4.1 SITE PLAN

FOR

SOUTH EADS LLC CRYSTAL CITY RESIDENTIAL

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET

NOT TO SCALE

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	CITY'S PROPERTY LINE / PLOT LINE	
	PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	CURB AND GUTTER FULL DEPTH / THICKENED EDGE PROPOSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	FENCE LINE	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
	PARKING COUNTS	
	CONTOUR LINE	
2.345	SPOT ELEVATIONS	2.345
	SANITARY LADD.	
	STORM LADD.	
	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	
	MONUMENT	
	BORING	

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET

AC	ACRES	POB	POINT OF BEGIN
ADA	AMERICANS WITH DISABILITY ACT	PROP	PROPOSED
ARCH	ARCHITECTURAL	PT	POINT OF TANGENCY
BC	BOTTOM OF CURB	PRCR	POINT OF TANGENCY, CURB RETURN
BF	BASEMENT FLOOR	PVC	POLYVINYL CHLORIDE PIPE
BL	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 WALL	RETAINING WALL
CF	CUBIC FEET	R/W	RIGHT OF WAY
CL	CENTERLINE	S	SLOPE
CMP	CORRUGATED METAL PIPE	SAN	SANITARY SEWER
CONN	CONNECTION	SF	SQUARE FEET
CONC	CONCRETE	STA	STATION
CRP	CORRUGATED PLASTIC PIPE	STM	STORM
CY	CUBIC YARDS	REM	TO BE REMOVED
DEC	DECORATIVE	REL	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 (ST 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		
LS	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		

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. 20080103-3
SCALE: FHOOD

DEVELOPER

SOUTH EADS LLC
1751 PINNACLE DR. #900
MCLEAN, VA 22102
CONTACT: BRIAN FLOCCAR
PHONE: (703) 200-8718

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

- DATA / AGENT LAND TITLE SURVEY:
  CERTIFIED "AS-BUILT AND FIELD TITLE SURVEY" (SEE TLSR #1720 SOUTH EADS STREET CRYSTAL CITY ARLINGTON COUNTY, VIRGINIA)
  PREPARED BY: BOHLER ENGINEERING
  DATED: 03/07/11
  PROJECT NO. B01120004
- TOPOGRAPHY AND TOPOGRAPHIC SURVEY:
  CERTIFIED "BOUNDARY AND TOPOGRAPHIC SURVEY" (SEE TLSR #1720 SOUTH EADS STREET CRYSTAL CITY ARLINGTON COUNTY, VIRGINIA)
  PREPARED BY: BOHLER ENGINEERING
  DATED: 03/07/11
  PROJECT NO. B01120004
- LANDSCAPE ARCHITECT:
  CAD FILE DATED: L-1, SPT. 03/05/12
  PREPARED BY: LBO LANDSCAPE ARCHITECTURE
  DATED: 03/14/12
  PROJECT NO. COPO
- ARCHITECT:
  CAD FILE DATED: A-0.0-1 DWG, A-0.0-2 DWG, A-0.0-3 DWG, A-3.0-1 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-4.1 DWG
  PREPARED BY: KTGY
  DATED: 03/07/12

UTILITY COMPANY

	PHONE NUMBER
ARLINGTON COUNTY DPW - DAWN WOOD, DPW	703-228-7137
COMCAST - CONSOLIDATE	703-555-6666
DOMINION VIRGINIA POWER - UTILIQUEST	703-754-2116
VDOT - DEPA/TONER	703-383-3407
CHRIST GOVERNMENT SERVICES - SCH SCHOS	703-341-8007
VERIZON - DAVE KASHURBA	434-842-0168
WASHINGTON GAS - UTILIQUEST	703-368-4288

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
SCH 1 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 200 SLEEPING UNITS = 121,000 SF

SITE AREA = 34,147 SF (0.784 AC)

EXISTING ZONE = CM (LIMITED INDUSTRIAL DISTRICT)

PROPOSED ZONE = C-O-CRYSTAL CITY

GROSS FLOOR AREA (GFA) = 314,300 SF

FLOOR AREA RATIO (FAR) = 187,896 SF / 34,147 SF = 5.50

LOT COVERAGE:

TOTAL BLDG. FOOTPRINT AREA = 23,445 SF (PARKING GARAGE FOOTPRINT)

DRIVEWAY AREA = 876 SF

LOT COVERAGE = (BLDG FOOTPRINT AREA + DRIVEWAY AREA) / SITE AREA
PER ACRE, SECTION 1, PAGE 6 OF 16

= (23,445 SF + 876) / 34,147 = .69 = 69%

HEIGHT LIMIT: 110'-0"

HEIGHT PROPOSED: MAIN 100'-11", PENTHOUSE 123'-11" (10 STORIES)

PARKING TABULATION

RESIDENTIAL:

TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS (EFFS) = 200 DU
PARKING SPACES REQUIRED = 1.1 (DWELL) = 220 SPACES (PER ACZO SEC.36-C.4.b.3)
PER C-O-CRYSTAL CITY
1 (CAR) PER 1.1 DU = 220
TOTAL = 220

TOTAL PARKING SPACES PROVIDED IN 1HS GARAGE = 101 (SEE SHEET A-0.0 FOR BREAKDOWN)

TOTAL COMPACT PARKING SPACES PROVIDED = 11 (8% OF TOTAL SPACES)

TOTAL HC PARKING SPACES PROVIDED = 4

BY-RIGHT TABULATION (PER CM ZONE)

FAR = 1.5 ALLOWABLE
GLA/DAS = 51,710 SF

BOHLER ENGINEERING

CORPORATE OFFICE
9 Penn Plaza
Suite 1010
New York, NY 10001
Phone: 212-967-6000
Fax: 212-967-6001

OFFICES
CIVIL & STRUCTURAL ENGINEERS
ARCHITECTS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

- CIVIL
- STRUCTURAL
- MECHANICAL
- ELECTRICAL
- PLUMBING
- FIRE PROTECTION
- FIRE ALARM
- LANDSCAPE ARCHITECTURE
- ENVIRONMENTAL
- SITE DEVELOPMENT
- SUBDIVISIONS
- SITE LIGHTING
- PARKING
- TRANSPORTATION
- STORMWATER MANAGEMENT
- SUSTAINABLE DESIGN

REVISIONS

REV	DATE	COMMENT	BY
1	04/09/12	COUNTY QC COMMENTS	PB

NOT APPROVED FOR CONSTRUCTION

PROJECT No. B120001
DRAWN BY SF
CHECKED BY DMD
DATE 11/15/11
SCALE N/A
CAD ID. C1

PROJECT:
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
Phone (703) 709-9500
Fax (703) 709-9501
www.BohlerEngineering.com

QUALITY CONTROL
DANIEL M. DUKE
Lic. No. 034104
04/12/12

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 BASED ON PLAN ARLINGTON COUNTY MONUMENT BENCH HAVING A PUBLISHED ELEVATION OF 62.4'

8. THE PROPERTY IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING) PER PLAN REFERENCE #7.

9. UTILITIES ARE SHOWN PER PRIVATE UTILITY MARKOUT AND FIELD LOCATION PROVIDED BY PRIGHT, 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 20", COMMUNITY-PANEL NUMBER 5100200105, MAP EFFECTIVE DATE MAY 3, 1982.
3. MAP ENTITLED "WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY, HUNTINGTON ROUTE RIGHT-OF-WAY PLAN STA. 339+00 TO STA. 357 + 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 12/19/2010 AND PREPARED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES.
5. MAP ENTITLED " ARLINGTON COUNTY, VIRGINIA STORM WATER SYSTEM, MAP 75 SE", DATED 12/19/2010 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, 30 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 1994 AT PAGE 449, 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, 165.00 FEET AND SOUTH 89 DEGREES - 17 MINUTES EAST, 213.24 FEET TO A POINT LYING ON THE WESTERLY LINE OF SOUTH EADS STREET; THENCE RUNNING WITH SAID WESTERLY LINE OF SOUTH EADS STREET 165.02 FEET ON THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A RADIUS OF 2,830.79 FEET, THE CHORD OF WHICH ARC BEARS SOUTH 00 DEGREES - 16 MINUTES - 14.6 SECONDS EAST, 165.00 FEET TO ITS INTERSECTION WITH THE AFORESAID NORTHERLY LINE OF 18TH STREET SOUTH; THENCE RUNNING WITH SAID NORTHERLY LINE OF 18TH STREET SOUTH NORTH 89 DEGREES - 17 SECONDS WEST, 213.86 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 19, 1995, AND RECORDED FEBRUARY 14, 1996, IN DEED BOOK 2370 AT PAGE 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 (60' WIDE RIGHT OF WAY), THENCE WITH SAID NORTHERLY RIGHT OF WAY LIMITS,

1. SOUTH 89 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 1994 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;

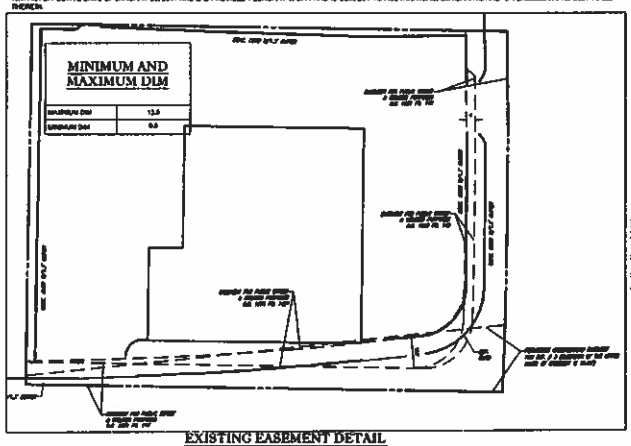
2. NORTH 04 DEGREES - 02 MINUTES - 34 SECONDS WEST, 165.00 FEET TO AN IRON PIPE FOUND, THENCE;

3. CONTINUING, NORTH 89 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 LINES

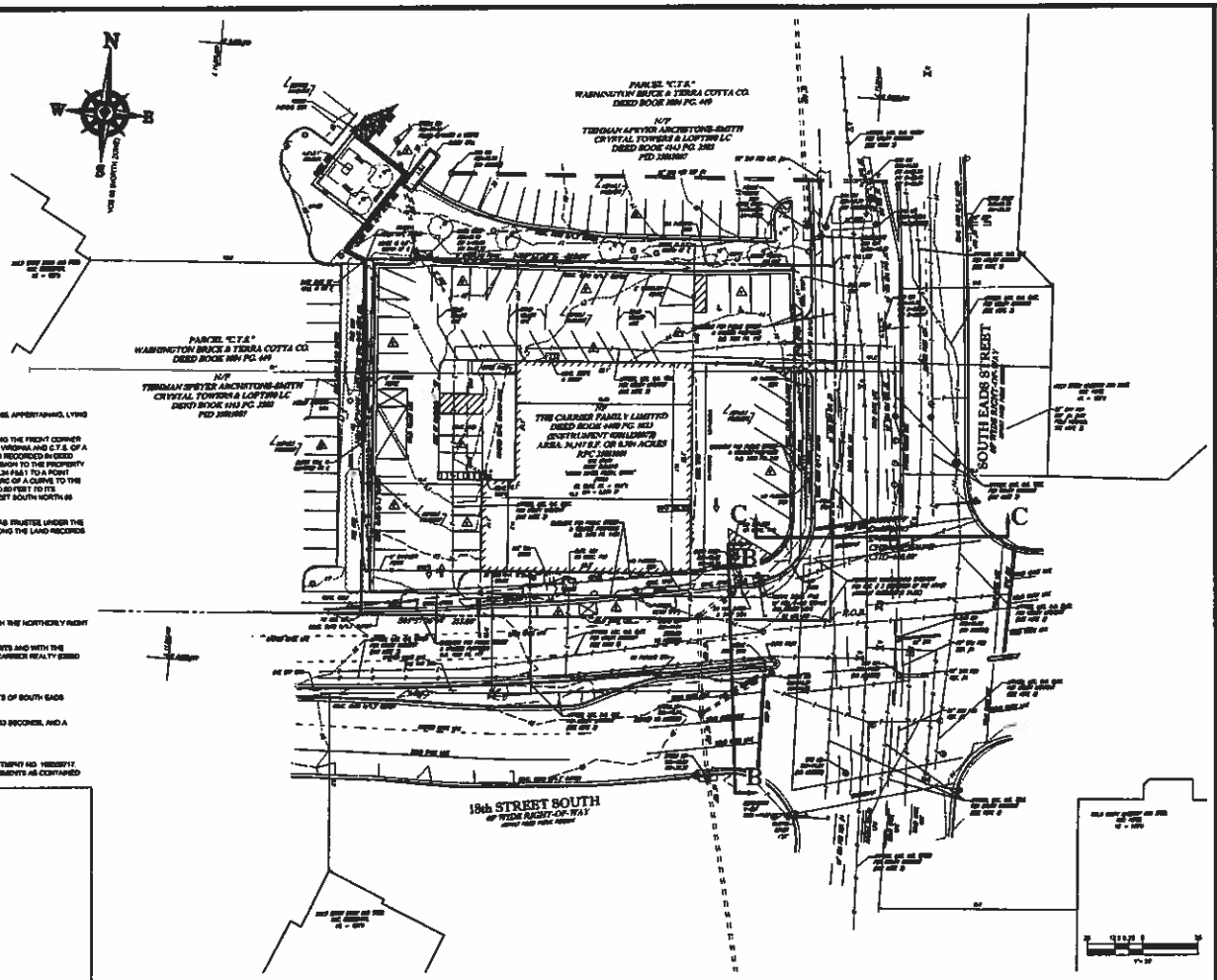
4. 165.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2830.79 FEET, A CENTRAL ANGLE OF 03 DEGREES - 13 MINUTES - 43 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 04 DEGREES -10 MINUTES - 46 SECONDS EAST, 165.00 FEET TO THE POINT OF BEGINNING.

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. 1100001117, WITH AN EFFECTIVE DATE OF JANUARY 26, 2011 AND LAST REVISED FEBRUARY 8, 2011 AND IS SUBJECT TO RESTRICTIONS, COVENANTS AND/ OR EASEMENTS AS CONTAINED THEREIN.

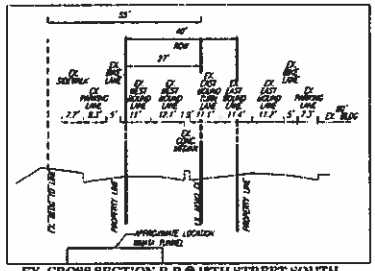


EXISTING EASEMENT DETAIL
NOT TO SCALE

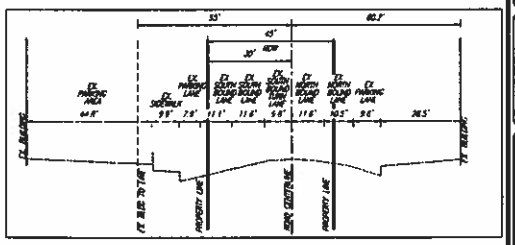


NOTES:

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 = 23
4. # OF PARKING SPACES REMOVED ON STREET = 4



EX. CROSS SECTION B-B @ 18TH STREET SOUTH
NOT TO SCALE



EX. CROSS SECTION C-C @ SOUTH EADS STREET
NOT TO SCALE

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SITE DEVELOPMENT
ENVIRONMENTAL CONSULTANTS
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTS

CORPORATE OFFICES
4 WALKER, LP
CHARLOTTE, NC

REGIONAL OFFICES
CHARLOTTE, NC
CHARLOTTESVILLE, VA
FREDERICKSBURG, VA
GREENSBORO, NC
HARRISBURG, PA
HARRISONBURG, VA
LYNCHBURG, VA
MIDLOTHIAN, VA
RALEIGH, NC
RICHMOND, VA
ROANOKE, VA
SPARTANBURG, SC
STERLING, VA
WILLIAMSBURG, VA

REVISIONS

REV	DATE	COMMENT	BY
1	04/09/12	COUNTY DC COMMENTS	JPS

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 011300A
DRAWN BY BP
CHECKED BY MD
DATE 10/14/11
SCALE 1" = 20'
CAD ID 00C

PROJECT:
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
23630 DAVIS DRIVE, SUITE 300
STERLING, VIRGINIA 20164
Phone (703) 708-0600
Fax (703) 708-0601
www.bohlerengineering.com

COMMONWEALTH OF VIRGINIA
DANIEL M. DUNG
Lic. No. 034104
04/12/12

SHEET TITLE:
CERTIFIED SURVEY PLAT

SHEET NUMBER
C2
OF 11

VICINITY MAP

ADC THE MAP PEOPLE
PERMIT USE NO. 20001105-6
SCALE: 1"=2,000'

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND APPURTENANCES THERETO AND TO 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, AND 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.B. 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 1684 AT PAGE 449, 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.B., NORTH 01 DEGREE - 43 MINUTES EAST, 166.00 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, 160.00 FEET ON THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A RADIUS OF 2,236.79 FEET, THE CHORD OF WHICH ARC BEARS SOUTH 05 DEGREES - 16 MINUTES - 16.5 SECONDS EAST, 159.96 FEET TO ITS INTERSECTION WITH THE APPROXIMATE NORTHERLY LINE OF 18TH STREET SOUTH; THENCE RUNNING WITH SAID NORTHERLY LINE OF 18TH STREET SOUTH NORTH 88 DEGREES - 17 SECONDS WEST, 313.85 FEET TO THE POINT OF BEGINNING, CONTAINING 34,146 SQUARE FEET OF LAND, NONE 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 16, 1999, AND RECORDED FEBRUARY 14, 1999, IN DEED BOOK 2579 AT PAGE 573, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

AND ALSO BEING DESCRIBED AS

METES AND BOUNDS DESCRIPTION

THE LANDS OF
CARRIER REALTY
DEED BOOK 2579 PAGE 573
ARLINGTON COUNTY, VIRGINIA

BEGINNING AT A PK NAIL SET AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LIMITS OF SOUTH EADS STREET (66' 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 88 DEGREES - 07 MINUTES - 28 SECONDS WEST, 212.68 FEET TO A PK NAIL SET THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LIMITS AND WITH THE COMMON LINE BETWEEN PARCEL C.T.B., WASHINGTON BRICK AND TERRA COTTA CO. (DEED BOOK 1684 PAGE 449) ON THE WEST, AND THE LANDS OF CARRIER REALTY (DEED BOOK 2579 PAGE 573) ON THE EAST, THE FOLLOWING TWO COURSES AND DISTANCES:

2. NORTH 04 DEGREES - 03 MINUTES - 34 SECONDS WEST, 165.88 FEET TO AN IRON PIPE FOUND, THENCE,

3. CONTINUING, NORTH 88 DEGREES - 07 MINUTES -28 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. 160.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2236.79 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. 1102200117, WITH AN EFFECTIVE DATE OF JANUARY 28, 2011 AND LAST REVISED FEBRUARY 9, 2011 AND IS SUBJECT TO RESTRICTIONS, COVENANTS AND OR EASEMENTS AS CONTAINED THEREIN.

SURVEY NOTES:

1. THE PROPERTY IS KNOWN AS THE LANDS OF CARRIER REALTY AS RECORDED IN DEED BOOK 2579 PAGE 573, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND HAVING PID OF 38011001.

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.

5. THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL INSURANCE COMPANY, COMMITMENT NO 1102200117, WITH AN EFFECTIVE DATE OF JANUARY 28, 2011 AND LAST REVISED FEBRUARY 9, 2011. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION II:

6. EASEMENTS GRANTED TO ARLINGTON COUNTY, VIRGINIA, AS SET FORTH IN INSTRUMENT(S) RECORDED IN

A. DEED BOOK 1631 AT PAGE 117, AFFECTS SUBJECT PROPERTY, SHOWN

B. DEED BOOK 1686 AT PAGE 146, AFFECTS SUBJECT PROPERTY, SHOWN

C. DEED BOOK 1696 AT PAGE 1421, AFFECTS SUBJECT PROPERTY, SHOWN

7. THE EXACT CALCULATION OF THE ACREAGE OR VOLUME OF LAND REFERRED TO IN THE LEGAL DESCRIPTION OF THE PROPERTY INSURED HEREUNDER AND OR REFERRED TO ON ANY RECORDED OR UNRECORDED PLAT OF SURVEY OF THE INSURED PREMISES IS NOT INSURED HERE UNDER. NOT SURVEY REQ ATTY3. SEE CURRENT SURVEY. ACREAGE SHOWN.

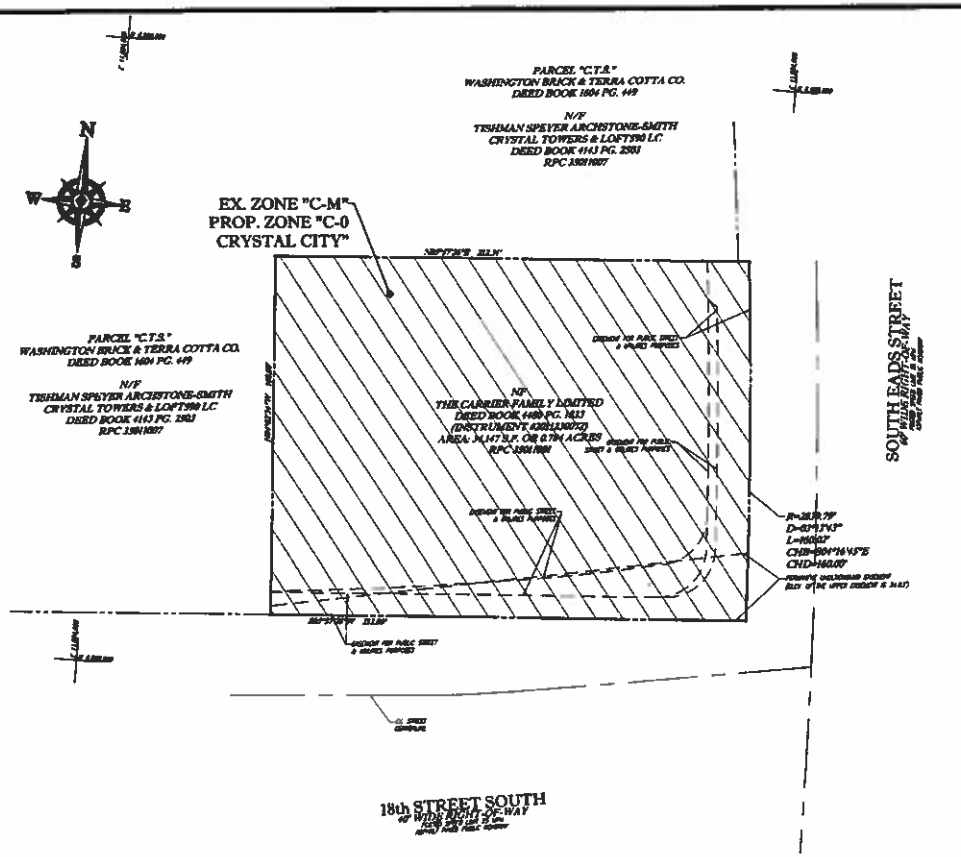
10. PLAT OF SURVEY PREPARED BY DELASHMUTT ASSOCIATES, INC. DATED APRIL 17 2008 AND ENTITLED "0.78 ACRE LAND TITLE SURVEY SHOWING THE PROPERTY OF CARRIER REALTY, ARLINGTON COUNTY, VIRGINIA", SHOWS, AMONG OTHER THINGS, EASEMENT(S) TO WMATA RUNNING ALONG THE SOUTHEAST CORNER OF THE PROPERTY, INCLUDING THE METRO TUNNEL. REFERENCED DOCUMENT NOT PROVIDED.

11. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

12. THE PROPERTY IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING) PER PLAN REFERENCE #2

13. ZONING: CM (LIMITED INDUSTRIAL DISTRICT)

ZONING INFORMATION IS PER ARLINGTON COUNTY ZONING ORDINANCE AND SHOULD BE VERIFIED PRIOR TO USE TO CONFIRM IT REPRESENTS CURRENT INFORMATION.



REFERENCES:

1. THE ARLINGTON COUNTY DEPARTMENT OF REAL ESTATE ASSESSMENTS RPC NUMBER 3501101

2. MAP ENTITLED "FIRM, FLOOD, INSURANCE RATE MAP, ARLINGTON COUNTY, VIRGINIA, PANEL 16 OF 28", COMMUNITY-PANEL NUMBER 5100560016. MAP EFFECTIVE DATE MAY 3, 1990.

3. MAP ENTITLED "WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY, HUNTINGTON ROUTE RIGHT-OF-WAY PLAN STA. 220+00 TO STA. 227 + 00. DATED AUGUST 1971 AND PREPARED BY DE LEUW, CATHER & COMPANY AND HARRY WEESE & ASSOCIATES

GENERAL NOTES:

1. WHERE AREA AND MARKED RESOURCE PROTECTION AREAS ON THIS PROPERTY.
2. THIS EXISTING BUILDING IS NOT ON THE ARLINGTON COUNTY HISTORIC RESOURCE INVENTORY (HRI).
3. WHERE IS NO RIGHT-OF-WAY VACATION OR DEDICATION PROPOSED WITH THIS PROJECT

CURRENT ZONING: C-M (LIMITED INDUSTRIAL DISTRICT)

PROPOSED ZONING: C-O CRYSTAL CITY (COMMERCIAL OFFICE BUILDING, RETAIL, HOTEL, AND MULTIPLE-FAMILY DWELLING DISTRICT)

AREA TABULATION-EXISTING

EXISTING ZONE: C-M ..... 34,147 SF OR 0.784 AC

TOTAL ..... 34,147 SF OR 0.784 AC

AREA TABULATION-PROPOSED

PROPOSED ZONE: C-O CRYSTAL CITY ..... 34,147 SF OR 0.784 AC

TOTAL ..... 34,147 SF OR 0.784 AC

EXISTING ZONE "C-M"

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PLANNERS
LANDSCAPE ARCHITECTS
SURVEYORS

REVISIONS

REV	DATE	COMMENT	BY
1	04/09/12	COUNTY GC COMMENTS	PG

NOT APPROVED FOR CONSTRUCTION

PROJECT No. 5117000
DRAWN BY: BP
CHECKED BY: MO
DATE: 12/20/11
SCALE: 1" = 20'

PROJECT:

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
Phone (703) 708-6000
Fax (703) 729-9691
www.BohlerEngineering.com

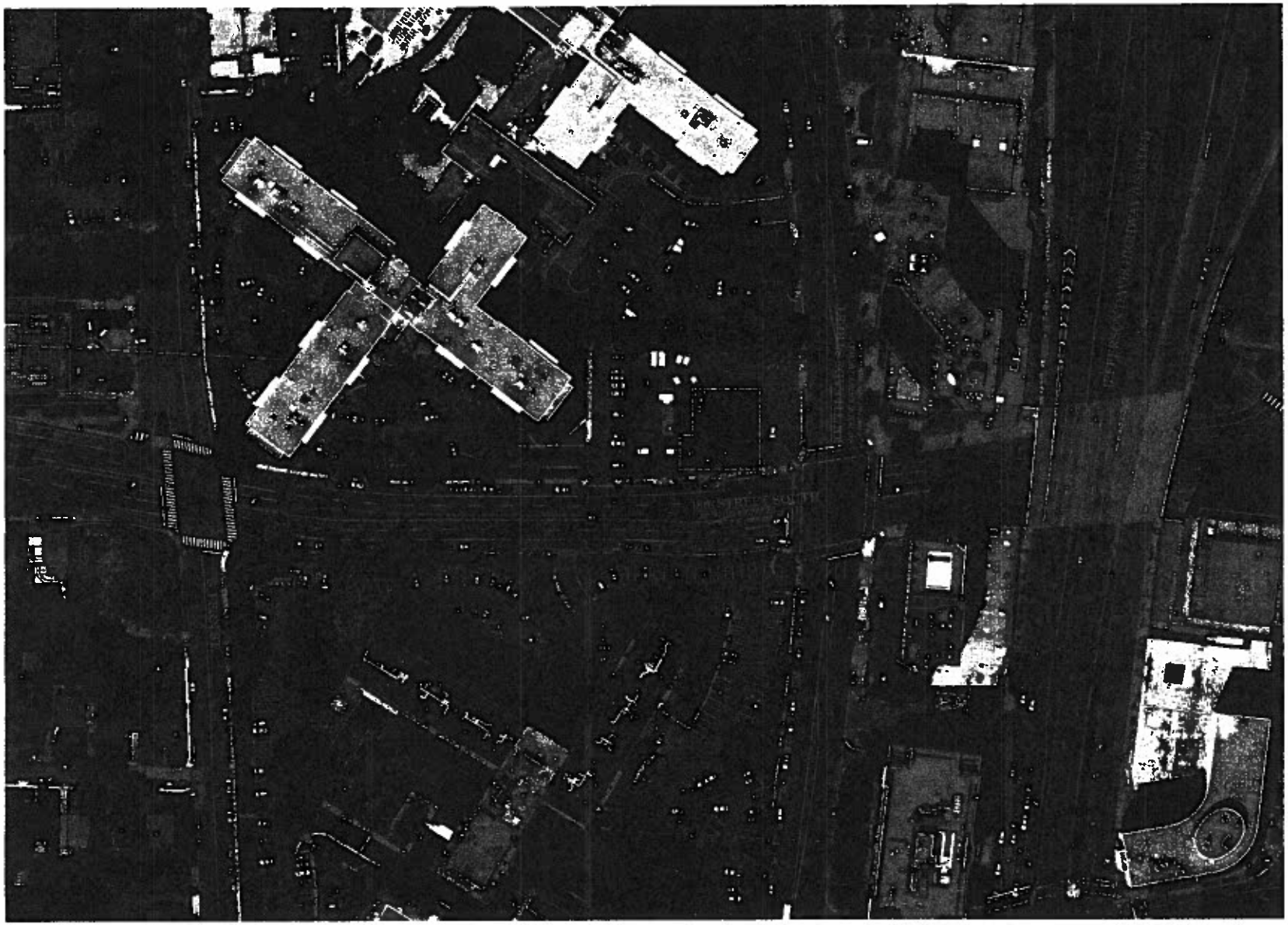
STATE OF VIRGINIA
DANIEL M. DUNN
Lic. No. 034104
03/05/12

SHEET TITLE

REZONING PLAT

SHEET NUMBER

C3
OF 8



BOHLER ENGINEERING

REVISIONS

REV	DATE	COMMENT	BY
1	04/05/12	COUNTY DC COMMENTS	WB

NOT APPROVED FOR CONSTRUCTION

PROJECT No. 510604
DRAWN BY: GR
CHECKED BY: MD
DATE: 11/19/10
SCALE: 1" = 20'
CAD ID: CD

PROJECT:

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

23692 DAVIS DRIVE, SUITE 300
STERLING, VIRGINIA 20164
Phone (703) 709-9600
Fax (703) 709-9601
www.BohlerEngineering.com

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

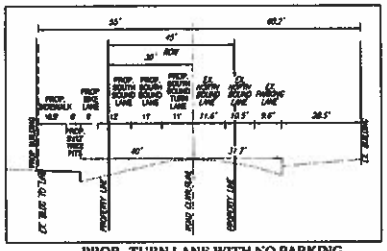
SHEET TITLE

CONTEXT MAP WITH AERIAL PHOTOGRAPHY

SHEET NUMBER

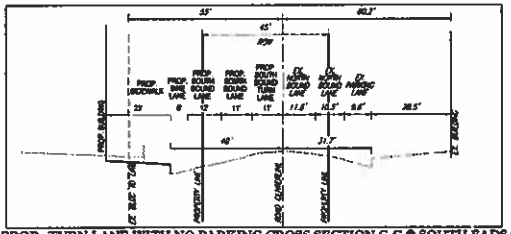
C4

OF 11



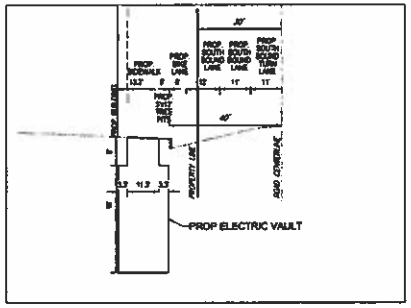
PROP. TURN LANE WITH NO PARKING
CROSS SECTION D-D @ SOUTH EADS STREET

NOTE TO SCALE



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

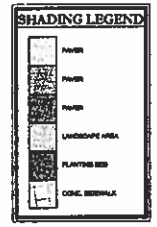
NOTE TO SCALE

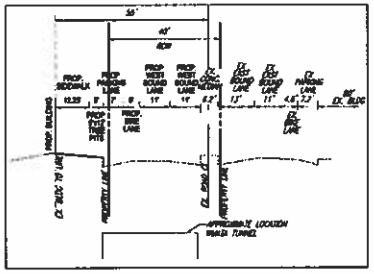


PROP E-E CROSS SECTION @ SOUTH ENDS STREET

NOTE:

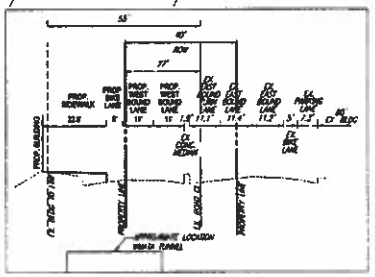
ALL MEASUREMENTS OF PROP ELECTRIC VAULT TAKEN ON THE OUTSIDE OF STRUCTURE





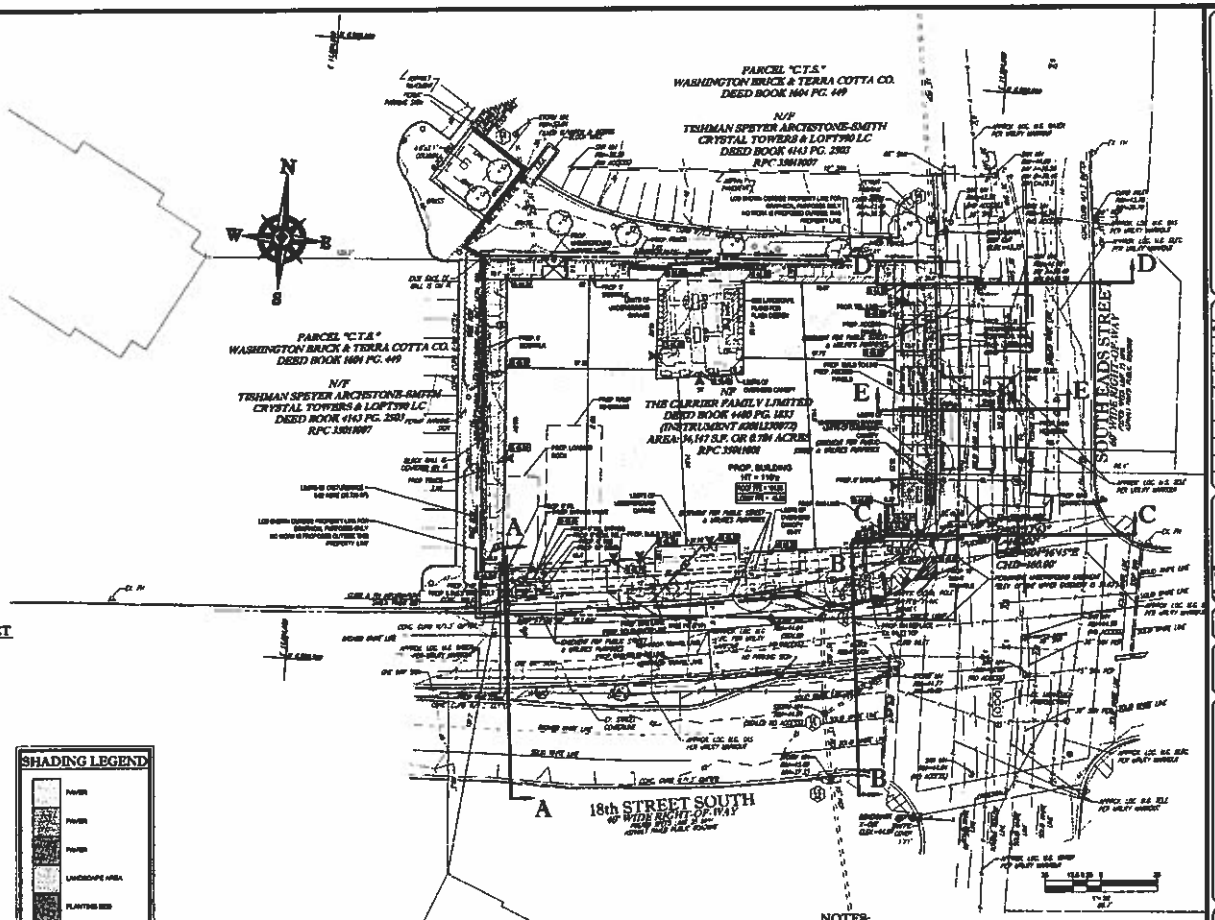
PROP. A-A CROSS SECTION @ 18TH STREET SOUTH

NOTE TO SCALE



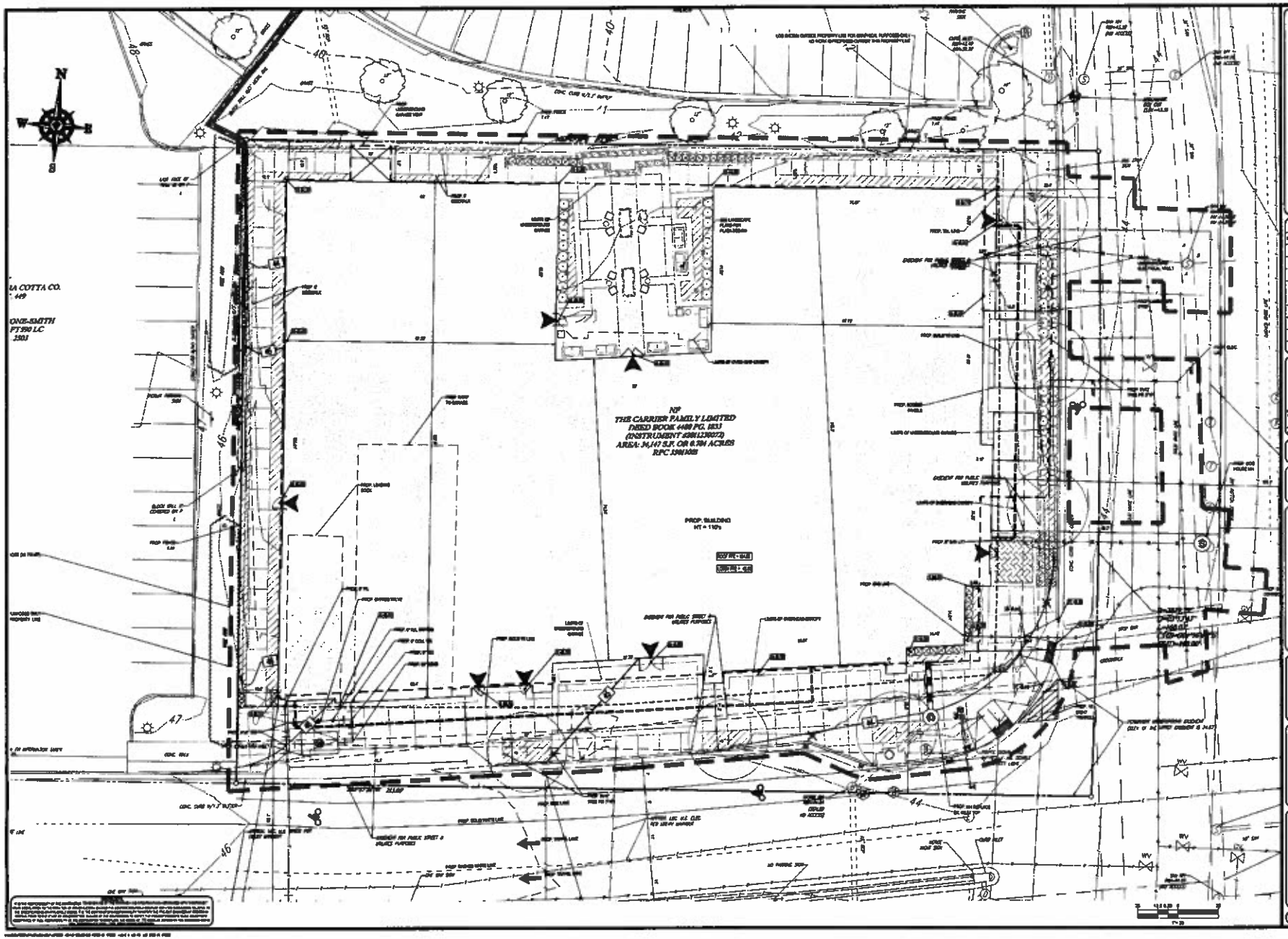
PROP. B-B CROSS SECTION @ 18TH STREET SOUTH

NOTE TO SCALE



NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE FIELD RUN SURVEY BY BOHLER ENGINEERING, PROVIDED BY ARLINGTON COUNTY.
2. SITE AREA = 34,147 SF (0.784 AC)
3. EXISTING ZONE = C-3A (LIMITED INDUSTRIAL DISTRICT)
4. PROPOSED ZONE = C-O CRYSTAL CITY
5. RPC NO.: 3501101
6. FAR PROPOSED: 5.0
7. LOT COVERAGE = 25,247 SF = 69%
8. AVERAGE ELEVATION OF THE SITE IS 49.0'.
9. THE EXISTING BUILDING HEIGHT IS 110.0'.
10. THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR ARLINGTON COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 510012 0033 D, EFFECTIVE JULY 1, 1982.
11. THERE ARE NO PUBLIC STREETS OR RIGHT OF WAY DEDICATIONS OR VACATION AS OF A PART OF THIS PROJECT.
12. NO EXISTING TREES ARE LOCATED ON THE SUBJECT PROPERTY THEREFORE NO EXISTING TREE SURVEY HAS BEEN PREPARED.
13. THERE ARE NO RESOURCE PROTECTION AREAS LOCATED ON THIS SITE.
14. THIS SITE IS NOT IN A HISTORICAL DISTRICT NOR ARE THE ADJACENT BUILDINGS / SITES CONSIDERED HISTORIC.
15. 4 PARKING SPACES WILL BE REMOVED FROM S. EADS ST.
16. 4 PARKING SPACES WILL BE REMOVED FROM 18TH ST. S.
17. THERE IS NO RESUBDIVISION OR CONSOLIDATION OF LAND WITH THIS APPLICATION.
18. THERE IS A 7'±(VERTICAL) TRUE TYPE, POST LENTICULAR TYPE PUBLIC SIDEWALK ON 18TH STREET SOUTH AND SOUTH EADS STREET. THERE IS NO SIDEWALK ON THE EASTERN SIDE OF SOUTH EADS STREET DUE TO THE EXISTENCE OF THE ELECTRICAL VAULT.
19. THERE ARE NO OVERHEAD UTILITIES ALONG THE PROPERTY FRONTAGE.
20. AN ENCROACHMENT APPLICATION HAS BEEN SUBMITTED UNDER SEPARATE COVER FOR THE ELECTRIC VAULT.
21. THERE WILL BE NO IMPACT TO THE EXISTING WMATA METRO TUNNEL OR ASSOCIATED EASEMENTS. SEE SHEET C6.
22. WALL OPENING PERCENTAGES.



BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
CORPORATE OFFICE
4 WARREN ST
ROCKAWAY, NJ 07866
973-627-1100
FAX 973-627-1101
www.bohlerengineering.com

STERLING, VA
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PENNSYLVANIA
CONNECTICUT
NEW YORK
PHILADELPHIA
NEW JERSEY
MASSACHUSETTS
CONNECTICUT
ELECTRICAL CONSULTANTS

REVISIONS

REV	DATE	COMMENT	BY
1	04/05/12	COUNTY GC COMMENTS	JPS

NOT APPROVED FOR CONSTRUCTION

PROJECT No.	01120001
DRAWN BY	SG
CHECKED BY	MO
DATE	03/12/2011
SCALE	1" = 50'
CHG'D	SBJ

PROJECT

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
PHONE (703) 799 9500
FAX (703) 799-9501
www.BohlerEngineering.com

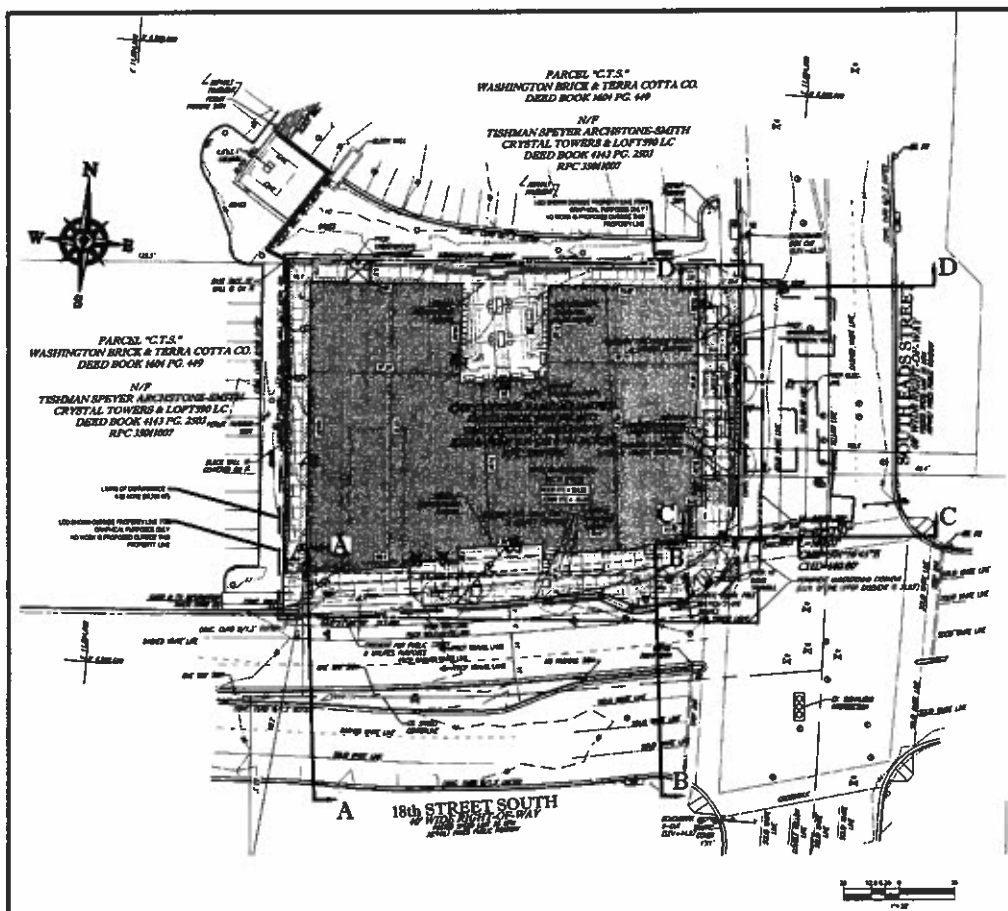
STATE OF VIRGINIA
DANIEL M. DUKE
Lic. No. 034104
06/12/12

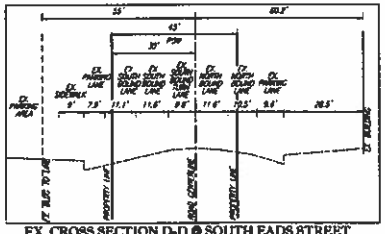
SHEET TITLE

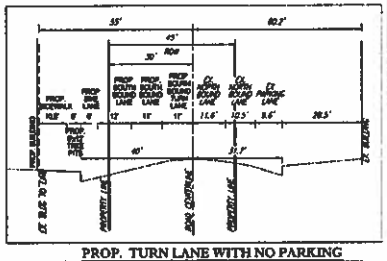
DETAIL SITE PLAN

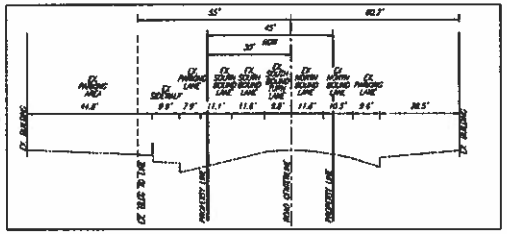
SHEET NUMBER

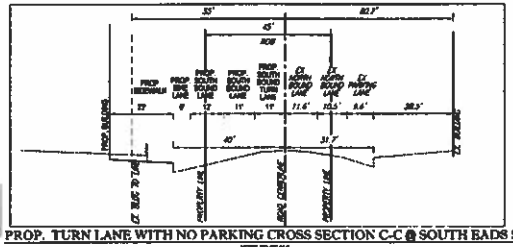
C6
OF 11

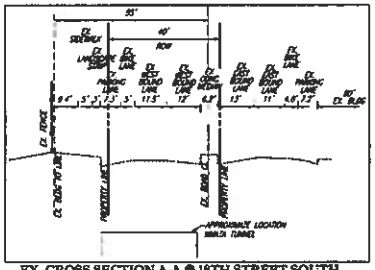


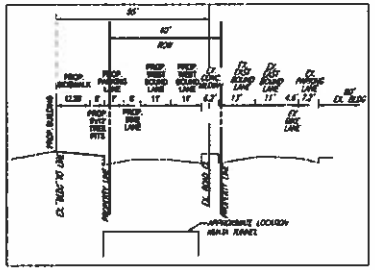

EX. CROSS SECTION D-D @ SOUTH EADS STREET
NOTE TO SCALE

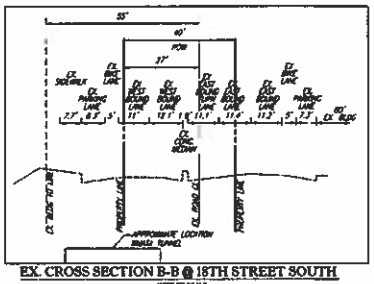

PROP. TURN LANE WITH NO PARKING
CROSS SECTION D-D @ SOUTH EADS STREET
NOTE TO SCALE


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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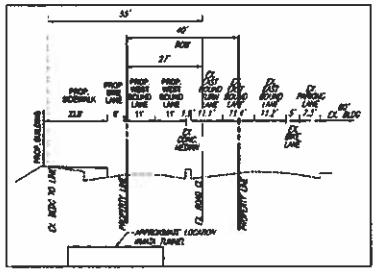
NOTE TO SCALE


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

NOTE:
A SIDEWALK @ 8 FOOT CLEAR SIDEWALK WILL BE PROVIDED ON 18TH STREET SOUTH.

BOHLER ENGINEERING

CORPORATE OFFICE
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BALTIMORE, MD 21244
(410) 788-1000
(410) 788-1001 FAX
www.BohlerEngineering.com

CIVIL & CONSULTING ENGINEERS
SITE DEVELOPMENT
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY
1	04/09/12	COUNTY DC COMMENTS	PS

NOT APPROVED FOR CONSTRUCTION

PROJECT No. 01-1000
DRAWN BY: BP
CHECKED BY: MD
DATE: 10/10/11
SCALE: 1" = 30'
CAD ID: 001

PROJECT
4.1 SITE PLAN
FOR
SOUTH EADS LLC

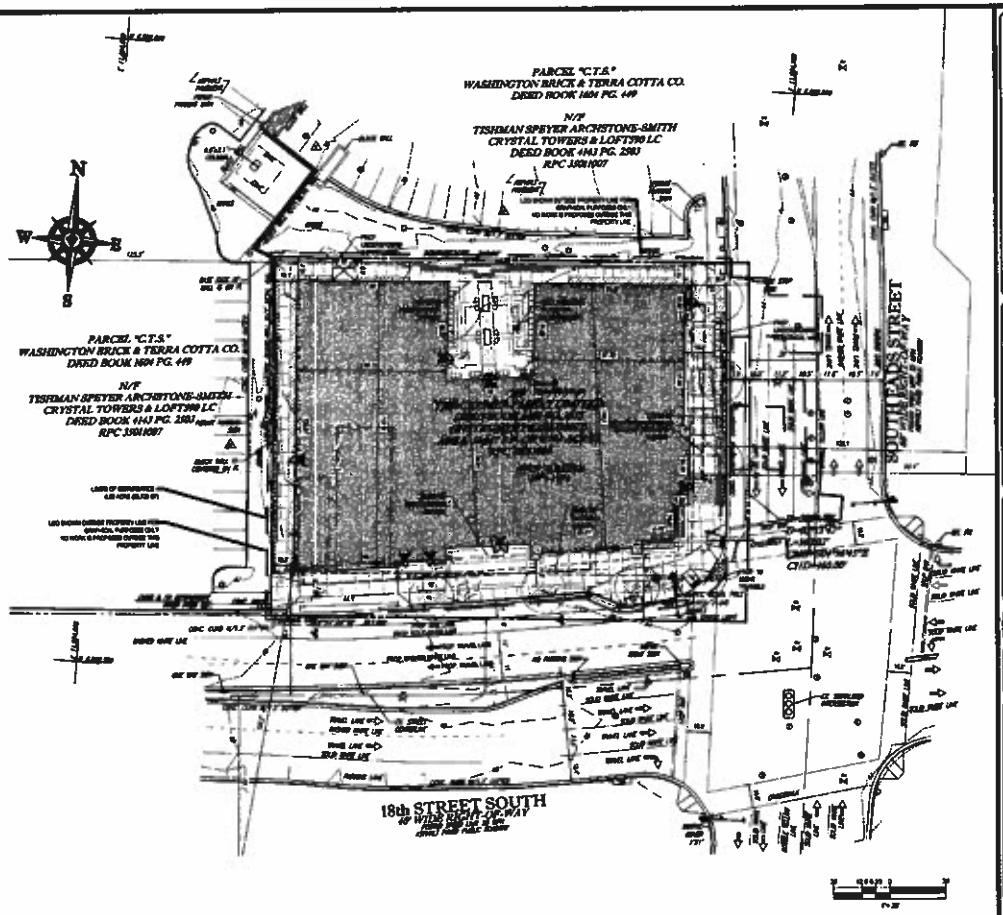
LOCATION OF SITE
FORMER
CRYSTAL CITY POST OFFICE
1720 SOUTH EADS STREET
ARLINGTON COUNTY, VA

BOHLER ENGINEERING
23630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
Phone (703) 726-9500
Fax (703) 726-9501
www.BohlerEngineering.com

STATE OF VIRGINIA
DANIEL McGURE
Lic. No. 034104
04/12/12

SHEET TITLE
SIGHT TRIANGLE PLAN AND STREET CROSS SECTIONS

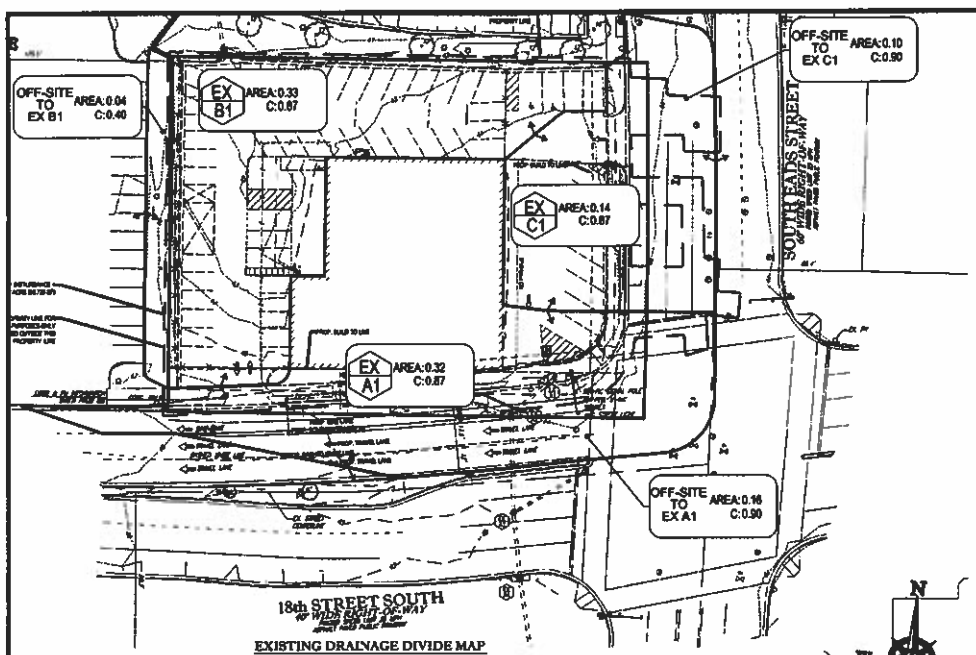
SHEET NUMBER
C7
OF 51



BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
ELECTRICAL
PROJECT MANAGERS
ENVIRONMENTAL & CONSULTANTS
LANDSCAPE ARCHITECTS

LEED® CERTIFIED SUPPORTER
LEED® AP
LEED® AP
LEED® AP

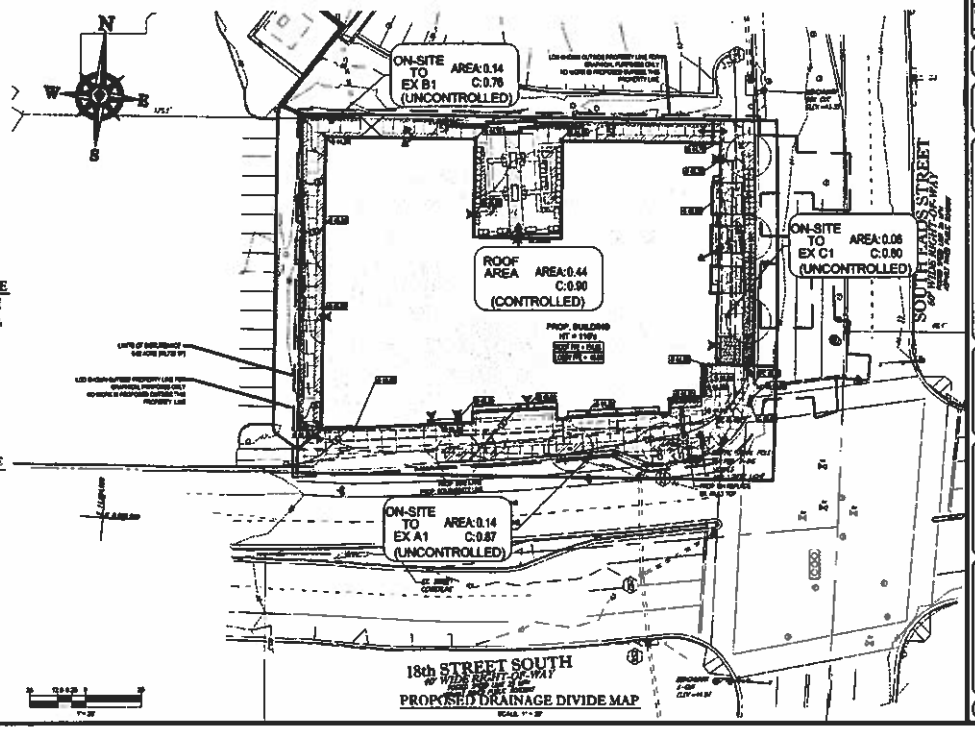


EXISTING DRAINAGE DIVIDE MAP

HYDROGRAPH CALCULATIONS

STORM SEWER ADEQUACY CALCULATIONS

TO BE PROVIDED WITH FINAL CONSTRUCTION DOCUMENTS



PROPOSED DRAINAGE DIVIDE MAP

STORMWATER MANAGEMENT AND OUTFALL NARRATIVE

BEST MANAGEMENT PRACTICES (BMP) NARRATIVE

A STORMFILTER UNIT WILL BE LOCATED IN THE BASEMENT OF THE PROPOSED BUILDING TO PROVIDE WATER QUALITY TREATMENT. FINAL DESIGN TO BE PROVIDED WITH FINAL CONSTRUCTION DOCUMENTS.

BOHLER ENGINEERING

REVISIONS

REV	DATE	COMMENT	BY
1	04/09/12	COUNTY DC COMMENTS	SPG

NOT APPROVED FOR CONSTRUCTION

PROJECT No. 6113004
DRAWN BY SP
CHECKED BY MD
DATE 10/11/11
SCALE 1" = 20'
CADD ID 3D

PROJECT
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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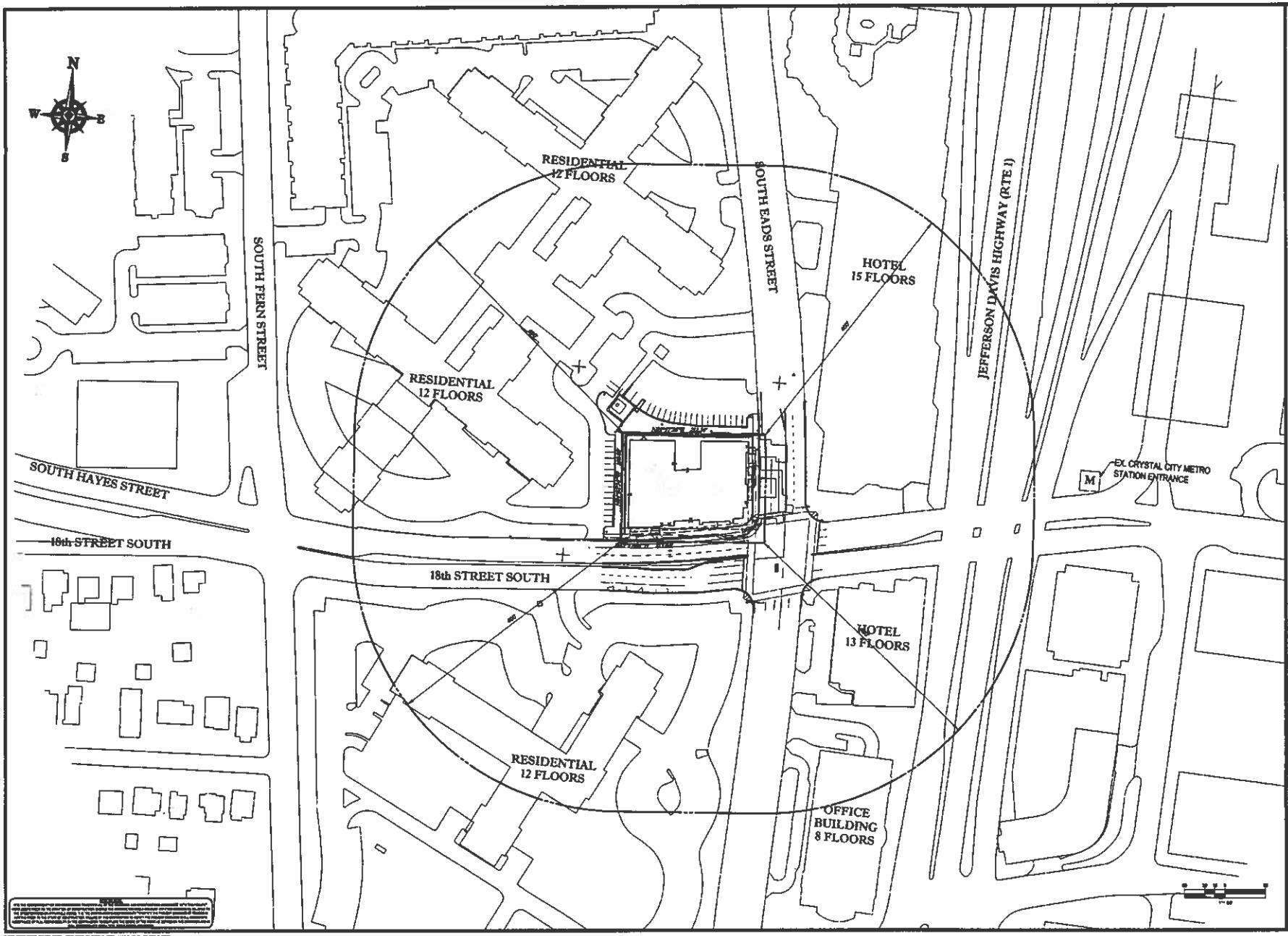
STERLING, VIRGINIA 20164
Phone (703) 709-9500
Fax (703) 709-9501
www.bohlerengineering.com

SEAL OF DANIEL McDUKE
Lic. No. 034104
09/12/12

SHEET TITLE
STORMWATER MANAGEMENT PLAN

SHEET NUMBER
C9
OF 11



BOHLER ENGINEERING

REVISIONS

REV	DATE	COMMENT	BY
1	04/09/12	COUNTY OF COMMENTS	JPS

NOT APPROVED FOR CONSTRUCTION

PROJECT

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

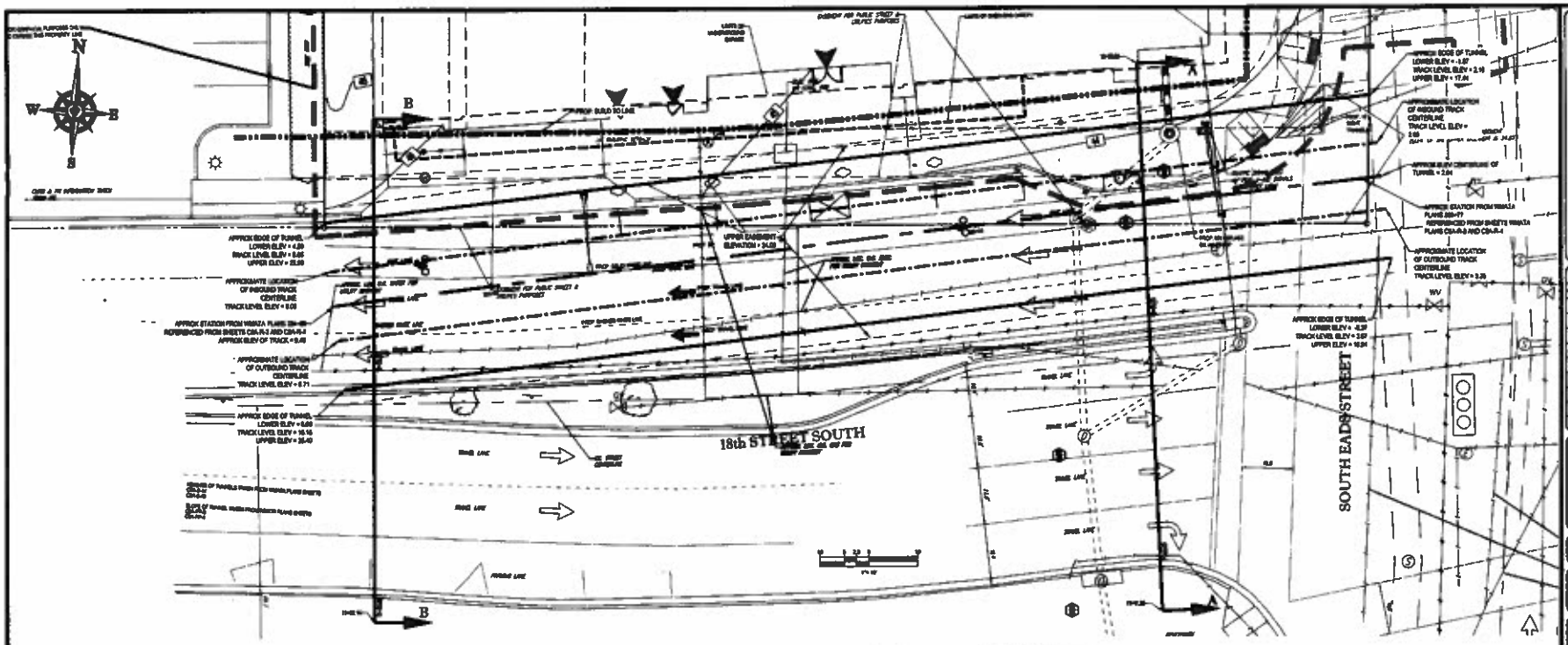
DANIEL M. DUNCE
Lic. No. 034104
04/12/12

SHEET TITLE:

CONTEXT PLAN

SHEET NUMBER:

C10
OF 11



CROSS SECTION B-B

SCALE 1" = 5' HORIZONTAL
1" = 10' VERTICAL

FOR INFORMATIONAL PURPOSES ONLY

CROSS SECTION A-A

SCALE 1" = 5' HORIZONTAL
1" = 10' VERTICAL

BOHLER ENGINEERING

CORPORATE OFFICE
9 HAMPDEN ST
BALTIMORE, MD

CIVIL & LUNDY, LTD / LANDMARK
BOHLER ENGINEERING
PROJECT ALCOVALL LAWTS
LANDMARK SERVICES LTD

REVISIONS

REV.	DATE	COMMENT	BY
1	04/04/12	SUBMITTAL DC CONSTRUCTION	JPG

NOT APPROVED FOR CONSTRUCTION

PROJECT No. 51108H
DRAWN BY BF
CHECKED BY MD
DATE 11/11/11
SCALE 1" = 20'
CAD I.D. C01

PROJECT:

4.1 SITE PLAN

FOR

SOUTH EADS LLC

LOCATION OF SITE
FORMER
CRYSTAL CITY POST OFFICE
1730 SOUTH EADS STREET
ARLINGTON COUNTY, VA

BOHLER ENGINEERING
22630 DAVIS DRIVE, SUITE 300
STERLING, VIRGINIA 20164
Phone (703) 759-6600
Fax: (703) 759-6601
www.bohlerengineering.com

COMMONWEALTH OF VIRGINIA
DANIEL M. DUNN
Lic. No. 034104
04/12/12

SHEET TITLE:

WMATA TUNNEL PLAN AND PROFILE

SHEET NUMBER:

C11
OF 11