

STANDARD DRAWING LEGEND FOR ENTIRE PLAN SET (NOT TO SCALE)		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ONSITE PROPERTY LINE / R.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
CURB AND GUTTER		
====	CONCRETE CURB & GUTTER	====
====	SPILL CURB	====
====	TRANSITION CURB	====
====	DEPRESSED CURB AND GUTTER	====
---	UTILITY POLE WITH LIGHT	---
---	POLE LIGHT	---
---	TRAFFIC LIGHT	---
○	UTILITY POLE	○
○	TYPICAL LIGHT	○
☆	ACORN LIGHT	☆
▽	TYPICAL SIGN	▽
△	PARKING COUNTS	△
---	CONTOUR LINE	---
---	SPOT ELEVATIONS	---
---	SANITARY LABEL	---
---	STORM LABEL	---
---	SANITARY SEWER LATERAL	---
---	UNDERGROUND WATER LINE	---
---	UNDERGROUND ELECTRIC LINE	---
---	UNDERGROUND GAS LINE	---
---	OVERHEAD WIRE	---
---	UNDERGROUND TELEPHONE LINE	---
---	UNDERGROUND CABLE LINE	---
---	STORM SEWER	---
---	SANITARY SEWER MAIN	---
---	HYDRANT	---
---	SANITARY MANHOLE	---
---	STORM MANHOLE	---
---	WATER METER	---
---	WATER VALVE	---
---	GAS VALVE	---
---	GAS METER	---
---	TYPICAL END SECTION	---
---	HEADWALL OR ENDWALL	---
---	YARD INLET	---
---	CURB INLET	---
---	CLEAN OUT	---
---	ELECTRIC MANHOLE	---
---	TELEPHONE MANHOLE	---
---	ELECTRIC BOX	---
---	ELECTRIC PEDESTAL	---
---	MONITORING WELL	---
---	TEST PIT	---
---	BENCHMARK	---
---	BORING	---

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

4.1 SITE PLAN

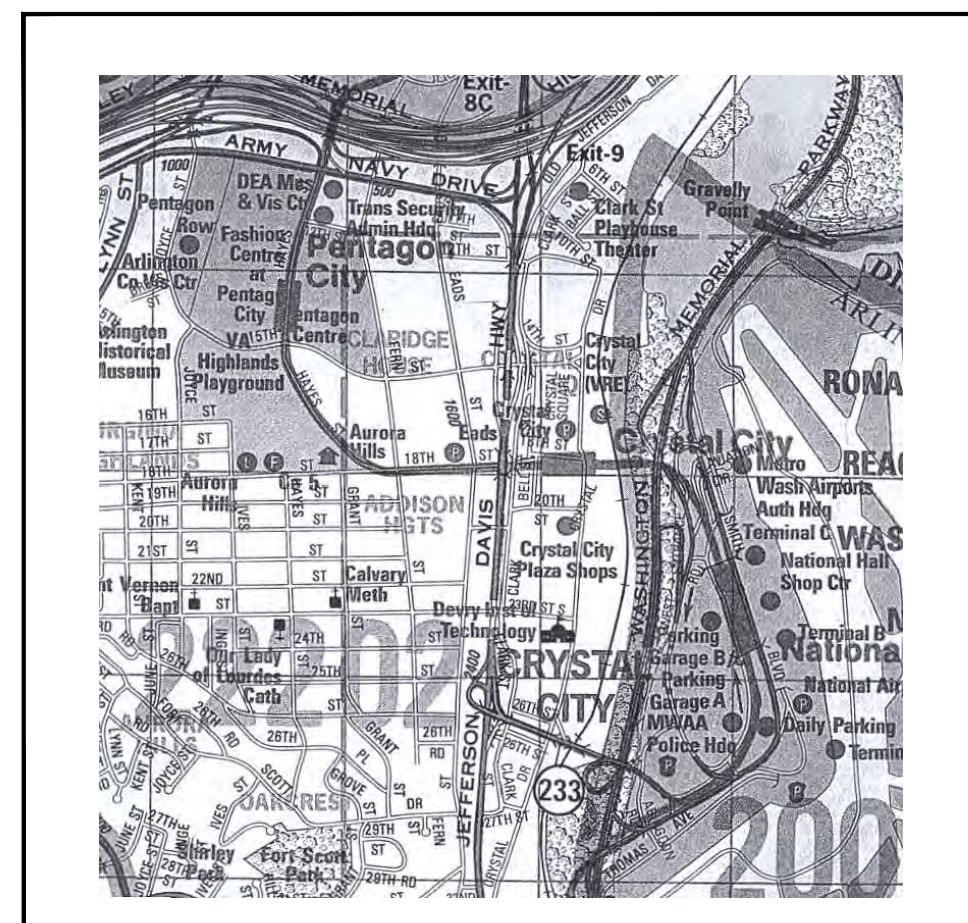
FOR

SOUTH EADS LLC

CRYSTAL CITY

RESIDENTIAL

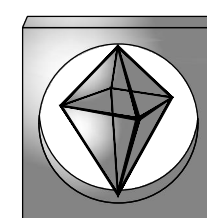
LOCATION OF SITE
FORMER CRYSTAL CITY POST OFFICE
1720 SOUTH EADS STREET
ARLINGTON COUNTY, VA



LOCATION MAP
 COPYRIGHT ADC THE MAP PEOPLE
 PERMIT USE NO. 20602153-5
 SCALE: 1"=200'

DEVELOPER
 SOUTH EADS LLC
 1751 PINNACLE DR. #700
 MCLEAN, VA 22102
 CONTACT: STEPHAN RODICER
 PHONE: (703) 852-5718

PREPARED BY



BOHLER
ENGINEERING

22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
 Phone: (703) 709-9500
 Fax: (703) 709-9501

www.BohlerEngineering.com

CONTACT: DANIEL M. DUKE P.E.

CONTACT INFORMATION

REFERENCES

• **ALTA / ACSM LAND TITLE SURVEY:**
 ENTITLED: "ALTA / ACSM LAND TITLE SURVEY KETTLER #1720 SOUTH EADS STREET CRYSTAL CITY ARLINGTON COUNTY, VIRGINIA."
 PREPARED BY: BOHLER ENGINEERING
 DATED 02/03/11
 PROJECT NO.: SS112004

• **BOUNDARY AND TOPOGRAPHIC SURVEY:**
 ENTITLED: "BOUNDARY AND TOPOGRAPHIC SURVEY KETTLER #1720 SOUTH EADS STREET CRYSTAL CITY ARLINGTON COUNTY, VIRGINIA."
 PREPARED BY: BOHLER ENGINEERING
 DATED 08/27/11
 PROJECT NO.: SS112004

• **LANDSCAPE ARCHITECT:**
 CAD FILE ENTITLED: "L_SPOT_CCPD.dwg"
 PREPARED BY: LSG LANDSCAPE ARCHITECTURE
 DATED 02/14/12
 PROJECT NO.: CCPD

• **ARCHITECT:**
 CAD FILES ENTITLED: A-3-0-1.DWG, A-3-0-2.DWG, A-3-0-3.DWG, A-3-0-4.DWG, A-3-1.DWG, A-3-2.DWG, A-3-3.DWG, A-3-4.DWG, A-3-5.DWG, A-3-11.DWG, A-3-12.DWG
 PREPARED BY: KITY
 DATED 02/03/12

UTILITY COMPANY

UTILITY COMPANY	PHONE NUMBER
ARLINGTON COUNTY DPW - DIANA MCCOLGAN	703-228-7137
COMCAST - CONSOLIDATE	866-808-0099
DOMINION VIRGINIA POWER - UTILIQUEST	703-754-2116
MCI - DISPATCHER	800-289-3427
QUEST GOVERNMENT SERVICES - DON BONDS	703-387-9077
VERIZON - DEAN RASMUSSEN	434-942-8192
WASHINGTON GAS - UTILIQUEST	703-368-4333

SHEET INDEX

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

RPC #35011001

SITE TABULATION

MINIMUM SITE AREA REQUIRED = 600 SF / SLEEPING UNIT = 600 SF x 203 SLEEPING UNITS = 121,800 SF
 SITE AREA = 34,147 SF (0.784 AC)
 EXISTING ZONE = C-M (LIMITED INDUSTRIAL DISTRICT)
 PROPOSED ZONE = C-O-CRYSTAL CITY
 GROSS FLOOR AREA (GFA) = 210,299 SF
 FLOOR AREA RATIO (FAR) = 210,299 SF / 34,147 SF = 6.16
 LOT COVERAGE:
 TOTAL BLDG. FOOTPRINT AREA = 22,469 SF (PARKING GARAGE FOOTPRINT)
 DRIVEWAY AREA = 878 SF
 LOT COVERAGE = (BLDG FOOTPRINT AREA + DRIVEWAY AREA) / SITE AREA
 (PER ACCO. SECTION 1, PAGE 6 OF 11)
 = (22,469 SF + 878) / 34,147 = .68 = 68%
 HEIGHT LIMIT: 110'-0"
 HEIGHT PROPOSED: MAIN 109'-11", PENTHOUSE 128'-11" (11 STORIES)

PARKING TABULATION

RESIDENTIAL:
 TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS (DU) = 203 DU
 PARKING SPACES REQUIRED = 1 SP/DU = 203 SPACES (PER ACCO. SEC.33 C.4.b.3)
 PER C-O-CRYSTAL CITY
 1/1 UNIT FOR 1ST 200 = 225
 1/1 UNIT FOR 200 UNITS = 228
 TOTAL = 453
 TOTAL PARKING SPACES PROVIDED IN THE GARAGE = 181 (SEE SHEET A.03 FOR BREAKDOWN)
 TOTAL COMPACT PARKING SPACES PROVIDED = 11 (6% OF TOTAL SPACES)
 TOTAL H/C PARKING SPACES PROVIDED = 4

BY-RIGHT TABULATION (PER CM ZONE)

FAR = 1.5 ALLOWABLE
 BUILDING = 51,770 SF

BOHLER
ENGINEERING

CORPORATE OFFICE:
 WARREN, NJ

SURVEYORS
 PROJECT MANAGERS
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS

OFFICES:
 SOUTH BOROUGHS, VA
 ALBANY, NY
 CHARLOTTE, NC
 CHERRYVALE, PA
 CLARK COUNTY, VA
 FORT LAUDERDALE, FL
 FORT WORTH, TX
 HARRISBURG, PA
 HUNTSVILLE, AL
 JEFFERSONVILLE, IN
 LITTLE ROCK, AR
 NORTON, VA
 RICHMOND, VA
 WASHINGTON, VA

REVISIONS				
REV	DATE	COMMENT	BY	IPS
1	04/05/12	COUNTY QC COMMENTS		
1	07/12/12	REV PER COUNTY COMMENTS		

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811
 (NV 1-800-345-4545) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7911) (MD 1-800-257-7777) (DE 1-800-282-8629)

PROJECT:	SHEET NUMBER:
4.1 SITE PLAN	C1

FOR
SOUTH EADS
LLC

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

BOHLER
ENGINEERING

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

COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
 Lic. No. 034104
 04/12/12
 PROFESSIONAL ENGINEER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C1
 OF 11

NOTES:

1. THE PROPERTY IS KNOWN AS THE LANDS OF CARRIER REALTY AS RECORDED IN DEED BOOK 2370 PAGE 572, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND HAVING RPC OF 35011001.
2. AREA = 34,147 SQUARE FEET OR 0.784 ACRES.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BOHLER ENGINEERING AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
5. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
7. ELEVATIONS ARE NAVD 88 PER ARLINGTON COUNTY MONUMENT BN040 HAVING A PUBLISHED ELEVATION OF 52.4'.
8. THE PROPERTY IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING) PER PLAN REFERENCE #2.
9. UTILITIES ARE SHOWN PER PRIVATE UTILITY MARKOUT AND FIELD LOCATION PROVIDED BY INSIGHT, LLC.

- REFERENCES:**
1. THE ARLINGTON COUNTY DEPARTMENT OF REAL ESTATE ASSESSMENTS RPC NUMBER 35011001
 2. MAP ENTITLED "FIRM FLOOD, INSURANCE RATE MAP, ARLINGTON COUNTY, VIRGINIA, PANEL 10 OF 25", COMMUNITY-PANEL NUMBER 5155200010B, MAP EFFECTIVE DATE MAY 3, 1982.
 3. MAP ENTITLED "WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY, HUNTINGTON ROUTE RIGHT-OF-WAY PLAN STA. 326+00 TO STA. 337 + 00: DATED AUGUST 1971 AND PREPARED BY DE LEUW, CATHER & COMPANY AND HARRY WEESE & ASSOCIATES.
 4. MAP ENTITLED "ARLINGTON COUNTY, VIRGINIA SANITARY SEWER SYSTEM, MAP 75 SE", DATED 12/14/2010 AND PREPARED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES.
 5. MAP ENTITLED "ARLINGTON COUNTY, VIRGINIA STORM WATER SYSTEM, MAP 75 SE", DATED 12/16/2010 AND PREPARED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES.

- NOTES:**
1. DIMENSION OF OFF SITE EX. BUILDINGS ARE APPROXIMATE AND NOT FIELD VERIFIED.
 2. HEIGHT OF OFF SITE EX. BUILDINGS ARE APPROXIMATE AND NOT FIELD VERIFIED.

LEGAL DESCRIPTION

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

BEGINNING AT A POINT LYING IN THE NORTH LINE OF 18TH STREET SOUTH, 20 FEET FROM THE CENTERLINE THEREOF, SAID POINT OF BEGINNING BEING THE FRONT CORNER COMMON TO PROPERTY OF CARRIER REALTY CORP., AS THE SAME APPEARS DULY RECORDED AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND C.T.S. OF A SUBDIVISION OF PARCELS A-1, A-2, AND B-1, PROPERTY OF WASHINGTON BRICK AND TERRA COTTA COMPANY, AS SAME APPEARS DULY PLATTED AND RECORDED IN DEED BOOK 1804 AT PAGE 448, OF THE AFORESAID LAND RECORDS; THENCE DEPARTING FROM SAID STREET LINE AND RUNNING WITH THE SIDE LINES COMMON TO THE PROPERTY OF CARRIER REALTY CORP., AND PARCEL C.T.S., NORTH 01 DEGREE - 43 MINUTES EAST, 160.00 FEET AND SOUTH 88 DEGREES - 17 MINUTES EAST, 212.34 FEET TO A POINT LYING IN THE WESTERLY LINE OF SOUTH EADS STREET, THENCE RUNNING WITH SAID WESTERLY LINE OF SOUTH EADS STREET 160.02 FEET ON THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A RADIUS OF 2,839.79 FEET, THE CHORD OF WHICH ARC BEARS SOUTH 03 DEGREES - 18 MINUTES - 16.5 SECONDS EAST, 160.00 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED NORTHERLY LINE OF 18TH STREET SOUTH; THENCE RUNNING WITH SAID NORTHERLY LINE OF 18TH STREET SOUTH NORTH 88 DEGREES - 17 SECONDS WEST, 213.00 FEET TO THE POINT OF BEGINNING; CONTAINING 34,147 SQUARE FEET OF LAND, MORE OR LESS.

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

AND ALSO BEING DESCRIBED AS:

METES AND BOUNDS DESCRIPTION

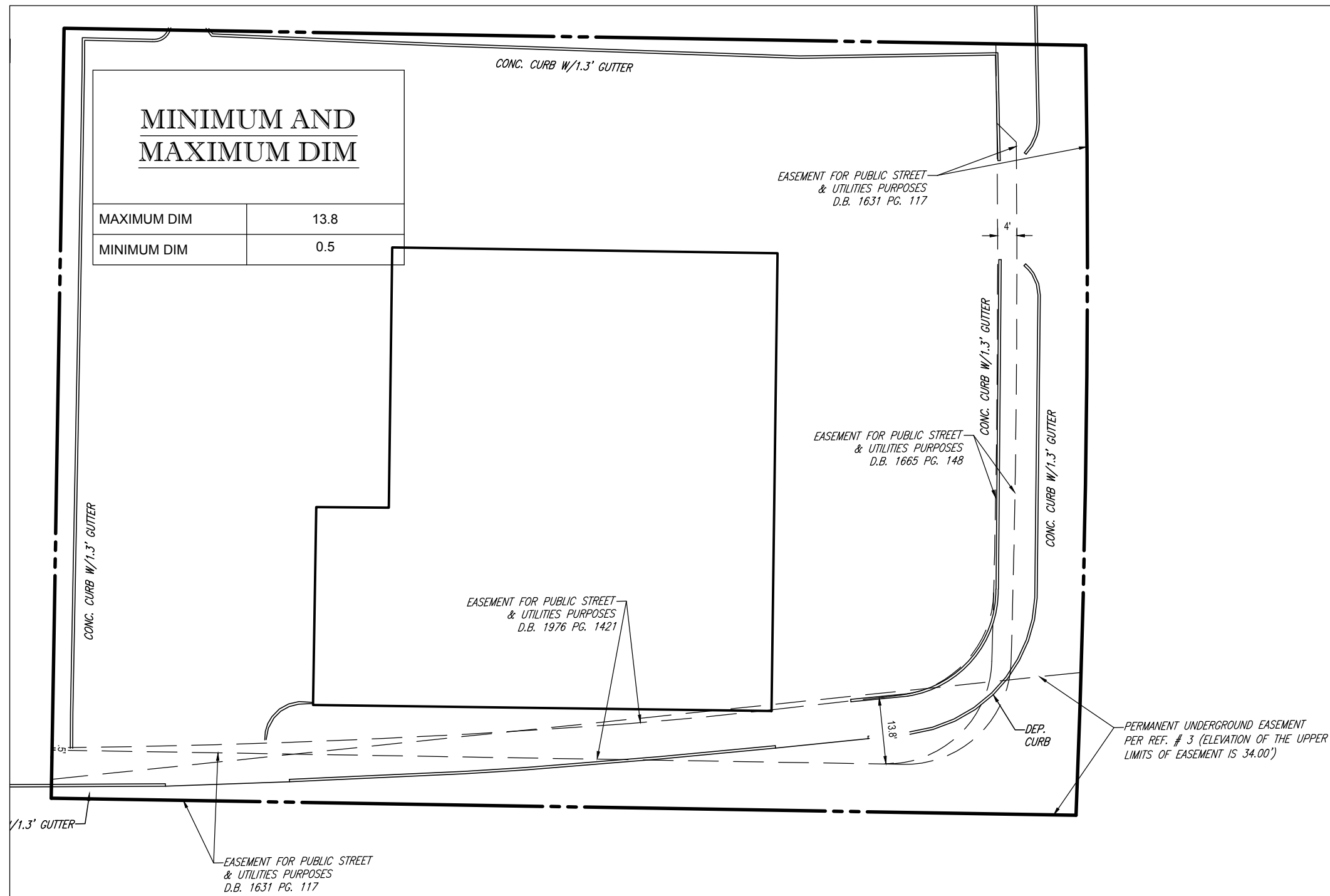
THE LANDS OF
CARRIER REALTY
DEED BOOK 2370 PAGE 572
ARLINGTON COUNTY, VIRGINIA

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

1. SOUTH 85 DEGREES - 57 MINUTES - 26 SECONDS WEST, 213.00 FEET, TO A PK NAIL SET THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LIMITS AND WITH THE DIVISION LINE BETWEEN PARCEL C.T.S., WASHINGTON BRICK AND TERRA COTTA CO. (DEED BOOK 1604 PAGE 449) ON THE WEST, AND THE LANDS OF CARRIER REALTY (DEED BOOK 2370 PAGE 572) ON THE EAST, THE FOLLOWING TWO COURSES AND DISTANCES;
2. NORTH 04 DEGREES - 02 MINUTES - 34 SECONDS WEST, 160.00 FEET TO AN IRON PIPE FOUND, THENCE;
3. CONTINUING, NORTH 85 DEGREES - 57 MINUTES - 26 SECONDS EAST, 212.34 FEET TO A PK NAIL SET ON THE SAID WESTERLY RIGHT OF WAY LIMITS OF SOUTH EADS STREET, THENCE WITH SAID WESTERLY RIGHT OF WAY LIMIT;
4. 160.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2839.79 FEET, A CENTRAL ANGLE OF 03 DEGREES - 13 MINUTES - 43 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 04 DEGREE - 16 MINUTES - 45 SECONDS EAST, 160.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 34,147 SQUARE FEET OR 0.784 ACRES.

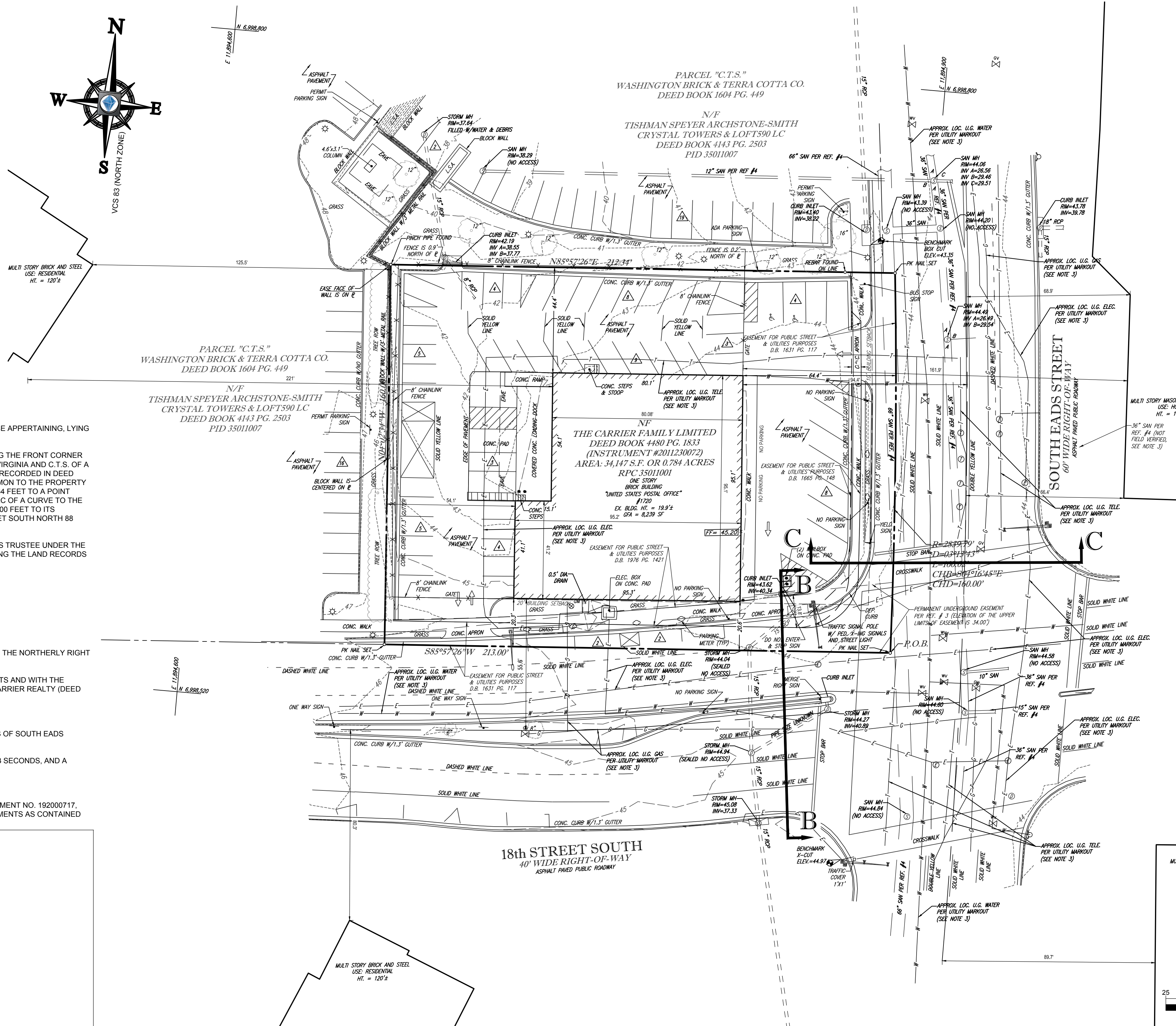
BEING THE SAME PROPERTY AS DESCRIBED IN A TITLE COMMITMENT REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 192000717, WITH AN EFFECTIVE DATE OF JANUARY 26, 2011 AND LAST REVISED FEBRUARY 9, 2011 AND IS SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS AS CONTAINED THEREIN.



EXISTING EASEMENT DETAIL

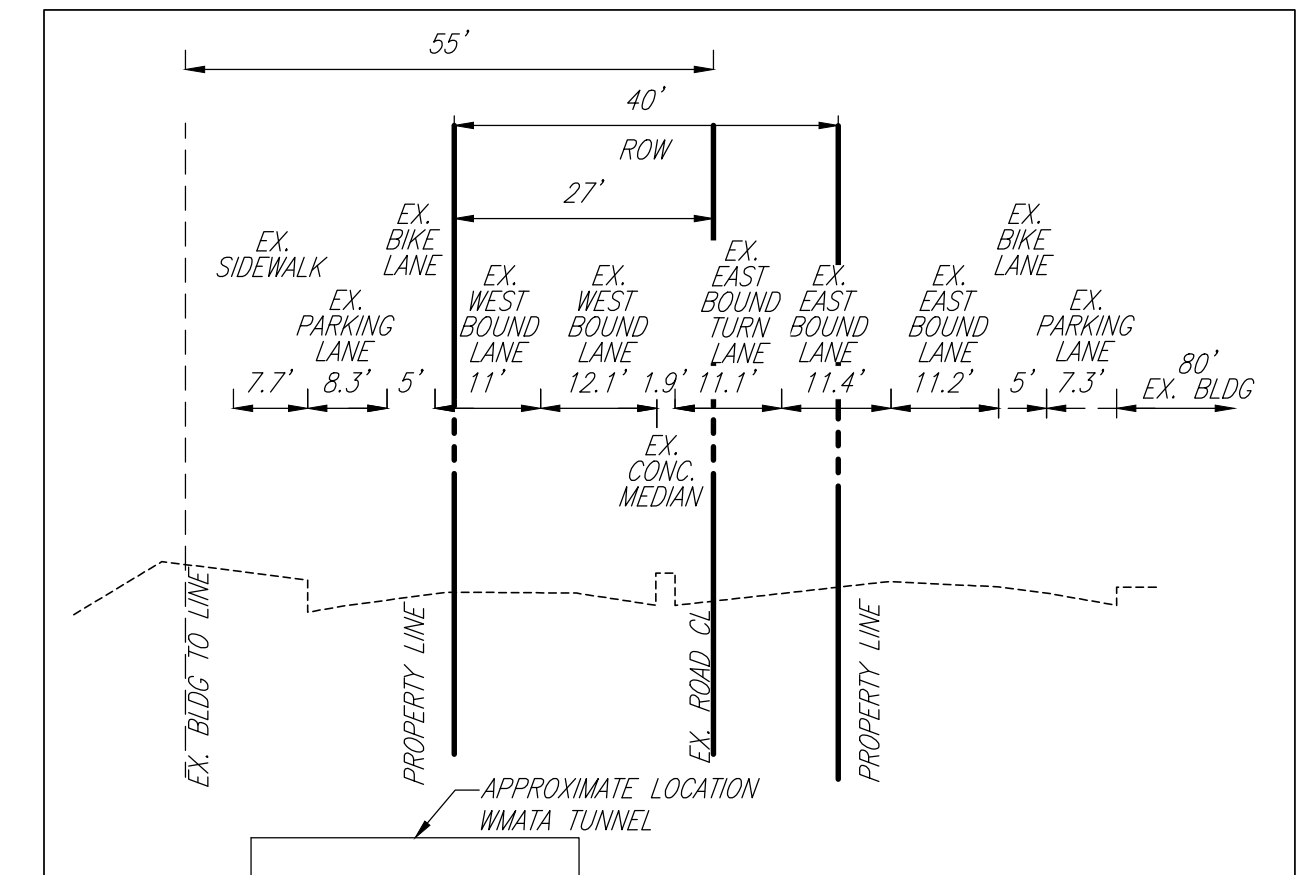
NOTE TO SCALE

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE FROM THE INITIAL OR CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS BEARING TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEPICTED BY THE DRAWINGS AND BY THE CONFORMANCE WITH ALL APPLICABLE REGULATIONS AND CODES.



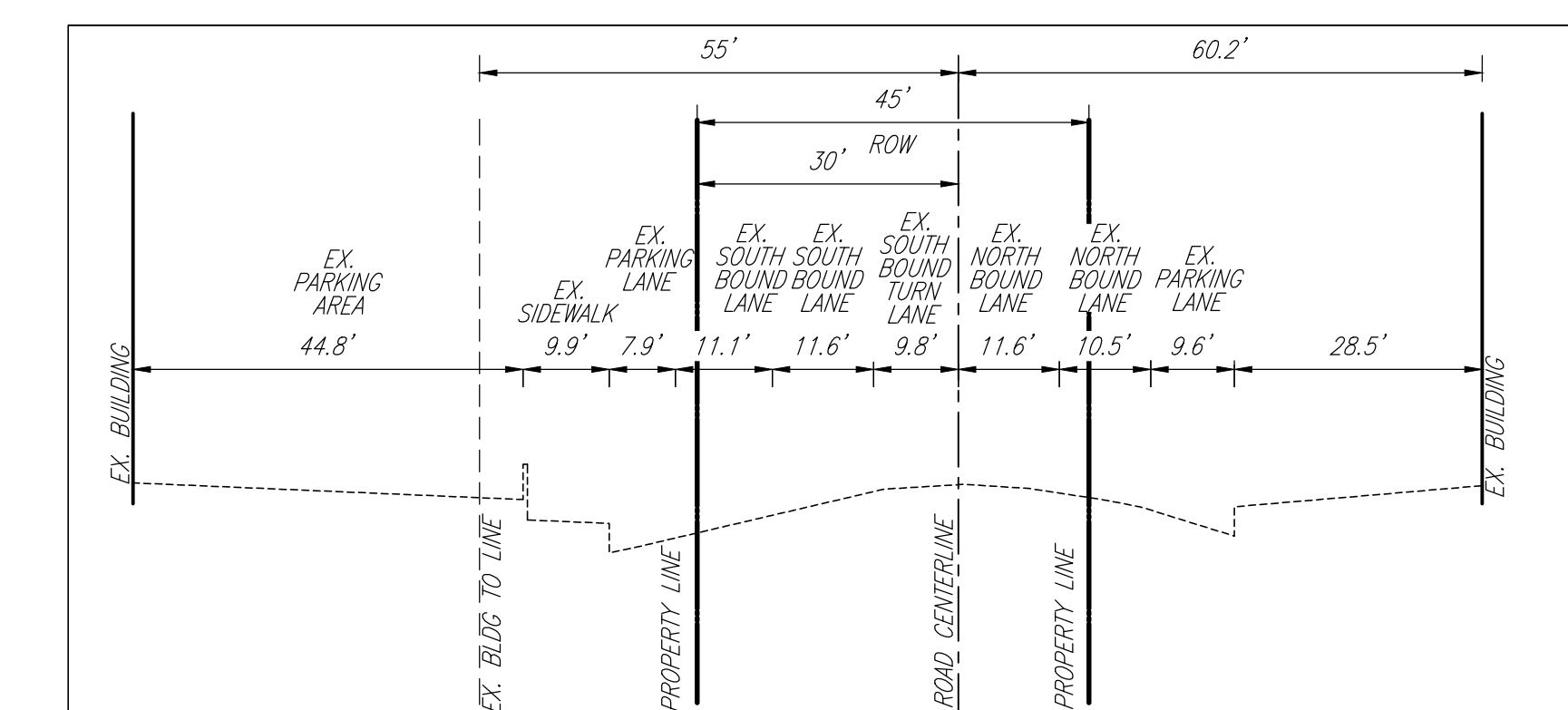
NOTES:

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



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

NOTE TO SCALE



EX. CROSS SECTION C-C @ SOUTH EADS STREET

NOTE TO SCALE

BOHLER ENGINEERING

CORPORATE OFFICE
WARREN, NJ

OFFICES
SOUTH BRIDGE, VA
ALBANY, NY
CHAMBERS, NY
DUNELLEN, VA
FORT LAUDERDALE, FL
GREENSBORO, NC
HARRISBURG, PA
HUNTSVILLE, AL
MEMPHIS, TN
NEW YORK, NY
PHILADELPHIA, PA
RICHMOND, VA
WASHINGTON, DC

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY
1	04/05/12	COUNTY QC COMMENTS	IPS
1	07/12/12	REV PER COUNTY COMMENTS	IPS

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (MV 1-800-245-6848) (PA 1-800-242-1770) (DC 1-800-257-7777) (VA 1-800-552-7071) (MD 1-800-257-7777) (DE 1-800-282-8549)

PROJECT No.: S112004
DRAWN BY: BP
CHECKED BY: MM
DATE: 11/14/11
SCALE: 1" = 25'
CAD I.D.: SU2

4.1 SITE PLAN

FOR
SOUTH EADS LLC

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

BOHLER ENGINEERING

22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
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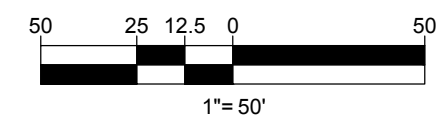
COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
Lic. No. 034104
04/12/12
PROFESSIONAL ENGINEER

SHEET TITLE:
CERTIFIED SURVEY PLAT

SHEET NUMBER:
C2
OF 11



GENERAL NOTE:
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE SPECIFICATIONS OR DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND BY THE CONFORMANCE WITH LOCAL REGULATORY AGENCIES.



BOHLER ENGINEERING

CORPORATE OFFICE:
 WARREN, NJ

OFFICES:
 SOUTH BRIDGE, VA
 ALBANY, NY
 CHAMBERS, NY
 CHESTER, PA
 FORT LAUDERDALE, FL
 GREENSBORO, NC
 HUNTSVILLE, AL
 JEFFERSON, VA
 WASHINGTON, VA

CIVIL & CONSULTING ENGINEERS
 SURVEYORS
 PROJECT MANAGERS
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS

REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF VIRGINIA

REVISIONS

REV	DATE	COMMENT	BY
1	04/05/12	COUNTY QC COMMENTS	IPS
1	07/12/12	REV PER COUNTY COMMENTS	IPS

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PROJECT No.: S112004
 DRAWN BY: BP
 CHECKED BY: MO
 DATE: 11/11/11
 SCALE: 1" = 50'
 CAD I.D.: CD2

4.1 SITE PLAN

FOR
SOUTH EADS LLC

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

BOHLER ENGINEERING

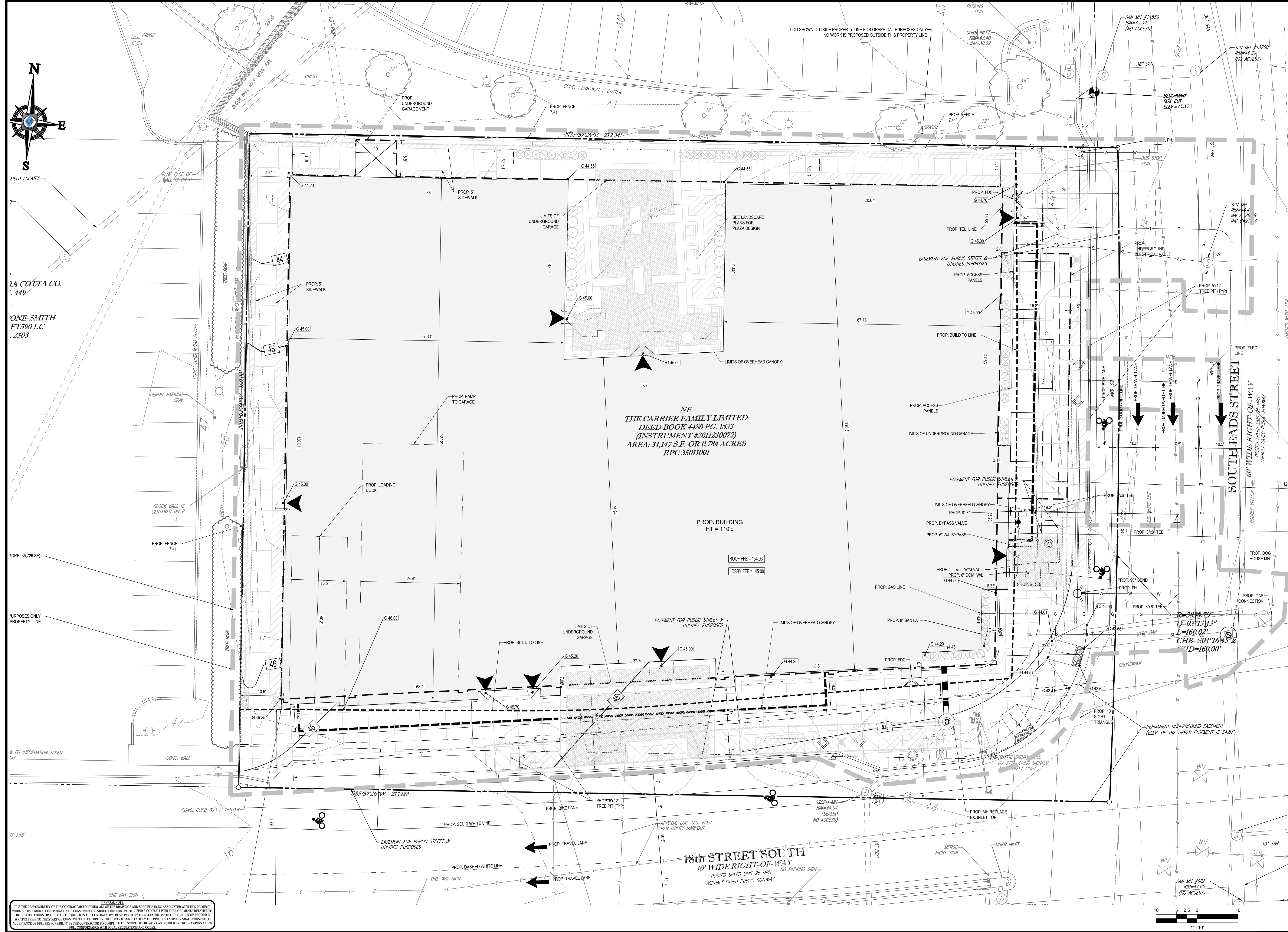
22630 DAVIS DRIVE, SUITE 200
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COMMONWEALTH OF VIRGINIA

DANIEL M. DUKE
 Lic. No. 034104
 04/12/12
 PROFESSIONAL ENGINEER

SHEET TITLE:
CONTEXT MAP WITH AERIAL PHOTOGRAPHY

SHEET NUMBER:
C4
 OF 11



RA COTTA CO.
 449
 ONE-SMITH
 FT 590 LC
 2503

NF
 THE CARRIER FAMILY LIMITED
 DEED BOOK 4480 PG. 1833
 (INSTRUMENT #2011230072)
 AREA: 34,147 S.F. OR 0.784 ACRES
 RPC 35011001

18th STREET SOUTH
 40' WIDE RIGHT-OF-WAY
 POSTED SPEED LIMIT 25 MPH
 ASPHALT PAVED PUBLIC ROADWAY

SOUTH EADS STREET
 60' WIDE RIGHT-OF-WAY
 ASPHALT PAVED PUBLIC ROADWAY

GENERAL NOTE
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CIVIL & CONSULTING ENGINEERS
 SURVEYORS
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 LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY
1	04/05/12	COUNTY QC COMMENTS	IPS
1	07/12/12	REV PER COUNTY COMMENTS	IPS

NOT APPROVED FOR CONSTRUCTION

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

4.1 SITE PLAN

FOR
SOUTH EADS LLC

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

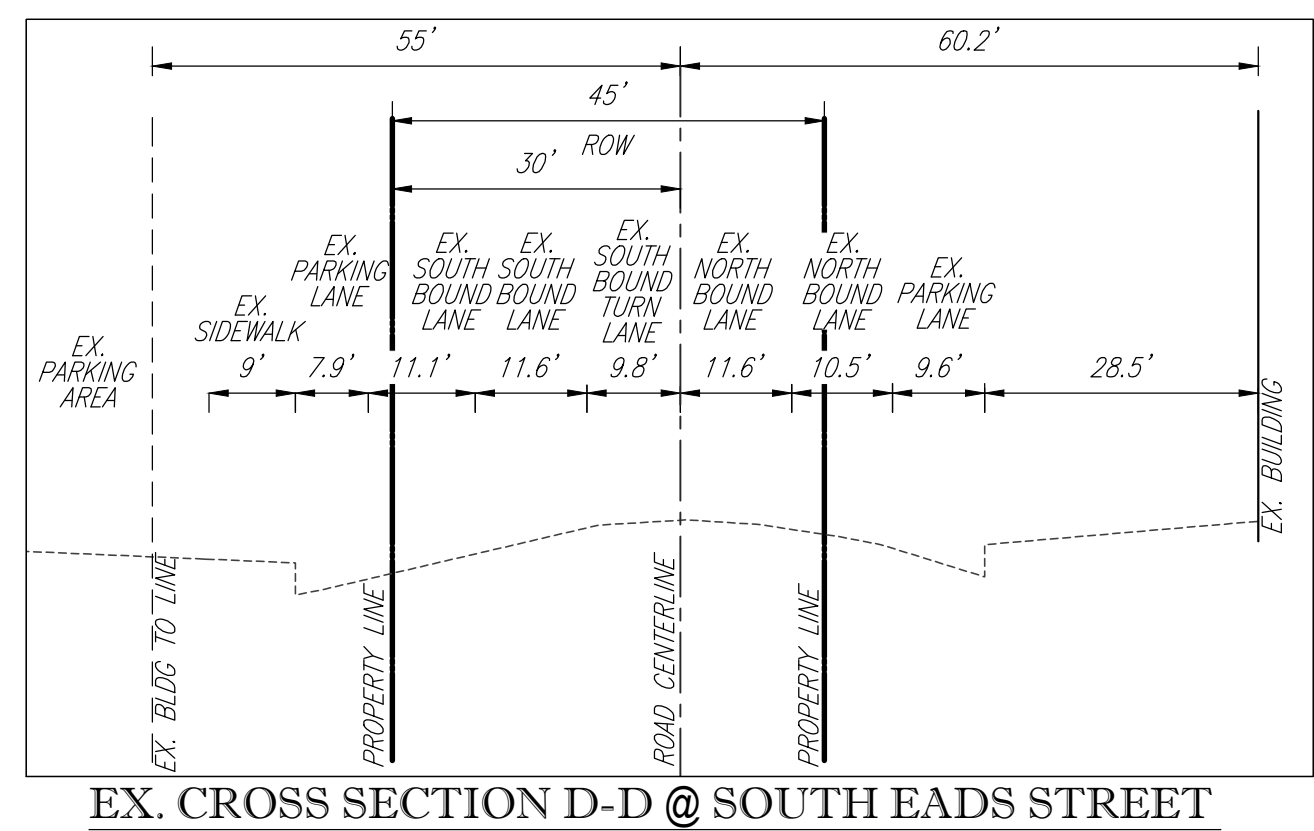
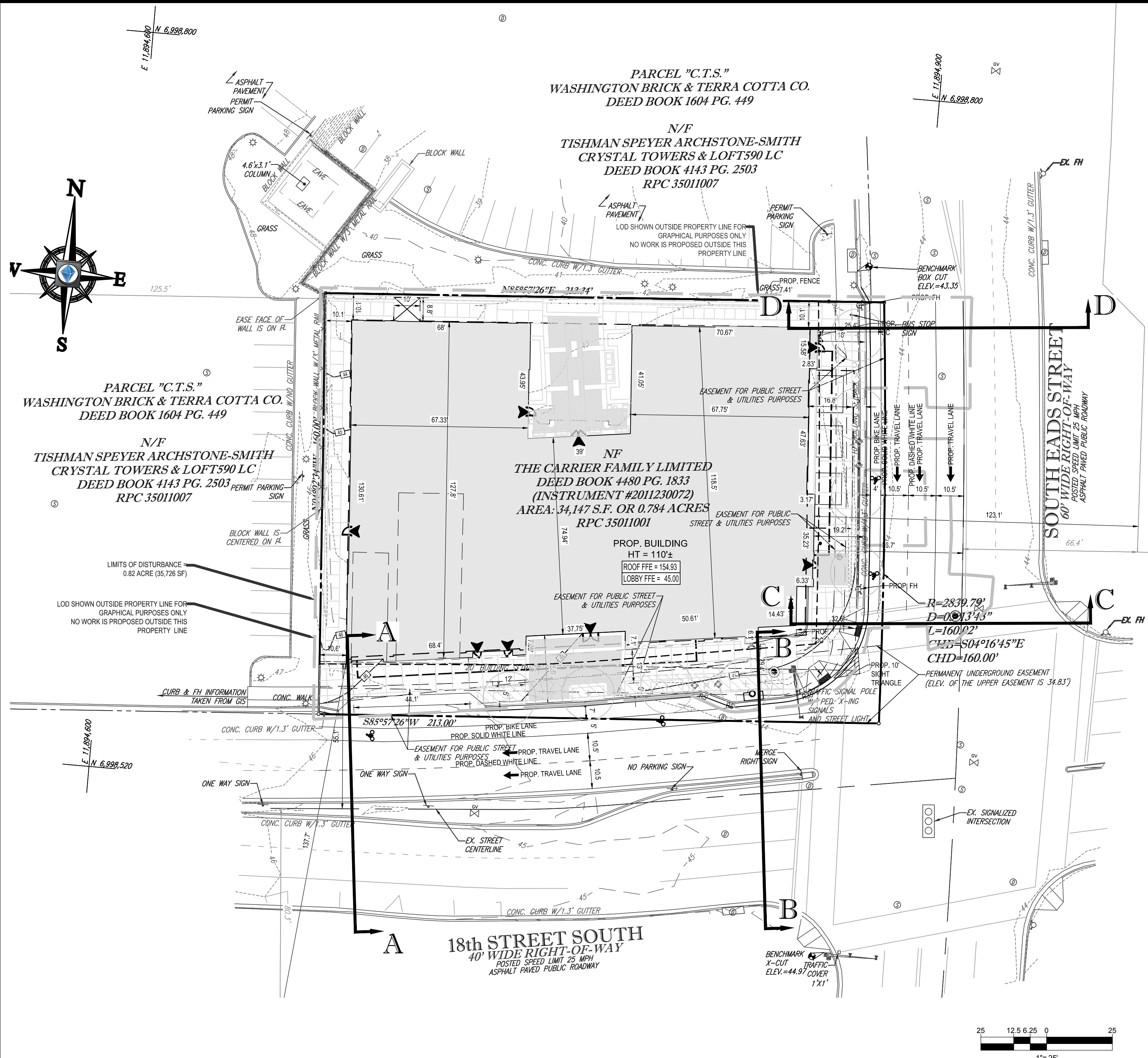
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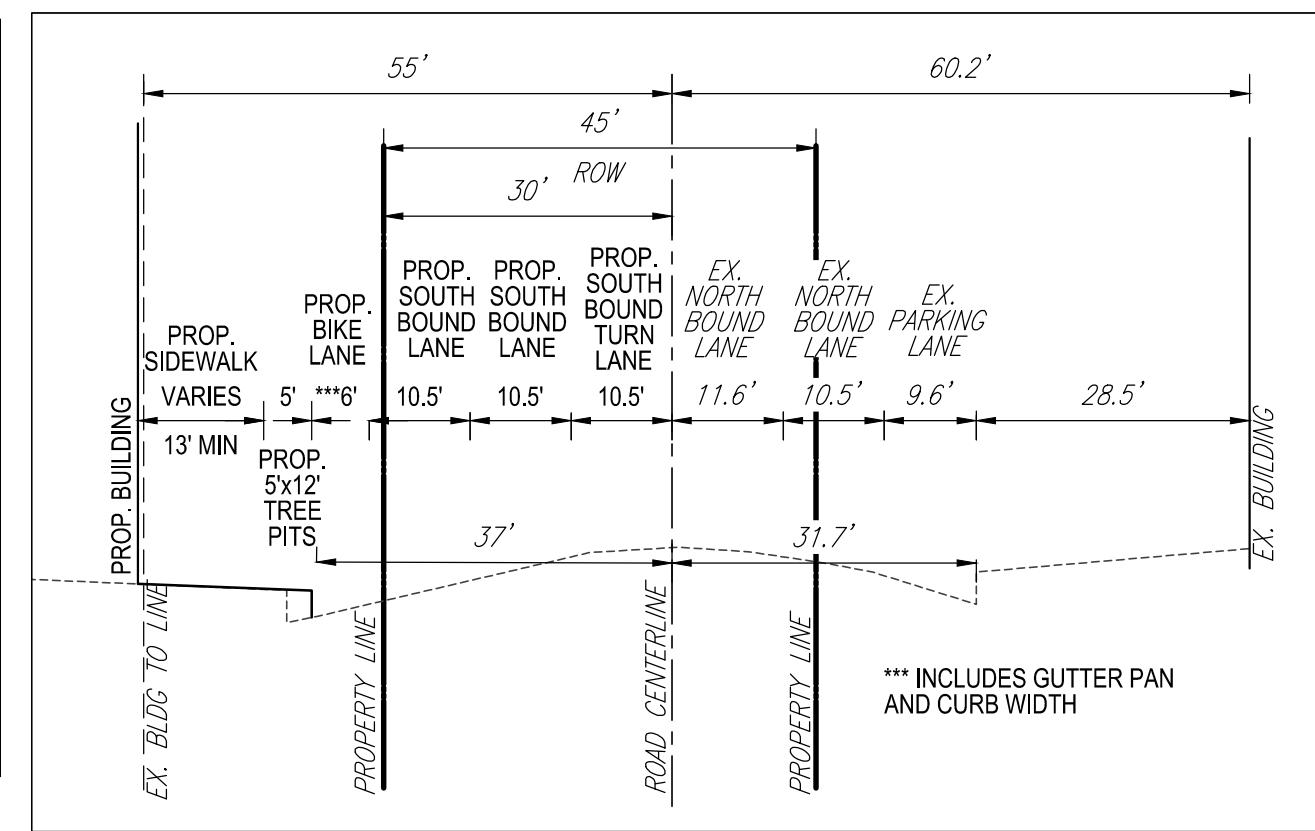
COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
 Lic. No. 034104
 04/12/12
 PROFESSIONAL ENGINEER

SHEET TITLE:
DETAIL SITE PLAN

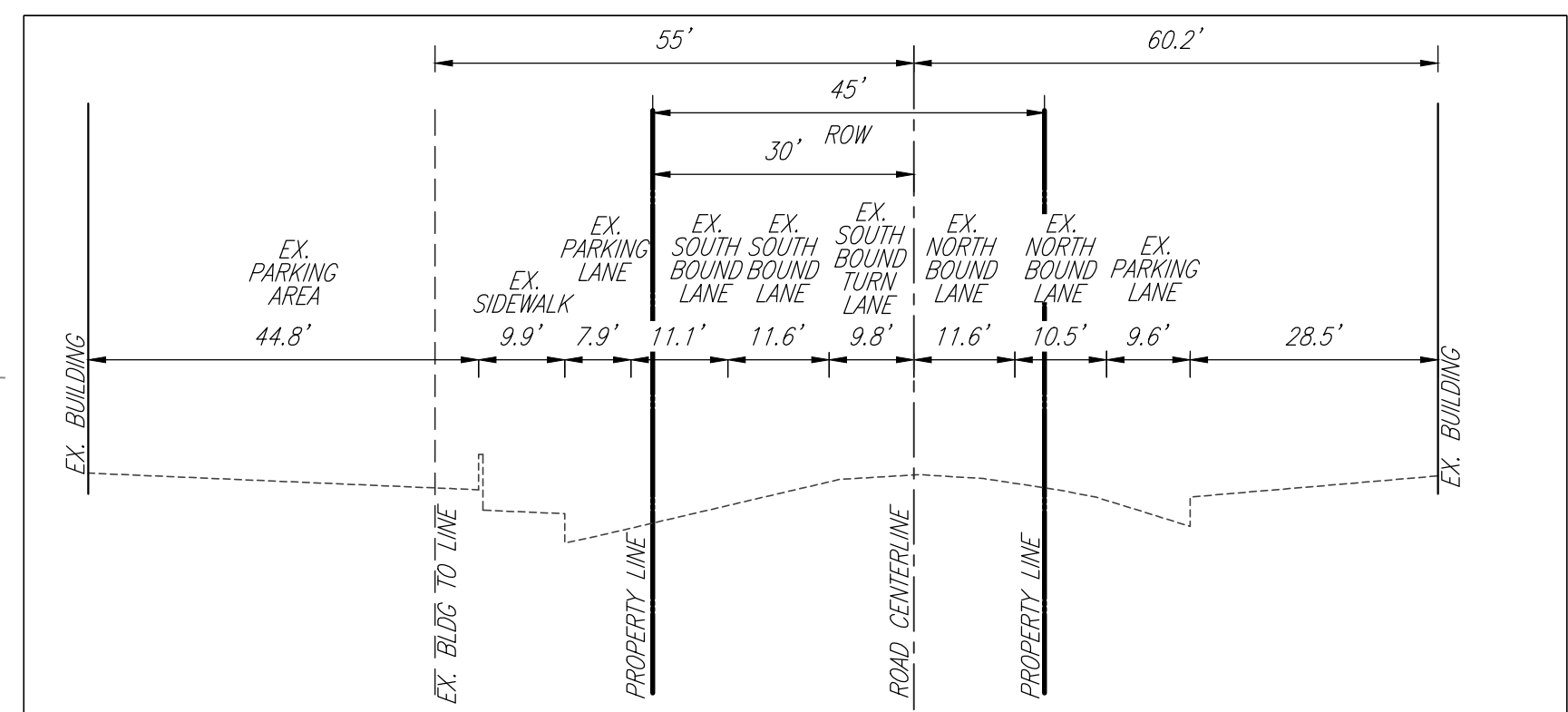
SHEET NUMBER:
C6
 OF 11



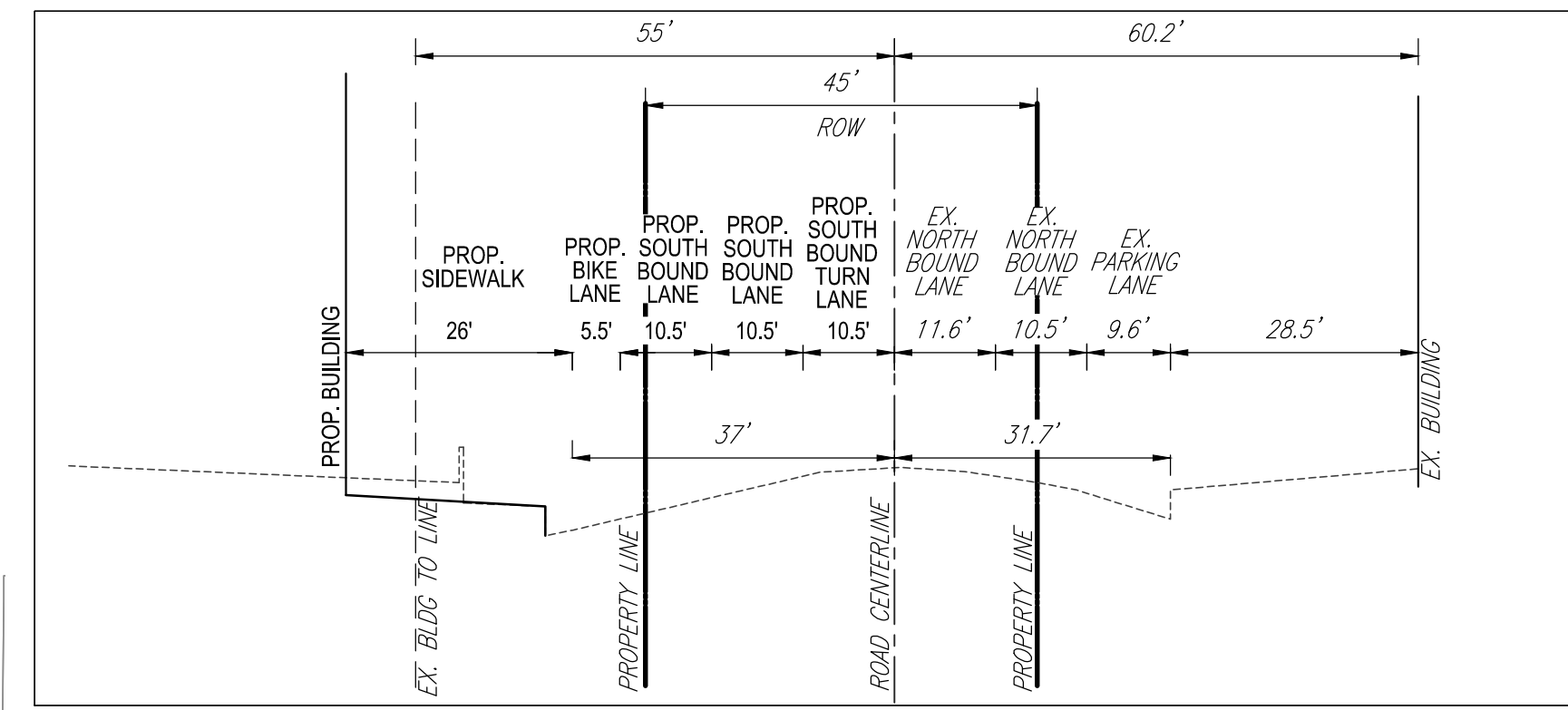
EX. CROSS SECTION D-D @ SOUTH EADS STREET
NOTE TO SCALE



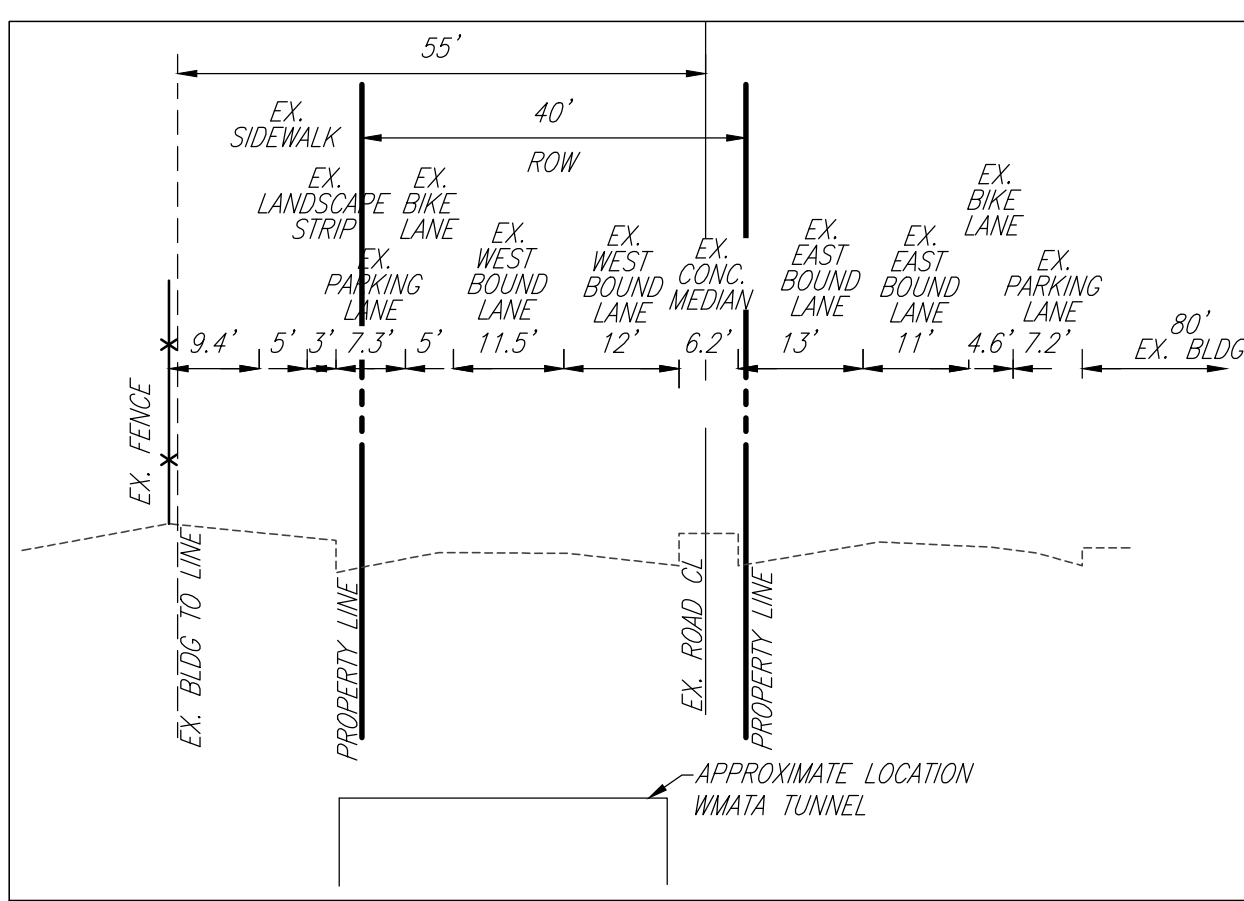
PROP. TURN LANE WITH NO PARKING
CROSS SECTION D-D @ SOUTH EADS STREET
NOTE TO SCALE



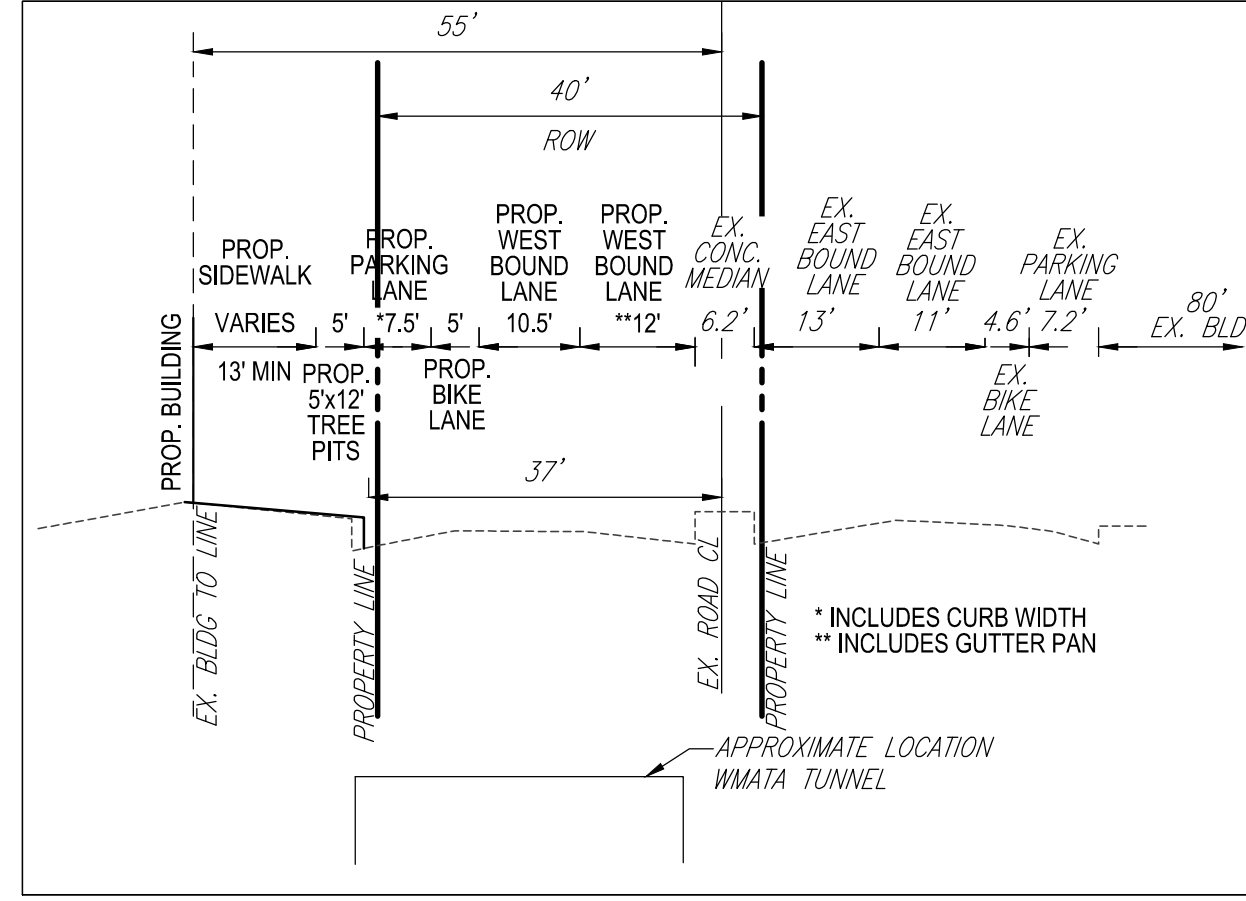
EX. CROSS SECTION C-C @ SOUTH EADS STREET
NOTE TO SCALE



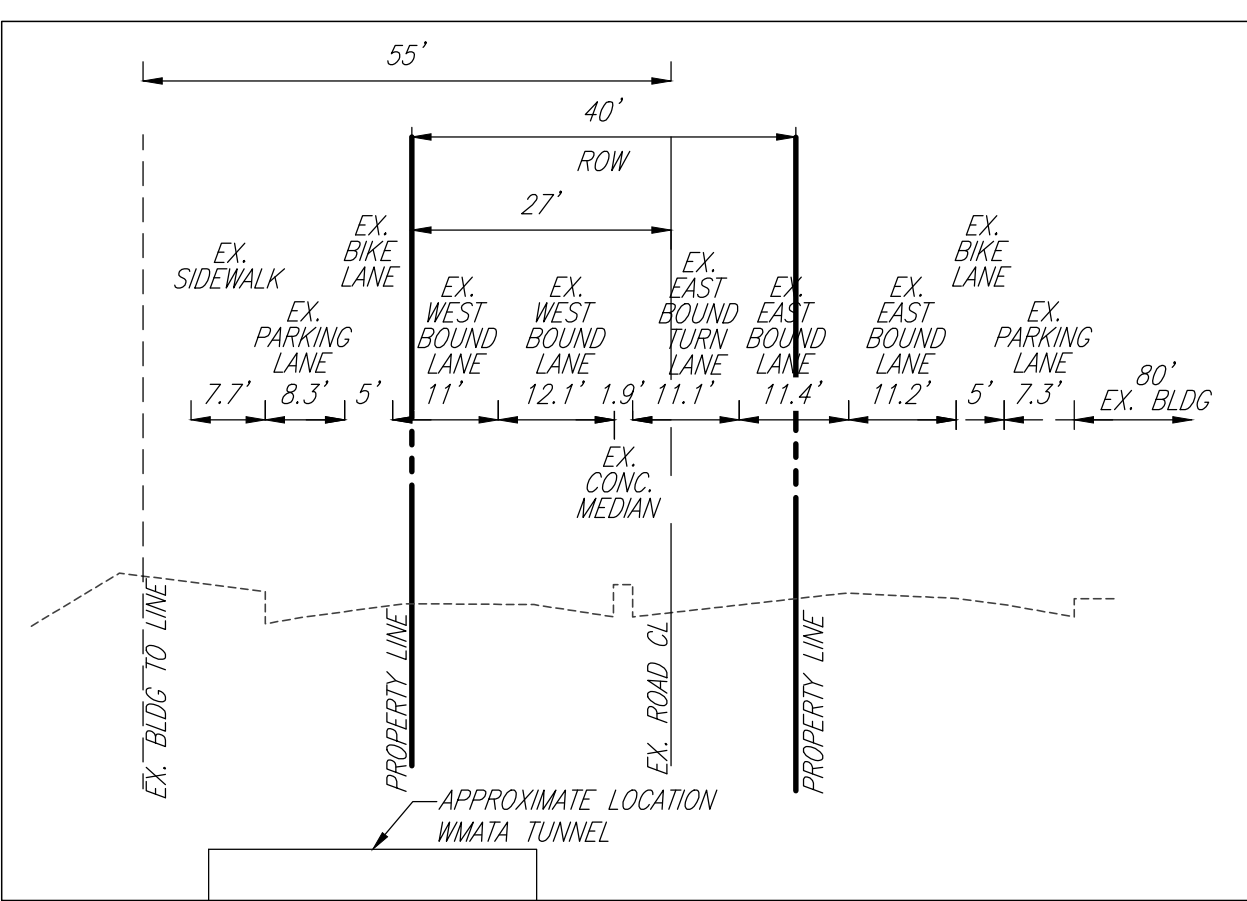
PROP. TURN LANE WITH NO PARKING CROSS SECTION C-C @ SOUTH EADS STREET
NOTE TO SCALE



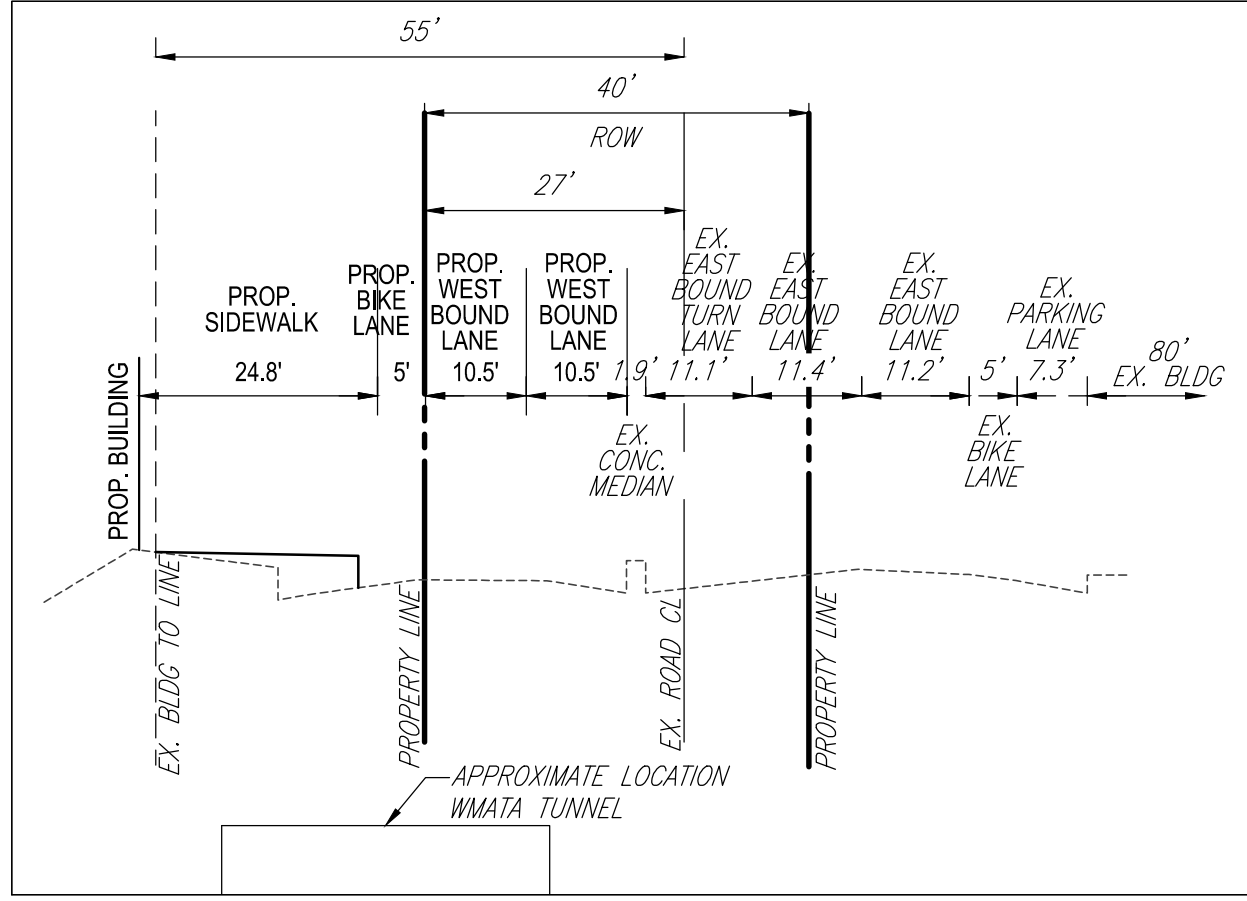
EX. CROSS SECTION A-A @ 18TH STREET SOUTH
NOTE TO SCALE



PROP. A-A CROSS SECTION @ 18TH STREET SOUTH
NOTE TO SCALE



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



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

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

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REVISIONS

REV	DATE	COMMENT	BY
1	04/05/12	COUNTY QC COMMENTS	IPS
1	07/12/12	REV PER COUNTY COMMENTS	IPS

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (WV 1-800-245-4648) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7011) (MD 1-800-257-7777) (DE 1-800-282-8529)

PROJECT: S112004
DRAWN BY: BP
CHECKED BY: MO
DATE: 11/11/11
SCALE: 1" = 25'
CAD I.D.: SS2

4.1 SITE PLAN

FOR
SOUTH EADS LLC

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

BOHLER ENGINEERING

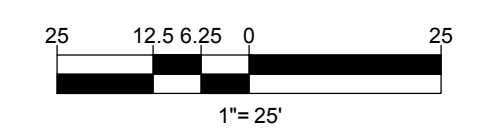
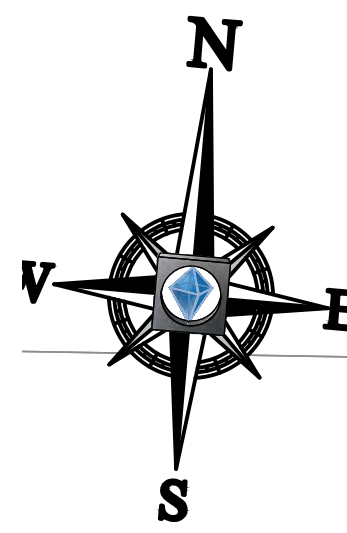
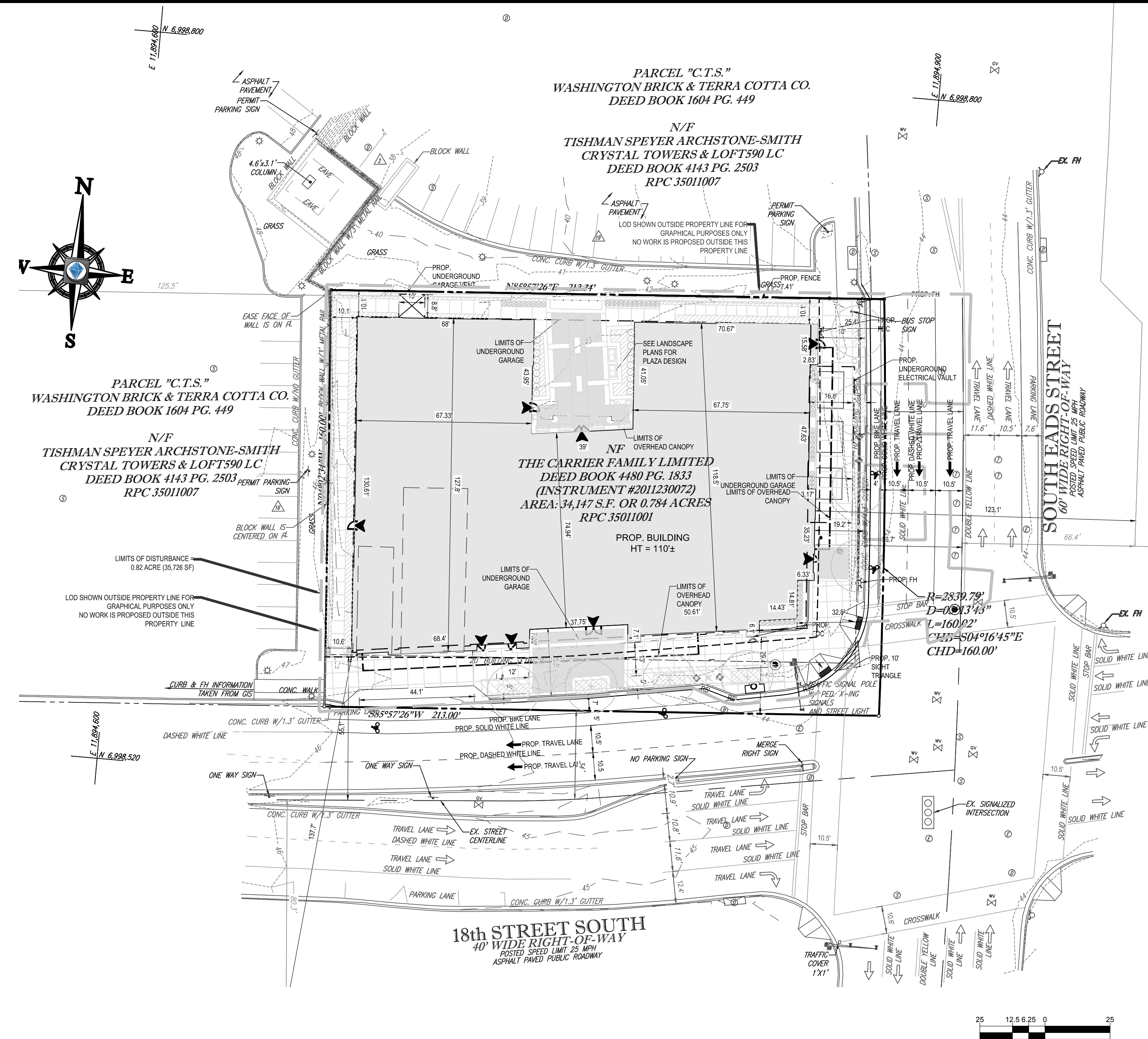
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COMMONWEALTH OF VIRGINIA

DANIEL M. DUKE
Lic. No. 034104
04/12/12
PROFESSIONAL ENGINEER

SHEET TITLE:
SIGHT TRIANGLE PLAN AND STREET CROSS SECTIONS

SHEET NUMBER:
C7
OF 11



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REV	DATE	COMMENT	BY
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PROJECT: S112004

DRAWN BY: BP

CHECKED BY: MO

DATE: 11/11/11

SCALE: 1" = 25'

CAD I.D.: SS2

4.1 SITE PLAN

FOR
SOUTH EADS LLC

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

BOHLER ENGINEERING

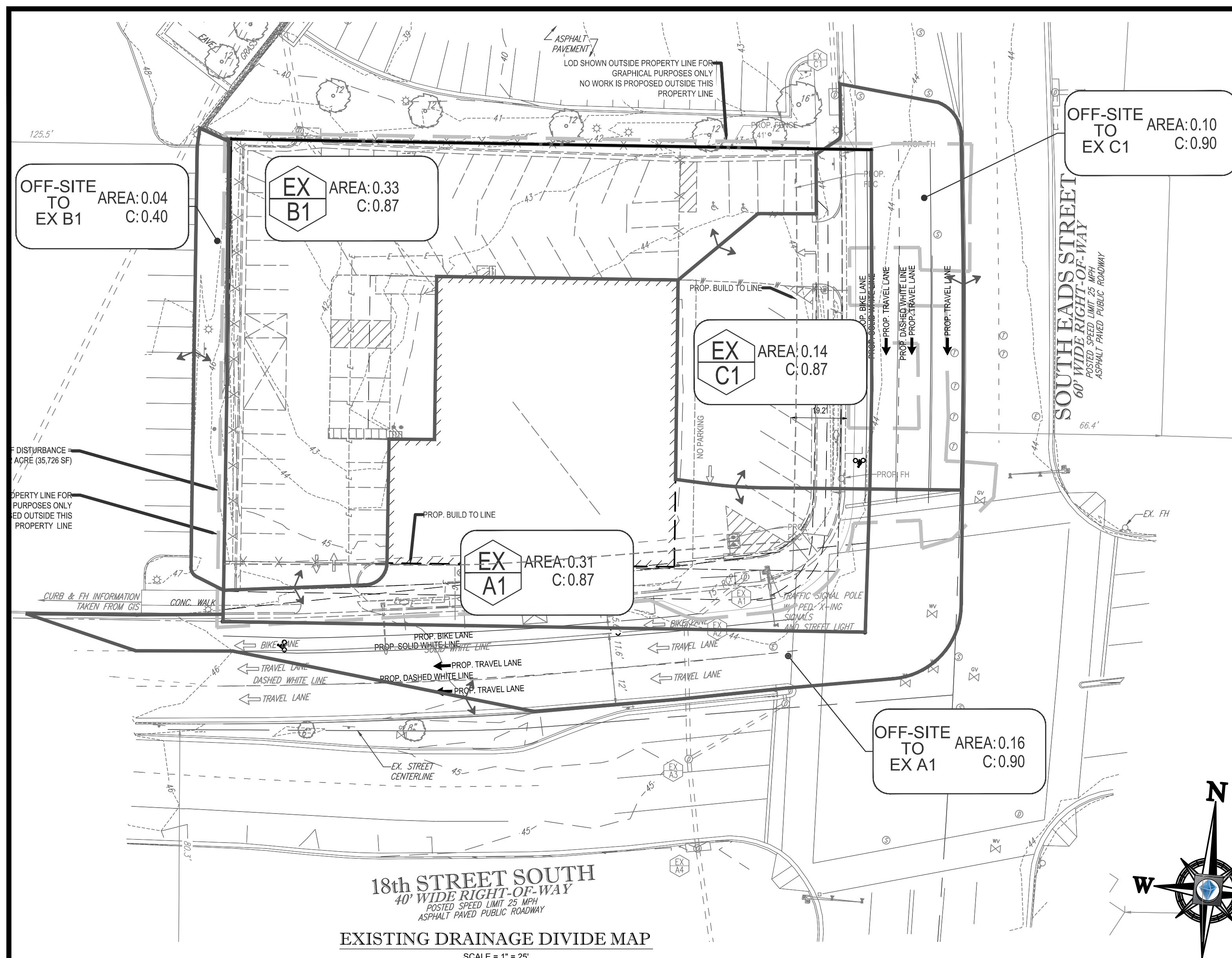
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COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
Lic. No. 034104
04/12/12
PROFESSIONAL ENGINEER

SHEET TITLE:
STRIPING PLAN

SHEET NUMBER:
C8
OF 11

GENERAL NOTE:
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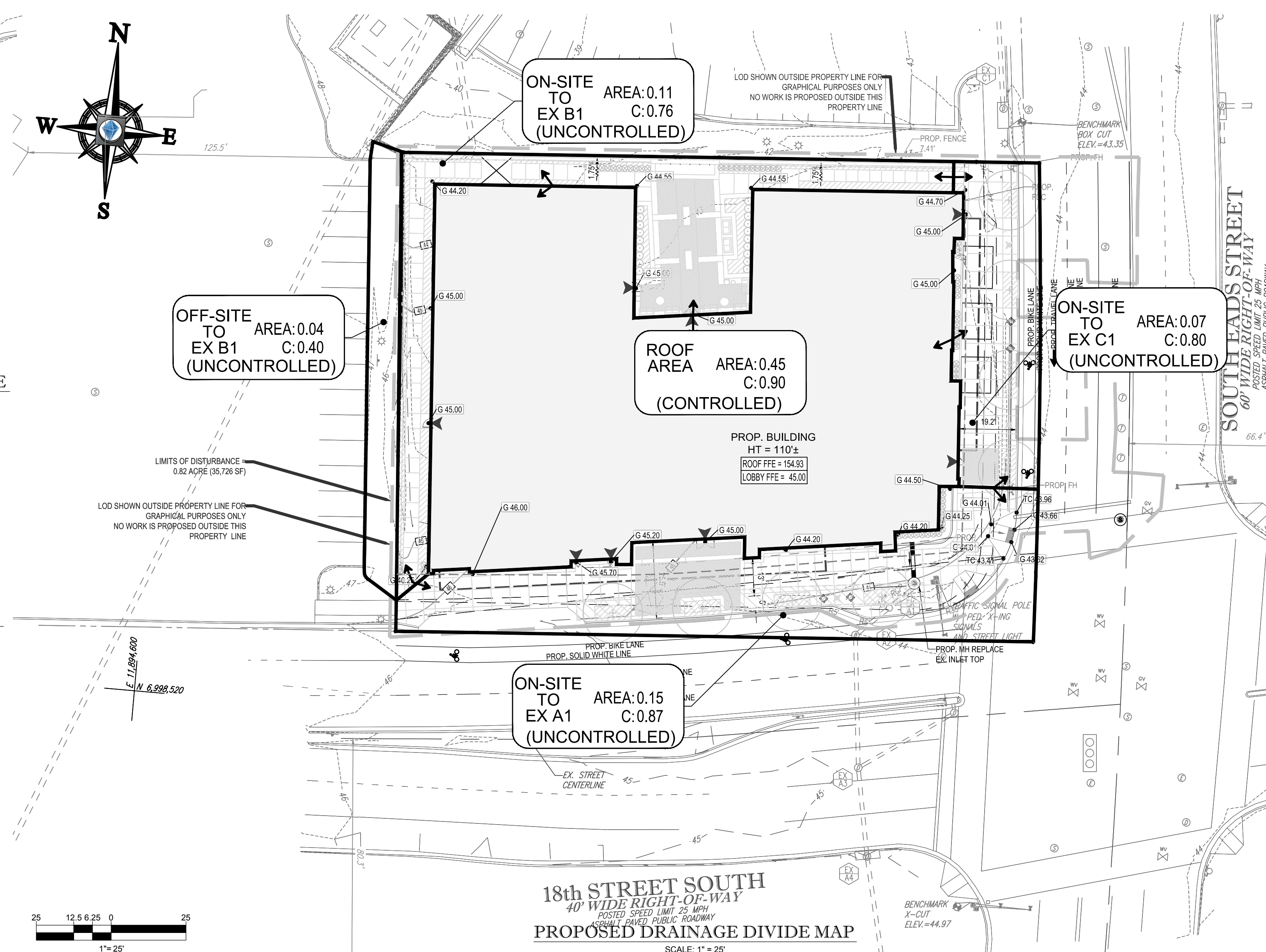
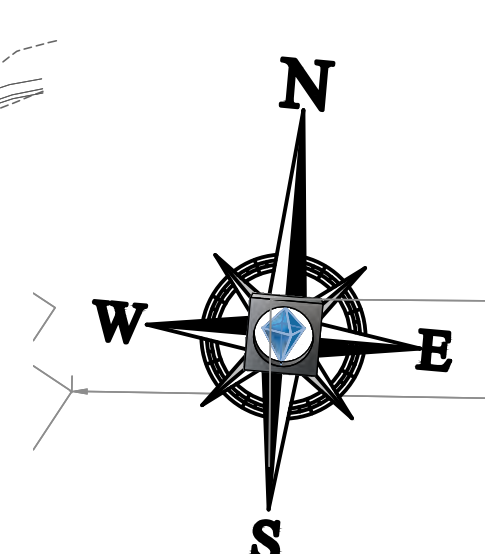


HYDROGRAPH CALCULATIONS

SITE AREA = 34,147 SF (0.78 AC)
 PRE-DEVELOPMENT:
 C VALUE = 0.66 @ 0.20 = 0.53
 TC = 5 MIN
 I_c = 7.30 IN / HR
 Q₀ = 3.01 CFS
 POST-DEVELOPMENT:
 TC = 5 MIN
 I_c = 7.30 IN / HR
 CONTROLLED AREA = 19,528 SF (0.45 AC)
 C VALUE = 0.90
 Q₀ = 2.95 CFS
 UNCONTROLLED AREA = 14,619 SF (0.33 AC)
 C VALUE = 0.81
 Q₀ = 1.95 CFS
 ALLOWABLE RELEASE RATE = 3.01 CFS - 1.95 CFS = 1.06 CFS

STORM SEWER ADEQUACY CALCULATIONS

TO BE PROVIDED WITH FINAL CONSTRUCTION DOCUMENTS



Arlington County Chesapeake Bay Preservation Ordinance Stormwater Requirements Worksheet

Step 1. Enter site characteristics and determine impact area

Total Site Area	Area (sf)	%
Existing Impervious Cover	32,481	95.2%
Proposed Impervious Cover	31,952	93.6%
Average Land Cover condition	5484	16.0%
90% of Existing Impervious Cover	29,242	85.6%
Impact area (sf)		
pre=avg, post=avg	No	
pre=avg, post=pav	No	
pre=avg	Yes	27.10
Total Impact Area		27.10
Impact area > 50% of total impervious area		No
Impact Area Requirement		27.10
Maximum Watershed Management Fund fee	\$ 2.50	\$ 6.775

Step 2. Vehicle-related pavement treatment

Vehicle-related pavement	Area (sf)	
Required to be treated	745	
Required min. treatment efficiency	50%	
Treatment credit needed	372	Multiple watershed Impact Area Requirement
Permeable paving system	Impervious area reduction (sf)	Treatment Credit (sf)
Additional BMPs	Impervious area treated (sf) (A)	Treatment efficiency (B)
		Treatment Credit (sf) (A x B)
Total vehicle-related pavement stormwater treatment credits		0

Step 3. Additional treatment

Permeable paving system	Impervious area reduction (sf)	Treatment Credit (sf)
Additional BMPs	Impervious area treated (sf) (A)	Treatment efficiency (B)
		Treatment Credit (sf) (A x B)
Total additional treatment credits		195.20

Step 4. Determine compliance

Impact area	Area (sf)	Exception eligibility
Total treatment credits	27.10	Percent of required treatment credits from "fund" reduction
Remaining impact area	195.20	BMPs
Total Watershed Management Fund fee	168.15	Percent of post-development impervious area treated
	(42,045)	Eligible for exception?
		No

STORMWATER MANAGEMENT AND OUTFALL NARRATIVE

THE EXISTING SITE HAS THREE (3) OUTFALL AREAS: ONE TO 18TH STREET SOUTH, ONE TO SOUTH EADS STREET AND ONE TO AN EXISTING INLET TO THE NORTHWEST OF THE SITE. SINCE THE EXISTING SITE IS MORE THAN 50% IMPERVIOUS, THE COMPUTED PRE-DEVELOPED C-VALUE IS 0.53 BASED ON THE UNCONTROLLED POST-DEVELOPED FLOW FROM THE SITE. THE ALLOWABLE RELEASE RATE IS 1.06 CFS AND WILL BE PROVIDED BY STORAGE WITHIN THE BUILDING FLOW FROM THE SITE WILL DISCHARGE TO EX A1 AND WILL GRAVITY FLOW THROUGH THE EXISTING STORM SYSTEM SOUTH ALONG SOUTH EADS STREET.

BEST MANAGEMENT PRACTICES (BMP) NARRATIVE

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

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PROJECT No. S112004
 DRAWN BY: BP
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 SCALE: 1" = 25'
 CAD I.D.: SS2

4.1 SITE PLAN

FOR
SOUTH EADS LLC

LOCATION OF SITE
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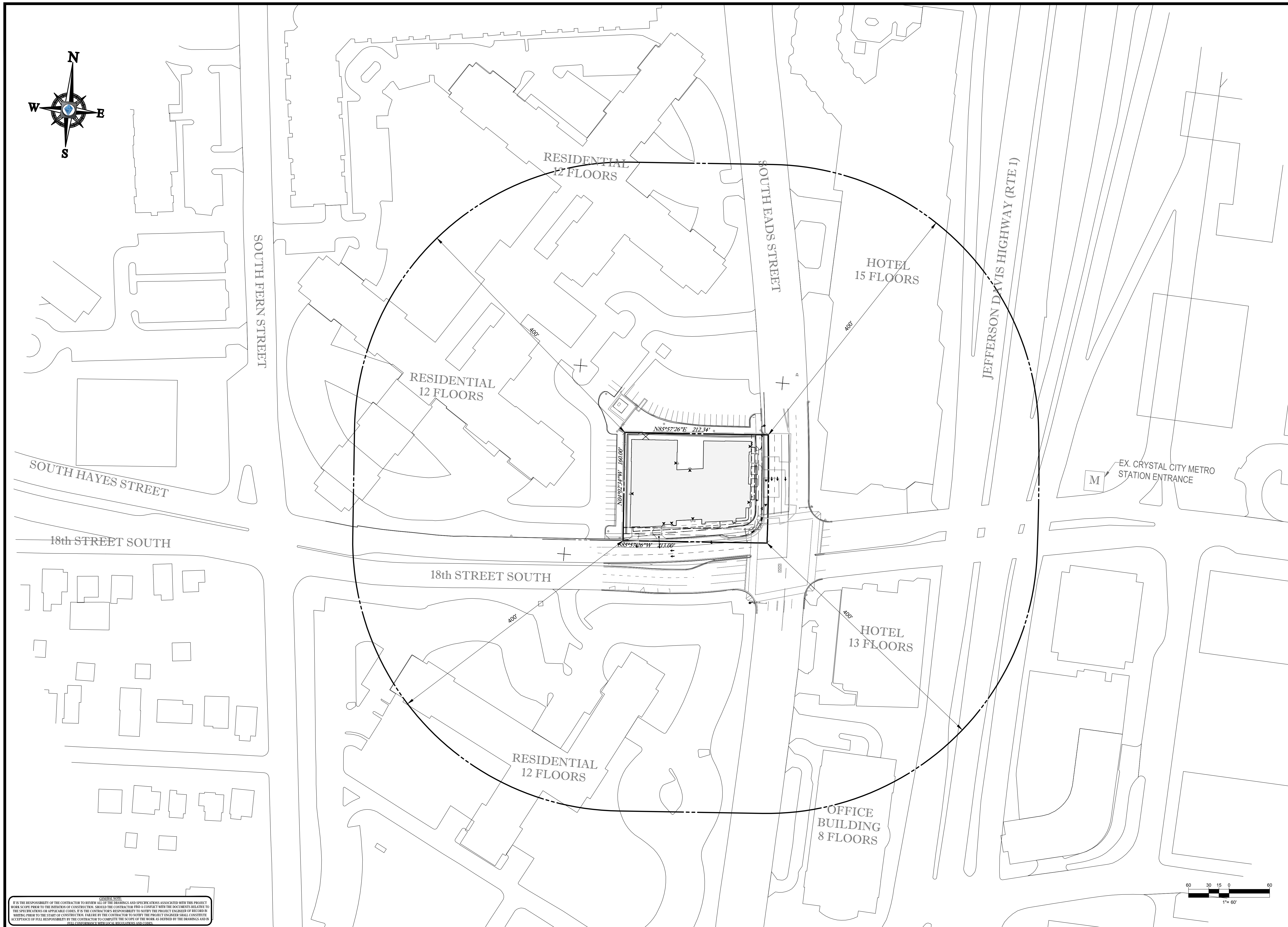
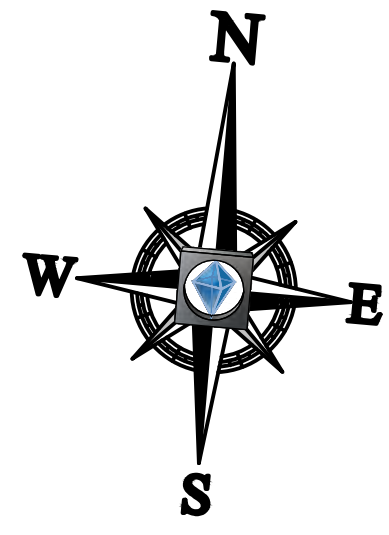
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COMMONWEALTH OF VIRGINIA
DANIEL M. DUKE
 Lic. No. 034104
 04/12/12
 PROFESSIONAL ENGINEER

SHEET TITLE:
STORMWATER MANAGEMENT PLAN

SHEET NUMBER:
C9
 OF 11



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NOT APPROVED FOR CONSTRUCTION

PROJECT No.: S112004
 DRAWN BY: BP
 CHECKED BY: MO
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 SCALE: 1" = 60'
 CAD I.D.: CD2

4.1 SITE PLAN

FOR
SOUTH EADS LLC

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

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COMMONWEALTH OF VIRGINIA

DANIEL M. DUKE
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 04/12/12
 PROFESSIONAL ENGINEER

SHEET TITLE:
CONTEXT PLAN

SHEET NUMBER:
C10
 OF 11

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