

SANITARY TABLE

- (1063A) PER RECORD
IN=(15" SAN Fy 14994)
OUT=(15" SAN Fy 10558)
OUT=(15" SAN Fy 10057)
(FROM SURVEY BY OTHERS)
- (17026) SAN TOP=34.80
IN=26.21 (12" SAN Fy IN)
OUT=26.20 (12" SAN Fy 13711)
- (13711) SAN TOP=34.80
IN=26.62 (12" SAN Fy 13710)
OUT=25.61 (15" SAN To 13712)
- (13712) SAN TOP=34.07
IN=24.67 (15" SAN Fy 13711)
OUT=24.66 (15" SAN To 13713)
- (13713) SAN TOP=34.71
IN=24.41 (15" SAN Fy 13712)
OUT=24.40 (15" SAN To 13714)
- (13714) SAN TOP=35.87
IN=23.82 (15" SAN Fy 13713)
OUT=23.82 (15" SAN To 13715)
- (13715) SAN TOP=36.75
IN=23.52 (15" SAN Fy 13714)
OUT=23.35 (15" SAN To 13716)
- (05006) PER RECORD
IN=(8" SAN Fy 10506A)
IN=(8" Fy 10507)
OUT=(15" SAN To 10505)
- (0000A) SAN TOP=49.66
IN=(8" Fy 10683)
OUT=(8" To 10506)
- (1007) PER RECORD
IN=(15" SAN Fy 13063A)
OUT=(15" SAN To 10506)
- (00049) SAN TOP=42.69 (COULD NOT OPEN)
IN=(15" SAN Fy 10009)
OUT=(15" SAN To 13063A)
- (00049) SAN TOP=42.14
IN=35.44 (8" SAN Fy 10509A)
IN=(12" SAN Fy 10510A)
OUT=(15" SAN To 10508)
- (00049) SAN TOP=46.71
IN=31.61 (8" SAN To 10509)
- (00050) SAN TOP=42.33
IN=30.18 (10" SAN LAT)
IN=32.09 (10" SAN LAT)
OUT=31.93 (12" SAN To 10510A)
- (00050) MANHOLE NOT FOUND IN FIELD
SHOWS PER RECORD
IN=(12" SAN Fy 10510)
OUT=(15" SAN To 10509)
- (00050) SAN TOP=40.69
COULD NOT OPEN
MANHOLE
- (4993) SAN TOP=47.63
OUT=(15" SAN To 13063A PER RECORD)
- (00018) SANITARY MI TOP=41.66
INV. IN=32.54
INV. OUT=33.34
- (00018) SANITARY MI TOP=41.45
INV. IN FR. 4000=22.45
INV. IN FR. 4000=24.63
INV. OUT=22.61
- (00018) SANITARY MI TOP=41.14
INV. IN=30.20
INV. OUT=25.05
- (00018) SANITARY MI TOP=41.38
UNACCESSIBLE
- (00018) SANITARY MI TOP=41.28
INV. IN FR. 4000=30.09
INV. IN=22.77
INV. OUT=22.68
- (00018) SANITARY MI TOP=41.78
UNACCESSIBLE

LEGEND

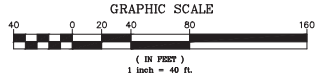
- ⊕ GROUND LIGHT
- ⊕ UTILITY MANHOLE
- ⊕ PHONE MANHOLE
- ⊕ LIGHT POLE
- ⊕ ELECTRICAL MANHOLE
- ⊕ ELECTRICAL
- ⊕ SANITARY MANHOLE
- ⊕ GAS VALVE
- ⊕ CLEAN OUT
- ⊕ STORM MANHOLE
- ⊕ DRAIN
- ⊕ CATCH BASIN
- ⊕ YARD INLET GRATE
- ⊕ WATER VALVE
- ⊕ WATER CONTROL
- ⊕ WELL
- ⊕ SIAMSE CONNECTION
- ⊕ FIRE HYDRANT
- ⊕ WATER MARKER
- ⊕ TRAFFIC LIGHT POLE
- ⊕ HANDICAP RAMP/PARKING SPACE
- ⊕ ELECTRIC JUNCTION BOX
- ⊕ BOLLARD/LIGHT ON TOP
- ⊕ VEG. ELECTRIC BOX
- ⊕ PARKING METER
- ⊕ VEGETATION AND SHRUB
- ⊕ NUMBER OF PARKING SPACES
- ⊕ CONCRETE CURB
- ⊕ TRAFFIC CONTROL CABINET
- ⊕ CONCRETE CURB
- ⊕ CONC.
- ⊕ CURB AND GUTTER
- ⊕ BRW
- ⊕ BRICK RETAINING WALL
- ⊕ WFL
- ⊕ WHITE PAINTED LINE
- ⊕ TELE.
- ⊕ E&B
- ⊕ T&B
- ⊕ TRAFFIC JUNCTION BOX
- ⊕ ELEC.
- ⊕ ELECTRIC
- ⊕ TREE WELL
- ⊕ BLDG.
- ⊕ ELEV.
- ⊕ ELEVATION
- ⊕ ELECTRIC BOX/OUTLET
- ⊕ ELECTRIC HANDBOX
- ⊕ IRRIGATION CONTROL BOX
- ⊕ ABAND
- ⊕ END OF ELECTRONIC INFORMATION
- ⊕ NO ASSOCIATED UTILITY DETECTED
- ⊕ NFL
- ⊕ NOT FIELD LOCABLE
- ⊕ EV
- ⊕ ELECTRIC VAULT
- ⊕ HR
- ⊕ HANDRAIL
- ⊕ COL.
- ⊕ COLUMN
- ⊕ CONCR.
- ⊕ CONCRETE
- ⊕ BRK
- ⊕ BICYCLE RACK
- ⊕ PL
- ⊕ PLANTER
- ⊕ BRICK RETAINING WALL
- E — ELECTRIC LINE (QL-B)
- E — — — ELECTRIC LINE (QL-C OR QL-D)
- FO — FIBER OPTIC LINE (QL-B)
- CATV — CABLE TV
- G — GAS LINE (QL-B)
- G — — — GAS LINE (QL-C OR QL-D)
- T — TELECOMMUNICATIONS LINE (QL-B)
- T — — — TELECOMMUNICATIONS LINE (QL-C OR QL-D)
- UK — UNKNOWN DETECTED UTILITY/ CONDUCTOR (QL)
- W — WATER LINE (QL-B)
- W — — — WATER LINE (QL-C OR QL-D)
- IRR — IRRIGATION CONTROL LINE (QL-C OR QL-D)
- S — FENCE POST
- C&G — 24" CURB & GUTTER
- EP — EDGE OF PAVEMENT
- UNK — UNKNOWN UTILITY LINE
- — — — — EXISTING PROPERTY BOUNDARY
- — — — — PROPOSED 4.1 SITE PLAN AREA

OVERALL PROPERTY BOUNDARY (SITE PLAN #1)
 METES AND BOUNDS DESCRIPTION
 BEGINNING AT A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF JEFFERSON DAVIS HIGHWAY, ROUTE 1 (VARIABLE WIDTH RIGHT-OF-WAY) SAID POINT ALSO MARKS THE NORTHEASTLY CORNER OF THE PROPERTY OF COUNTY BOARD OF ARLINGTON, THENCE DEPARTING SAID POINT AND CONTINUING WITH THE EASTERLY RIGHT-OF-WAY LINE OF LINE OF SAID JEFFERSON DAVIS HIGHWAY, ROUTE 1
 N 02°47'34" E 308.91 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE 20TH STREET SOUTH, THENCE DEPARTING SAID POINT AND CONTINUING WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 20TH STREET SOUTH THE FOLLOWING TWO(2) COURSES AND DISTANCES:
 S 87°12'28" E 50.00 FEET TO A POINT, THENCE
 S 87°18'54" E 70.00 FEET TO A POINT, SAID POINT LOCATED IN THE WESTERLY RIGHT-OF-WAY LINE OF CRYSTAL DRIVE, THENCE DEPARTING SAID POINT, THENCE DEPARTING SAID POINT AND CONTINUING WITH THE WESTERLY RIGHT-OF-WAY LINE OF CRYSTAL DRIVE ON THE FOLLOWING TWO(2) COURSES AND DISTANCES:
 S 01°32'56" W 750.70 FEET TO A POINT OF CURVATURE, THENCE
 WITH THE SOUTHERN RIGHT-OF-WAY LINE OF 20TH STREET S, N 87°18'54" E 454.38 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL A-4A THENCE, LEAVING SAID 20TH STREET ALONG THE WESTERLY LINE OF PARCEL A-4A, S 02°42'57" W 168.89 FEET TO A POINT THENCE PASSING OVER, ACROSS AND THROUGH PARCEL A-4A, S 02°49'15" W 86.35 FEET TO A POINT ON THE NORTHERN LINE OF PARCEL A-21-A THENCE, ALONG SAID NORTHERN LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:
 1. N 87°12'28" W 80.50 FEET TO A POINT,
 2. N 02°47'34" E 54.85 FEET TO A POINT,
 3. N 87°12'28" W 372.04 FEET TO A POINT ON THE EASTERN LINE OF PARCEL C-2-A THENCE, ALONG THE EASTERN LINE N 02°47'34" E 196.91 FEET TO A POINT OF BEGINNING.
 CONTAINING 104,404 SQUARE FEET OR 2.396 ACRES OF LAND

4.1 SITE PLAN AREA 2000 / 2001 SOUTH BELL STREET
 METES AND BOUNDS DESCRIPTION
 BEGINNING AT A POINT ON THE NORTHEAST CORNER OF PARCEL C-2-A, CRYSTAL PLAZA, AS SHOWN ON PLAT RECORDED IN DEED BOOK 4382 AT PAGE 1281, POINT ALSO BEING THE INTERSECTION OF S. CLARK STREET (VARIABLE WIDTH) AND 20TH STREET S, (VARIABLE WIDTH), THENCE
 WITH THE SOUTHERN RIGHT-OF-WAY LINE OF 20TH STREET S, N 87°18'54" E 454.38 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL A-4A THENCE, LEAVING SAID 20TH STREET ALONG THE WESTERLY LINE OF PARCEL A-4A, S 02°42'57" W 168.89 FEET TO A POINT THENCE PASSING OVER, ACROSS AND THROUGH PARCEL A-4A, S 02°49'15" W 86.35 FEET TO A POINT ON THE NORTHERN LINE OF PARCEL A-21-A THENCE, ALONG SAID NORTHERN LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:
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 CONTAINING 104,404 SQUARE FEET OR 2.396 ACRES OF LAND

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	557.73	180.04	N 302°12'54" E	180.00	179.998	80.000
C2	565.50	228.50	N 03°17'13" E	228.47	229.19	139.28
C3	557.73	177.92	N 03°18'00" E	177.88	229.54	139.69

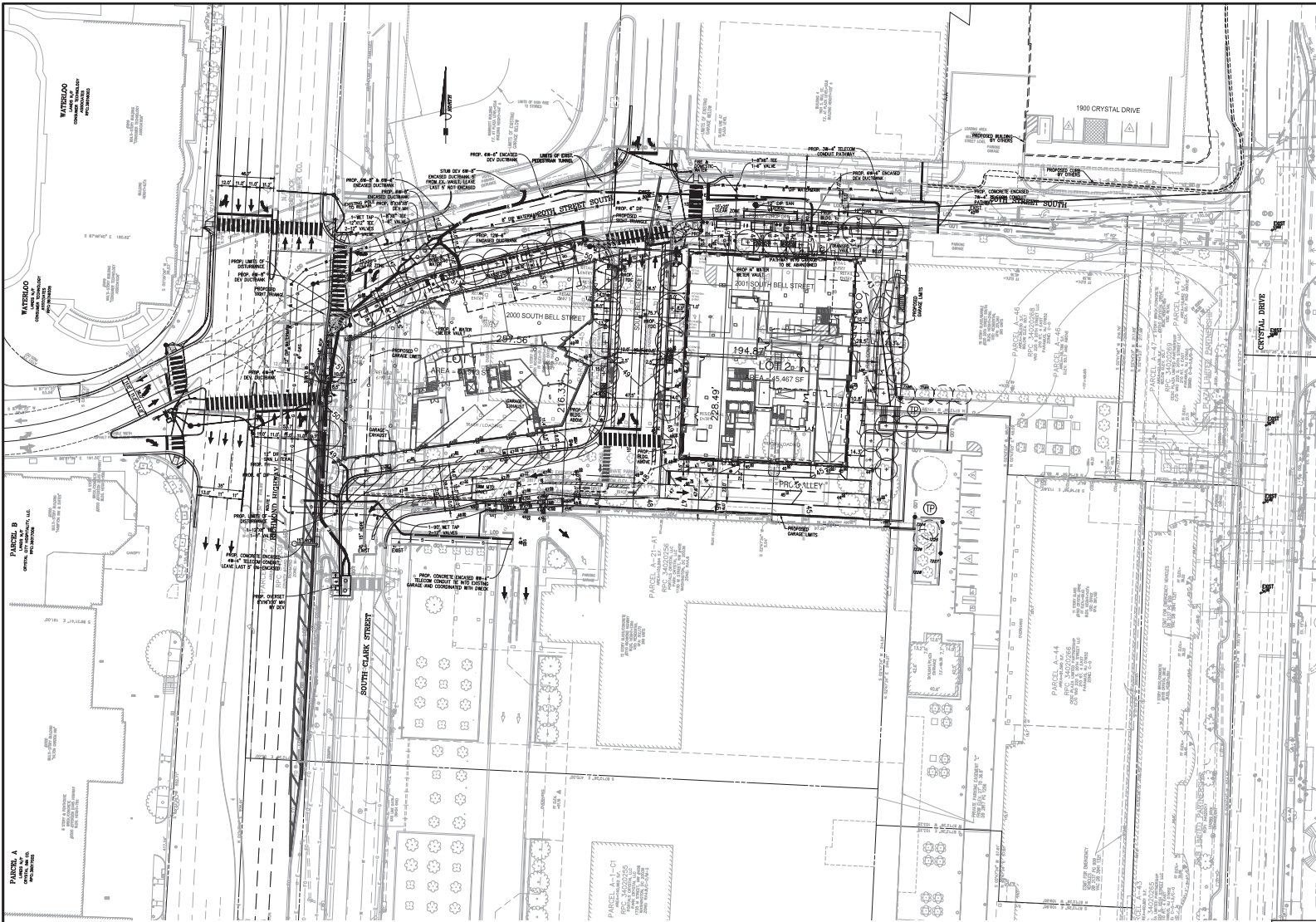


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ARLINGTON COUNTY, VIRGINIA
 DEPARTMENT OF ENVIRONMENTAL SERVICES
 2000-2001 S. BELL ST. EXISTING CONDITIONS
 101 12TH ST. & 2000 CRYSTAL DR./223 23RD ST. & 2000/2001 S. BELL ST. & 1900 CRYSTAL DR.
 PHASED DEVELOPMENT SITE PLAN
 ARLINGTON, VIRGINIA 22202
 SCALE: 1" = 40'
 SHEET: C8.00
 DATE: 04/05/2021

REVISIONS

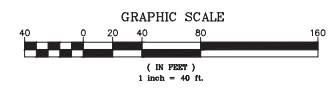
No.	DATE	DESCRIPTION



- NOTES:**
- 1) UTILITY INFORMATION OBTAINED FROM AVAILABLE RECORDS AND FIELD SURVEY
 - 2) DATUM: SEE CERTIFIED SURVEY PLAN ON SHEET C9.0
 - 3) CONTOUR INTERVAL IS SHOWN AT A 2 FOOT INTERVAL
 - 4) THE PROPERTY SHOWN HEREON IS LOCATED ON ARLINGTON COUNTY TAX ASSESSMENT MAP #88-04, REAL PROPERTY CODE (RPC) 34020267 & 34020266, AND IS ZONED C-0 AND M-2.
 - 5) THE AVERAGE SITE ELEVATION AT THE PERIMETER OF THE SITE IS: 50.25 (COMPUTED ALONG 4.1 SITE PLAN AREA).
 - 6) LIMITS OF CLEARING AND GRADING IS AS SHOWN.
 - 7) PROPOSED FIBER OPTIC, AND CABLE LOCATIONS TO BE COORDINATED WITH EACH RESPECTIVE UTILITY COMPANY AT THE TIME OF FINAL SITE ENGINEERING.
 - 8) NO ADDITIONAL BUS SHELTERS ARE PROPOSED FOR THIS SITE. EXISTING BUS SHELTERS ARE SHOWN.
 - 9) NO HISTORICAL DISTRICTS OR BUILDINGS ARE KNOWN TO BE LOCATED ON THIS SITE.
 - 10) NO RESOURCE PROTECTION AREAS (RPA'S) ARE ON THE SITE.
 - 11) SEVEN EXISTING TREES ON THE SITE WILL BE PRESERVED.

SITE TABULATIONS

1) SITE AREA :	104,404 S.F. ± 2,396 AC. ±
SITE AREA POST DEDICATION	99,904 S.F. ± 2,293 ± (4,500 S.F.)
2) PROPOSED NUMBER OF DWELLING UNITS:	
	WEST TOWER 338
	EAST TOWER 420
	TOTAL 758
3) AVERAGE ELEVATION AT PERIMETER OF SITE IS:	50.25 (COMPUTED ALONG 4.1 SITE PLAN AREA)
4) PARKING	
GARAGE	
STANDARD SPACES:	242 SPACES
VAN SPACES:	3 SPACES
COMPACT SPACES:	41 SPACES
HANDICAPPED SPACES:	16 SPACES
TOTAL SPACES:	302 SPACES*
	*INCLUDES 10 VISITORS SPACES
5) BUILDING HEIGHT (ASE TO MAIN ROOF):	
2000 SOUTH BELL STREET (WEST)	250'-0" ± MAIN ROOF
2001 SOUTH BELL STREET (EAST)	200'-0" ± MAIN ROOF
6) SIDEWALK WIDTHS (MEASURED FROM FACE OF CURB):	
20TH STREET S.	19.0' MIN.
SOUTH BELL STREET	14.5' MIN.
RICHMOND HIGHWAY	19.0' MIN.
7) ZONING:	
CURRENT ZONING:	C-0 / M-2
PROPOSED ZONING:	C-0-CRYSTAL CITY
8) SITE COVERAGE:	
BUILDING AREA:	49,275 SF
VEHICULAR AREA:	18,407 SF
TOTAL COVERAGE AREA:	67,682 SF
65% COVERAGE =	67,682 SF / 104,404 SF



CURVE TABLE

CURVE	RADIUS	CHORD	CHORD BEARING	ARC LENGTH	DELTA ANGLE	TANGENT
C1	1577.36'	180.00'	N 0°49'26" E	1185.03'	150.00°	80.00'
C2	1577.36'	180.00'	N 0°49'26" E	1185.03'	150.00°	80.00'
C3	1577.36'	180.00'	N 0°49'26" E	1185.03'	150.00°	80.00'
C4	1577.36'	180.00'	N 0°49'26" E	1185.03'	150.00°	80.00'

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ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

2000 / 2001 SOUTH BELL STREET PLOT AND LOCATION PLAN

101 12TH ST. & 2300 CRYSTAL DR./223 23RD ST. & 2000/2001 S. BELL ST. & 1900 CRYSTAL DR.
PHASED DEVELOPMENT SITE PLAN

ARLINGTON, VIRGINIA 22202

SCALE: 1" = 40' SHEET: C10.0 DATE: 04/20/2021

No.	DATE	DESCRIPTION
REVISIONS		

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