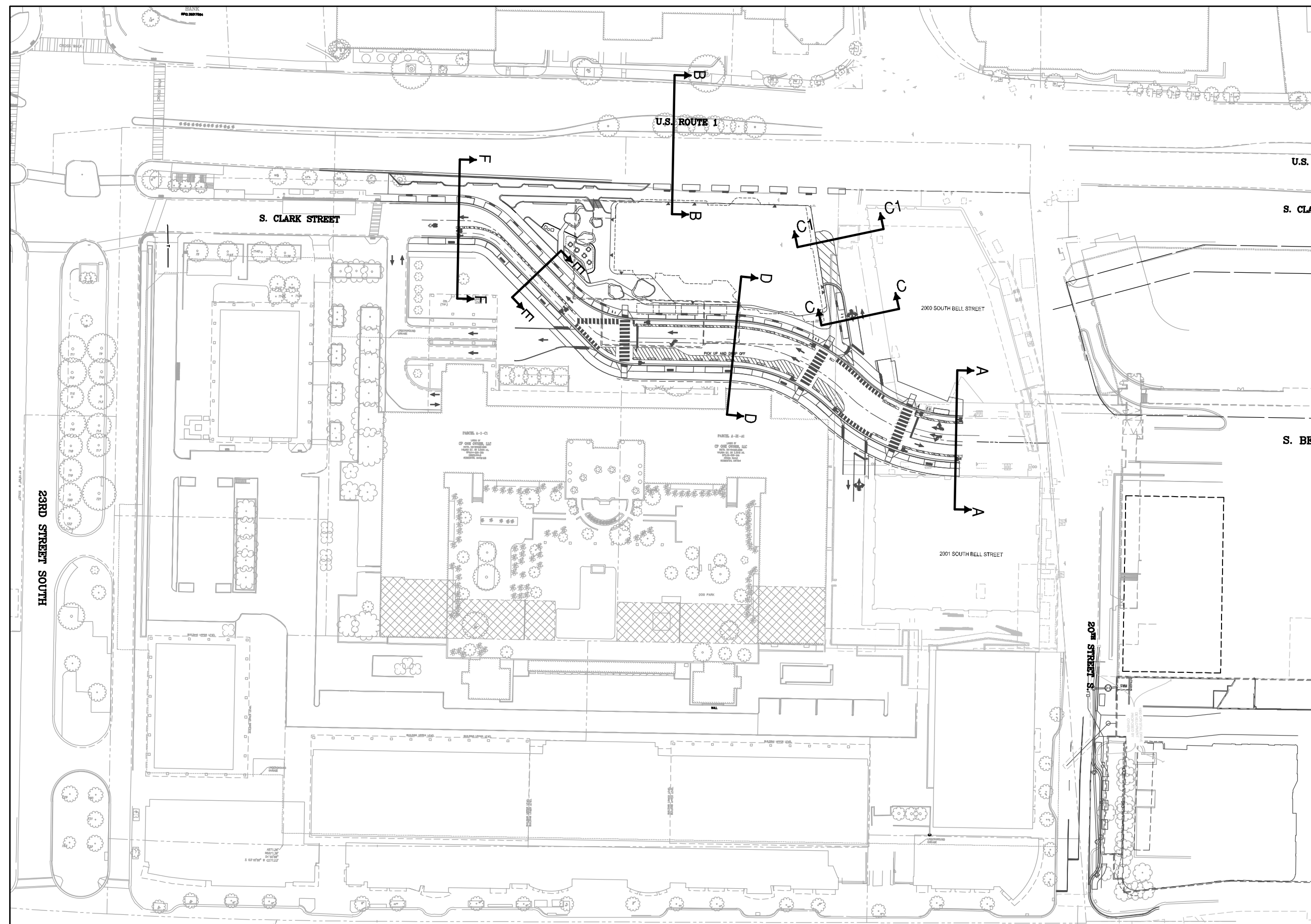
ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

EXISTING STREET SECTIONS

CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF 223 23RD STREET / 2250 CRYSTAL DRIVE 4.1 PLANS
ARLINGTON, VIRGINIA 22202

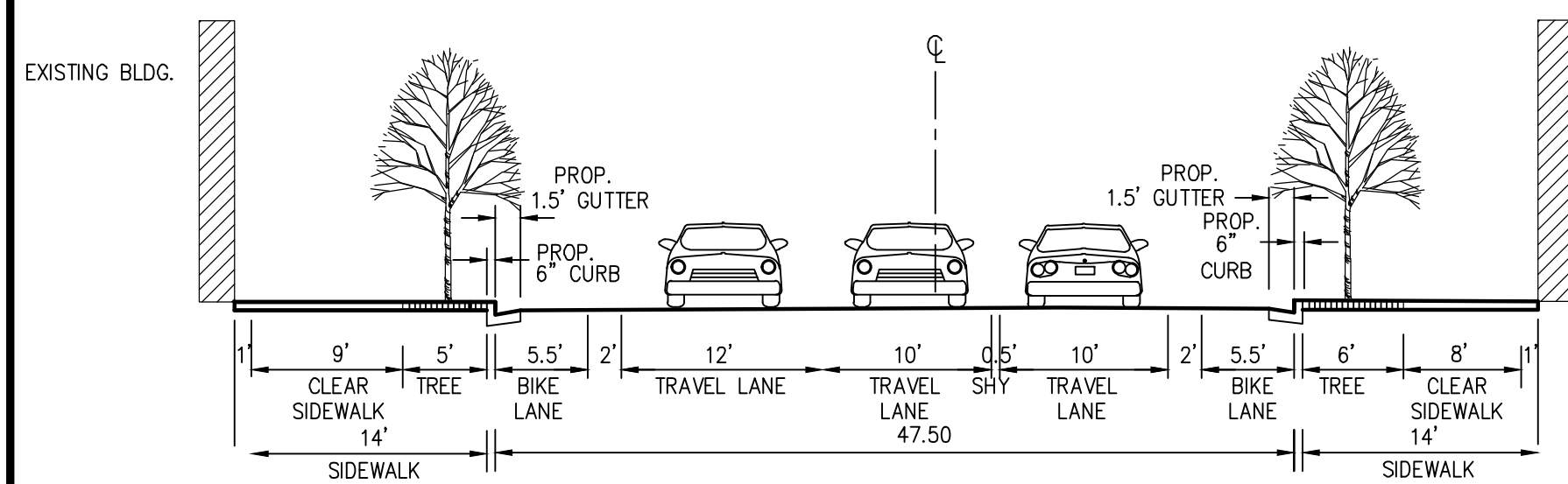
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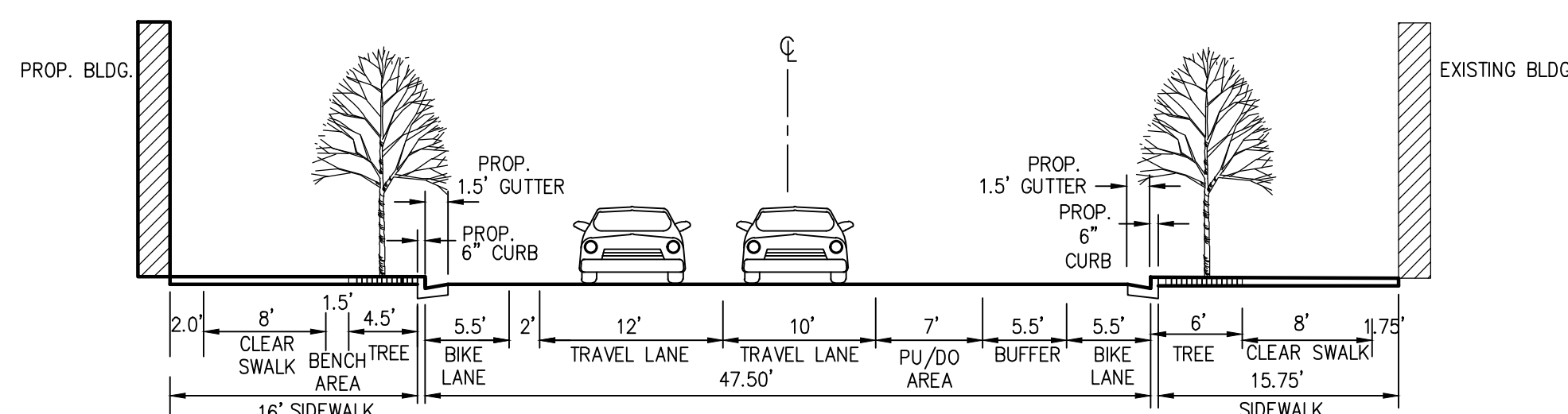


KEY PLAN

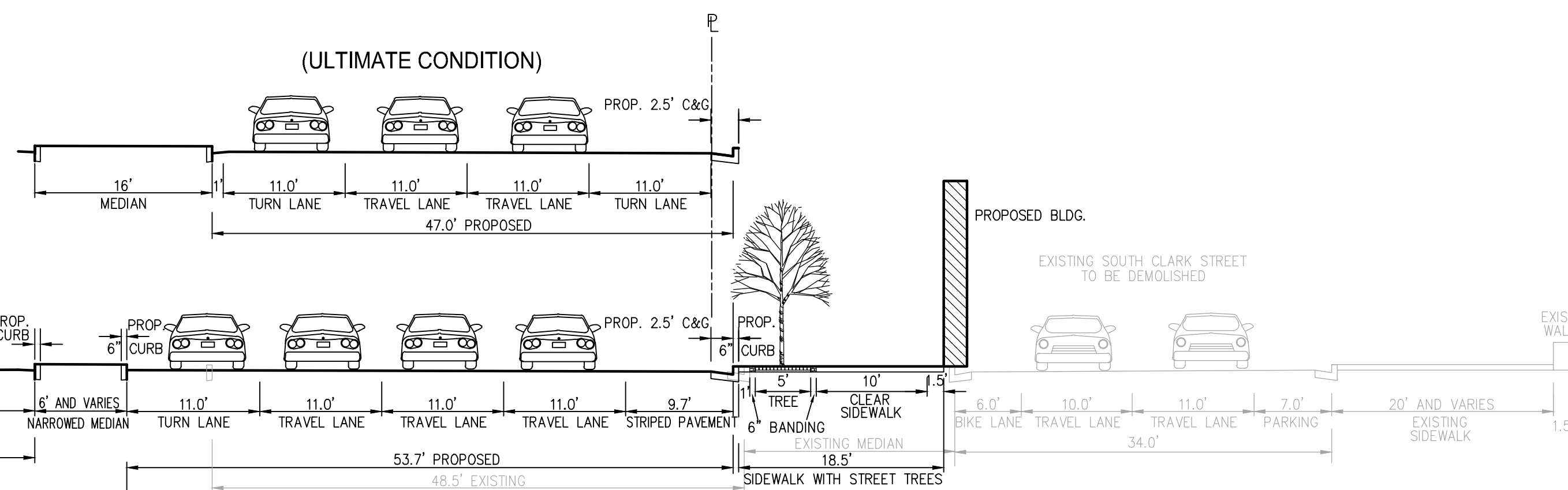
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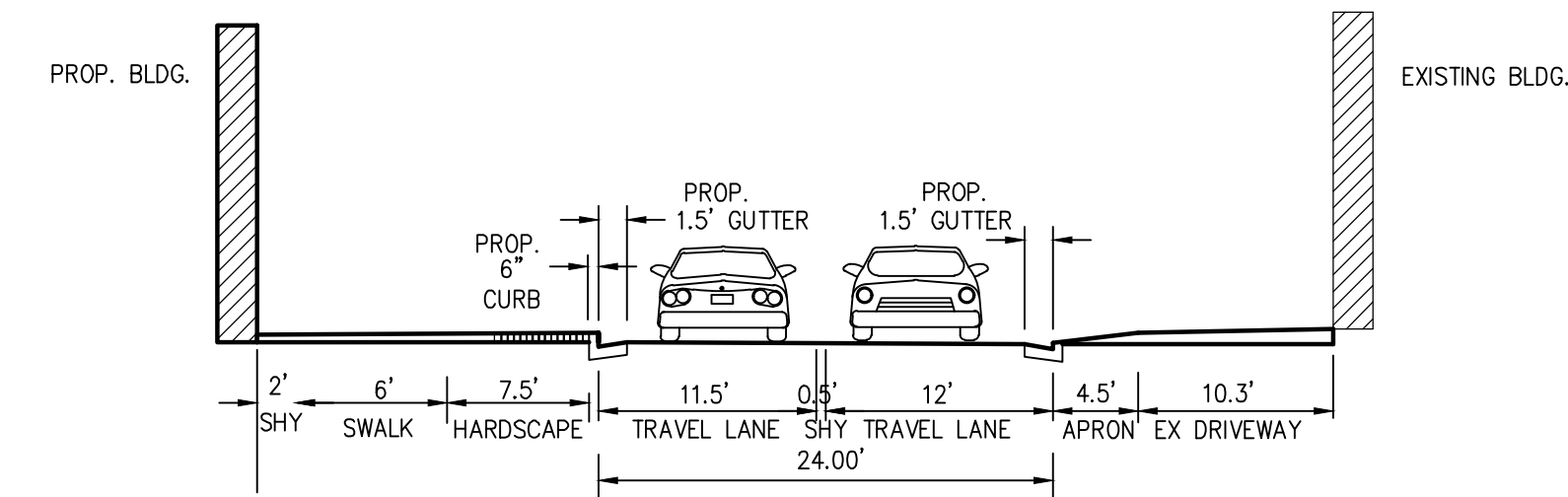
PROPOSED "SOUTH BELL STREET" CROSS SECTION A-A
LOOKING NORTH
SCALE: 1"=10'



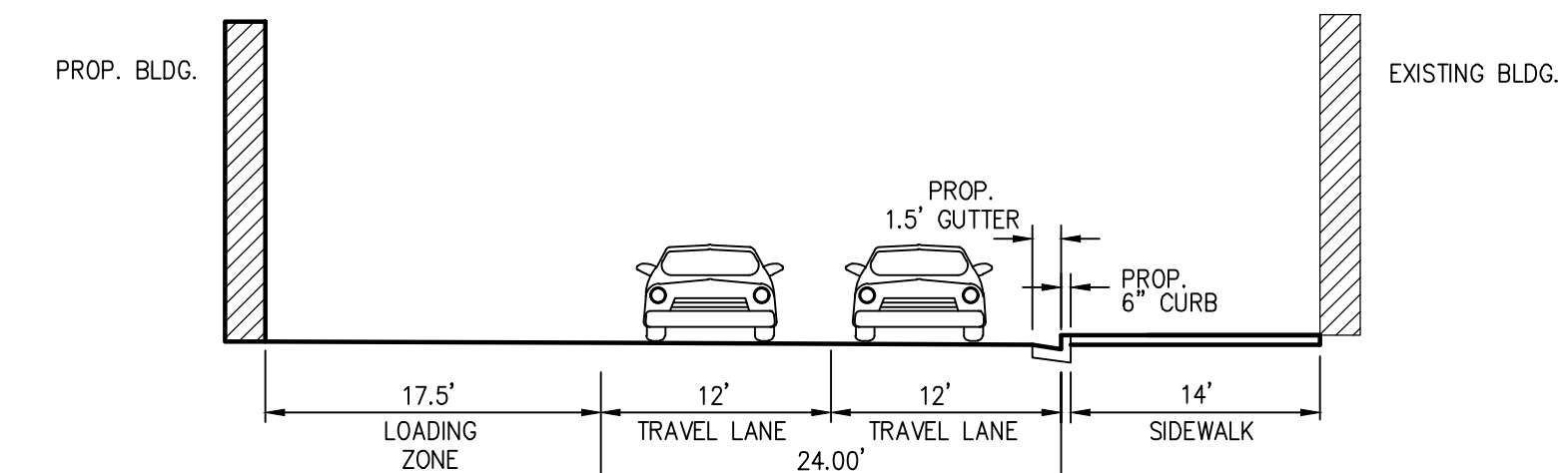
PROPOSED "SOUTH BELL STREET" CROSS SECTION D-D
LOOKING NORTH
SCALE: 1"=10'



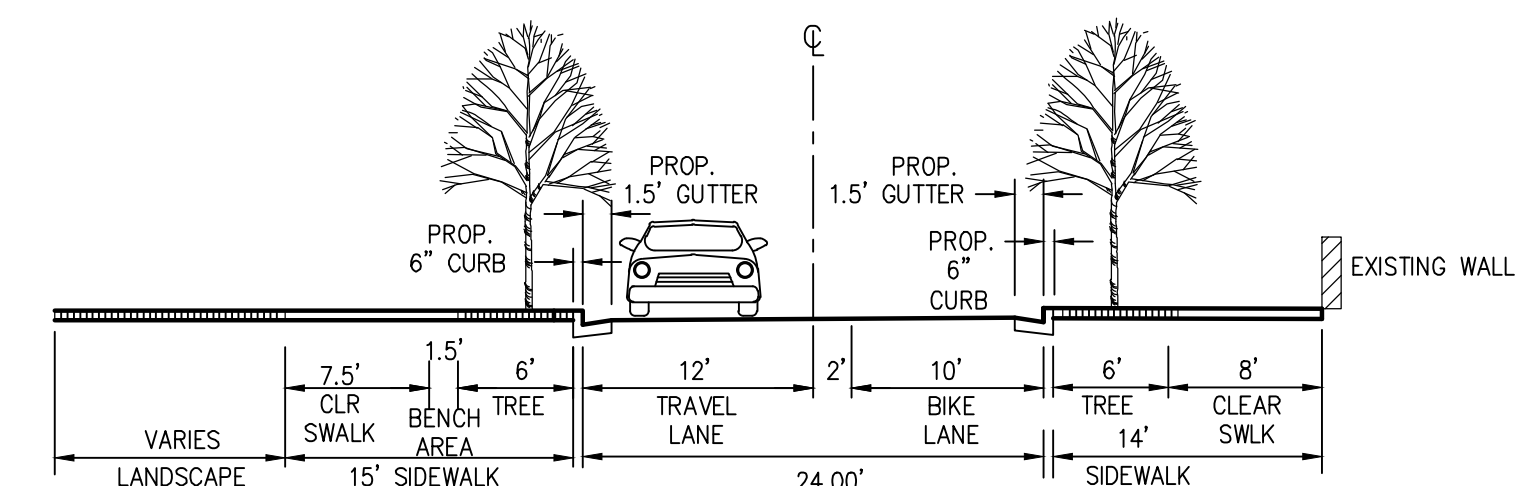
PROPOSED RICHMOND HIGHWAY CROSS SECTION B-B (INTERIM CONDITION)
LOOKING NORTH
SCALE: 1"=10'



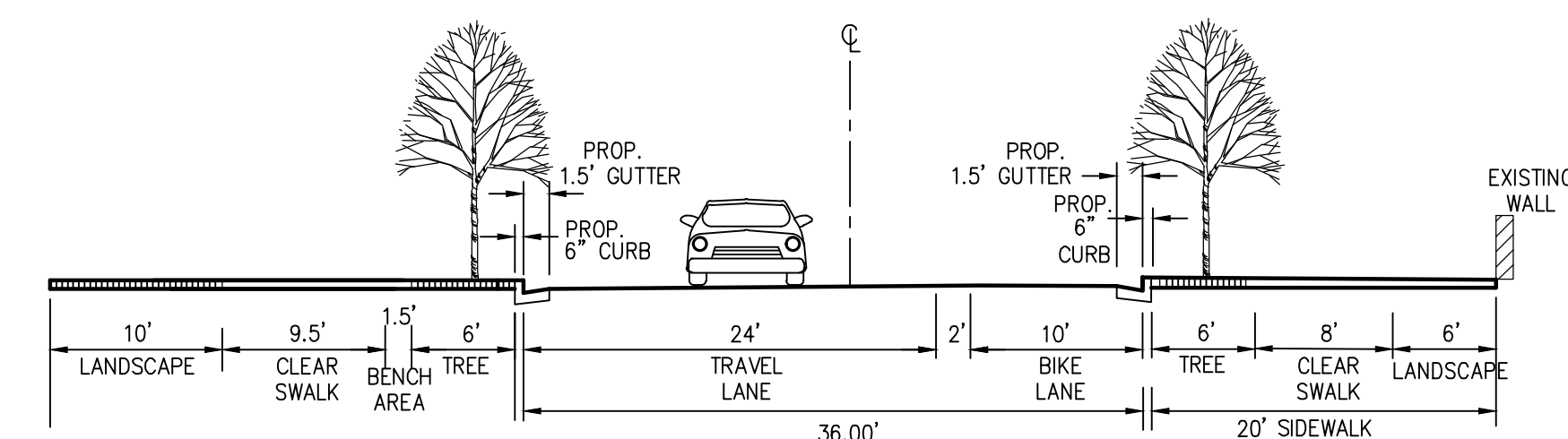
PROPOSED "CONNECTOR ROAD" CROSS SECTION C-C
LOOKING WEST
SCALE: 1"=10'



PROPOSED "CONNECTOR ROAD" CROSS SECTION C1-C1
LOOKING EAST
SCALE: 1"=10'



PROPOSED "SOUTH BELL STREET" CROSS SECTION E-E
LOOKING NORTH-EAST
SCALE: 1"=10'



PROPOSED "SOUTH BELL STREET" CROSS SECTION F-F
LOOKING NORTH
SCALE: 1"=10'

No.	DATE	DESCRIPTION

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ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

PROPOSED STREET SECTIONS - CRYSTAL PLAZA APTS

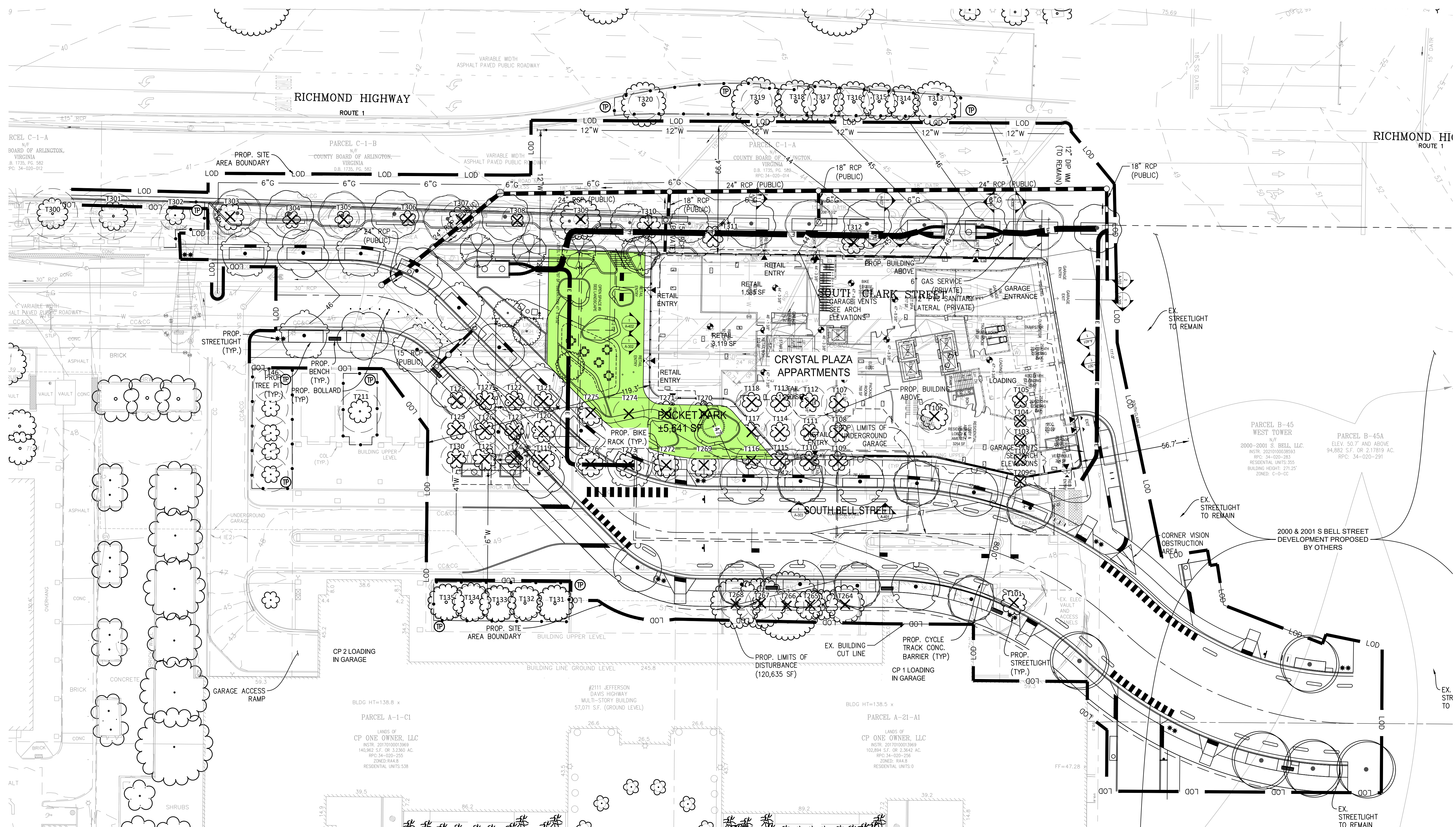
CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

SCALE: AS SHOWN



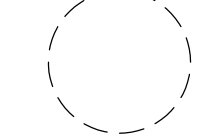


SHEET: C7.2

DATE: 01/26/2024

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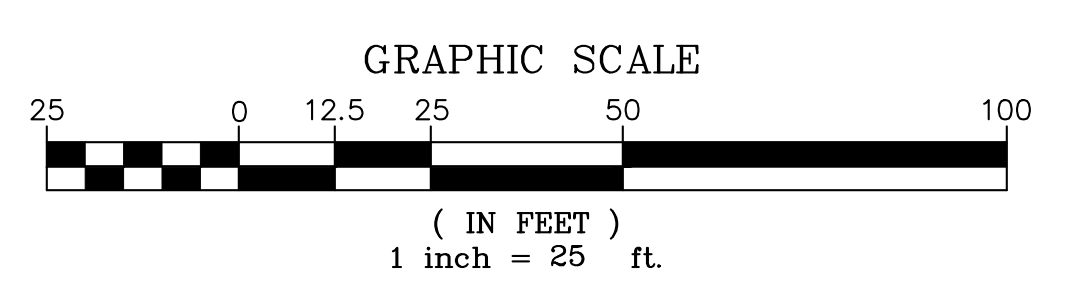
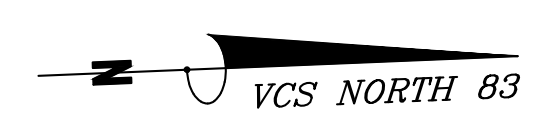


LEGEND

-  T254
EXISTING TREE TO BE PRESERVED
-  T254
EXISTING TREE TO BE REMOVED
- 
CRITICAL ROOT ZONE
-  LOD
LIMITS OF DISTURBANCE
-  TP
TREE PROTECTION FENCE

NOTES

1. CONSTRUCTION OFFICES ARE TO BE LOCATED IN AN EXISTING BUILDING ADJACENT TO THE SITE, THEREFORE NO CONSTRUCTION TRAILERS ARE PROPOSED.
2. ALL TREES SHOWN WITHIN THE PROPOSED LIMITS OF DISTURBANCE ARE TO BE REMOVED FROM THE SITE. SEE TREE INVENTORY ON SHEET C10.10 FOR TREE REPLACEMENT CALCULATIONS.



No.	DATE	DESCRIPTION
REVISIONS		

Bowman

DAVID A. PETERSON
Lic. No. 056566
PROFESSIONAL ENGINEER

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ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

TREE PERSEVATION PLAN

CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

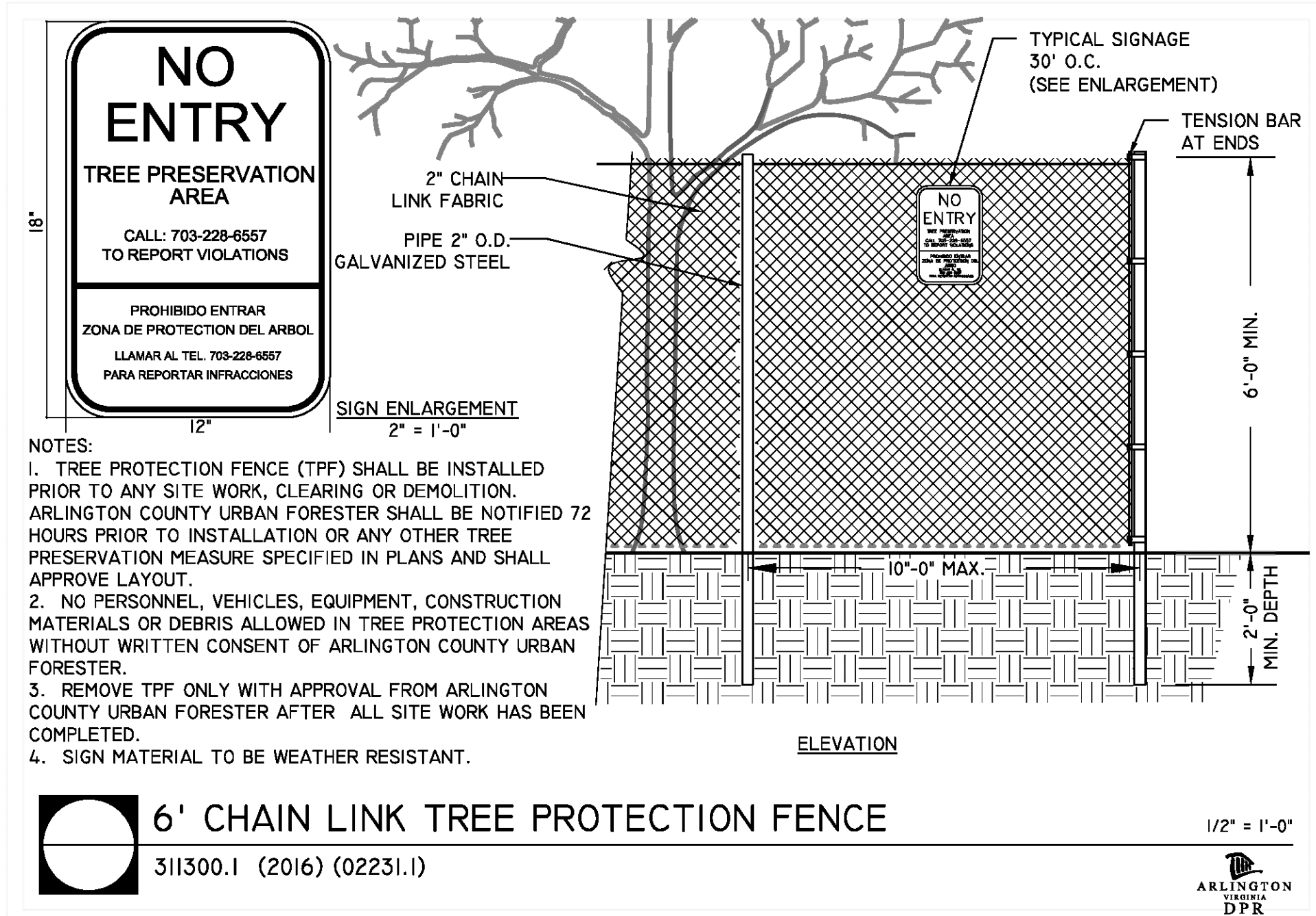
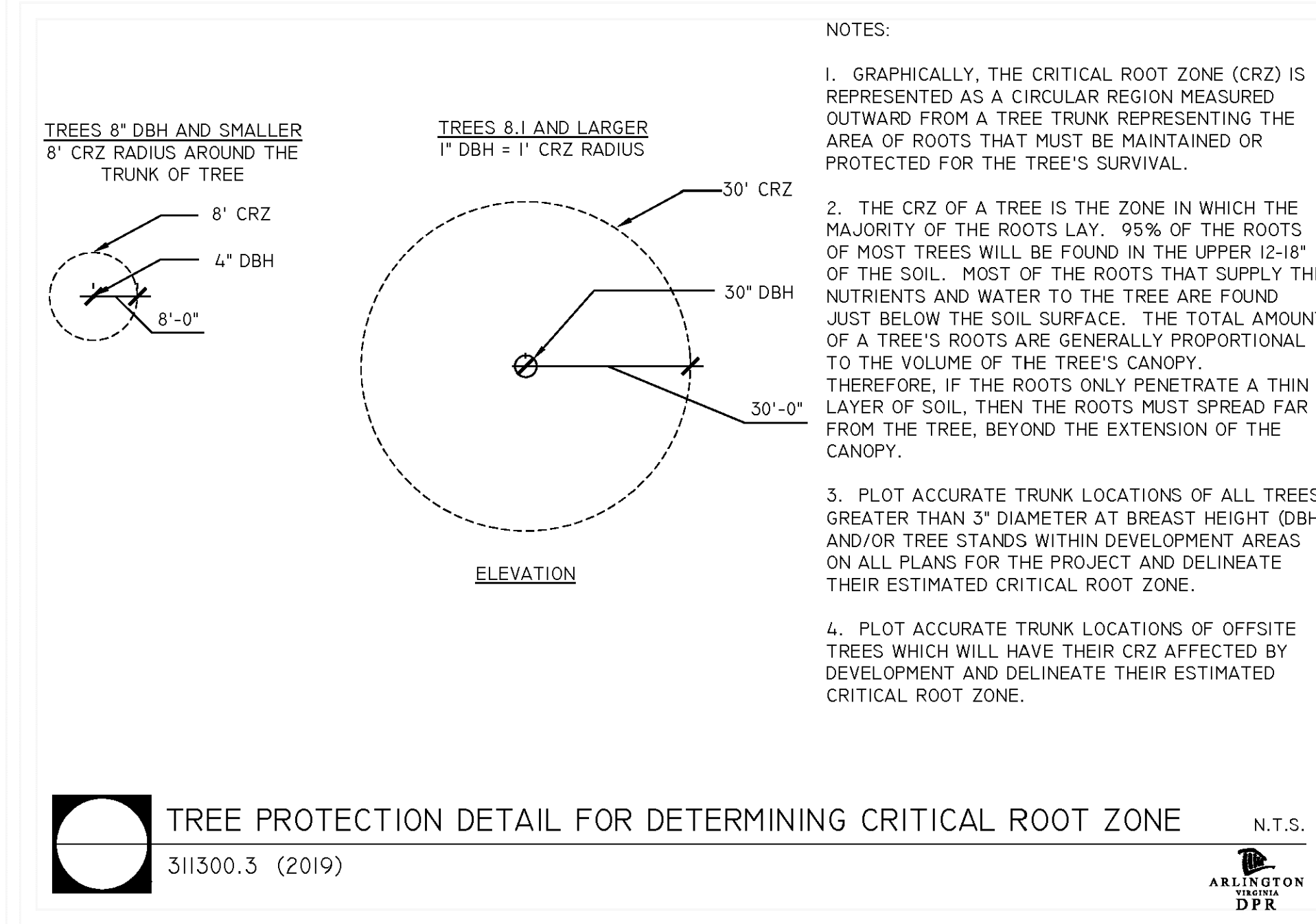
SCALE: 1" = 25' SHEET: C8.0 DATE: 01/26/2024

C:\140216 - crystal plaza apartments\engineering\plans\block plan\140216-01-PR-C8.0-1-REC - PRESERVE.TXD.dwg

TREE PRESERVATION NOTES

- PROPERTY OWNER SHALL SUBMIT A TREE INVENTORY DRAWING INDICATING DBH (DIAMETER AT 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 ONTO 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 GUIDELINES 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 ERECTED 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 I.I.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 18 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.

TREE PRESERVATION DETAILS



TREE INVENTORY

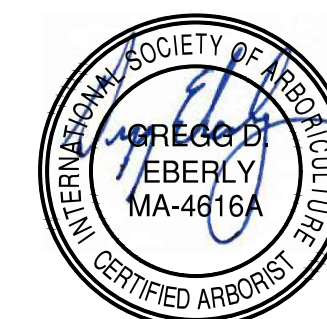
Crystal Plaza Apartments, Arlington, VA
Date of site visit: January 12, 2023
Certified Arborist: Gregg D. Eberly (MA-4616A)

Tree #	Botanic Name	Common Name	Caliper (DBH)	Condition Rating	Species Rating	Total Rating	CRZ Impact	Replacements Required	Preserve/Remove
101	Ilex opaca	American Holly	1.7	0.40	0.70	4.76	100%	1	Remove
102	Carpinus betulus 'Fastigiata'	Upright Hornbeam	4	0.80	0.80	2.56	100%	1	Remove
103	Carpinus betulus 'Fastigiata'	Upright Hornbeam	4	0.80	0.80	2.56	100%	1	Remove
104	Carpinus betulus 'Fastigiata'	Upright Hornbeam	4	0.80	0.80	2.56	100%	1	Remove
105	Carpinus betulus 'Fastigiata'	Upright Hornbeam	4	0.80	0.80	2.56	100%	1	Remove
106	Acer palmatum	Japanese Maple	9	0.80	0.80	5.76	100%	1	Remove
107	Prunus Kwanzan	Kwanzan Cherry	9	0.80	0.60	4.32	100%	1	Remove
108	Prunus Kwanzan	Kwanzan Cherry	7	0.80	0.60	3.36	100%	1	Remove
109	Prunus Kwanzan	Kwanzan Cherry	7	0.80	0.60	3.36	100%	1	Remove
110	Prunus Kwanzan	Kwanzan Cherry	8	0.80	0.60	3.84	100%	1	Remove
111	Prunus Kwanzan	Kwanzan Cherry	6	0.80	0.60	2.88	100%	1	Remove
112	Prunus Kwanzan	Kwanzan Cherry	9	0.80	0.60	4.32	100%	1	Remove
113	Prunus Kwanzan	Kwanzan Cherry	8	0.80	0.60	3.84	100%	1	Remove
114	Prunus Kwanzan	Kwanzan Cherry	8	0.80	0.60	3.84	100%	1	Remove
115	Prunus Kwanzan	Kwanzan Cherry	8	0.80	0.60	3.84	100%	1	Remove
116	Prunus Kwanzan	Kwanzan Cherry	6	0.80	0.60	2.88	100%	1	Remove
117	Prunus Kwanzan	Kwanzan Cherry	7	0.80	0.60	3.36	100%	1	Remove
118	Prunus Kwanzan	Kwanzan Cherry	6	0.80	0.60	2.88	100%	1	Remove
119	Prunus Kwanzan	Kwanzan Cherry	9	0.80	0.60	4.32	100%	1	Remove
120	Prunus Kwanzan	Kwanzan Cherry	9	0.80	0.60	4.32	100%	1	Remove
121	Prunus Kwanzan	Kwanzan Cherry	8	0.80	0.60	3.84	100%	1	Remove
122	Prunus Kwanzan	Kwanzan Cherry	9	0.80	0.60	4.32	100%	1	Remove
123	Prunus Kwanzan	Kwanzan Cherry	8	0.80	0.60	3.84	100%	1	Remove
124	Prunus Kwanzan	Kwanzan Cherry	6	0.80	0.60	2.88	100%	1	Remove
125	Prunus Kwanzan	Kwanzan Cherry	9	0.80	0.60	4.32	100%	1	Remove
126	Prunus Kwanzan	Kwanzan Cherry	8	0.80	0.60	3.84	100%	1	Remove
127	Prunus Kwanzan	Kwanzan Cherry	6	0.80	0.60	2.88	100%	1	Remove
128	Prunus Kwanzan	Kwanzan Cherry	6	0.80	0.60	2.88	100%	1	Remove
129	Prunus Kwanzan	Kwanzan Cherry	8	0.80	0.60	3.84	100%	1	Remove
130	Prunus Kwanzan	Kwanzan Cherry	7	0.80	0.60	3.36	100%	1	Remove
131	Magnolia acuminata	Cucumber Magnolia	9	0.70	0.60	3.78	0%	-	Preserve
132	Magnolia acuminata	Cucumber Magnolia	7	0.70	0.60	2.94	0%	-	Preserve
133	Magnolia acuminata	Cucumber Magnolia	5	0.70	0.60	2.10	0%	-	Preserve
134	Magnolia acuminata	Cucumber Magnolia	7	0.70	0.60	2.94	0%	-	Preserve
135	Magnolia acuminata	Cucumber Magnolia	8	0.70	0.60	3.36	0%	-	Preserve
146	Carpinus betulus 'Fastigiata'	Upright Hornbeam	6	0.70	0.80	3.36	0%	-	Preserve
209	Carpinus betulus 'Fastigiata'	Upright Hornbeam	4	0.80	0.60	1.92	100%	1	Remove
211	Acer palmatum	Japanese Maple	11	0.80	0.80	7.04	0%	-	Preserve
264	Magnolia acuminata	Cucumber Magnolia	6	0.70	0.60	2.52	100%	1	Remove
265	Magnolia acuminata	Cucumber Magnolia	8	0.70	0.60	3.36	100%	1	Remove
266	Magnolia acuminata	Cucumber Magnolia	9	0.70	0.60	3.78	100%	1	Remove
267	Magnolia acuminata	Cucumber Magnolia	8	0.70	0.60	3.36	100%	1	Remove
268	Magnolia acuminata	Cucumber Magnolia	8	0.70	0.60	3.36	100%	1	Remove
269	Lagerstroemia indica	Grape Myrtle	4	0.80	0.80	2.56	100%	1	Remove
270	Lagerstroemia indica	Grape Myrtle	4	0.80	0.80	2.56	100%	1	Remove
271	Lagerstroemia indica	Grape Myrtle	4	0.80	0.80	2.56	100%	1	Remove
272	Lagerstroemia indica	Grape Myrtle	4	0.80	0.80	2.56	100%	1	Remove
273	Lagerstroemia indica	Grape Myrtle	4	0.80	0.80	2.56	100%	1	Remove
274	Lagerstroemia indica	Grape Myrtle	4	0.80	0.80	2.56	100%	1	Remove
275	Lagerstroemia indica	Grape Myrtle	4	0.80	0.80	2.56	100%	1	Remove
276	Lagerstroemia indica	Grape Myrtle	4	0.80	0.80	2.56	100%	1	Remove
300	Platanus x acerifolia	London Planetree	13	0.70	0.70	6.37	0%	-	Preserve
301	Platanus x acerifolia	London Planetree	12	0.70	0.70	5.88	0%	-	Preserve
302	Platanus x acerifolia	London Planetree	7	0.70	0.70	3.43	0%	-	Preserve
303	Platanus x acerifolia	London Planetree	11	0.70	0.70	5.39	100%	2	Remove
304	Platanus x acerifolia	London Planetree	6	0.70	0.70	2.94	100%	1	Remove
305	Platanus x acerifolia	London Planetree	6	0.70	0.70	2.94	100%	1	Remove
306	Platanus x acerifolia	London Planetree	5	0.70	0.70	2.45	100%	1	Remove
307	Platanus x acerifolia	London Planetree	10	0.70	0.70	4.90	100%	1	Remove
308	Platanus x acerifolia	London Planetree	4	0.70	0.70	1.96	100%	1	Remove
309	Platanus x acerifolia	London Planetree	16	0.70	0.70	7.84	100%	2	Remove
310	Platanus x acerifolia	London Planetree	9	0.70	0.70	4.41	100%	1	Remove
311	Platanus x acerifolia	London Planetree	8	0.70	0.70	3.92	100%	1	Remove
312	Platanus x acerifolia	London Planetree	8	0.70	0.70	3.92	100%	1	Remove
313	Prunus cerasifera	Cherry Plum	6	0.70	0.50	2.10	0%	-	Preserve
314	Prunus cerasifera	Cherry Plum	6	0.70	0.50	2.10	0%	-	Preserve
315	Prunus cerasifera	Cherry Plum	6	0.70	0.50	2.10	0%	-	Preserve
316	Prunus cerasifera	Cherry Plum	6	0.70	0.50	2.10	0%	-	Preserve
317	Prunus cerasifera	Cherry Plum	6	0.70	0.50	2.10	0%	-	Preserve
318	Prunus cerasifera	Cherry Plum	6	0.70	0.50	2.10	0%	-	Preserve
319	Prunus cerasifera	Cherry Plum	6	0.70	0.50	2.10	0%	-	Preserve
320	Prunus cerasifera	Cherry Plum	6	0.70	0.50	2.10	0%	-	Preserve

TOTAL TREE REPLACEMENTS: 56

Notes:

- Condition Rating based on formula provided by the Guide for Plant Appraisal published by the ISA.
- Species Rating based on formula provided by the Guide for Plant Appraisal published by the ISA.
- All trees with a minimum 3" D.B.H. were inventoried and rated.
- Trees 3"-10" DBH are automatically replaced at a rate of one for one.
- The developer agrees to make a contribution to the County's Tree Canopy Fund of at least \$2,400 per tree, or a greater amount if the contribution policy changes at the time of payment, for every tree that cannot be planted onsite. The contribution shall be required when tree planting requirements cannot be met on the property. The payment shall be delivered to the Department of Parks and Recreation Office prior to the issuance of the Excavation/Sheeting and Shoring Permit.



No.	DATE	DESCRIPTION
REVISIONS		

Bowman

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Herndon, Virginia 20171
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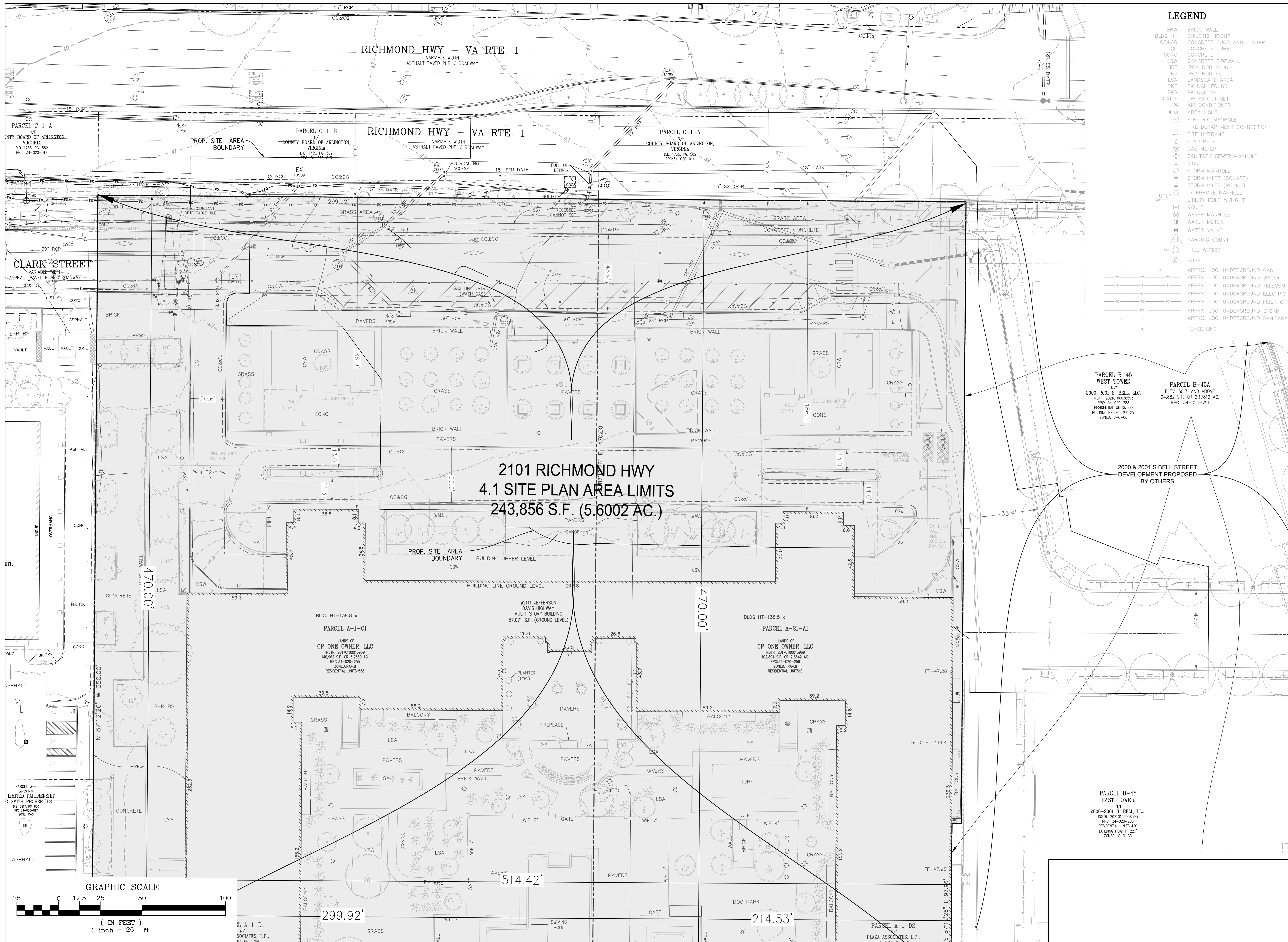
Phone: (703) 484-1000
Fax: (703) 481-9720

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

TREE PRESERVATION NOTES, DETAILS, & INVENTORY

CRYSTAL CITY BLOCK "M": BLOCK PLAN
PART OF CRYSTAL CITY APARTMENTS 4.1 PLAN
ARLINGTON, VIRGINIA 22202

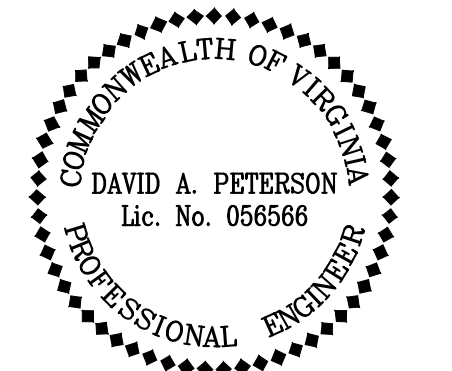
SCALE: AS SHOWN SHEET: C8.1 DATE: 01/26/2024



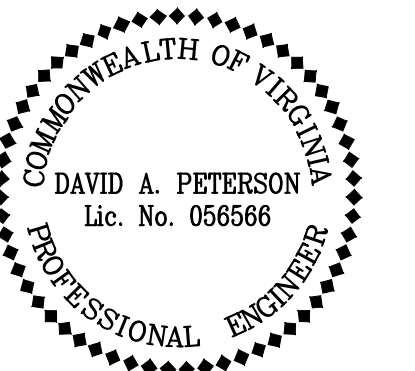
Bowman

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CERTIFIED SURVEY PLAT
CRYSTAL PLAZA APARTMENTS
4.1 SITE PLAN
2101 RICHMOND HWY
ARLINGTON, VIRGINIA 22202



PRELIMINARY RESUBDIVISION PLAT
CRYSTAL PLAZA APARTMENTS
 4.1 SITE PLAN
 2101 RICHMOND HWY
 ARLINGTON, VIRGINIA 22202

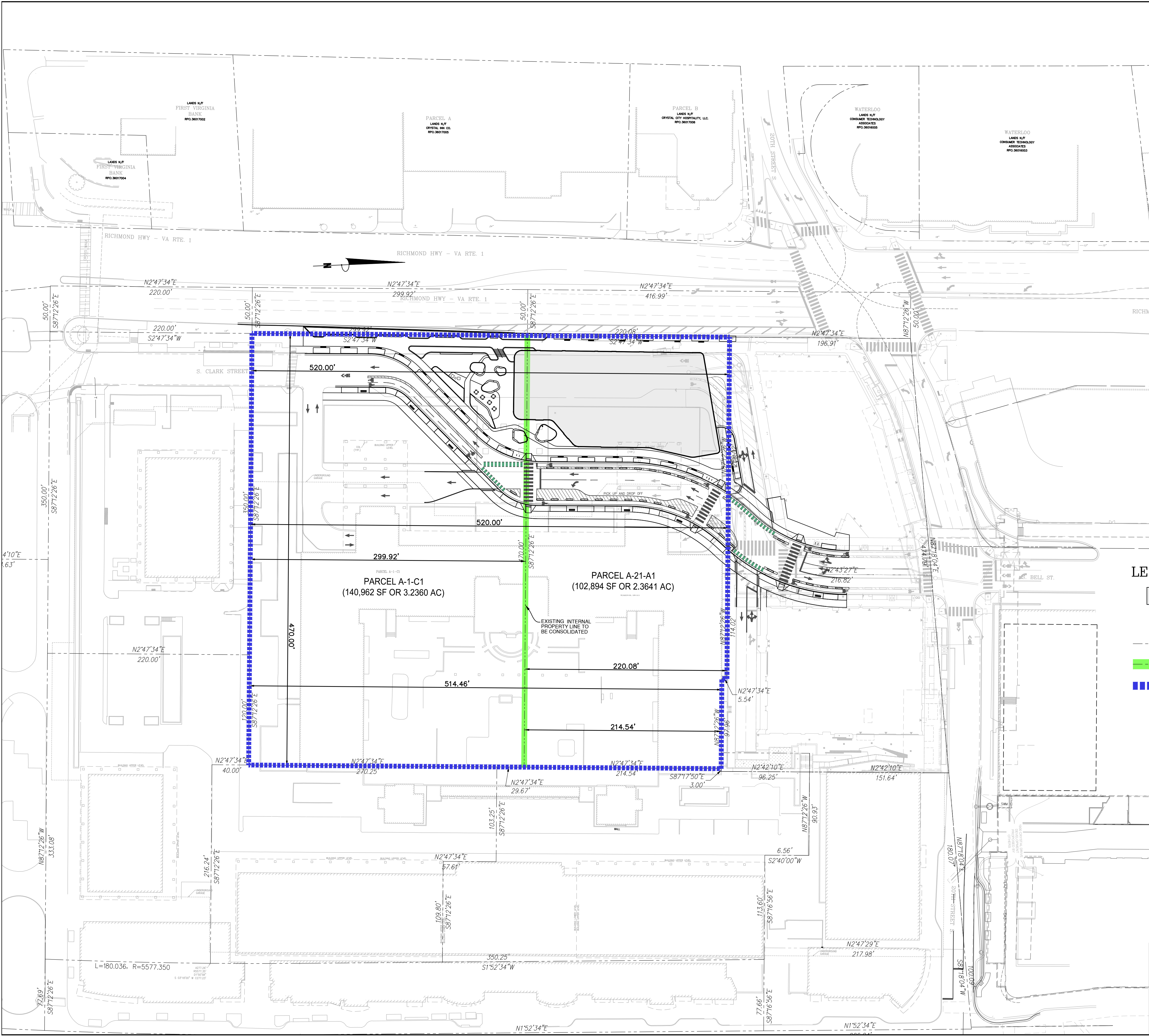


PLAN STATUS	
01/20/2023	4.1 PRELIMINARY SUBMISSION
11/10/2023	4.1 FIRST SUBMISSION
01/26/2024	4.1 ACCEPTANCE REVISIONS


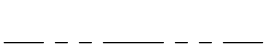


DATE	DESCRIPTION
SHEET SCALE	
	1" = 50'

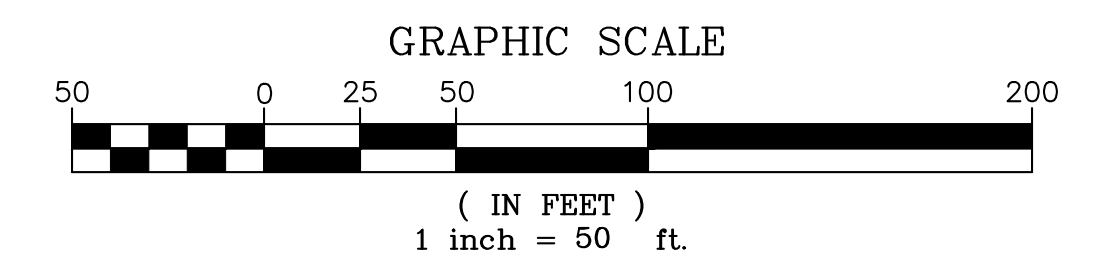
SHEET TITLE
 PRELIMINARY RESUBDIVISION
 PLAT

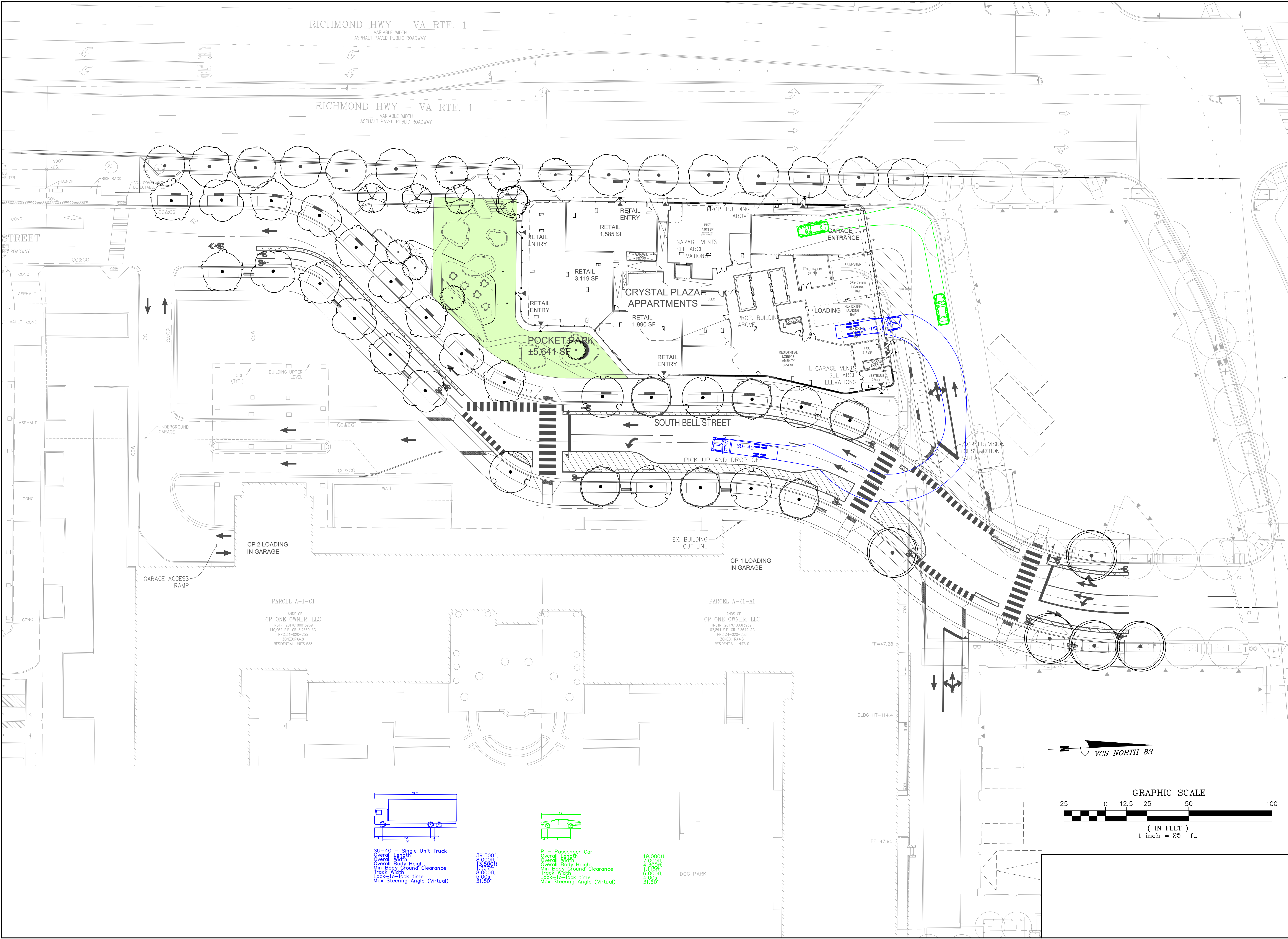
SHEET #
 C03.30



LEGEND

-  PROPOSED BUILDING
-  EXISTING PROPERTY LINE
-  EXISTING INTERNAL PROPERTY LINE TO BE CONSOLIDATED
-  PROPOSED LOT (243,856 SF)



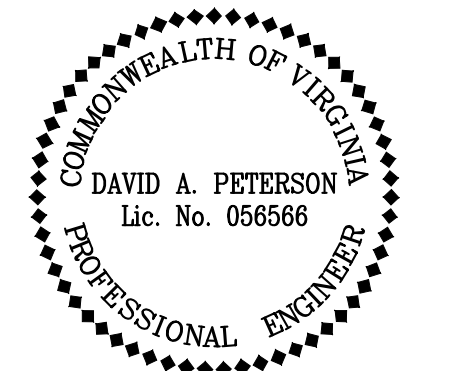


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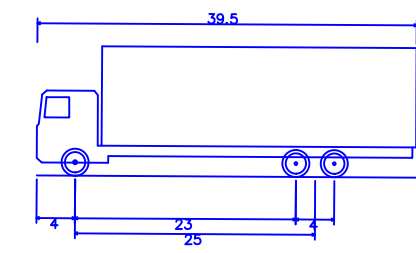
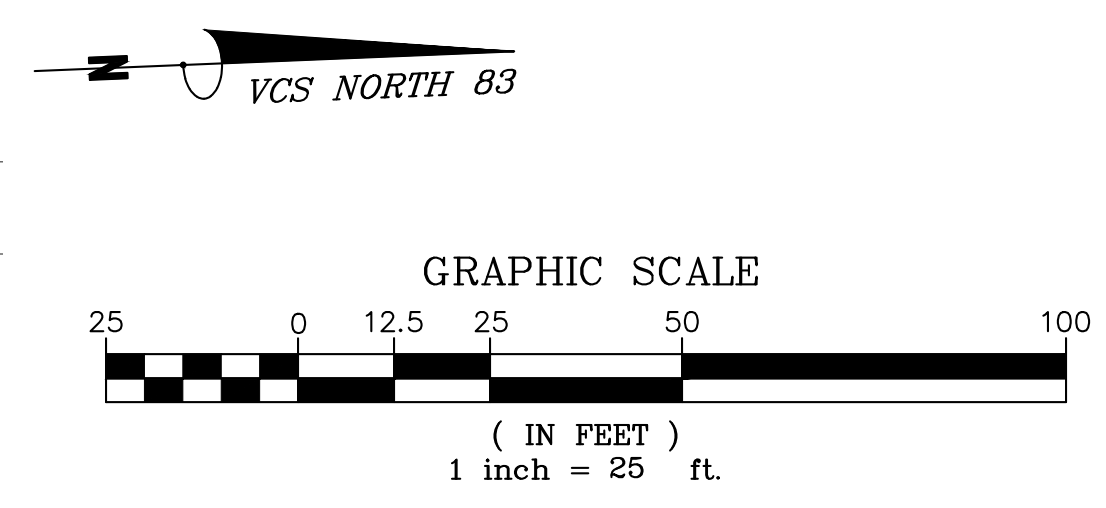
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 Phone: (703) 464-1000
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 www.bowmanconsulting.com
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VEHICLE TURNING MOVEMENTS

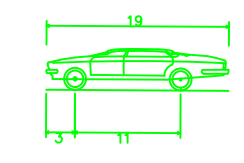
CRYSTAL PLAZA APARTMENTS
 4.1 SITE PLAN
 2101 RICHMOND HWY
 ARLINGTON, VIRGINIA 22202



PLAN STATUS	
01/20/2023	4.1 PRELIMINARY SUBMISSION
11/10/2023	4.1 FIRST SUBMISSION
01/26/2024	4.1 ACCEPTANCE REVISIONS



SU-40 - Single Unit Truck
 Overall Length 39.500ft
 Overall Width 8.000ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.350ft
 Track Width 8.000ft
 Lock-to-lock time 31.98s
 Max Steering Angle (Virtual) 31.80°



P - Passenger Car
 Overall Length 19.000ft
 Overall Width 7.000ft
 Overall Body Height 4.500ft
 Min Body Ground Clearance 1.150ft
 Track Width 6.000ft
 Lock-to-lock time 4.09s
 Max Steering Angle (Virtual) 31.60°

PARCEL A-1-C1
 LANDS OF
 CP ONE OWNER, LLC
 INSTR: 2017010013069
 140,962 S.F. OR 3,230 AC.
 RPT: 34-020-255
 ZONED: R44.8
 RESIDENTIAL UNITS: 538

PARCEL A-21-A1
 LANDS OF
 CP ONE OWNER, LLC
 INSTR: 2017010013069
 102,894 S.F. OR 2,364 AC.
 RPT: 34-020-256
 ZONED: R44.8
 RESIDENTIAL UNITS: 0

SHEET TITLE
VEHICLE TURNING MOVEMENTS

SHEET #
C08.10