

CRYSTAL CITY BLOCK PLAN #W-1

Block W

May 18, 2023

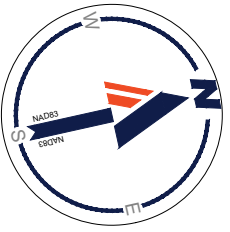
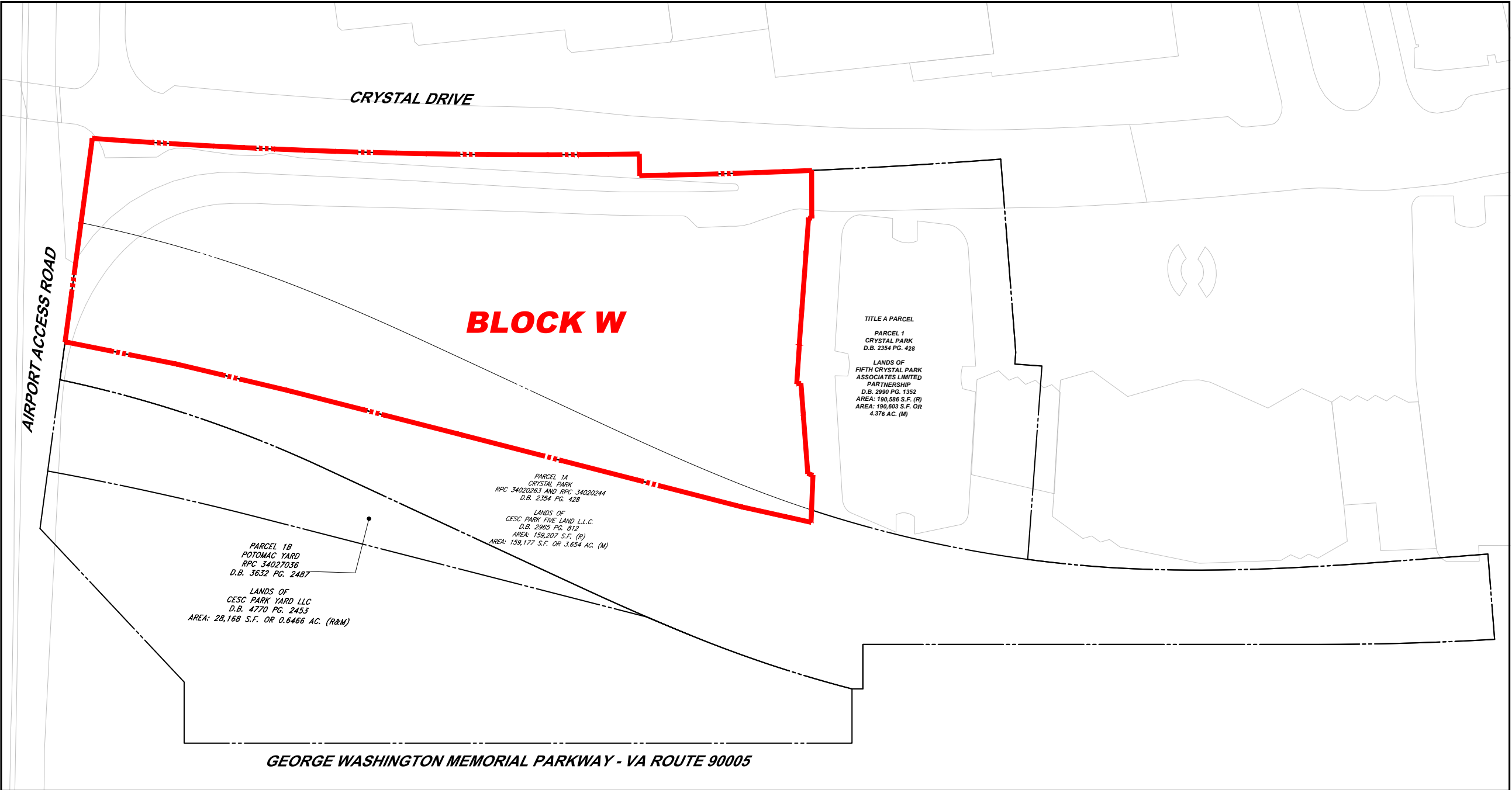


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ELEMENTS OF THIS BLOCK PLAN

INTRODUCTION: BACKGROUND AND PURPOSE

This document comprises a proposed Crystal City Block Plan (CCBP) for Block W as identified in the Crystal City Sector Plan. It is submitted in conjunction with a new site plan and rezoning applications, and site plan amendment to SP #167. This submission illustrates a Residential seven-story mid-rise along Crystal Drive with a small ground floor retail portion on the northwest corner facing a relocated service drive and “Crystal Park” to the north. This building will be a singular building on Block W. The relocated service drive will allow access to Block U, a service tunnel, and parking east of the CSX tracks from the south.

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

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

PART I - BLOCK FRAMEWORK

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

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

Section B of the Block Framework presents Sector Plan policy map exhibits cropped to match the geographic extent of the subject block, and includes maps covering elements such as building heights, build-to lines and public open spaces recommended in the sector plan. This section also includes a summary of Sector Plan goals for the block and demonstrates the ways in which in which the proposed final site plan and proposed block plan can achieve or further advanced specific and general goals of the plan.

Section C includes a variety of exhibits depicting existing conditions and future plans for the block. These exhibits include the proposed final site plan details overlaid on existing and proposed conditions across the block.

Section D provides a cumulative list of deviations from the Sector Plan resulting from each CCBP adopted for the block. The documentation of these deviations will be insightful for future reference when subsequent iterations of the block plan and future site plans are being devised, as they add further detail to or refine the recommendations presented in the Sector Plan.

PART II - BLOCK DEVELOPMENT DOCUMENT

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

BLOCK PLAN ITERATIONS

As the first adopted version of a block plan for Block W in Crystal City, this packet represents CCBP-W-1. With future site plan submissions on the block, this block plan will need to be updated accordingly and again be presented to the County Board for adoption. The number at the end of the CCBP identifier (e.g. CCBP-W-1) shall reflect the adopted version of the CCBP for this particular block.

*** BLOCK PLAN LIMITATIONS ***

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

Block Location Map



*Illustrative Concept Plan, Figure 3.2.2 on page 33
Crystal City Sector Plan - 09.28.2010*

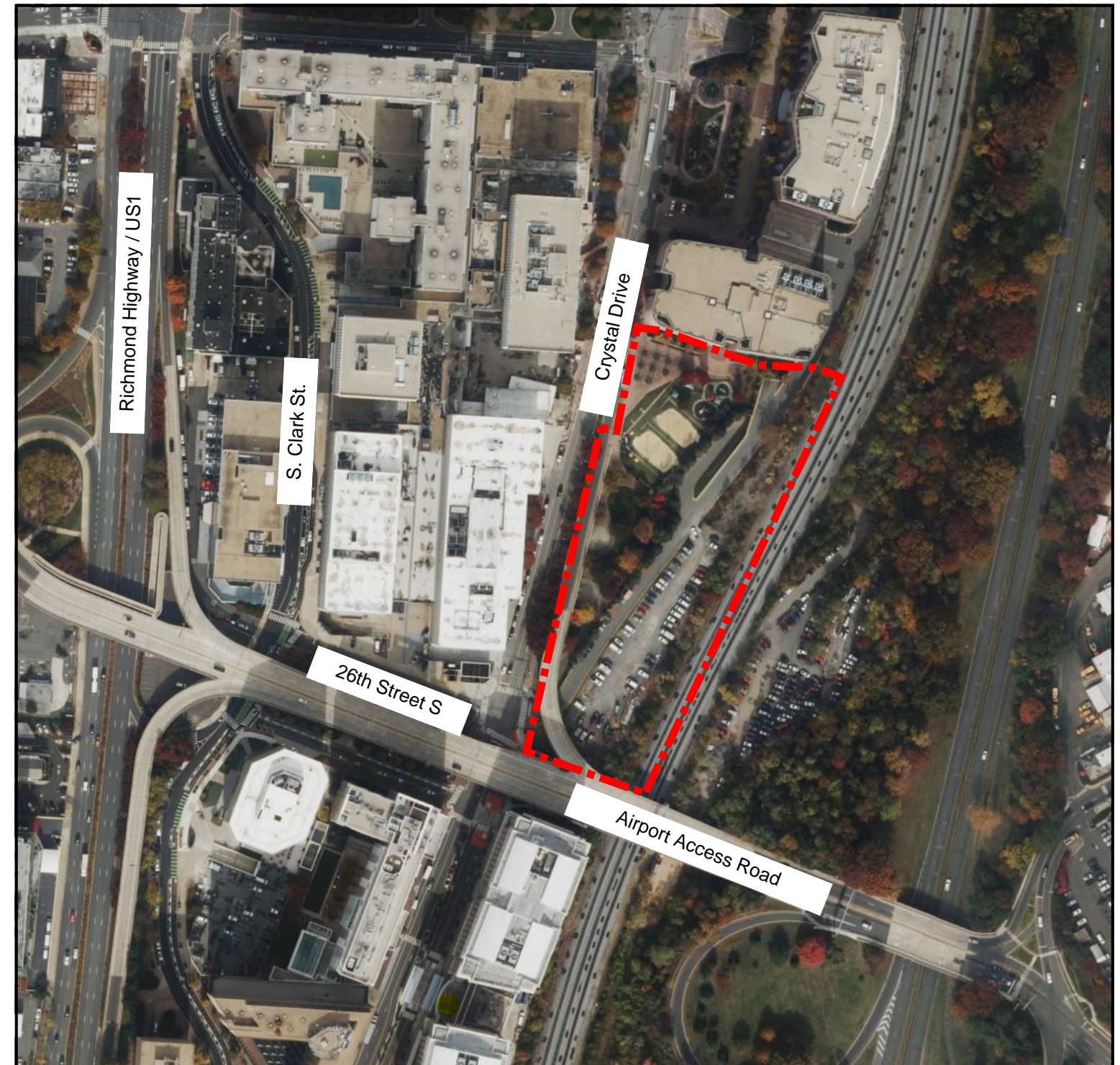
BLOCK W

Plan View



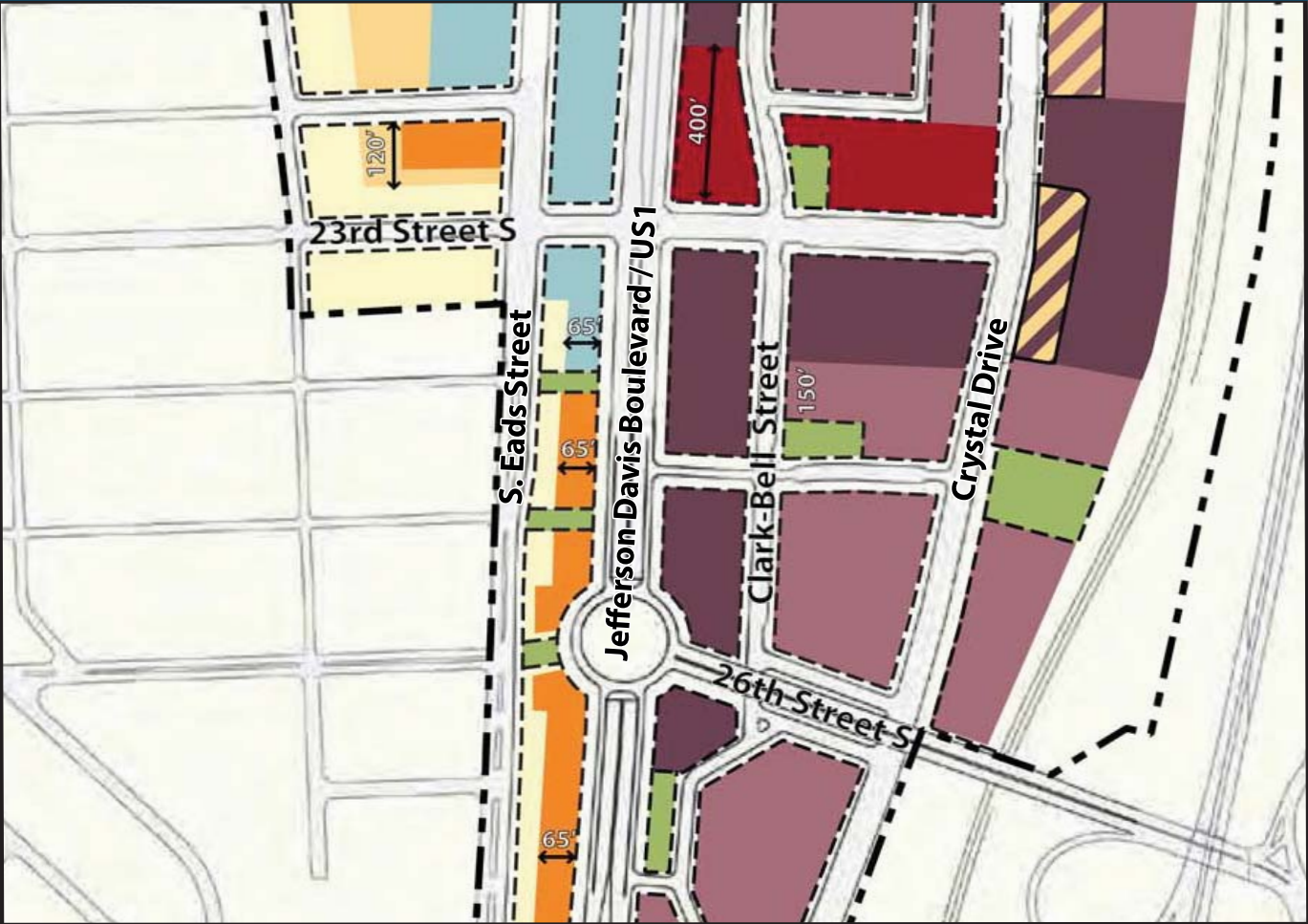
AS OF 2010

Orthophoto



AS OF 2023

Building Heights Map



PER FIGURE 3.8.5, P.95

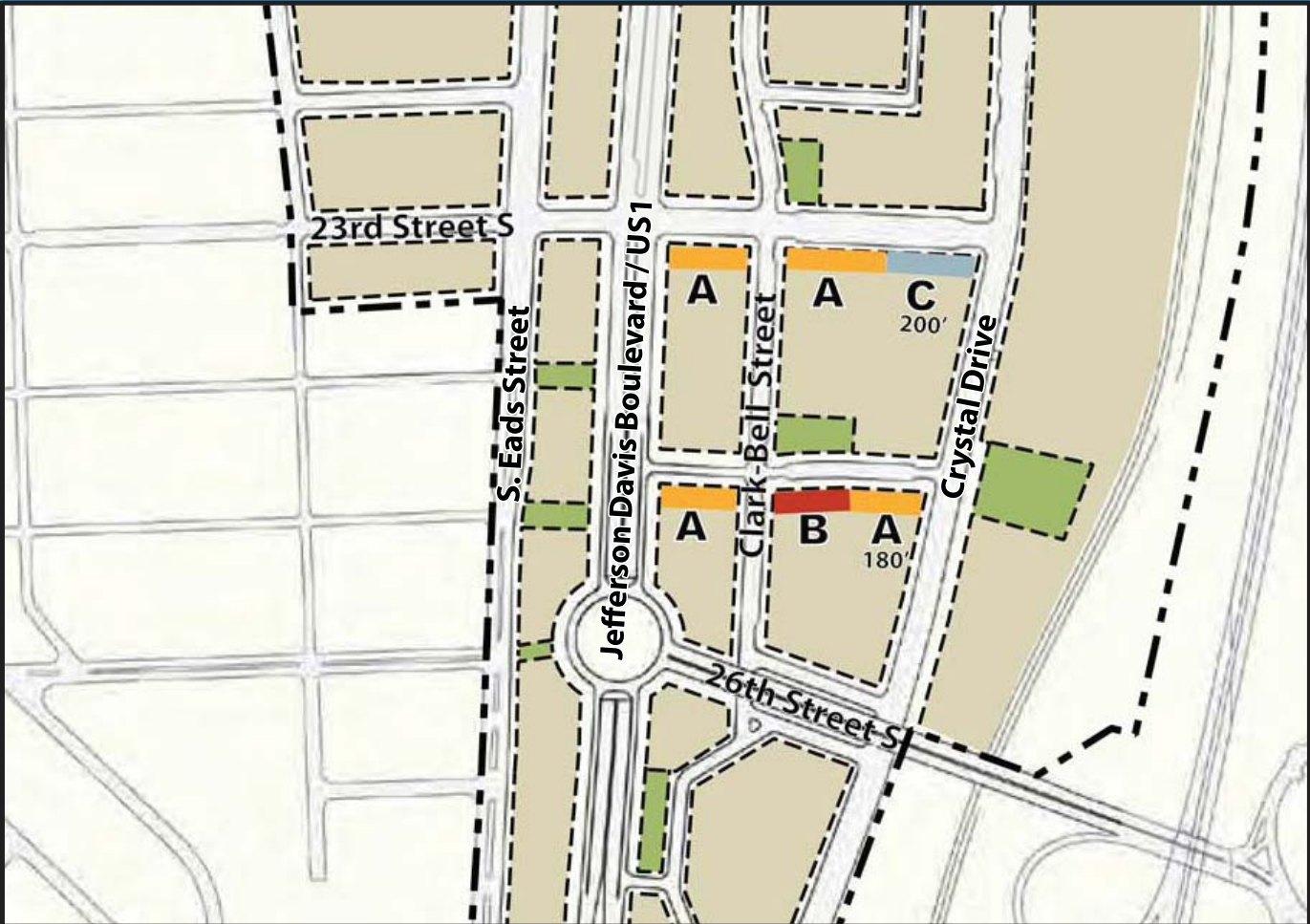
LEGEND	
	35'
	60'
	75'
	110'
	150'
	200'
	250'
	300'
	OPEN SPACE WITHIN BUILD-TO LINES

NOTES:

1. HATCHING INDICATES THE LOWER HEIGHT FOR INFILL. THE GREATER HEIGHT IS FOR BLOCK SCALE DEVELOPMENT
2. A DIMENSION, WHEN SHOWN ON THE MAP, ESTABLISHES THE POSITION OF A BOUNDARY BETWEEN DIFFERENT HEIGHT ZONES
3. AN ADDITIONAL 2 TO 3 STORIES MAY BE CONSIDERED IN 300' ZONES ALONG 18TH AND 23RD STREETS.
4. IN INSTANCES WHERE EXISTING BUILDING HEIGHTS EXCEED THE BUILDING HEIGHTS SET FORTH IN THIS PLAN, SUCH BUILDINGS SHALL NOT BE DEEMED NON-CONFORMING BY THE ADOPTION OR IMPLEMENTATION OF THIS PLAN AND NOTHING IN THE PLAN SHALL RESTRICT OR PROHIBIT THE RECONSTRUCTION, REDEVELOPMENT, OR MAINTENANCE OF SUCH BUILDINGS IN ACCORDANCE WITH THEIR EXISTING BUILDING HEIGHTS AS PERMITTED IN THEIR APPLICABLE ZONING DISTRICT AND APPROVED SITE PLAN.

0 500 1000

Bulk Plane Map



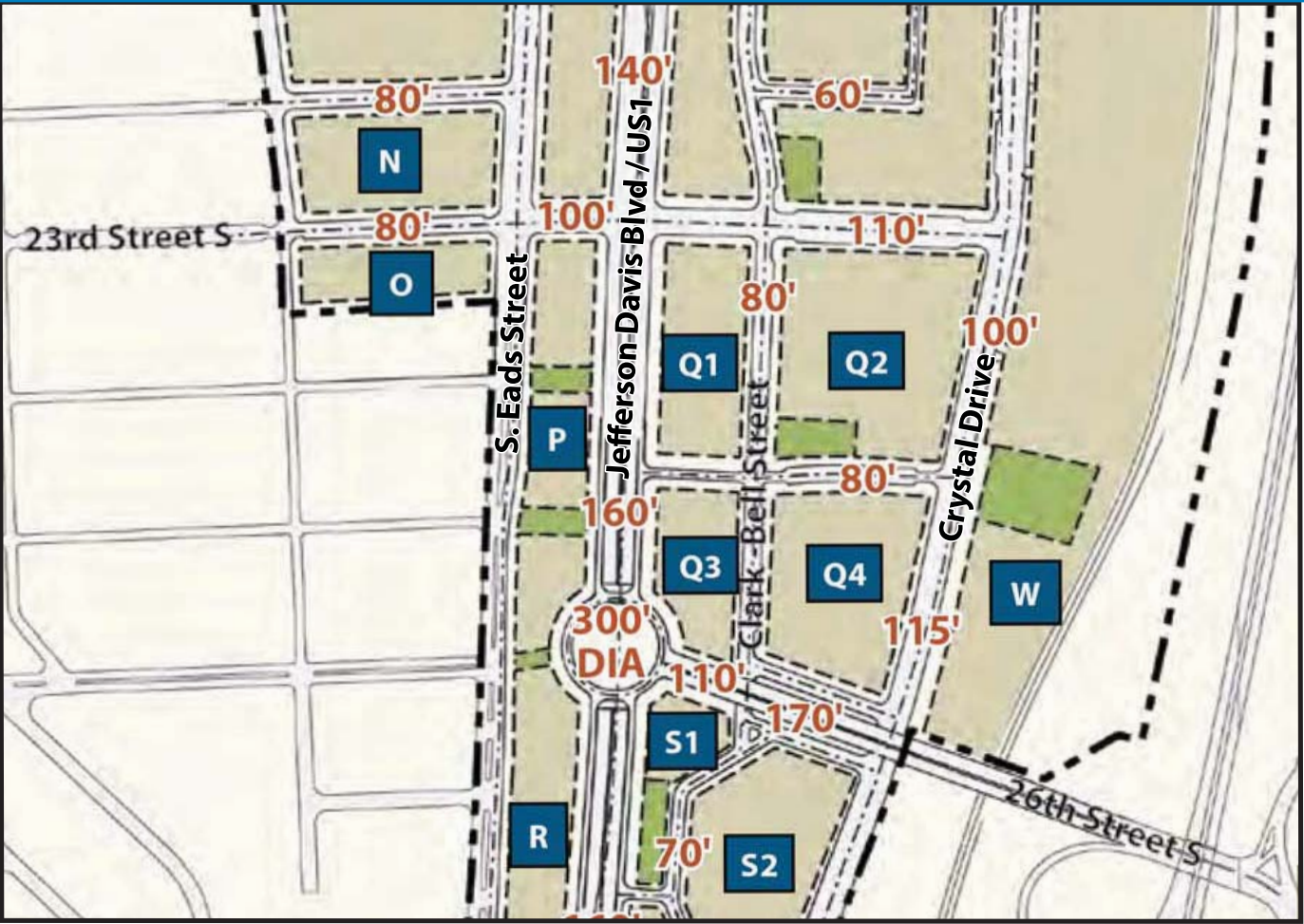
PER FIGURE 3.8.7, P.97

LEGEND	
FRONTAGE	HEIGHT AND ANGLE
A	HEIGHT: 140' / ANGLE 50°
B	HEIGHT: 120' / ANGLE 50°
C	HEIGHT: 200' / ANGLE 50°
D	HEIGHT: 180' / ANGLE 50°
E	HEIGHT: 180' / ANGLE 43°
F	HEIGHT: 220' / ANGLE 50°
G	HEIGHT: 160' / ANGLE 43°
H	HEIGHT: 100' / ANGLE 50°
	OPEN SPACE WITHIN BUILD-TO LINES

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

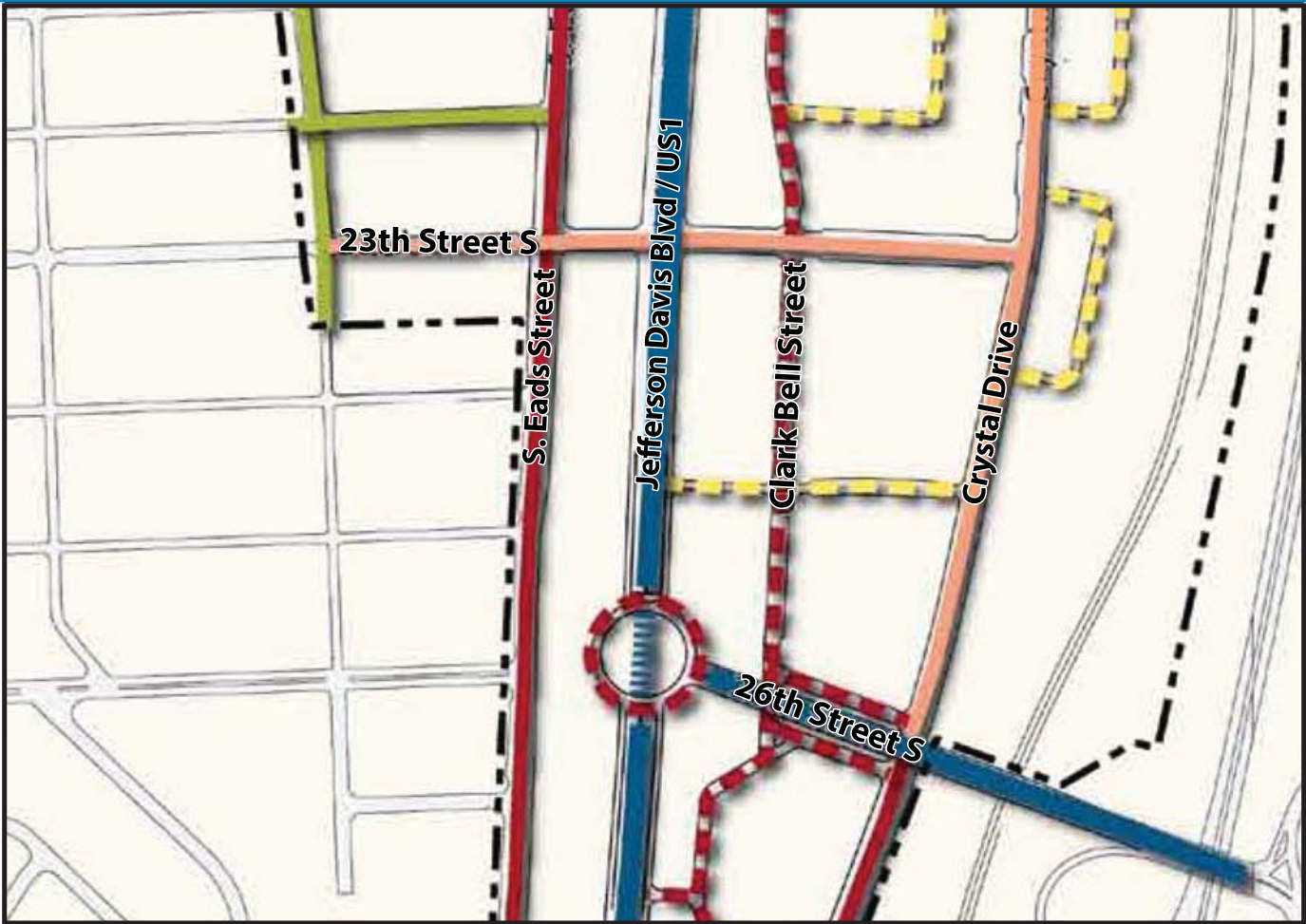
0 500 1000

Build to Lines Map



PER FIGURE 3.5.3, P.47

Street Network and Typology Map



PER FIGURE 3.6.6, P.51

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

NOTE:

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

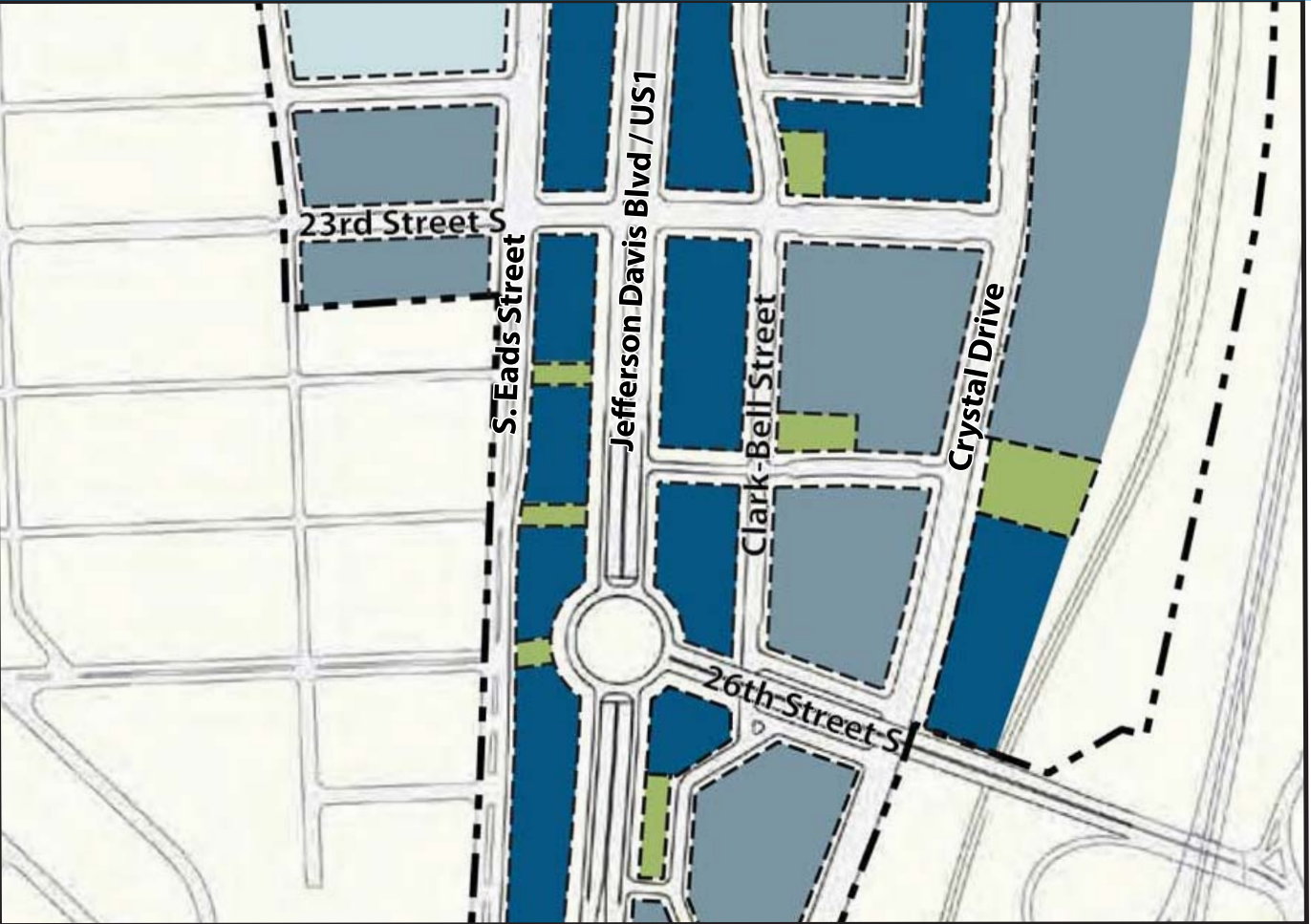
0 500 1000

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

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

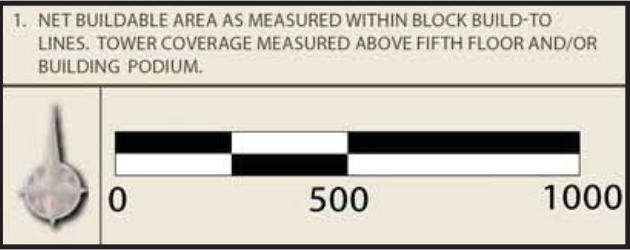
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Tower Coverage Map

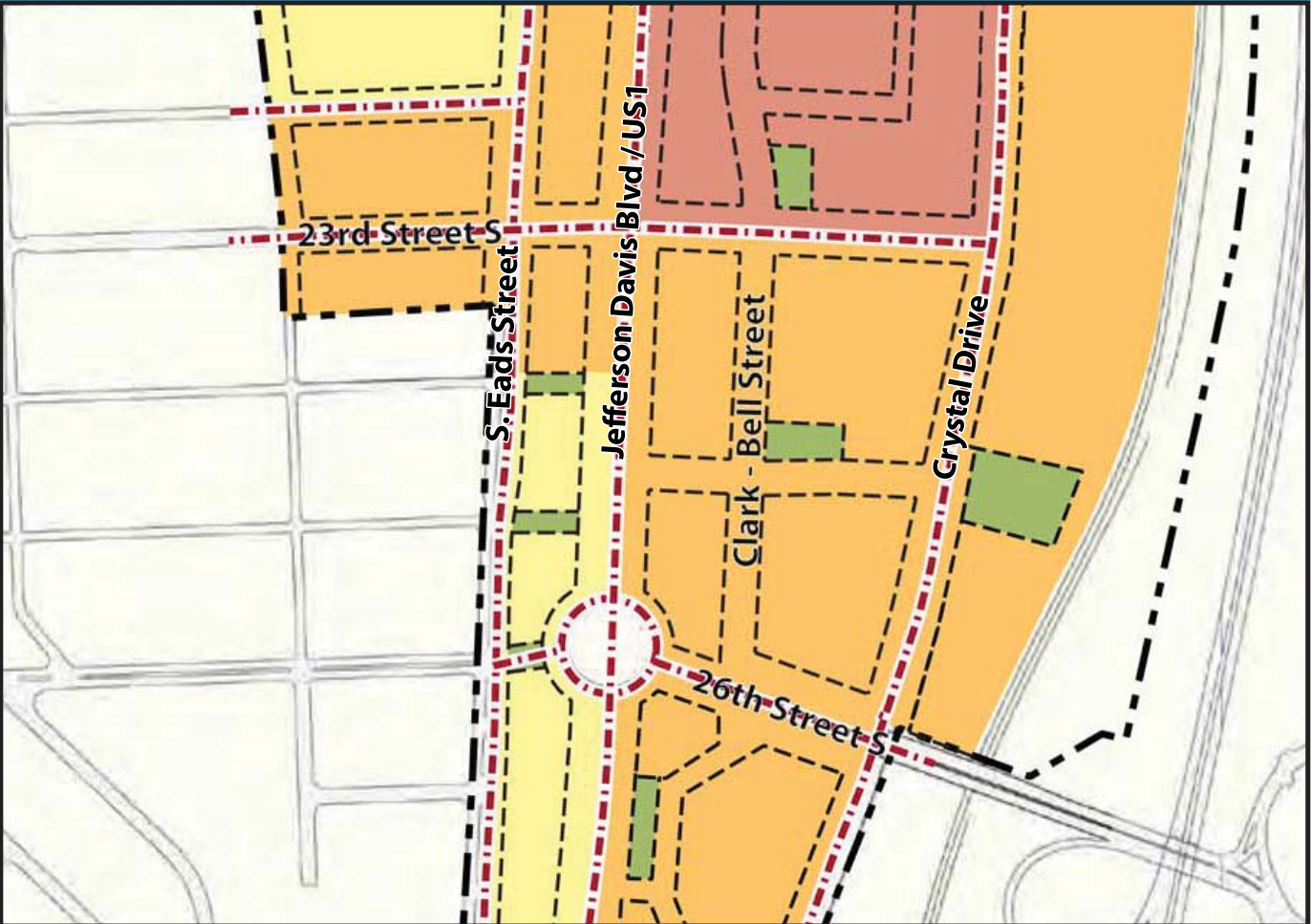


PER FIGURE 3.8.9, P.99

LEGEND	
PERCENT OF NET BUILDABLE AREA ¹	
	65%
	75%
	85%
	OPEN SPACE WITHIN BUILD-TO LINES

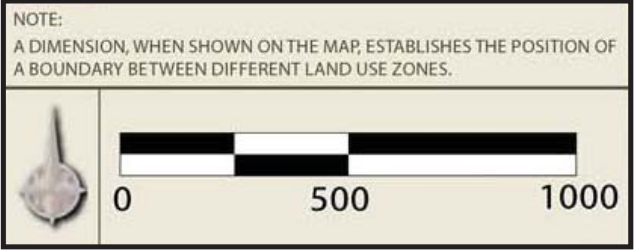


Land Use Mix Map



PER FIGURE 3.9.1, P.103

LEGEND	
LAND USE DESIGNATION	
	RESIDENTIAL, HOTEL
	RESIDENTIAL, COMMERCIAL, HOTEL, OR MIXED-USE
	RESIDENTIAL, COMMERCIAL, HOTEL, OR MIXED-USE: MINIMUM 40% RESIDENTIAL OR HOTEL
	RESIDENTIAL, COMMERCIAL, HOTEL, OR MIXED-USE: MINIMUM 60% RESIDENTIAL OR HOTEL
	PLANNING BLOCK BOUNDARY
	OPEN SPACE WITHIN BUILD-TO LINES

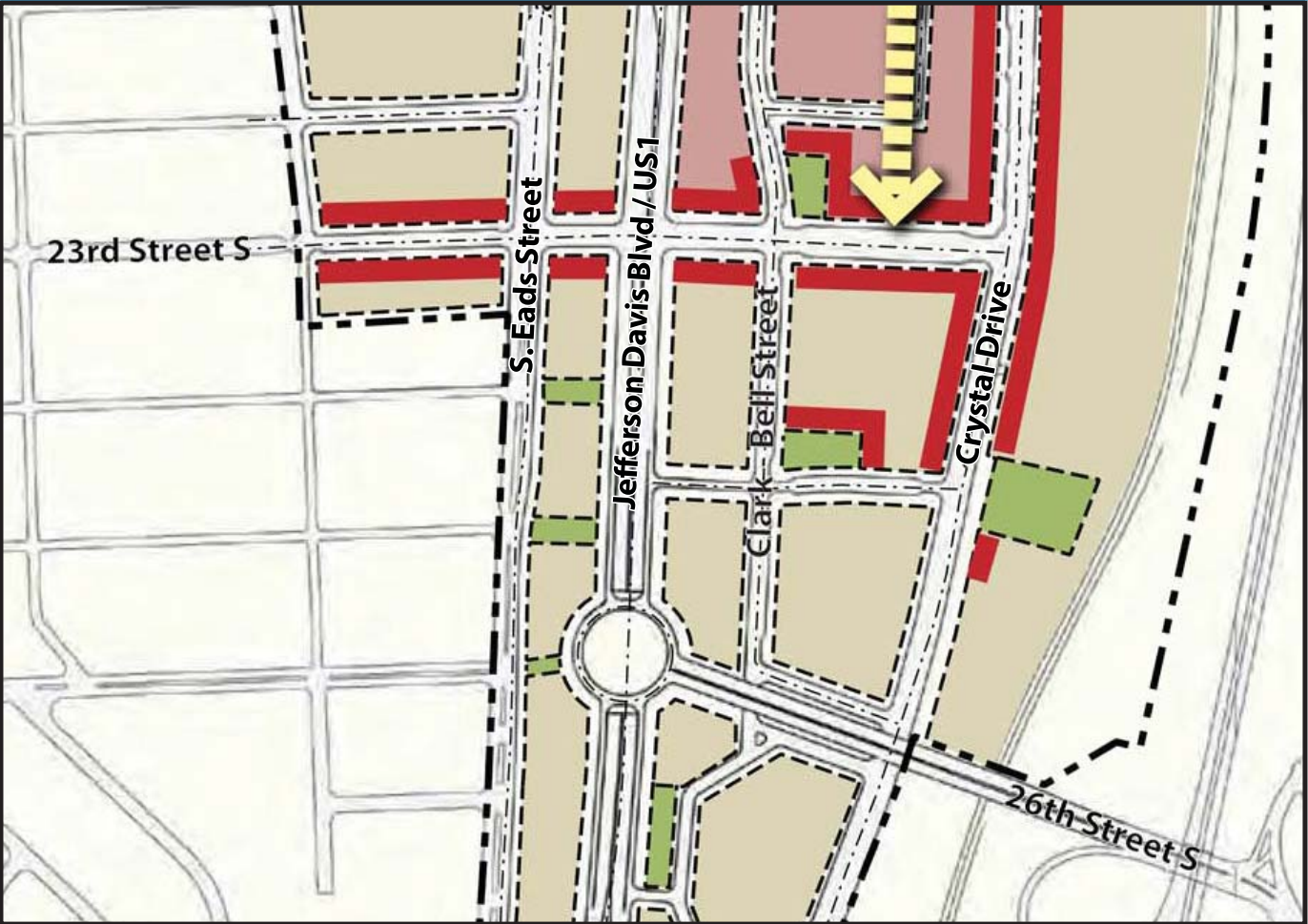


Public Open Space Map



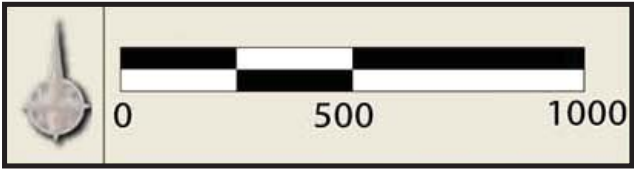
PER FIGURE 3.7.3, P.79

Retail Frontage Map

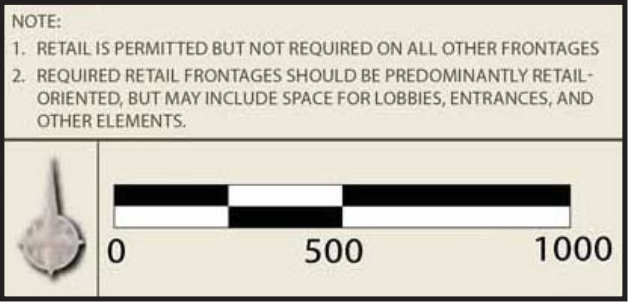


PER FIGURE 3.9.3, P.107

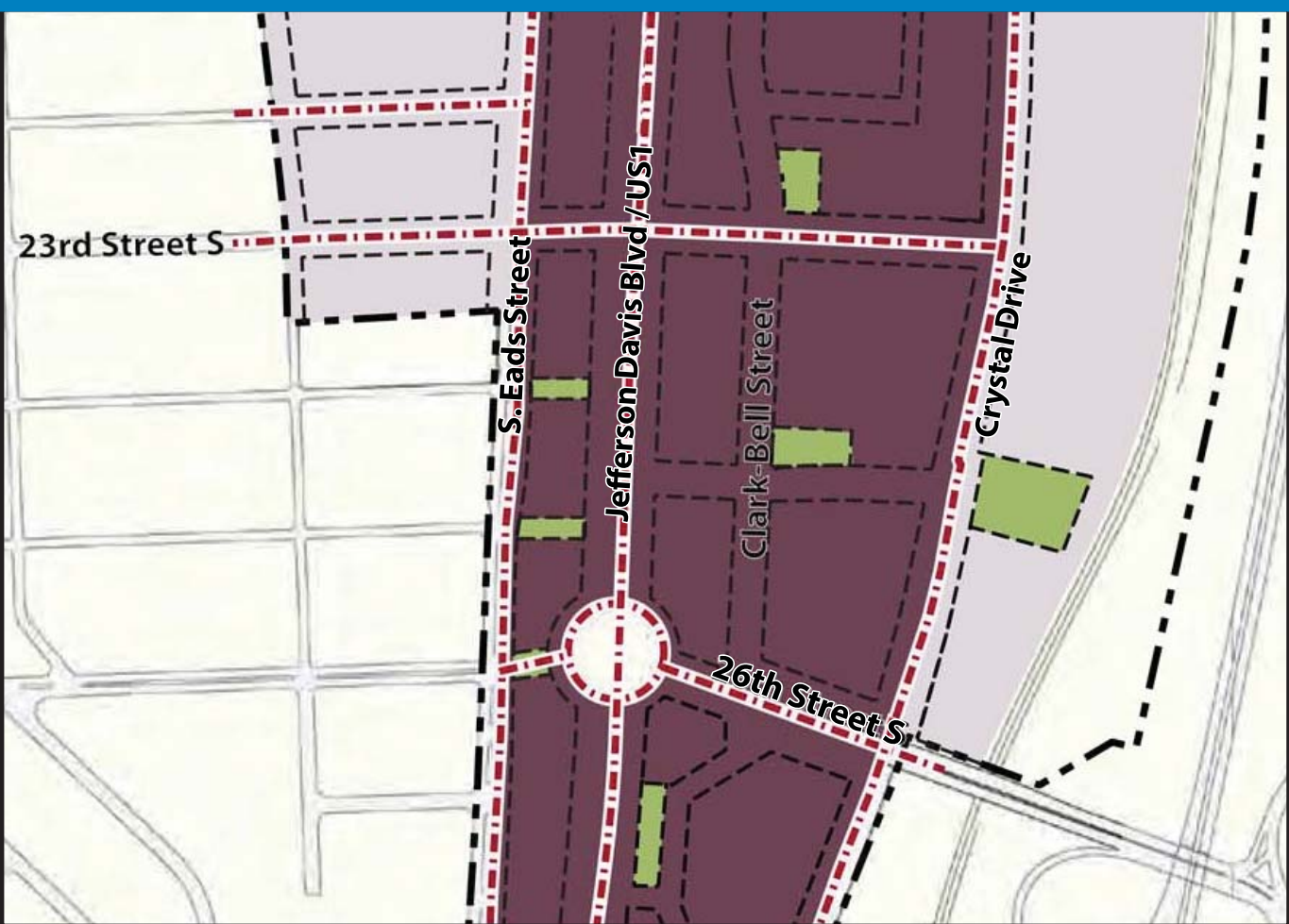
LEGEND	
XX	PARK NUMBER
	PUBLIC OPEN SPACE



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

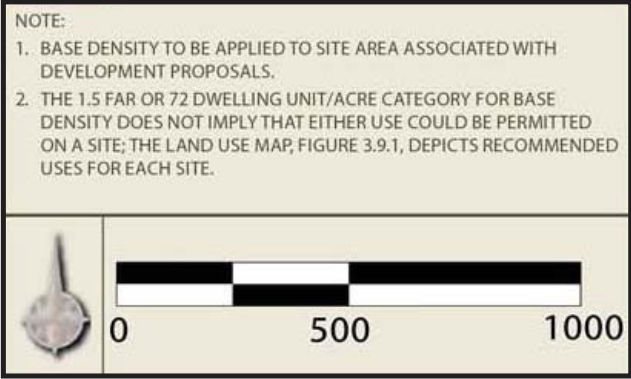


Base Density Map

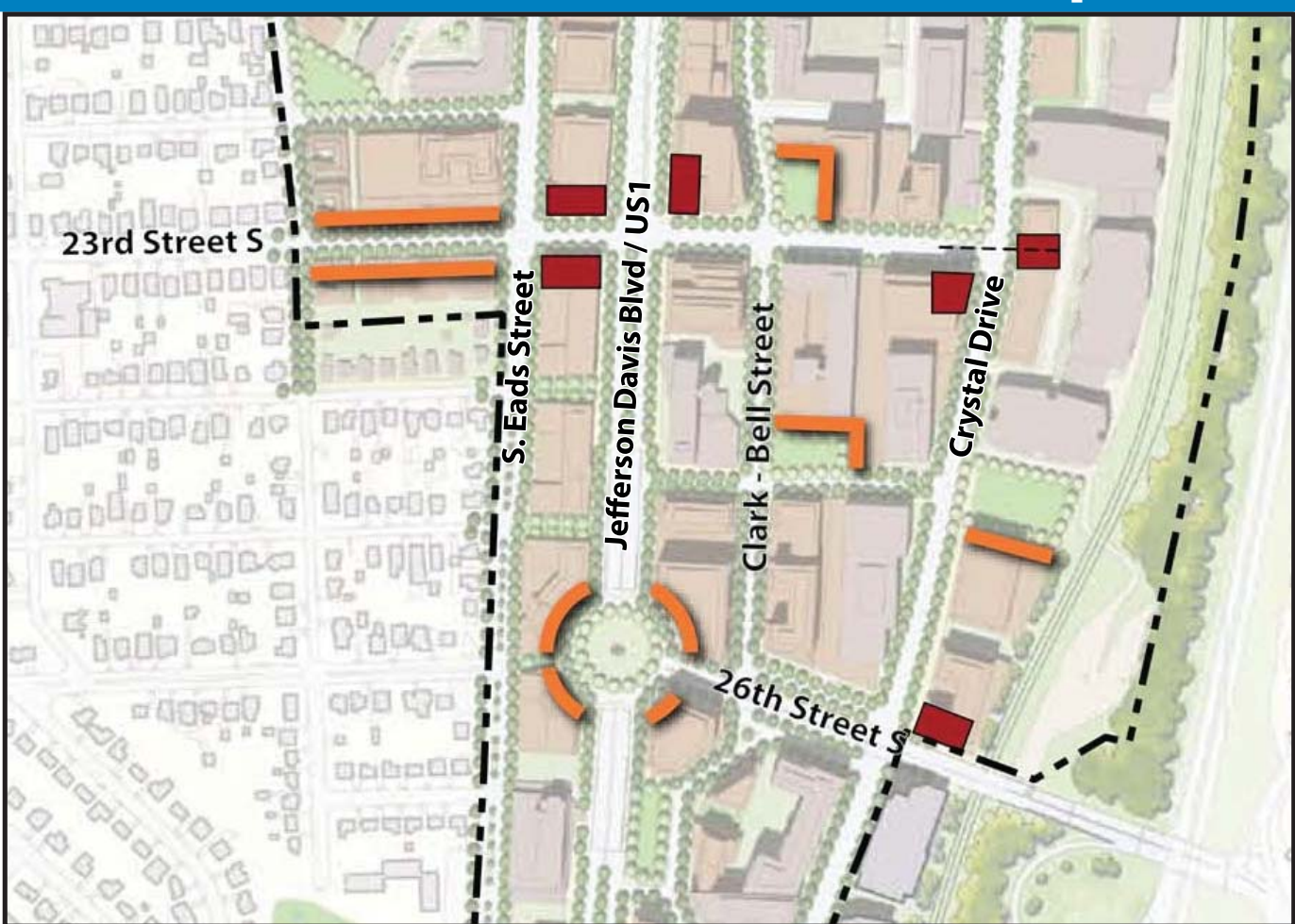


PER FIGURE 3.8.2, P.93

LEGEND	
BASE DENSITY (FAR) ¹	
	1.5 (COM.), 72 DU/ACRE (RES.), OR 110 U/ACRE (HOTEL)
	2.5 (COM.), 115 DU/ACRE (RES.), OR 180 U/ACRE
	3.24 (RES. ONLY)
	3.8 (COM. OR HOTEL) OR 4.8 (RES.)
	OPEN SPACE WITHIN BUILD-TO LINES
	CRYSTAL CITY COORDINATED REDEVELOPMENT DISTRICT

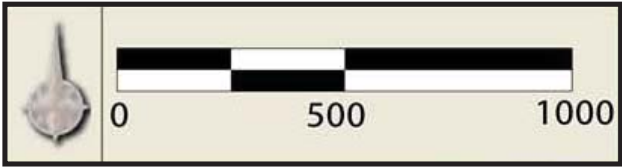


Architectural Features Map

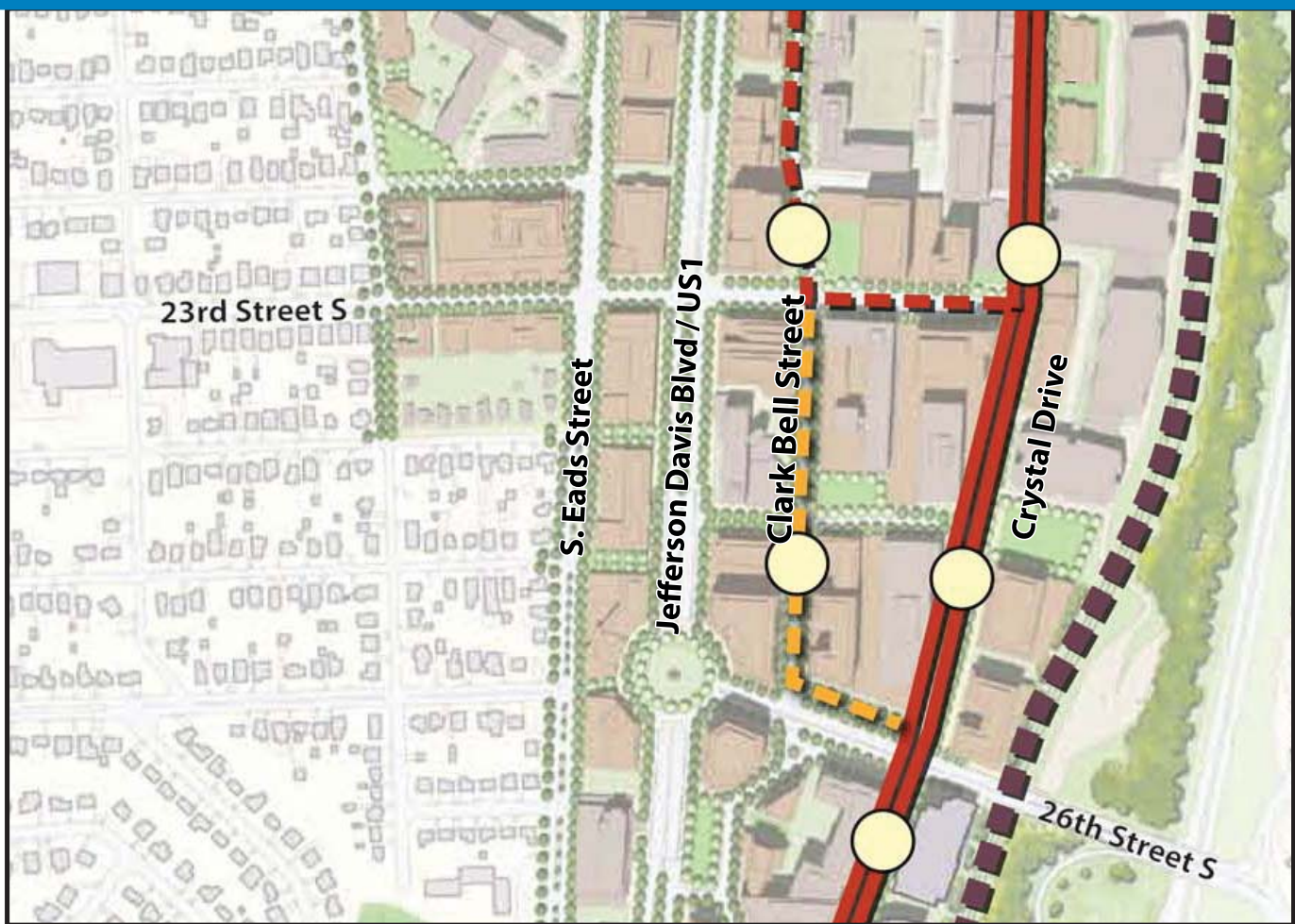


PER FIGURE 3.11.1, P.119

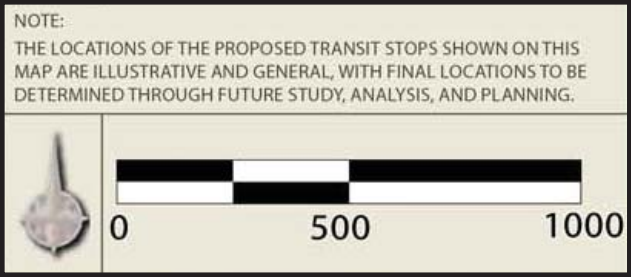
LEGEND	
	ARCHITECTURAL FEATURE
	COORDINATED FRONTAGE



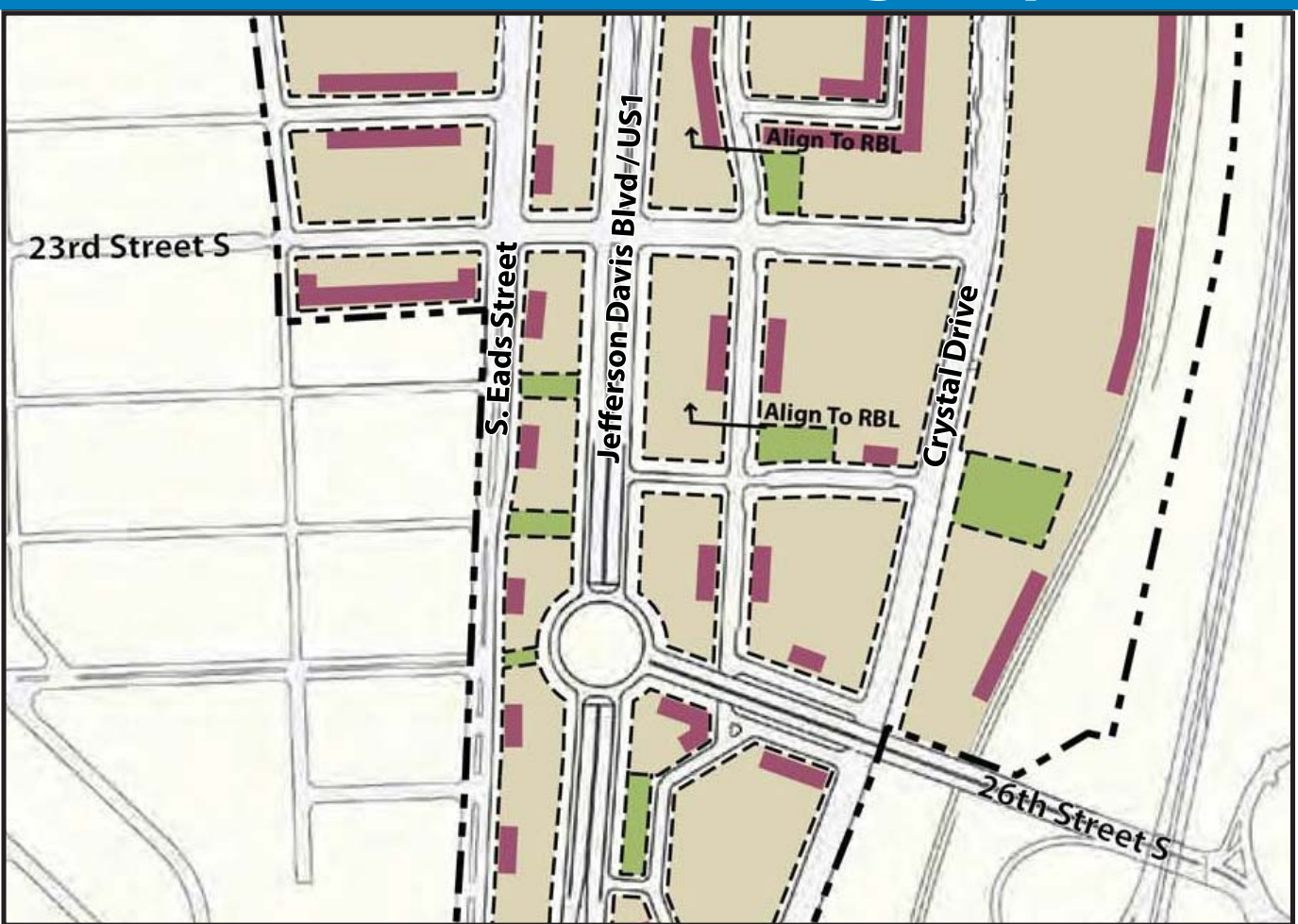
Surface Transitway Map



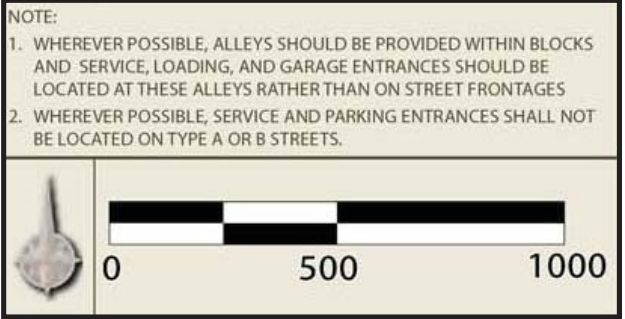
LEGEND	
	PROPOSED NEAR-TERM TRANSITWAY ALIGNMENT
	PROPOSED MID-TERM TRANSITWAY ALIGNMENT
	PROPOSED LONG-TERM TRANSITWAY ALIGNMENT
	METRO LINE
	VRE
	PROPOSED TRANSIT STOP
	EXISTING METRO STATION ENTRANCE
	POTENTIAL SECOND ENTRANCE TO METRO



Service and Loading Map



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



Summary of Major Sector Plan Recommendations Specific to Block W

BUILDING AND DEVELOPMENT

Density: Block W has been identified as a New Development Site (Figure 3.3.9 and 3.3.13). The site falls in a Medium Density zone (Figure 3.8.1). The Base Density for the new development is 1.5 FAR (commercial) / 72 DU/ACRE (residential) / or 110 DU/ACRE (hotel). The entire block area is 175,133 SF, which includes the Crystal Park land area. Per the Sector Plan, "Base density [will] be applied to site area associated with development proposals." This includes the site area for Crystal Park

Massing and Placement: The Sector Plan identifies various methods for "controlling the placement and massing of buildings." The Sector Plan recommends a massing, scale, and facade composition of the podium to define and reinforce the quality of the public realm. To that, the podium of each building should be less than 65' and placed zero to 2', but not more than 10' from the RBL (Recommended Build-to Line).

Tower Coverage: The allowable block average Tower Coverage is measured above the 5th floor and/or Podium. For Block W it is 85%, to be calculated by dividing each building's largest floor plate above the 5th floor by net buildable area for that building (Figure 3.8.9) and then averaging for all buildable area of the block. Crystal Park is considered non-buildable area.

Height and Bulk Plane Angle: The allowable maximum building height for Block W is 200 feet, excluding rooftop mechanical penthouses.

Land Use Designation and Use Mix Target: The buildable area of Block W is designated as Residential, Commercial, Hotel, or Mixed-Use, and Crystal Park is designated as Open Space.

Retail Frontage: The Sector Plan calls for required retail frontage at the Northwest Corner of the buildable area (Figure 3.9.3). "Required retail frontages should be predominantly retail-oriented, but may include space for Lobbies, Entrances, and other Elements"

Cultural Resources and Community Services: The Sector Plan recommends a flexible approach to providing a broad range of resources and services over time. The Sector Plan section on the "Entertainment District" calls for the adjacent "Crystal Park" to be a community-serving area, to "provide residents and workers an area for active recreation at the south end of Crystal City".

Parking: The Sector Plan proposes that future parking be provided primarily below-grade, but may allow above-grade structures embedded within building podiums where warranted. As the building backs up to the CSX Railroad Corridor, the 2-levels of partial-below and above-grade parking are exposed to the railroad tracks, but are well hidden behind active uses on Crystal Drive to the west and Crystal Park to the north.

Architectural Features: The Sector Plan recommends an architectural feature on the Southwest end of Block W, as well as a "Coordinated Frontage" on the north facing Crystal Park. The Sector Plan recommends that, for architectural features, "innovative architectural expression should be given wide latitude in featured locations; guidelines on massing and setbacks are relaxed," "architectural features range from a special corner treatment to a complete building tower," "feature locations are often paired; each location should respond in a reciprocal manner as part of a larger urban-design composition", and "where recommended architectural feature locations overlap with bulk plane angles, consideration may be given for flexibility for portions of such frontages to vary somewhat from bulk-plane angles.". The "Coordinated frontage" should mutually respond in massing, materials, and architectural language to visually unify the common space or street they frame,"

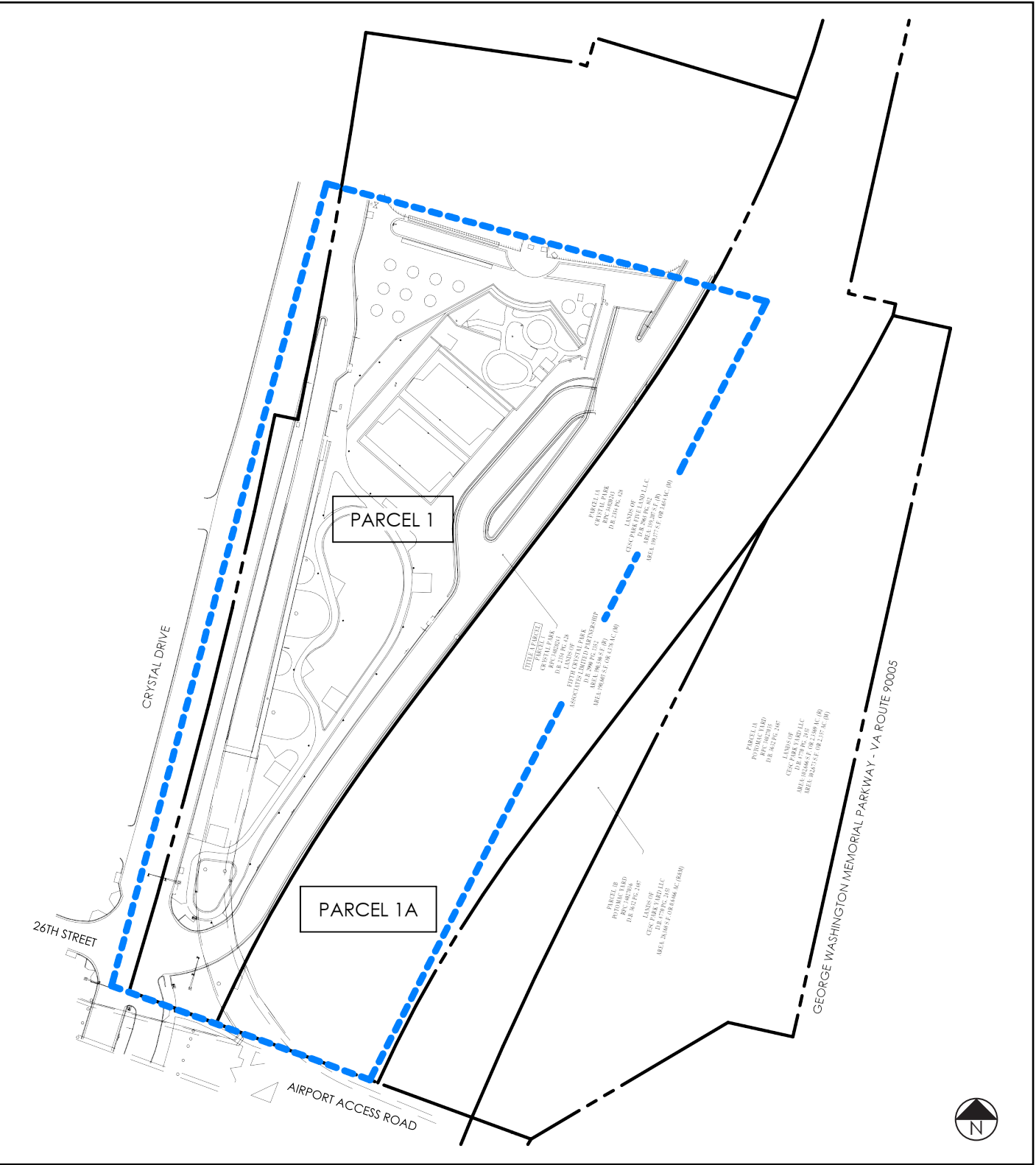
TRANSPORTATION: The Sector Plan envisions, as part of the development of Block W, the current airport access road off ramp be removed to make way for the new developments. Furthermore, the Sector Plan envisions Crystal Drive to be a retail-oriented mixed-use arterial street which includes a bike lane on Crystal Drive in front of Block W.

OPEN SPACE: Crystal Park is a proposed improvement of an existing recreation area along Crystal Drive, near the eastern end of the new 25th Street. As proposed, the new park would reside between the southernmost Crystal Park building and the proposed development east of Crystal Drive and north of 26th Street. It has a target size of 38,000 square feet and is intended for predominately recreational uses. It will be framed with trees, and may include athletic courts as well as a playground with bench seating for on-looking parents. While this area today is used in part to meet the requirements of an adjacent child day care facility, this space is envisioned as a public park in the future. If a childcare facility remains in this area, a strategy will be needed for how the outdoor space requirements are met.



View of Crystal Park on page 87 of CCSP

Existing Conditions - Real Estate Parcels and Lots



Existing Block Area Tabulations

RPC NUMBER	PARCEL NUMBER	EXISTING ZONING	SQUARE FEET
34-020-243	1	C-O-1.5	190,603
34-020-244	1A	C-O-1.5	159,177
34-020-263			
TOTAL			349,780

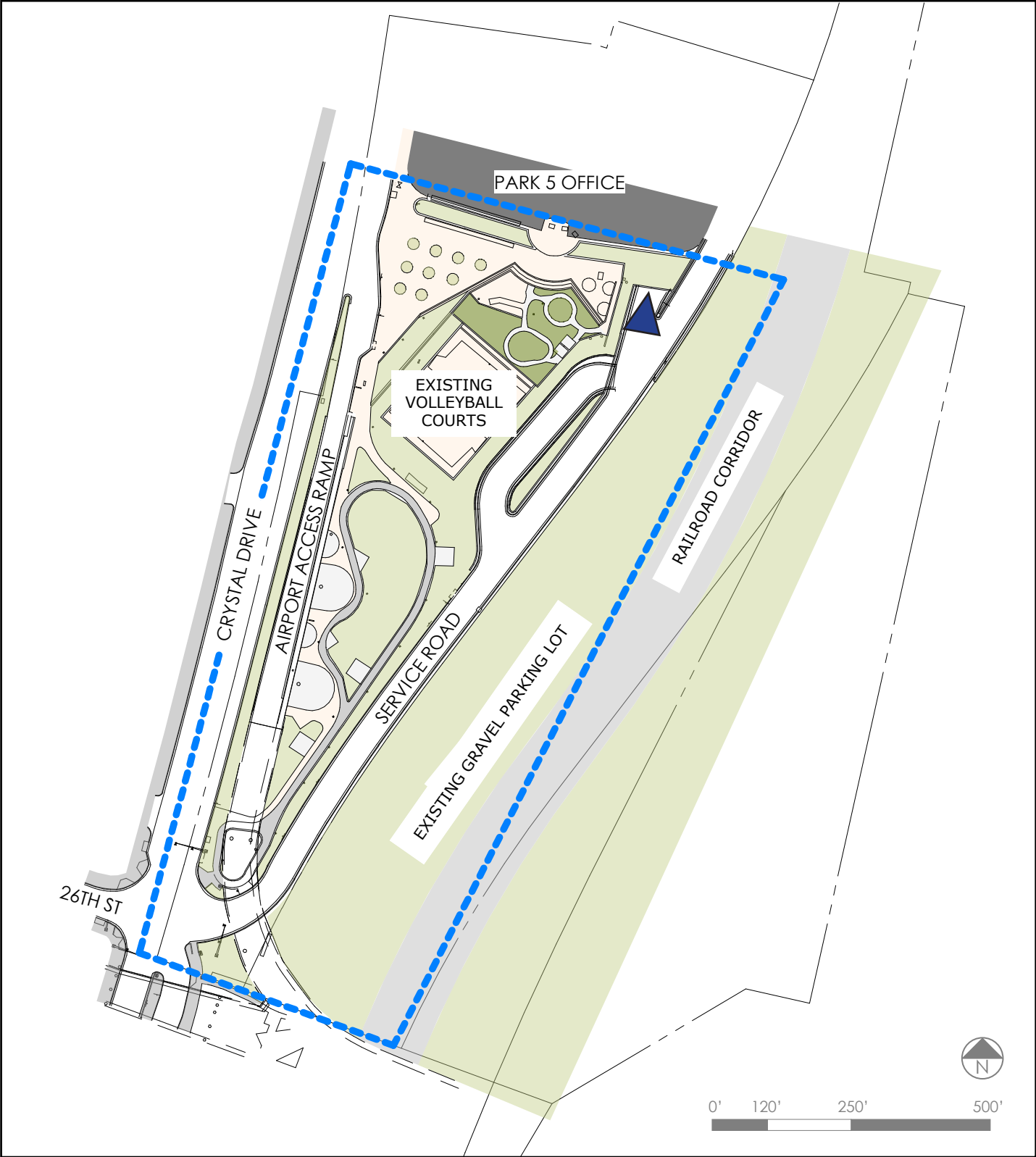
Parcel Ownership

PARCEL NUMBER	LAND OWNER
1	Lands of Fifth Crystal Park Associates Limited Partnership
1A	Lands of CESC Park Five Land, LLC

- LEGEND
- Block W Boundary (per Sector Plan)
 - Property Lines

- NOTES
- Block Boundary is defined as the greater of either the centerline of the street or the property line, squared off where necessary
 - Parcel Boundaries are defined by property lines

Existing Conditions - Plan View of Development



Existing Block Area Tabulations

BUILDING	OFFICE GFA	RETAIL GFA	RESIDENTIAL / HOTEL GFA	TOTAL GFA
Not Applicable	-	-	-	-
Total	-	-	-	-

Block W: Parcel 1 and Parcel 1A have no existing buildings.

- LEGEND
- Block W Boundary (per Sector Plan)
 - Existing Loading (NONE)
 - Existing Parking Entry (to adjacent Park 5)

Existing Conditions - Orthophoto

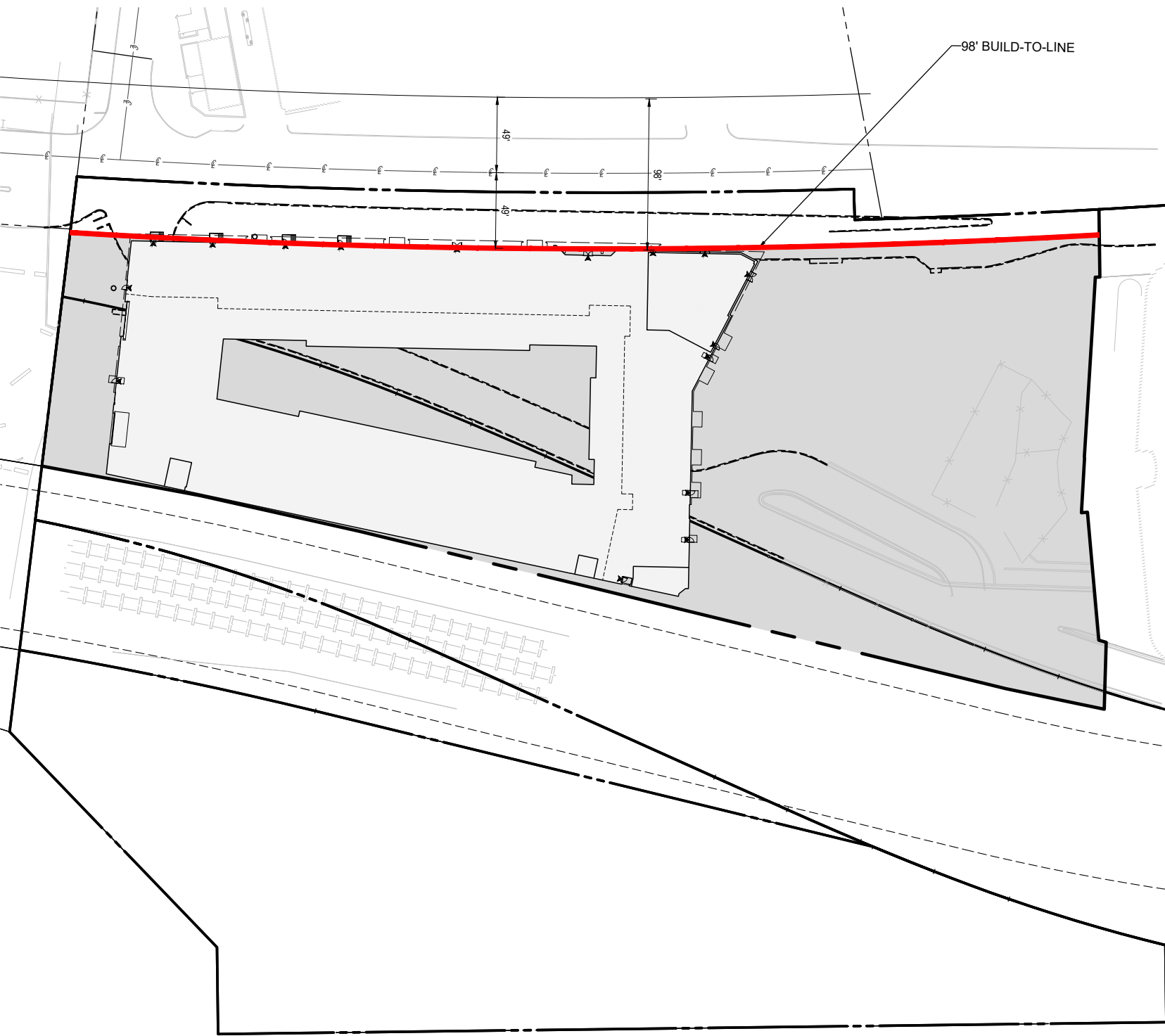


Block W

Parcel 1 and Parcel 1A have no existing buildings.

AS OF 2010

Net Buildable Area



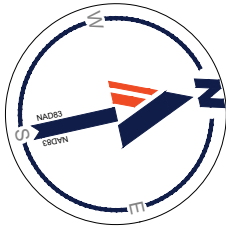
EXISTING PARCEL OWNERSHIP AND ZONING				
PARCEL NUMBER	LAND OWNER	RPC NUMBER	EXISTING ZONING	SQUARE FEET
1	FIFTH CRYSTAL PARK ASSOCIATES LIMITED PARTNERSHIP	34020243	C-O-1.5	190,603 SF
1A	LANDS OF CESC PARK FIVE LAND, LLC	34020244 34020263	C-O-1.5	159,177 SF
TOTAL	-	-	-	349,780 SF

NET AREA BY BLOCK:

BLOCK: W SITE AREA: 175,133 SF BUILDABLE AREA: 148,778 SF

LEGEND:

- BUILDABLE AREA
- BUILD-TO-LINE
- PROPERTY LINE
- PROPOSED SUBDIVISION LINE



NOTES:

- 1. THIS IS BASED ON THE BUILD-TO-LINES MAP ON (FIG 3.5.3) PAGE 47 OF THE CRYSTAL CITY SECTOR PLAN.
- 2. THIS SITE IS PART OF BLOCK W
- 3. BASED ON NOTE 2 FROM FIG 3.5.3. OF THE CRYSTAL CITY BLOCK PLAN , THE BUILDING TO BUILDING DIMENSION IS NO LESS THAN 98' FROM A FUTURE DEVELOPMENT ON THE WESTERN SIDE OF CRYSTAL DRIVE.

Proposed Conditions - Orthophoto



Block W

Parcel 1 and Parcel 1A have no existing buildings.

Proposed Building Footprint

Street Level Pedestrian Connections - Existing

Street Level Pedestrian Connections - Proposed



NOTES AND LEGENDS:

- Q BLOCK BOUNDARY PER SECTOR PLAN
- PEDESTRIAN PATHWAYS



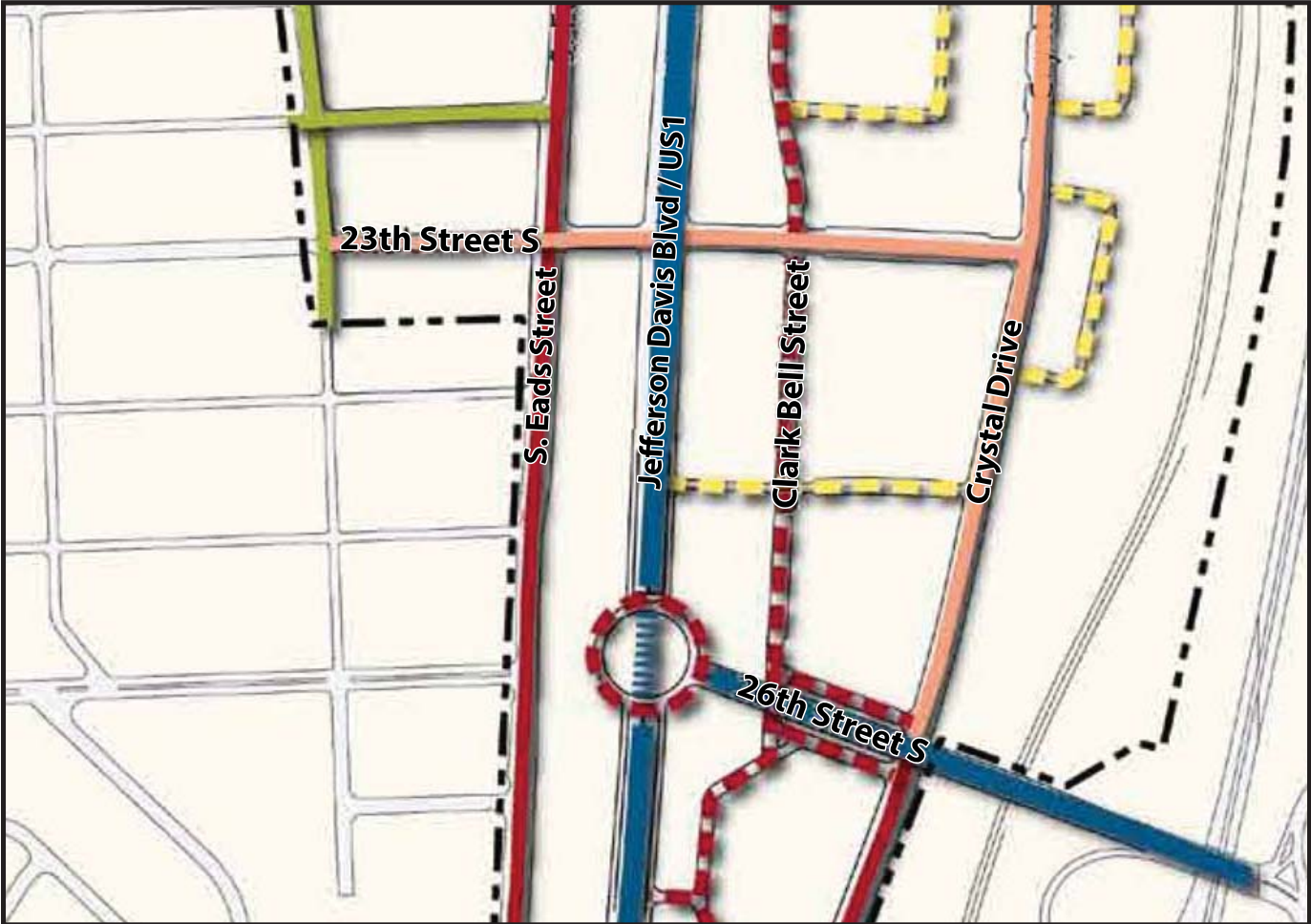
NOTES AND LEGENDS:

- Q BLOCK BOUNDARY PER SECTOR PLAN
- PEDESTRIAN PATHWAYS

I. Block Framework: C. Proposed (Sector Plan) and Future Plans

Block W

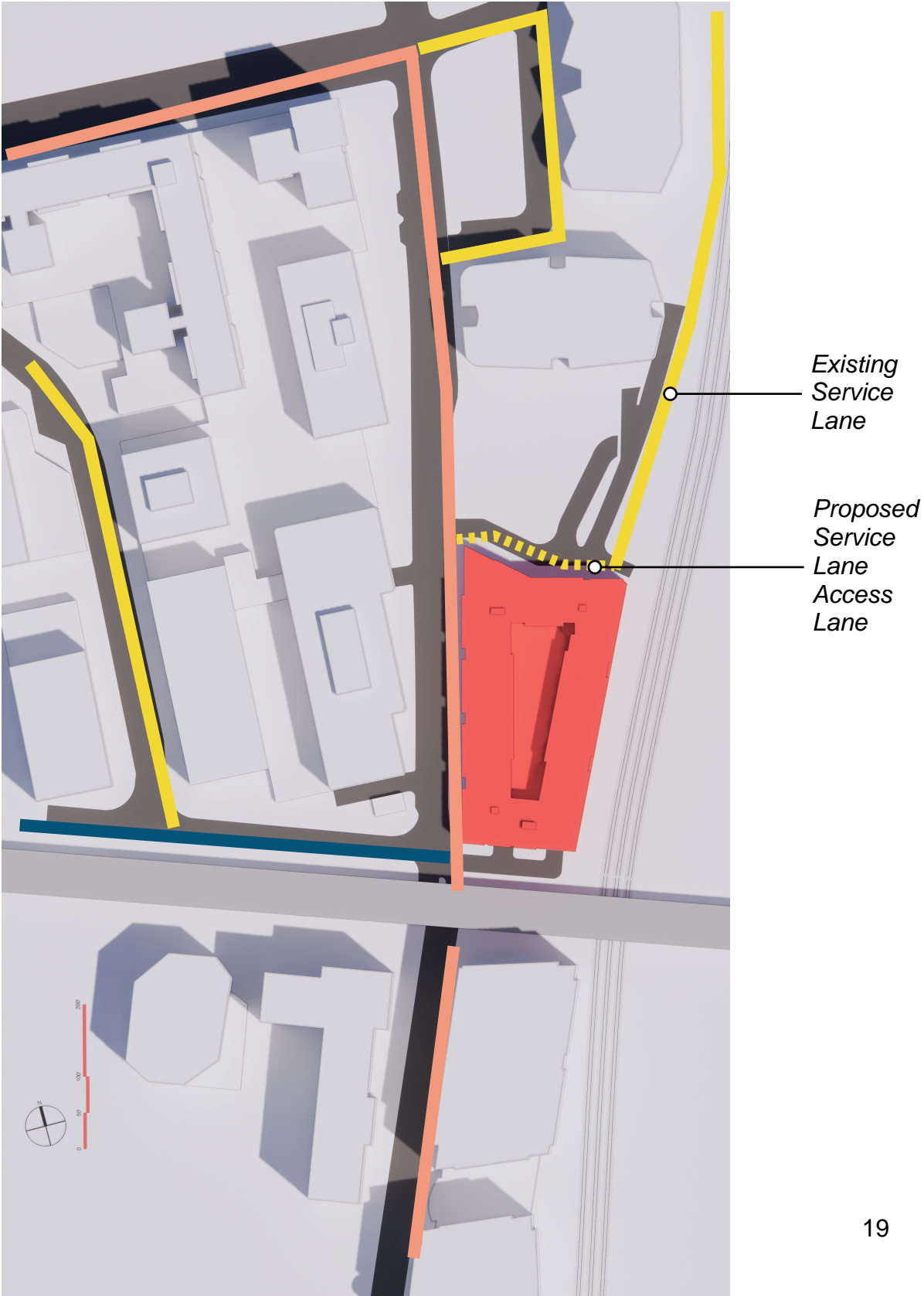
Street Network - Proposed (Sector Plan)



PER FIGURE 3.6.6, P.51

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

Street Network - Proposed



Proposed Block Plan Map



Block W - Development Table:

2525 Crystal Drive - Proposed Zoning Tabulations	
Site Area	175,133
Base Density	
Retail @1.5 FAR (sf GFA)	0
Residential @ 72 un/ac (units)	289
Residential (sf GFA)	296,287
Green Building Bonus @ 0.25 FAR	
Retail (sf GFA)	0
Residential (units)	42
Residential (sf GFA)	43,783
Remaining Bonus	
Retail (sf GFA)	3,360
Residential (units)	38
Residential (sf GFA)	39,259
Total	
Retail (sf GFA)	3,360
Residential (units)	369
Residential (sf GFA)	379,329

Avg. Unit Size = 1025.21

NOTES AND LEGENDS:

- Q BLOCK BOUNDARY PER SECTOR PLAN
- PROPOSED MIXED USE BUILDING
- W BLOCK BUILD TO LINES PER SECTOR PLAN

1. How the Proposed Site Plan Achieves Specific and General Sector Plan Goals

The Block Plan advances and is consistent with the goals of:

- building massing, placement separation and setbacks
- height and bulk plane angle
- improved open space
- provides and preserves the open space called for at Crystal Park, approximately 38,000 square feet
- tower coverage
- land use and use-mix target
- retail frontage
- parking
- architectural feature located in area designated by plan
- development consistent with the future realization of the removal of the existing airport access road off ramp
- intersection improvements
- street sections and road alignment

2. Justification For Sector Plan Deviations

The proposed Block Plan, inclusive of the proposed Site Plan, is seen as deviating from the Crystal City Sector Plan as follows

Service and Loading Location: The Applicant's proposal does not conform to the "generally preferred frontage where loading, service, and garbage entrances are located on a street." The "generally preferred" building service location is along the East frontage. This preferred location requires the proposed building footprint to shrink significantly on an already-constrained buildable area. Instead, the applicant proposes to service the building from the South frontage, which is significantly shielded from Crystal Drive via the existing Airport Access Road. This location is consistent with the intent of the Sector Plan to limit the visibility of service and loading facilities by locating them on alleys or other consolidated areas within a block.

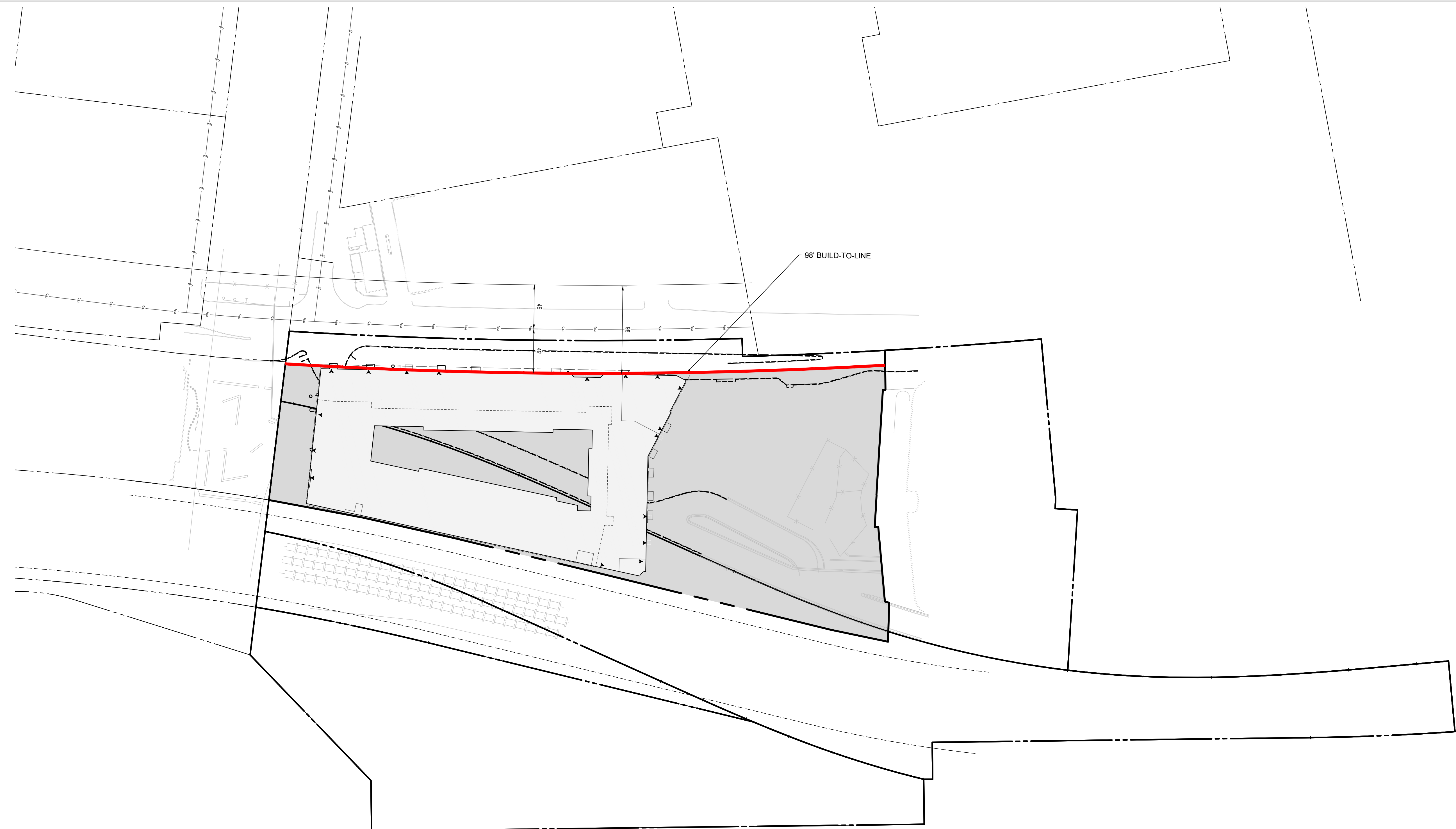
Building Form: The building form is presented as a mid-rise (< 85') massing consisting of a 5-story body / top resting on a 2-story podium base rather than a much taller 200' tower with a 65' base.

Parking Ratios: Consistent with County guidance for residential parking in site plan projects located in the Metro corridors, the Applicant proposes a reduced residential parking ratio. The Property is extremely well-served by multi-modal transit options, and decreases in observed parking demand indicate that lower ratios are appropriate for projects located in the area.

3. How the Proposed Block Plan Could Further Advance Specific and General Sector Plan Goals

In addition to advancement of Sector Plan Goals for Block W, the site Plan for 2525 Crystal Drive provides:

- a significant addition to residential development in Crystal City, accomplishing an important Sector Plan Goal and contributing to the creation of a new residential neighborhood,
- a differentiated residential product offering from other built and planned developments in the area, offering another choice for current and prospective residents of Crystal City
- a new front door on Crystal Drive
- extension of retail streetscape and addition of viable retail along Crystal Drive, driving foot traffic and activity further south along the "Main Street"
- creation of enhanced sidewalk and streetscape along the Northbound lane of Crystal Drive, providing double-sided walkability
- interesting modern architecture providing homage to the railroad to the west
- coordinated streetscape and building frontage to Crystal Park
- sustainable design, with a target of LEED Gold
- FAA approved height



EXISTING PARCEL OWNERSHIP AND ZONING				
PARCEL NUMBER	LAND OWNER	RPC NUMBER	EXISTING ZONING	SQUARE FEET
1	FIFTH CRYSTAL PARK ASSOCIATES LIMITED PARTNERSHIP	34020243	C-O-1.5	190,603 SF
1A	LANDS OF CESC PARK FIVE LAND, LLC	34020244 34020263	C-O-1.5	159,177 SF
TOTAL	-	-	-	349,780 SF

LEGEND:

- BUILDABLE AREA
- BUILD-TO-LINE
- PROPERTY LINE
- PROPOSED SUBDIVISION LINE

NOTES:

1. THIS IS BASED ON THE BUILD-TO-LINES MAP ON (FIG 3.5.3) PAGE 47 OF THE CRYSTAL CITY SECTOR PLAN.
2. THIS SITE IS PART OF BLOCK W
3. BASED ON NOTE 2 FROM FIG 3.5.3. OF THE CRYSTAL CITY BLOCK PLAN, THE BUILDING TO BUILDING DIMENSION IS NO LESS THAN 98' FROM A FUTURE DEVELOPMENT ON THE WESTERN SIDE OF CRYSTAL DRIVE.

NET AREA BY BLOCK:

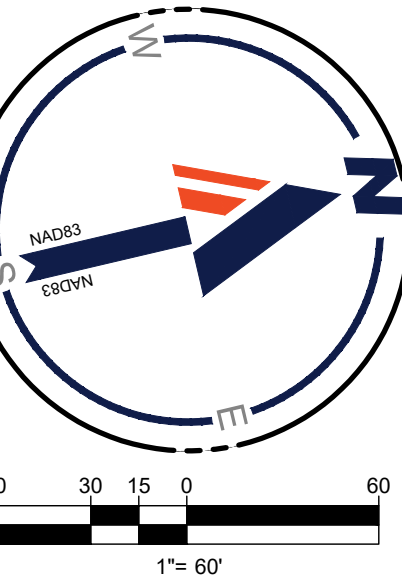
BLOCK	SITE AREA	BUILDABLE AREA
W	175,133 SF	148,778 SF

BUILD-TO-LINE
BOUNDARIES
SCALE: 1" = 60'-0"

JBG SMITH

BOHLERDC//
1101 PENNSYLVANIA AVE., NW
STE. 1200 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

BLOCK W | ARLINGTON, VA



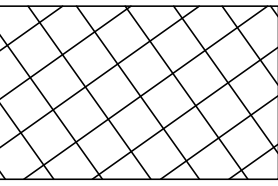
MAY 17, 2023

DC192089 | C-101

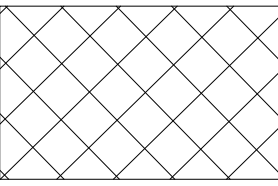
May 15, 2023
H:\1920\DC192089\DRAWINGS\PLAN SET\SCC BLOCK PLAND\DC192089.SURV-01-JAVOULT C-201 - CERTIFIED SURVEY EASEMENT

EASEMENT PLAT -
EXISTING & PROPOSED
SCALE: 1" = 25'-0"

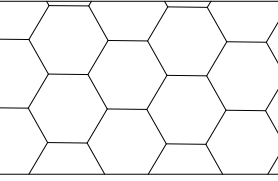
LEGEND



PROPOSED SIDEWALK AND
UTILITIES EASEMENT (ARLINGTON
COUNTY FUTURE RIGHT-OF-WAY
EASEMENT) AREA = 6,644 SF



EASEMENT VACATION (AREA =
88,014 SF)
D.B. 2423 PG. 1463
D.B. 4137 PG. 1753
D.B. 4139 PG. 2179
D.B. 4137 PG. 1761



EASEMENT VACATION (AREA =
22,427 SF)
D.B. 2177 PG. 1165

JBG SMITH

BOHLER DC //

1321 PENNELL AVENUE, NW
SUITE 100 NORTH
WASHINGTON, DC 20004
Phone: (202) 544-6000

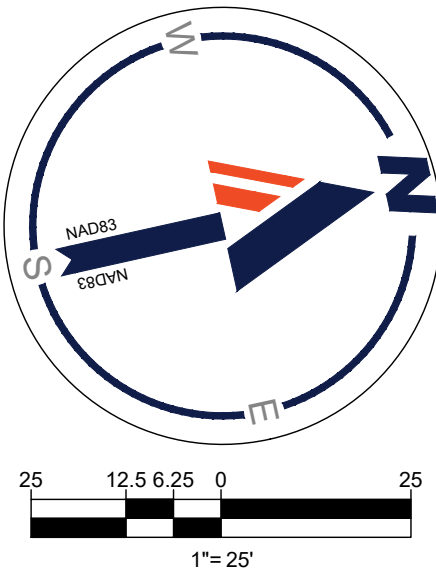
BLOCK W

ARLINGTON, VA

MAY 17, 2023

DC192089

C-201



CERTIFIED SURVEY NOTES
AND DETAILS

SCALE: N/A

JBG SMITH

BOHLER DC/

1001 PINEVIEW AVENUE, NW
SUITE 100
ALBANY, GA 31706-3000
PHONE (706) 526-0500

TITLE C DESCRIPTION

ALL THAT LOT OR PARCEL OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO BELONGING, LYING, SITUATE AND BEING IN ARLINGTON COUNTY, VIRGINIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1A, CRYSTAL PARK, BEING SHOWN ON PLAT ENTITLED "PLAT SHOWING CRYSTAL PARK BEING A VACATION, REDEDICATION AND RESUBDIVISION OF THE PROPERTY OF RF&P RAILROAD CO.", WHICH IS ATTACHED TO DEED OF VACATION, REDEDICATION, RESUBDIVISION AND EASEMENT DATED AUGUST 1, 1988 AND RECORDED IN DEED BOOK 2354 AT PAGE 428, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

FOR INFORMATIONAL PURPOSES ONLY:
RPC NOS. 34-020-263 AND 34-020-244

THE ABOVE ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING IN THE NORTHERLY RIGHT-OF-WAY LINE OF THE PROPERTY OF THE UNITED STATES OF AMERICA (AIRPORT VIADUCT), SAID POINT LYING SOUTH 69 DEGREES 49 MINUTES 00 SECONDS EAST - 78.41 FEET MEASURED ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE AIRPORT VIADUCT FROM THE CORNER COMMON TO THE PROPERTY OF THE RF&P RAILROAD AS SAME LIES COMMON WITH SOUTHWESTERLY CORNER OF THE PROPERTY OF WASHINGTON BRICK AND TERRA COTTA CO. AND REBECCA ROSS LIPSCOMB ESTATE (PARCEL B-6-A); THENCE DEPARTING FROM SAID NORTHERLY RIGHT-OF-WAY LINE OF THE AIRPORT VIADUCT AND RUNNING THROUGH THE PROPERTY OF THE RF&P RAILROAD CO. WITH THE NEWLY ESTABLISHED WESTERLY RIGHT-OF-WAY LINES OF THE TRACK CORRIDOR 14.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A RADIUS OF 1,895.295 FEET, THE CHORD OF WHICH ARC BEARS NORTH 24 DEGREES 38 MINUTES 27 SECONDS EAST - 14.29 FEET; THENCE CONTINUING 52.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A RADIUS OF 1,262.799 FEET, THE CHORD OF WHICH ARC BEARS NORTH 26 DEGREES 00 MINUTES 17.1 SECONDS EAST - 52.54 FEET; THENCE CONTINUING 106.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A RADIUS OF 1,181.279 FEET, THE CHORD OF WHICH ARC BEARS NORTH 29 DEGREES 45 MINUTES 00 SECONDS EAST - 106.55 FEET; THENCE CONTINUING 52.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A RADIUS OF 1,262.799 FEET, THE CHORD OF WHICH ARC BEARS NORTH 33 DEGREES 59 MINUTES 43 SECONDS EAST - 52.54 FEET; THENCE STILL CONTINUING 52.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A RADIUS OF 1,085.254 FEET, THE CHORD OF WHICH ARC BEARS NORTH 35 DEGREES 26 MINUTES 25.4 SECONDS EAST - 52.45 FEET; THENCE STILL CONTINUING 52.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A RADIUS OF 2,751.744 FEET, THE CHORD OF WHICH ARC BEARS NORTH 36 DEGREES 44 MINUTES 21 SECONDS EAST - 52.42 FEET; THENCE STILL CONTINUING 52.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A RADIUS OF 13,960.438 FEET, THE CHORD OF WHICH ARC BEARS NORTH 37 DEGREES 23 MINUTES 32.8 SECONDS EAST - 52.41 FEET TO A POINT; THENCE CONTINUING NORTH 37 DEGREES 30 MINUTES 00 SECONDS EAST - 108.24 FEET; THENCE STILL CONTINUING 50.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A RADIUS OF 13,648.795 FEET, THE CHORD OF WHICH ARC BEARS NORTH 37 DEGREES 23 MINUTES 36 SECONDS EAST - 50.84 FEET; THENCE STILL CONTINUING 50.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A RADIUS OF 2,731.553 FEET, THE CHORD OF WHICH ARC BEARS NORTH 37 DEGREES 23 MINUTES 36 SECONDS EAST - 50.84 FEET; THENCE STILL CONTINUING 50.87 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A RADIUS OF 1,944.406 FEET, THE CHORD OF WHICH ARC BEARS NORTH 38 DEGREES 28 MINUTES 14 SECONDS EAST - 50.87 FEET; THENCE CONTINUING 50.96 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A RADIUS OF 1,239.89

FEET, THE CHORD OF WHICH ARC BEARS NORTH 33 DEGREES 53 MINUTES 18 SECONDS EAST - 50.96 FEET; THENCE CONTINUING 320.10 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A RADIUS OF 1,111.279 FEET, THE CHORD OF WHICH ARC BEARS NORTH 24 DEGREES 38 MINUTES 27 SECONDS EAST - 319.00 FEET; THENCE CONTINUING 76.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A RADIUS OF 1,352.874 FEET, THE CHORD OF WHICH ARC BEARS NORTH 13 DEGREES 59 MINUTES 25 SECONDS EAST 76.58 FEET; THENCE STILL CONTINUING 76.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A RADIUS OF 1,802.240 FEET, THE CHORD OF WHICH ARC BEARS NORTH 11 DEGREES 05 MINUTES 33 SECONDS EAST - 76.06 FEET; THENCE CONTINUING 76.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A RADIUS OF 2,833.009 FEET, THE CHORD OF WHICH ARC BEARS NORTH 9 DEGREES 10 MINUTES 38 SECONDS EAST - 76.42 FEET; THENCE STILL CONTINUING WITH SAID NEWLY ESTABLISHED WESTERLY TRACK CORRIDOR 14.29 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A RADIUS OF 1,392.574 FEET, THE CHORD OF WHICH ARC BEARS NORTH 8 DEGREES 14 MINUTES 38 SECONDS EAST - 76.18 FEET; THENCE CONTINUING NORTH 8 DEGREES 05 MINUTES 00 SECONDS EAST - 35.52 FEET TO A POINT; THENCE CONTINUING 10.02 FEET ALONG THE PROPERTY OF THE RF&P RAILROAD ALONG THE FOLLOWING COURSES AND DISTANCES: SOUTH 81 DEGREES 45 MINUTES 00 SECONDS EAST - 10.02 FEET; THENCE STILL CONTINUING THROUGH THE PROPERTY OF THE RF&P RAILROAD CO. 160.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A RADIUS OF 2,733.700 FEET, THE CHORD OF WHICH ARC BEARS SOUTH 10 DEGREES 53 MINUTES 22.83 SECONDS WEST - 160.92 FEET; THENCE STILL CONTINUING 33 MINUTES 07 SECONDS WEST - 420.95 FEET; THENCE SOUTH 77 DEGREES 26 MINUTES 53 SECONDS EAST - 41.00 FEET; SOUTH 12 DEGREES 33 MINUTES 07 SECONDS WEST - 10.02 FEET; THENCE STILL CONTINUING THROUGH THE PROPERTY OF THE RF&P RAILROAD CO. ALONG THE NEWLY ESTABLISHED EASTERLY RIGHT-OF-WAY LINE OF THE TRACK CORRIDOR ALONG THE FOLLOWING COURSES AND DISTANCES: 105.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A RADIUS OF 1,146.279 FEET, THE CHORD OF WHICH ARC BEARS SOUTH 29 DEGREES 41 MINUTES 29.05 SECONDS WEST - 105.74 FEET; THENCE CONTINUING 51.75 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A RADIUS OF 1,247.952 FEET, THE CHORD OF WHICH ARC BEARS SOUTH 33 DEGREES 31 MINUTES 23 SECONDS WEST - 51.75 FEET; THENCE STILL CONTINUING 51.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A RADIUS OF 1,980.802 FEET, THE CHORD OF WHICH ARC BEARS SOUTH 35 DEGREES 27 MINUTES 20 SECONDS WEST - 51.66 FEET; THENCE 51.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A RADIUS OF 2,716.68 FEET, THE CHORD OF WHICH ARC BEARS SOUTH 36 DEGREES 44 MINUTES 40 SECONDS WEST - 51.63 FEET; THENCE CONTINUING 51.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A RADIUS OF 14,011.196 FEET, THE CHORD OF WHICH ARC BEARS SOUTH 37 DEGREES 23 MINUTES 32.8 SECONDS EAST - 51.63 FEET; THENCE STILL CONTINUING 52.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A RADIUS OF 1,131.279 FEET, THE CHORD OF WHICH ARC BEARS SOUTH 31 DEGREES 01 MINUTES 37.5 SECONDS WEST - 52.41 FEET TO A POINT; THENCE POINT LYING IN THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF PROPERTY OF THE UNITED STATES OF AMERICA (AIRPORT VIADUCT); THENCE RUNNING WITH THE PROPERTY LINE COMMON TO THE PROPERTY OF THE UNITED STATES OF AMERICA AND THE RF&P RAILROAD CO. NORTH 69 DEGREES 49 MINUTES 00 SECONDS EAST - 146.00 FEET TO THE POINT OF BEGINNING CONTAINING 159,207 SQUARE FEET OF LAND, MORE OR LESS.

TITLE A DESCRIPTION

ALL THAT LOT OR PARCEL OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO BELONGING, LYING, SITUATE AND BEING IN ARLINGTON COUNTY, VIRGINIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1, CRYSTAL PARK, BEING SHOWN ON PLAT ENTITLED "PLAT SHOWING CRYSTAL PARK BEING A VACATION, REDEDICATION AND RESUBDIVISION OF THE PROPERTY OF RF&P RAILROAD CO.", WHICH IS ATTACHED TO DEED OF VACATION, REDEDICATION, RESUBDIVISION AND EASEMENT DATED AUGUST 1, 1988 AND RECORDED IN DEED BOOK 2354 AT PAGE 428, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

TOGETHER WITH AND SUBJECT TO THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS RECORDED IN DEED BOOK 2177 AT PAGE 1223, AMONG THE AFORESAID LAND RECORDS.

FOR INFORMATIONAL PURPOSES ONLY:
RPC NO. 34-020-243

THE ABOVE ALSO DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT LYING IN THE NORTHERLY RIGHT-OF-WAY LINE OF THE PROPERTY OF THE UNITED STATES OF AMERICA (AIRPORT VIADUCT), SAID POINT OF BEGINNING BEING AN ANGLE POINT IN THE BOUNDARY OF THE PROPERTY OF THE RF&P RAILROAD CO., SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF THE PROPERTY OF WASHINGTON BRICK AND TERRA COTTA COMPANY AND REBECCA ROSS LIPSCOMB ESTATE (PARCEL B-6-A); THENCE DEPARTING FROM THE NORTHERLY RIGHT-OF-WAY LINE OF THE PROPERTY OF THE UNITED STATES OF AMERICA (AIRPORT VIADUCT) AND RUNNING WITH THE BOUNDARY LINE COMMON TO THE PROPERTIES OF WASHINGTON BRICK AND TERRA COTTA COMPANY AND REBECCA ROSS LIPSCOMB ESTATE AS SAME LIES COMMON WITH THE BOUNDARY OF THE RF&P RAILROAD CO. ALONG THE FOLLOWING COURSES AND DISTANCES: 504.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A RADIUS OF 5,635.00 FEET, THE CHORD OF WHICH ARC BEARS NORTH 14 DEGREES 10' 58" EAST, 503.93 FEET; THENCE CONTINUING WITH SAID COMMON BOUNDARY SOUTH 78 DEGREES 22' 42" EAST, 20.00 FEET; THENCE STILL CONTINUING 332.842 FEET (ERRONEOUSLY RECITED AS 333.11 FEET IN PRIOR RECORDED DOCUMENTS) ALONG THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A RADIUS OF 5,655.00 FEET, THE CHORD OF WHICH ARC BEARS NORTH 9 DEGREES 56' 00" EAST, 332.89 FEET TO A POINT; SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE PROPERTY OF FOURTH CRYSTAL PARK ASSOCIATES, AS SAME APPEARS DULY RECORDED AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA, SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF THE SITE OF OFFICE BUILDING NUMBER FOUR, CRYSTAL PARK, THENCE DEPARTING FROM SAID COMMON BOUNDARY LINE AND CROSSING THE PROPERTY OF THE RF&P RAILROAD CO. ALONG THE FOLLOWING COURSES AND DISTANCES: SOUTH 81 DEGREES 53' 42.66" EAST, 178.5 FEET; THENCE SOUTH 73 DEGREES 13' 50" EAST, 10.86 FEET; THENCE NORTH 16 DEGREES 46' 10" EAST, 25.00 FEET; AND THENCE SOUTH 73 DEGREES 13' 50" EAST, 178.66 FEET TO A POINT; SAID POINT LYING IN THE NEW WESTERLY RIGHT-OF-WAY LINE OF THE TRACK CORRIDOR; THENCE RUNNING THROUGH THE PROPERTY OF THE RF&P RAILROAD CO. ALONG THE NEW WESTERLY RIGHT-OF-WAY LINE OF THE TRACK CORRIDOR ALONG THE FOLLOWING COURSES ALTA COMMITMENT FOR TITLE INSURANCE 8-1-16 WVA MDO

AND DISTANCES: 236.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A RADIUS OF 1,111.279 FEET, THE CHORD OF WHICH ARC BEARS SOUTH 26 DEGREES 14' 54.13" WEST, 235.60 FEET TO A POINT; THENCE CONTINUING 50.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A RADIUS OF 1,239.89 FEET, THE CHORD OF WHICH ARC BEARS SOUTH 33 DEGREES 33' 18" WEST, 50.86 FEET TO A POINT; THENCE STILL CONTINUING 50.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A RADIUS OF 1,944.406 FEET, THE CHORD OF WHICH ARC BEARS SOUTH 35 DEGREES 28' 14" WEST, 50.87 FEET; THENCE STILL CONTINUING 50.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A RADIUS OF 2,731.553 FEET, THE CHORD OF WHICH ARC BEARS SOUTH 36 DEGREES 45' 12" WEST, 50.84 FEET TO A POINT; THENCE STILL CONTINUING 50.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A RADIUS OF 13,648.795 FEET, THE CHORD OF WHICH ARC BEARS SOUTH 37 DEGREES 23' 36" WEST, 50.84 FEET; THENCE STILL CONTINUING SOUTH 37 DEGREES 30' 00" WEST, 106.24 FEET TO A POINT; THENCE STILL CONTINUING THROUGH THE PROPERTY OF THE RF&P RAILROAD CO. WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE NEWLY ESTABLISHED TRACK CORRIDOR, 52.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A RADIUS OF 13,960.438 FEET, THE CHORD OF WHICH ARC BEARS SOUTH 37 DEGREES 23' 32.8" WEST, 52.41 FEET; THENCE CONTINUING 52.45 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A RADIUS OF 2,751.744 FEET, THE CHORD OF WHICH ARC BEARS SOUTH 38 DEGREES 44' 21" WEST, 52.42 FEET; THENCE STILL CONTINUING 52.45 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A RADIUS OF 1,995.295 FEET, THE CHORD OF WHICH ARC BEARS SOUTH 35 DEGREES 26' 25.4" WEST, 52.45 FEET; THENCE STILL CONTINUING 52.55 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A RADIUS OF 1,262.799 FEET, THE CHORD OF WHICH ARC BEARS SOUTH 33 DEGREES 29' 43" WEST, 52.54 FEET; THENCE CONTINUING 106.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A RADIUS OF 1,181.279 FEET, THE CHORD OF WHICH ARC BEARS SOUTH 29 DEGREES 45' 00" WEST, 106.55 FEET; THENCE CONTINUING 52.55 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A RADIUS OF 1,262.799 FEET, THE CHORD OF WHICH ARC BEARS SOUTH 26 DEGREES 00' 17.1" WEST, 52.54 FEET TO A POINT; THENCE CONTINUING 14.29 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A RADIUS OF 1,895.295 FEET, THE CHORD OF WHICH ARC BEARS SOUTH 24 DEGREES 38' 27" WEST, 14.29 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF THE PROPERTY OF THE UNITED STATES OF AMERICA (AIRPORT VIADUCT); THENCE RUNNING WITH THE PROPERTY LINE COMMON TO THE AIRPORT VIADUCT AND THE RF&P RAILROAD CO., NORTH 69 DEGREES 49' 00" WEST, 78.41 FEET TO THE POINT OF BEGINNING, CONTAINING 190,586 SQUARE FEET OF LAND, MORE OR LESS.

NOTES:

1. THE SUBJECT PARCELS ARE

PARCEL 1, CRYSTAL PARK, AS SHOWN ON PLAT ENTITLED, "PLAT SHOWING CRYSTAL PARK BEING A VACATION, REDEDICATION AND RESUBDIVISION OF THE PROPERTY OF RF&P RAILROAD CO." AS RECORDED INDEED BOOK 2354 PAGE 428 AND BEING THE LANDS OF FIFTH CRYSTAL PARK ASSOCIATES LIMITED PARTNERSHIP AS RECORDED IN DEED BOOK 2980 PAGE 1352.

AND

PARCEL 1A, PARCEL 1B AND PARCEL 1C, AS SHOWN ON PLAT ENTITLED, "PLAT SHOWING PARCELS 1A, 1B, 1C 2 AND 3, POTOMAC YARD, BEING THE VACATION, DEDICATION AND RESUBDIVISION OF THE PROPERTY OF CRESCENT POTOMAC YARD DEVELOPMENT, LLC AND CRESCENT POTOMAC PROPERTIES, LLC, DEED BOOK 3132 PAGE 34 AND PAGE 50, ARLINGTON COUNTY, VIRGINIA," AS RECORDED IN DEED BOOK 3628 PAGE 514 AND RE-RECORDED IN DEED BOOK 3632 PAGE 2487, AND BEING THE LANDS OF CESC POTOMAC YARD LLC AS RECORDED IN DEED BOOK 4770 PAGE 2453 (PARCEL 1A) AND DEED BOOK 4770 PAGE 2457 (PARCEL 1C)

AND

PARCEL 1A, CRYSTAL PARK, AS SHOWN ON PLAT ENTITLED, "PLAT SHOWING CRYSTAL PARK BEING A VACATION, REDEDICATION AND RESUBDIVISION OF THE PROPERTY OF RF&P RAILROAD CO." AS RECORDED INDEED BOOK 2354 PAGE 428 AND BEING THE LANDS OF CESC PARK FIVE LAND L.L.C., AS RECORDED IN DEED BOOK 2965 PAGE 812.

ALL AMONG THE LANDS RECORDS OF ARLINGTON COUNTY, VIRGINIA AND HAVING A RPC NO. 34-020-243, 34-027-035, 34-027-036, 34-027-037, 34-020-263 AND 34-020-244 PER THE DEPARTMENT OF ASSESSMENTS.

2. AREA: TITLE A PARCEL

190,586 SQUARE FEET (RECORD)
190,603 SQUARE FEET OR 4.376 ACRES (MEASURED)
102,666 SQUARE FEET OR 2.3669 ACRES (RECORD)
102,673 SQUARE FEET OR 2.357 ACRES (MEASURED)
28,188 SQUARE FEET OR 0.6466 ACRES (RECORD AND MEASURED)
159,207 SQUARE FEET (RECORD)
159,177 SQUARE FEET OR 3.654 ACRES (MEASURED)

3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

4. THIS SURVEY WAS PERFORMED IN THE FIELD ON JUNE 19, 2019 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.

5A. THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. DC1900589, WITH A COMMITMENT DATE OF MARCH 12, 2019. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II:

5. TERMS, CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN DEED BY AND BETWEEN NEW WASHINGTON BRICK COMPANY AND WASHINGTON SOUTHERN RAILWAY COMPANY DATED JULY 25, 1994 AND RECORDED SEPTEMBER 7, 1994 IN DEED BOOK 110 AT PAGE 335; **MAY AFFECT TITLE A PARCEL, HOWEVER, IT IS BELIEVED THAT THE RAILROAD WAS REALIGNED LATER.**

6. TERMS, CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN DEED BY AND BETWEEN MILTON AND SARA HOFFENMAIER AND RICHMOND, FREDERICKSBURG & POTOMAC RAILROAD COMPANY DATED JULY 23, 1925 AND RECORDED JULY 27, 1925 IN DEED BOOK 189 AT PAGE 97, SHOWN ON SURVEY ENTITLED "BUILDING LOCATION SHOWING PARCEL 1, CRYSTAL PARK, PREPARED BY DELASHMUTT ASSOCIATES LTD., DATED MAY 28, 1999 (THE "SURVEY"); **AFFECT TITLE A PARCEL, SHOWN.**

7. TERMS, CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN DEED BY AND BETWEEN SPEEDX GASOLINE COMPANY OF WASHINGTON AND RICHMOND, FREDERICKSBURG & POTOMAC RAILROAD COMPANY DATED JANUARY 5, 1926 AND RECORDED FEBRUARY 9, 1926 IN DEED BOOK 234 AT PAGE 368; **DO NOT AFFECT THE SUBJECT PROPERTY. EASEMENT FALLS TO THE NORTH NEAR 15TH STREET S.**

8. TERMS, CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN INDENTURE BY AND BETWEEN RICHMOND, FREDERICKSBURG AND POTOMAC RAILROAD COMPANY AND THE UNITED STATES OF AMERICA DATED FEBRUARY 12, 1938 AND RECORDED APRIL 12, 1938 IN DEED BOOK 443 AT PAGE 83; **AFFECT TITLE B PARCELS 1A AND 1B, SHOWN.**

9. EASEMENTS GRANTED BY VIRTUE OF DEED OF EASEMENT BY AND BETWEEN RICHMOND, FREDERICKSBURG AND POTOMAC RAILROAD COMPANY AND COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA DATED MAY 1, 1973 AND RECORDED SEPTEMBER 25, 1973 IN DEED BOOK 1839 AT PAGE 97; **AFFECT TITLE B PARCEL 1B AND TITLE C PARCEL, SHOWN.**

10. TERMS, CONDITIONS AND EASEMENTS GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA BY VIRTUE OF DEED OF EASEMENT DATED MAY 14, 1985 AND RECORDED MAY 23, 1985 IN DEED BOOK 2177 AT PAGE 1165; **SHOWN ON THE SURVEY; AFFECT TITLE A PARCEL AND TITLE C PARCEL, SHOWN.**

11. TERMS, CONDITIONS AND EASEMENTS CONTAINED IN AGREEMENT DATED MAY 14, 1985 AND RECORDED MAY 23, 1985 IN DEED BOOK 2177 AT PAGE 1181, SHOWN ON THE SURVEY; **AFFECT TITLE A PARCEL AND TITLE C PARCEL, SHOWN.**

12. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PROVISIONS FOR ASSESSMENTS CONTAINED IN DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS DATED MAY 14, 1985 AND RECORDED MAY 23, 1985 IN DEED BOOK 2177 AT PAGE 1223; **AFFECT TITLE A PARCEL AND TITLE C PARCEL, SHOWN.**

13. EASEMENTS GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA BY VIRTUE OF DEED OF VACATION, REDEDICATION, RESUBDIVISION AND EASEMENT DATED AUGUST 1, 1988 AND RECORDED OCTOBER 24, 1988 IN DEED BOOK 2354 AT PAGE 428; **SHOWN ON THE SURVEY; AFFECTS TITLE A PARCEL AND TITLE C PARCEL, SHOWN.**

14. TERMS, CONDITIONS, RESERVATIONS AND EASEMENTS AS CONTAINED IN DEED BY AND BETWEEN RICHMOND, FREDERICKSBURG AND POTOMAC RAILROAD COMPANY AND RF&P PROPERTIES, INC. DATED JULY 1, 1988 AND RECORDED NOVEMBER 16, 1988 IN DEED BOOK 2357 AT PAGE 750; **AFFECT TITLE A PARCEL AND TITLE C PARCEL, SHOWN.**

15. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY INSTRUMENT DATED SEPTEMBER 13, 1989 AND RECORDED SEPTEMBER 21, 1989 IN DEED BOOK 2413 AT PAGE 256; **SHOWN ON THE SURVEY; AFFECTS TITLE A PARCEL, NOT SHOWN, EASEMENT FALLS NORTH OF THE SURVEYED AREA.**

16. TERMS, CONDITIONS AND EASEMENTS GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA BY VIRTUE OF DEED OF EASEMENT DATED DECEMBER 15, 1989 AND RECORDED MARCH 14, 1990 IN DEED BOOK 2423 AT PAGE 1463; **SHOWN ON THE SURVEY; PORTION OF EXISTING SURFACE EASEMENT FOR PUBLIC USE DEED OF VACATION DATED SEPTEMBER 24, 2007 AND RECORDED SEPTEMBER 27, 2007 IN DEED BOOK 4137 AT PAGE 1753, AS RE-RECORDED OCTOBER 4, 2007 IN DEED BOOK 4139 AT PAGE 1719; AFFECTS TITLE A PARCEL, SHOWN.**

17. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY INSTRUMENT DATED NOVEMBER 22, 1989 AND RECORDED MARCH 16, 1990 IN DEED BOOK 2424 AT PAGE 253; **SHOWN ON THE SURVEY; AFFECTS TITLE A PARCEL, APPROXIMATE LOCATION SHOWN.**

18. TERMS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND EASEMENTS CONTAINED IN DEED OF EASEMENT FROM RICHMOND, FREDERICKSBURG AND POTOMAC RAILROAD COMPANY, A VIRGINIA CORPORATION, RF&P PROPERTIES, INC., A VIRGINIA CORPORATION, AND RICHMOND AND LAUREL CORPORATION, A VIRGINIA CORPORATION, TO RICHMOND, FREDERICKSBURG AND POTOMAC RAILWAY COMPANY, A VIRGINIA AND DELAWARE CORPORATION, DATED AS OF OCTOBER 10, 1991 AND RECORDED IN DEED BOOK 2492 AT PAGE 1364, AS AFFECTED BY DEED OF EASEMENT FROM RICHMOND, FREDERICKSBURG AND POTOMAC RAILWAY COMPANY, A VIRGINIA AND DELAWARE CORPORATION, TO CSX TRANSPORTATION, INC., A VIRGINIA CORPORATION, DATED AS OF NOVEMBER 17, 1992 AND RECORDED IN DEED BOOK 2561 AT PAGE 786; **AFFECT TITLE C PARCEL, APPROXIMATE LOCATION SHOWN.**

19. TERMS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND EASEMENTS GRANTED IN DEED OF EASEMENT DATED NOVEMBER 17, 1992 AND RECORDED NOVEMBER 30, 1992 IN DEED BOOK 2561 AT PAGE 786; **AFFECTS THE SUBJECT PROPERTY, DOCUMENT TRANSFERS OWNERSHIP OF EASEMENTS.**

20. TERMS, CONDITIONS, EASEMENTS, MAINTENANCE AND LIENS AS SET FORTH IN AGREEMENT TO EXCHANGE PARKING SPACES DATED MAY 3, 1992 AND RECORDED MAY 6, 1992 IN DEED BOOK 2523 AT PAGE 1127; **AFFECTS TITLE A PARCEL, DOCUMENT EXCHANGES PARKING SPACES WITHIN PARKING GARAGE.**

21. TERMS, CONDITIONS AND EASEMENT GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA BY VIRTUE OF DEED OF EASEMENT DATED AUGUST 7, 2007 AND RECORDED SEPTEMBER 27, 2007 IN DEED BOOK 4137 AT PAGE 1761; **AFFECTS TITLE A PARCEL, SHOWN.**

TITLE B DESCRIPTION

ALL THAT LOT OR PARCEL OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO BELONGING, LYING, SITUATE AND BEING IN ARLINGTON COUNTY, VIRGINIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL 1A, PARCEL 1B AND PARCEL 1C AS SHOWN ON A PLAT SHOWING PARCELS 1A, 1B, 1C, 2 AND 3, POTOMAC YARD, BEING THE VACATION, DEDICATION AND RESUBDIVISION OF THE PROPERTY OF CRESCENT POTOMAC YARD DEVELOPMENT, LLC AND CRESCENT POTOMAC PROPERTIES, LLC, DEED BOOK 3132, PAGE 34 AND PAGE 50, ARLINGTON COUNTY, VIRGINIA, AND BEING THE LANDS OF CESC POTOMAC YARD LLC AS RECORDED IN DEED BOOK 3632, PAGE 2487 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

TOGETHER WITH THAT NON-EXCLUSIVE VEHICLE TUNNEL EASEMENT AS SHOWN ON PLAT RECORDED IN DEED BOOK 2177 AT PAGE 1223 AND RESERVED IN DEEDS DATED MARCH 3, 1989 AND RECORDED MARCH 4, 1989 IN DEED BOOK 2965 AT PAGE 802 AND IN DEED BOOK 2965 AT PAGE 812.

TOGETHER WITH AN EASEMENT OF RIGHT-OF-WAY OVER AN EXISTING PAVED AND PRIVATE ROAD TWENTY (20) FEET, MORE OR LESS, IN WIDTH WHICH CONNECTS WITH THE ABOVE DESCRIBED VEHICLE TUNNEL TO CRYSTAL DRIVE RESERVED IN DEED DATED JULY 1, 1988 AND RECORDED NOVEMBER 16, 1988 IN DEED BOOK 2357 AT PAGE 750 AND AS SET FORTH IN DEEDS DATED MARCH 3, 1999 AND RECORDED MARCH 4, 1999 IN DEED BOOK 2965 AT PAGE 802 AND IN DEED BOOK 2965 AT PAGE 812.

FOR INFORMATIONAL PURPOSES ONLY:
RPC NOS. 34-027-035 (PARCEL 1A)
34-027-036 (PARCEL 1B)
34-027-037 (PARCEL 1C)

22. TERMS, CONDITIONS AND EASEMENT CONTAINED IN EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION DATED NOVEMBER 21, 2012 AND RECORDED MAY 10, 2013 IN DEED BOOK 4685 AT PAGE 2303; **AFFECT TITLE A PARCEL AND TITLE B PARCEL 1A, NOT PLOTTABLE, 20' BLANKET EASEMENT OVER TELECOMMUNICATIONS UTILITIES.**

5B. THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. DC1900589, WITH A COMMITMENT DATE OF MARCH 12, 2019. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II:

5. EASEMENTS GRANTED BY VIRTUE OF DECLARATION OF TAKING RECORDED ON DEED BOOK 1495 AT PAGE 507, THE APPROXIMATE LOCATION OF THE VIADUCT IS SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY ENTITLED, "1A, 1B AND 1C, POTOMAC YARD", PREPARED BY CHRISTOPHER CONSULTANTS, DATED FEBRUARY 4, 2014 AND LAST REVISED MAY 22, 2014 (THE "SURVEY"); **DOES NOT AFFECT THE SUBJECT PROPERTY. EASEMENT ADJOINS THE SOUTH LINE OF THE SUBJECT PROPERTY, SHOWN.**

6. EASEMENTS AND RESTRICTIONS, AS TO TRACT 1 SET FORTH IN THE INSTRUMENT, GRANTED BY VIRTUE OF AGREEMENT DATED OCTOBER 21, 1984 AND RECORDED DECEMBER 17, 1984 IN IN DEED BOOK 1571 AT PAGE 161, THE MAINTENANCE EASEMENT FOR THE AIRPORT VIADUCT IS SHOWN ON THE SURVEY; **DOES NOT AFFECT THE SUBJECT PROPERTY. EASEMENT ADJOINS THE SOUTH LINE OF THE SUBJECT PROPERTY, SHOWN.**

7. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PROVISIONS FOR ASSESSMENTS CONTAINED IN DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS DATED MAY 14, 1985 AND RECORDED MAY 23, 1985 IN DEED BOOK 2177 AT PAGE 1223, THE LOCATION OF THE TUNNEL EASEMENT IS SHOWN ON THE SURVEY; **AFFECT TITLE A PARCEL AND TITLE C PARCEL AFFECT TITLE C PARCEL, LEASE AREA SHOWN.**

8. EASEMENTS GRANTED BY VIRTUE OF RIGHT-OF-WAY OCCUPANCY AGREEMENT DATED MARCH 1, 1990 AND RECORDED AUGUST 3, 1990 IN DEED BOOK 2443 AT PAGE 611; **MAY AFFECT TITLE B PARCEL 1B AND TITLE C PARCEL, VAGUE AND INSUFFICIENT INFORMATION IN THE RECORD DOCUMENT.**

9. DECLARATION OF NOTICE DATED MARCH 10, 1998 AND RECORDED MARCH 19, 1998 IN DEED BOOK 2881 AT PAGE 1830; **BENEFITS TITLE B PARCELS 1A AND 1B, DOCUMENT STATES THE EPA HAS NO OBJECTION TO DEVELOPMENT OF THE PROPERTY, EXCEPT THAT IT HAS MADE NO SUCH DETERMINATION FOR SINGLE-FAMILY DETACHED DWELLINGS.**

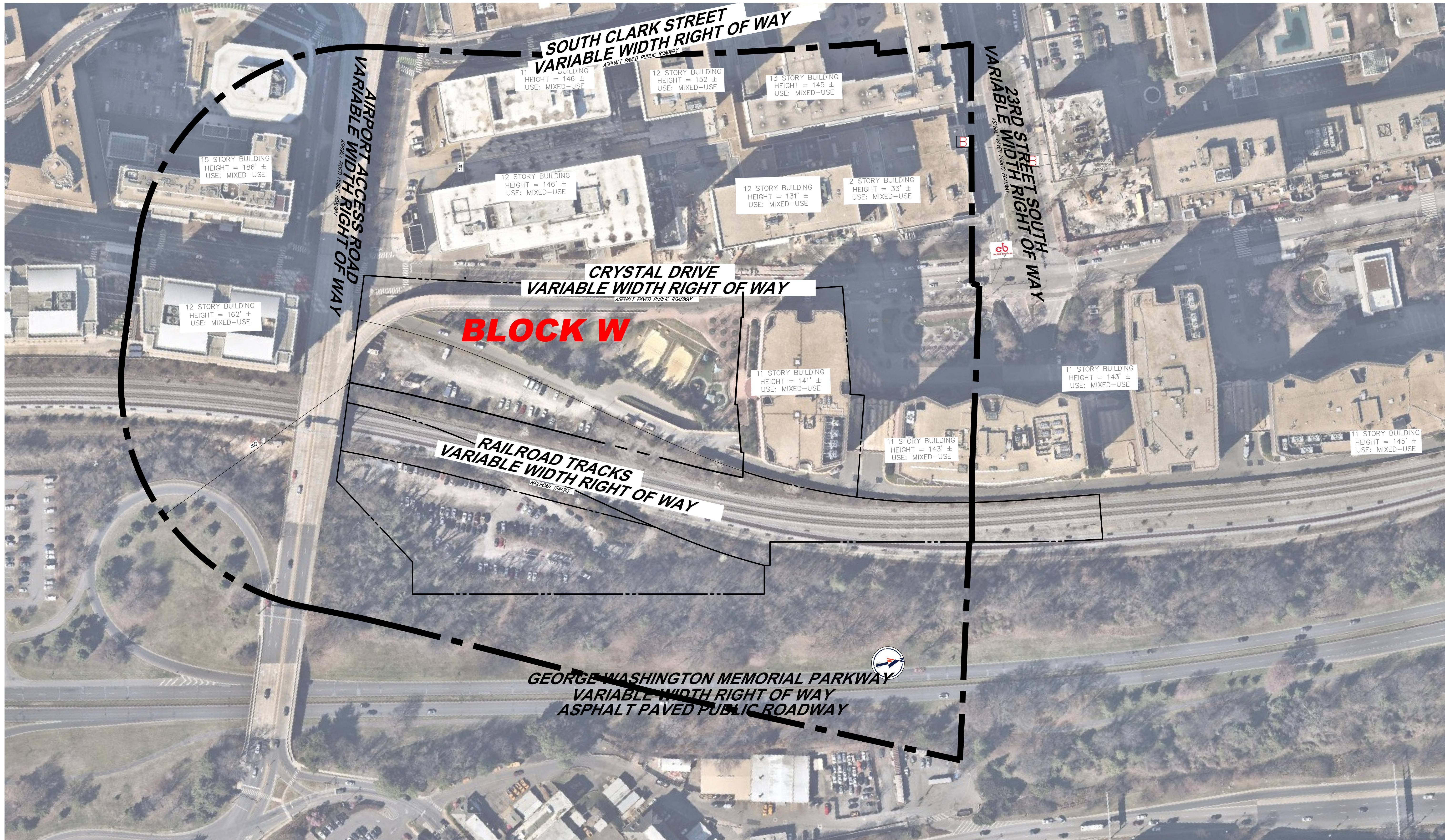
10. EASEMENTS, COVENANTS AND RESTRICTIONS SET FORTH IN DEED OF EASEMENT DATED MAY 22, 1988 AND RECORDED DECEMBER 22, 1988 IN DEED BOOK 2848 AT PAGE 1712; **SHOWN ON THE SURVEY; AFFECT TITLE B PARCEL 1B AND TITLE C PARCEL, SHOWN.**

11. TERMS AND CONDITIONS OF DECLARATION OF DEVELOPMENT DENSITY DATED OCTOBER 31, 2002 AND RECORDED ON NOVEMBER 14, 2002 IN DEED BOOK 3400 AT PAGE 757; **DO NOT AFFECT THE SUBJECT PROPERTY, LANDS FALL TO THE NORTH, NEAR 10TH STREET S.**

12. EASEMENTS GRANTED BY VIRTUE OF DEED OF EASEMENT, VACATION DATED AUGUST 12, 2002 AND RECORDED JULY 8, 2003 IN DEED BOOK 3541 AT PAGE 253; **SHOWN ON THE SURVEY; DO NOT AFFECT THE SUBJECT PROPERTY, EASEMENT FALLS ON PROPERTY ADJACENT TO THE SOUTH.**

13. EASEMENTS GRANTED BY VIRTUE OF DEED OF DEDICATION AND VACATION DATED OCTOBER 7, 2003 AND RECORDED OCTOBER 15, 2003 IN DEED BOOK 1859 AT PAGE 661; **SHOWN ON THE SURVEY; DO NOT AFFECT THE SUBJECT PROPERTY, EASEMENT FALLS ON PROPERTY ADJACENT TO THE SOUTH.**

14. COVENANTS AND EASEMENTS SET FORTH IN DEED OF RESUBDIVISION, DEDICATION, AND EASEMENT DATED NOVEMBER 19, 2003 AND RECORDED NOVEMBER 21, 2003 IN DEED BOOK 3628 AT PAGE 51



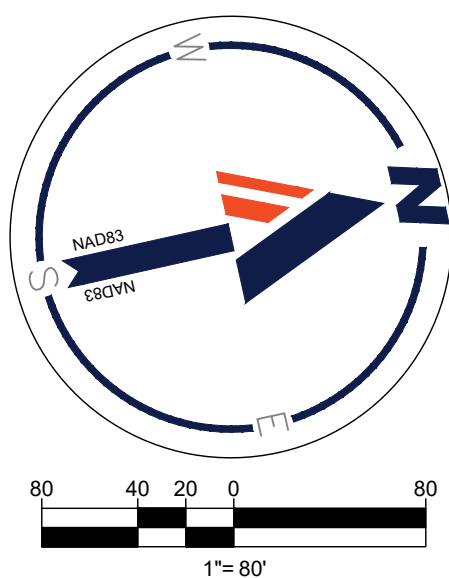
AERIAL PHOTOGRAPH &
SITE CONTEXT PLAN
SCALE: 1" = 80'-0"

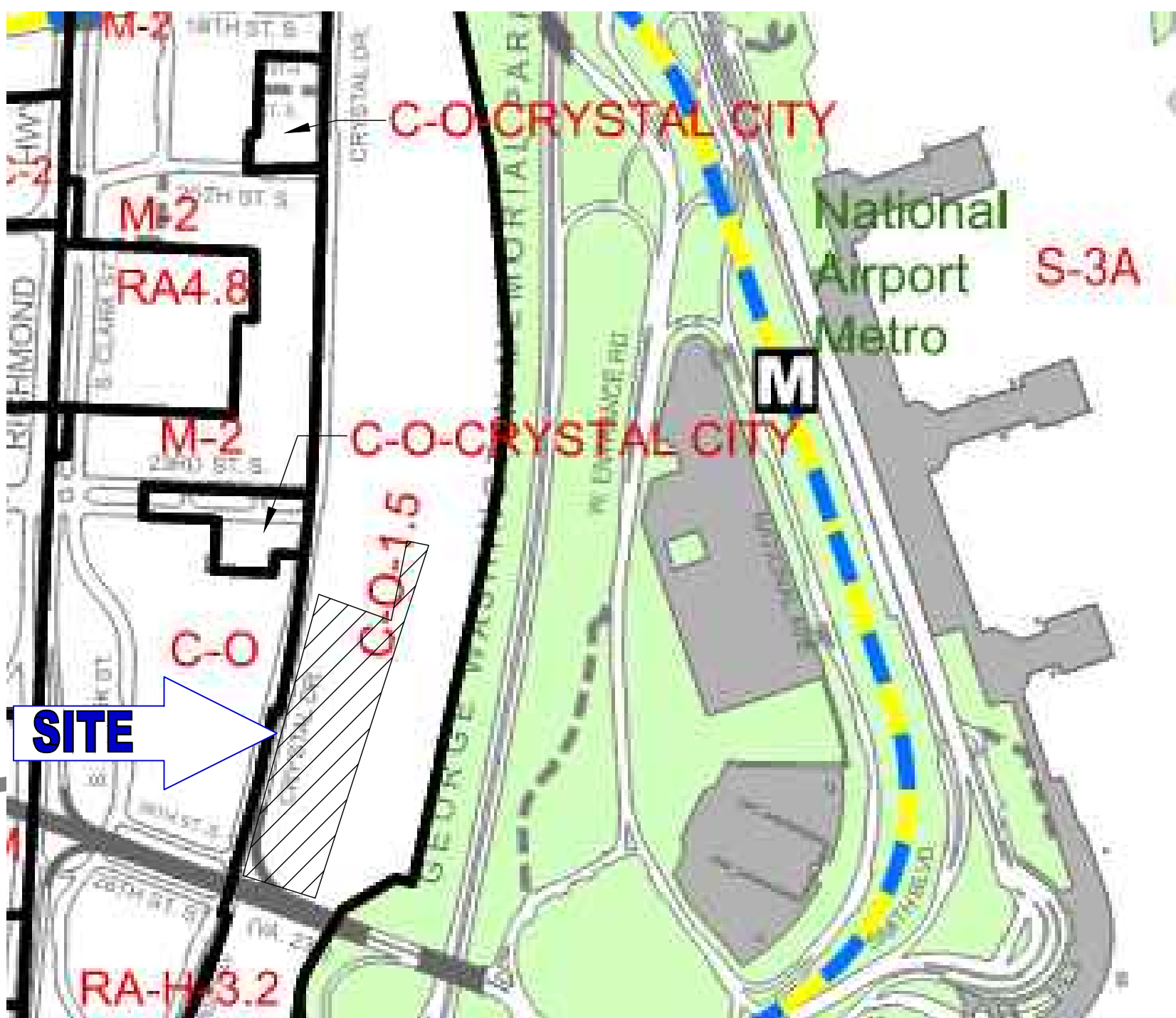
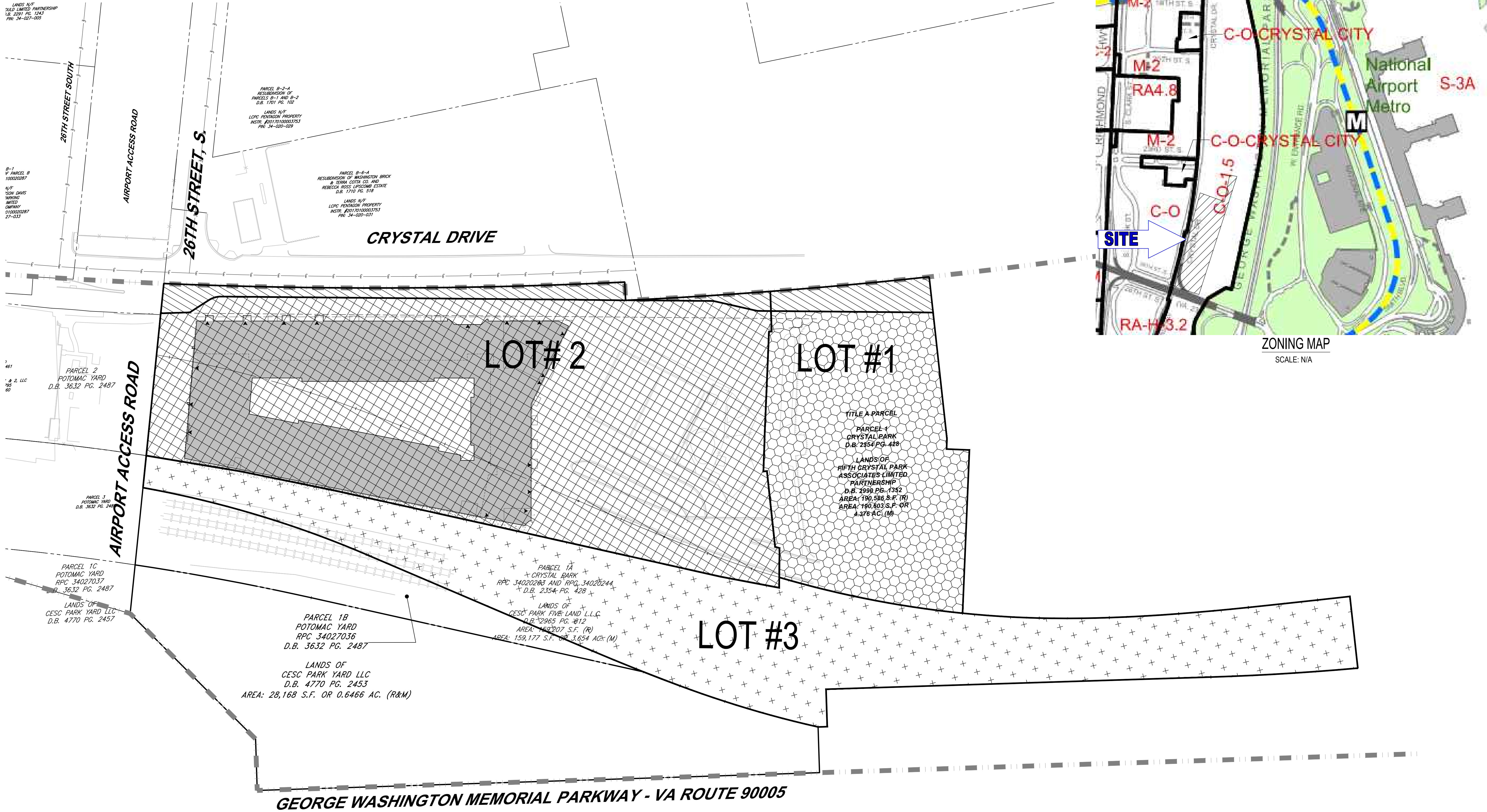
CONTEXT PLAN

SOURCE: GIS MAPPING CENTER, ARLINGTON COUNTY, VA

LEGEND:

- PROPERTY LINE
- 400' OFFSET FROM PROPERTY LINE
- BIKE SHARE
- BUS STOP
- SEE SHEET C100 FOR FULL STANDARD LEGEND





ZONING MAP
SCALE: N/A

**PRELIMINARY SUBDIVISION
& REZONING PLAT**
SCALE: 1" = 50'-0"

LEGEND:

	PROPERTY LINE		PROP LOT #1		PROP LOT #3
	ADJACENT PROPERTY LINE		PROP LOT #2		PROP ROAD FEE SIMPLE DEDICATION
	ZONING LINE				
	SUBDIVISION LINE				

NOTES:

VACATION BOUNDARIES SHOWN HEREIN ARE BASED ON PRELIMINARY 4.1 DESIGN

PARCEL AREA PRE-SUBDIVISION:
LOT #1: 190,603 SF = 4.38 AC
LOT #2: 159,177 SF = 3.65 AC
TOTAL = 349,780 SF = 8.03 AC

PARCEL AREA POST-SUBDIVISION:
LOT #1: 62,948 SF = 1.45 AC
LOT #2: 161,319 SF = 3.70 AC
LOT #3: 111,699 SF = 2.56 AC
ROAD FEE SIMPLE DEDICATION:
TOTAL = 13,814 SF = 0.32 AC
349,780 SF = 8.03 AC

EXISTING ZONING:
C-O-1.5
C-O-1.5
C-O-1.5

PROPOSED ZONING:
C-O-1.5
C-O, CRYSTAL CITY
C-O-1.5

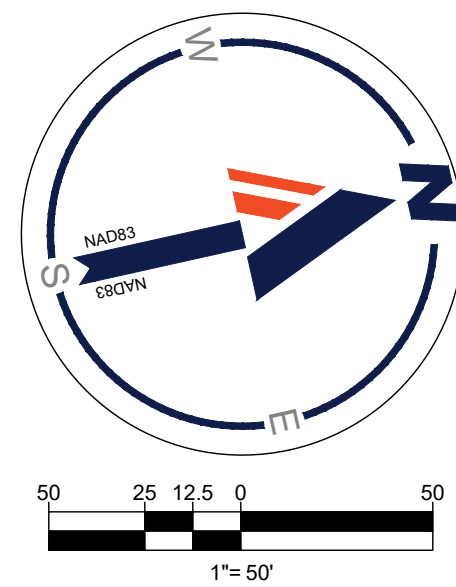
RPC - ZONING REVISION:

RPC:
34-020-243
34-020-244
34-020-263

AREA:
190,603 SF (4.38 AC.)
159,177 SF (3.65 AC.)

EX. ZONE
C-O-1.5
C-O-1.5

PROPOSED ZONE:
C-O, CRYSTAL CITY/C-O-1.5
C-O, CRYSTAL CITY/C-O-1.5



JBG SMITH

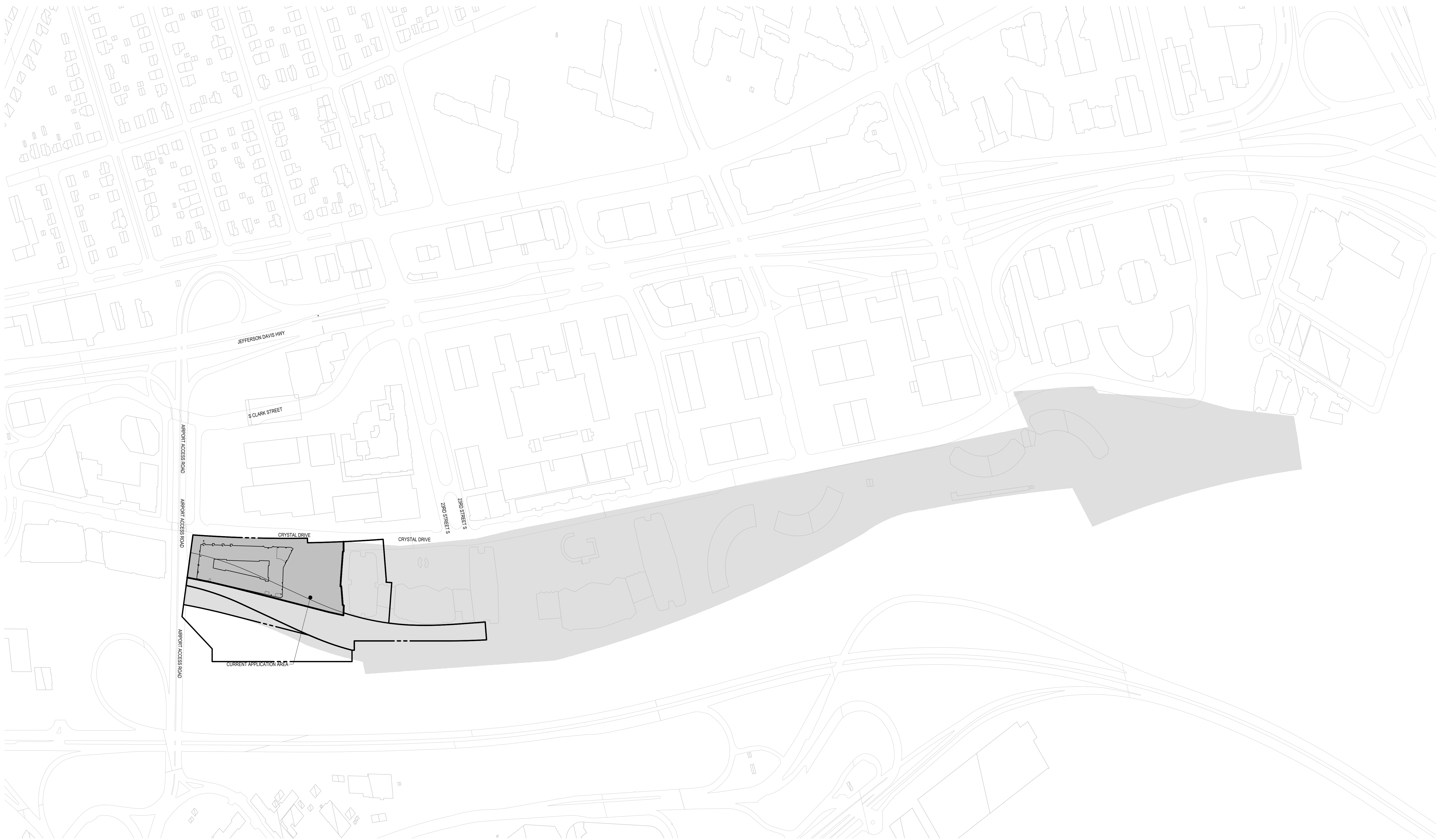
BOHLERDC
1101 PENNSYLVANIA AVE., NW
STE. 200 NORTH
WASHINGTON, DC 20004
Phone: (202) 224-0700

BLOCK W | ARLINGTON, VA

MAY 17, 2023

DC192089

C-301



**SITE PLAN
AMENDMENT PLAT**
SCALE: 1" = 200'-0"

SITE PLAN #167 ACTIONS

THE SITE PLAN AMENDMENT (#167) IS NECESSARY TO REMOVE THE LAND AREA PROPOSED TO BE REDEVELOPED SUBJECT TO THE PROPOSED 4.1 SITE PLANS FOR BLOCK W. CONCURRENT REZONING IS PROPOSED TO RECLASSIFY ONLY THE PORTION OF PROPOSED 4.1 SITE PLANS BLOCK W THAT WILL BE REDEVELOPED WITH NEW BUILDINGS.

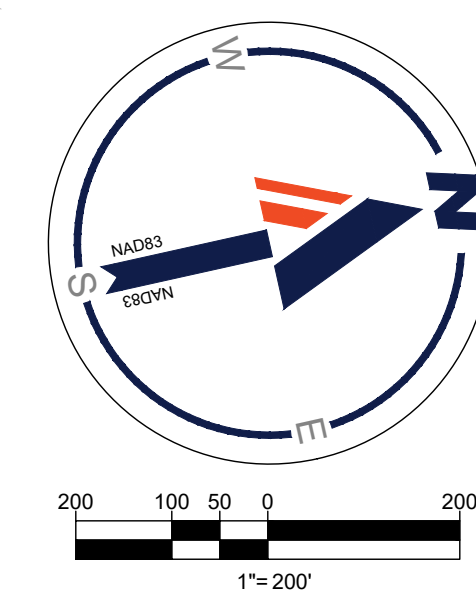
LEGEND



SITE PLAN #167
APPLICATION AREA
2,174,005 (50 AC)



CURRENT PLAN
APPLICATION AREA
175,133 SF (4 AC)



JBG SMITH

BOHLERDC
1101 PENNSYLVANIA AVE., NW
STE. 1200 NORTH
WASHINGTON, DC 20004
Phone: (202) 224-6700

BLOCK W

ARLINGTON, VA

MAY 17, 2023

DC192089

C-302

CRYSTAL DRIVE

AIRPORT ACCESS ROAD

BLOCK W

TITLE A PARCEL
PARCEL 1
CRYSTAL PARK
D.B. 2354 PG. 428

LANDS OF
FIFTH CRYSTAL PARK
ASSOCIATES LIMITED
PARTNERSHIP
D.B. 2990 PG. 1352
AREA: 190,586 S.F. (R)
AREA: 190,603 S.F. OR
4.376 AC. (M)

PARCEL 1A
CRYSTAL PARK
RPC 34020263 AND RPC 34020244
D.B. 2354 PG. 428
LANDS OF
CESC PARK FIVE LAND L.L.C.
D.B. 2965 PG. 812
AREA: 159,207 S.F. (R)
AREA: 159,177 S.F. OR 3.654 AC. (M)

PARCEL 1B
POTOMAC YARD
RPC 34027036
D.B. 3632 PG. 2487
LANDS OF
CESC PARK YARD LLC
D.B. 4770 PG. 2453
AREA: 28,168 S.F. OR 0.6466 AC. (R&M)

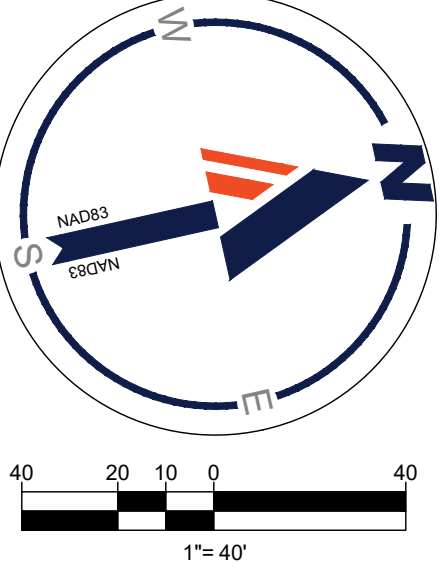
GEORGE WASHINGTON MEMORIAL PARKWAY - VA ROUTE 90005

EXISTING PROPERTY OWNERS
SCALE: 1" = 40'-0"

JBG SMITH

BOHLERDC//
1101 PENNSYLVANIA AVE., NW
STE. 1200 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

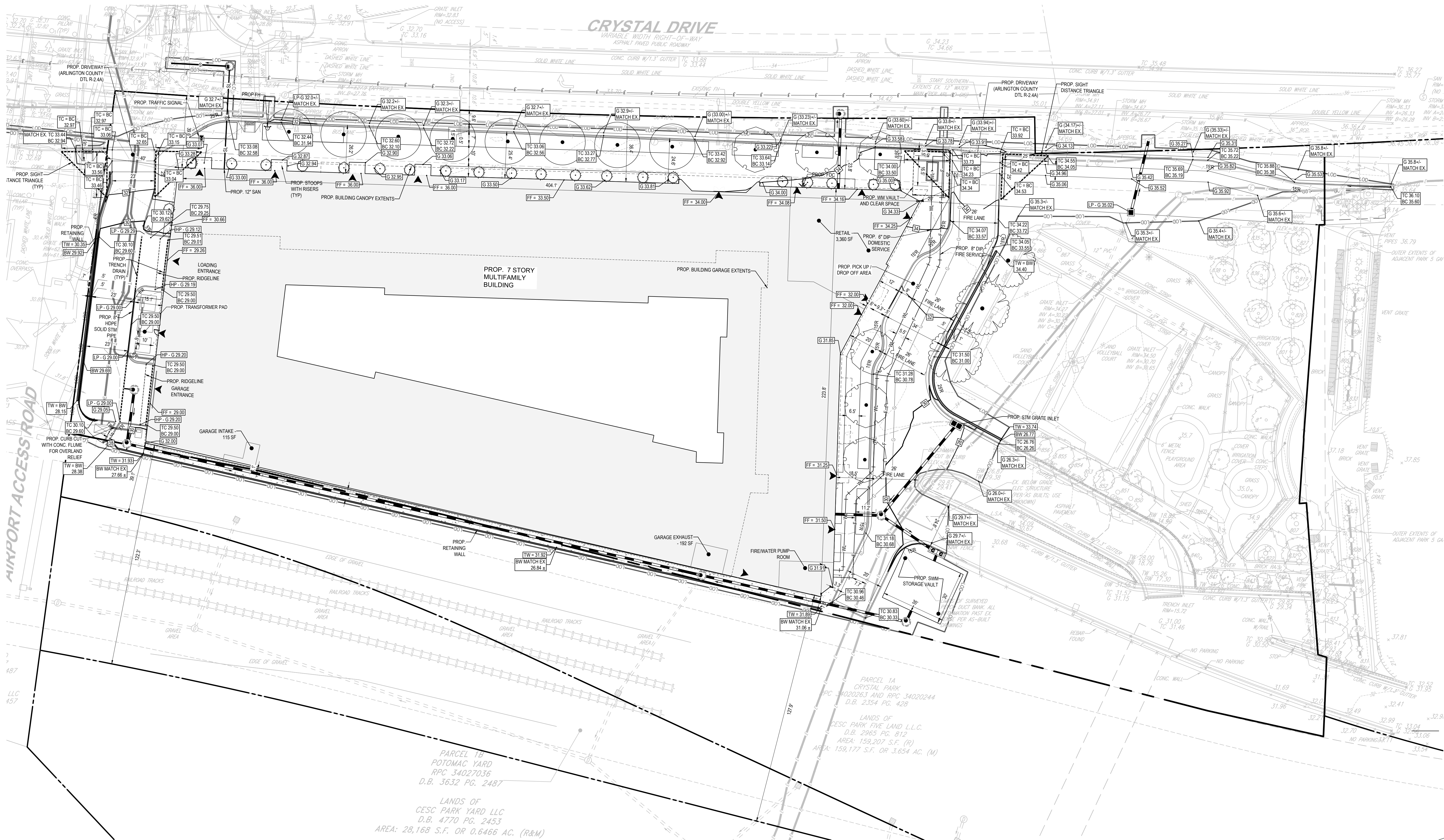
BLOCK W | ARLINGTON, VA



MAY 17, 2023

DC192089

C-303



- NOTES:
1. UTILITY INFORMATION OBTAINED FROM AVAILABLE RECORDS AND FIELD SURVEY.
 2. DATUM: SEE CERTIFIED SURVEY PLAN ON CIV201.
 3. CONTOUR INTERVAL IS SHOWN AT A 2 FOOT INTERVAL.
 4. SEE ARCHITECTURAL PLAN REFERENCED ON CIV101 FOR BUILDING FFE AND SLAB ELEVATIONS.
 5. PROPOSED DRY UTILITY RELOCATION TO BE COORDINATED WITH EACH RESPECTIVE UTILITY COMPANY AT THE TIME OF FINAL SITE ENGINEERING.
 6. NO HISTORICAL BUILDINGS ARE LOCATED ON OR ADJACENT TO THIS SITE.
 7. NO RESOURCE PROTECTION AREAS (RPAs) ARE ON THIS SITE.
 8. FINAL AMOUNT OF RISERS FOR STOOPS ALONG CRYSTAL DRIVE TO BE DETERMINED DURING THE CIVIL ENGINEERING PLAN REVIEW.
 9. ALL PROPOSED STORM PIPES ARE ASSUMED 15". FINAL PIPE SIZING TO BE DETERMINED DURING THE CIVIL ENGINEERING PLAN REVIEW.

SITE TABULATION:

1. PROPOSED USAGE:
RESIDENTIAL: 370 UNITS
RETAIL: 3,393 SF
2. ZONING:
EXISTING: C-O-1.5
PROPOSED: C-O, CRYSTAL CITY/C-O-1.5
3. SIDEWALK WIDTHS:
CRYSTAL DRIVE: 10'
PRIVATE DRIVE: 6.5'
4. PARKING = 200 PRIVATE SPACES
5. SITE COVERAGE:
BUILDING AREA: 72,165 SF
VEHICULAR AREA: 17,354 SF
PLANTING AREA: 8,502 SF
PEDESTRIAN AREA: 19,539 SF
6. LOD: 117,560 SF
AVERAGE SITE ELEVATION: 32.98'

REFERENCES

1. BOUNDARY & TOPOGRAPHIC SURVEY:
CAD ENTITLED: SRW192089AL3 ENG.DWG
PREPARED BY: BOHLER ENGINEERING
PROJECT NUMBER SRW192089
DATED: 9/19/2019

PLOT AND LOCATION PLAN
SCALE: 1" = 25'-0"

JBG SMITH

BOHLER DC//
1101 PENNSYLVANIA AVE., NW
STE. 1200 NORTH
WASHINGTON, DC 20004
PHONE: (202) 524-6700

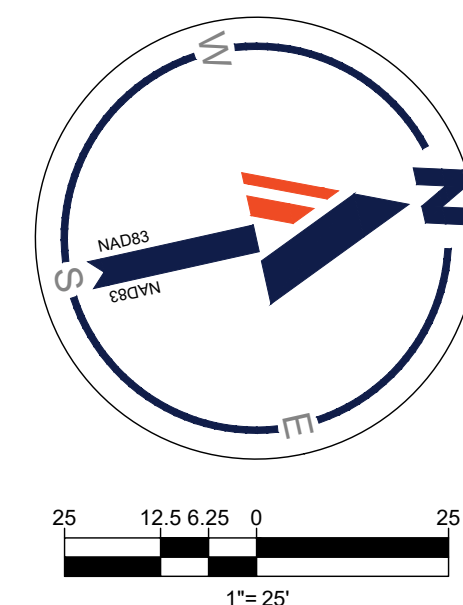
BLOCK W

ARLINGTON, VA

MAY 17, 2023

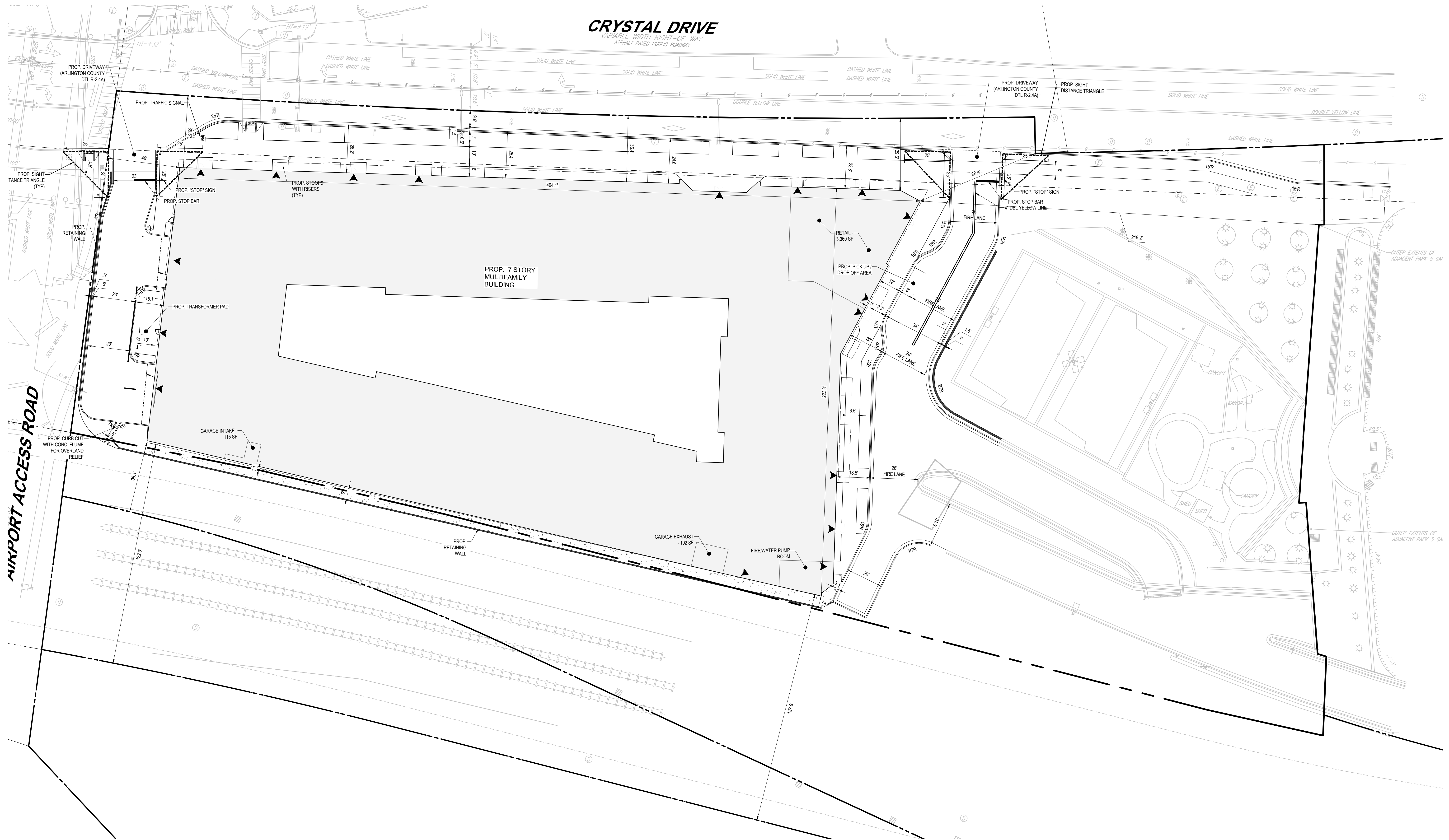
DC192089

C-400



CRYSTAL DRIVE

VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY



STRIPING AND MARKING PLAN
SCALE: 1" = 25'-0"

JBG SMITH

BOHLERDC
1111 PENNSYLVANIA AVE., NW
STE. 1200 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

BLOCK W

ARLINGTON, VA

MAY 17, 2023

DC192089

C-500

CRYSTAL DRIVE

VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

AIRPORT ACCESS ROAD

TREE INVENTORY
SCALE: 1" = 25'-0"

JBG SMITH

BOHLERDC//
1101 PENNSYLVANIA AVE., NW
STE. 1200 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-0700

BLOCK W

ARLINGTON, VA

MAY 17, 2023

DC192089

T-100

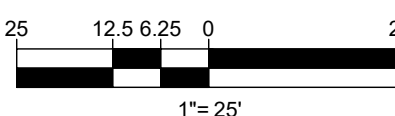
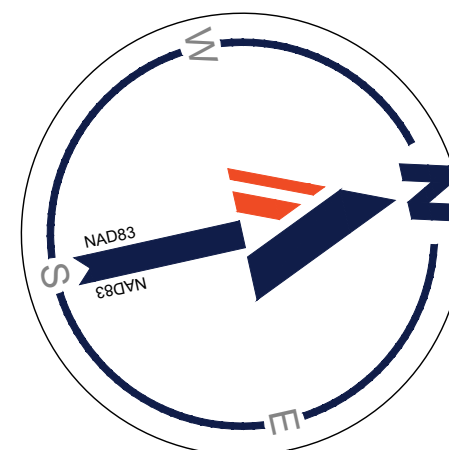
TITLE

P/
CRY:
D.B. 2

L/
FIFTH CI
ASSOCI
PAR
D.B. 2/
AREA: 1
4.31

LEGEND

EXISTING EVERGREEN
OR DECIDUOUS TREE
TREE TAG NUMBER



May 18, 2023
H:\19DC\102089\DRAWINGS\PLAN SETS\DC102089-LSQP-0---LAYOUT, 1:10 TREE INVENTORY CHART

TREE SCHEDULE

JBG SMITH

BOHLERDC//
1031 PENNSYLVANIA AVE., NW
STE. 1200 NORTH
WASHINGTON, DC 20004
Phone: (202) 224-0700

BLOCK W

ARLINGTON, VA

MAY 17, 2023

DC192089

T-101

2525 Crystal Dr, Arlington, VA 22202											
Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 09/17/2019											
#	COMMON NAME	BOTANICAL NAME	CONDITION RATING	CIRCUMFERENCE	DIAMETER (DBH)	DIAMETER (DBH)	CRITICAL ROOT ZONE (CRZ)	CRZ IMPACTED BY LOD	REMOVE	NATIVE	COMMENTS
			%	INCHES	INCHES	FEET	FEET	%			
701	Norway Spruce	Picea abies	85%	25.12"	8.00"	0.67'	8'	100.00%	YES		
702	Norway Spruce	Picea abies	85%	25.12"	8.00"	0.67'	8'	100.00%	YES		
703	Norway Spruce	Picea abies	85%	28.26"	9.00"	0.75'	9'	100.00%	YES		
704	Red Maple	Acer rubrum	75%	56.52"	18.00"	1.50'	18'	100.00%	YES	X	
705	Norway Spruce	Picea abies	85%	31.40"	10.00"	0.83'	10'	100.00%	YES		
706	Norway Spruce	Picea abies	80%	25.12"	8.00"	0.67'	8'	100.00%	YES		
707	Norway Spruce	Picea abies	85%	25.12"	8.00"	0.67'	8'	100.00%	YES		
708	Norway Spruce	Picea abies	90%	21.98"	7.00"	0.58'	8'	100.00%	YES		
709	Red Maple	Acer rubrum	90%	59.66"	19.00"	1.58'	19'	100.00%	YES	X	
710	Norway Spruce	Picea abies	85%	25.12"	8.00"	0.67'	8'	100.00%	YES		
711	Norway Spruce	Picea abies	85%	28.26"	9.00"	0.75'	9'	100.00%	YES		
712	Norway Spruce	Picea abies	85%	25.12"	8.00"	0.67'	8'	100.00%	YES		
713	Norway Spruce	Picea abies	90%	25.12"	8.00"	0.67'	8'	100.00%	YES		
714	Norway Spruce	Picea abies	85%	28.26"	9.00"	0.75'	9'	100.00%	YES		
716	Norway Spruce	Picea abies	80%	25.12"	8.00"	0.67'	8'	100.00%	YES		
717	Norway Spruce	Picea abies	80%	25.12"	8.00"	0.67'	8'	100.00%	YES		
718	Norway Spruce	Picea abies	85%	25.12"	8.00"	0.67'	8'	100.00%	YES		
719	Red Maple	Acer rubrum	90%	50.24"	16.00"	1.33'	16'	100.00%	YES	X	
720	Norway Spruce	Picea abies	85%	25.12"	8.00"	0.67'	8'	100.00%	YES		
721	Norway Spruce	Picea abies	85%	28.26"	9.00"	0.75'	9'	100.00%	YES		
722	Norway Spruce	Picea abies	80%	25.12"	8.00"	0.67'	8'	100.00%	YES		
723	Red Maple	Acer rubrum	95%	37.68"	12.00"	1.00'	12'	100.00%	YES	X	
724	Norway Spruce	Picea abies	95%	9.00"	3.00"	0.75'	9'	100.00%	YES		
725	Norway Spruce	Picea abies	85%	25.12"	8.00"	0.67'	8'	100.00%	YES		
726	Norway Spruce	Picea abies	80%	28.26"	9.00"	0.75'	9'	100.00%	YES		
727	Norway Spruce	Picea abies	75%	28.26"	9.00"	0.75'	9'	100.00%	YES		
728	Norway Spruce	Picea abies	85%	31.40"	10.00"	0.83'	10'	100.00%	YES		
729	Norway Spruce	Picea abies	85%	37.68"	12.00"	1.00'	12'	100.00%	YES		
730	Norway Spruce	Picea abies	90%	25.12"	8.00"	0.67'	8'	100.00%	YES		
731	Norway Spruce	Picea abies	90%	28.26"	9.00"	0.75'	9'	100.00%	YES		
732	Red Maple	Acer rubrum	85%	21.98"	7.00"	0.58'	8'	100.00%	YES	X	
733	Norway Spruce	Picea abies	90%	25.12"	8.00"	0.67'	8'	100.00%	YES		
734	Dogwood	Cornus florida	95%	12.56"	4.00"	0.33'	8'	100.00%	YES	X	
735	Dogwood	Cornus florida	95%	12.56"	4.00"	0.33'	8'	100.00%	YES	X	
736	Dogwood	Cornus florida	95%	12.56"	4.00"	0.33'	8'	100.00%	YES	X	
801	Honey Locust	Gleditsia triacanthos	85%	21.98"	7.00"	0.58'	8'	0.00%	NO	X	
804	Red Maple	Acer rubrum	80%	15.70"	5.00"	0.42'	8'	0.00%	NO	X	
805	Red Maple	Acer rubrum	85%	21.98"	7.00"	0.58'	8'	0.00%	NO	X	
807	Honey Locust	Gleditsia triacanthos	90%	25.12"	8.00"	0.67'	8'	0.00%	NO	X	
808	Sugar Maple	Acer saccharum	95%	37.68"	12.00"	1.00'	12'	0.00%	NO	X	
813	Sugar Maple	Acer saccharum	90%	40.82"	13.00"	1.08'	13'	0.00%	NO	X	
819	Honey Locust	Gleditsia triacanthos	90%	25.12"	8.00"	0.67'	8'	0.00%	NO	X	
820	Sugar Maple	Acer saccharum	90%	37.68"	12.00"	1.00'	12'	0.00%	NO	X	
821	Sugar Maple	Acer saccharum	90%	43.96"	14.00"	1.17'	14'	0.00%	NO	X	
822	Honey Locust	Gleditsia triacanthos	85%	34.54"	11.00"	0.92'	11'	0.00%	NO	X	
825	Sugar Maple	Acer saccharum	20%	37.68"	12.00"	1.00'	12'	0.00%	NO	X	
826	Honey Locust	Gleditsia triacanthos	85%	21.98"	7.00"	0.58'	8'	0.00%	NO	X	
827	Honey Locust	Gleditsia triacanthos	90%	25.12"	8.00"	0.67'	8'	0.00%	NO	X	
828	Sugar Maple	Acer saccharum	70%	28.26"	9.00"	0.75'	9'	0.00%	NO	X	
829	Sugar Maple	Acer saccharum	70%	31.40"	10.00"	0.83'	10'	0.00%	NO	X	
830	Red Maple	Acer rubrum	95%	12.56"	4.00"	0.33'	8'	0.00%	NO	X	
831	Sugar Maple	Acer saccharum	70%	37.68"	12.00"	1.00'	12'	0.00%	NO	X	
832	Honey Locust	Gleditsia triacanthos	85%	25.12"	8.00"	0.67'	8'	0.00%	NO	X	
833	Sugar Maple	Acer saccharum	75%	37.68"	12.00"	1.00'	12'	0.00%	NO	X	
834	Sugar Maple	Acer saccharum	70%	25.12"	8.00"	0.67'	8'	0.00%	NO	X	
835	Honey Locust	Gleditsia triacanthos	95%	21.98"	7.00"	0.58'	8'	0.00%	NO	X	
836	Honey Locust	Gleditsia triacanthos	95%	21.98"	7.00"	0.58'	8'	0.00%	NO	X	
837	Honey Locust	Gleditsia triacanthos	80%	21.98"	7.00"	0.58'	8'	0.00%	NO	X	
838	Honey Locust	Gleditsia triacanthos	95%	18.84"	6.00"	0.50'	8'	0.00%	NO	X	
839	Honey Locust	Gleditsia triacanthos	95%	18.84"	6.00"	0.50'	8'	0.00%	NO	X	
840	Norway Spruce	Picea abies	80%	25.12"	8.00"	0.67'	8'	0.00%	NO		
841	Norway Spruce	Picea abies	85%	25.12"	8.00"	0.67'	8'	0.00%	NO		
843	Norway Spruce	Picea abies	90%	28.26"	9.00"	0.75'	9'	0.00%	NO		
844	Norway Spruce	Picea abies	85%	28.26"	9.00"	0.75'	9'	0.00%	YES		
846	Norway Spruce	Picea abies	85%	31.40"	10.00"	0.83'	10'	0.00%	NO		
847	Norway Spruce	Picea abies	90%	37.68"	12.00"	1.00'	12'	0.00%	NO		
850	Norway Spruce	Picea abies	85%	37.68"	12.00"	1.00'	12'	0.00%	NO		
851	Norway Spruce	Picea abies	85%	34.54"	11.00"	0.92'	11'	0.00%	NO		
852	Norway Spruce	Picea abies	80%	25.12"	8.00"	0.67'	8'	0.00%	NO		
853	Norway Spruce	Picea abies	90%	37.68"	12.00"	1.00'	12'	0.00%	NO		
854	Norway Spruce	Picea abies	80%	25.12"	8.00"	0.67'	8'	0.00%	NO		
855	Norway Spruce	Picea abies	90%	34.54"	11.00"	0.92'	11'	0.00%	NO		
856	Norway Spruce	Picea abies	90%	21.98"	7.00"	0.58'	8'	0.00%	NO		
858	Norway Spruce	Picea abies	95%	28.26"	9.00"	0.75'	9'	40.39%	YES		
859	Norway Spruce	Picea abies	85%	25.12"	8.00"	0.67'	8'	88.02%	YES		
860	Norway Spruce	Picea abies	85%	28.26"	9.00"	0.75'	9'	85.18%	YES		
861	Norway Spruce	Picea abies	85%	25.12"	8.00"	0.67'	8'	100.00%	YES		
862	Norway Spruce	Picea abies	80%	25.12"	8.00"	0.67'	8'	98.84%	YES		
863	Norway Spruce	Picea abies	80%	37.68"	12.00"	1.00'	12'	98.45%	YES		
864	Crabapple	Malus sp.	85%	18.84"	6.00"	0.50'	8'	100.00%	YES		
865	Crabapple	Malus sp.	90%	21.98"	7.00"	0.58'	8'	100.00%	YES		
866	Crabapple	Malus sp.	95%	18.84"	6.00"	0.50'	8'	0.00%	NO		
867	Crabapple	Malus sp.	80%	25.12"	8.00"	0.67'	8'	0.00%	NO		
868	Crabapple	Malus sp.	80%	18.84"	6.00"	0.50'	8'	100.00%	YES		
869	Crabapple	Malus sp.	85%	18.84"	6.00"	0.50'	8'	100.00%	YES		
870	Crabapple	Malus sp.	85%	21.98"	7.00"	0.58'	8'	100.00%	YES		
871	Crabapple	Malus sp.	85%	18.84"	6.00"	0.50'	8'	100.00%	YES		
872	Chinese Elm	Ulmus parvifolia	80%	56.52"	18.00"	1.50'	18'	68.93%	YES		
873	Chinese Elm	Ulmus parvifolia	80%	37.68"	12.00"	1.00'	12'	79.40%	YES		
874	Chinese Elm	Ulmus parvifolia	85%	43.96"	14.00"	1.17'	14'	75.36%	YES		
875	Chinese Elm	Ulmus parvifolia	80%	43.96"	14.00"	1.17'	14'	83.58%	YES		
876	Chinese Elm	Ulmus parvifolia	85%	34.54"	11.00"	0.92'	11'	83.30%	YES		
877	Chinese Elm	Ulmus parvifolia	85%	47.10"	15.00"	1.25'	15'	75.71%	YES		
878	Chinese Elm	Ulmus parvifolia	80%	21.98"	7.00"	0.58'	8'	94.46%	YES		
879	Chinese Elm	Ulmus parvifolia	85%	25.12"	8.00"	0.67'	8'	94.25%	YES		
880	Chinese Elm	Ulmus parvifolia	80%	28.26"	9.00"	0.75'	9'	92.53%	YES		
881	Chinese Elm	Ulmus parvifolia	80%	53.38"	17.00"	1.42'	17'	75.14%	YES		
882	Chinese Elm	Ulmus parvifolia	80%	53.38"	17.00"	1.42'	17'	77.07%	YES		
883	Chinese Elm	Ulmus parvifolia	80%	65.94"	21.00"	1.75'	21'	70.95%	YES		
885	Crabapple	Malus sp.	75%	18.84"	6.00"	0.50'	8'	100.00%	YES		
886	Crabapple	Malus sp.	75%	18.84"	6.00"	0.50'	8'	100.00%	YES		
887	Crabapple	Malus sp.	85%	21.98"	7.00"	0.58'	8'	100.00%	YES		
888	Crabapple	Malus sp.	80%	25.12"	8.00"	0.67'	8'	100.00%	YES		
889	Crabapple	Malus sp.	90%	18.84"	6.00"	0.50'	8'	100.00%	YES		
890	Crabapple	Malus sp.	75%	18.84"	6.00"	0.50'	8'	100.00%	YES		
891	Crabapple	Malus sp.	90%	21.98"	7.00"	0.58'	8'	100.00%	YES		
892	Crabapple	Malus sp.	85%	21.98"	7.00"	0.58'	8'	100.00%	YES		
893	Crabapple	Malus sp.	85%	18.84"	6.00"	0.50'	8'	100.00%	YES		
894	Red Maple	Acer rubrum	85%	43.96"	14.00"	1.17'	14'	100.00%	YES	X	
895	Red Maple	Acer rubrum	90%	25.12"	8.00"	0.67'	8'	100.00%	YES	X	
896	Norway Spruce	Picea abies	85%	28.26"	9.00"	0.75'	9'	100.00%	YES		
897	Norway Spruce	Picea abies	80%	31.40"	10.00"	0.83'	10'	100.00%	YES		
898	Norway Spruce	Picea abies	85%	37.68"	12.00"	1.00'	12'	100.00%	YES		
899	Norway Spruce	Picea abies	90%	25.12"	8.00"	0.67'	8'	100.00%	YES		
900	Norway Spruce	Picea abies	90%	28.26"	9.00"	0.75'	9'	100.00%	YES		

2525 Crystal Dr, Arlington, VA 22202									
TREE REPLACEMENTS TABLE									
#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH)	SPECIES RATING	CONDITION RATING	TOTAL SCORE	REMOVE	REPLACEMENTS REQUIRED	
			INCHES	%	%				