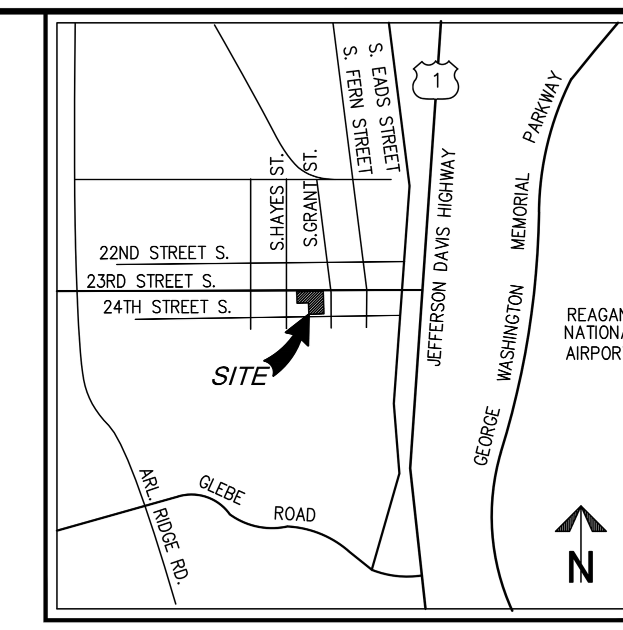

VICINITY MAP SCALE: 1"=2000'

PARKING TABULATION

SURFACE PARKING REGULAR SPACES...... 41
RESERVED FOR DISABLED SURFACE........ 5
TOTAL SPACES......................... 46

AREA AND ZONING TABULATION

RPC 26-039-015 PARCEL A .... 75,496 SQ.FT. OR 1.7332 ACRES, ZONE R-6 AND C-1
RPC 36-039-016 PARCEL B........ 6,806 SQ.FT. OR 0.1562 ACRES, ZONE R-6
TOTAL AREA .... 82,302 SQ.FT. OR 1.8894 ACRES

TOTAL AREA R-6 ZONE: 30,552 SQ.FT. OR 0.7013 ACRES
TOTAL AREA C-1 ZONE: 51,750 SQ.FT. OR 1.1880 ACRES

NOTES:

1. THE PROPERTIES SHOWN HEREON APPEARS ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP NUMBER 85-02, AS REAL PROPERTY CODE (RPC) 36-039-015, ZONED R-6 AND C-1 AND 36-039-016, ZONED R-6.

2. THE PROPERTIES ARE NOW IN THE NAME OF MELWOOD HORTICULTRUAL TRAINING CENTER, INC., AS RECORDED IN INSTRUMENT NUMBER 20180100010803 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.

4. THE DEPICTION OF OVERHEAD WIRES SHOWN HEREON REPRESENT THE PRESENCE OF OVERHEAD UTILITIES BUT DOES NOT REFLECT ACTUAL WIRE LOCATIONS OR SERVICES THAT MAY EXIST BETWEEN INDIVIDUAL POLES OR STRUCTURES.

5. TAP CARD WAS NOT AVAILABLE TO THE SURVEYOR. THE LATERAL WAS NOT FIELD LOCATED.

6. THE PROPERTY IS SERVED BY 2" WATER METER PER ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES.

7. TOTAL AREA OF THE PROPERTY IS 82,302 SQUARE FEET OR 1.8894 ACRES.

8. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR ARLINGTON COUNTY, VIRGINIA, MAP NUMBER 51013C0081D, EFFECTIVE DATE NOVEMBER 16, 2023, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

9. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 192003392 EFFECTIVE DATE FEBRUARY 25, 2018, COMMITMENT REVISION DATE MARCH 15, 2018.

10. THE PROPERTY SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY, AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011)(EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY TO NOAA/NGS MONUMENT PID NUMBER DH7960 LOYB; LOYOLA B COOP CORS ARP. THE COMBINED FACTOR THAT HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995902. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES, AND IN THE PERFORMANCE OF THE FIELD SURVEY, IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.

11. THE PROPERTY IS SUBJECT TO THE FOLLOWING:
    a. PROVISIONS REGARDING CONNECTION WITH THE WATER SYSTEM AS RECORDED IN DEED BOOK 186 AT PAGE 516, DEED BOOK 193 AT PAGE 87, DEED BOOK 240 AT PAGE 155, DEED BOOK 270 AT PAGE 124, DEED BOOK 279 AT PAGE 160, AND DEED BOOK 340 AT PAGE 212.
    b. TELEPHONE AND ELECTRIC RESERVAIONS AND PROVISIONS REGARDING CONNECTION WITH THE WATER SYSTEM AS RECORDED IN DEED BOOK 243 AT PAGE 81, DEED BOOK 256 AT PAGE 439, DEED BOOK 267 AT PAGE 197, AND DEED BOOK 293 AT PAGE 234.
    c. DRIVEWAY AGREEMENT AS RECORDED IN DEED BOOK 273 AT PAGE 201.
    d. VIRGINIA ELECTRIC SERVICE EASEMENT RECORDED IN DEED BOOK 1000 AT PAGE 87.
    e. RESERVATION OF EASEMENTS AS RECORDED IN DEED BOOK 150 AT PAGE 152.

12. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DAVID N. ISHERWOOD, L.S., FROM AN ACTUAL [X] GROUND OR [ ] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON MARCH 4, 2021, MAY 3, 2021 AND MARCH 27, 2024; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

13. THIS SURVEY WAS PERFORMED AT THE REQUEST OF MELWOOD HORTICULTURAL TRAINING CENTER, INC.

14. THERE ARE NO RESOURCE PROTECTION AREAS ON THE SITE PER ARLINGTON COUNTY CHESAPEAKE BAY PRESERVATION AREA MAP, EFFECTIVE JANUARY 1, 2018.

15. THERE ARE NO HISTORIC DISTRICTS AND/OR STRUCTURES ON THE SITE PER THE ARLINGTON COUNTY HISTORIC SITES AND DISTRICTS MAP.

STORM SEWER AS-BUILT

SD 29670	
CURB INLET TOP =	60.63
15"RCP OUT (SD 29671)=	57.80
SD 29671	
CURB INLET TOP =	60.56
15"RCP IN (SD 29671)=	57.71
15"RCP OUT (SD 29673)=	57.36
SD 29672	
CURB INLET TOP =	60.46
15"RCP OUT (SD 29673)=	57.29
SD 29673	
CURB INLET TOP =	60.47
15"RCP IN (SD 29672)=	56.99
15"RCP IN (SD 29671)=	56.92
15"RCP OUT (SD 29674)=	56.92
SD 29674	
MANHOLE TOP =	60.34
15"RCP IN (SD 29673)=	56.79
15"RCP OUT (SD 29257)=	53.74
SD 29258	
CURB INLET TOP =	56.81
8"PVC IN (WEST)=	52.46
15"RCP OUT (SD 29257)=	51.36
SD 29260	
CURB INLET TOP =	57.28
15"FLEX OUT (SD 29259)=	52.53
SD 29259	
CURB INLET TOP =	57.48
15"FLEX IN (SD 29260)=	51.43
15"FLEX OUT (SD 29257)=	51.33
SD 29257	
MANHOLE TOP =	57.28
15"RCP IN (SD 29674)=	50.73
15"FLEX IN (SD 29259)=	50.48
15"RCP IN (SD 29258)=	50.48
18"FLEX OUT (SD 28478)=	50.38

SD 28477	
CURB INLET TOP =	52.25
15"FLEX OUT (SD 28478)=	46.75
SD 28478	
MANHOLE TOP =	51.92
6"PVC IN (N.WEST)=	46.92
18"FLEX IN (SD 29257)=	45.22
15"FLEX IN (SD 28477)=	45.47
18"FLEX OUT (SOUTH)=	45.12
SD 28797	
CURB INLET TOP =	59.97
15"RCP OUT (SD 28798)=	56.97
SD 28796	
CURB INLET TOP =	59.83
15"RCP OUT (SD 28798)=	56.93
SD 28798	
MANHOLE TOP =	60.03
15"RCP IN (SD 28796)=	56.83
15"RCP IN (SD 28797)=	56.83
15"RCP OUT (SD 28799)=	56.43
SD 28799	
MANHOLE TOP =	59.71
15"RCP IN (NORTH)=	
15"RCP IN (SD 28798)=	
15"RCP OUT (SD 28800)=	
SD 28800	
MANHOLE TOP =	55.61
6"PVC IN (EAST)=	53.11
15"RCP IN (SD 28799)=	51.61
15"RCP OUT (SD 28801)=	50.96
COULD NOT OPEN STRUCTURE	
SD 28803	
CURB INLET TOP =	44.96
15"RCP OUT (SD 28801)=	42.31
SD 28802	
CURB INLET TOP =	44.74
15"FLEX (SD 28801)=	42.29
SD 28801	
MANHOLE TOP =	44.46
15"RCP IN (SD 28803)=	42.16
15"FLEX IN (SD 28802)=	42.01
15"RCP IN (SD 28800)=	41.86
15"FLEX OUT (SD 28806)=	41.76

SD 28804	
CURB INLET TOP =	44.61
2"x8"PVC OUT (SD 28807)=	
INACCESSIBLE -	
FILLED WITH DEBRIS	
SD 28805	
CURB INLET TOP =	44.51
15"RCP OUT (SD 28807)=	41.67
SD 28807	
MANHOLE TOP =	44.62
15"FLEX IN (SD 28805)=	41.52
2"x8"PVC IN (SD 28804)=	41.22
15"RCP OUT (SD 28806)=	41.17
SD 28806	
MANHOLE TOP =	44.22
15"FLEX IN (SD 28801)=	40.92
15"RCP IN (SD 28807)=	40.92
15"RCP OUT (SOUTH)=	40.77
SD 1213	
GRATE INLET TOP =	59.09
10"RCP OUT (SD 1272)=	52.84
SD 1272	
GRATE INLET TOP =	52.67
10"RCP IN (SD 1213)=	49.14
10"RCP OUT (SD 2057)=	49.13
SD 2057	
GRATE INLET TOP =	48.06
10"RCP IN (SD 1272)=	46.51
4"PVC OUT (SOUTH)=	46.44

SANITARY SEWER AS-BUILT

SMH 573/12712	
MANHOLE TOP =	62.11
LAT (SOUTH)=	54.96
LAT (S.EAST)=	54.51
6"INV OUT (SMH 5524)=	54.29
SMH 5524/12670	
MANHOLE TOP =	60.30
6"INV IN (EAST)=	52.74
6"INV IN (SMH 573)=	52.72
6"INV OUT (SMH 5523)=	52.68
SMH 5523/12676	
MANHOLE TOP =	58.50
6"INV IN (SMH 5524)=	51.36
6"INV OUT (WEST)=	51.33
SMH 9790/12753	
MANHOLE TOP =	57.35
LAT (N.WEST)=	51.25
8"INV OUT (SMH 41612)=	51.14
SMH 41612	
MANHOLE TOP =	49.93
TOP DROP (SMH 9790)=	47.43
BOTTOM DROP (SMH 9790)=	44.13
8"INV OUT (SMH 41609)=	43.89
SMH 41609	
MANHOLE TOP =	49.61
8"INV IN (SMH 41612)=	43.85
8"INV IN (EAST)=	43.73
8"INV OUT (WEST)=	43.56

PIPE SIZES ARE PER EXISTING RECORDS

DESCRIPTION OF PARCELS A AND B, BLOCK 11 SECTION 1, AURORA HILLS:

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF 23RD STREET SOUTH, SAID POINT BEING THE NORTHEAST CORNER OF LOT 13, BLOCK 11, SECTION 1, AURORA HILLS (DEED BOOK 146 PAGE 300); THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF 23RD STREET SOUTH, N 87°59'22" E, 345.00 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 23RD STREET SOUTH AND THE WEST RIGHT-OF-WAY LINE OF SOUTH GRANT STREET; THENCE WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH GRANT STREET, S 02°00'38" E 184.47 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL C, BLOCK 11, SECTION 1, AURORA HILLS (DEED BOOK 2085 PAGE 1413); THENCE WITH PARCEL C: S 87°59'22" W 90.00 FEET TO A POINT; THENCE S 02°00'38" E 55.53 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL D, BLOCK 11, SECTION 1, AURORA HILLS (DEED BOOK 2085 PAGE 1413); THENCE WITH PARCEL D, S 87°59'22" W 305.00 FEET TO A POINT, SAID POINT BEING IN THE EAST LINE OF LOT 9, BLOCK 11, SECTION 1, AURORA HILLS (DEED BOOK 146 PAGE 300); THENCE WITH LOTS 9 AND 10; N 02°00'38" W, 90.00 FEET TO A POINT, SAID POINT BEING SOUTHWEST CORNER OF AFOREMENTIONED LOT 13, BLOCK 11, SECTION 1, AURORA HILLS; THENCE WITH LOT13: N 87°59'22" E, 50.00 FEET; THENCE N 02°00'38" W 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 82,302 SQUARE FEET OR 1.8894 ACRES, MORE OR LESS.

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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FALLS CHURCH, VIRGINIA 22046
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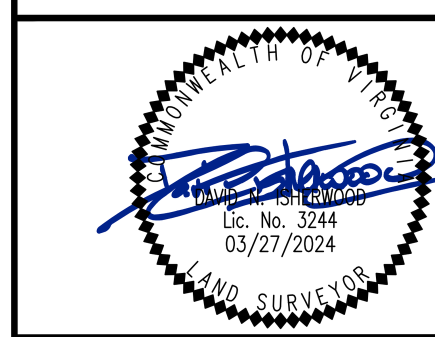
DRAWN: _ CHECKED: _
DATE: 1.4 DRAFT 6/11/2024

750 23RD STREET SOUTH

750 23RD STREET SOUTH
4.1 PLAN
SITE PLAN #____

ARLINGTON COUNTY, VIRGINIA



SUBMISSIONS		
NO.	DESCRIPTION	DATE
	4.1 PRELIMINARY SUBMISSION	6/20/2024
	4.1 PRELIMINARY SUBMISSION 02	8/30/2024

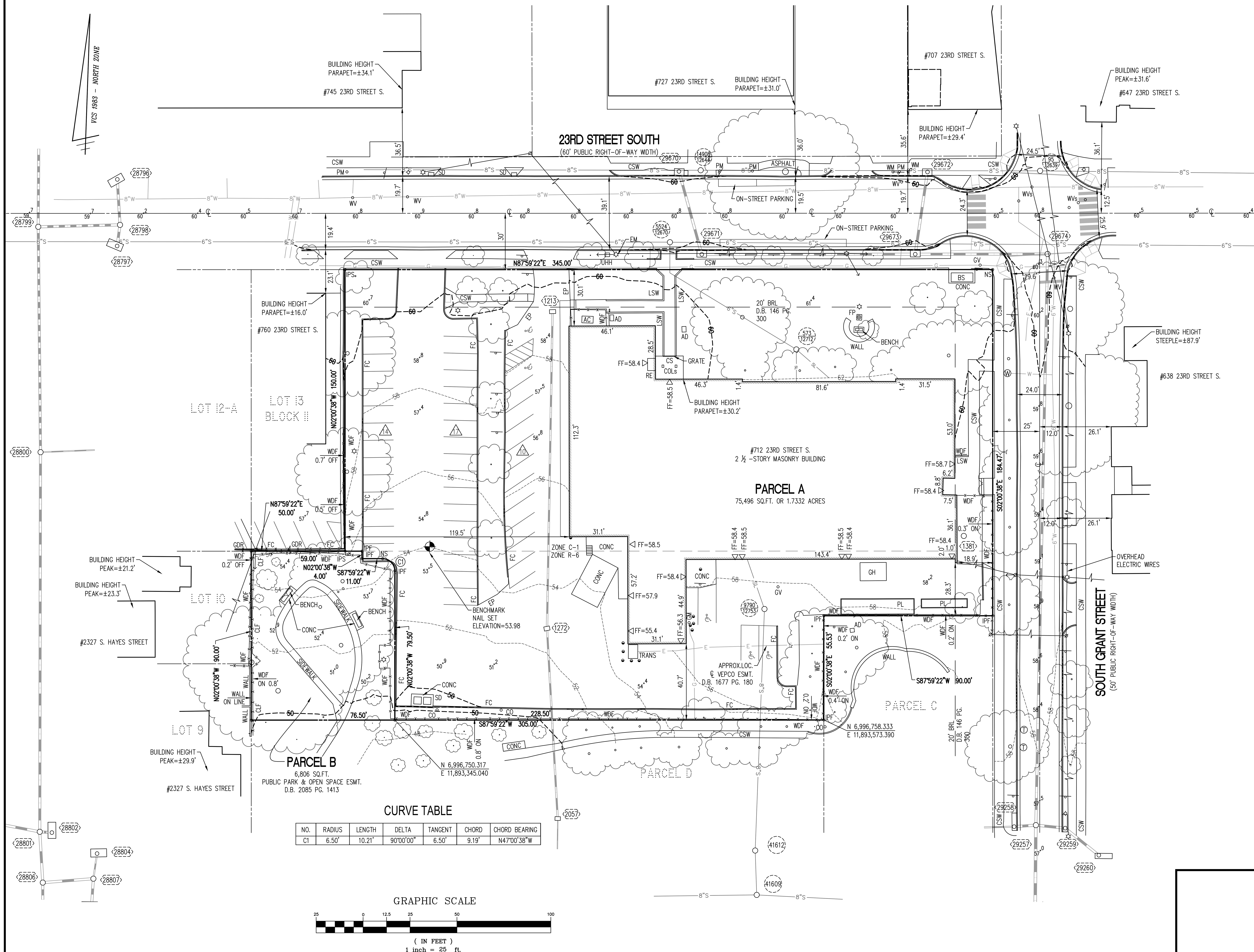
SCALE: 1" = 25'

SHEET TITLE:

CERTIFIED PLAT

SHEET #:

C-0301



CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	6.50'	10.21'	90°00'00"	6.50'	9.19'	N47°00'38"W

LEGEND

- AC............ AIR CONDITIONER
- AD............ AREA DRAIN
- BRL........... BUILDING RESTRICTION LINE
- BS............ BUS STOP
- CO............ CLEANOUT
- CONC.......... CONCRETE
- CS............ COVERED STOOP
- DB............ DEED BOOK
- EM............ ELECTRIC METER
- EP............ EDGE OF PAVEMENT
- FC............ HEADER CURB
- FF............ FIRST/FINISH FLOOR ELEVATION
- FP............ FLAG POLE
- GH............ GREEN HOUSE
- GM............ GAS METER
- GV............ GAS VALVE
- IPF........... IRON PIN FOUND (PROPERTY CORNER)
- IPS........... IRON PIN SET (PROPERTY CORNER)
- LSW........... LANDSCAPING WALL
- NS............ NAIL SET (PROPERTY CORNER)
- PG............ PAGE
- PL............ PLANTER
- RCP........... REINFORCED CONCRETE PIPE
- RE............ RECESSED ENTRANCE
- SD, (23)...... STORM SEWER STRUCTURE
- SMH, (23)..... SANITARY SEWER STRUCTURE
- SQ.FT......... SQUARE FEET
- TRANS......... ELECTRIC TRANSFORMER
- UHH........... UTILITY HANDHOLE
- WDF........... WOODEN FENCE
- WM............ WATER METER
- WV............ WATER VALVE
- .... FIRE HYDRANT
- .... DOORWAY/ENTRANCE
- .... UTILITY POLE
- .... LIGHT POLE
- —X— .... FENCE
- .... GUY WIRE
- .... OVERHEAD WIRES
- —E— .... UNDERGROUND ELECTRIC LINE
- —G— .... UNDERGROUND GAS LINE
- —S— .... UNDERGROUND SANITARY LINE
- —SL— .... UNDERGROUND SANITARY LATERAL LINE
- .... UNDERGROUND STORM SEWER LINE
- —W— .... UNDERGROUND WATER LINE
- .... TREE
- .... LIMITS OF TREE CANOPY/VEGETATION
- .... CURB AND GUTTER
- .... BOLLARD
- 123.4 .... SPOT ELEVATION
- .... SIGN
- .... ELECTRIC MANHOLE
- .... RESERVED FOR DISABLED

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DRAWN: ___ CHECKED: ___
DATE: 1.4 DRAFT 6/11/2024

750 23RD STREET SOUTH

750 23RD STREET SOUTH
4.1 PLAN
SITE PLAN #___

ARLINGTON COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
Lic. No. 3244
03/27/2024
LAND SURVEYOR

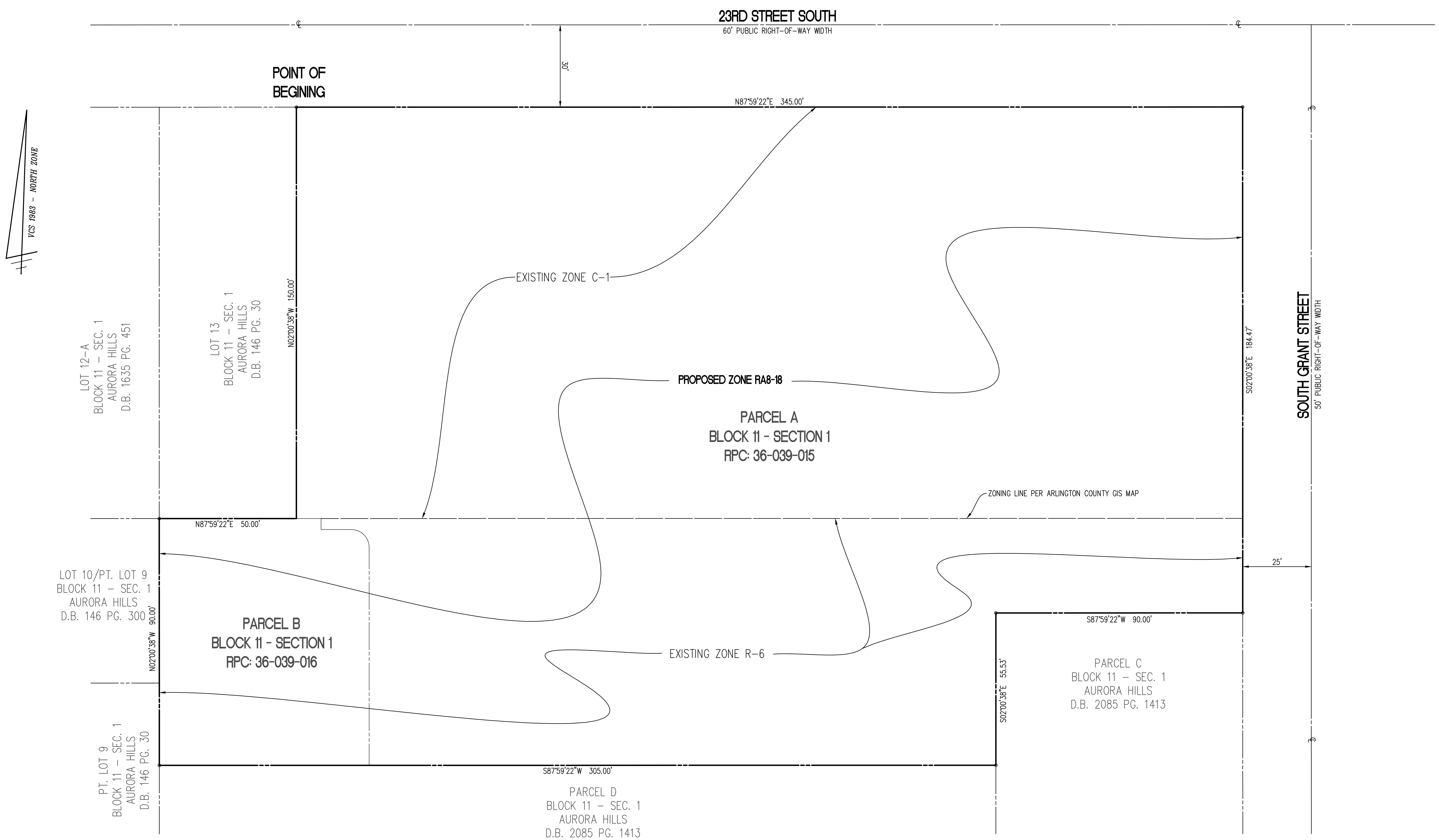
SUBMISSIONS

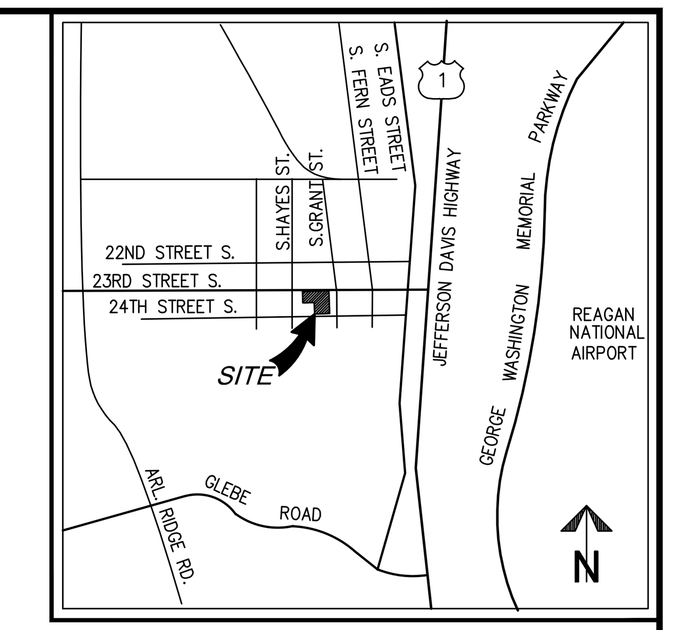
NO.	DESCRIPTION	DATE
	4.1 PRELIMINARY SUBMISSION	6/20/2024
	4.1 PRELIMINARY SUBMISSION 02	8/30/2024

SCALE: 1" = 25'

SHEET TITLE:
CERTIFIED PLAT

SHEET #:
C-0302





VICINITY MAP SCALE: 1"=2000'

NOTES:

1. THE PROPERTIES SHOWN HEREON APPEARS ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP NUMBER 85-02, AS REAL PROPERTY CODE (RPC) 36-039-015, ZONED R-6 AND C-1 AND 36-039-016, ZONED R-6.
2. THIS PLAT DOES NOT PURPORT TO SHOW ALL DEDICATIONS, EASEMENTS, COVENANTS AND RESTRICTIONS THAT MAY EXIST IN THE CHAIN OF TITLE.
3. THIS PLAT IS BASED OF THE BOUNDARY SURVEY PERFORMED BY WALTER L, PHILLIPS, INC. IN MARCH 2021.
4. THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, NAD83(2011)(EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY TO NOAA/NGS MONUMENT PID NUMBER DH7960 LOYB; LOYOLA B COOP CORS ARP. THE COMBINED FACTOR THAT HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995902. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES, AND IN THE PERFORMANCE OF THE FIELD SURVEY, IS THE U.S. SURVEY FOOT.

AREA TABULATION

RPC 36-039-015.........	75,496 SQ.FT. OR 1.7332 ACRES
RPC 36-039-016.........	6,806 SQ.FT. OR 0.1562 ACRES
TOTAL AREA.............	82,302 SQ.FT. OR 1.8894 ACRES

EXISTING ZONING TABULATION

ZONE C-1...............	51,750 SQ.FT. OR 1.1880 ACRES
ZONE R-6...............	30,552 SQ.FT. OR 0.7014 ACRES
TOTAL AREA.............	82,302 SQ.FT. OR 1.8894 ACRES

PROPOSED ZONING TABULATION

ZONE RA8-18............	82,302 SQ.FT. OR 1.8894 ACRES
TOTAL AREA.............	82,302 SQ.FT. OR 1.8894 ACRES

DESCRIPTION OF PROPERTY PROPOSED TO BE REZONED FROM R-6 AND C-1 TO RA8-18, ARLINGTON COUNTY, VIRGINIA:

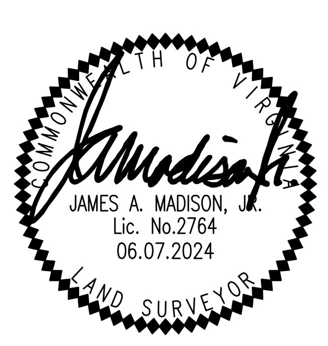
BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF 23RD STREET SOUTH, SAID POINT BEING THE NORTHEAST CORNER OF LOT 13, BLOCK 11, SECTION 1, AURORA HILLS (DEED BOOK 146 PAGE 300); THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF 23RD STREET SOUTH, N 87°59'22" E, 345.00 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 23RD STREET SOUTH AND THE WEST RIGHT-OF-WAY LINE OF SOUTH GRANT STREET; THENCE WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH GRANT STREET, S 02°00'38" E 184.47 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL C, BLOCK 11, SECTION 1, AURORA HILLS (DEED BOOK 2085 PAGE 1413); THENCE WITH PARCEL C; S 87°59'22" W 90.00 FEET TO A POINT; THENCE S 02°00'38" E 55.53 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL D, BLOCK 11, SECTION 1, AURORA HILLS (DEED BOOK 2085 PAGE 1413); THENCE WITH PARCEL D, S 87°59'22" W 305.00 FEET TO A POINT IN THE EAST LINE OF PART LOT 9, BLOCK 11, SECTION 1, AURORA HILLS (ORIGINALLY RECORDED DEED BOOK 146 PAGE 30); THENCE WITH LOT 9 AND CONTINUING WITH LOT 10/PART LOT 9, BLOCK 11, SECTION 1, AURORA HILLS (ORIGINALLY RECORDED IN DEED BOOK 146 PAGE 30), N 02°00'38" W 90 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF AFOREMENTIONED LOT 13, BLOCK 11, SECTION 1, AURORA HILLS; THENCE WITH LOT 13, N 87°59'22" E, 50.00 FEET TO A POINT; THENCE N 02°00'38" W, 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 82,302 SQUARE FEET OR 1.8894 ACRES

SURVEYOR'S CERTIFICATE

I, JAMES A. MADISON, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE LAND SHOWN HEREON, KNOWN AS PARCEL A, BLOCK 11, SECTION 1, AURORA HILLS IS NOW IN THE NAME OF MELWOOD HORTICULTURAL TRAINING CENTER, INC AS RECORDED IN INSTRUMENT NUMBER 20180100010803 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE BEARINGS SHOWN REFER TO THE VIRGINIA COORDINATE SYSTEM: VCS 1983 - NORTH ZONE.

GIVEN UNDER MY HAND THIS 7TH DAY OF JUNE, 2024.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REZONING PLAT

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945

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Landscape Architects • Arborists
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FALLS CHURCH, VIRGINIA 22046
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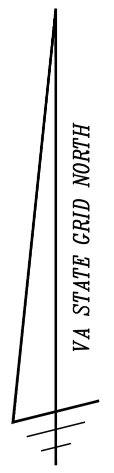
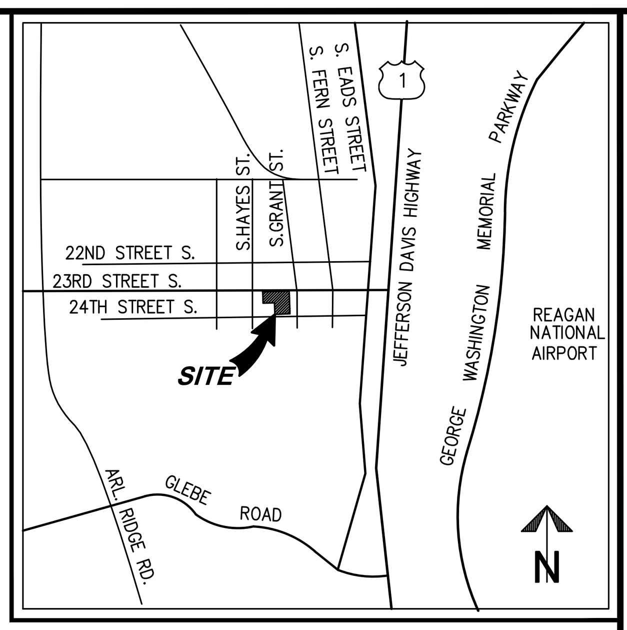
ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

PARCELS A AND B - BLOCK 11, SECTION 1
AURORA HILLS
DEED BOOK 2085 PAGE 1413
ARLINGTON COUNTY, VIRGINIA

SCALE: 1" = 20'	DRAWN: PRM	CHECKED: JAM
SUBMITTED DATE: JUNE 7, 2024	APPROVED DATE CHIEF TRANSPORTATION PLANNING BUREAU	APPROVED DATE CHIEF TRANSPORTATION ENGINEERING BUREAU
APPROVED DATE CHIEF WATER, SEWER & STREETS BUREAU	APPROVED DATE CHIEF ENGINEERING BUREAU	APPROVED DATE DIRECTOR OF ENVIRONMENTAL SERVICES
	1 OF 1	C-0303

File No. AJ-05 Tax Map No. 85-02 Job No. 21-017 Cadd Dwg. File: 21017RZ-01





VICINITY MAP

SCALE: 1"=2000'

80 0 40 80 160 320

(IN FEET)
1 INCH = 80'

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945

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DRAWN: __ CHECKED: __
DATE: 1.4 DRAFT 6/11/2024

750 23RD STREET SOUTH

750 23RD STREET SOUTH
4.1 PLAN
SITE PLAN #___

ARLINGTON COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
Karen L S White
KAREN L. S. WHITE
Lic. No.041850
8/30/2024
PROFESSIONAL ENGINEER

SUBMISSIONS

NO.	DESCRIPTION	DATE
	4.1 PRELIMINARY SUBMISSION	6/20/2024
	4.1 PRELIMINARY SUBMISSION 02	8/30/2024

SCALE: 1" = 80'

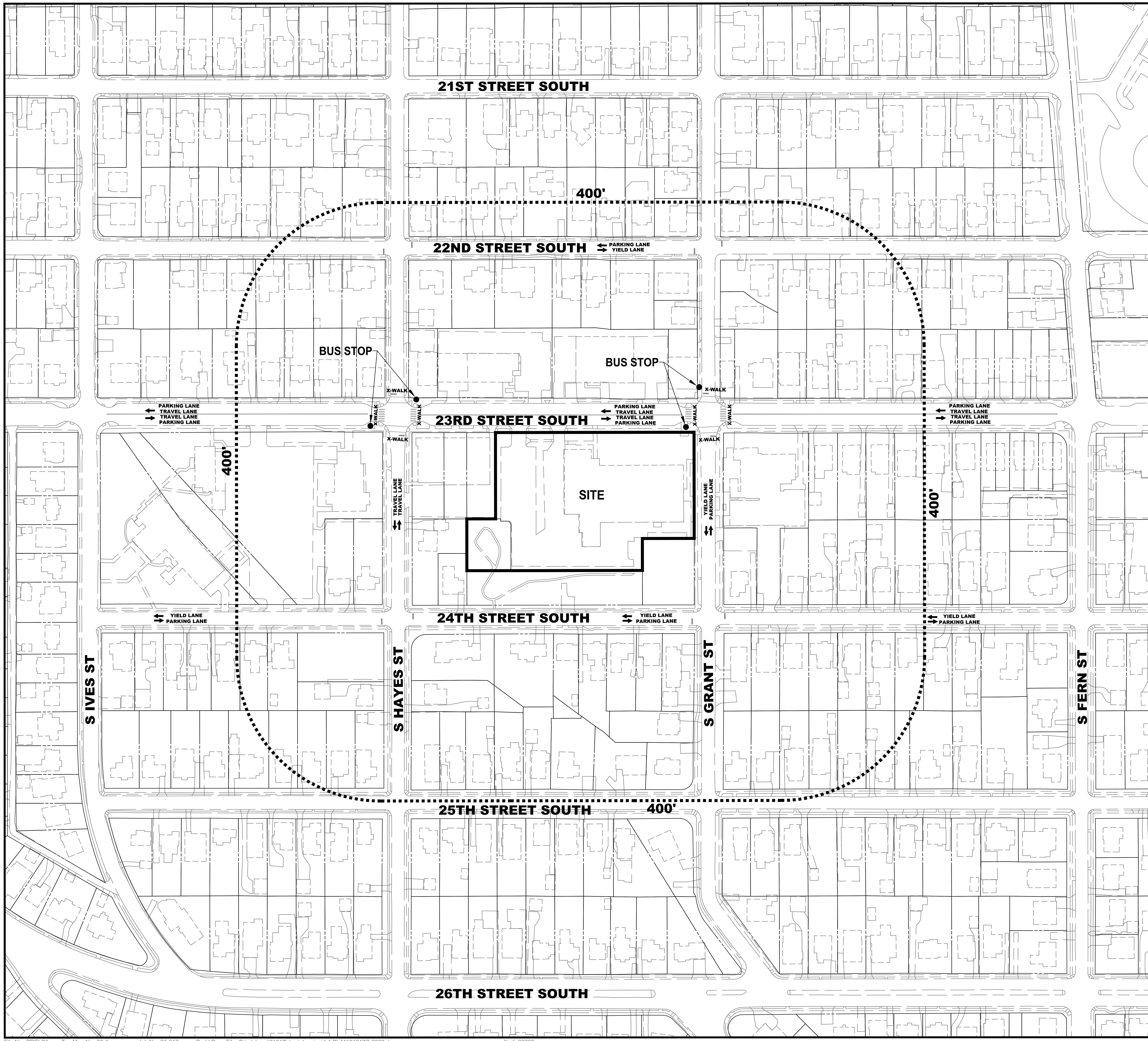
SHEET TITLE:

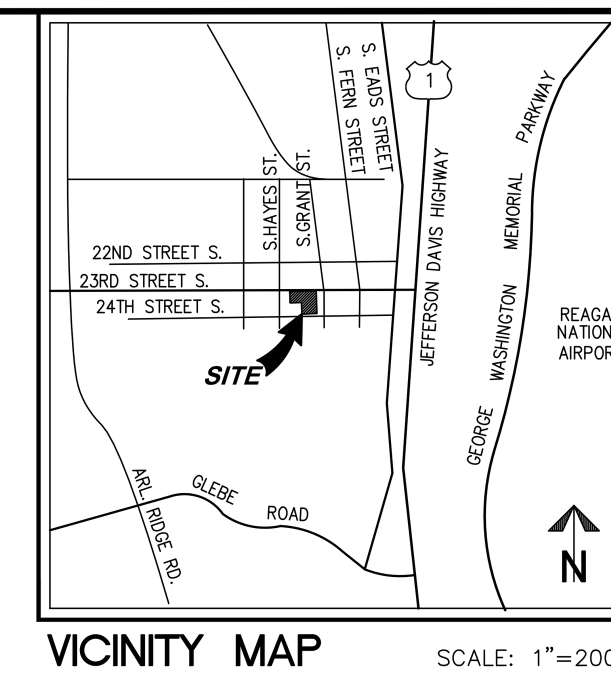
AERIAL EXHIBIT

SHEET #:

C-0304

File No. PRELIM Tax Map No. 00-1 Job No. 21-017 Cadd Dwg. File: Q:\sdskproj\21017\dwg\planning\4.1 PLAN\21017C-0305.dwg Xref: 00000





VICINITY MAP SCALE: 1"=2000'

80 0 40 80 160 320
(IN FEET)
1 INCH = 80'

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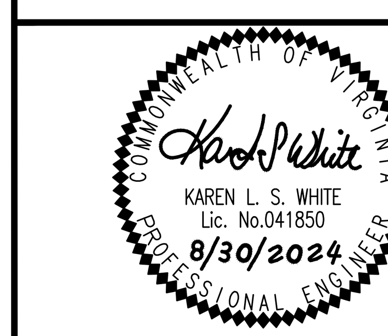
750 23RD STREET SOUTH

750 23RD STREET SOUTH
4.1 PLAN
SITE PLAN #___
ARLINGTON COUNTY, VIRGINIA



SUBMISSIONS

NO.	DESCRIPTION	DATE
	4.1 PRELIMINARY SUBMISSION	6/20/2024
	4.1 PRELIMINARY SUBMISSION 02	8/30/2024

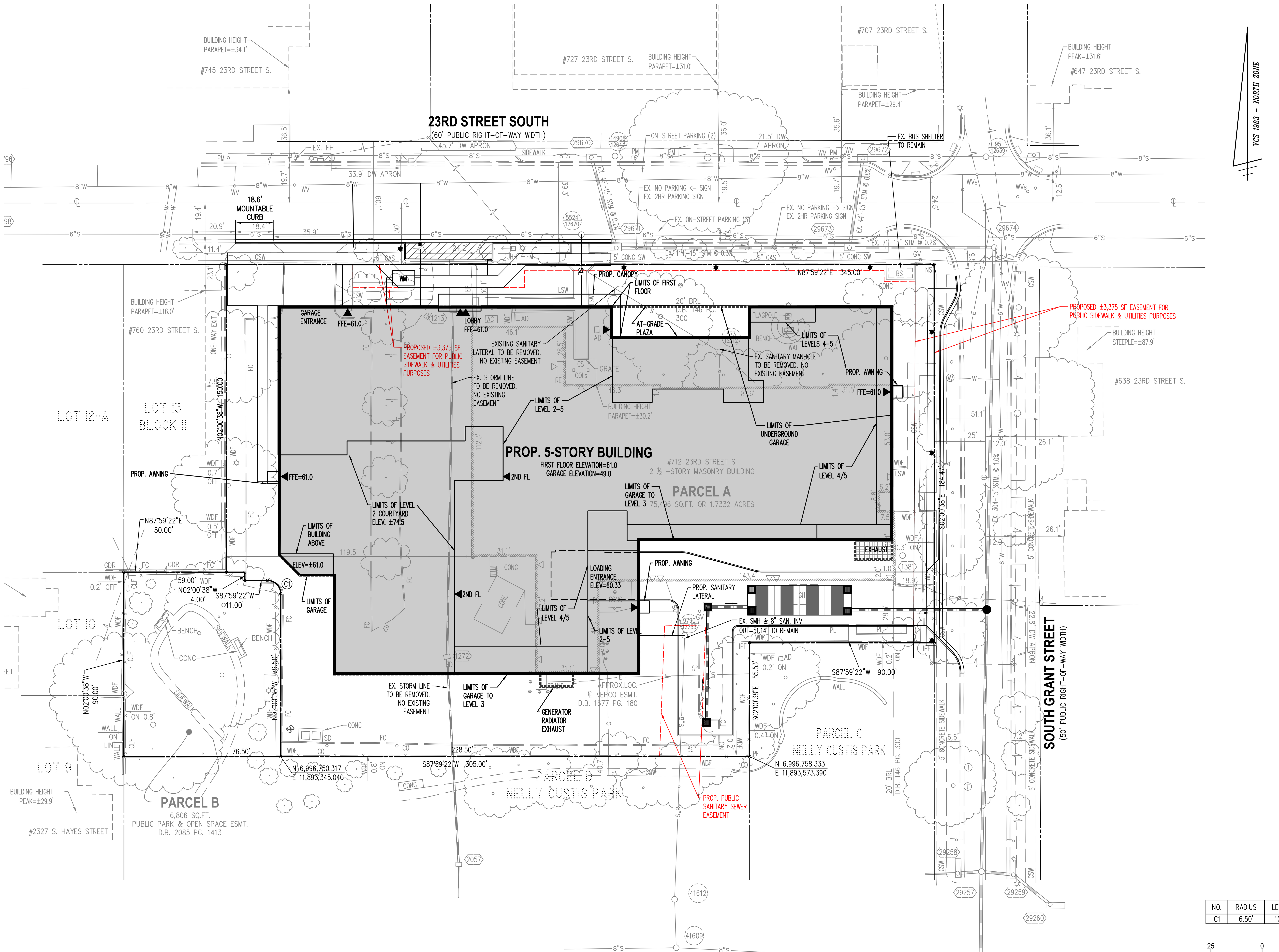
SCALE: 1" = 80'

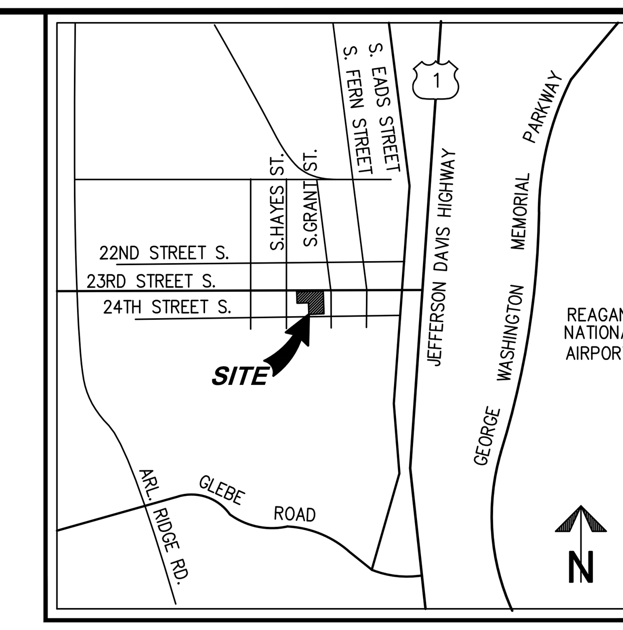
SHEET TITLE:

CONTEXT PLAN

SHEET #:

C-0305





VICINITY MAP SCALE: 1"=2000'

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DATE: 1.4 DRAFT 6/11/2024

750 23RD STREET SOUTH

750 23RD STREET SOUTH
4.1 PLAN
SITE PLAN #___
ARLINGTON COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KAREN L. S. WHITE
Lic. No.041850
8/30/2024
PROFESSIONAL ENGINEER

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	6.50'	10.21'	90°00'00"	6.50'	9.19'	N47°00'38"W

25 0 12.5 25 50 100
(IN FEET)
1" = 25'

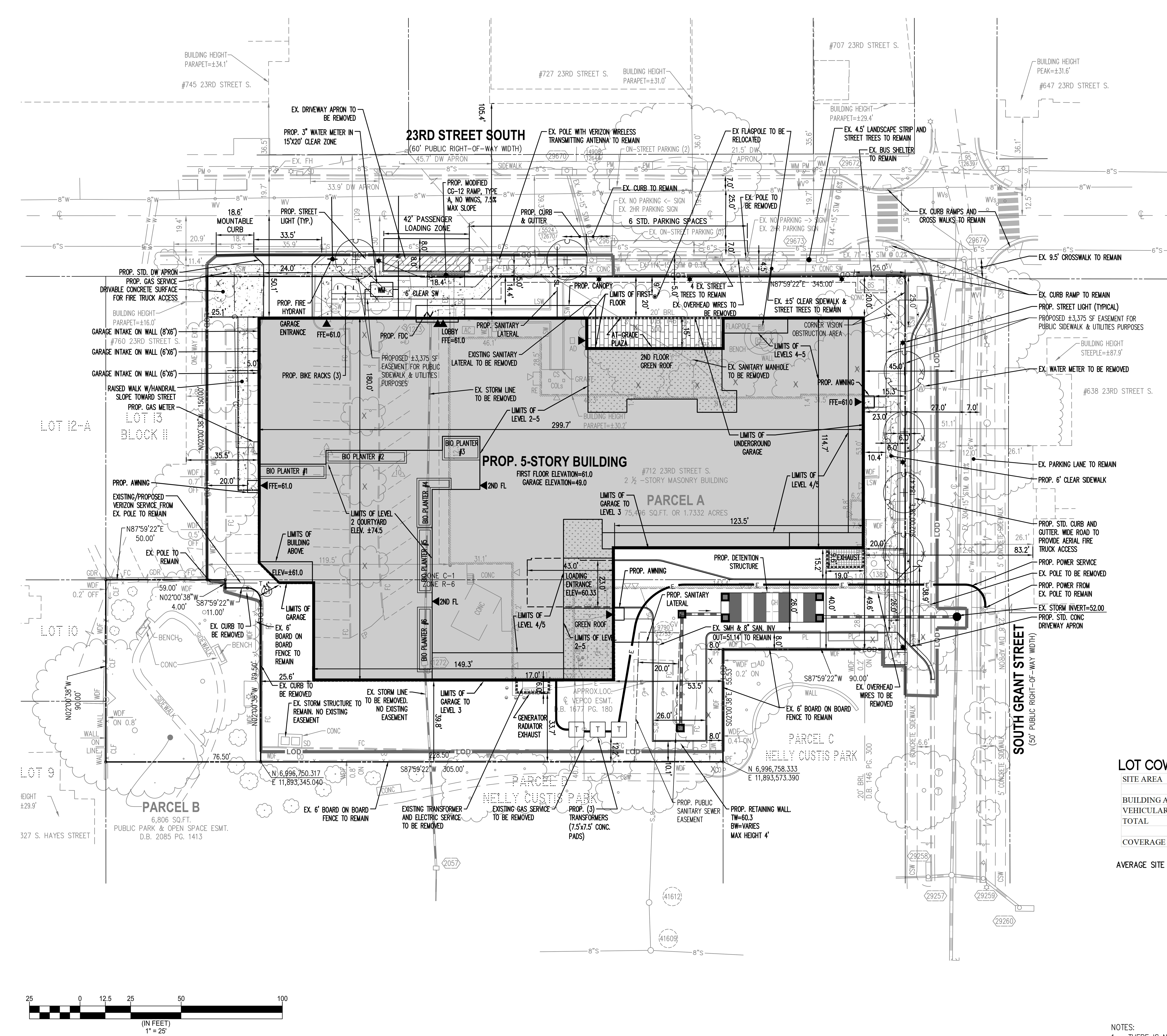
SUBMISSIONS

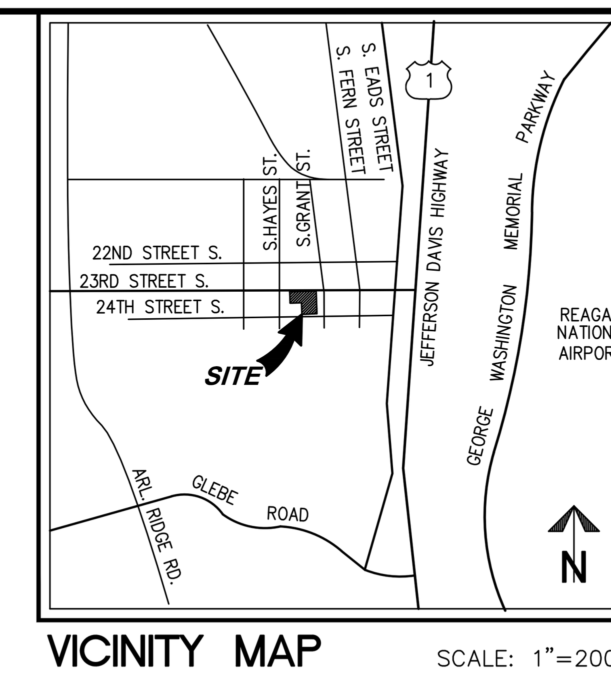
NO.	DESCRIPTION	DATE
	4.1 PRELIMINARY SUBMISSION	6/20/2024
	4.1 PRELIMINARY SUBMISSION 02	8/30/2024

SCALE: 1" = 25'

SHEET TITLE:
PRELIMINARY EASEMENT PLAT

SHEET #:
C-0306





VICINITY MAP SCALE: 1"=2000'

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R / CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6R / CG-6
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 / 264	CONTOURS	260 / 264
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	
X	EXISTING TREE TO BE REMOVED	

LOT COVERAGE TABULATION

SITE AREA	82,302	SF
BUILDING AREA	44,719	SF
VEHICULAR AREA	5,902	SF
TOTAL	50,621	SF
COVERAGE	61.5%	

AVERAGE SITE ELEVATION: 57.06 FT

AREA AND ZONING TABULATIONS

AREA TABULATION
RPC 36-039-015......... 75,496 SQ.FT. OR 1.7332 ACRES
RPC 36-039-016......... 6,806 SQ.FT. OR 0.1562 ACRES
TOTAL AREA............ 82,302 SQ.FT. OR 1.8894 ACRES

EXISTING ZONING TABULATION
ZONE C-1............... 51,750 SQ.FT. OR 1.1880 ACRES
ZONE R-6............... 30,552 SQ.FT. OR 0.7014 ACRES
TOTAL AREA............ 82,302 SQ.FT. OR 1.8894 ACRES

PROPOSED ZONING TABULATION
ZONE RA8-18............ 82,302 SQ.FT. OR 1.8894 ACRES
TOTAL AREA............ 82,302 SQ.FT. OR 1.8894 ACRES

NOTES:
1. THERE IS NO RESOURCE PROTECTION AREA ONSITE PER ARLINGTON COUNTY RECORD INFORMATION.
2. THERE ARE NO HISTORIC STRUCTURES ONSITE PER THE HISTORIC RESOURCES INVENTORY.

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750 23RD STREET SOUTH

750 23RD STREET SOUTH
4.1 PLAN
SITE PLAN #____
ARLINGTON COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KAREN L. S. WHITE
Lic. No.041850
8/30/2024
PROFESSIONAL ENGINEER

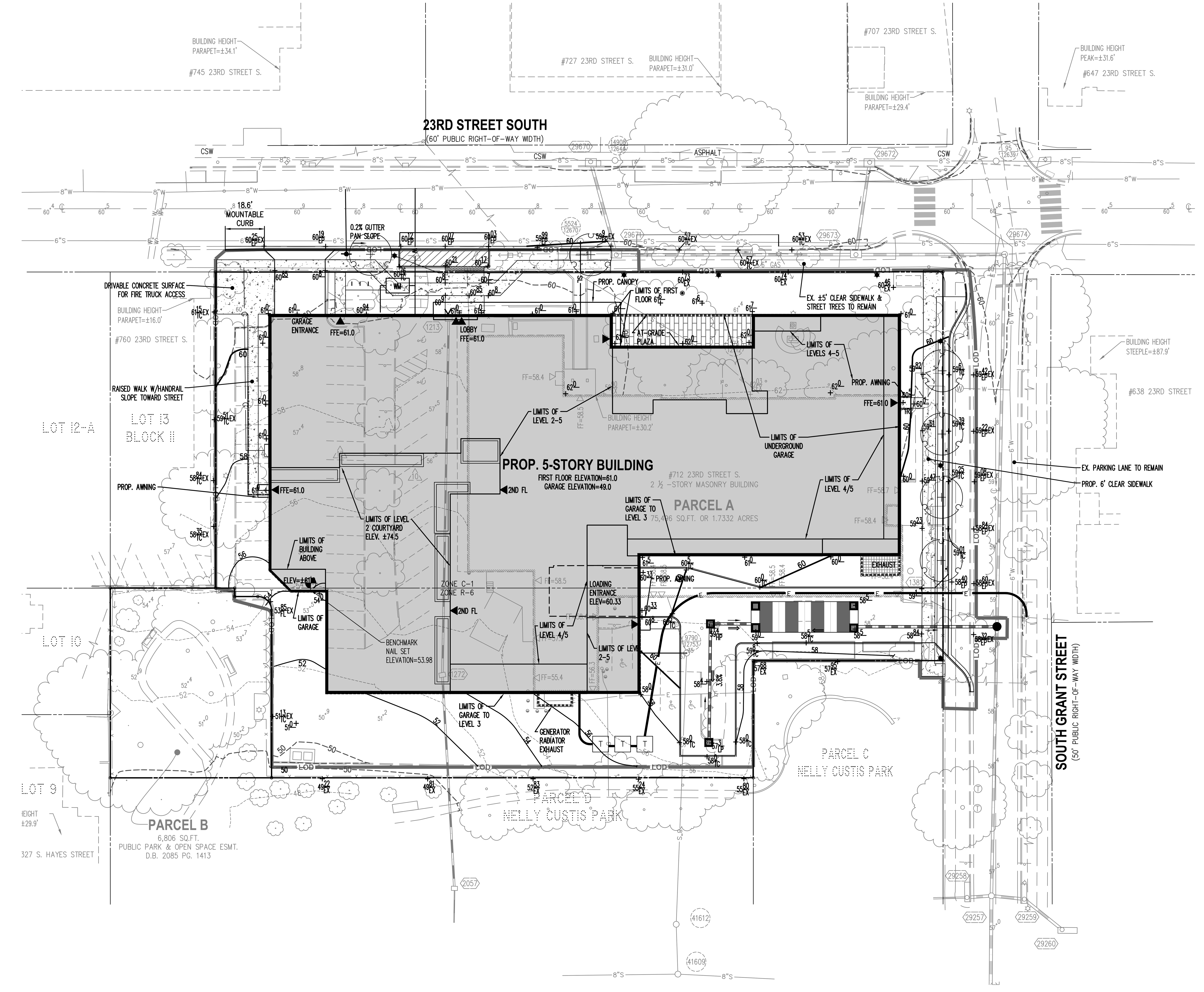
SUBMISSIONS

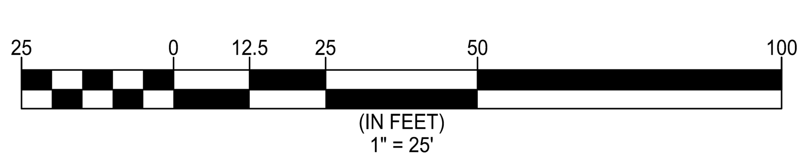
NO.	DESCRIPTION	DATE
	4.1 PRELIMINARY SUBMISSION	6/20/2024
	4.1 PRELIMINARY SUBMISSION 02	8/30/2024

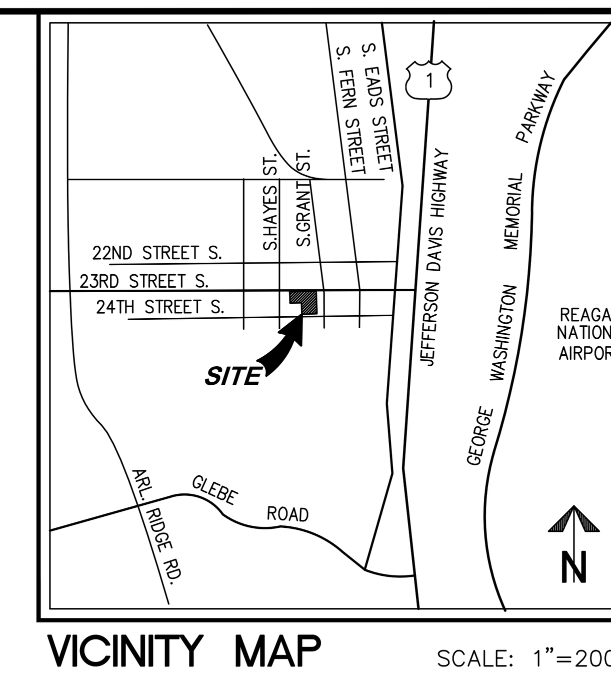
SCALE: 1" = 25'

SHEET TITLE:
PLOT AND LOCATION PLAN (LAYOUT)

SHEET #:
C-0401







VICINITY MAP SCALE: 1"=2000'

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

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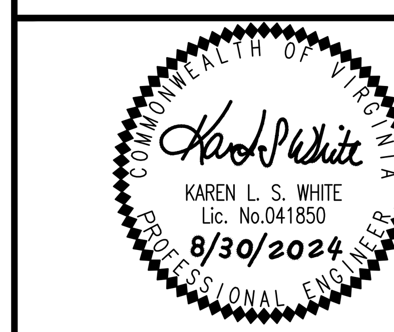
750 23RD STREET SOUTH

750 23RD STREET SOUTH 4.1 PLAN SITE PLAN #___

ARLINGTON COUNTY, VIRGINIA



SUBMISSIONS

NO.	DESCRIPTION	DATE
	4.1 PRELIMINARY SUBMISSION	6/20/2024
	4.1 PRELIMINARY SUBMISSION 02	8/30/2024

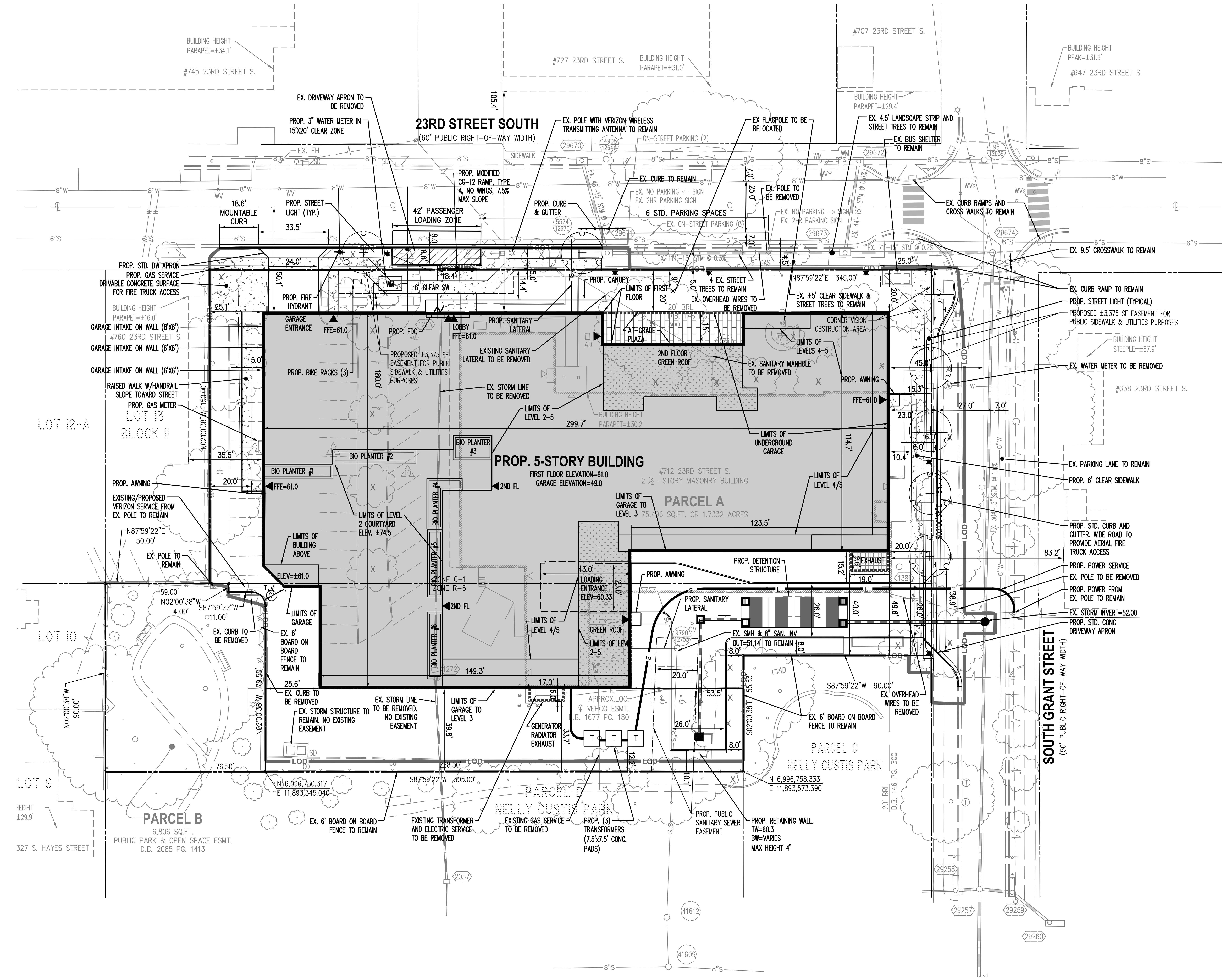
SCALE: 1" = 25'

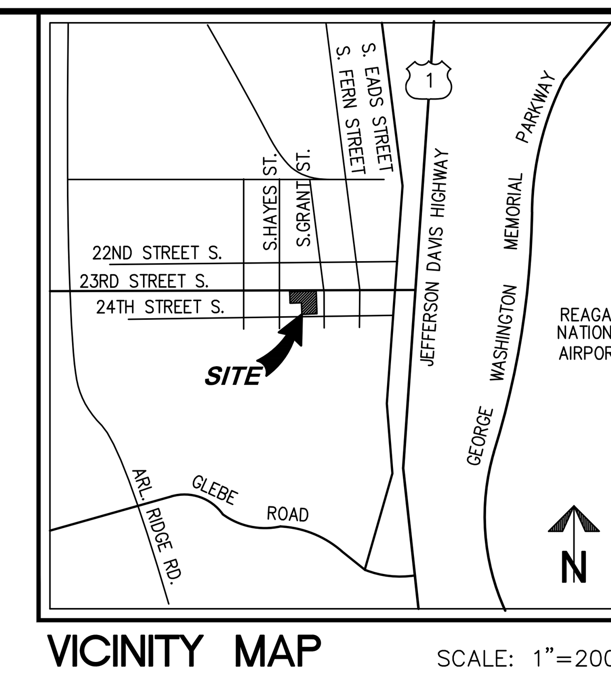
SHEET TITLE:

PLOT AND LOCATION PLAN (GRADING)

SHEET #:

C-0402

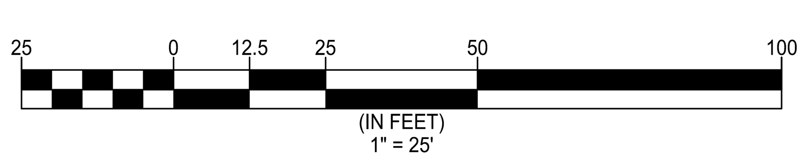




VICINITY MAP SCALE: 1"=2000'

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R / CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6R / CG-6
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 / 264	CONTOURS	260 / 264
+264 50	SPOT ELEVATION	+264 50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	
X	EXISTING TREE TO BE REMOVED	



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750 23RD STREET SOUTH

750 23RD STREET SOUTH
4.1 PLAN
SITE PLAN #___
ARLINGTON COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KAREN L. S. WHITE
Lic. No.041850
8/30/2024
PROFESSIONAL ENGINEER

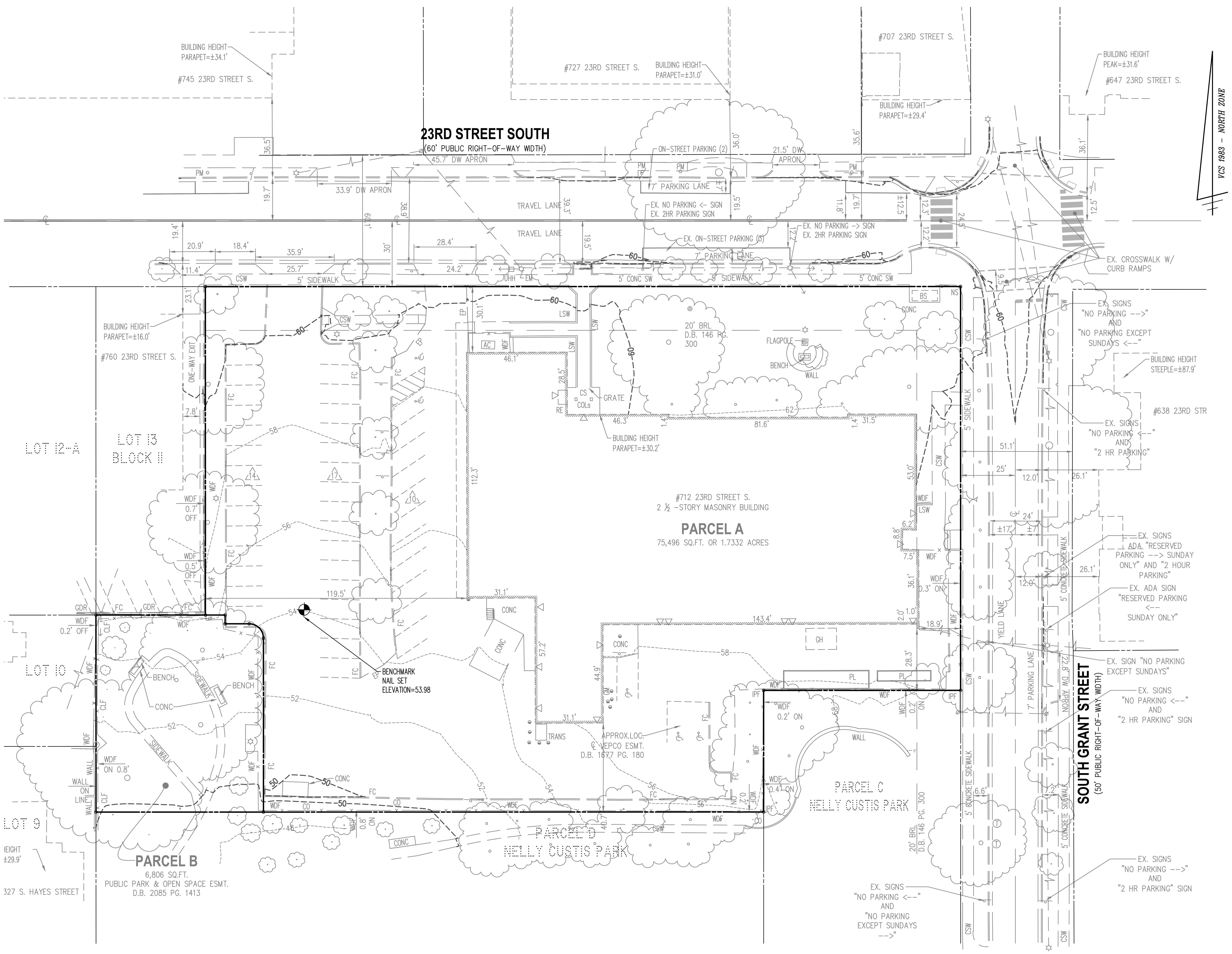
SUBMISSIONS

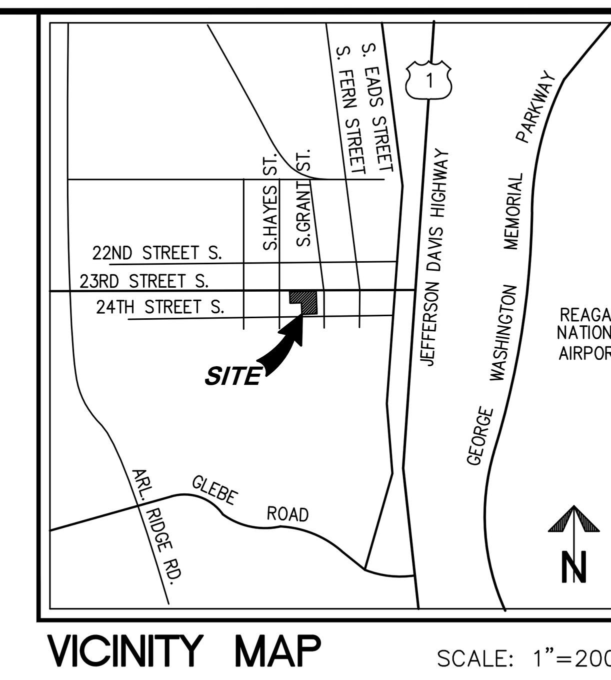
NO.	DESCRIPTION	DATE
	4.1 PRELIMINARY SUBMISSION	6/20/2024
	4.1 PRELIMINARY SUBMISSION 02	8/30/2024

SCALE: 1" = 25'

SHEET TITLE:
PRESENTATION PLAN

SHEET #:
C-0403





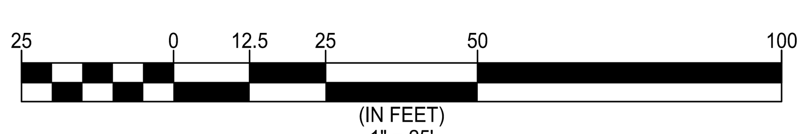
VICINITY MAP SCALE: 1"=2000'

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

STREET PARKING SUMMERY

	EXISTING	PROPOSED
23rd STREET	3	6
S. GRANT STREET	6 (SUNDAY ONLY)	0



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750 23RD STREET SOUTH

750 23RD STREET SOUTH
4.1 PLAN
SITE PLAN #___

ARLINGTON COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KAREN L. S. WHITE
Lic. No.041850
8/30/2024
PROFESSIONAL ENGINEER

SUBMISSIONS

NO.	DESCRIPTION	DATE
	4.1 PRELIMINARY SUBMISSION	6/20/2024
	4.1 PRELIMINARY SUBMISSION 02	8/30/2024

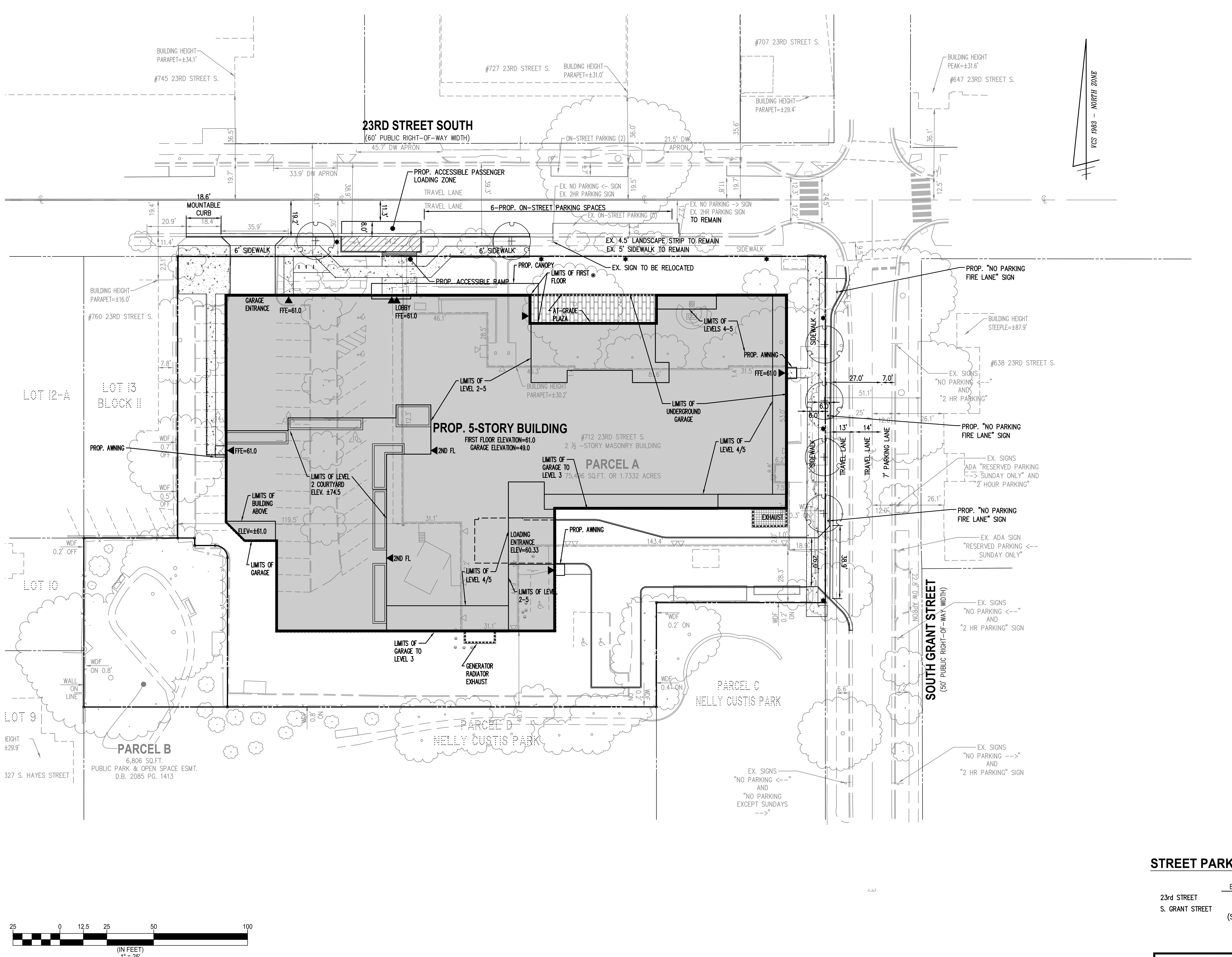
SCALE: 1" = 25'

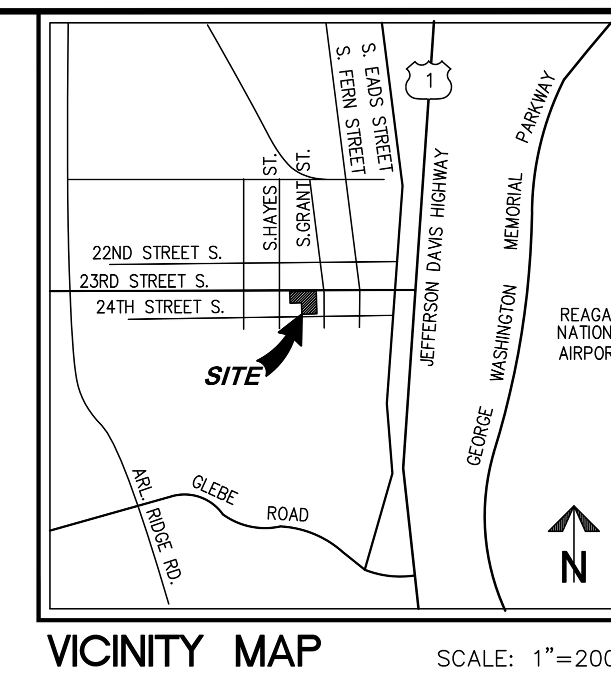
SHEET TITLE:

EXISTING STRIPING AND MARKING PLAN

SHEET #:

C-0404





VICINITY MAP SCALE: 1"=2000'

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R / CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 / CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 / 264	CONTOURS	260 / 264
+264 50	SPOT ELEVATION	+264 50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

STREET PARKING SUMMERY

	EXISTING	PROPOSED
23rd STREET	3	6
S. GRANT STREET	6 (SUNDAY ONLY)	0

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DATE: 1.4 DRAFT 6/11/2024

750 23RD STREET SOUTH

750 23RD STREET SOUTH
4.1 PLAN
SITE PLAN #____
ARLINGTON COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KAREN L. S. WHITE
Lic. No.041850
8/30/2024
PROFESSIONAL ENGINEER

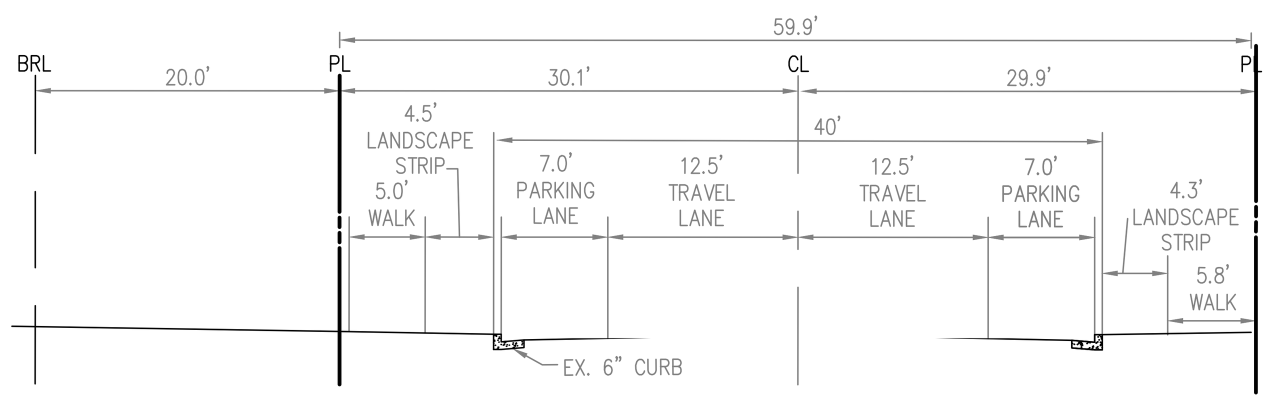
SUBMISSIONS

NO.	DESCRIPTION	DATE
	4.1 PRELIMINARY SUBMISSION	6/20/2024
	4.1 PRELIMINARY SUBMISSION 02	8/30/2024

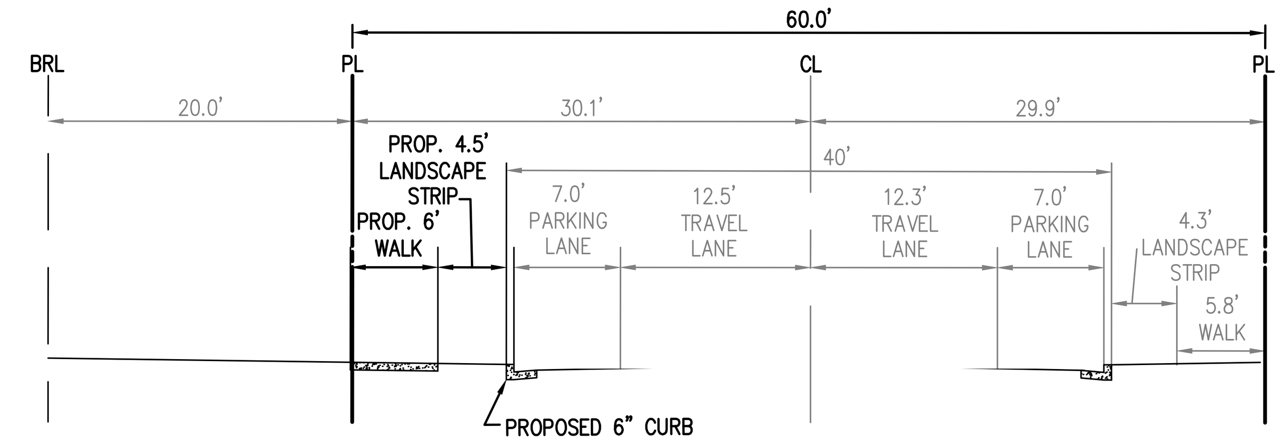
SCALE: 1" = 25'

SHEET TITLE:
PROPOSED STRIPING AND MARKING PLAN

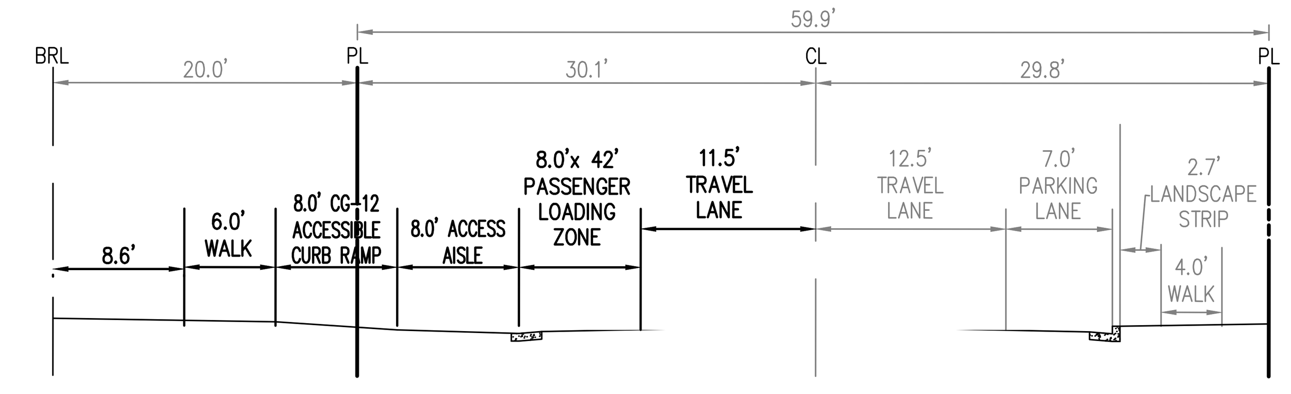
SHEET #:
C-0405



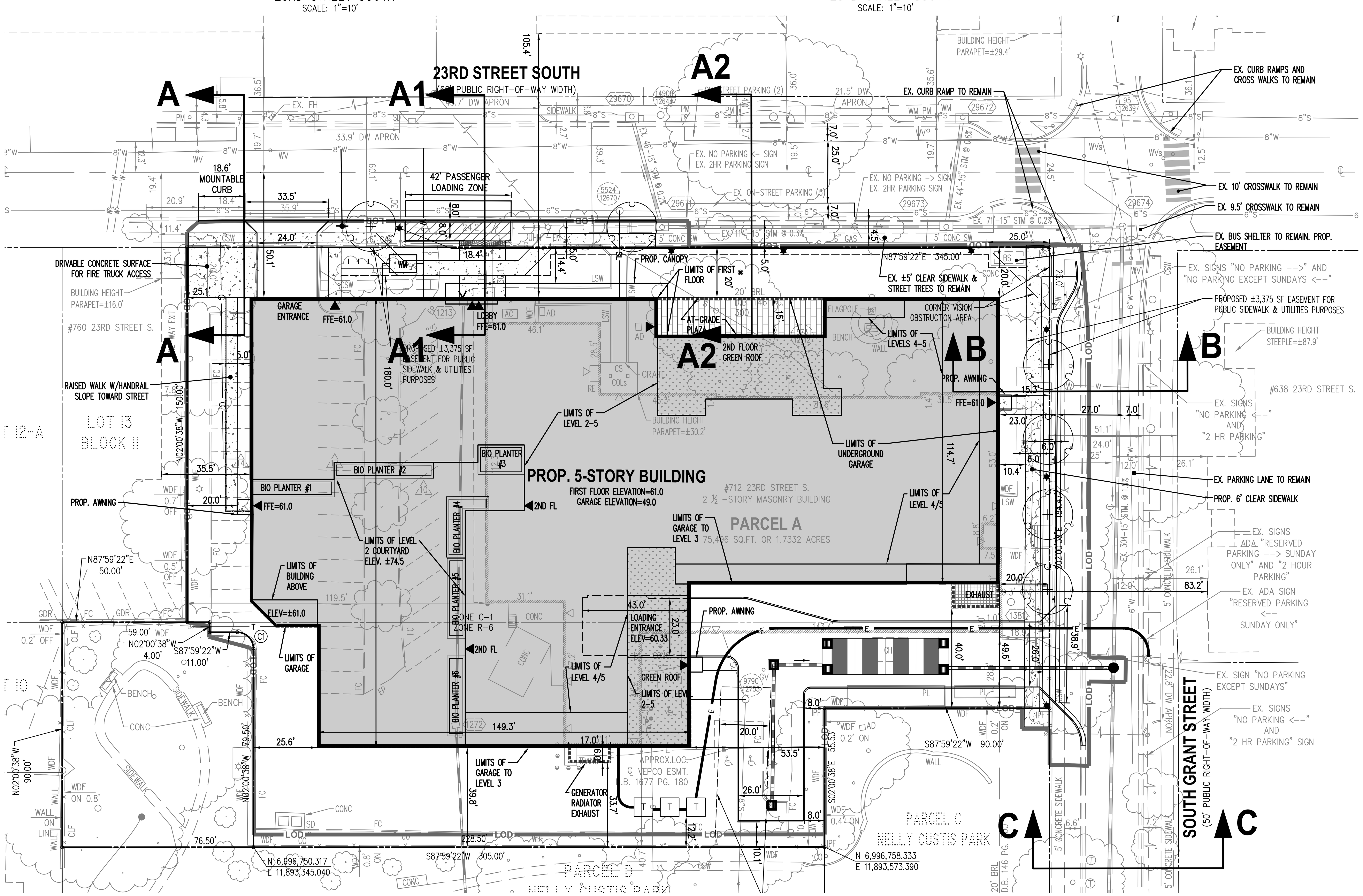
EXISTING SECTION A-A
23RD STREET SOUTH
SCALE: 1"=10'

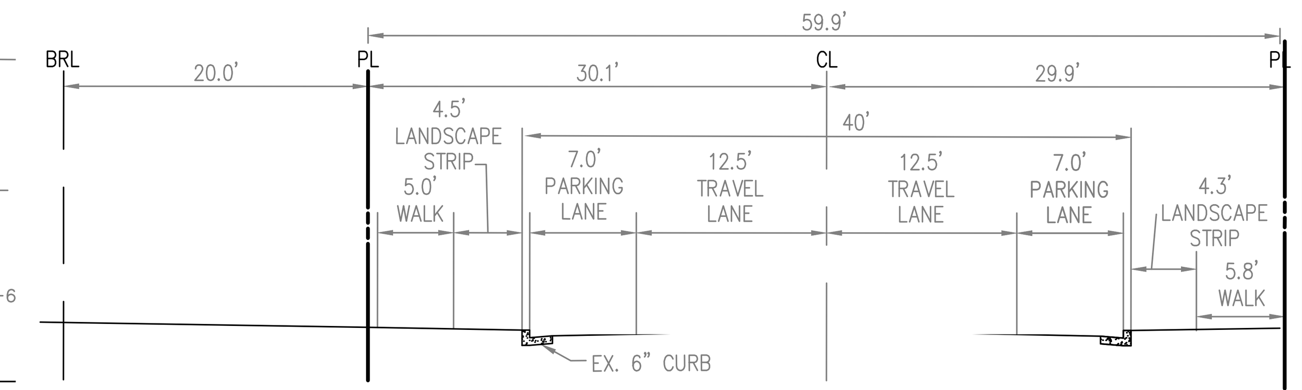


PROPOSED SECTION A-A
23RD STREET SOUTH
SCALE: 1"=10'

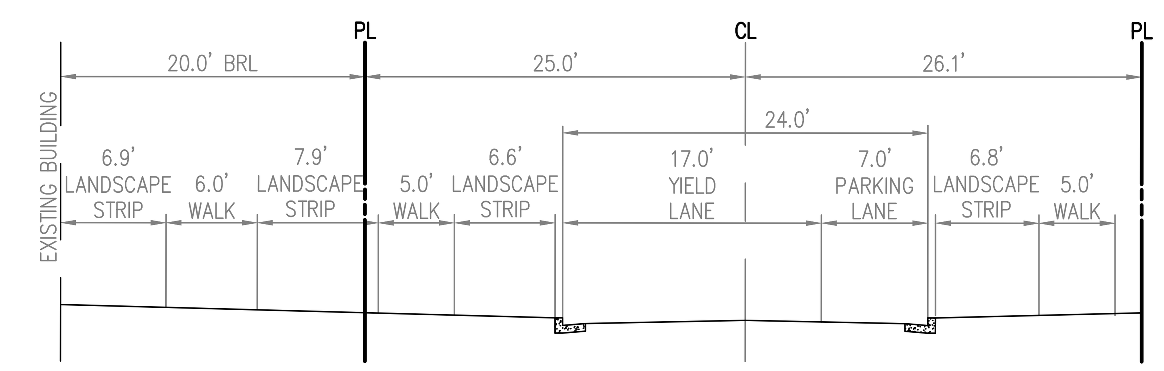


PROPOSED SECTION A1-A1
23RD STREET SOUTH
SCALE: 1"=10'

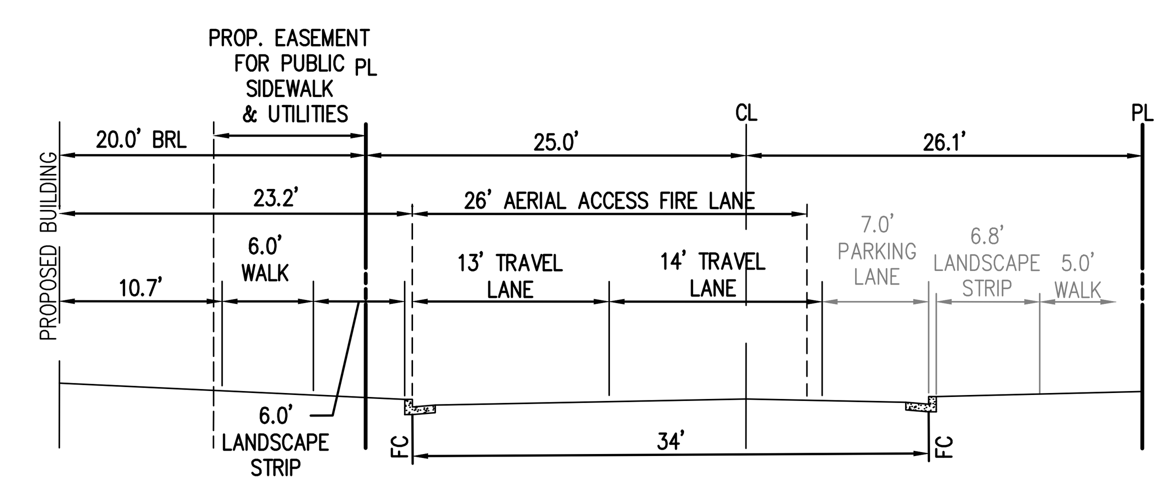




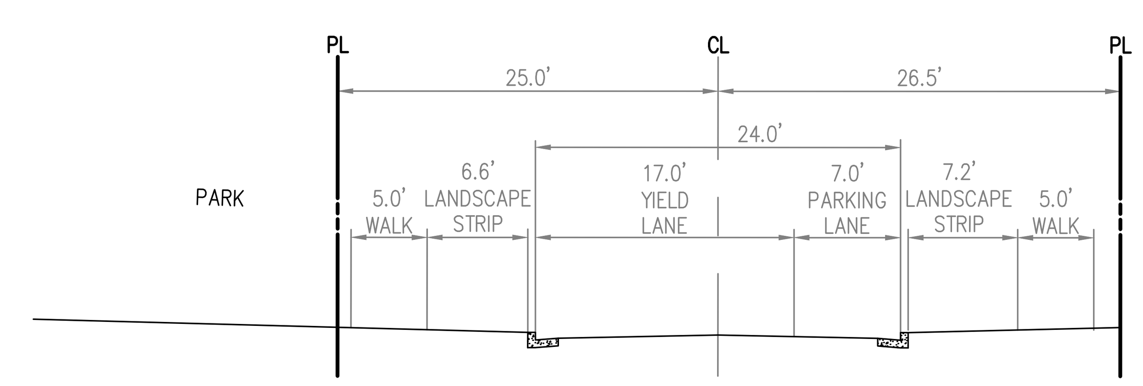
EXISTING/PROPOSED SECTION A2-A2
23RD STREET SOUTH
SCALE: 1"=10'



EXISTING SECTION B-B
SOUTH GRANT STREET
SCALE: 1"=10'



PROPOSED SECTION B-B
SOUTH GRANT STREET
SCALE: 1"=10'



EXISTING SECTION C-C
SOUTH GRANT STREET
SCALE: 1"=10'

25 0 12.5 25 50 100
(IN FEET)
1" = 25'

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750 23RD STREET SOUTH

750 23RD STREET SOUTH
4.1 PLAN
SITE PLAN #___
ARLINGTON COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KAREN L. S. WHITE
Lic. No.041850
8/30/2024
PROFESSIONAL ENGINEER

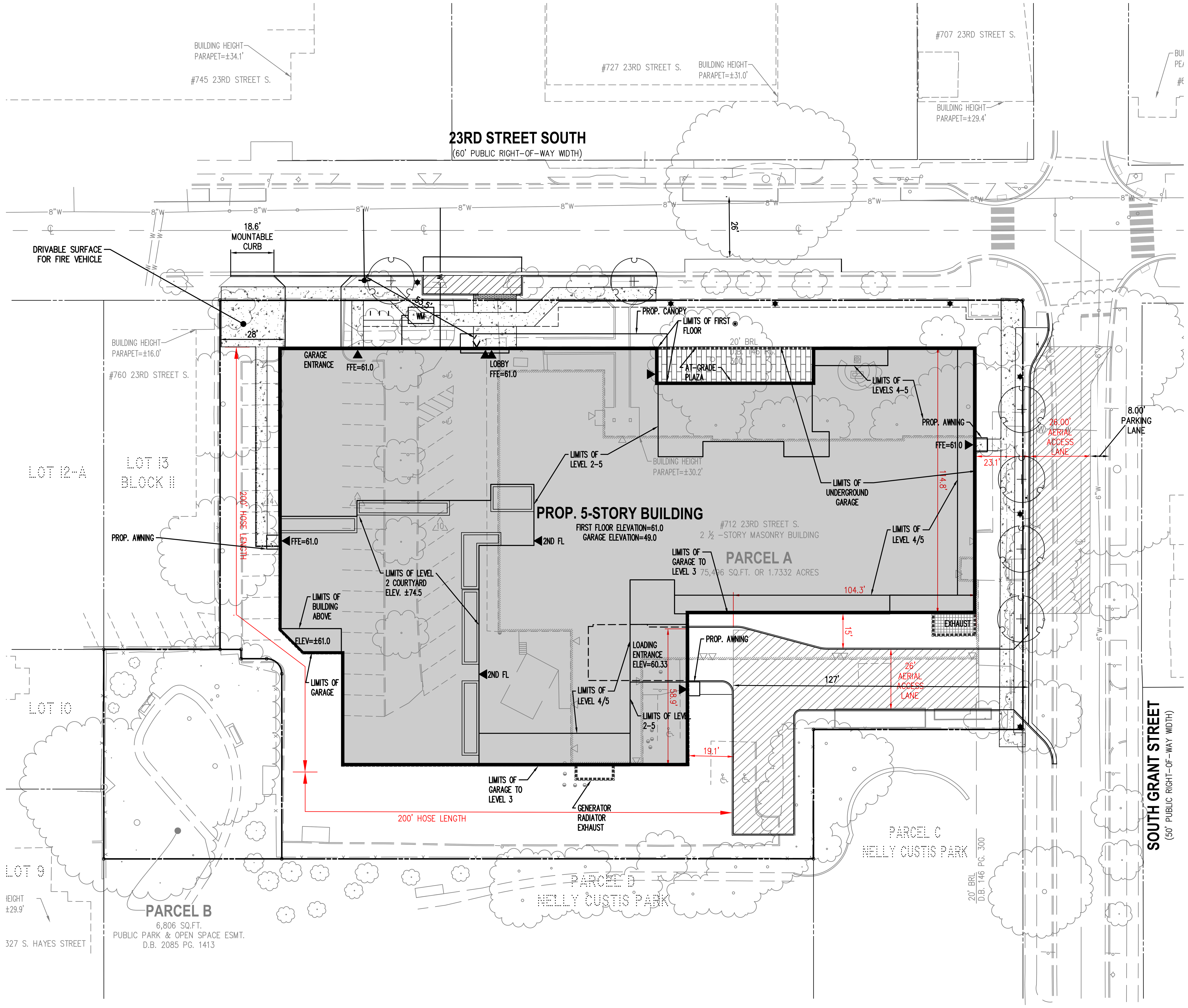
SUBMISSIONS

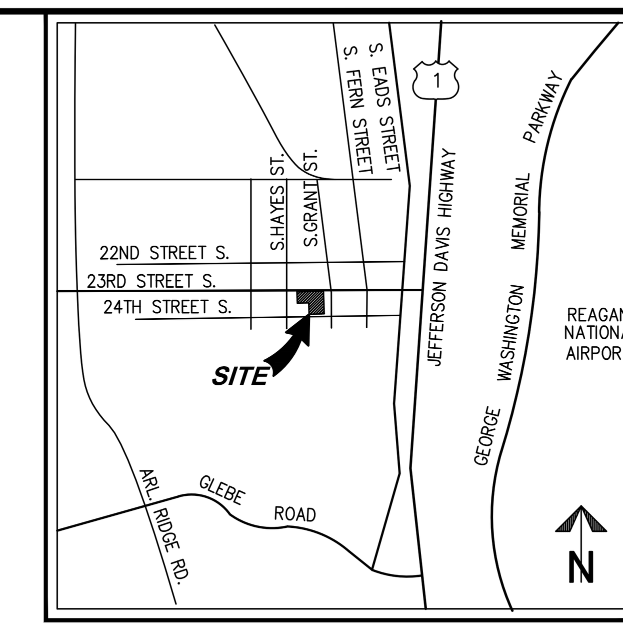
NO.	DESCRIPTION	DATE
	4.1 PRELIMINARY SUBMISSION	6/20/2024
	4.1 PRELIMINARY SUBMISSION 02	8/30/2024

SCALE: 1" = 25'

SHEET TITLE:
STREET CROSS-SECTIONS

SHEET #:
C-0406





VICINITY MAP SCALE: 1"=2000'

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264 50	SPOT ELEVATION	+264 50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

26' WIDE AERIAL ACCESS LANE

25 0 12.5 25 50 100
(IN FEET)
1" = 25'

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DRAWN: ___ CHECKED: ___
DATE: 1.4 DRAFT 6/11/2024

750 23RD STREET SOUTH

750 23RD STREET SOUTH
4.1 PLAN
SITE PLAN #___

ARLINGTON COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KAREN L. S. WHITE
Lic. No.041850
8/30/2024
PROFESSIONAL ENGINEER

SUBMISSIONS

NO.	DESCRIPTION	DATE
	4.1 PRELIMINARY SUBMISSION	6/20/2024
	4.1 PRELIMINARY SUBMISSION 02	8/30/2024

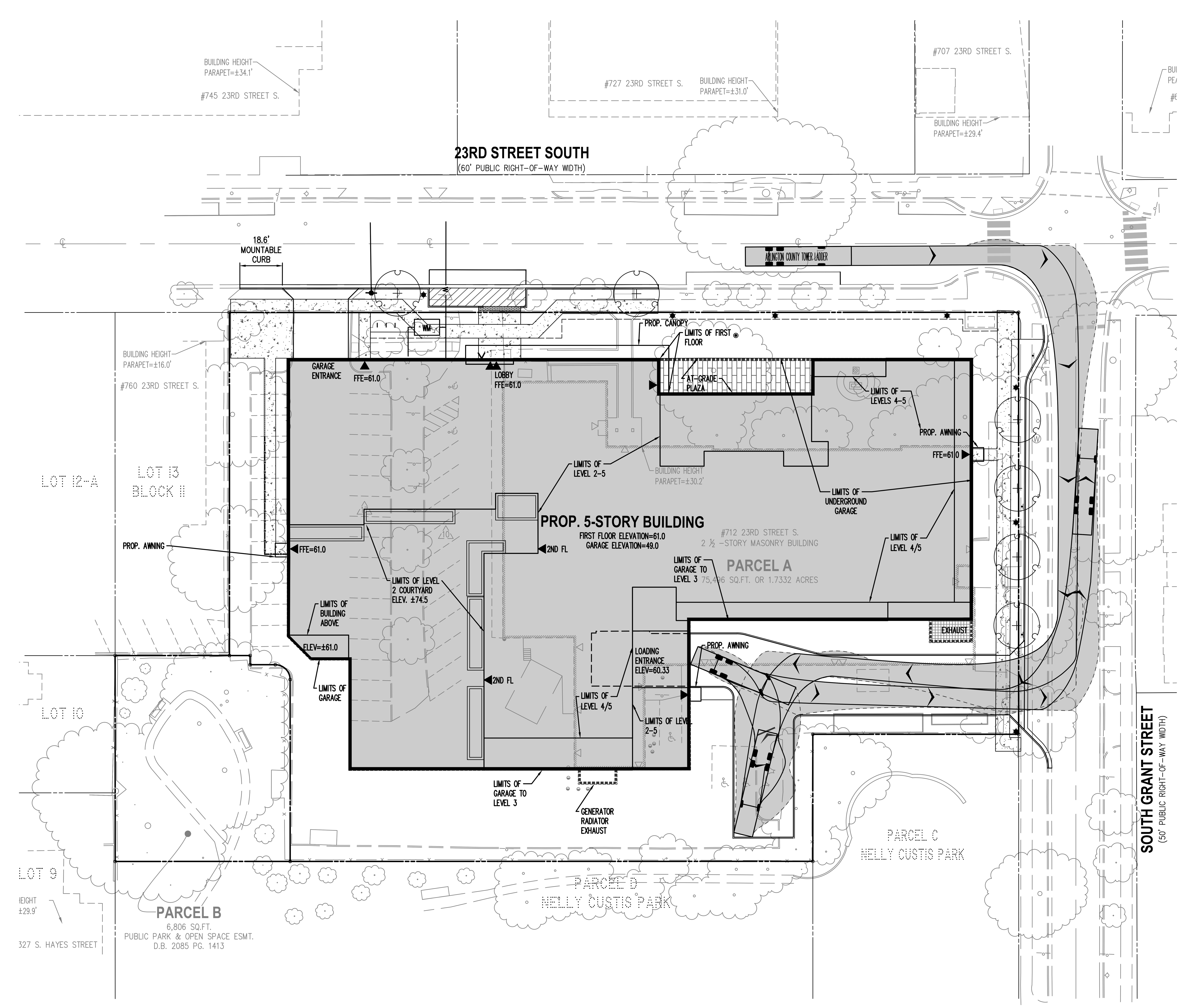
SCALE: 1" = 25'

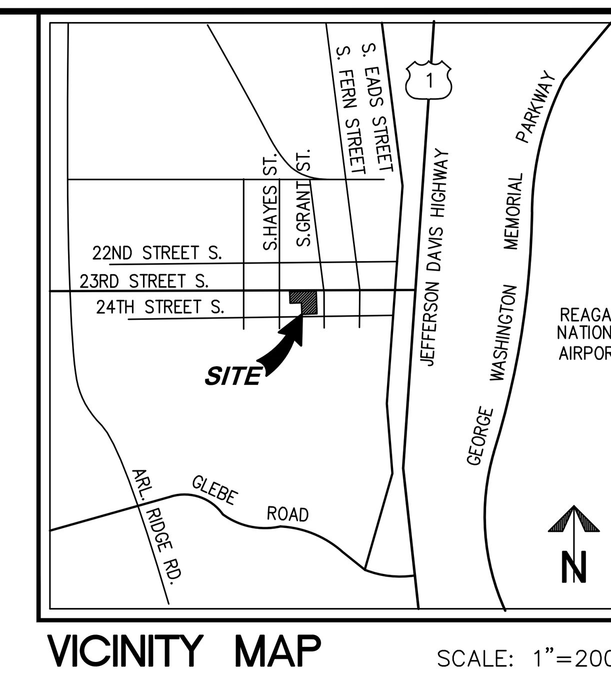
SHEET TITLE:

FIRE MARSHAL PLAN

SHEET #:

C-0407

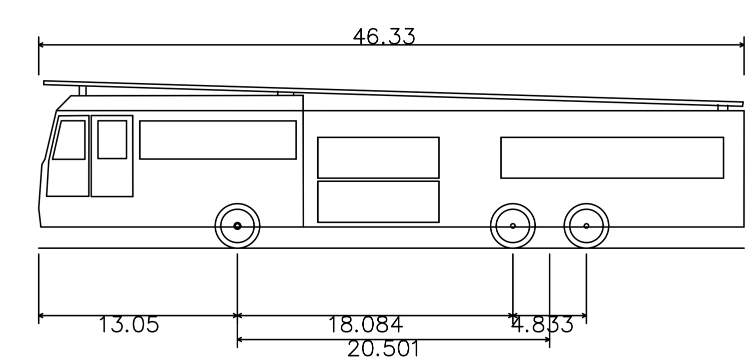




VICINITY MAP SCALE: 1"=2000'

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R / CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 / CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 / 264	CONTOURS	260 / 264
+264 50	SPOT ELEVATION	+264 50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	



ARLINGTON COUNTY TOWER LADDER	
Overall Length	46.330ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

25 0 12.5 25 50 100
(IN FEET)
1" = 25'

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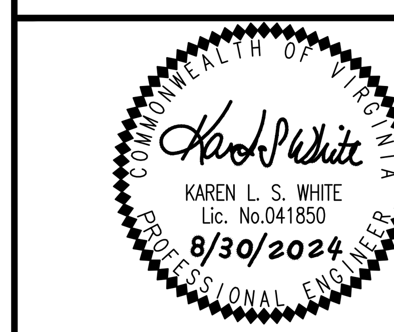
750 23RD STREET SOUTH

750 23RD STREET SOUTH
4.1 PLAN
SITE PLAN #___

ARLINGTON COUNTY, VIRGINIA



SUBMISSIONS

NO.	DESCRIPTION	DATE
	4.1 PRELIMINARY SUBMISSION	6/20/2024
	4.1 PRELIMINARY SUBMISSION 02	8/30/2024

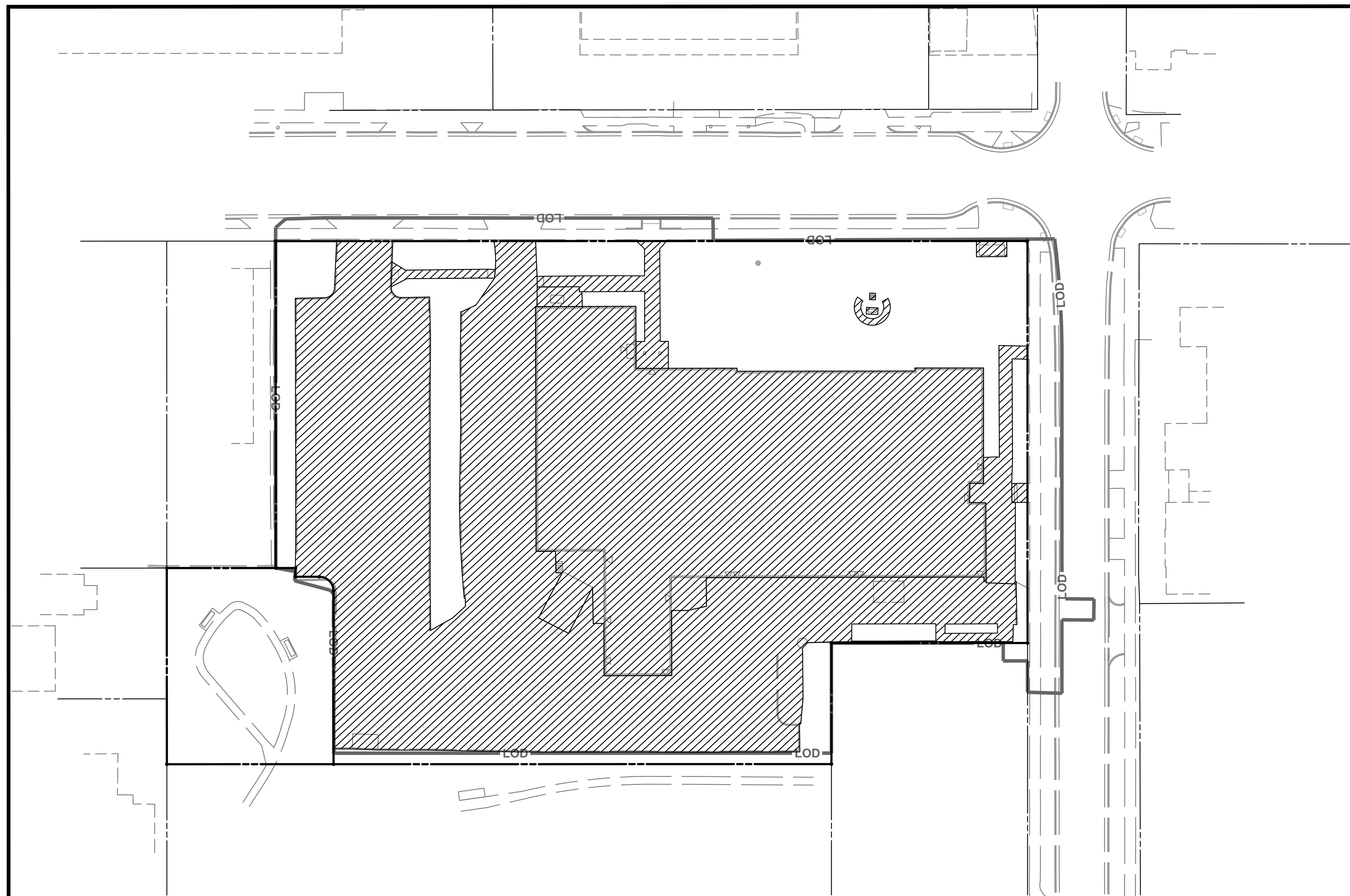
SCALE: 1" = 25'

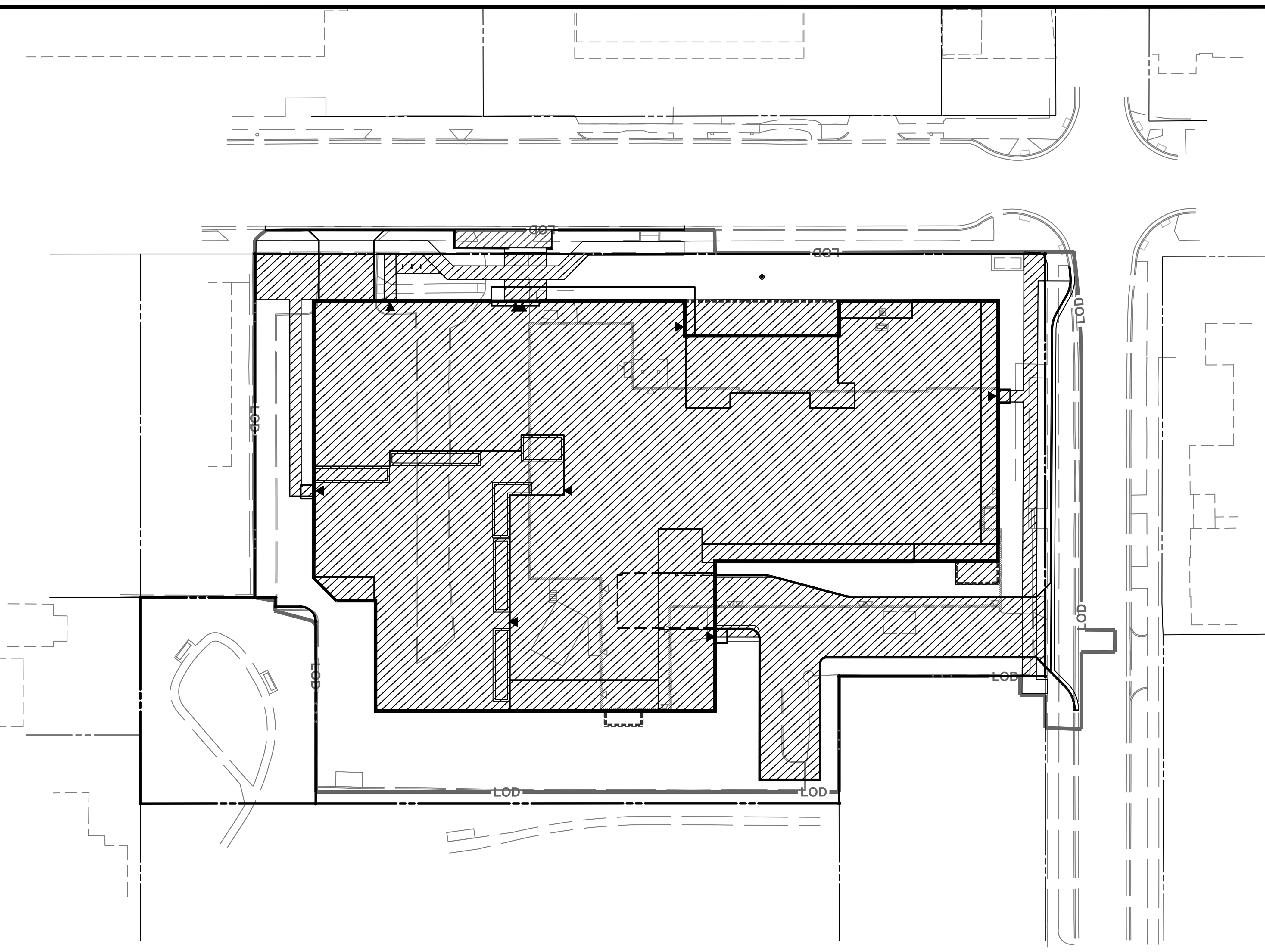
SHEET TITLE:

FIRE TRUCK ACCESS PLAN

SHEET #:

C-0408





EXISTING IMPERVIOUS AREAS

SITE AREA:	75,496 SQ. FT.	(1.73 ACRES)
EXISTING IMPERVIOUS AREA:	56,429 SQ. FT.	(1.30 ACRES)
EXISTING PERVIOUS AREA:	19,067 SQ. FT.	(0.43 ACRES)

CN = [(56,429 X 98) + (19,067 X 74)] / 75,496 = 92

LOD — LIMITS OF DISTURBANCE

IMPERVIOUS AREA

PROPOSED IMPERVIOUS AREAS

SITE AREA:	75,496 SQ. FT.	(1.73 ACRES)
PROPOSED IMPERVIOUS AREA:	53,572 SQ. FT.	(1.23 ACRES)
PROPOSED PERVIOUS AREA:	21,924 SQ. FT.	(0.50 ACRES)

CN = 91* (BEFORE RUNOFF REDUCTION METHOD)
CN = 90* (WITH RUNOFF REDUCTION METHOD)

*SEE SHEET C-0702 FOR CALCULATIONS

LOD — LIMITS OF DISTURBANCE

IMPERVIOUS AREA

SWM/BMP/OUTFALL NARRATIVE

EXISTING CONDITIONS:
THE SITE CONSISTS OF A COMMERCIAL BUILDING, SURFACE PARKING, AND SURFACE AMENITIES (WALKWAYS).

PROPOSED CONDITIONS:
THE EXISTING BUILDING, SURFACE PARKING, AND WALKS WILL BE REMOVED. THE PROJECT INVOLVES THE CONSTRUCTION OF A NEW 5–STORY BUILDING WITH AN UNDERGROUND GARAGE LEVEL, AS WELL AS A ROAD WIDENING ON SOUTH GRANT STREET, AND THE ADDITION OF NEW SURFACE AMENITIES (WALKWAYS).

STORMWATER MANAGEMENT:
ALL OF THE STORMWATER MANAGEMENT CALCULATIONS ARE BASED ON THE PROPERTY AREA. THE WATER QUALITY REQUIREMENTS ARE MET WITH THE USE OF MULTIPLE BIORETENTION PLANTERS AND VEGETATED ROOF AREA THAT WILL CAPTURE PART OF THE NEW ROOF AREA. THE COMBINATION OF THESE BMP MEASURES WILL REMOVE THE REQUIRED PHOSPHORUS LOAD.

THE DETENTION REQUIREMENTS ARE MET WITH THE USE OF AN UNDERGROUND DETENTION SYSTEM. A DETENTION VAULT WILL BE PROVIDED UNDER THE DRIVEWAY PLAN SOUTH–EAST.

THE STORMWATER DESIGN AND STRUCTURE SIZES WILL BE FINALIZED WITH CIVIL ENGINEERING PLANS FOR PERMITTING.

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

RESOURCE PROTECTION AREAS:

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

THE SITE IS LOCATED IN THE FOUR MILE RUN–POTOMAC RIVER WATERSHED.

40 0 20 40 80 160
(IN FEET)
1 INCH = 40'

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750 23RD STREET SOUTH
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COMMONWEALTH OF VIRGINIA
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NO.	DESCRIPTION	DATE
	4.1 PRELIMINARY SUBMISSION	6/20/2024
	4.1 PRELIMINARY SUBMISSION 02	8/30/2024

SCALE: 1" = 25'

SHEET TITLE:
STORMWATER MANAGEMENT PLAN

SHEET #:
C-0701

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

○ 2011 BMP Standards and Specifications ⊙ 2013 Draft BMP Standards and Specifications

Project Name:	750 23rd Street South
Date:	6/6/2024
Linear Development Project?	No

CLEAR ALL (Ctrl+Shift+R)

data input cells / constant values / calculation cells / final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 1.7300

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*0.0000*
Post-Development TP Load Reduction for Site (lb/yr):	*0.4899*

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

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.0000
Managed Turf (acres) -- disturbed, graded for yards or other turf to be			0.4300		0.4300
Impervious Cover (acres)			1.3000		1.3000
					1.7300

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.0000
Managed Turf (acres) -- disturbed, graded for yards or other turf to be			0.5000		0.5000
Impervious Cover (acres)			1.2300		1.2300
Area Check	OK.	OK.	OK.	OK.	1.7300

Constants

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

Runoff Coefficients (Rv)

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

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre

Pre-ReDevelopment	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	0.0000	0.0000
Weighted Rv(forest)	0.0000	0.0000
% Forest	0%	0%
Managed Turf Cover (acres)	0.4300	0.4300
Weighted Rv(turf)	0.2200	0.2200
% Managed Turf	25%	25%
Impervious Cover (acres)	1.3000	1.3000
Rv(impervious)	0.9500	0.9500
% Impervious	75%	75%
Total Site Area (acres)	**1.7300**	**1.7300**
Site Rv	**0.7686**	**0.7686**

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.1108	0.1108
Pre-ReDevelopment Treatment Volume (cubic feet)	4,826.4480	4,826.4480
Pre-ReDevelopment TP Load (lb/yr)	**3.0324**	**3.0324**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.7500	1.7500
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*0.7093*

[1] *Adjusted Land Cover Summary:*
Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column I shows load reduction requriement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

LAND COVER SUMMARY – POST DEVELOPMENT

Land Cover Summary-Post (Final)

Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.0000
Weighted Rv(forest)	0.0000
% Forest	0%
Managed Turf Cover (acres)	0.5000
Weighted Rv (turf)	0.2200
% Managed Turf	29%
Impervious Cover (acres)	1.2300
Rv(impervious)	0.9500
% Impervious	71%
Final Site Area (acres)	**1.7300**
Final Post Dev Site Rv	**0.7390**

Land Cover Summary-Post

Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.0000
Weighted Rv(forest)	0.0000
% Forest	0%
Managed Turf Cover (acres)	0.5000
Weighted Rv (turf)	0.2200
% Managed Turf	29%
ReDev. Impervious Cover (acres)	1.2300
Rv(impervious)	0.9500
% Impervious	71%
Total ReDev. Site Area (acres)	**1.7300**
ReDev Site Rv	**0.7390**

Land Cover Summary-Post

Post-Development New Impervious	
New Impervious Cover (acres)	0.0000
Rv(impervious)	--

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.1065
Final Post-Development Treatment Volume (cubic feet)	4,640.9550
Final Post-Development TP Load (lb/yr)	**2.9159**
Final Post-Development TP Load per acre (lb/acre/yr)	1.6900

Post-ReDevelopment Treatment Volume (acre-ft)	0.1065
Post-ReDevelopment Treatment Volume (cubic feet)	4,640.9550
Post-ReDevelopment Load (TP) (lb/yr)*	**2.9159**
Post-ReDevelopment TP Load per acre (lb/acre/yr)	1.6900
Max. Reduction Required (Below Pre-ReDevelopment Load)	20%
TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.4899**

Post-Development Treatment Volume (acre-ft)	--
Post-Development Treatment Volume (cubic feet)	--
Post-Development TP Load (lb/yr)	--
TP Load Reduction Required for New Impervious Area (lb/yr)	**0**

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**0.4899**

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.0000	0.0000
Managed Turf (acres)			0.5000		0.5000	0.2200
Impervious Cover (acres)			1.2300		1.2300	0.9500
				Total	1.7300	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr)	2.9159
Post Development Treatment Volume in D.A. A (ft^3)	4,640.9550

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)													
1.b. Vegetated Roof #2 (Spec #5)	60		0.0763		157.7855	105.1903	262.9758	0		0.1650	0.0990	0.0660	
2. Rooftop Disconnection (RR)													
2.i. To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)	40		0.3300	0.0000	455.2020	682.8030	1,138.0050	25	0.0000	0.7142	0.3928	0.3214	

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.0000	0.0000	0.0000	0.0000	0.0000	OK.
IMPERVIOUS COVER (ac)	1.2300	0.0000	0.0000	0.0000	0.0000	OK.
IMPERVIOUS COVER TREATED (ac)	0.4063	0.0000	0.0000	0.0000	0.0000	OK.
MANAGED TURF AREA (ac)	0.5000	0.0000	0.0000	0.0000	0.0000	OK.
MANAGED TURF AREA TREATED (ac)	0.0000	0.0000	0.0000	0.0000	0.0000	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3) 4,640.9550

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft^3)	612.9875	0.0000	0.0000	0.0000	0.0000	612.9875
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	2.9159	0.0000	0.0000	0.0000	0.0000	2.9159
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.4918	0.0000	0.0000	0.0000	0.0000	0.4918
TP LOAD REMAINING (lb/yr)	2.4241	0.0000	0.0000	0.0000	0.0000	2.4241
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	3.9783	0.0000	0.0000	0.0000	0.0000	3.9783

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	2.9159
TP LOAD REDUCTION REQUIRED (lb/yr)	0.4899
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.4918
TP LOAD REMAINING (lb/yr):	2.4241
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.0000 **

**No further TP load reduction required

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	20.8599
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	3.9783
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	16.8816

Runoff Volume and Curve Number Calculations

Enter design storm rainfall depths (in):

1-year storm	2-year storm	10-year storm
2.69	3.18	4.84

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

***Notes (see below):**

[1] The curve numbers and runoff volumes computed in this spreadsheet for each drainage area are limited in their applicability for determining and demonstrating compliance with water quantity requirements. See VRRM User's Guide and Documentation for additional information.

[2] Runoff Volume (RV) for pre- and post-development drainage areas must be in volumetric units (e.g., acre-feet or cubic feet) when using the Energy Balance Equation. Runoff measured in watershed-inches and shown in the spreadsheet as RV(watershed-inch) can only be used in the Energy Balance Equation when the pre- and post-development drainage areas are equal. Otherwise RV(watershed-inch) must be multiplied by the drainage area.

[3] Adjusted CNs are based on runoff reduction volumes as calculated in D.A. tabs. An alternative CN adjustment calculation for Vegetated Roofs is included in BMP specification No. 5.

Drainage Area Curve Numbers and Runoff Depths*

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

Drainage Area A		A Soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.0000	0.0000	0.0000	0.0000
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.0000	0.0000	0.5000	0.0000
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.0000	0.0000	1.2300	0.0000
	CN	98	98	98	98
					$CN_{(D.A. A)}$ 91

Total Area (acres):	1.7300
Runoff Reduction Volume (ft^3):	612.9875

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	1.7842	2.2395	3.8269
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	1.6866	2.1419	3.7293
Adjusted CN*	90	90	90

**See Notes above*

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DRAWN: __ CHECKED: __
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750 23RD STREET SOUTH

750 23RD STREET SOUTH
4.1 PLAN
SITE PLAN #___

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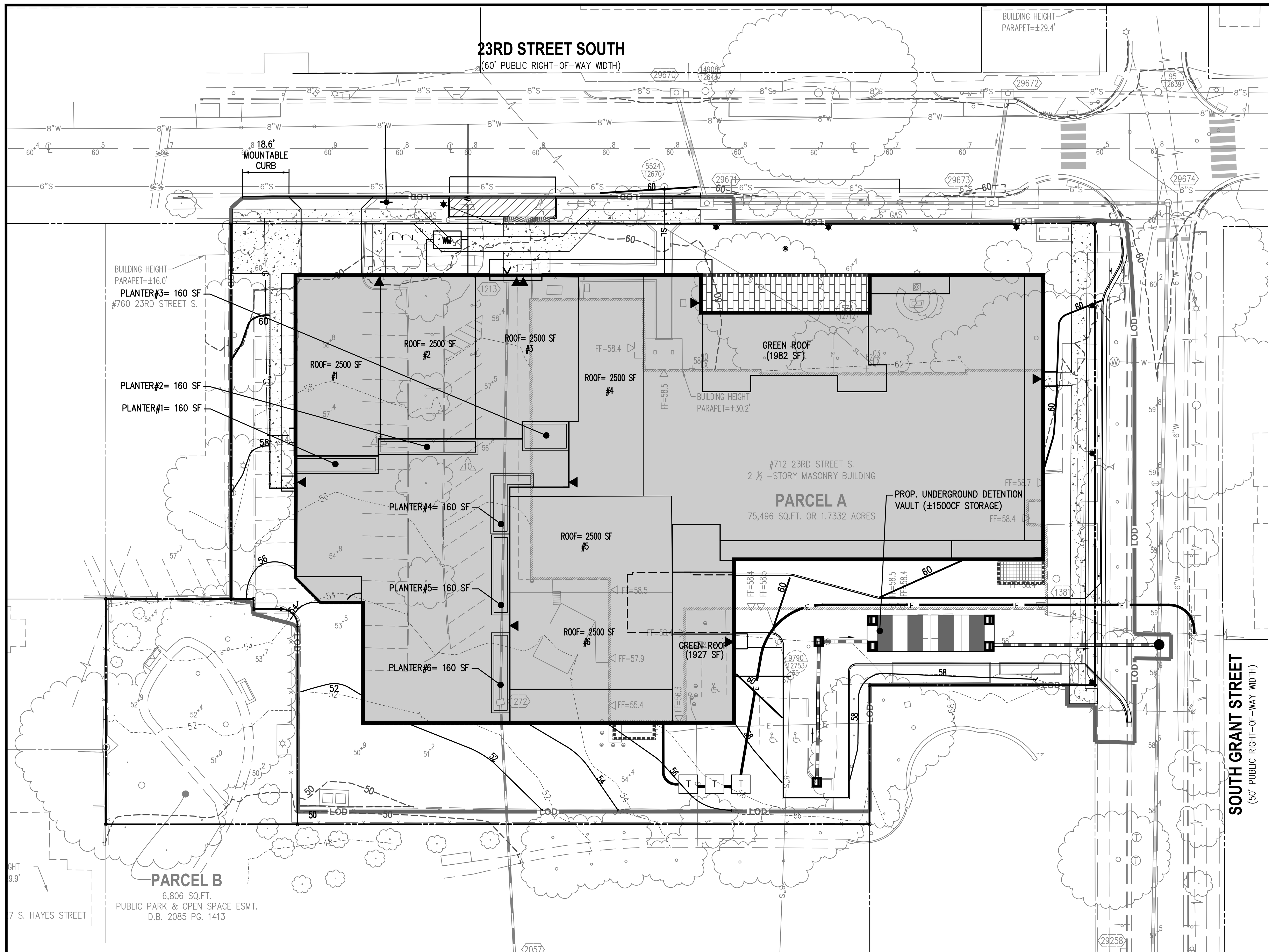
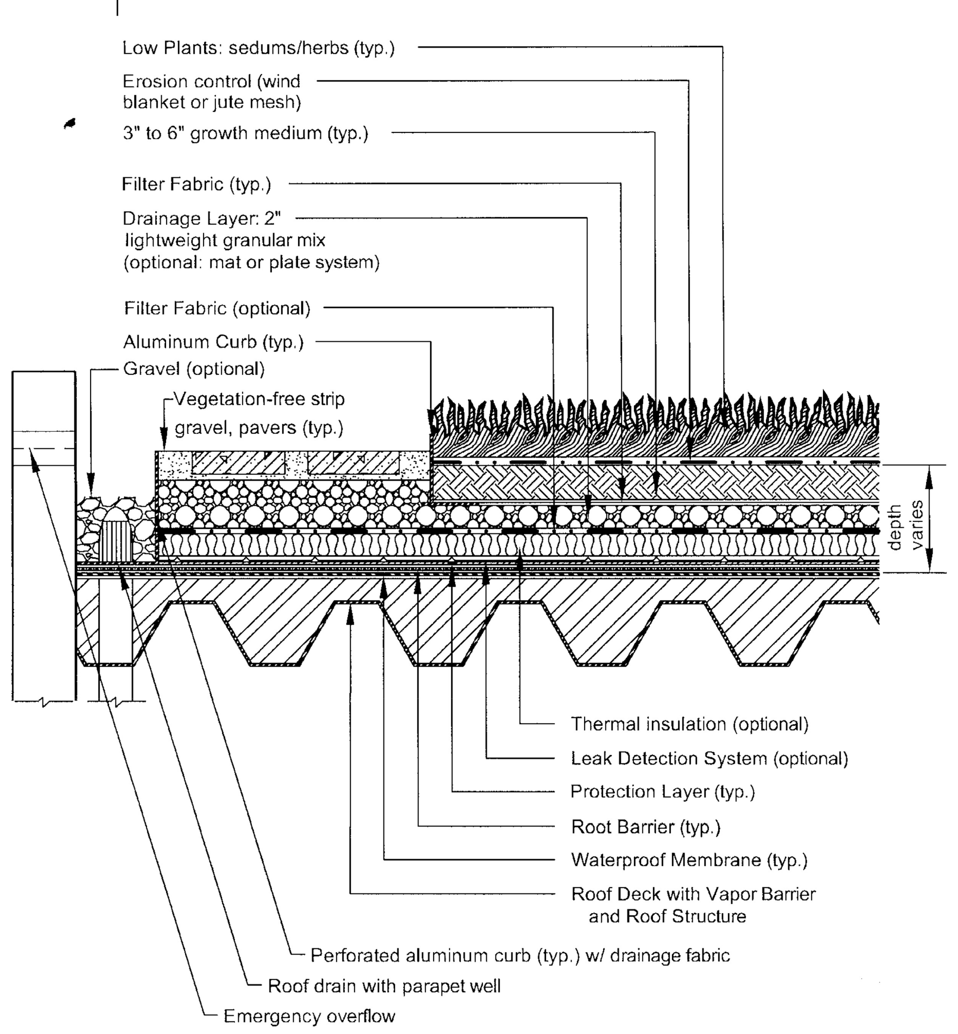
NO.	DESCRIPTION	DATE
	4.1 PRELIMINARY SUBMISSION	6/20/2024
	4.1 PRELIMINARY SUBMISSION 02	8/30/2024

SCALE: 1" = 25'

SHEET TITLE: **STORMWATER MANAGEMENT COMPUTATIONS**

SHEET #: **C-0702**





GREEN ROOF LEVEL II DETAIL

N.T.S.

PROP. GREEN ROOF LVL II AREA = 4,466 SF

SWM Water Quantity Energy Balance Worksheet

SITE AREA (acre) 1.73

	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.69	2.69	4.84	4.84
CN	92	90	92	90
S=1000/CN-10	0.87	1.11	0.87	1.11
0.2S	0.17	0.22	0.17	0.22
$RV=(P-0.2S)^2/(P-0.2S)+S$	1.87	1.70	3.93	3.72

QPost Development <= I.F.* (Qpre-development* RVpre-development)/RVDeveloped)

I.F 0.8

CHANNEL PROTECTION	
Qpre-development	5.278
QPost Development	5.079
RVPost Development (with runoff reduction)	1.7
Qallowable	4.64

Qallowable/QPost Development	0.91
Vs/Vr	0.130950077
Vs	0.22
Storage required (cf)	1398

FLOOD CONTROL	
Qpre-development	10.61
QPost Development	10.43
RVPost Development (with runoff reduction)	3.72
Qallowable	11.22

Qallowable/QPost Development	1.08
Vs/Vr	0.040797387
Vs	0.15
Storage required (cf)	953

25 0 12.5 25 50 100

(IN FEET)
1" = 25'

PLANTER SIZING CALCULATIONS

Planter # 1
AREA TO URBAN BIORETENTION STORMWATER PLANTER 2500 SF
TREAT 1" STORM RUNOFF PER DEQ SPEC. #9
TvBMP = 0.95 x 2500 SF x 0.0833' = 198 CF
SIZE OF THE PLANTER = 160 SF
V1 (PONDING DEPTH) = 160 SF X 0.5' = 80 CF
V2 (SOIL MEDIA) = 160 SF X 1.5' X 0.25 (VOIDS) = 60 CF
V3 (#57 & PEA GRAVEL) = 160 SF X 1' X 0.4 (VOIDS) = 64 CF
TOTAL VOLUME = 204 CF PROVIDED

Planter # 2
AREA TO URBAN BIORETENTION STORMWATER PLANTER 2500 SF
TREAT 1" STORM RUNOFF PER DEQ SPEC. #9
TvBMP = 0.95 x 2500 SF x 0.0833' = 198 CF
SIZE OF THE PLANTER = 160.2 SF
V1 (PONDING DEPTH) = 160.2 SF X 0.5' = 80 CF
V2 (SOIL MEDIA) = 160.2 SF X 1.5' X 0.25 (VOIDS = 60 CF
V3 (#57 & PEA GRAVEL) = 160.2 SF X 1' X 0.4 (VOIDS) = 64 CF
TOTAL VOLUME = 204 CF PROVIDED

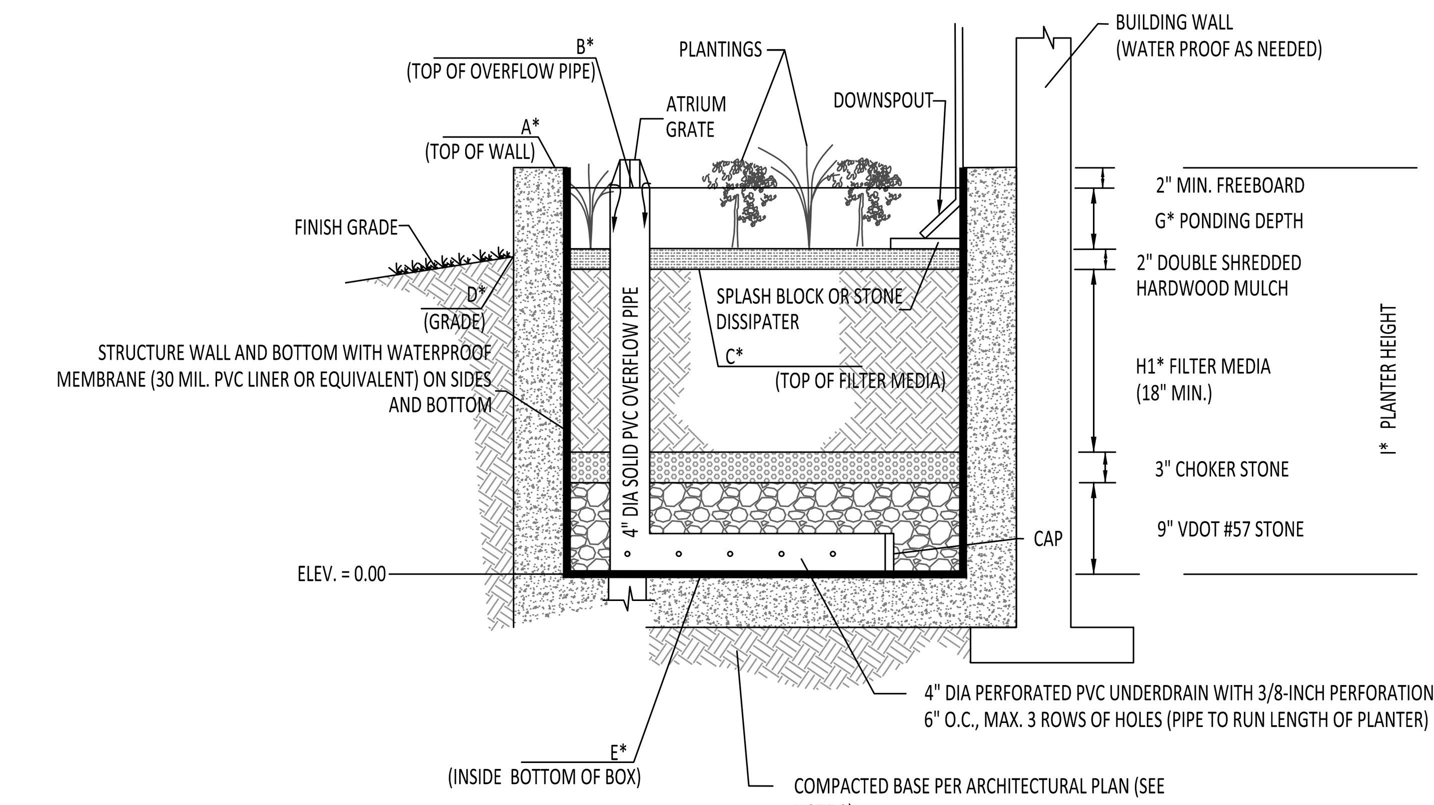
Planter # 3
AREA TO URBAN BIORETENTION STORMWATER PLANTER 2500 SF
TREAT 1" STORM RUNOFF PER DEQ SPEC. #9
TvBMP = 0.95 x 2500 SF x 0.0833' = 198 CF
SIZE OF THE PLANTER = 160 SF
V1 (PONDING DEPTH) = 160 SF X 0.5' = 80 CF
V2 (SOIL MEDIA) = 160 SF X 1.5' X 0.25 (VOIDS) = 60 CF
V3 (#57 & PEA GRAVEL) = 160 SF X 1' X 0.4 (VOIDS) = 64 CF
TOTAL VOLUME = 204 CF PROVIDED

Planter # 4
AREA TO URBAN BIORETENTION STORMWATER PLANTER 2500 SF
TREAT 1" STORM RUNOFF PER DEQ SPEC. #9
TvBMP = 0.95 x 2500 SF x 0.0833' = 198 CF
SIZE OF THE PLANTER = 160 SF
V1 (PONDING DEPTH) = 160 SF X 0.5' = 80 CF
V2 (SOIL MEDIA) = 160 SF X 1.5' X 0.25 (VOIDS) = 60 CF
V3 (#57 & PEA GRAVEL) = 160 SF X 1' X 0.4 (VOIDS) = 64 CF
TOTAL VOLUME = 204 CF PROVIDED

Planter # 5
AREA TO URBAN BIORETENTION STORMWATER PLANTER 2500 SF
TREAT 1" STORM RUNOFF PER DEQ SPEC. #9
TvBMP = 0.95 x 2500 SF x 0.0833' = 198 CF
SIZE OF THE PLANTER = 159.9 SF
V1 (PONDING DEPTH) = 159.9 SF X 0.5' = 79 CF
V2 (SOIL MEDIA) = 159.9 SF X 1.5' X 0.25 (VOIL = 59 CF
V3 (#57 & PEA GRAVEL) = 159.9 SF X 1' X 0.4 (VOIDS) = 63 CF
TOTAL VOLUME = 201 CF PROVIDED

Planter # 6
AREA TO URBAN BIORETENTION STORMWATER PLANTER 2500 SF
TREAT 1" STORM RUNOFF PER DEQ SPEC. #9
TvBMP = 0.95 x 2500 SF x 0.0833' = 198 CF
SIZE OF THE PLANTER = 159.9 SF
V1 (PONDING DEPTH) = 159.9 SF X 0.5' = 79 CF
V2 (SOIL MEDIA) = 159.9 SF X 1.5' X 0.25 (VOIL = 59 CF
V3 (#57 & PEA GRAVEL) = 159.9 SF X 1' X 0.4 (VOIDS) = 63 CF
TOTAL VOLUME = 201 CF PROVIDED

PLANTER BOX ID	ELEVATIONS						PLANTER DIMENSIONS					
	A	B	C	D	E	F	G (IN)	H1 (IN)	I (FT)	WIDTH (FT)	LENGTH (FT)	SURFACE AREA (SF)
1	3.33	3.17	2.50	VARIES	0.00	0	6"	18"	3.33'	5.06'	31.63'	160.0
2	3.33	3.17	2.50	VARIES	0.00	0	6"	18"	3.33'	4.24'	37.74'	160.0
3	3.33	3.17	2.50	VARIES	0.00	0	6"	18"	3.33'	9.68'	16.53'	160.0
4	3.33	3.17	2.50	VARIES	0.00	0	6"	18"	3.33'			160.0
5	3.33	3.17	2.50	VARIES	0.00	0	6"	18"	3.33'	5.33'	30.00'	160.0
6	3.33	3.17	2.50	VARIES	0.00	0	6"	18"	3.33'	5.33'	30.00'	160.0



TYPICAL PLANTER BOX

PLANTER BOX DETAIL

N.T.S.

TYPICAL PLANTER BOX

1. LENGTH (L) AND WIDTH (W) DIMENSIONS MUST BE A MINIMUM OF 2 FEET EACH.
2. NO STORAGE VOLUME CREDIT IS GIVEN FOR THE MULCH LAYER.
3. SEE VIRGINIA DEQ STORMWATER DESIGN SPECIFICATION NO. 9 FOR ADDITIONAL DESIGN AND CONSTRUCTION INFORMATION
4. THE PLANTER BOX MAY BE CONTAINED IN A PRECAST CONCRETE, CAST-IN-PLACE CONCRETE OR 6"X6" PRESSURE TREATED WOOD VAULT (WALLS AND BASE). OTHER MATERIALS MAY INCLUDE MOLDED POLYPROPYLENE CELLS AND PRECAST MODULAR BLOCK SYSTEMS (VIRGINIA DEQ DESIGN SPECIFICATION NO. 9, SECTION 9-A-1).
5. SINCE PLANTER BOXES ARE LOCATED NEAR THE BUILDING FOUNDATION, WATERPROOFING BY USING A WATERTIGHT CONCRETE SHELL OR AN IMPERMEABLE LINER IS REQUIRED TO PREVENT SEEPAGE.
6. AN ATRIUM GRATE OR EQUIVALENT MAY BE USED FOR THE OVERFLOW ON TOP OF THE PVC STANDPIPE.
7. CONTRACTOR TO ENSURE THAT THE PROPER DOWNSPOUTS DISCHARGE INTO THE PLANTER BOX. RIVER ROCK OR OTHER ENERGY DISSIPATION SHALL BE USED WHERE DOWNSPOUTS TIE INTO THE PLANTER BOX.
8. FOR PLANTER BOXES ATTACHED TO THE FOUNDATION AND/OR A RETAINING WALL, SEE ARCHITECTURAL PLANS FOR STRUCTURAL DETAILS/REQUIREMENTS.
9. ARLINGTON COUNTY DOES NOT REVIEW THE WATERPROOFING DESIGN AND THE OWNER/DEVELOPER AGREES HOLD ARLINGTON COUNTY HARMLESS IN THE EVENT OF FAILURE.

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
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207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

DRAWN: ___ CHECKED: ___
DATE: 1.4 DRAFT 6/11/2024

750 23RD STREET SOUTH

750 23RD STREET SOUTH
4.1 PLAN
SITE PLAN #___
ARLINGTON COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KAREN L. S. WHITE
Lic. No.041850
8/30/2024
PROFESSIONAL ENGINEER

SUBMISSIONS

NO.	DESCRIPTION	DATE
	4.1 PRELIMINARY SUBMISSION	6/20/2024
	4.1 PRELIMINARY SUBMISSION 02	8/30/2024

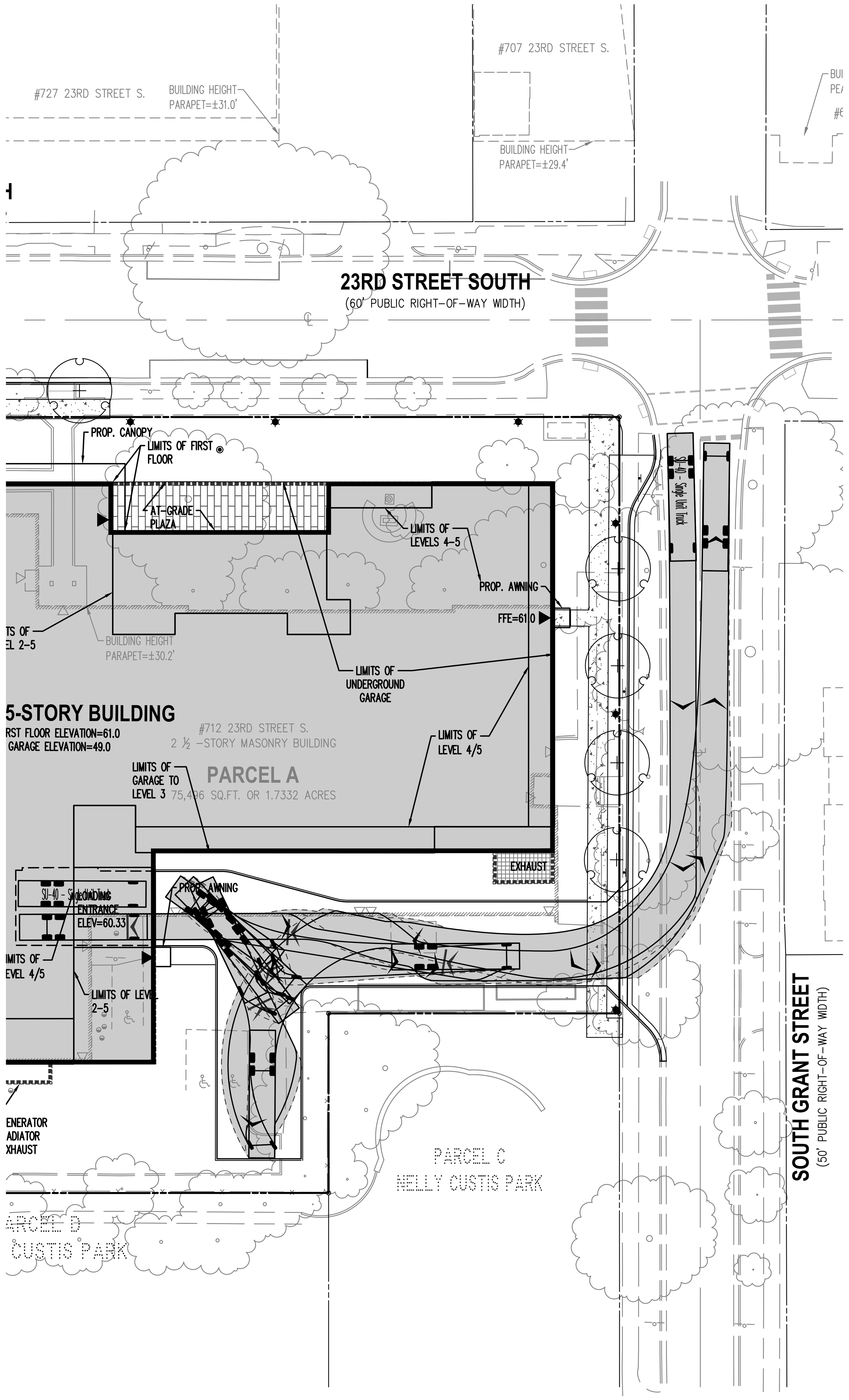
SCALE: 1" = 25'

SHEET TITLE:

WATER QUALITY

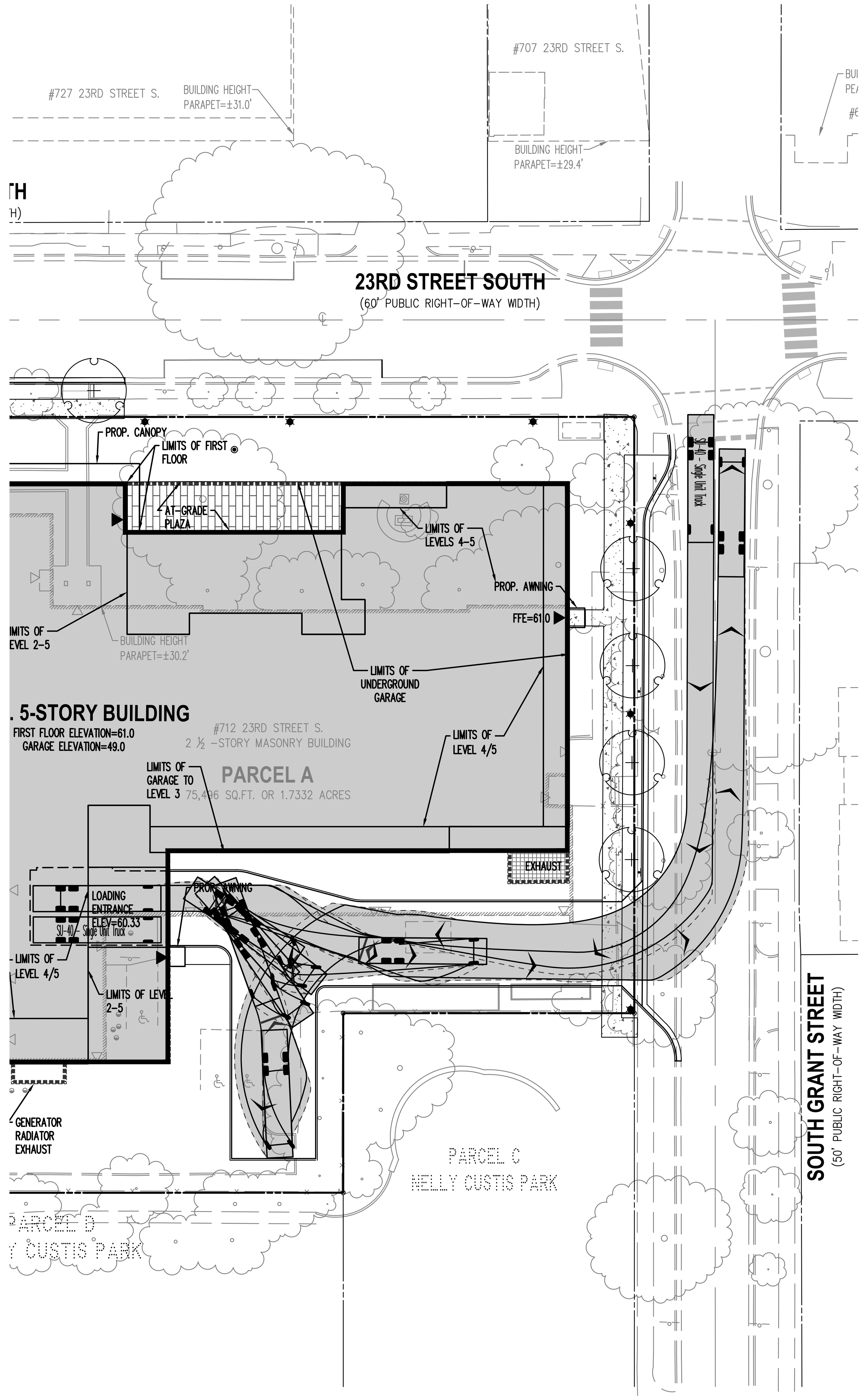
SHEET #:

C-0703

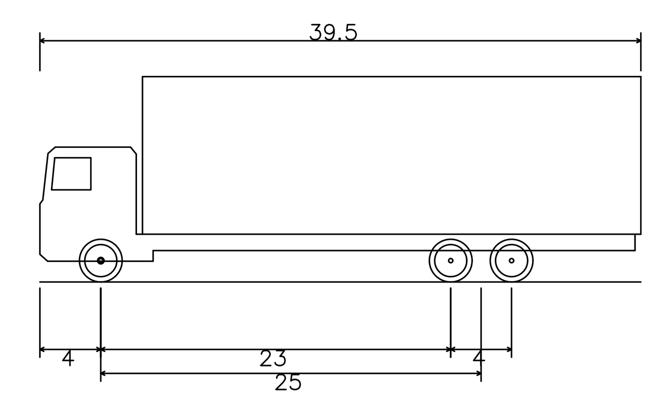


LOADING BAY #1

25 0 12.5 25 50 100
(IN FEET)
1" = 25'



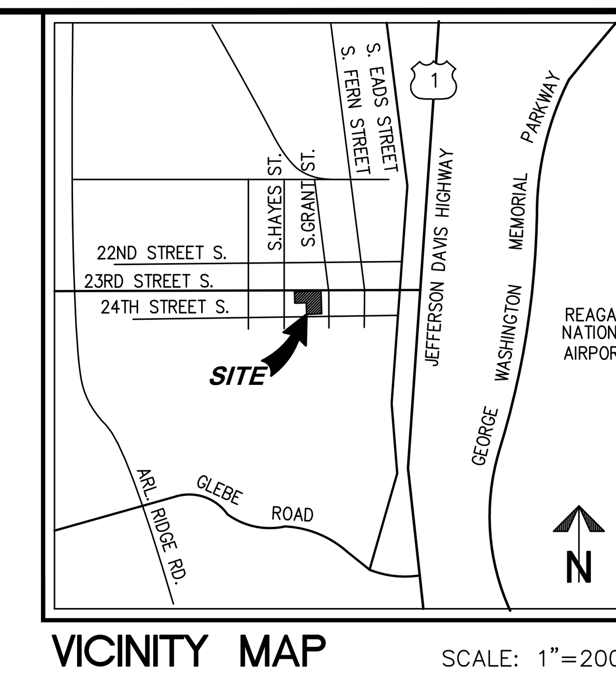
LOADING BAY #2



SU-40 – Single Unit Truck

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

10 0 5 10 20 40
(IN FEET)
1 INCH = 10'



VICINITY MAP SCALE: 1"=2000'

LEGEND

PROPOSED / DESCRIPTION / EXISTING

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

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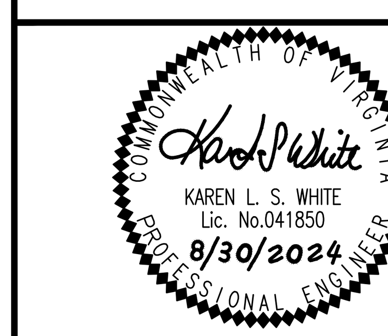
DRAWN: _ CHECKED: _
DATE: 1.4 DRAFT 6/11/2024

750 23RD STREET SOUTH

750 23RD STREET SOUTH
4.1 PLAN
SITE PLAN #___
ARLINGTON COUNTY, VIRGINIA



SUBMISSIONS

NO.	DESCRIPTION	DATE
	4.1 PRELIMINARY SUBMISSION	6/20/2024
	4.1 PRELIMINARY SUBMISSION 02	8/30/2024

SCALE: 1" = 25'

SHEET TITLE:

TRUCK TURN EXHIBIT

SHEET #:

C-1101