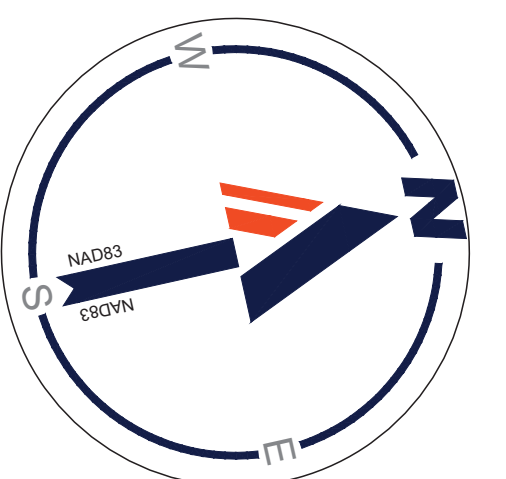
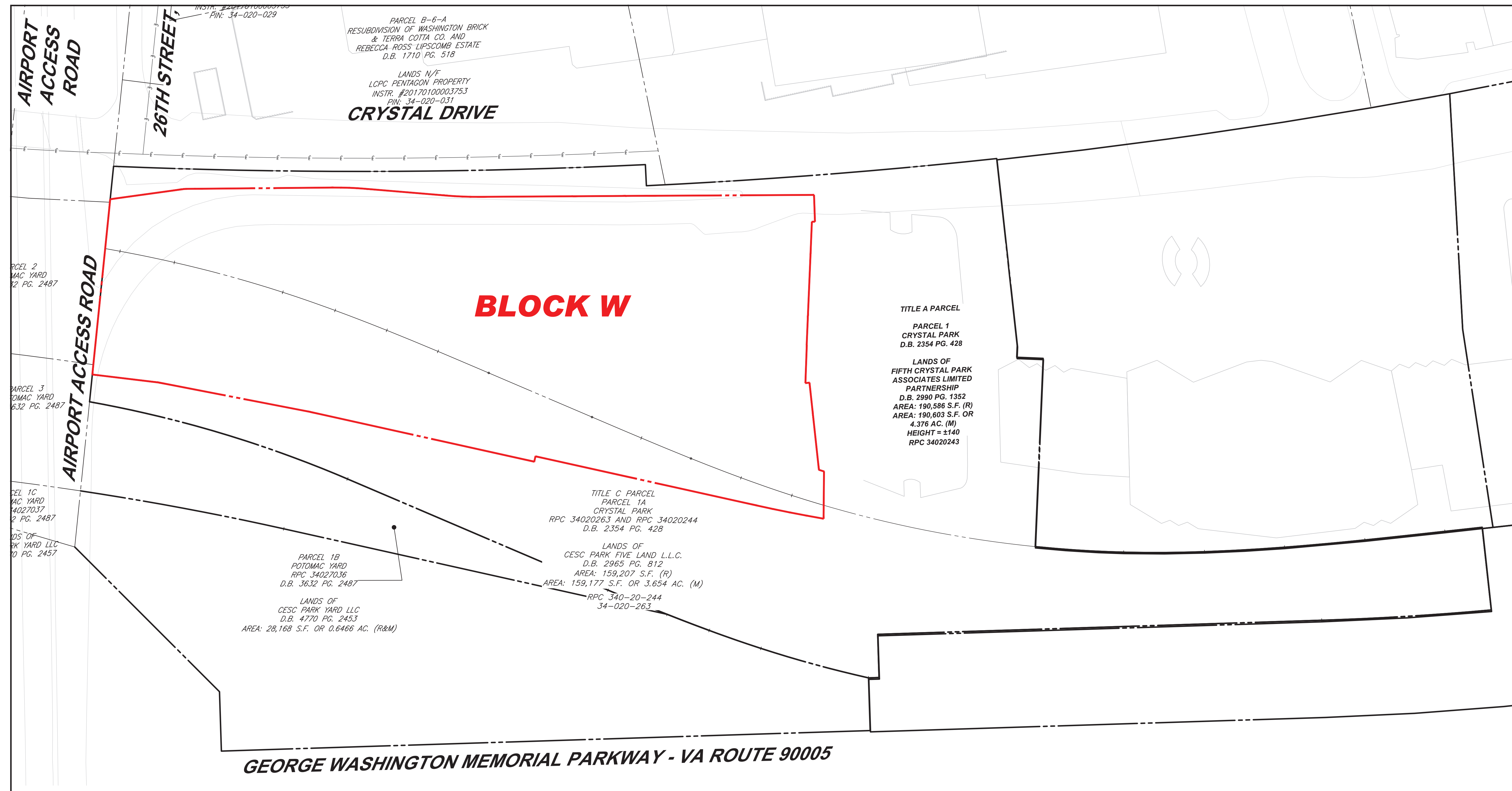


CRYSTAL CITY BLOCK PLAN #W-1

Block W

September 6, 2024



Submitted in conjunction with SP# 475

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D. Block Plan Deviations from Sector Plan Guidance
2. Crystal City Block Plan Development Documents (By Civil)

PURPOSE

This packet 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 Site Plan #475. This submission illustrates a Residential mid-rise along Crystal Drive with a small retail portion on the northwest corner facing a relocated service drive and "Crystal Park" to the north.

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.

*** 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.

ELEMENTS OF THIS BLOCK PLAN

INTRODUCTION: BACKGROUND AND PURPOSE

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 1 - 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 2 - 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.

1. Block Framework: A. Base Plan

Block W

Block Location Map



1. Block Framework: A. Base Plan - Sector Plan Base Conditions

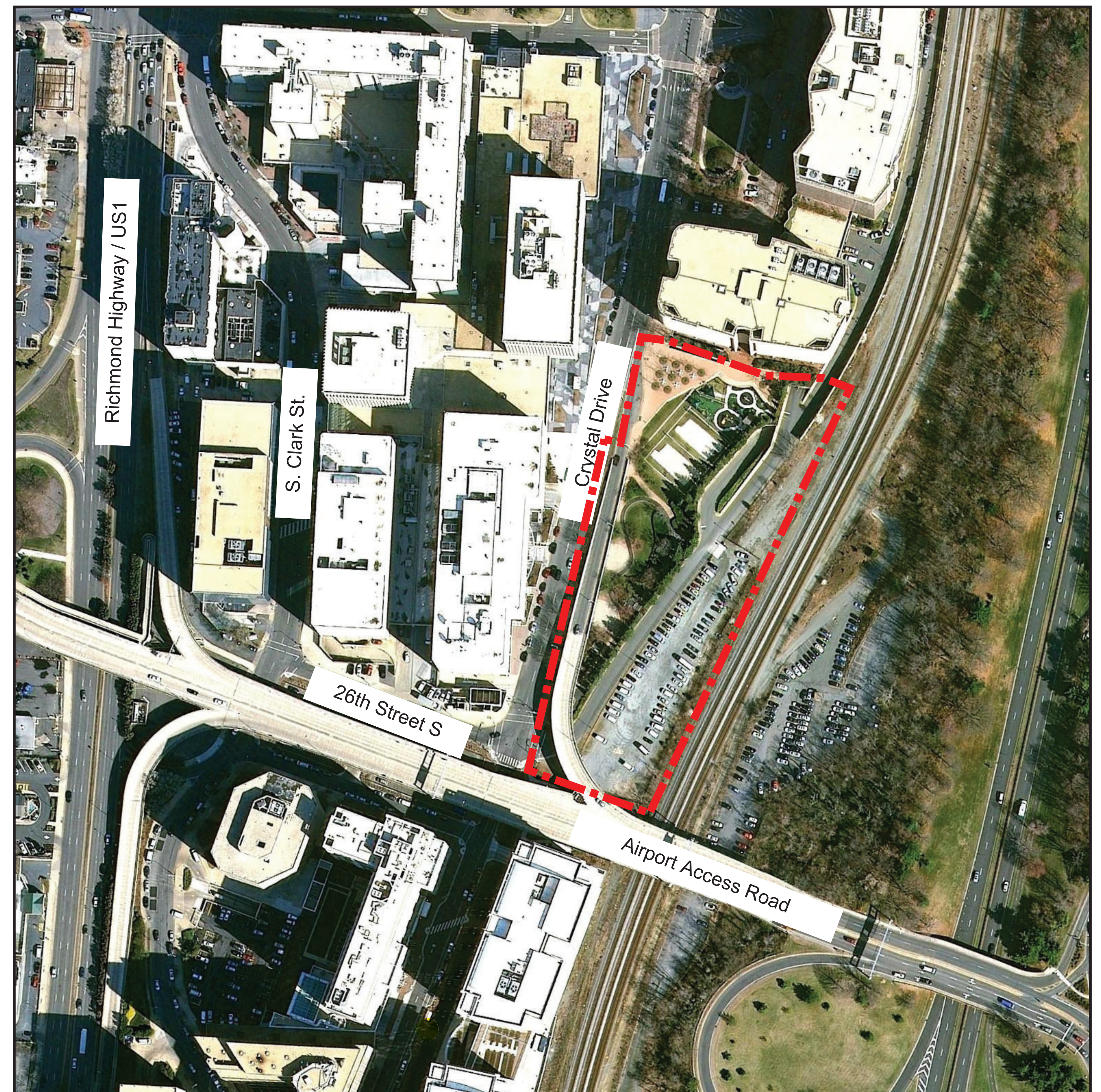
Block W

Plan View



AS OF 2010

Orthophoto

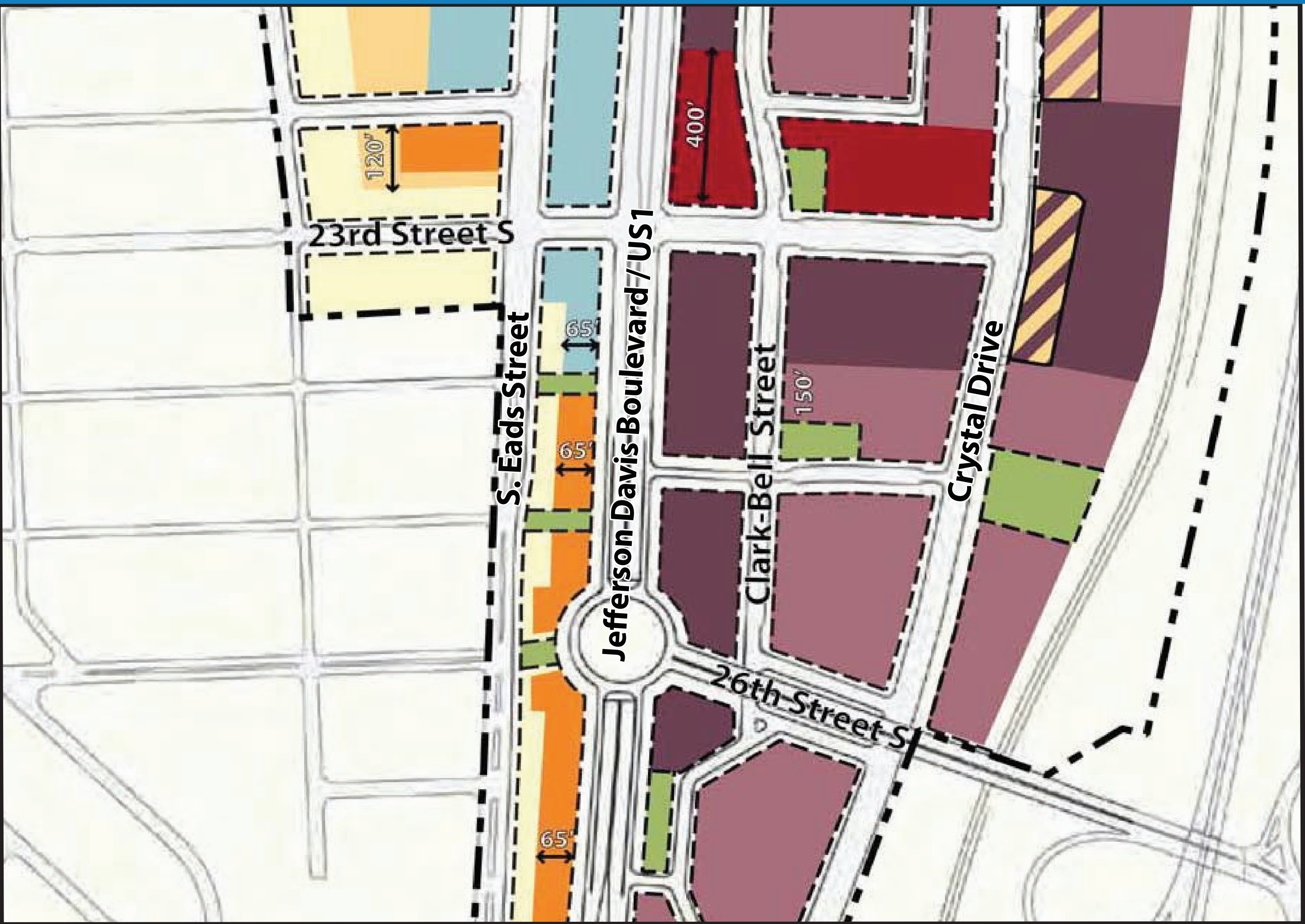


AS OF 2010

1. Block Framework: B. Sector Plan Maps & Goals

Block W

Building Heights Map



PER FIGURE 3.8.5, P.95

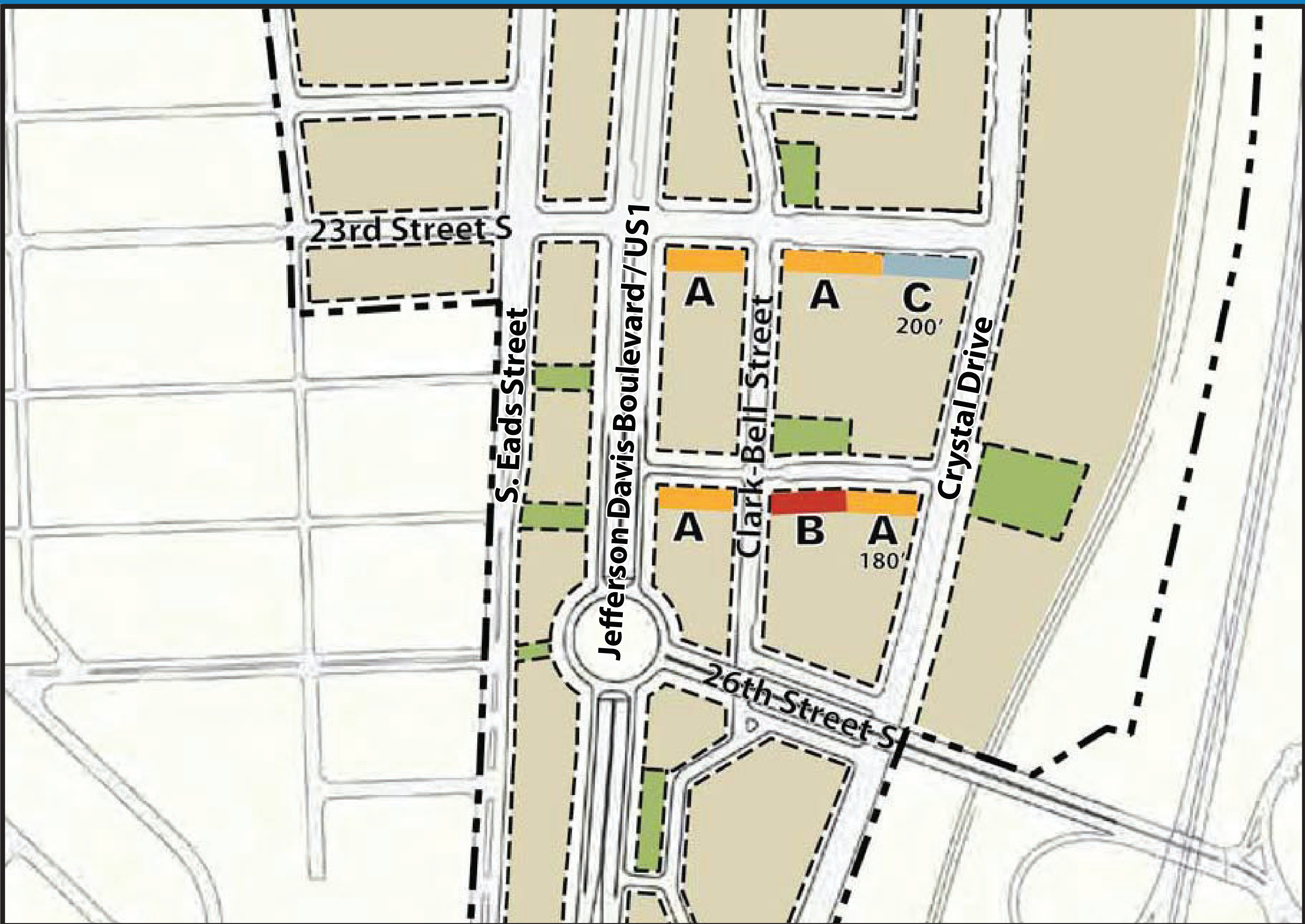
LEGEND	
	35'
	60'
	75'
	110'
	150'
	200'
	250'
	300'
	OPEN SPACE WITHIN BUILD-TO LINES

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

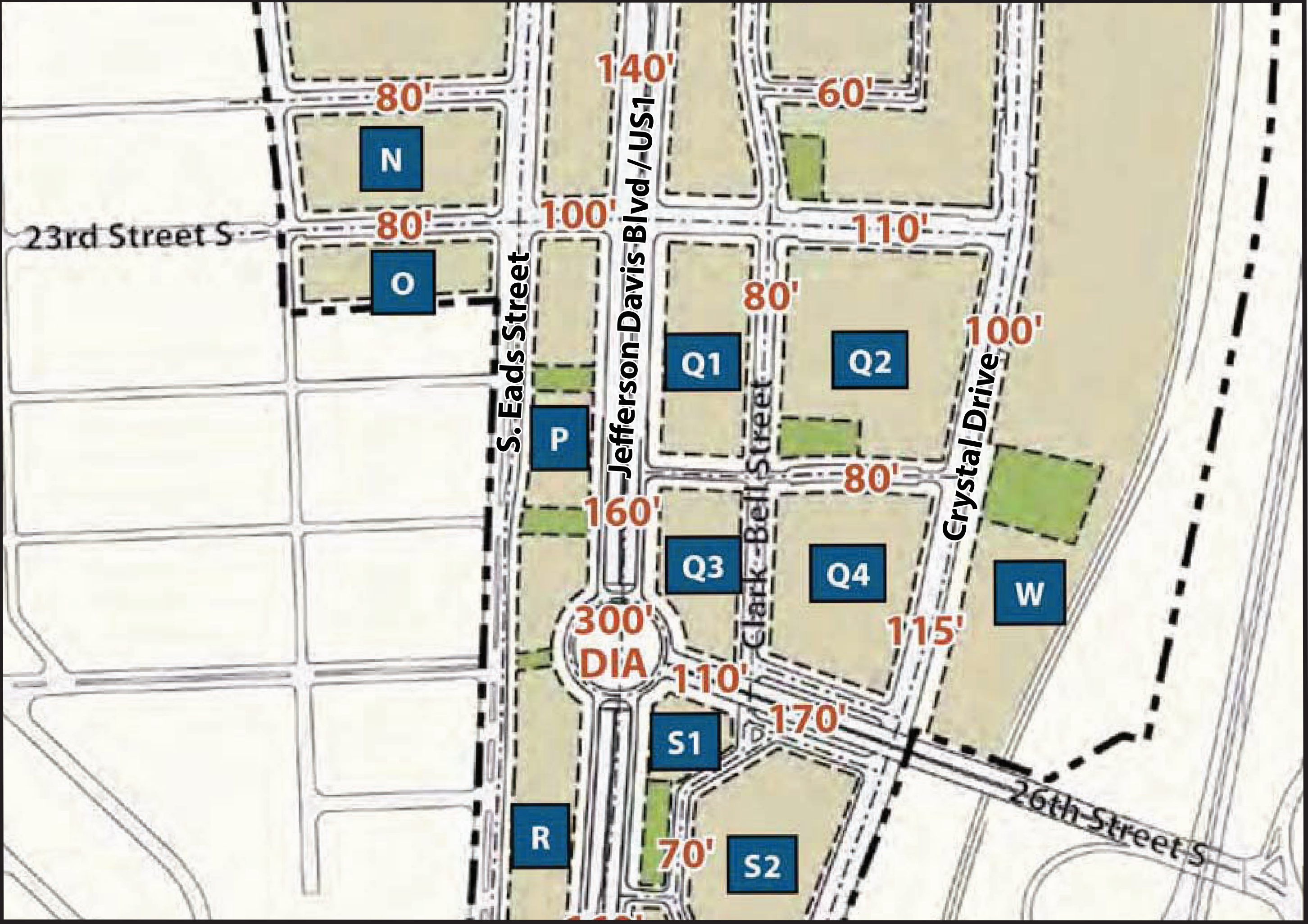
NOTE:
A DIMENSION, WHEN PROVIDED ON THE MAP, ESTABLISHES A FRONTAGE LENGTH FOR THE BULK PLANE REQUIREMENT, OTHERWISE THE REQUIREMENT APPLIES TO THE ENTIRE FRONTAGE.

0 500 1000

1. Block Framework: B. Sector Plan Maps & Goals

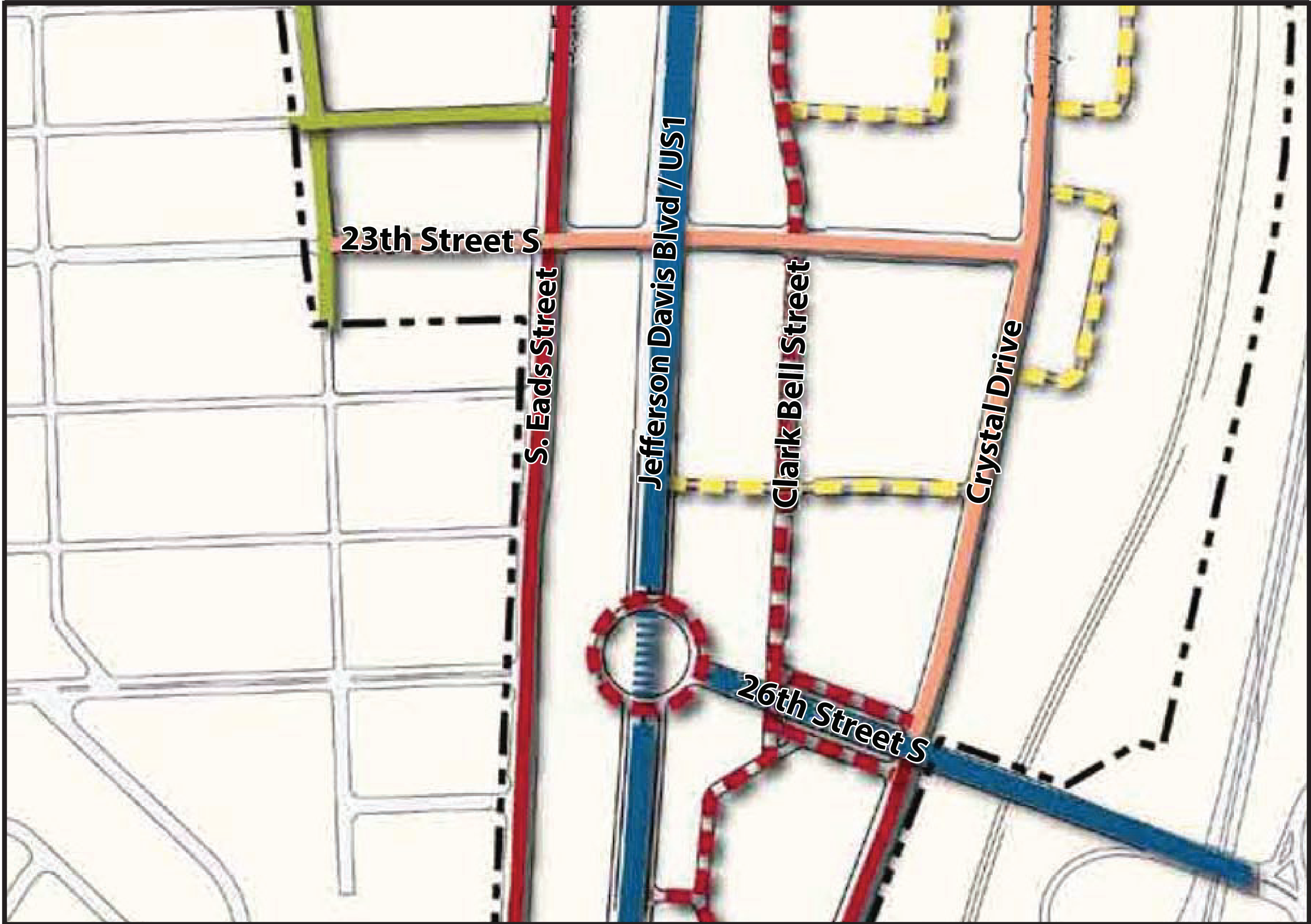
Block W

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:

1. NUMBERS REPRESENT DISTANCE FROM BUILDING FACE TO BUILDING FACE. FINAL DIMENSIONS SUBJECT TO ADJUSTMENT, DEPENDING UPON PROPOSED TRANSITWAY REQUIREMENTS.
2. PORTIONS OF CRYSTAL DR. MAY MAINTAIN EXISTING 98 FOOT RIGHT-OF-WAY WIDTH AT PINCH POINT CONDITION.
3. 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:

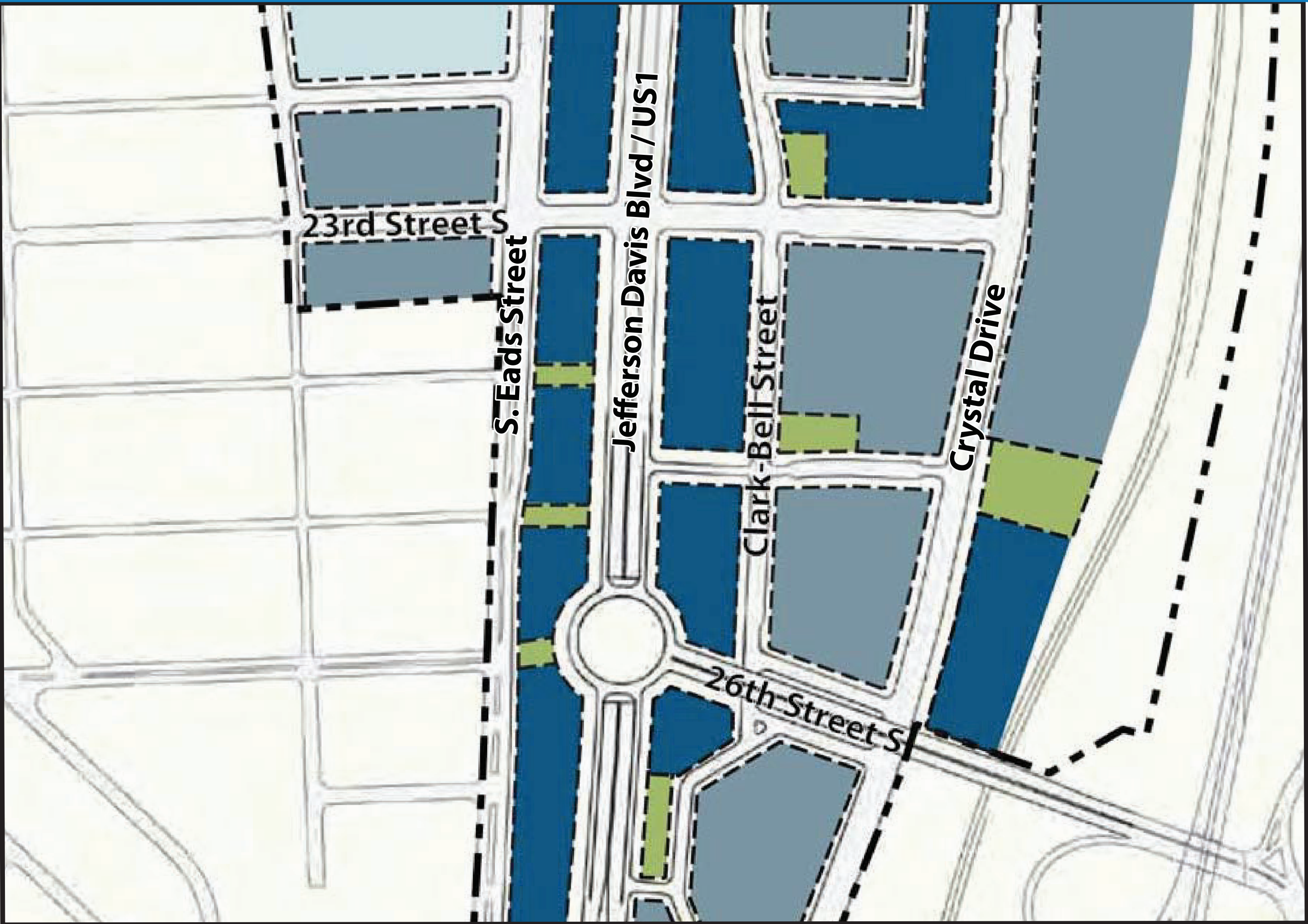
ADDITIONAL ALLEYS ARE ENCOURAGED BEYOND THOSE INDICATED ON THE MAP.

0 500 1000

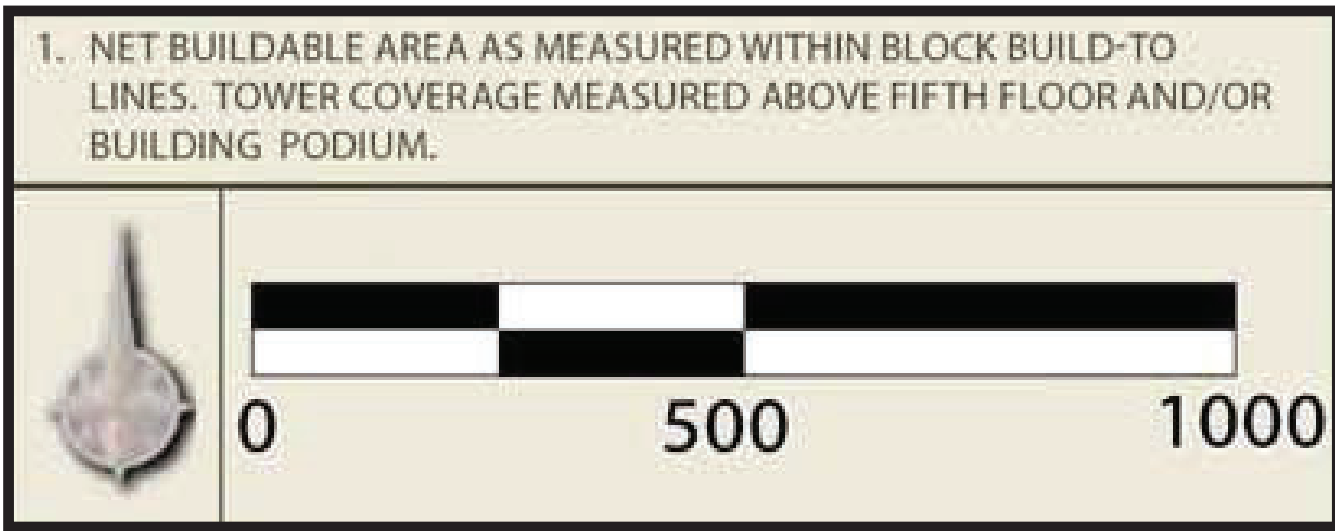
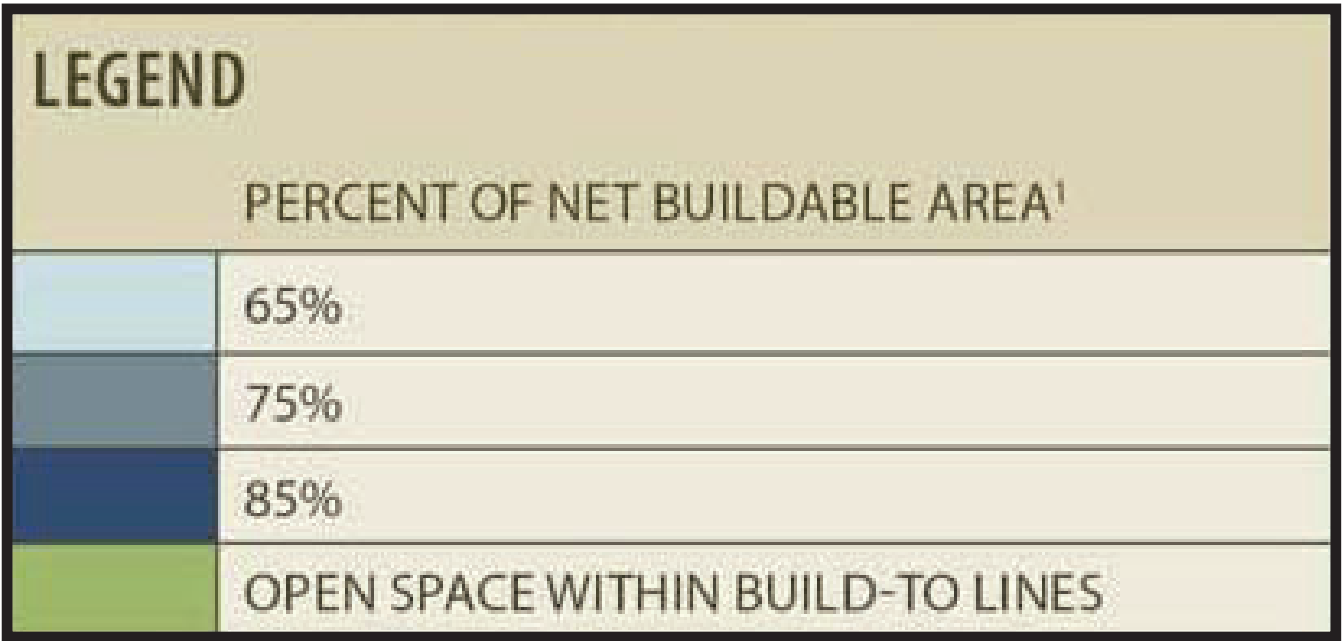
1. Block Framework: B. Sector Plan Maps & Goals

Block W

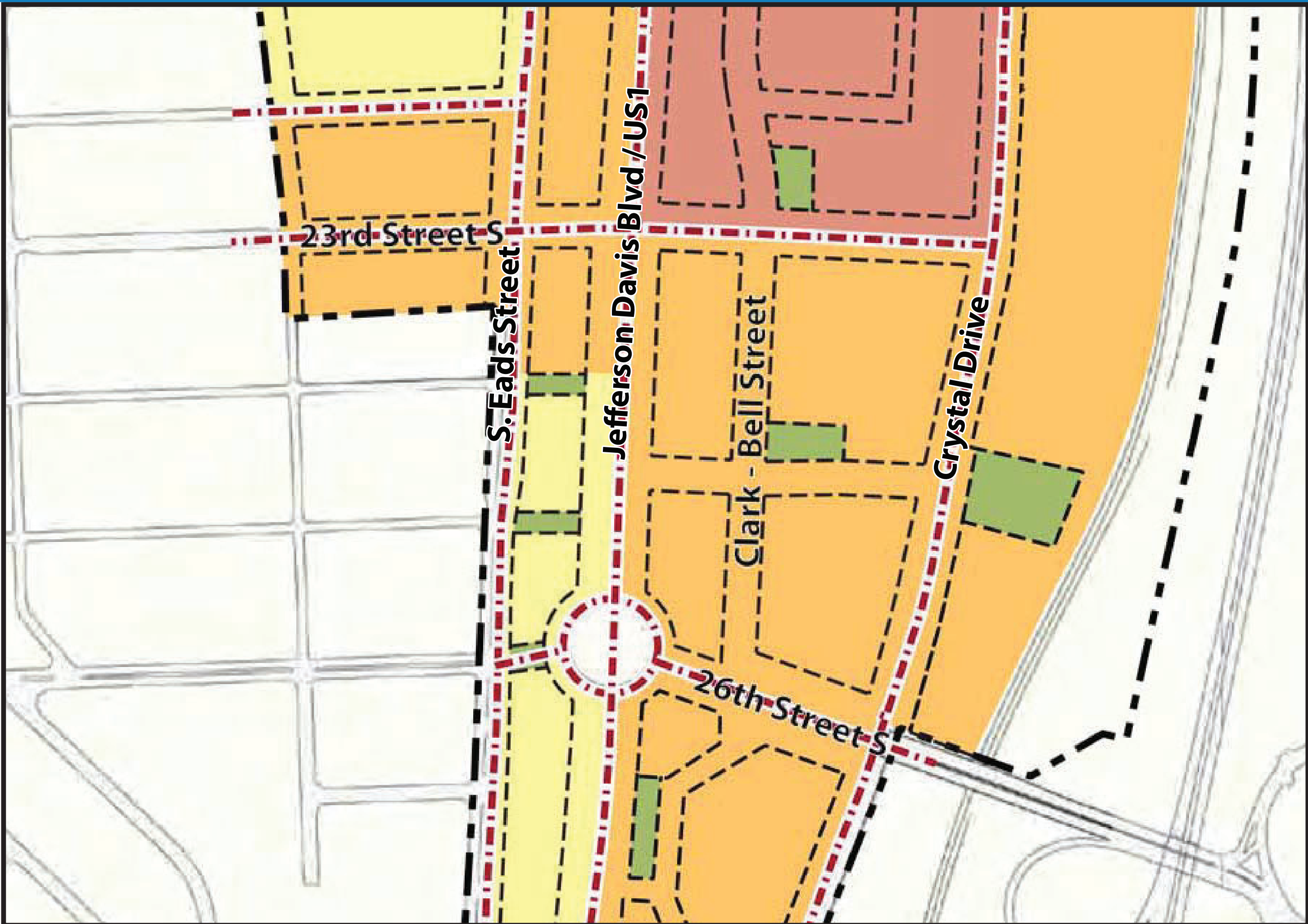
Tower Coverage Map



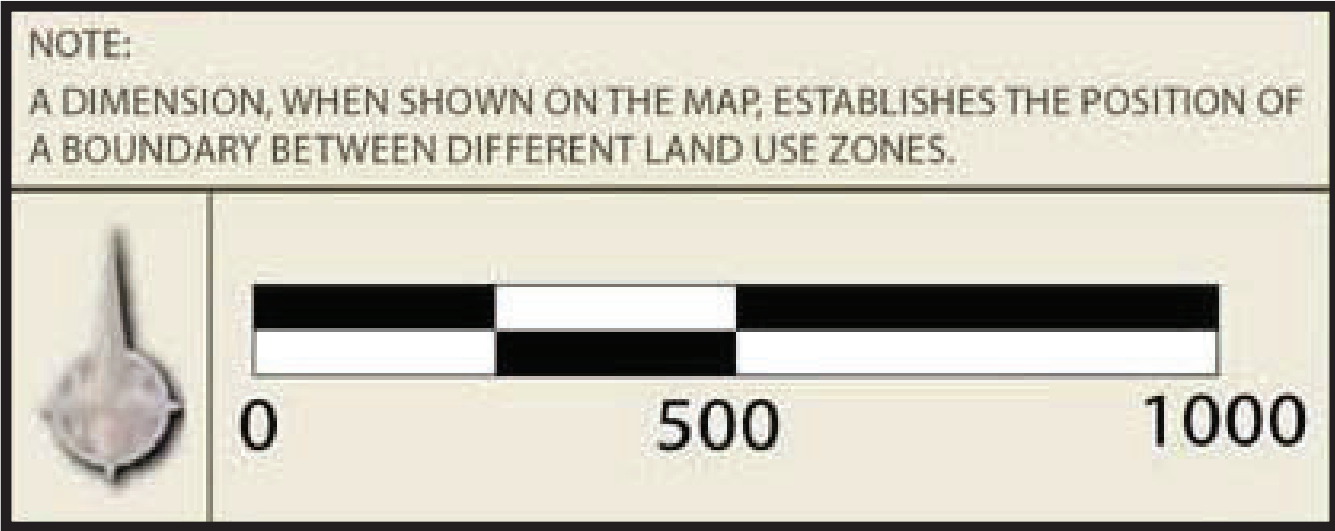
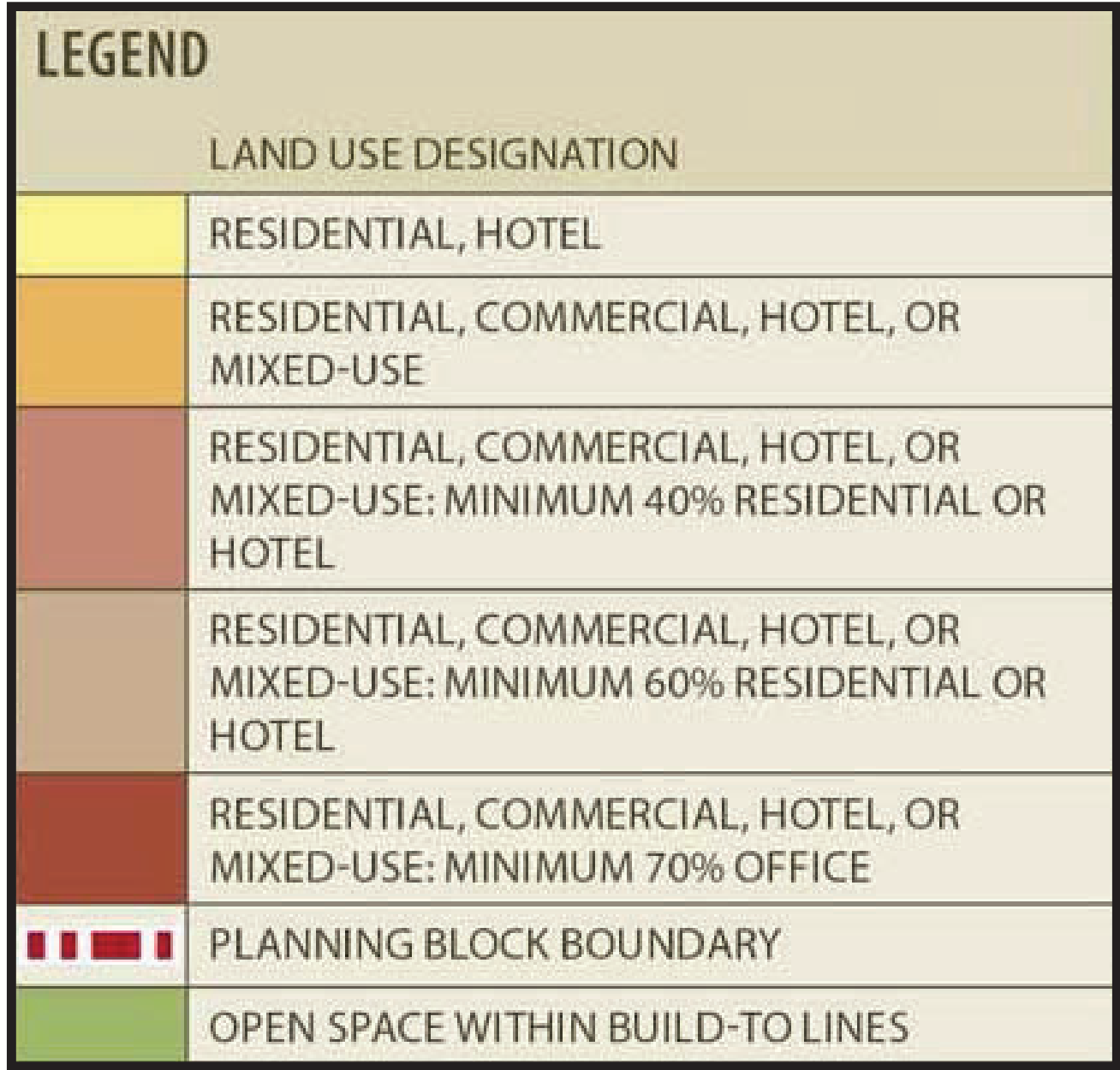
PER FIGURE 3.8.9, P.99



Land Use Mix Map



PER FIGURE 3.9.1, P.103



1. Block Framework: B. Sector Plan Maps & Goals

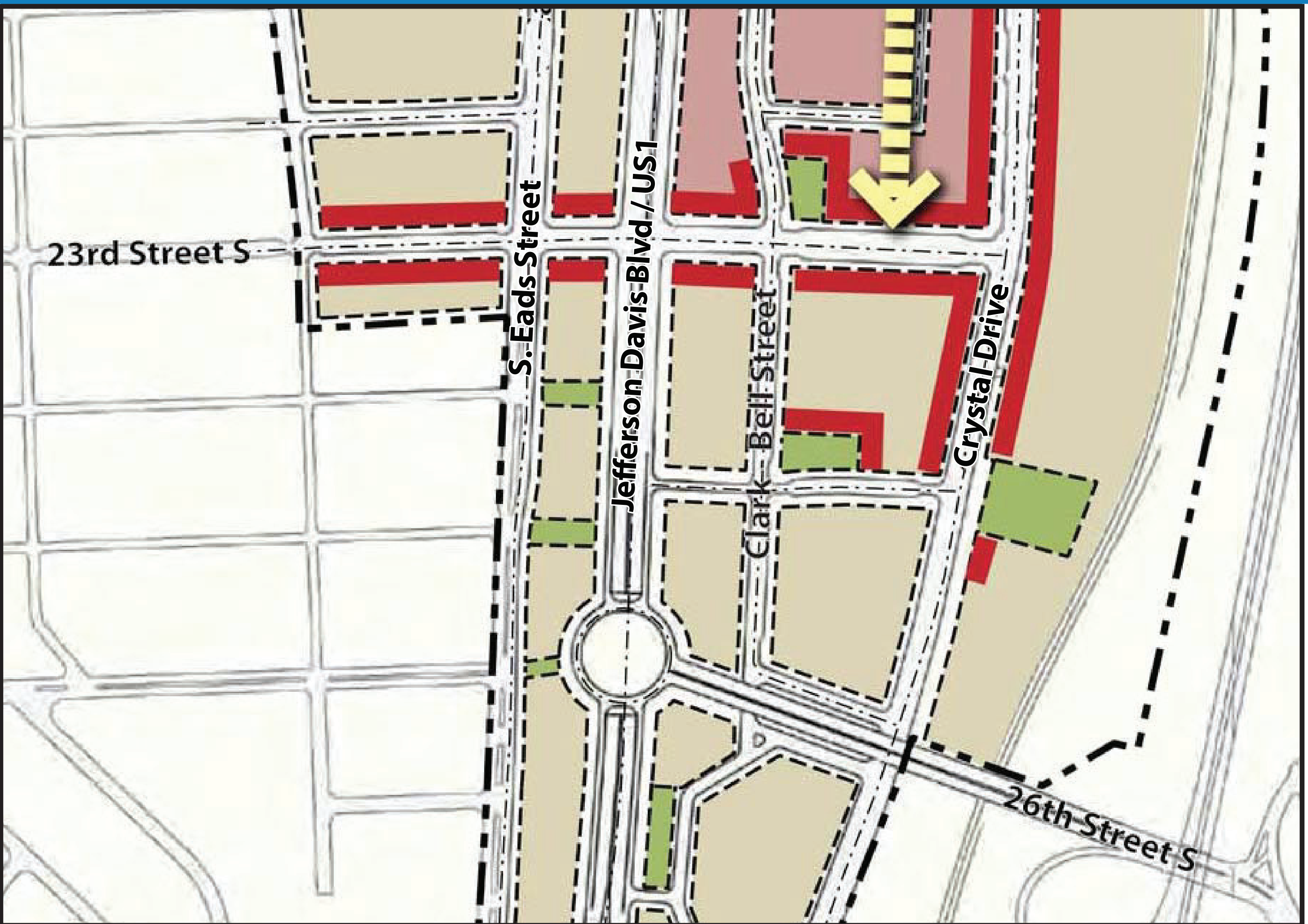
Block W

Public Open Space Map

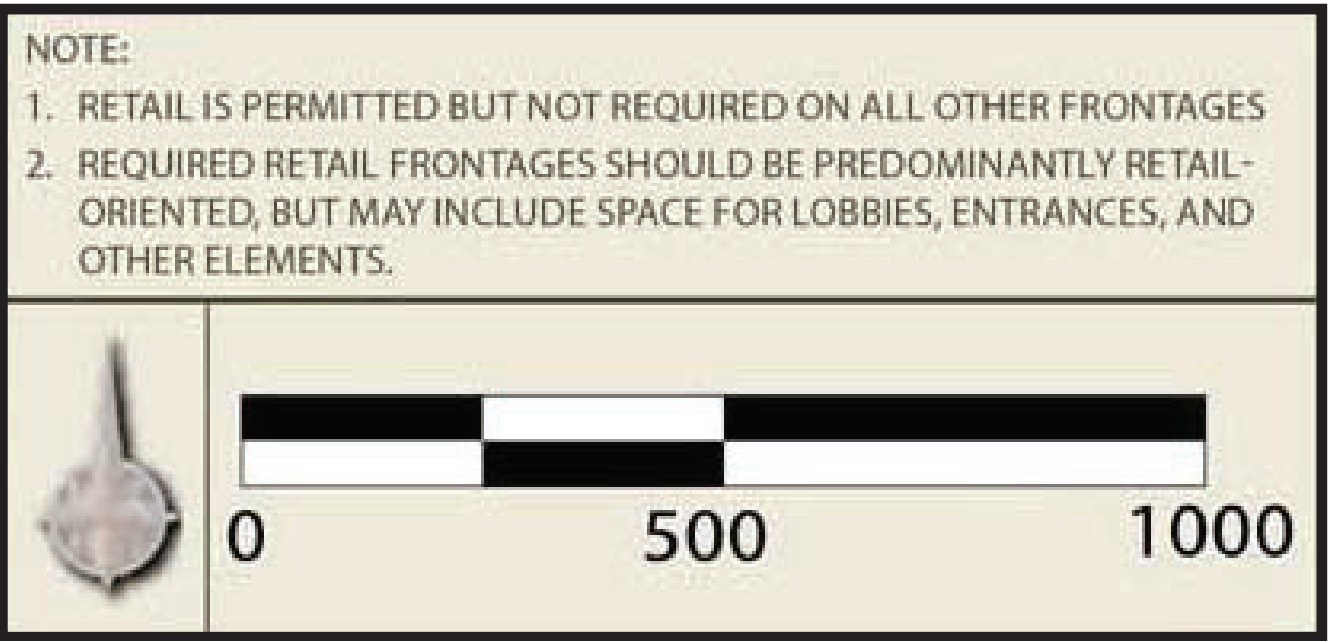
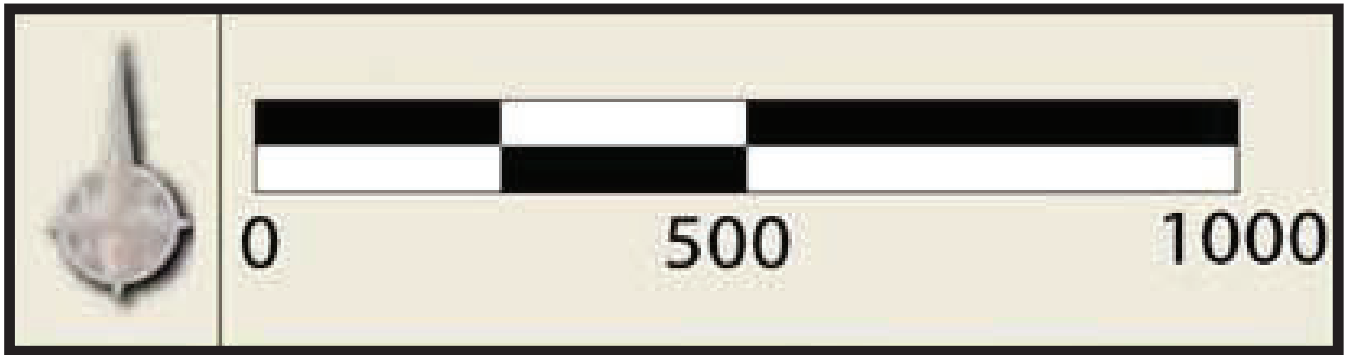
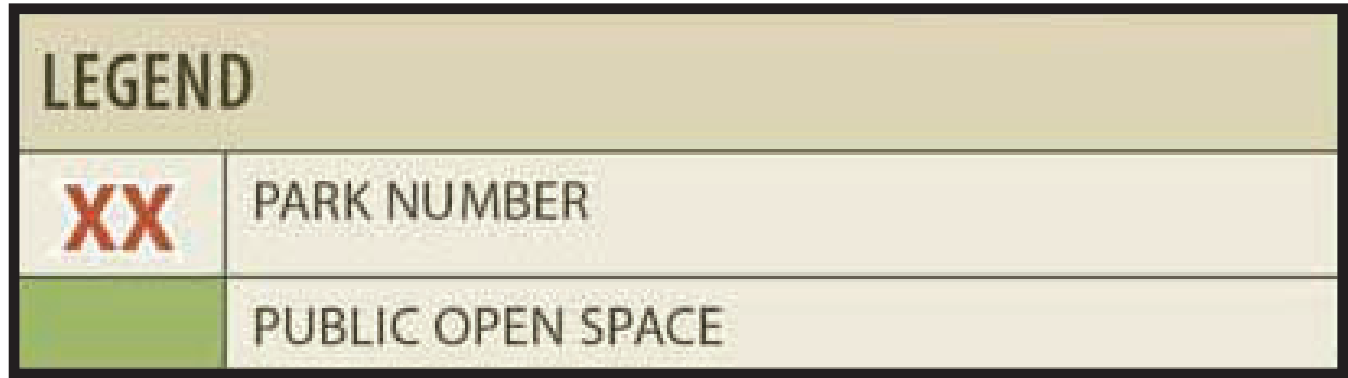


PER FIGURE 3.7.3, P.79

Retail Frontage and Underground Map



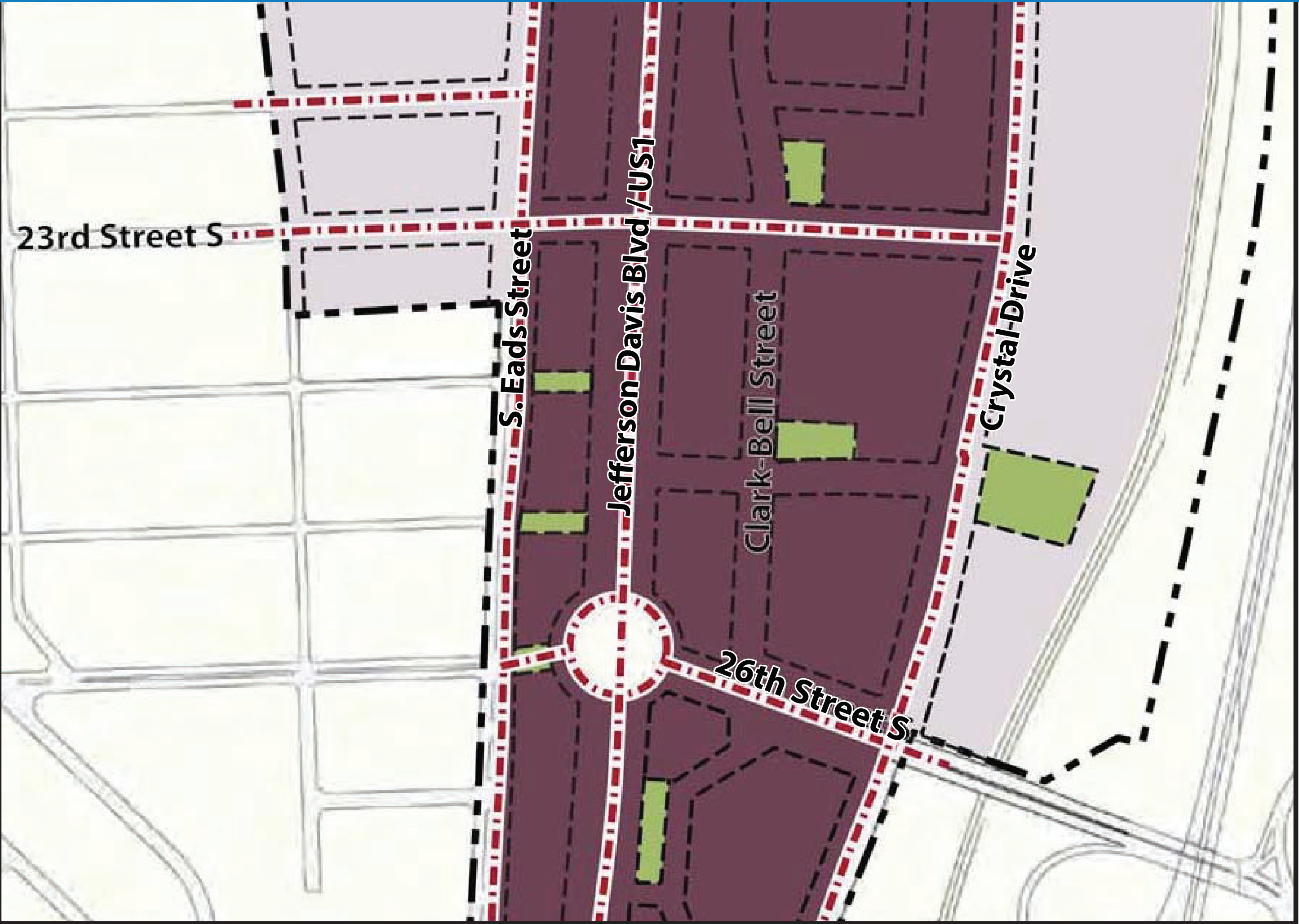
PER FIGURE 3.9.3, P.107



1. Block Framework: B. Sector Plan Maps & Goals

Block W

Base Density Map



PER FIGURE 3.8.2, P.93

Architectural Features Map



PER FIGURE 3.11.1, P.119

LEGEND	
BASE DENSITY (FAR) ¹	
	1.5 (COM.) OR 72 DU/ACRE (RES.)
	2.5 (COM.) OR 115 DU/ACRE (RES.)
	3.24 (RES. ONLY)
	3.8 (COM.) OR 4.8 (RES.)
	OPEN SPACE WITHIN BUILD-TO LINES

NOTE:

1. BASE DENSITY TO BE APPLIED TO SITE AREA ASSOCIATED WITH DEVELOPMENT PROPOSALS.
2. THE 1.5 FAR OR 72 DWELLING UNIT/ACRE CATEGORY FOR BASE DENSITY DOES NOT IMPLY THAT EITHER USE COULD BE PERMITTED ON A SITE; THE LAND USE MAP, FIGURE 3.9.1, DEPICTS RECOMMENDED USES FOR EACH SITE.

0 500 1000

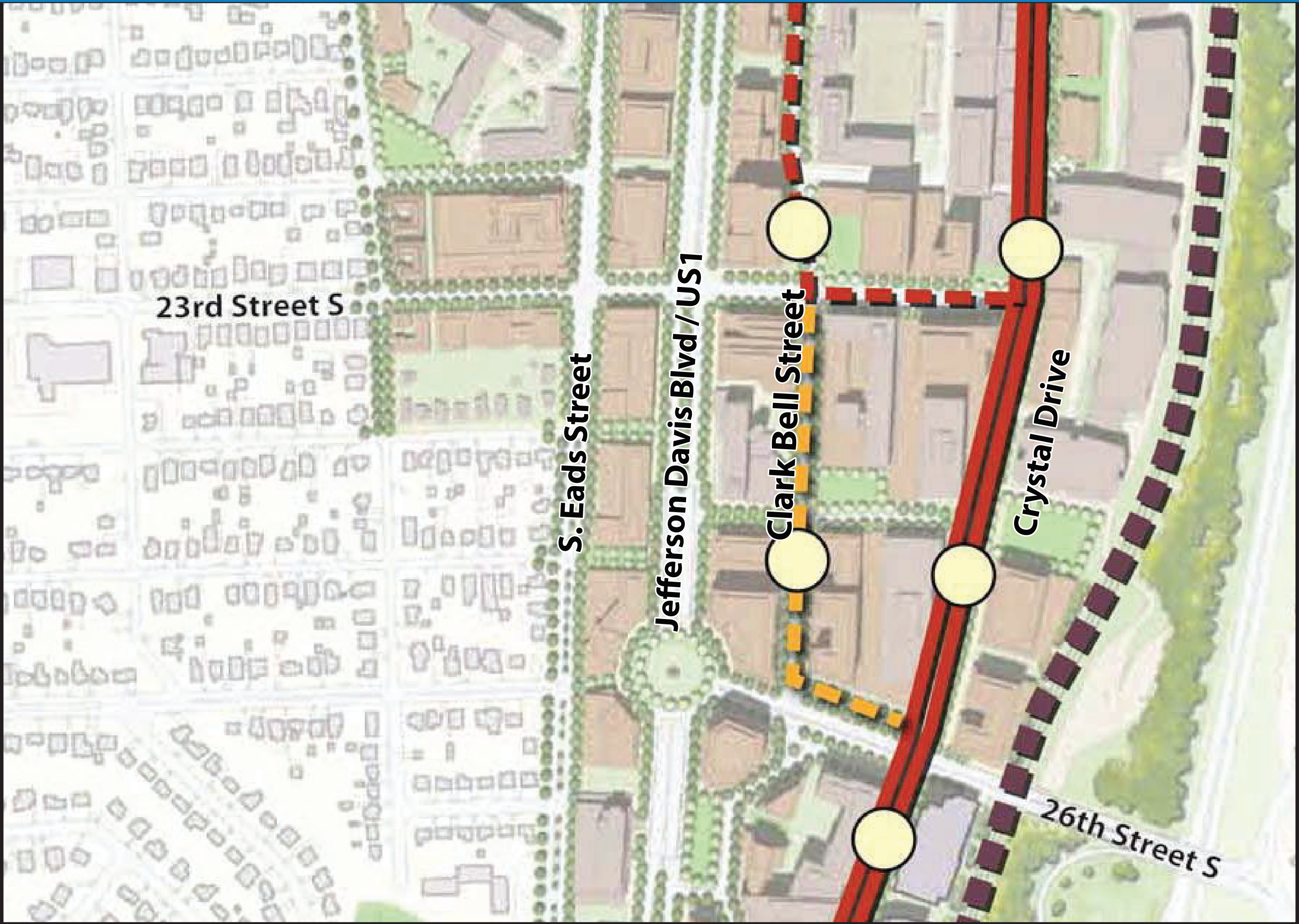
LEGEND	
	ARCHITECTURAL FEATURE
	COORDINATED FRONTAGE

0 500 1000

1. Block Framework: B. Sector Plan Maps & Goals

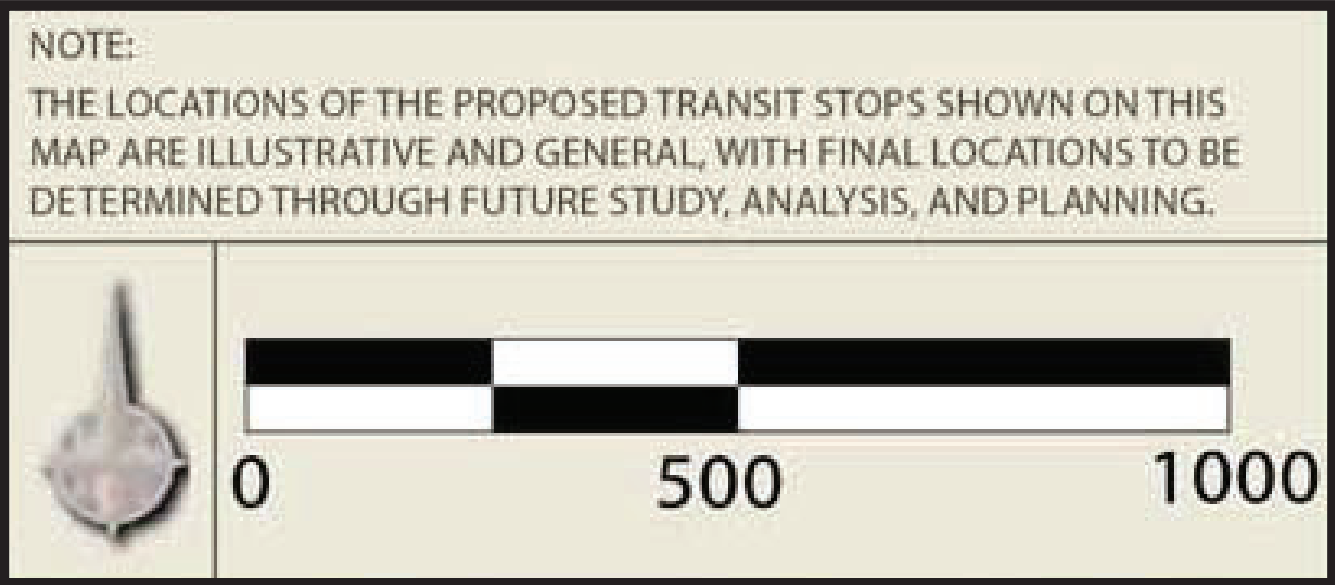
Block W

Surface Transitway Map

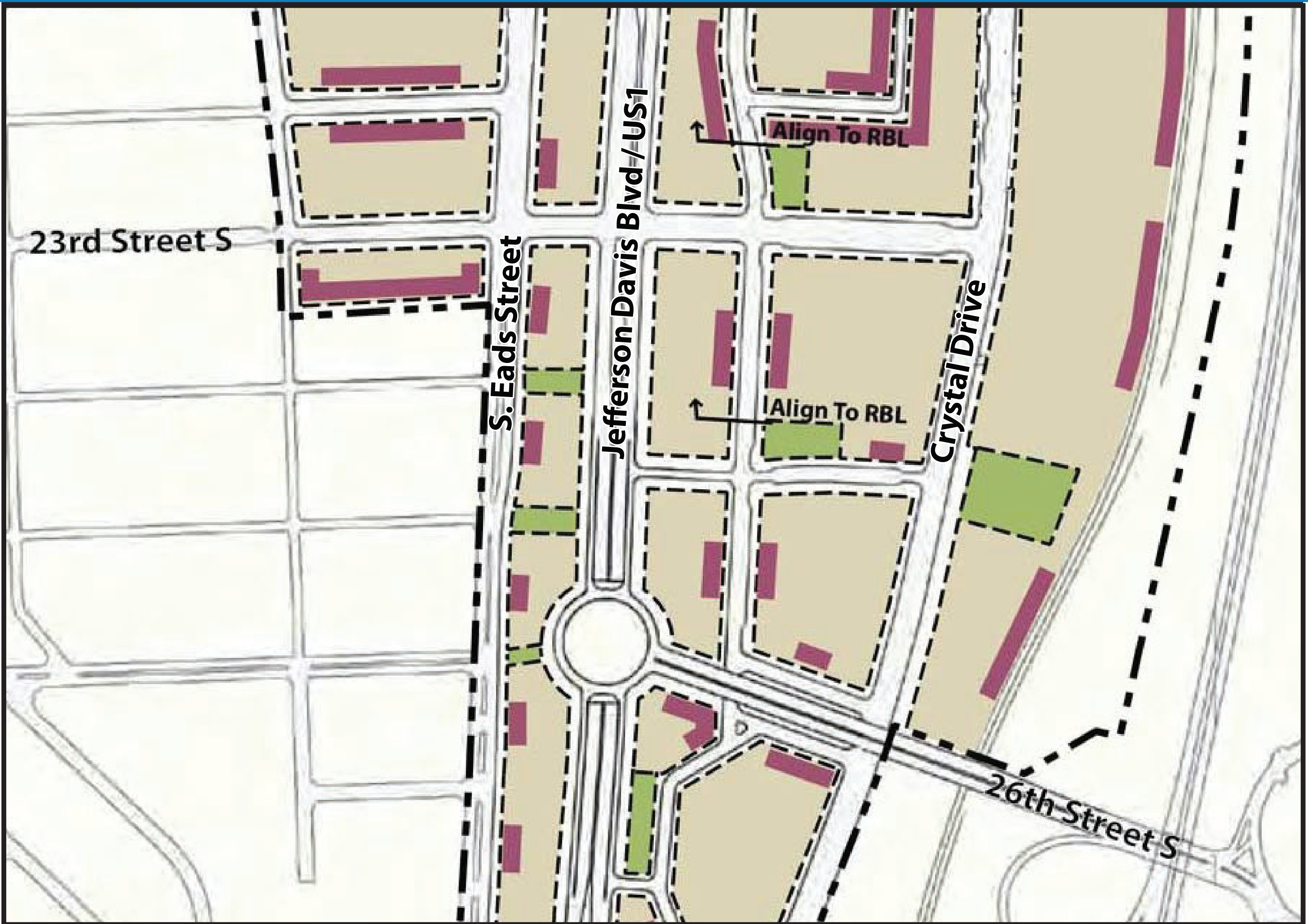


PER FIGURE 3.6.11, P.57

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

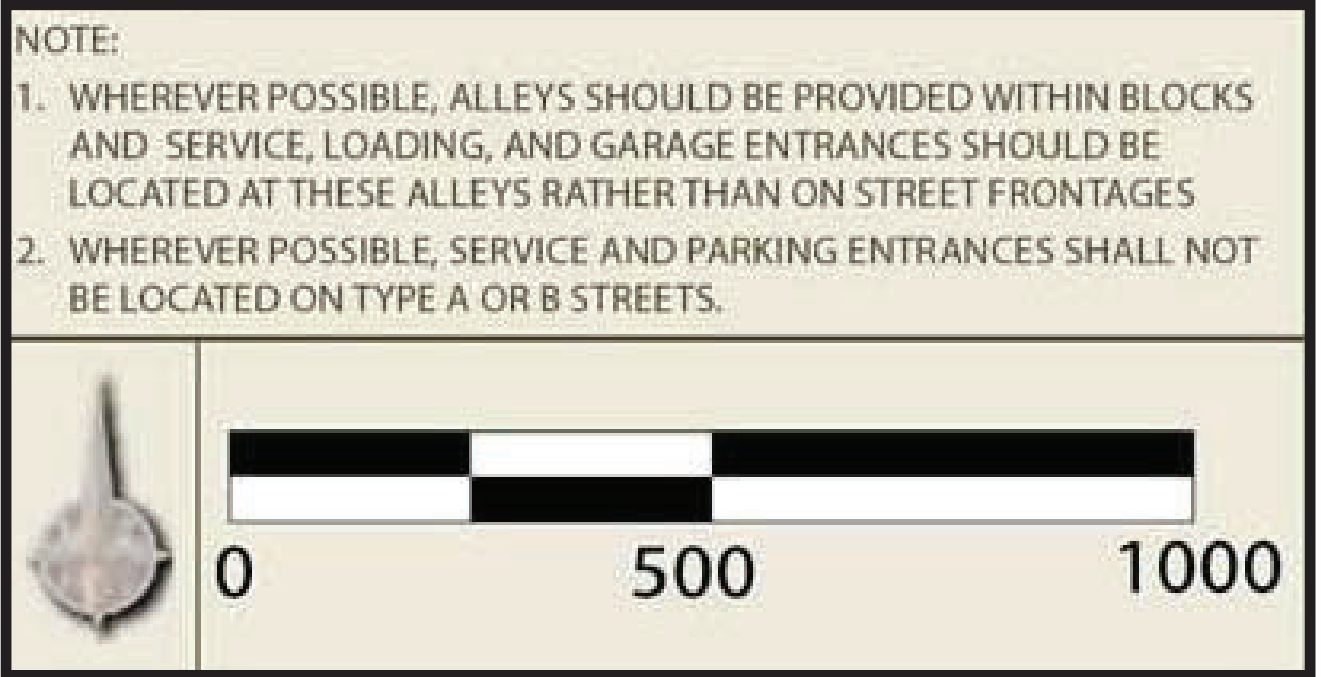


Service and Loading Map

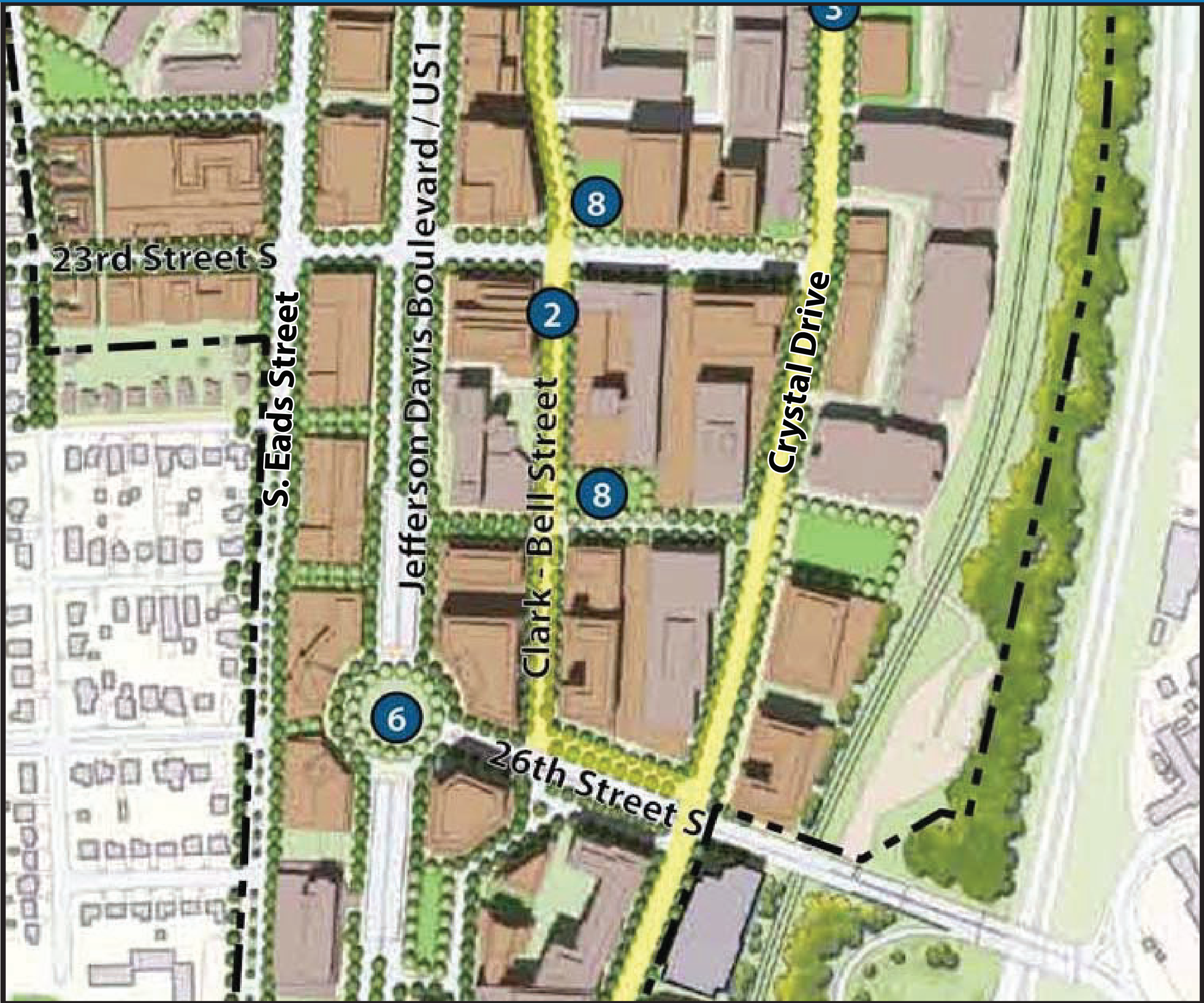


PER FIGURE 3.9.4, P.111

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



Illustrative Concept Plan

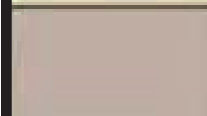

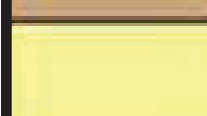




PER FIGURE 3.2.2, P.33

Proposed Districts



PER FIGURE 3.2.2, P.33

LEGEND	
	EXISTING OR APPROVED BUILDING
	POTENTIAL BUILDING
	SURFACE TRANSITWAY
	
NOTE: POTENTIAL BUILDINGS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REPRESENT THE FINAL BUILDING LOCATION MASS AND FORM OR ARCHITECTURAL DESIGN OF FUTURE BUILDINGS.	

1. Summary of Major Sector Plan Recommendations Specific to Block

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 Low Density zone (Figure 3.8.2). The Base Density for the new development is 1.5 FAR (commercial) or 72 DU/ACRE (residential). 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." It identifies high and low density zones, permissible building height, bulk plane angles, tapers and setbacks, tower coverage, and tower and building spacing, each of which influence building massing and placing.

Tower Coverage: The allowable block average Tower Coverage for Block W is 85 percent, 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 and Interior Pedestrian Concourse: 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.

Parking: "The Master Plan proposes that future parking be provided primarily below-grade, but may allow above-grade structures embedded within building podiums where warranted." "A range between a maximum of 1 space per 750sf and/or a minimum of 1 space per 1,000sf for office uses, and between 1 and 1.125 spaces per residential dwelling units are recommended to adequately accommodate anticipated parking demand, prevent the provision of excessive parking, and reflect and support other transportation policies." "Below-grade garages primarily provide parking capacity for office workers, residents, and hotel patrons, with some additional capacity to park business and retail visitors. Retail and business visitors are the principal users of on-street parking."

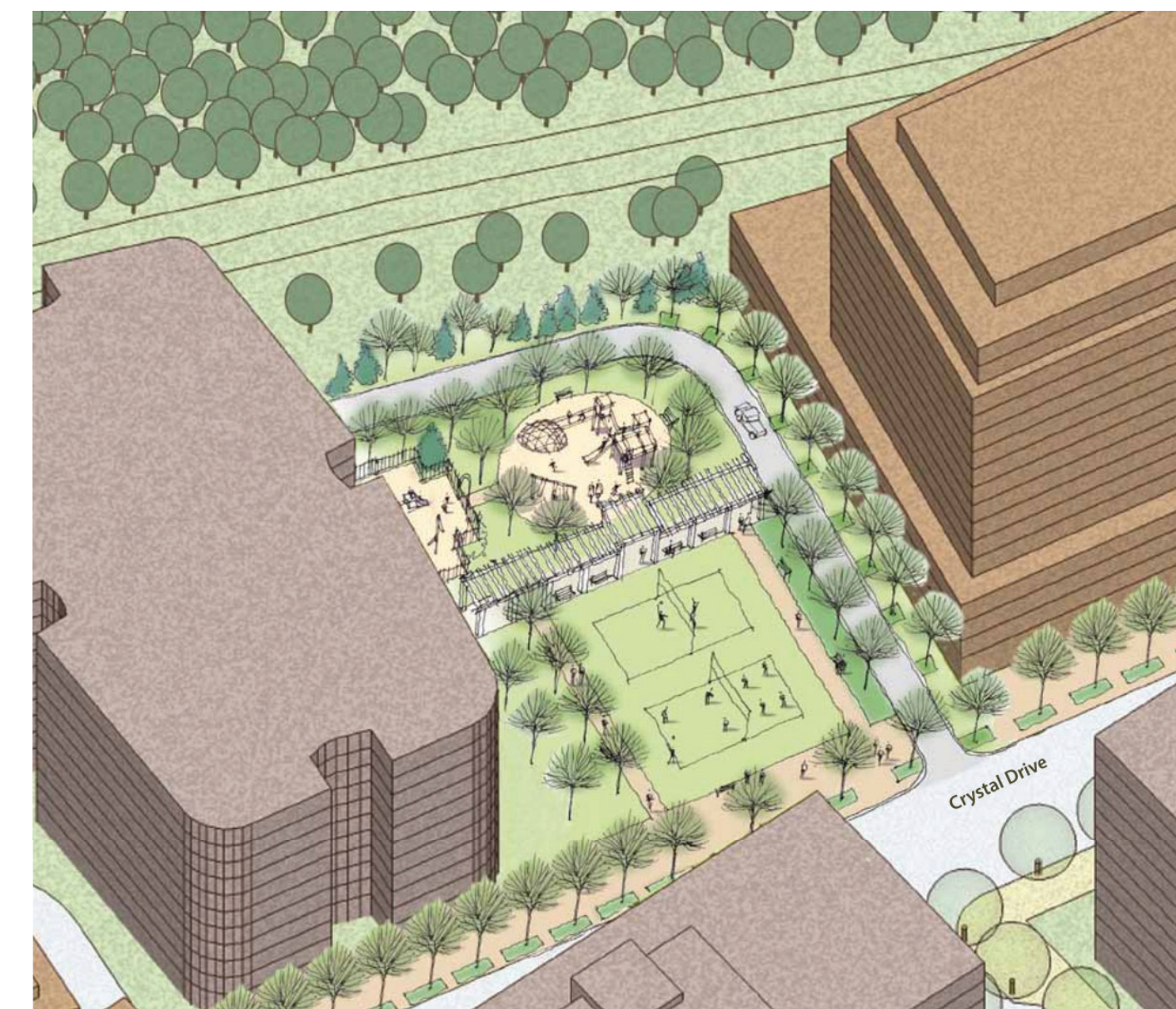
Architectural Features: The Sector Plan recommends an architectural feature on the South end of Block W. The Sector Plan recommends that, for architectural features, "innovative architectural expression should be given wide latitude in featured locations; guidelines on massing and setbacks are relaxed," "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," coordinated frontages should mutually respond in massing, materials, and architectural language to visually unify the common space or street they frame," 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."

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.

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

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

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

- low density development
- building massing, placement separation and setbacks
- height and bulk plane angle
- 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

3. 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. The Applicant has coordinated extensively with Staff on the loading dock location. Given existing site constraints and life-safety considerations, it is not possible to locate a service drive along the eastern frontage of the building and/or cantilever the building over such a service drive. Instead, the Applicant's proposal locates the loading dock at the northeast corner of the building along a private internal service drive. This location meets the Sector Plan recommendation for locating loading docks on internal alleys or other centralized service areas, and this location is partially shielded from Crystal Drive via street trees and the building massing.

•**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 and 58 offsite parking spaces. 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.

•**Building Form:** The Sector Plan states the "form and massing of all new or substantially renovated buildings should consist of a podium, middle, and top." The Sector Plan calls for a multiple or single setback approach in order to avoid the monotony and potential negative impacts that a straight tall tower mass can have (such as blocking sunlight). In this case, the proposed building is not designed as a tall tower and, therefore, a single or multiple setbacks are not needed to prevent or mitigate such impacts. In order to provide the architectural interest promoted by the Sector Plan, the Applicant's revised proposal employs a mixture of building cantilevers, facade breaks, special roofline treatments, angled facades, an "architectural feature" at the southwest corner of the building, and a "coordinated frontage" along the northern façade. 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.

•**Recommended Build-to Lines:** To the extent feasible, the Applicant's proposal follows the intent of the build-to lines, and the building frames Crystal Drive as envisioned by the Sector Plan. Per coordination with the Department of Environmental Services, the Crystal Drive right-of-way profile has resulted in some minor shifting of the building relative to the build-to lines envisions by the Sector Plan.

•**Architectural Feature:** The Applicant's proposal includes a special corner treatment at the southwest corner of the building. The proposed architectural feature utilizes a combination of unique geometry (angled corners and building overhangs) and materiality (etched copper panel treatments). This treatment will provide a distinctive appearance from both the Crystal Drive streetscape and from the Airport Viaduct above.

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

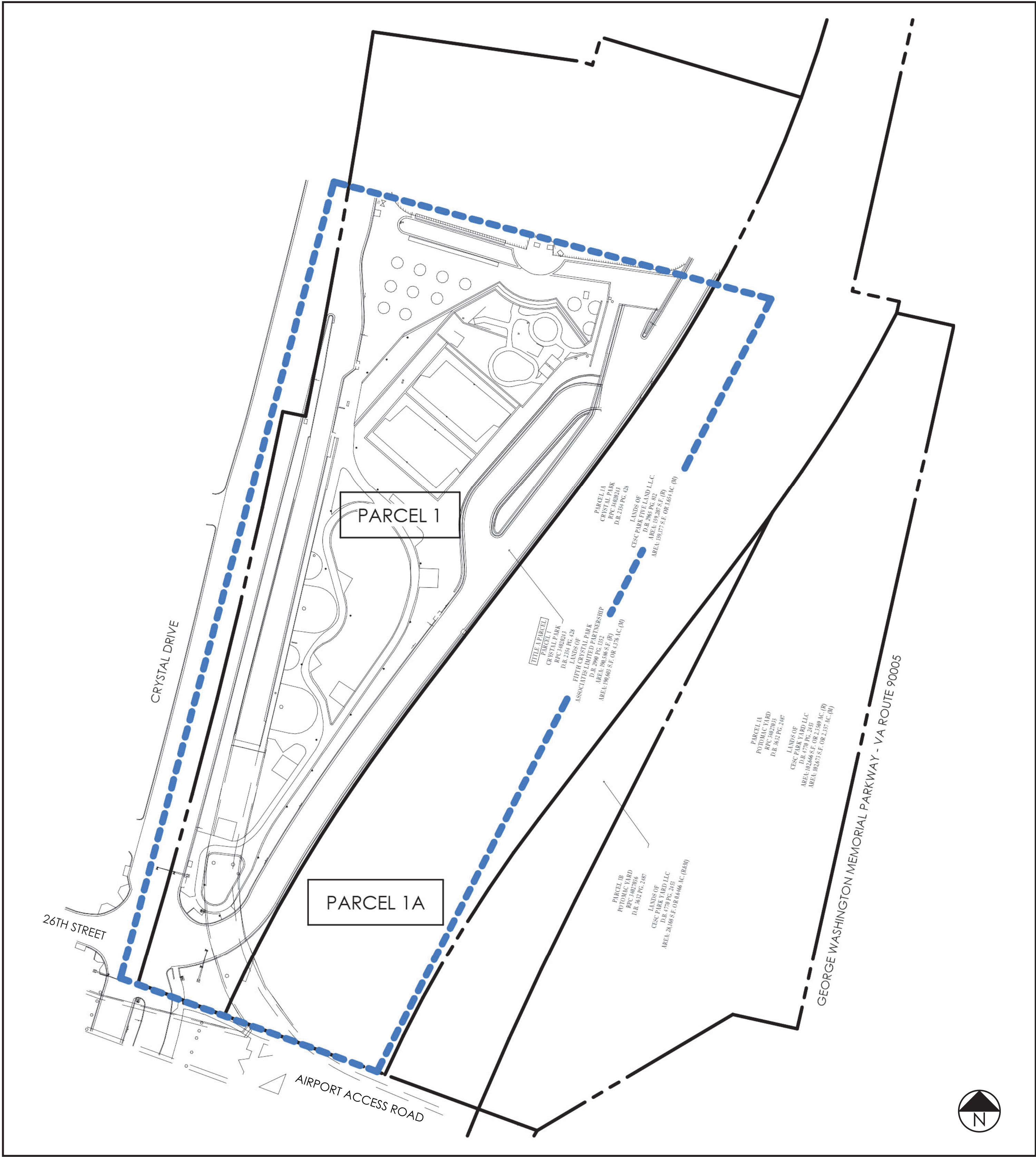
In addition to advancement of Sector Plan Goals for Block W, the site Plan for 2525 Crystal Drive provides:

- 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

1. Block Framework: C. Existing Conditions and Future Plans

Block W

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

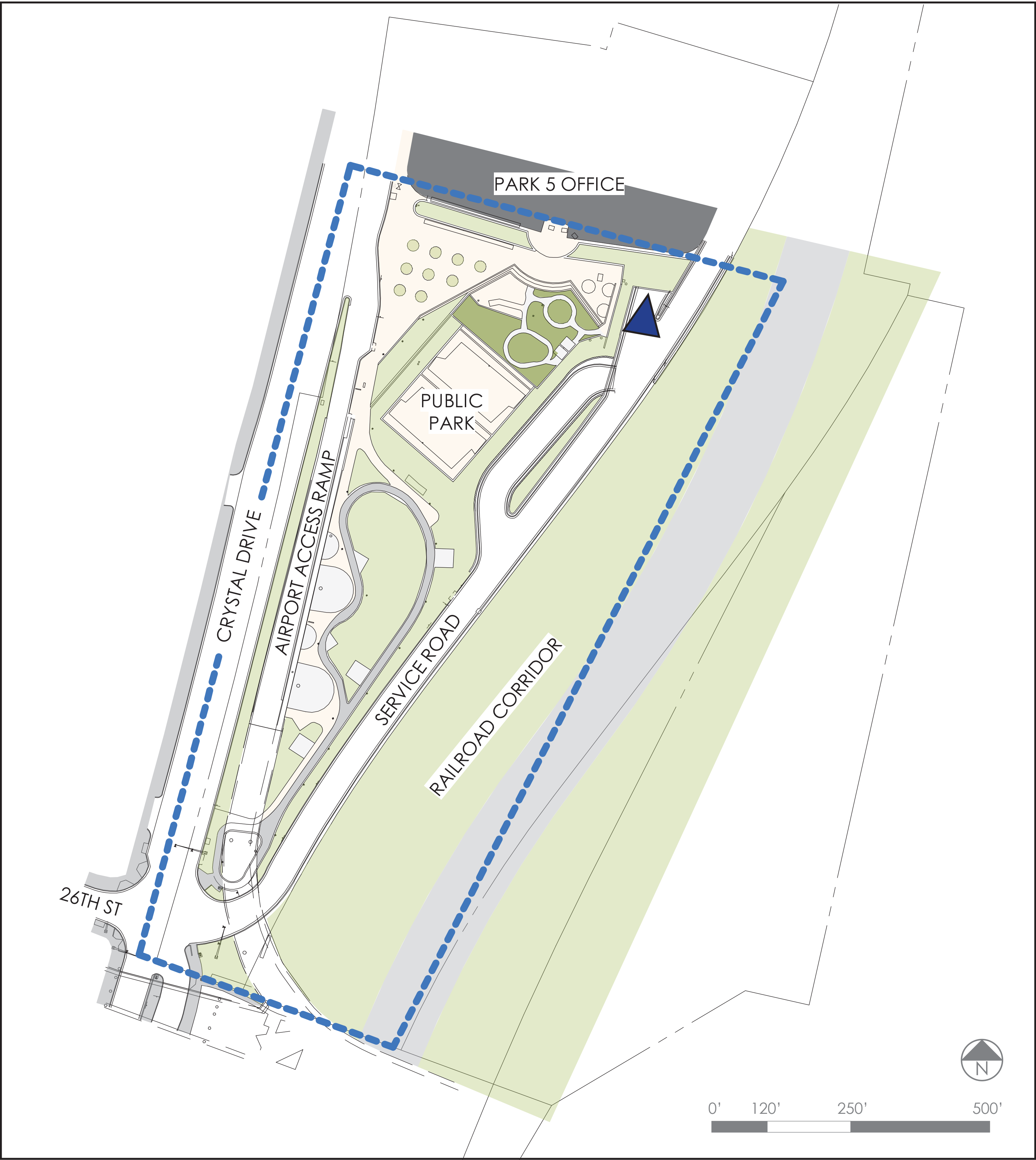
NOTES

- 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

1. Block Framework: C. Existing Conditions and Future Plans

Block W

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.

Existing Use Mix Ratios

USE	% OF BLOCK GFA
Public Space (Park)	100%
Total	100%

LEGEND

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

Existing Conditions - Orthophoto



Block W

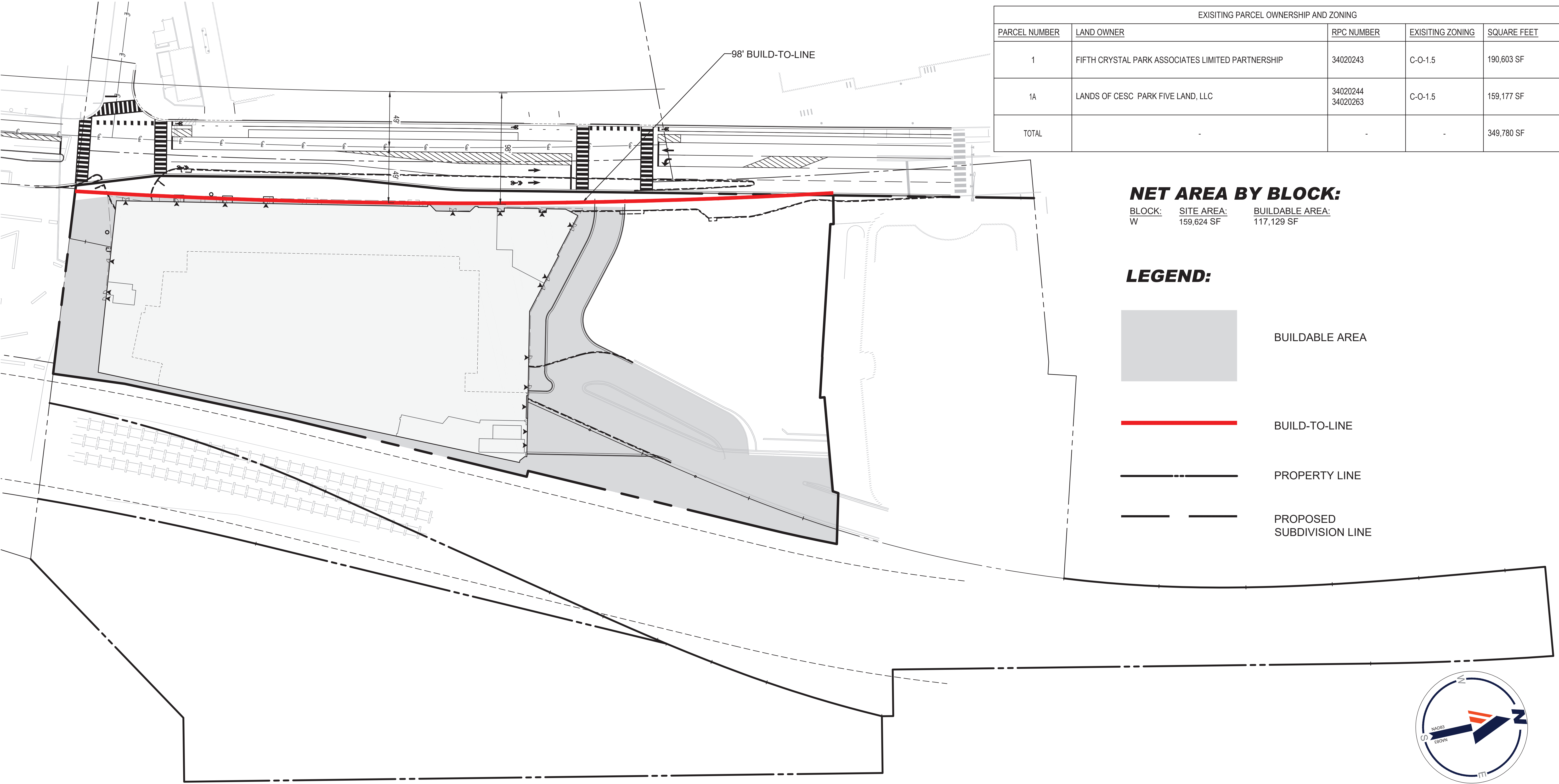
Parcel 1 and Parcel 1A have no existing buildings.

AS OF 2010

1. Block Framework: C. Existing Conditions and Future Plans

Block W

Net Buildable Area



Proposed Conditions - Orthophoto



Block W

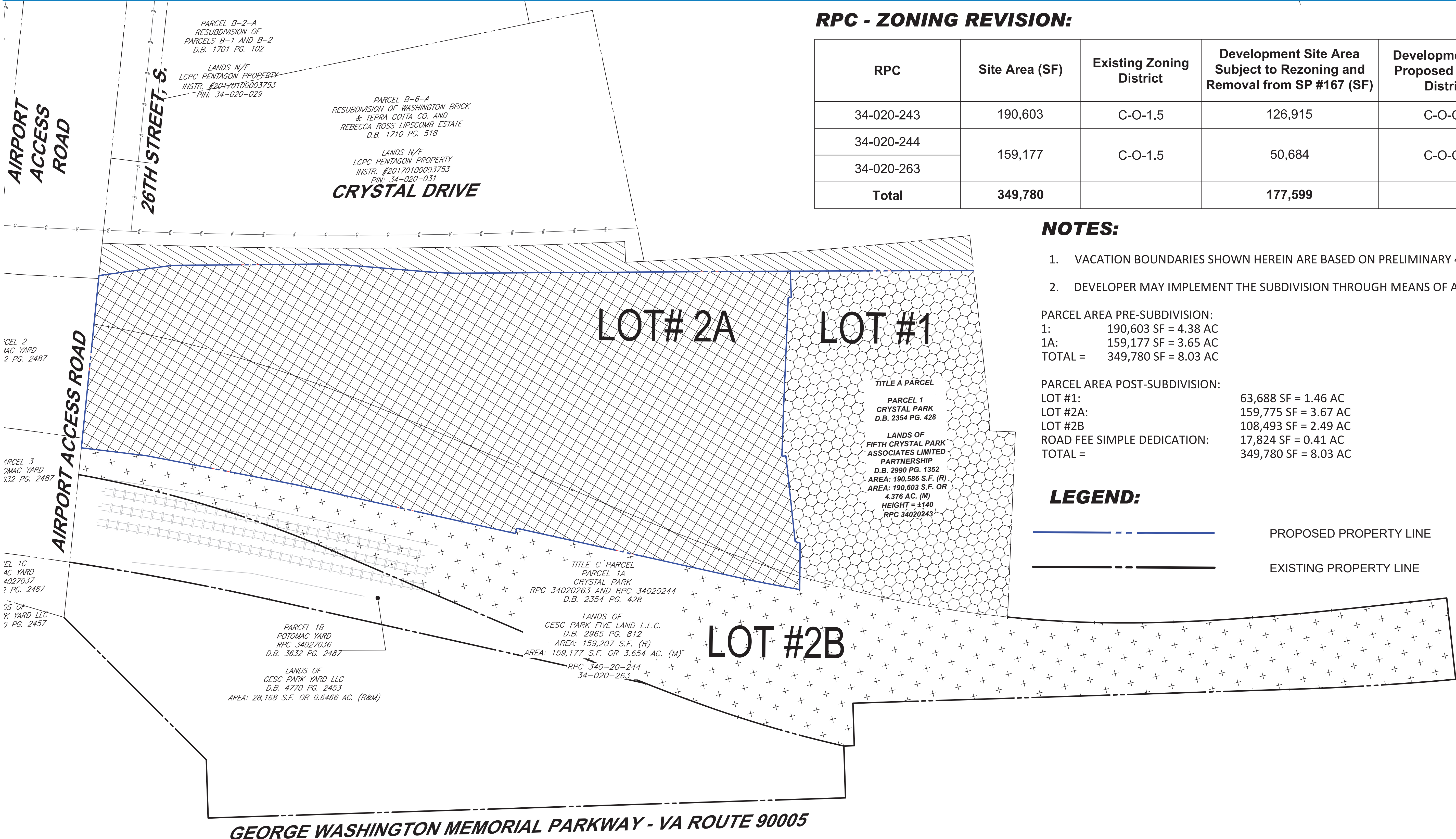
Parcel 1 and Parcel 1A have no existing buildings.

Proposed Building Footprint

1. Block Framework: C. Existing Conditions and Future Plans

Block W

Proposed Conditions in C-0 Zoning



RPC - ZONING REVISION:

RPC	Site Area (SF)	Existing Zoning District	Development Site Area Subject to Rezoning and Removal from SP #167 (SF)	Development Site Proposed Zoning District	Area to Remain Within Existing Zoning District and SP #167
34-020-243	190,603	C-O-1.5	126,915	C-O-CC	63,688
34-020-244	159,177	C-O-1.5	50,684	C-O-CC	108,493
34-020-263					
Total	349,780		177,599		172,181

NOTES:

- VACATION BOUNDARIES SHOWN HEREIN ARE BASED ON PRELIMINARY 4.1 DESIGN.
- DEVELOPER MAY IMPLEMENT THE SUBDIVISION THROUGH MEANS OF A LAND CONDOMINIUM, AT ITS DISCRETION.

PARCEL AREA PRE-SUBDIVISION:

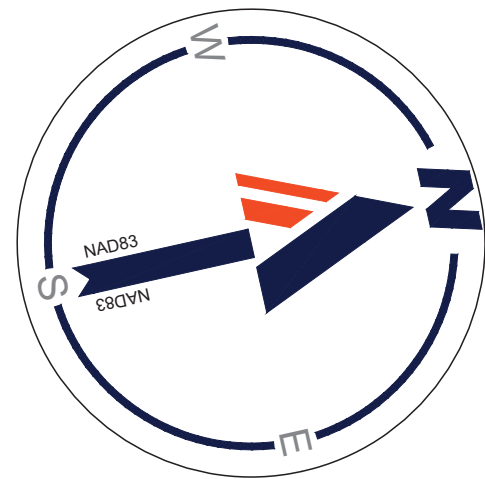
1: 190,603 SF = 4.38 AC
1A: 159,177 SF = 3.65 AC
TOTAL = 349,780 SF = 8.03 AC

PARCEL AREA POST-SUBDIVISION:

LOT #1: 63,688 SF = 1.46 AC
LOT #2A: 159,775 SF = 3.67 AC
LOT #2B: 108,493 SF = 2.49 AC
ROAD FEE SIMPLE DEDICATION: 17,824 SF = 0.41 AC
TOTAL = 349,780 SF = 8.03 AC

LEGEND:

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE



1. Block Framework: C. Existing Conditions and Future Plans

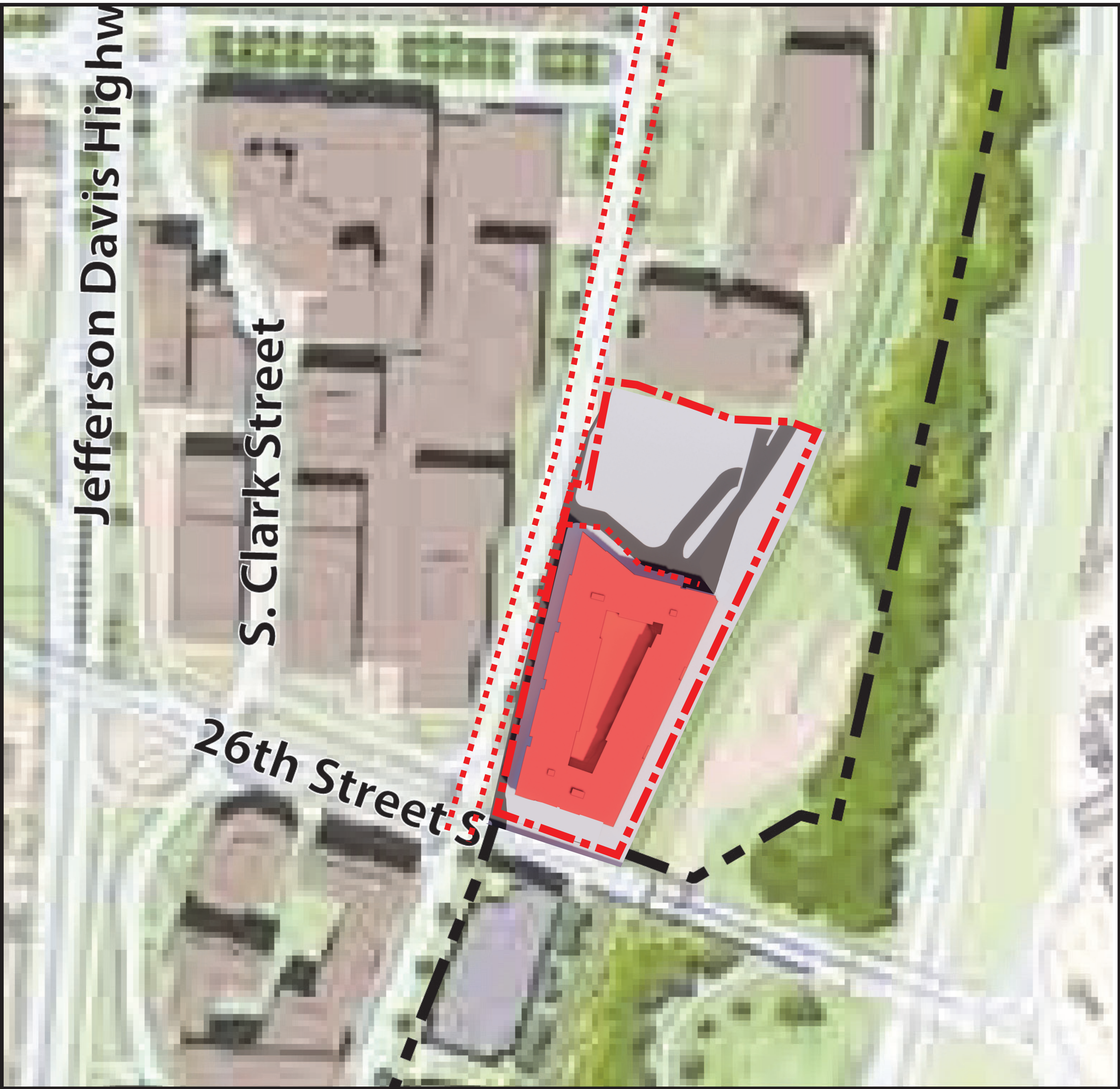
Block W

Street Level Pedestrian Connections - Existing

Street Level Pedestrian Connections - Proposed



NOTES AND LEGENDS:
- - - - - Q BLOCK BOUNDARY PER SECTOR PLAN
..... PEDESTRIAN PATHWAYS

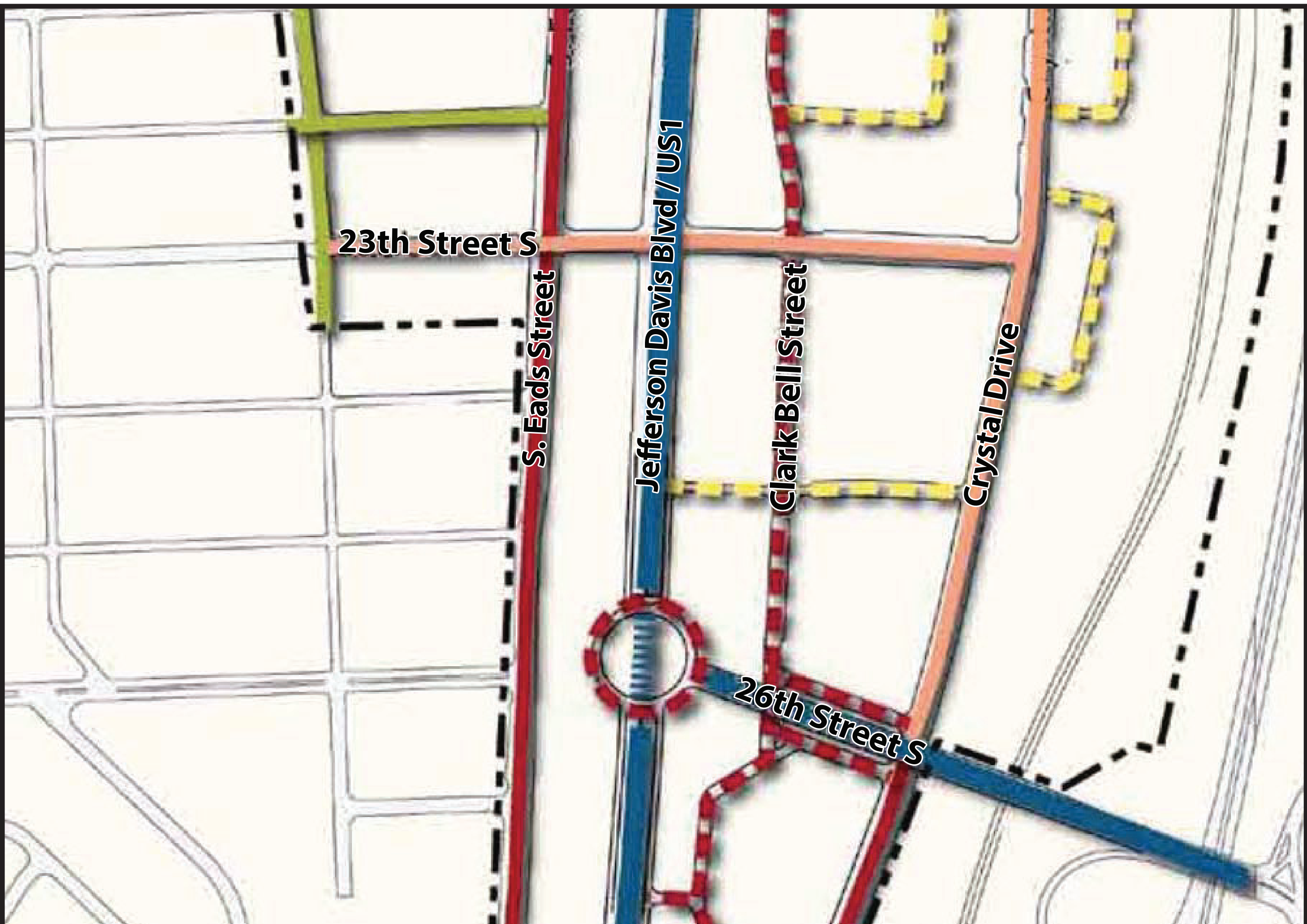


NOTES AND LEGENDS:
- - - - - Q BLOCK BOUNDARY PER SECTOR PLAN
..... PEDESTRIAN PATHWAYS

1. Block Framework: C. Existing Conditions and Future Plans

Block W

Street Network - Existing



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



1. Block Framework: C. Existing Conditions and Future Plans

Block W

Proposed Block Plan Map



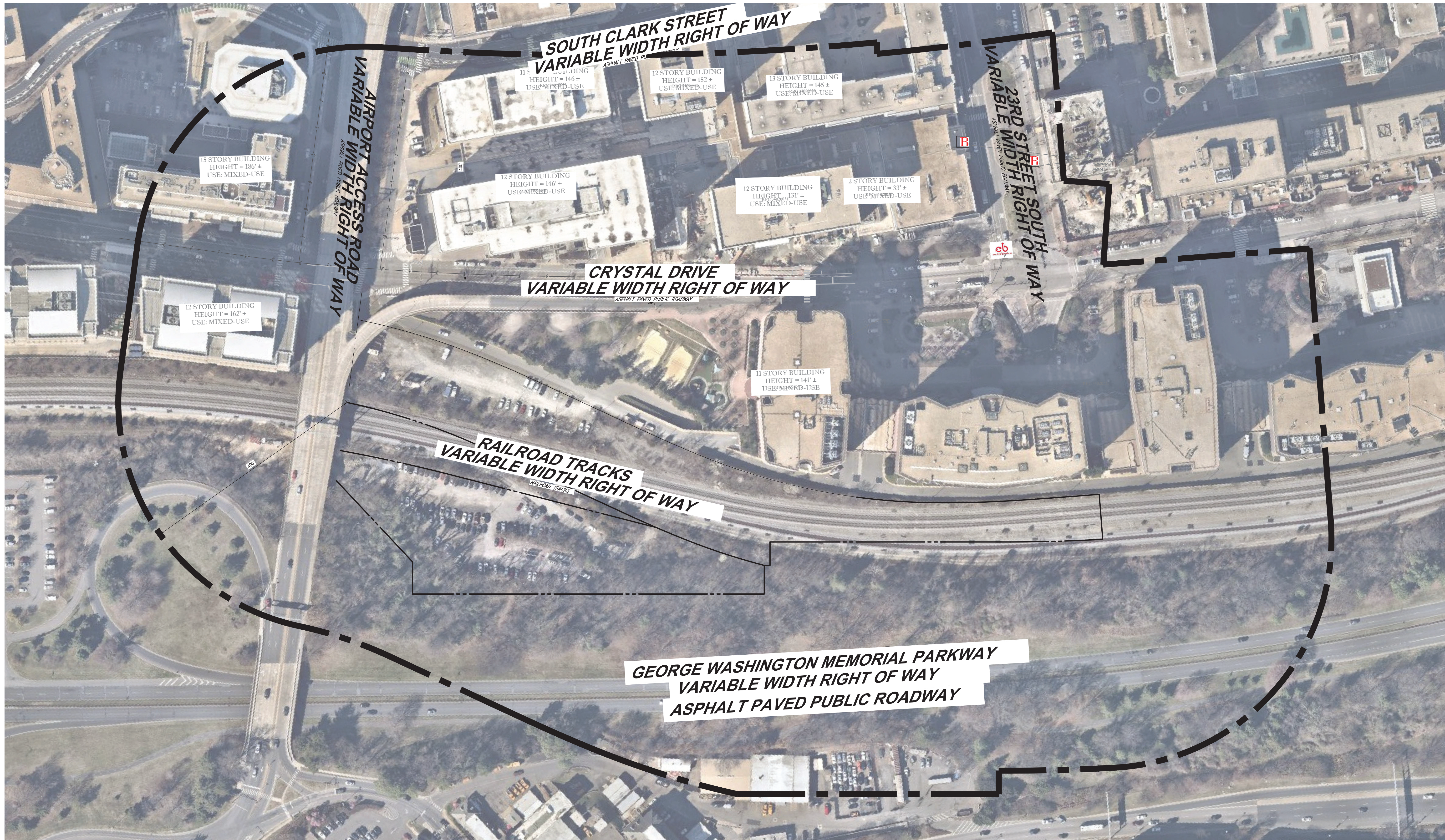
Block W - Development Table:

Block W - Density Tabulations			
Pre-ROW Dedication Site Area			177,599 sf
Post-ROW Dedication Site Area			159,624 sf
	Retail	Residential	Total
Allocated Zoning Site Area	1,550.4	176,049	177,599 sf
Base Density (FAR / un-ac)	1.50	72	
	2,326	296,097	298,423 sf GFA
		290	290 units
LEED Bonus Density (FAR)	0.25	0.25	
(LEED Gold)	388	44,012	44,400 sf GFA
		43	43 units
Additional Bonus Density			
(Open Space Easement, etc.)	605	36,649	37,254 sf GFA
		36	36 units
Project Totals	3,318	376,758	380,076 sf GFA
		369	369 units

Avg. Unit Size: 1010.21 sf

NOTES AND LEGENDS:

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



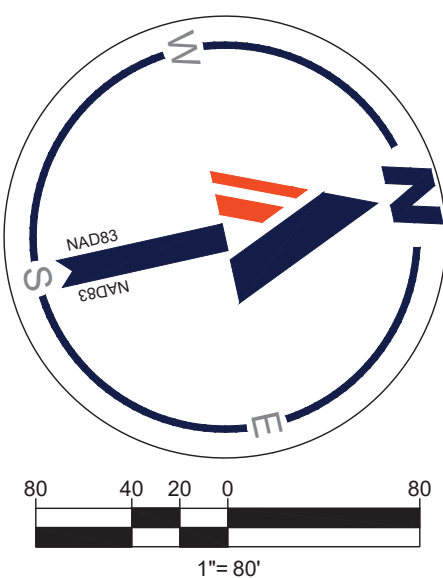
AERIAL PHOTOGRAPH
& SITE CONTEXT PLAN
SCALE: 1" = 80'-0"

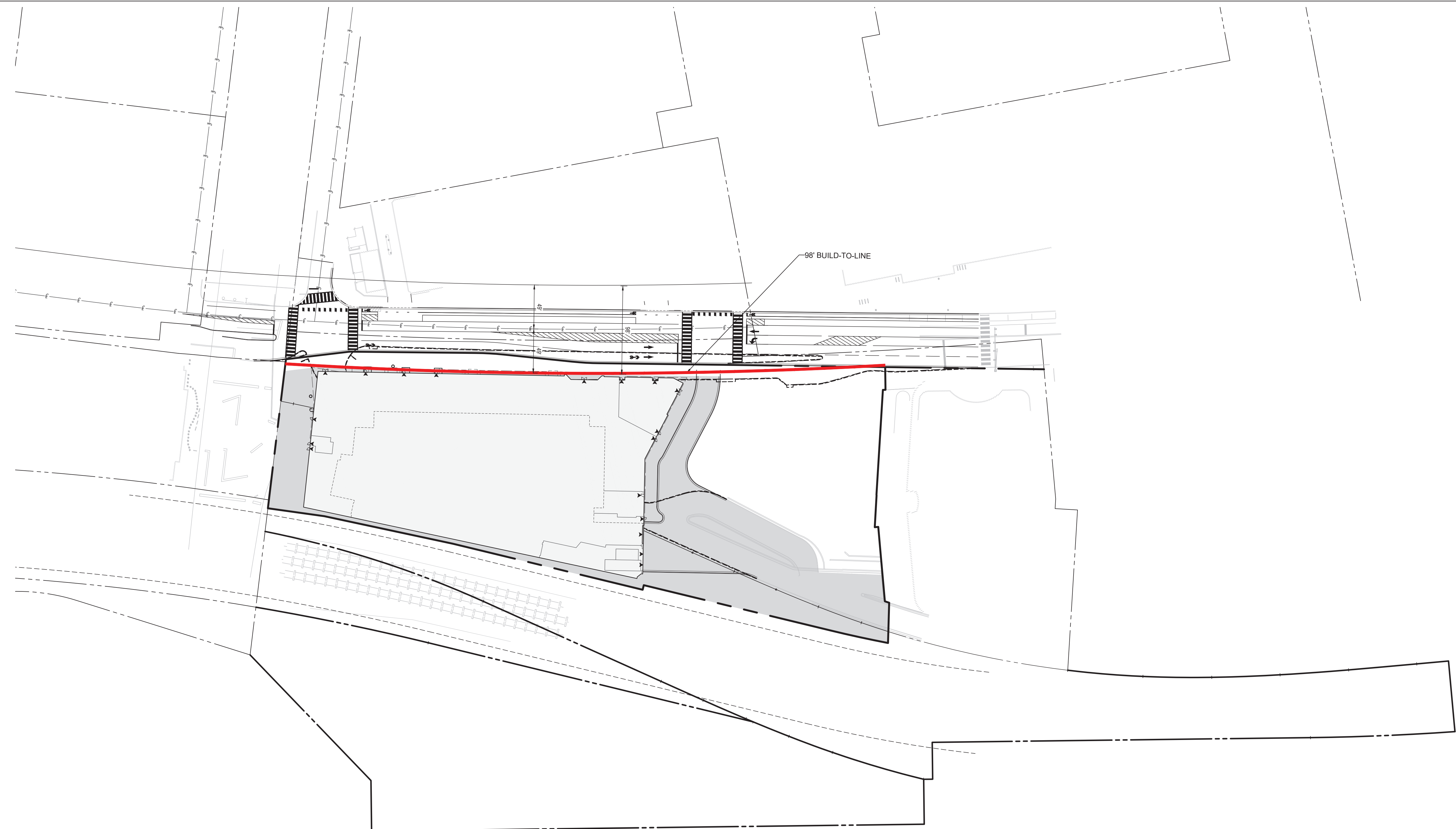
CONTEXT PLAN

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





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:

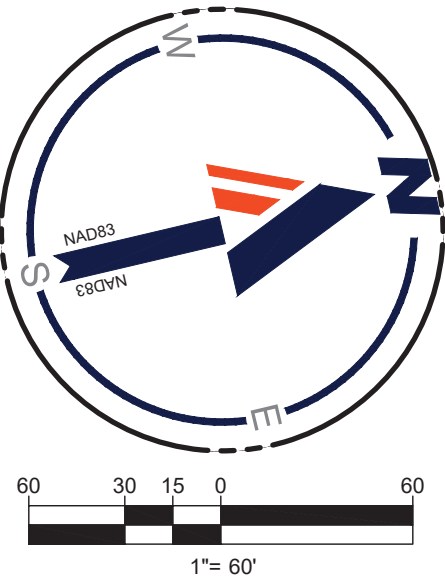
BLOCK	SITE AREA	BUILDABLE AREA
W	159,624 SF	117,129 SF

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

JBG SMITH

BOHLERDC//
1101 PENNSYLVANIA AVE., NW
STE. 1200 NORTH
WASHINGTON, DC 20004
Phone: (202) 224-5700

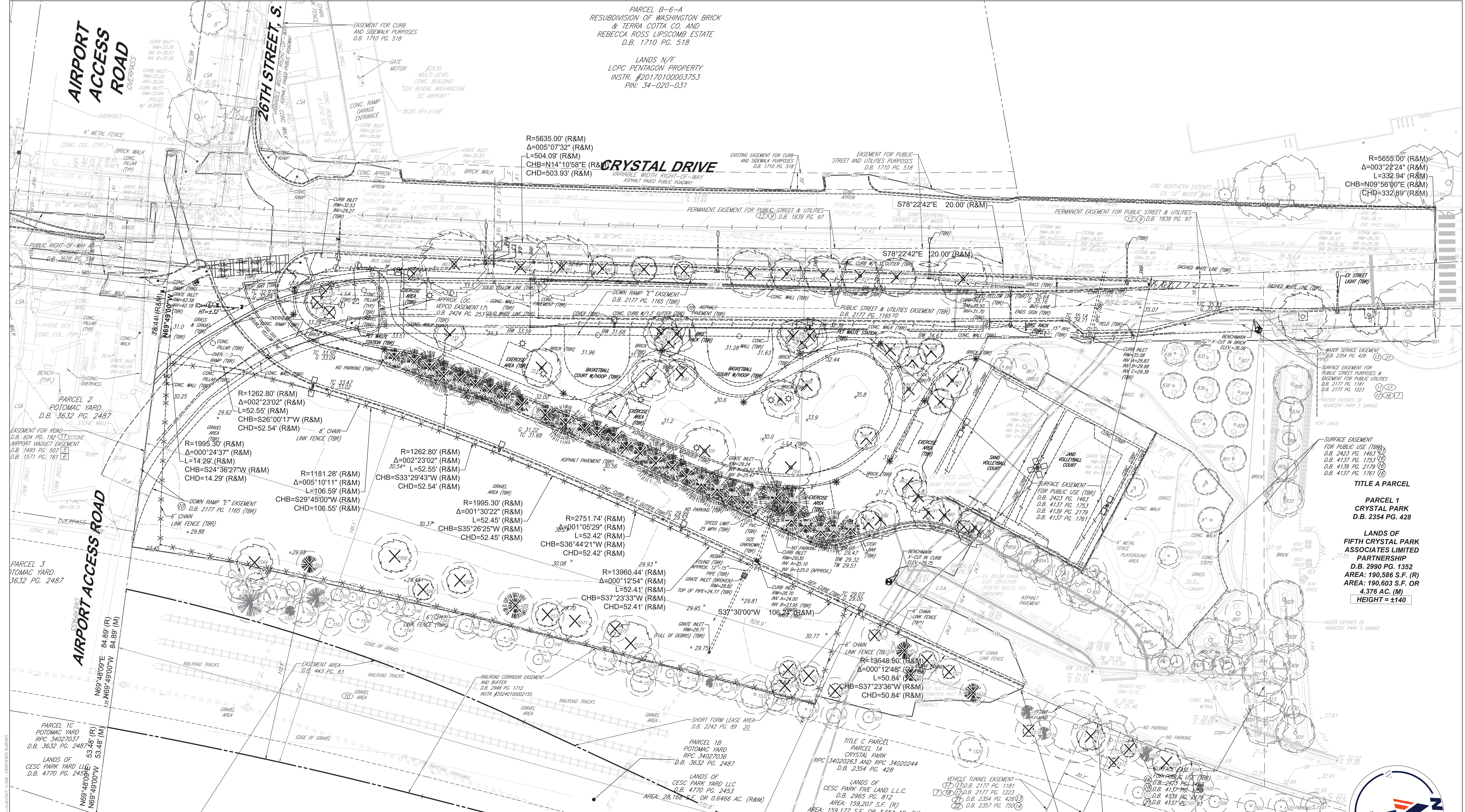
BLOCK W | ARLINGTON, VA



09/06/2024

DC192089

C-102



CERTIFIED SURVEY PLAT
SCALE: 1" = 25'-0"

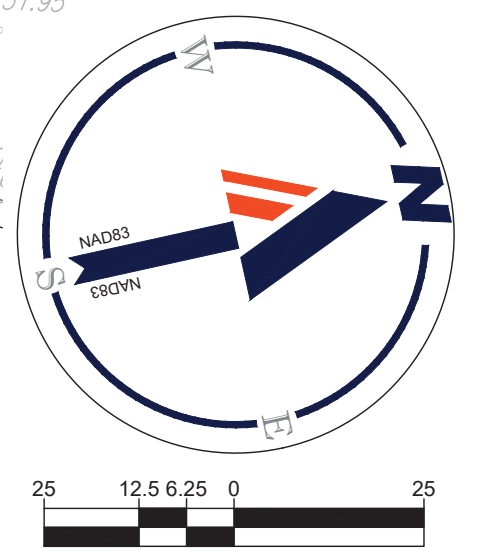
LEGEND

123	EXISTING CONTOUR	APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT	LSA	LANDSCAPED AREA
x 123.45	EXISTING SPOT ELEVATION	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT	4	AREA LIGHT
x TC 123.45	EXIST. TOP OF CURB ELEVATION	APPROX. LOC. UNDERGROUND TEL. LINE PER UTILITY MARKOUT	5	BENCHMARK
x G 122.95	EXIST. GUTTER ELEVATION	APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT	6	TRAFFIC SIGNAL POLE
x TW 123.45	EXIST. TOP OF WALL ELEVATION	TRAFFIC SIGNAL	7	TREE (SIZE AS NOTED)
x BW 122.95	EXIST. BOTTOM OF WALL ELEVATION	ELECTRIC METER	8	BORING LOCATION
---	LOD	TRANSFORMER	9	MEASURED
x	FENCE	SANITARY MANHOLE	10	RECORD

ZONING TABULATION:

TOTAL EXISTING AREA EQUALS 349,780 SF (8.03 ACRES)			
RPC: 34-020-243	AREA	EXISTING ZONE:	PROPOSED ZONE:
	190,603 SF (4.38 AC.)	C-O-1.5	C-O, CRYSTAL CITY/C-O-1.5
RPC: 34-020-244	AREA	EXISTING ZONE:	PROPOSED ZONE:
34-020-263	159,177 SF (3.65 AC.)	C-O-1.5	C-O, CRYSTAL CITY/C-O-1.5

- NOTE:
- THE PROPOSED IMPROVEMENTS DO NOT OCCUR IN A HISTORIC DISTRICT.
 - THERE ARE NO RESOURCE PROTECTION AREAS LOCATED WITHIN THE PROJECT LIMITS OF DISTURBANCE.
 - SURVEY FIELD WORK CONDUCTED ON 4/16/2023.



JBG SMITH

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SUITE 1200 NORTH
WASHINGTON, DC 20004
PHONE (202) 546-6500

BLOCK W ARLINGTON, VA

09/06/2024

DC192089

C-200

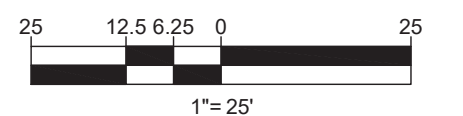
SCALE: 1" = 25'-0"

BOHLER DC//

1331 PENNSYLVANIA AVE., NW,
STE. 1200 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-6700

SEE SHEET C-302 AND C-303 FOR EASEMENT VACATION INFORMATION

SEE SHEET C-305 FOR EASEMENT DEDICATION INFORMATION



ARLINGTON, VA

DC192089

C-201

NOTES:

1. THE SUBJECT PARCELS ARE

PARCEL 1, CRYSTAL PARK, AS SHOWN ON PLAT ENTITLED, "PLAT SHOWING CRYSTAL PARK BEING A VACATION, REDEEDICATION 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 2990 PAGE 1352.

AND

PARCEL 1A, CRYSTAL PARK, AS SHOWN ON PLAT ENTITLED, "PLAT SHOWING CRYSTAL PARK BEING A VACATION, REDEEDICATION AND RESUBDIVISION OF THE PROPERTY OF RF&P RAILROAD CO." AS RECORDED IN DEED 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 RCP NO. 34-020-243, 34-020-263 AND 34-020-244 PER THE DEPARTMENT OF ASSESSMENTS.

2. AREA-

TITLE A PARCEL	190,586 SQUARE FEET (RECORD)
TITLE C PARCEL	189,207 SQUARE FEET (RECORD)

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 AND REVISITED ON JUNE 20, 2024 UTILIZING REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.

5. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. HOWEVER, NO PHYSICAL INDICATIONS OF SUCH WERE FOUND AT THE TIME OF THE FIELD INSPECTION OF THIS SITE.

6. ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK NO. F 465 WITH A PUBLISHED ELEVATION OF 45.53 FEET.

7. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP", ARLINGTON COUNTY, VIRGINIA AND INCORPORATED AREAS, PANEL 81 OF 83, MAP NUMBER 51013C0081C, WITH A MAP EFFECTIVE DATE OF AUGUST 19, 2013.

8. NO SURVEY OF SUBTERANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.

TITLE NOTES (TITLE A PARCEL):

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. DC2200772 WITH A COMMITMENT DATE OF MAY 22, 2024. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II:

7. 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, 1904 AND RECORDED SEPTEMBER 3, 1904 IN DEED BOOK 110 AT PAGE 335; **MAY AFFECT TITLE A PARCEL, HOWEVER, IT IS BELIEVED THAT THE RAILROAD WAS REALIGNED LATER.**

8. 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 224 AT PAGE 202; AND NOTED ON SURVEY ENTITLED "ALTANSPS LAND TITLE SURVEY ON PARCEL 1, CRYSTAL PARK" PREPARED BY BOWMAN CONSULTING GROUP, LTD., DATED APRIL 22, 2022 AS PROJECT NO. 140088-02-001 (THE "SURVEY"), **MAY AFFECT THE TITLE A PARCEL UNABLE TO PLACE ON TITLE A PARCEL DUE TO PLAT BEING CUT OFF IN RECORD DOCUMENT.**

9. 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; AND NOTED ON THE SURVEY: **DO NOT AFFECT TITLE A PARCEL. EASEMENT FALLS TO THE NORTH NEAR 15TH STREET.**

10. 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; AND NOTED ON THE SURVEY: **DO NOT AFFECT TITLE A PARCEL, AFFECT LANDS TO THE SOUTH, SHOWN.**

11. 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 26, 1973 IN DEED BOOK 1839 AT PAGE 97; AND SHOWN ON THE SURVEY: **AFFECT TITLE A PARCEL, SHOWN.**

12. 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; AND SHOWN ON THE SURVEY: **AFFECT TITLE A PARCEL AND TITLE C PARCEL, SHOWN.**

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

14. 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; AND NOTED ON THE SURVEY: **AFFECT TITLE A PARCEL AND TITLE C PARCEL, SHOWN.**

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

16. 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 2367 AT PAGE 750; AND SHOWN ON THE SURVEY: **AFFECT TITLE A PARCEL AND TITLE C PARCEL, SHOWN.**

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

18. 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, 1989 IN DEED BOOK 2422 AT PAGE 1463; AND 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-CORRECTED OCTOBER 4, 2007 IN DEED BOOK 4139 AT PAGE 2179; **AFFECTS TITLE PARCEL A, SHOWN.**

19. 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; AND SHOWN ON THE SURVEY: **AFFECTS TITLE A PARCEL, APPROXIMATE LOCATION SHOWN.**

20. 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 LAND 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; AND NOTED ON THE SURVEY: (REFERENCE TO INSTRUMENT NO. 20210100017967, INTENTIONALLY DELETED); **AFFECT TITLE C PARCEL, APPROXIMATE LOCATION SHOWN.**

21. 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; AND NOTED ON THE SURVEY: **AFFECTS TITLE A PARCEL, DOCUMENT TRANSFERS OWNERSHIP OF EASEMENTS.**

22. 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; AND NOTED ON THE SURVEY: **AFFECTS TITLE A PARCEL, DOCUMENT EXCHANGES PARKING SPACES WITHIN PARKING GARAGE.**

23. 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; AND SHOWN ON THE SURVEY: **AFFECTS TITLE A PARCEL, SHOWN.**

24. 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 4885 AT PAGE 2303; AND NOTED ON THE SURVEY: **AFFECT TITLE A PARCEL, NOT PLOTTABLE, 20' BLANKET EASEMENT OVER TELECOMMUNICATIONS UTILITIES.**

25. TERMS, CONDITIONS AND EASEMENTS CONTAINED IN AMENDED AND RESTATED DEED OF EASEMENT (AMENDING UNRECORDED EASEMENT) WITH THE COMMONWEALTH OF VIRGINIA DATED JANUARY 25, 2021 AND RECORDED FEBRUARY 11, 2021 AS INSTRUMENT NO. 2021010005068; AND SHOWN ON THE SURVEY: **AFFECT TITLE A PARCEL AND TITLE C PARCEL, EASEMENTS ARE SHOWN.**

26. TERMS, CONDITIONS AND EASEMENTS CONTAINED IN DEED OF EASEMENT BY AND BETWEEN CESC PARK ONE LAND L.L.C., CESC PARK THREE LAND L.L.C., CESC PARK FOUR LAND L.L.C., FIFTH CRYSTAL PARK ASSOCIATES LIMITED PARTNERSHIP AND 2000-2001 S. BELL, L.L.C., DATED DECEMBER 1, 2021 AND RECORDED DECEMBER 3, 2021 AS INSTRUMENT NO. 20210100038723; AND NOTED ON THE SURVEY: **AFFECT TITLE A PARCEL, NOT PLOTTABLE, GENERAL IN NATURE.**

27. TERMS, CONDITIONS AND COVENANTS CONTAINED IN DECLARATION OF COVENANTS DATED MARCH 2, 2023 AND RECORDED MARCH 7, 2023 AS INSTRUMENT NO. 2023010002208; **AFFECT TITLE A PARCEL AND TITLE C PARCEL, CONTAINS USE RESTRICTIONS.**

28. TERMS, CONDITIONS AND EASEMENTS CONTAINED IN DEED OF EASEMENT WITH THE METROPOLITAN WASHINGTON AIRPORTS AUTHORITY DATED OCTOBER 5, 2023 AND RECORDED OCTOBER 10, 2023 AS INSTRUMENT NO. 20230100011795; **AFFECT TITLE A PARCEL AND TITLE C PARCEL, EASEMENT IS SHOWN.**

29. TERMS AND CONDITIONS CONTAINED IN COOPERATION AGREEMENT DATED FEBRUARY 1, 2024 AND RECORDED MARCH 1, 2024 AS INSTRUMENT NO. 2024010002156; **DO NOT AFFECT TITLE A PARCEL, RECORD DOCUMENT IS AN AGREEMENT TO PURSUE A BOUNDARY LINE ADJUSTMENT**

TITLE NOTES (TITLE C PARCEL):

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. DC2200773 WITH A COMMITMENT DATE OF MAY 22, 2024. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II:

6. 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, 1904 AND RECORDED SEPTEMBER 3, 1904 IN DEED BOOK 110 AT PAGE 335; **MAY AFFECT TITLE A PARCEL, HOWEVER, IT IS BELIEVED THAT THE RAILROAD WAS REALIGNED LATER.**

7. TERMS AND CONDITIONS AS SET FORTH IN DEED BY AND BETWEEN THE SMOOT SAND & GRAVEL CORPORATION AND RICHMOND, FREDERICKSBURG & POTOMAC RAILROAD COMPANY DATED NOVEMBER 28, 1924 AND RECORDED DECEMBER 1, 1924 IN DEED BOOK 213 AT PAGE 263; **MAY AFFECT TITLE A PARCEL, HOWEVER, IT IS BELIEVED THAT THE RAILROAD WAS REALIGNED LATER.**

8. 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 224 AT PAGE 202; **MAY AFFECT TITLE A PARCEL, HOWEVER, IT IS BELIEVED THAT THE RAILROAD WAS REALIGNED LATER.**

9. 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 TITLE C PARCEL, EASEMENT FALLS TO THE NORTH NEAR 15TH STREET S.**

10. TERMS, CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN DEED BY AND BETWEEN RICHMOND, FREDERICKSBURG & POTOMAC RAILROAD COMPANY, ET AL., AND THE UNITED STATES OF AMERICA DATED APRIL 1, 1930 AND RECORDED AUGUST 22, 1930 IN DEED BOOK 314 AT PAGE 41; **DOCUMENT TRANSFERS PROPERTY. NO EASEMENTS OR RESTRICTIONS WERE CONTAINED IN RECORD DOCUMENT.**

11. 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; **DO NOT AFFECT TITLE C PARCEL.**

12. TERMS, CONDITIONS AND EASEMENTS GRANTED TO THE UNITED STATES OF AMERICA BY VIRTUE OF GRANT OF EASEMENT DATED JULY 17, 1942 AND RECORDED IN DEED BOOK 604 AT PAGE 192; **MAY AFFECT TITLE C PARCEL, EASEMENT MAY LIE TO THE NORTH NEAR 15TH STREET S.**

13. TERMS, CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN MEMORANDUM OF AGREEMENT BY AND BETWEEN RICHMOND, FREDERICKSBURG AND POTOMAC RAILROAD COMPANY AND THE UNITED STATES OF AMERICA DATED SEPTEMBER 26, 1968 AND RECORDED JULY 21, 1968 IN DEED BOOK 1334 AT PAGE 439; AS AFFECTED BY DEED DATED OCTOBER 10, 1968 AND RECORDED OCTOBER 28, 1968 IN DEED BOOK 1346 AT PAGE 566; **DO NOT AFFECT TITLE C PARCEL, EASEMENT LIES TO THE NORTH AT 15TH STREET S.**

14. 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; **AFFECTS TITLE A PARCEL, SHOWN.**

15. 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; **AFFECTS TITLE A PARCEL, SHOWN.**

16. EASEMENT AND RIGHT OF WAY FOR 16" WATER MAIN IN FAVOR OF THE UNITED STATES OF AMERICA AS SET FORTH IN GRANT OF EASEMENT DATED AUGUST 31, 1981 AND RECORDED SEPTEMBER 30, 1981 IN DEED BOOK 2050 AT PAGE 341; AS AMENDED BY DEED AND RIGHT OF WAY FOR WATER MAIN IN FAVOR OF METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AS SET FORTH IN GRANT OF EASEMENT DATED DECEMBER 22, 1987 AND RECORDED MARCH 21, 1988 IN DEED BOOK 2316 AT PAGE 1254; **DOES NOT TITLE C PARCEL, AFFECTED AREA LIES NORTH, BETWEEN 16TH STREET S AND 15TH STREET S.**

17. 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; **AFFECT TITLE A PARCEL AND TITLE C PARCEL, SHOWN.**

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

19. 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 & TITLE C PARCEL, SHOWN.**

20. EASEMENTS GRANTED TO STATE HIGHWAY AND TRANSPORTATION COMMISSIONER OF VIRGINIA BY VIRTUE OF CERTIFICATE OF TAKE DATED DECEMBER 17, 1985 AND RECORDED DECEMBER 17, 1985 IN DEED BOOK 2200 AT PAGE 181; AND SHOWN ON PLATS RECORDED IN STATE HIGHWAY PLAT BOOK 10 AT PAGES 345 TO 358; AS AMENDED BY CERTIFICATE OF TAKE JUNE 11, 1987 AND RECORDED JULY 1987 IN DEED BOOK 2286 AT PAGE 1713; **MAY AFFECT THE TITLE C PARCEL, PLAT BOOK 10 PAGES 345-358, NOT PROVIDED.**

21. TERMS, CONDITIONS AND EASEMENTS AS CONTAINED IN AN UNRECORDED LEASE DATED OCTOBER 1, 1986 BY AND BETWEEN RICHMOND, FREDERICKSBURG AND POTOMAC RAILROAD COMPANY, AS LANDLORD, AND FIFTH CRYSTAL PARK ASSOCIATES, A VIRGINIA LIMITED PARTNERSHIP, WHOSE GENERAL PARTNERS ARE ROBERT H. SMITH AND ROBERT P. KOGAN, AS TENANTS; AS EVIDENCED BY SHORT FORM LEASE DATED OCTOBER 1, 1986 AND RECORDED OCTOBER 27, 1986 IN DEED BOOK 2242 AT PAGE 89; **AFFECT TITLE C PARCEL, LEASE AREA SHOWN.**

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

23. 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 2367 AT PAGE 750; **AFFECT TITLE A PARCEL AND TITLE C PARCEL, SHOWN.**

24. AGREEMENT WITH MCI TELECOMMUNICATIONS, DATED MARCH 1, 1990, RECORDED AUGUST 3, 1990, IN DEED BOOK 2443, PAGE 611, FOR FIBER OPTIC CABLE ALONG TRACKS, RIGHT-OF-WAY ON PROPERTY OR PART OF A RAILROAD CORRIDOR; **MAY AFFECT TITLE C PARCEL, VAGUE AND INSUFFICIENT INFORMATION IN THE RECORD DOCUMENT.**

25. CONDITIONS AS SET FORTH IN DEED OF VACATION, REDEEDICATION AND RESUBDIVISION DATED DECEMBER 11, 1990 AND RECORDED DECEMBER 31, 1990 IN DEED BOOK 2459 AT PAGE 665; AND EASEMENTS AND OTHER MATTERS SHOWN AND/OR NOTED ON PLAT ATTACHED THERETO; **AFFECT THE SUBJECT PROPERTY, AFFECTS LANDS TO THE NORTH, BETWEEN 16TH STREET S & 15TH STREET S.**

26. 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 LAND 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; AS SUCH BOUNDARIES HAVE BEEN MODIFIED BY QUITCLAIM IN, AND CONSEQUENTLY MATCHING THE BOUNDARIES OF, A DEED OF EASEMENT BY AND BETWEEN COMMONWEALTH ATLANTIC LAND V INC., A VIRGINIA CORPORATION, AND CSX TRANSPORTATION, INC., A VIRGINIA CORPORATION DATED MAY 22, 1998 AND RECORDED DECEMBER 22, 1998 IN DEED BOOK 2488 AT PAGE 1712; AS SUCH REVISED BOUNDARIES ARE REFLECTED ON THAT DEED DATED MARCH 24, 2021 AMONG CSX TRANSPORTATION, INC., RICHMOND, FREDERICKSBURG POTOMAC RAILWAY COMPANY, AND VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION, RECORDED MAY 14, 2021 AS INSTRUMENT NO. 20210100017967 (DETAILED AS AN EASEMENT IN NOTE TO CLERK (B)), NOT A FEE SIMPLE INTEREST, IN ARLINGTON COUNTY, VIRGINIA); **AFFECT TITLE C PARCEL, APPROXIMATE LOCATION SHOWN, LOCATION OF EASEMENT AFFECTED BY AMENDMENT TO DEED OF EASEMENT RECORDED AT INSTRUMENT #2024010002155, WHICH WAS NOT INCLUDED IN TITLE.**

27. DECLARATION OF NOTICE DATED MARCH 10, 1998 AND RECORDED MARCH 19, 1998 IN DEED BOOK 2881 AT PAGE 1830; **DOES NOT AFFECT TITLE C PARCEL, DOCUMENT PERTAINS TO LANDS TO THE SOUTH EAST.**

28. TERMS AND CONDITIONS AS SET FORTH IN DEED BY AND BETWEEN COMMONWEALTH ATLANTIC LAND V INC., A VIRGINIA CORPORATION, SUCCESSOR BY NAME CHANGE TO RICHMOND, FREDERICKSBURG AND POTOMAC COMPANY, SUCCESSOR BY NAME CHANGE TO RICHMOND, FREDERICKSBURG AND POTOMAC RAILROAD COMPANY AND CESC PARK FIVE LAND L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, DATED MARCH 3, 1999 AND RECORDED MARCH 4, 1999 IN DEED BOOK 2965 AT PAGE 812; **DOCUMENT TRANSFERS PROPERTY. NO EASEMENTS OR RESRECTIONS WERE CONTAINED IN RECORD DOCUMENT.**

29. TERMS, CONDITIONS AND EASEMENTS CONTAINED IN AMENDED AND RESTATED DEED OF EASEMENT DATED JANUARY 25, 2021 BY AND AMONG FIFTH CRYSTAL PARK ASSOCIATES LIMITED PARTNERSHIP, CESC PARK FIVE LAND L.L.C., CESC POTOMAC YARD LLC, PY RR LAND, L.L.C. AND THE COMMONWEALTH OF VIRGINIA, RECORDED AS INSTRUMENT NO. 20210005068; **AFFECT TITLE A PARCEL AND TITLE C PARCEL, EASEMENTS ARE SHOWN.**

30. TERMS, CONDITIONS AND EASEMENTS CONTAINED IN DEED OF EASEMENT DATED AS OF JUNE 28, 2021 BY AND BETWEEN THE COMMONWEALTH OF VIRGINIA, DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION AND THE VIRGINIA PASSENGER RAIL AUTHORITY, RECORDED JULY 13, 2021 AS INSTRUMENT NO. 20210100024631; **DOES NOT AFFECT TITLE C PARCEL, AFFECTS LANDS TO THE SOUTHEAST.**

31. TERMS, CONDITIONS AND EASEMENTS CONTAINED IN DECLARATION OF COVENANTS DATED MARCH 2, 2023 AND RECORDED MARCH 7, 2023 AS INSTRUMENT NO. 2023010002208; **AFFECT TITLE A PARCEL AND TITLE C PARCEL, CONTAINS USE RESTRICTIONS.**

32. TERMS, CONDITIONS AND EASEMENTS CONTAINED IN DEED OF EASEMENT WITH THE METROPOLITAN WASHINGTON AIRPORTS AUTHORITY DATED OCTOBER 5, 2023 AND RECORDED OCTOBER 10, 2023 AS INSTRUMENT NO. 20230100011795; **AFFECT TITLE A PARCEL AND TITLE C PARCEL, EASEMENT IS SHOWN.**

33. TERMS AND CONDITIONS CONTAINED IN COOPERATION AGREEMENT DATED FEBRUARY 1, 2024 AND RECORDED MARCH 1, 2024 AS INSTRUMENT NO. 2024010002156; **DO NOT AFFECT TITLE A PARCEL, RECORD DOCUMENT IS AN AGREEMENT TO PURSUE A BOUNDARY LINE ADJUSTMENT.**

TITLE A PARCEL
LEGAL DESCRIPTION

ALL THAT LOT OR PARCEL OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO BELONGING, LYING, SITING 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, REDEEDICATION AND RESUBDIVISION OF THE PROPERTY OF RF&P RAILROAD CO.", WHICH IS ATTACHED TO DEED OF VACATION, REDEEDICATION, 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.

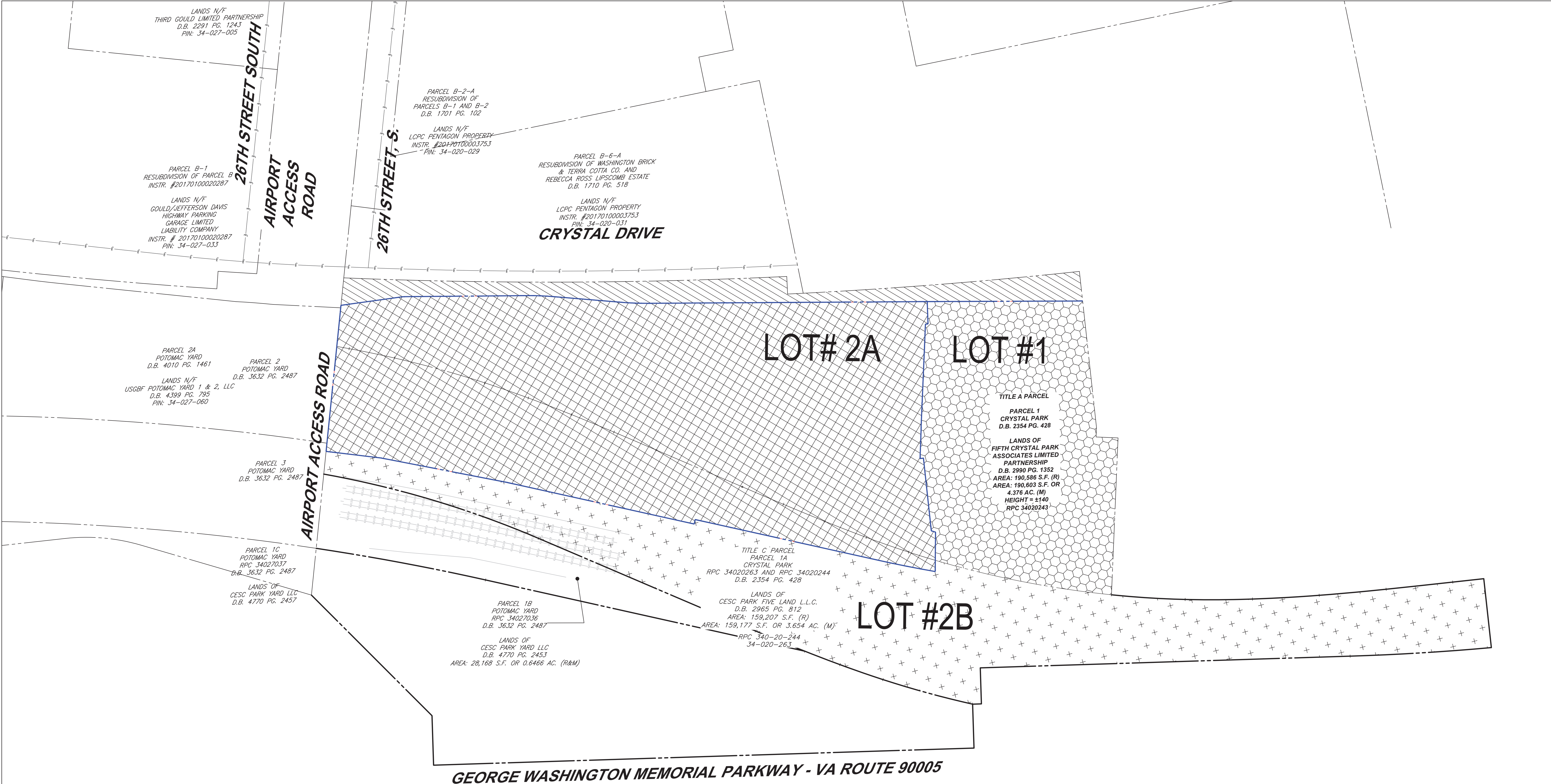
FOR INFORMATIONAL PURPOSES ONLY:

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 SOUTHEASTERLY CORNER OF THE PROPERTY OF WASHINGTON BRICK AND TERRA COTTA COMPANY AND REBECCA ROSS UPSCOMB ESTATE (PARCEL B-4), 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 UPSCOMB ESTATE AS SAME LIES COMMON WITH THE BOUNDARY OF THE RF&P RAILROAD CO. ALONG THE FOLLOWING COURSES AND DISTANCES: 304.09 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 33.242 FEET (ERRONEOUSLY RECITED AS 333.11 FEET IN PRIOR RECORDING 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 FULLY 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 52' 42" 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 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, 235.66 FEET TO A POINT; THENCE CONTINUING 50.96 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, 50.96 FEET TO A POINT; THENCE STILL CONTINUING 50.87 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 22' 36" WEST, 50.84 FEET; THENCE STILL CONTINUING 320.10 FEET ALONG THE ARC OF A CURVE 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 36 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 1,995.295 FEET, THE CHORD OF WHICH ARC BEARS SOUTH 24 DEGREES 36' 27" WEST, 14.29 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED NORTHERLY

Sheet 06 - 2024
H:\119DC\192089\DRAWINGS\PLAN SETS\CC BLOCK PLAN\DC 192089-ZONE-G---LAYOUT C-301 PRELIM SUBDIVISION

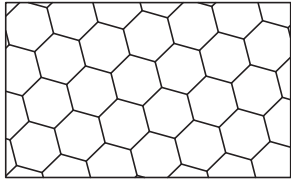


LEGEND:

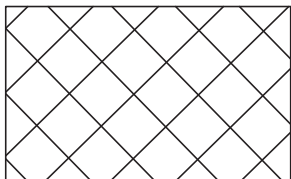


PROPOSED PROPERTY LINE

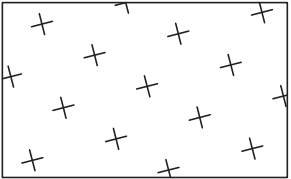
EXISTING PROPERTY LINE



PROP LOT #1



PROP LOT #2A



PROP LOT #2B



PROP ROAD FEE SIMPLE
DEDICATION

NOTES:

- VACATION BOUNDARIES SHOWN HEREIN ARE BASED ON PRELIMINARY 4.1 DESIGN.
- DEVELOPER MAY IMPLEMENT THE SUBDIVISION THROUGH MEANS OF A LAND CONDOMINIUM, AT ITS DISCRETION.

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

PARCEL AREA POST-SUBDIVISION:
LOT #1: 63,688 SF = 1.46 AC
LOT #2A: 159,775 SF = 3.67 AC
LOT #2B: 108,493 SF = 2.49 AC
ROAD FEE SIMPLE DEDICATION: 17,824 SF = 0.41 AC
TOTAL = 349,780 SF = 8.03 AC

PRELIMINARY SUBDIVISION

SCALE: 1" = 50'-0"

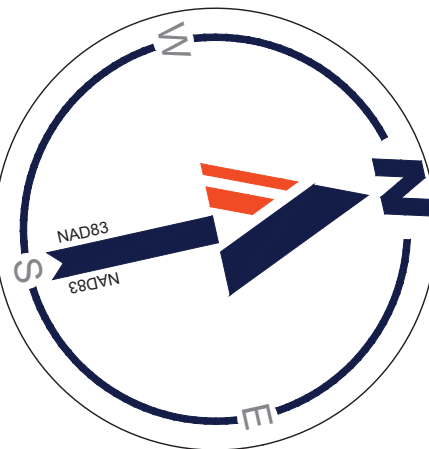
JBG SMITH

BOHLER DC //

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

BLOCK W

ARLINGTON, VA



50 25 12.5 0 50
1"= 50'

09/06/2024

DC192089

C-300



SP #167 SITE LOCATION
REFERENCE: ARLINGTON COUNTY MAPS
SCALE: N.A.



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.

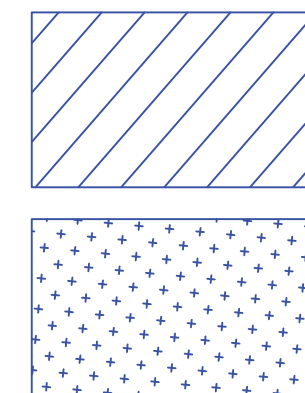
LEGEND



SITE PLAN #167 AREA OUTSIDE THE "CURRENT APPLICATION AREA"

CURRENT APPLICATION AREA

TOTAL SITE PLAN AREA TO BE REMOVED

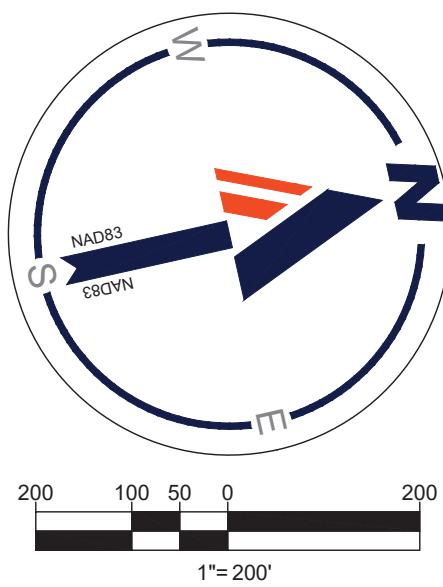


PROPOSED SURFACE EASEMENT FOR PUBLIC PARK PURPOSES
AREA 1 = 34,778 SF

PROPOSED SURFACE EASEMENT FOR PUBLIC PARK PURPOSES (UNDERGROUND EXTENT OF PARKS GARAGE)
AREA 2 = 3,376 SF

TOTAL PROPOSED SURFACE EASEMENT FOR PUBLIC PARK PURPOSES = 38,154 SF

CURRENT SP #167	AREA TO BE REMOVED FROM SP #167 (BLOCK W DEVELOPMENT SITE (FUTURE LOT 2A) AND CRYSTAL DRIVE R-O-W DEDICATION AREA)	NEW SP #167 AREA
2,174,005 SF (50 AC)	177,599 SF (4 AC)	1,996,406 SF (46 AC)



BLOCK W | ARLINGTON, VA

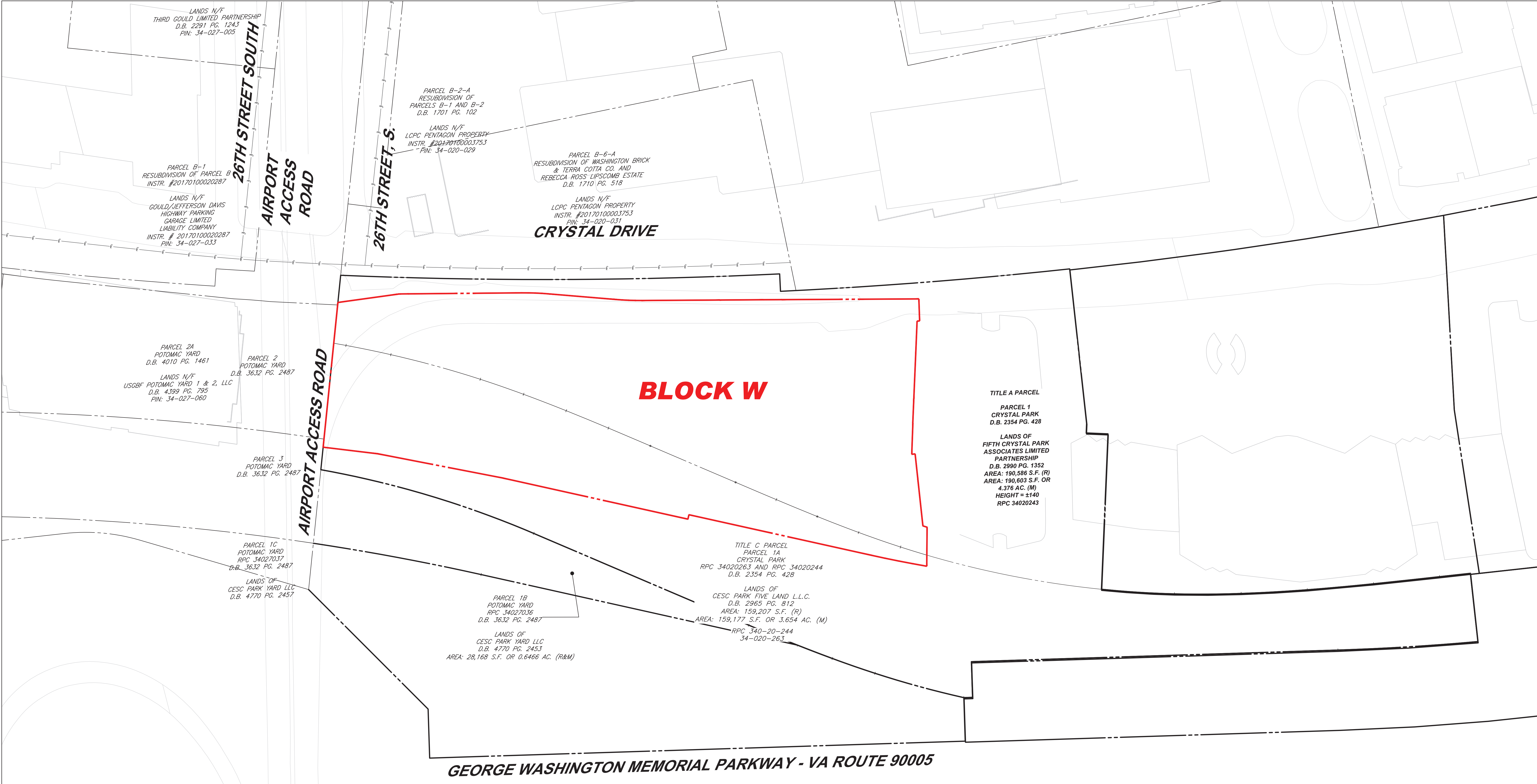
10/15/2024

DC192089

C-302

JBG SMITH

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



LANDS N/F
THIRD GOULD LIMITED PARTNERSHIP
D.B. 2291 PG. 1243
PIN: 34-027-005

PARCEL B-1
RESUBDIVISION OF PARCEL B
INSTR. #20170100020287

LANDS N/F
GOULD/JEFFERSON DAVIS
HIGHWAY PARKING
GARAGE LIMITED
LIABILITY COMPANY
INSTR. # 20170100020287
PIN: 34-027-033

PARCEL 2A
POTOMAC YARD
D.B. 4010 PG. 1461

LANDS N/F
USGBF POTOMAC YARD 1 & 2, LLC
D.B. 4399 PG. 795
PIN: 34-027-060

PARCEL 2
POTOMAC YARD
D.B. 3632 PG. 2487

PARCEL 3
POTOMAC YARD
D.B. 3632 PG. 2487

PARCEL 1C
POTOMAC YARD
RPC 34027037
D.B. 3632 PG. 2487

LANDS OF
CESC PARK YARD LLC
D.B. 4770 PG. 2457

PARCEL B-2-A
RESUBDIVISION OF
PARCELS B-1 AND B-2
D.B. 1701 PG. 102

LANDS N/F
LCPC PENTAGON PROPERTY
INSTR. #20170100003753
PIN: 34-020-029

PARCEL B-6-A
RESUBDIVISION OF WASHINGTON BRICK
& TERRA COTTA CO. AND
REBECCA ROSS LIPSCOMB ESTATE
D.B. 1710 PG. 518

LANDS N/F
LCPC PENTAGON PROPERTY
INSTR. #20170100003753
PIN: 34-020-031

CRYSTAL DRIVE

AIRPORT ACCESS ROAD

26TH STREET, S.

26TH STREET SOUTH

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)
HEIGHT = ±140
RPC 34020243

TITLE C PARCEL
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)
RPC 340-20-244
34-020-263

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)

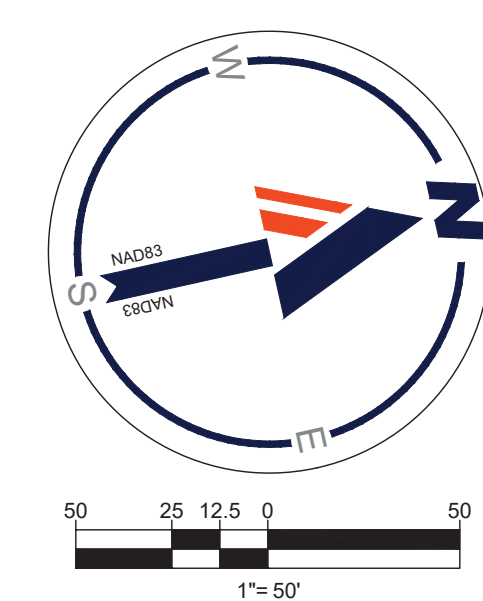
GEORGE WASHINGTON MEMORIAL PARKWAY - VA ROUTE 90005

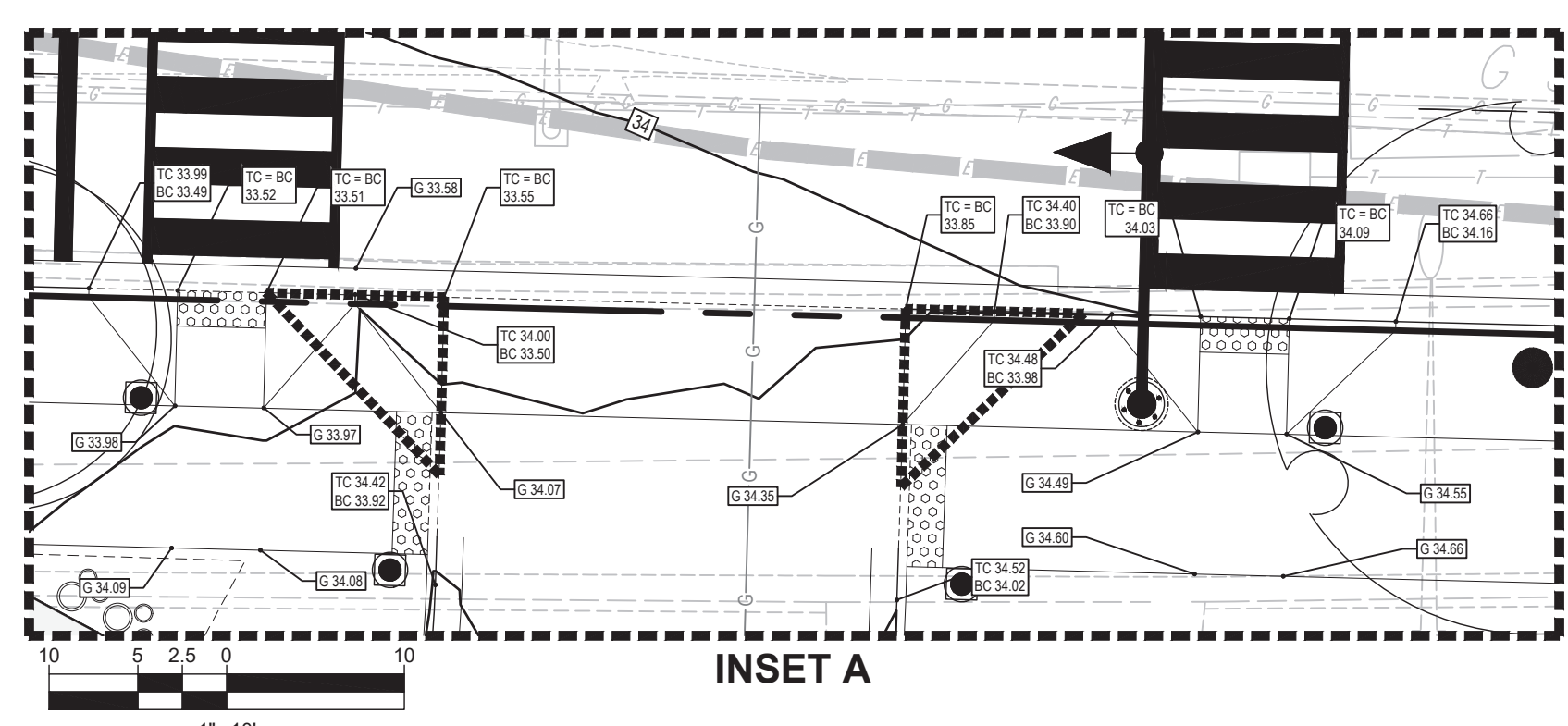
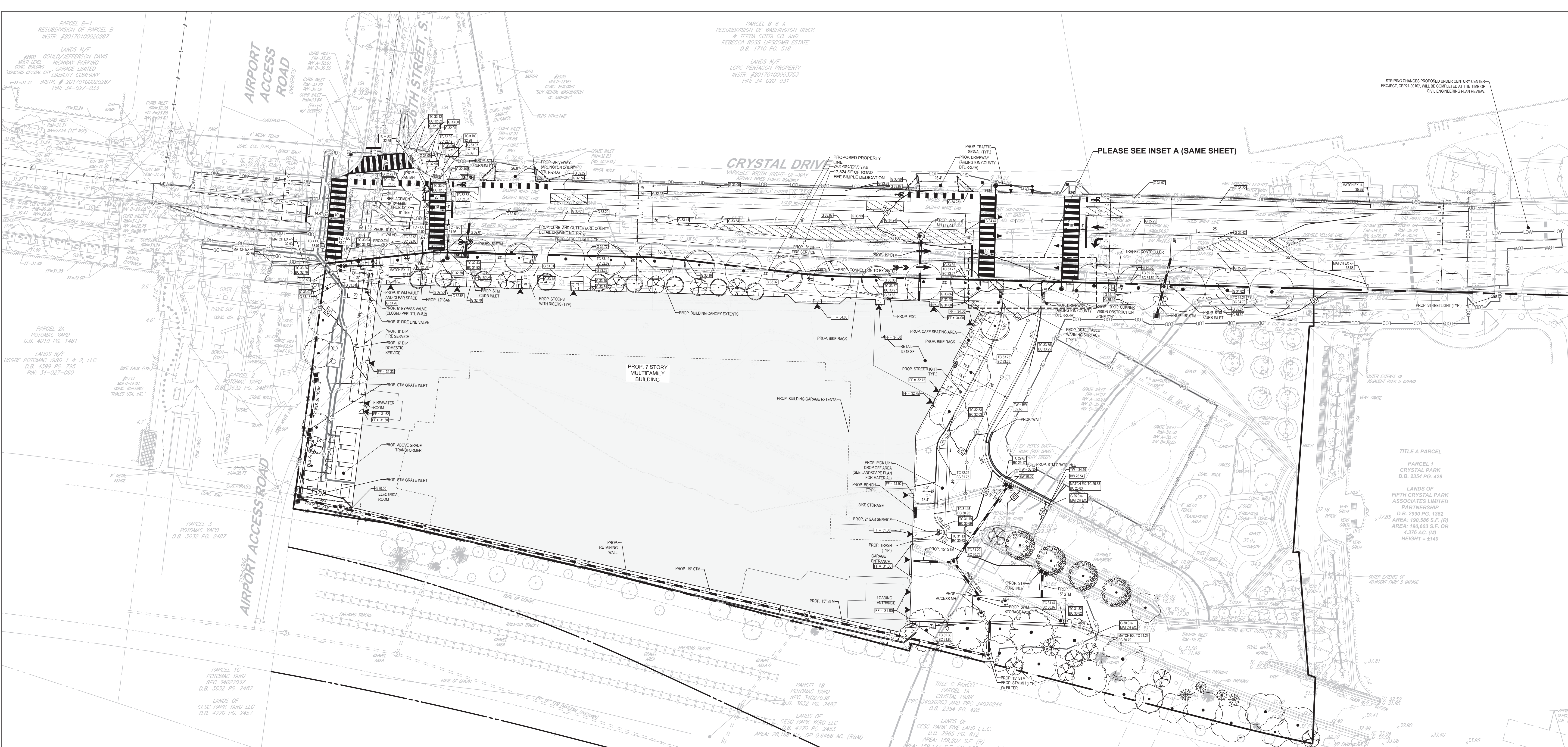
LEGEND:

— — — — — PROPOSED PROPERTY LINE

— — — — — EXISTING PROPERTY LINE

EXISTING PROPERTY OWNERS
SCALE: 1" = 50'-0"





PLOT AND LOCATION PLAN
SCALE: 1" = 30'-0"

JBG SMITH

BOHLERDC//
1331 PENNSYLVANIA AVE., NW
STE. 1200 NORTH
WASHINGTON, DC 20004
Phone: (202) 694-0700

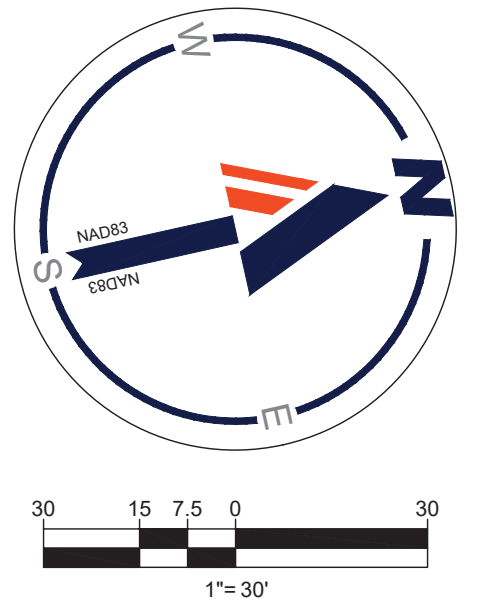
- NOTES:
- UTILITY INFORMATION OBTAINED FROM AVAILABLE RECORDS AND FIELD SURVEY.
 - DATUM: SEE CERTIFIED SURVEY PLAN ON CIV201.
 - CONTOUR INTERVAL IS SHOWN AT A 2 FOOT INTERVAL.
 - SEE ARCHITECTURAL PLAN REFERENCED ON CIV101 FOR BUILDING FFE AND SLAB ELEVATIONS.
 - PROPOSED DRY UTILITY RELOCATION TO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

- SITE TABULATION:
- PROPOSED USAGE:
RESIDENTIAL: 370 UNITS
RETAIL: ± 3,318 SF
 - ZONING:
EXISTING: C-O-1.5
PROPOSED: C-O, CRYSTAL CITY/C-O-1.5
 - SIDEWALK WIDTHS:
CRYSTAL DRIVE: 8'

- PARKING = 102 PRIVATE SPACES
- LOD: 154,674 SF
AVERAGE SITE ELEVATION: 32.56'

REFERENCES

- BOUNDARY & TOPOGRAPHIC SURVEY:
CAD ENTITLED: SRW192089ALTS ENG.DWG
PREPARED BY: BOHLER ENGINEERING
PROJECT NUMBER: SRW192089
DATED: 04/27/2023
- BOUNDARY & TOPOGRAPHIC SURVEY:
CAD ENTITLED: SRW192089ALTS-NORTH TOPO ENG
PREPARED BY: BOHLER ENGINEERING
DATED: 08/27/2024



RPC - ZONING REVISION:

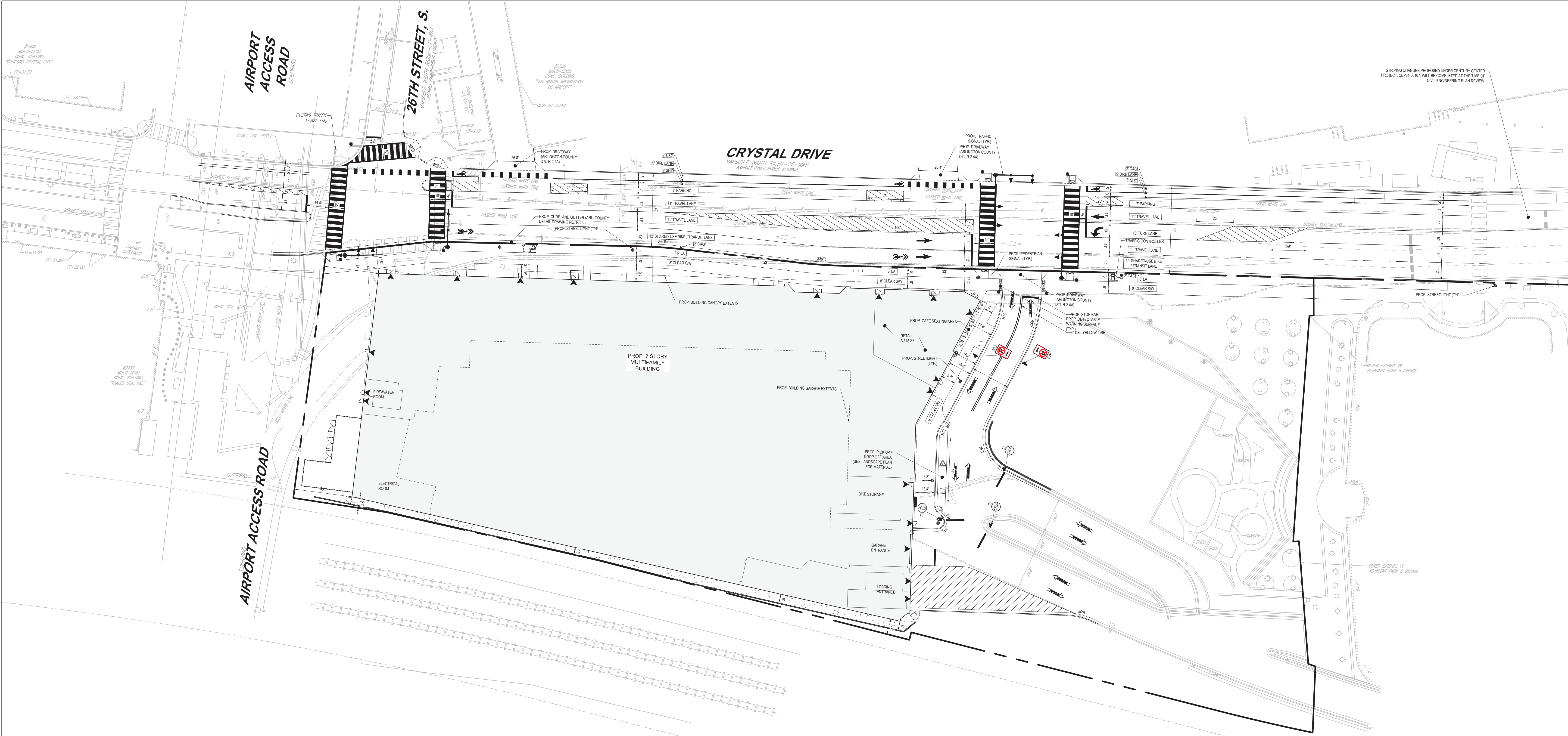
RPC	Site Area (SF)	Existing Zoning District	Development Site Area Subject to Rezoning and Removal from SP #167 (SF)	Development Site Proposed Zoning District	Area to Remain Within Existing Zoning District and SP #167
34-020-243	190,603	C-O-1.5	126,915	C-O-CC	63,688
34-020-244	159,177	C-O-1.5	50,684	C-O-CC	108,493
34-020-263					
Total	349,780		177,599		172,181

BLOCK W | ARLINGTON, VA

10/15/2024

DC192089

C-400

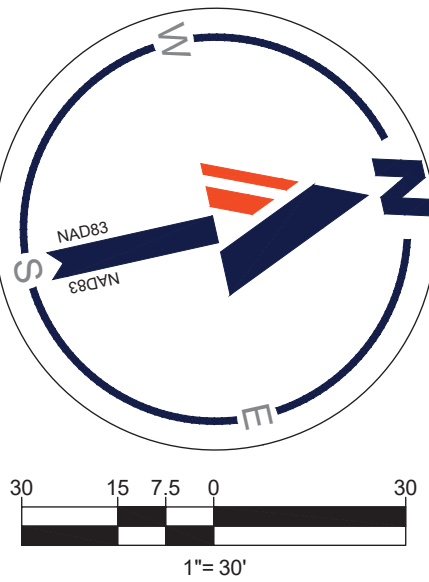


STRIPING AND
MARKING PLAN
SCALE: 1" = 30'-0"

JBG SMITH

BOHLERDC
1101 PENNSYLVANIA AVE., NW
STE. 1200 NORTH
WASHINGTON, DC 20004
Phone: (202) 244-0700

BLOCK W | ARLINGTON, VA



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DC192089

C-600

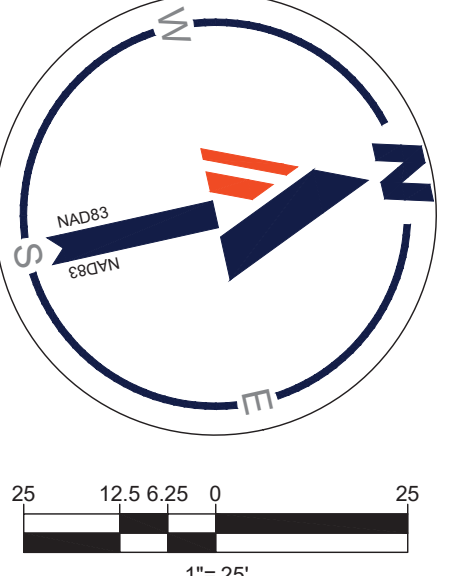
CRYSTAL DRIVE

AIRPORT ACCESS ROAD

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

LEGEND

- EXISTING EVERGREEN OR DECIDUOUS TREE
- TREE TAG NUMBER



JBG SMITH

BLOCK W ARLINGTON, VA

BOHLERDC//
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STE. 1200 NORTH
WASHINGTON, DC 20004
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09/06/2024

DC192089

T-100

TREE SCHEDULE

JBG SMITH

BOHLER DC

1011 PINEY LAKE AVE., NW
STE. 1000 NORTH
WASHINGTON, DC 20004
Phone: (202) 224-0200

BLOCK W

ARLINGTON, VA

09/06/2024

DCI102089

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%	59.68"	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	90%	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%	28.26"	9.00"	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%	4.00"	1.33"	0.11'	8'	100.00%	YES	X				
801	Honey Locust	Gleditsia triacanthos	85%	21.98"	7.00"	0.58'	8'	0.00%	NO	X				
802	Japanese Zelkova	Zelkova serrata	80%	39.25"	12.50"	1.04'	13'	0.00%	NO					
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%	37.68"	12.00"	1.00'	12'	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%	NO					
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					
848	Norway Spruce	Picea abies	80%	33.60"	10.70"	0.89'	11'	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'	40.99%	YES					
859	Norway Spruce	Picea abies	95%	25.12"	8.00"	0.67'	8'	86.02%	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	90%	37.68"	12.00"	1.00'	12'	98.45%	YES					
864	Crabapple	Malus sp.	95%	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%	65.52"	18.00"	1.50'	18'	58.53%	YES					
873	Chinese Elm	Ulmus parvifolia	85%	43.96"	14.00"	1.17'	14'	75.36%	YES					
874	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					
884	Flowering Dogwood	Cornus florida	80%	11.93"	3.80"	0.32'	8'	100.00%	YES	X				
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.	80%	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'	10						

Sheet 06 of 2024
H:\119DC\192089\DRAWINGS\PLAN SETS\DC192089-1SCP-0- -LAYOUT: T-102 TREE INVENTORY CHART

TREE INVENTORY SCHEDULE

JBG SMITH



BLOCK W

ARLINGTON, VA

09/06/2024

DC192089

T-102

2525 Crystal Dr, Arlington, VA 22202															
BASE INFORMATION					REPLACEMENT COST METHOD					COMPOUNDED ANNUAL MAINTENANCE COST					
#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH)	REMOVE	1 CONDITION RATING	2 LOCATION VALUE*	3 SPECIES RATING	4 INSTALLED PLANT COST**	5 REMOVAL & CLEAN UP COST	APRAISED VALUE (1X2X3X4)+5	6 MAINTENANCE COST	7 ANNUAL COMPOUND INTEREST FACTOR^	8 YEARS TO PARITY	COMPOUNDED ANNUAL MAINTENANCE COST (1+(6X7))X(5X7)	BOND FEE
			INCHES		%	%	%	\$	\$	%	\$			\$	\$
801	Honey Locust	Gleditsia triacanthos	7.00"	NO	85%	70%	60%	\$1,500.00	\$330.00	\$865.50	\$65.00	7.25%	4	\$335.40	\$1,200.90
804	Red Maple	Acer rubrum	5.00"	NO	80%	70%	70%	\$1,500.00	\$240.00	\$828.00	\$65.00	7.25%	2	\$148.85	\$976.85
805	Red Maple	Acer rubrum	7.00"	NO	85%	70%	70%	\$1,500.00	\$330.00	\$864.75	\$65.00	7.25%	4	\$335.40	\$1,290.15
807	Honey Locust	Gleditsia triacanthos	8.00"	NO	90%	70%	60%	\$1,500.00	\$380.00	\$947.00	\$65.00	7.25%	5	\$442.81	\$1,389.81
819	Honey Locust	Gleditsia triacanthos	8.00"	NO	90%	70%	60%	\$1,500.00	\$380.00	\$947.00	\$65.00	7.25%	5	\$442.81	\$1,389.81
828	Honey Locust	Gleditsia triacanthos	7.00"	NO	85%	70%	60%	\$1,500.00	\$330.00	\$865.50	\$65.00	7.25%	4	\$335.40	\$1,200.90
827	Honey Locust	Gleditsia triacanthos	6.00"	NO	90%	70%	60%	\$1,500.00	\$260.00	\$847.00	\$65.00	7.25%	5	\$442.81	\$1,389.81
830	Red Maple	Acer rubrum	4.00"	NO	95%	70%	70%	\$1,500.00	\$190.00	\$888.25	\$65.00	7.25%	1	\$69.71	\$957.96
832	Honey Locust	Gleditsia triacanthos	8.00"	NO	85%	70%	60%	\$1,500.00	\$380.00	\$915.50	\$65.00	7.25%	5	\$442.81	\$1,358.31
834	Sugar Maple	Acer saccharum	8.00"	NO	70%	70%	75%	\$1,500.00	\$380.00	\$931.25	\$65.00	7.25%	5	\$442.81	\$1,374.06
835	Honey Locust	Gleditsia triacanthos	7.00"	NO	95%	70%	60%	\$1,500.00	\$330.00	\$928.50	\$65.00	7.25%	4	\$335.40	\$1,263.90
836	Honey Locust	Gleditsia triacanthos	7.00"	NO	95%	70%	60%	\$1,500.00	\$330.00	\$928.50	\$65.00	7.25%	4	\$335.40	\$1,263.90
837	Honey Locust	Gleditsia triacanthos	7.00"	NO	80%	70%	60%	\$1,500.00	\$330.00	\$834.00	\$65.00	7.25%	4	\$335.40	\$1,169.40
838	Honey Locust	Gleditsia triacanthos	6.00"	NO	95%	70%	60%	\$1,500.00	\$280.00	\$878.50	\$65.00	7.25%	3	\$237.41	\$1,115.91
839	Honey Locust	Gleditsia triacanthos	6.00"	NO	95%	70%	60%	\$1,500.00	\$280.00	\$878.50	\$65.00	7.25%	3	\$237.41	\$1,115.91
840	Norway Spruce	Picea abies	8.00"	NO	80%	70%	55%	\$1,500.00	\$380.00	\$842.00	\$65.00	7.25%	5	\$442.81	\$1,284.81
841	Norway Spruce	Picea abies	8.00"	NO	85%	70%	55%	\$1,500.00	\$380.00	\$870.88	\$65.00	7.25%	5	\$442.81	\$1,313.69
852	Norway Spruce	Picea abies	8.00"	NO	80%	70%	55%	\$1,500.00	\$380.00	\$842.00	\$65.00	7.25%	5	\$442.81	\$1,284.81
854	Norway Spruce	Picea abies	8.00"	NO	80%	70%	55%	\$1,500.00	\$380.00	\$842.00	\$65.00	7.25%	5	\$442.81	\$1,284.81
856	Norway Spruce	Picea abies	7.00"	NO	90%	70%	55%	\$1,500.00	\$330.00	\$849.75	\$65.00	7.25%	4	\$335.40	\$1,185.15
866	Crabapple	Malus sp.	6.00"	NO	95%	70%	65%	\$1,500.00	\$280.00	\$928.38	\$65.00	7.25%	3	\$237.41	\$1,165.79
867	Crabapple	Malus sp.	8.00"	NO	80%	70%	65%	\$1,500.00	\$380.00	\$926.00	\$65.00	7.25%	5	\$442.81	\$1,368.81
1501	Bradford Pear	Pyrus calleryana	6.90"	NO	90%	70%	50%	\$1,500.00	\$320.00	\$792.50	\$65.00	7.25%	4	\$335.40	\$1,127.90
1502	Bradford Pear	Pyrus calleryana	5.59"	NO	90%	70%	50%	\$1,500.00	\$260.00	\$732.50	\$65.00	7.25%	3	\$237.41	\$969.91
1503	Bradford Pear	Pyrus calleryana	4.95"	NO	90%	70%	50%	\$1,500.00	\$230.00	\$702.50	\$65.00	7.25%	2	\$148.85	\$851.35
1505	Eastern Red Cedar	Juniperus virginiana	3.30"	NO	90%	70%	75%	\$1,500.00	\$160.00	\$688.75	\$65.00	7.25%	1	\$69.71	\$938.46
1506	Chinese Elm	Ulmus parvifolia	5.02"	NO	85%	70%	80%	\$1,500.00	\$240.00	\$954.00	\$65.00	7.25%	3	\$237.41	\$1,191.41
1507	Pin Oak	Quercus palustris	3.30"	NO	90%	70%	65%	\$1,500.00	\$160.00	\$774.25	\$65.00	7.25%	1	\$69.71	\$943.96
1509	Eastern Red Cedar	Juniperus virginiana	6.20"	NO	90%	70%	75%	\$1,500.00	\$290.00	\$998.75	\$65.00	7.25%	4	\$335.40	\$1,334.15
1511	Hackberry	Celtis occidentalis	4.80"	NO	70%	70%	65%	\$1,500.00	\$230.00	\$707.75	\$65.00	7.25%	2	\$148.85	\$856.60
1516	Eastern Red Cedar	Juniperus virginiana	5.10"	NO	90%	70%	75%	\$1,500.00	\$240.00	\$948.75	\$65.00	7.25%	3	\$237.41	\$1,186.16
1517	Eastern Red Cedar	Juniperus virginiana	5.60"	NO	90%	70%	75%	\$1,500.00	\$260.00	\$968.75	\$65.00	7.25%	3	\$237.41	\$1,206.16
1527	Chinese Elm	Ulmus parvifolia	4.90"	NO	60%	70%	80%	\$1,500.00	\$230.00	\$734.00	\$65.00	7.25%	2	\$148.85	\$882.85
1529	American Elm	Ulmus americana	6.30"	NO	75%	70%	55%	\$1,500.00	\$300.00	\$733.13	\$65.00	7.25%	4	\$335.40	\$1,068.53
1530	Bradford Pear	Pyrus calleryana	7.30"	NO	90%	70%	50%	\$1,500.00	\$340.00	\$812.50	\$65.00	7.25%	5	\$442.81	\$1,255.31
1533	Black Locust	Robinia pseudoacacia	4.20"	NO	60%	70%	55%	\$1,500.00	\$200.00	\$546.50	\$65.00	7.25%	2	\$148.85	\$695.35
1534	Eastern Red Cedar	Juniperus virginiana	3.60"	NO	65%	70%	75%	\$1,500.00	\$170.00	\$681.88	\$65.00	7.25%	1	\$69.71	\$751.59
1536	Chinese Elm	Ulmus parvifolia	3.70"	NO	90%	70%	80%	\$1,500.00	\$170.00	\$926.00	\$65.00	7.25%	1	\$69.71	\$995.71
1540	Black Locust	Robinia pseudoacacia	4.30"	NO	85%	70%	55%	\$1,500.00	\$200.00	\$690.88	\$65.00	7.25%	2	\$148.85	\$839.73
1541	Bradford Pear	Pyrus calleryana	4.40"	NO	70%	70%	50%	\$1,500.00	\$210.00	\$577.50	\$65.00	7.25%	2	\$148.85	\$726.35
1542	Chinese Elm	Ulmus parvifolia	7.60"	NO	80%	70%	80%	\$1,500.00	\$360.00	\$1,032.00	\$65.00	7.25%	5	\$442.81	\$1,474.81
1543	Chinese Elm	Ulmus parvifolia	5.10"	NO	75%	70%	80%	\$1,500.00	\$240.00	\$870.00	\$65.00	7.25%	3	\$237.41	\$1,107.41
1544	Tree of Heaven	Alanthus altissima	6.30"	NO	30%	70%	45%	\$1,500.00	\$300.00	\$441.75	\$65.00	7.25%	4	\$335.40	\$777.15
1545	Chinese Elm	Ulmus parvifolia	4.20"	NO	80%	70%	80%	\$1,500.00	\$200.00	\$872.00	\$65.00	7.25%	2	\$148.85	\$1,020.85
1546	Chinese Elm	Ulmus parvifolia	5.60"	NO	95%	70%	80%	\$1,500.00	\$260.00	\$1,058.00	\$65.00	7.25%	3	\$237.41	\$1,295.41
1547	Bradford Pear	Pyrus calleryana	6.30"	NO	90%	70%	50%	\$1,500.00	\$300.00	\$772.50	\$65.00	7.25%	4	\$335.40	\$1,107.90
1548	Chinese Elm	Ulmus parvifolia	5.40"	NO	65%	70%	80%	\$1,500.00	\$250.00	\$796.00	\$65.00	7.25%	3	\$237.41	\$1,033.41
1549	American Elm	Ulmus americana	4.60"	NO	45%	70%	55%	\$1,500.00	\$220.00	\$479.88	\$65.00	7.25%	2	\$148.85	\$628.73
1550	Bradford Pear	Pyrus calleryana	7.40"	NO	85%	70%	50%	\$1,500.00	\$350.00	\$796.25	\$65.00	7.25%	5	\$442.81	\$1,239.06
1551	Chines Elm	Ulmus parvifolia	3.70"	NO	80%	70%	80%	\$1,500.00	\$170.00	\$842.00	\$65.00	7.25%	1	\$69.71	\$911.71
1552	Chines Elm	Ulmus parvifolia	5.10"	NO	70%	70%	80%	\$1,500.00	\$240.00	\$828.00	\$65.00	7.25%	3	\$237.41	\$1,065.41
1553	Chines Elm	Ulmus parvifolia	4.00"	NO	80%	70%	80%	\$1,500.00	\$190.00	\$862.00	\$65.00	7.25%	1	\$69.71	\$931.71
1556	American Elm	Ulmus americana	6.09"	NO	55%	70%	55%	\$1,500.00	\$290.00	\$607.63	\$65.00	7.25%	4	\$335.40	\$943.03
1557	Eastern Red Cedar	Juniperus virginiana	4.10"	NO	75%	70%	75%	\$1,500.00	\$190.00	\$780.63	\$65.00	7.25%	2	\$148.85	\$829.48
1559	Chinese Elm	Ulmus parvifolia	5.60"	NO	75%	70%	80%	\$1,500.00	\$260.00	\$890.00	\$65.00	7.25%	3	\$237.41	\$1,127.41
1560	Chinese Elm	Ulmus parvifolia	7.45"	NO	55%	70%	80%	\$1,500.00	\$350.00	\$812.00	\$65.00	7.25%	5	\$442.81	\$1,254.81
1562	Bradford Pear	Pyrus calleryana	7.70"	NO	80%	70%	50%	\$1,500.00	\$360.00	\$780.00	\$65.00	7.25%	5	\$442.81	\$1,222.81
1563	Chinese Elm	Ulmus parvifolia	3.20"	NO	40%	70%	80%	\$1,500.00	\$150.00	\$486.00	\$65.00	7.25%	1	\$69.71	\$955.71
TOTAL															\$63,693.79

*Location Value = (Site % + Contribution % + Placement %) ÷ 3
**Installed cost = \$1,000.00 installation fee + \$500.00 average tree cost
^Interest rate is based upon the current Prime Rate as set by the Federal Reserve Board (3.25%) plus 4%

2525 Crystal Dr, Arlington, VA 22202															
BASE INFORMATION					TRUNK FORMULA METHOD				COMPOUNDED ANNUAL MAINTENANCE COST						BOND FEE
#	COMMON NAME	BOTANICAL NAME	Diameter (DBH)	REMOVE	1	2	3	4	APRAISED VALUE (1X2X3X4)	5	6	7	COMPOUNDED ANNUAL MAINTENANCE COST (1+(6X7))X(5X7)		
			RATING		LOCATION VALUE*	SPECIES RATING	BASIC TREE COST**	MAINTENANCE COST		ANNUAL COMPOUND INTEREST FACTOR^				YEARS TO PARITY	
			INCHES		%	%	%	\$	%	\$					
802	Japanese Zelkova	Zelkova serrata	12.50"	NO	80%	70%	75%	\$10,200.00	\$4,284.00	\$65.00	7.25%	10	\$1,121.25	\$5,405.25	
808	Sugar Maple	Acer saccharum	12.00"	NO	95%	70%	75%	\$9,480.00	\$4,728.15	\$65.00	7.25%	9	\$966.71	\$5,694.86	
813	Sugar Maple	Acer saccharum	13.00"	NO	90%	70%	75%	\$10,950.00	\$5,173.88	\$65.00	7.25%	10	\$1,121.25	\$6,295.13	
820	Sugar Maple	Acer saccharum	12.00"	NO	90%	70%	75%	\$9,480.00	\$4,479.30	\$65.00	7.25%	9	\$966.71	\$5,446.01	
821	Sugar Maple	Acer saccharum	14.00"	NO	90%	70%	75%	\$12,550.00	\$5,929.88	\$65.00	7.25%	11	\$1,285.21	\$7,215.09	
822	Honey Locust	Gleditsia triacanthos	11.00"	NO	85%	70%	60%	\$8,130.00	\$2,902.41	\$65.00	7.25%	8	\$821.60	\$3,724.01	
825	Sugar Maple	Acer saccharum	12.00"	NO	20%	70%	75%	\$9,480.00	\$995.40	\$65.00	7.25%	9	\$966.71	\$1,962.11	
828	Sugar Maple	Acer saccharum	9.00"	NO	70%	70%	75%	\$5,770.00	\$2,120.48	\$65.00	7.25%	6	\$559.65	\$2,680.13	
829	Sugar Maple	Acer saccharum	10.00"	NO	70%	70%	75%	\$6,890.00	\$2,532.08	\$65.00	7.25%	7	\$685.91	\$3,217.99	
831	Sugar Maple	Acer saccharum	12.00"	NO	70%	70%	75%	\$9,480.00	\$3,483.90	\$65.00	7.25%	9	\$966.71	\$4,450.61	
833	Sugar Maple	Acer saccharum	12.00"	NO	75%	70%	75%	\$9,480.00	\$3,732.75	\$65.00	7.25%	9	\$966.71	\$4,699.46	
843	Norway Spruce	Picea abies	9.00"	NO	90%	70%	55%	\$5,770.00	\$1,999.31	\$65.00	7.25%	6	\$559.65	\$2,558.96	
844	Norway Spruce	Picea abies	9.00"	NO	85%	70%	55%	\$5,770.00	\$1,888.23	\$65.00	7.25%	6	\$559.65	\$2,447.88	
846	Norway Spruce	Picea abies	10.00"	NO	85%	70%	55%	\$6,890.00	\$2,254.75	\$65.00	7.25%	7	\$685.91	\$2,940.67	
847	Norway Spruce	Picea abies	12.00"	NO	90%	70%	55%	\$9,480.00	\$3,284.82	\$65.00	7.25%	9	\$966.71	\$4,251.53	
850	Norway Spruce	Picea abies	10.70"	NO	80%	70%	55%	\$7,740.00	\$2,383.92	\$65.00	7.25%	8	\$821.60	\$3,205.52	
850	Norway Spruce	Picea abies	12.00"	NO	85%	70%	55%	\$9,480.00	\$3,102.33	\$65.00	7.25%	9	\$966.71	\$4,069.04	
851	Norway Spruce	Picea abies	11.00"	NO	85%	70%	55%	\$8,130.00	\$2,660.54	\$65.00	7.25%	8	\$821.60	\$3,482.14	
853	Norway Spruce	Picea abies	12.00"	NO	90%	70%	55%	\$9,480.00	\$3,284.82	\$65.00	7.25%	9	\$966.71	\$4,251.53	
855	Norway Spruce	Picea abies	11.00"	NO	90%	70%	55%	\$8,130.00	\$2,817.05	\$65.00	7.25%	8	\$821.60	\$3,638.65	
1504	Black Cherry	Prunus serotina	9.10"	NO	75%	70%	55%	\$5,880.00	\$1,697.85	\$65.00	7.25%	7	\$685.91	\$2,383.76	
1513	American Sycamore	Platanus occidentalis	15.20"	NO	65%	70%	60%	\$14,810.00	\$3,988.53	\$65.00	7.25%	13	\$1,641.41	\$5,629.94	
1515	Black Locust	Robinia pseudoacacia	21.30"	NO	25%	70%	55%	\$27,720.00	\$2,668.05	\$65.00	7.25%	19	\$2,936.21	\$5,804.26	
1520	Chinese Elm	Ulmus parvifolia	10.10"	NO	60%	70%	80%	\$7,010.00	\$2,355.36	\$65.00	7.25%	8	\$821.60	\$3,176.96	
1531	Black Locust	Robinia pseudoacacia	8.83"	NO	75%	70%	55%	\$5,600.00	\$1,817.00	\$65.00	7.25%	6	\$559.65	\$2,176.65	
1532	Chinese Elm	Ulmus parvifolia	11.70"	NO	80%	70%	80%	\$9,060.00	\$4,058.88	\$65.00	7.25%	9	\$966.71	\$5,025.59	
1535	Black Locust	Robinia pseudoacacia	9.00"	NO	70%	70%	55%	\$5,770.00	\$1,555.02	\$65.00	7.25%	6	\$559.65	\$2,114.67	
1537	Bradford Pear	Pyrus calleryana	8.70"	NO	90%	70%	50%	\$5,460.00	\$1,719.90	\$65.00	7.25%	6	\$559.65	\$2,279.55	
1538	Bradford Pear	Pyrus calleryana	10.40"	NO	85%	70%	50%	\$7,370.00	\$2,192.58	\$65.00	7.25%	8	\$821.60	\$3,014.18	
1539	Bradford Pear	Pyrus calleryana	9.80"	NO	80%	70%	50%	\$6,660.00	\$1,864.80	\$65.00	7.25%	7	\$685.91	\$2,560.71	
1554	Eastern Red Cedar	Juniperus virginiana	8.20"	NO	85%	70%	75%	\$4,960.00	\$2,213.40	\$65.00	7.25%	6	\$559.65	\$2,773.05	
1555	Chinese Elm	Ulmus parvifolia	8.93"	NO	80%	70%	80%	\$5,700.00	\$2,553.60	\$65.00	7.25%	6	\$559.65	\$3,113.25	
1558	Bradford Pear	Pyrus calleryana	10.50"	NO	80%	70%	50%	\$7,490.00	\$2,097.20	\$65.00	7.25%	8	\$821.60	\$2,918.80	
1561	White Pine	Pinus strobus	11.20"	NO	90%	70%	55%	\$8,390.00	\$2,907.14	\$65.00	7.25%	9	\$966.71	\$3,873.85	
TOTAL														\$128,271.70	

CRYSTAL DRIVE

AIRPORT ACCESS ROAD

TREE PRESERVATION NOTES

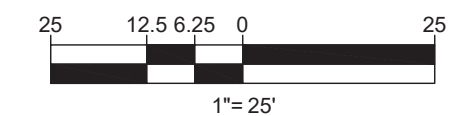
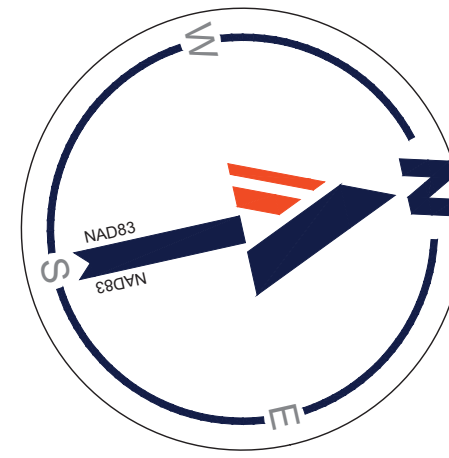
- BEFORE ANY GRADING, DEMOLITION, OR OTHER DISTURBANCE, INCLUDING TREE REMOVAL, A PRECONSTRUCTION MEETING SHALL BE HELD WITH AN ARLINGTON COUNTY URBAN FORESTER. CHANGES TO THE PLAN, BASED ON FIELD CONDITIONS, MAY BE REQUESTED BY THE URBAN FORESTER AT THE TIME OF THE PRECONSTRUCTION MEETING.
- TREE PROTECTION SHALL BE INSTALLED PER PLAN, WITH ANY CHANGES REQUESTED AT THE PRECONSTRUCTION MEETING, AND INSPECTED BY AN ARLINGTON COUNTY URBAN FORESTER. EROSION AND SEDIMENT CONTROLS ARE INSPECTED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES.
- REMOVAL OF TREES, NOTED FOR REMOVAL ON THE PLAN, INSIDE A TREE PRESERVATION AREA SHALL BE PERFORMED, BY HAND, WITHOUT GROUND DISTURBANCE, OR DISTURBANCE TO NEARBY PRESERVED TREES IN THESE AREAS SHALL BE CUT FLUSH TO THE GROUND, WITHOUT STUMP GRINDING.
- NO CHANGES SHALL BE MADE TO TREE PRESERVATION OR PROPOSED LANDSCAPE UNLESS DIRECTED BY AN ARLINGTON COUNTY URBAN FORESTER.
- FOLLOW ANSI STANDARDS WHEN PRUNING TREES. ANY PRUNING BEYOND 5% OF THE CANOPY SHALL BE COMMUNICATED AND APPROVED TO THE URBAN FORESTER.
- DO NOT REMOVE TREES ON OTHER PROPERTIES, OR RIGHTS-OF-WAY, WITHOUT WRITTEN PERMISSION OF THE OWNER.
- TREE PROTECTION AREAS SHALL HAVE ALL NON-NATIVE INVASIVE VINES REMOVED AT THE END OF THE PROJECT. WHERE DEEMED NECESSARY BY THE COUNTY URBAN FORESTER TO ENSURE TREE SURVIVAL, THE PROTECTION AREA SHALL BE COVERED WITH SHREDDED HARDWOOD MULCH, OR OTHER ORGANIC MULCH AS APPROVED BY THE COUNTY URBAN FORESTER.
- AT THE END OF THE PROJECT, PRESERVED AND PLANTED TREES MUST BE INSPECTED AND APPROVED BY AN ARLINGTON COUNTY URBAN FORESTER.
- REMOVAL OF ALL CURBS ADJACENT TO THE TREE PROTECTION AREAS SHALL BE CONDUCTED BY HAND DEMOLITION AND REMOVAL, NO MECHANIZED EQUIPMENT SHALL BE USED TO DEMOLISH THE EXISTING CURB.
- DOUBLE SHREDDED HARDWOOD MULCH SHALL BE APPLIED TO THE SOIL AREAS IN AND AROUND THE TREES TO REMAIN AND BE MAINTAINED/REPLACED AS NEEDED.
- CONTRACTOR SHALL WATER THE PLANTS USING GATOR BAGS OR APPROVED EQUAL, 4X PER WEEK UNLESS ADEQUATE RAINFALL IS PROVIDED, EQUAL TO 1" OF SATURATION PER WEEK.
- ROOT GROWTH INHIBITOR SHALL BE APPLIED TO ANY ROOT SEVERED. CONSULT PROJECT ARBORIST FOR APPLICATION TIMING AND METHOD.
- SEE TREE INVENTORY ON SHEET L-104 TREE PRESERVATION DETAILS.
- EXCAVATION AROUND LARGE TREES SHALL BE PERFORMED BY HAND. USE OF MECHANICAL EQUIPMENT SHOULD BE LIMITED WITHIN IN CRITICAL ROOT ZONE. LARGE ROOT SHALL BE EXPOSED USING AIR SPADE OR OTHER APPROVED METHOD AND SELECTIVELY PRUNED BY HAND UNDER THE SUPERVISION ON THE CONSTRUCTION ARBORIST. ROOT GROWTH INHIBITOR SHALL BE AS DETERMINED BY THE ARBORIST.
- TREES LOCATED OUTSIDE OF THE LIMITS OF DISTURBANCE (1508, 1510, 1512, 1514, AND 1518) SHALL BE REMOVED BY HAND. NO MECHANICAL EQUIPMENT SHALL BE ALLOWED OUTSIDE OF THE LOD/TREE PROTECTION FENCE AREA AS SHOWN ON THIS PLAN. ANY REPLACEMENT VEGETATION PLANTED IN THIS AREA SHALL BE INSTALLED BY HAND.

TREE PRESERVATION PLAN

SCALE: 1" = 25'-0"

TREE PRESERVATION LEGEND

- | | | | |
|--|---|--|---|
| | TREE PROTECTION FENCE | | EXISTING EVERGREEN OR DECIDUOUS TREE |
| | CONSTRUCTION SAFETY FENCE | | EVERGREEN OR DECIDUOUS TREE TO BE REMOVED |
| | SUPER SILT FENCE | | CRITICAL ROOT ZONE (CRZ) |
| | SILT FENCE | | TREE TAG NUMBER |
| | LIMITS OF DISTURBANCE | | |
| | ROOT PROTECTION MATTING AND MULCH | | |
| | APPROXIMATE CONSTRUCTION STAGING / STOCKPILE AREA | | |
| | STABILIZED CONSTRUCTION ENTRANCE | | |
| | PORTABLE SEDIMENT TANK | | |
| | TRUNK ARMORING/BRANCH PROTECTION | | |



JBG SMITH

BOHLER DC

1331 PENNSYLVANIA AVE., NW
STE. 200 NORTH
WASHINGTON, DC 20004
Phone: (202) 224-0700

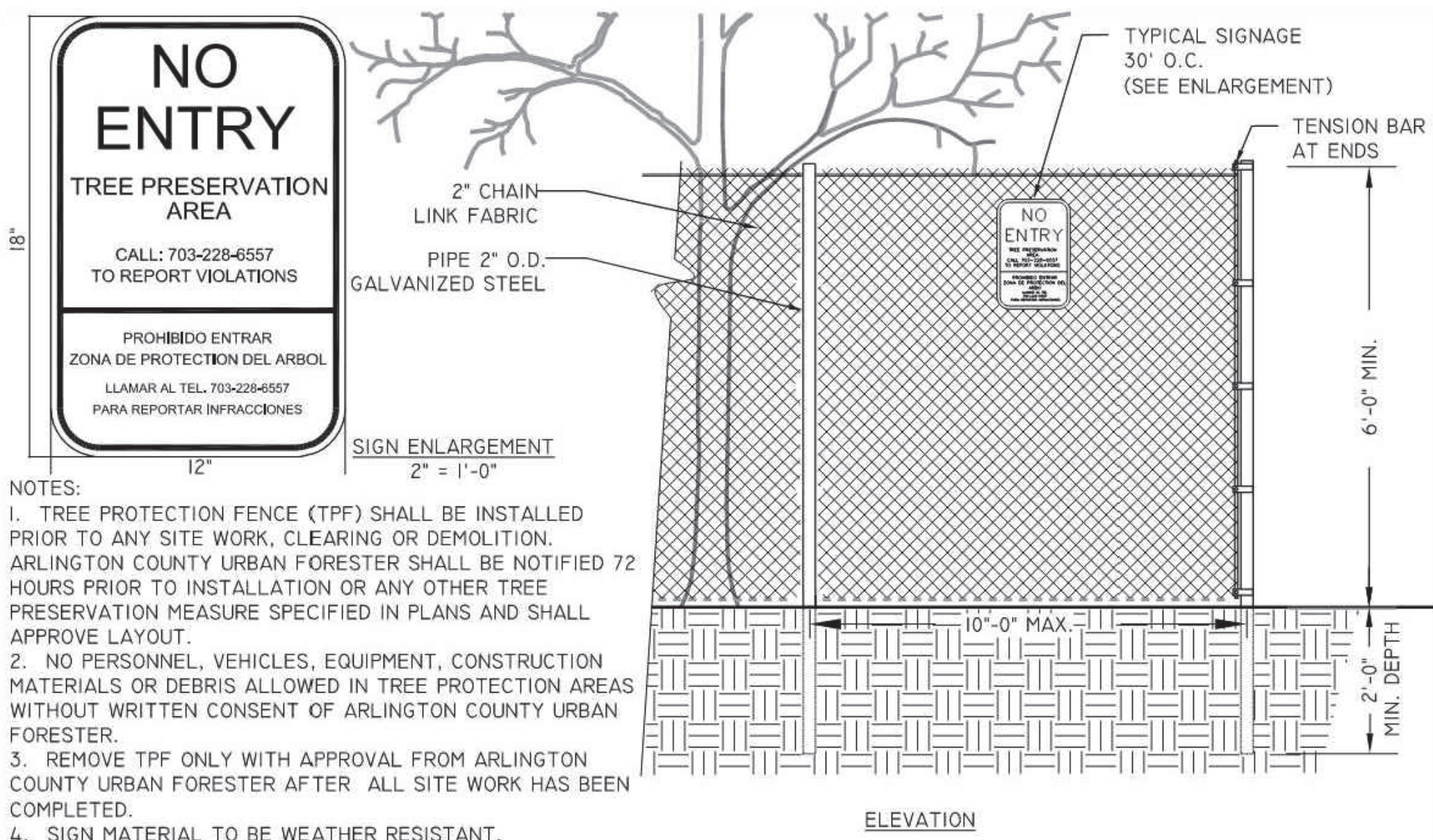
BLOCK W

ARLINGTON, VA

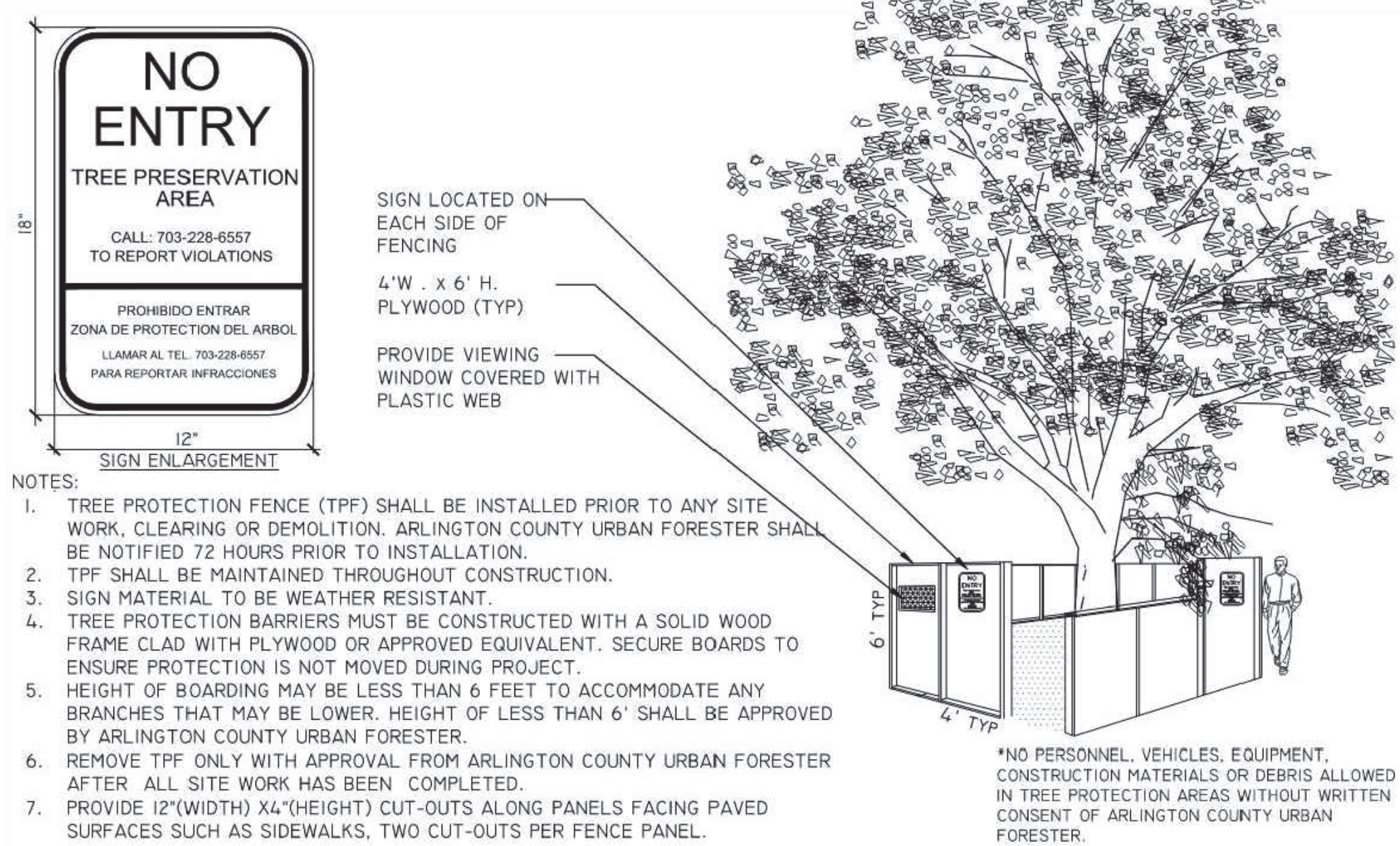
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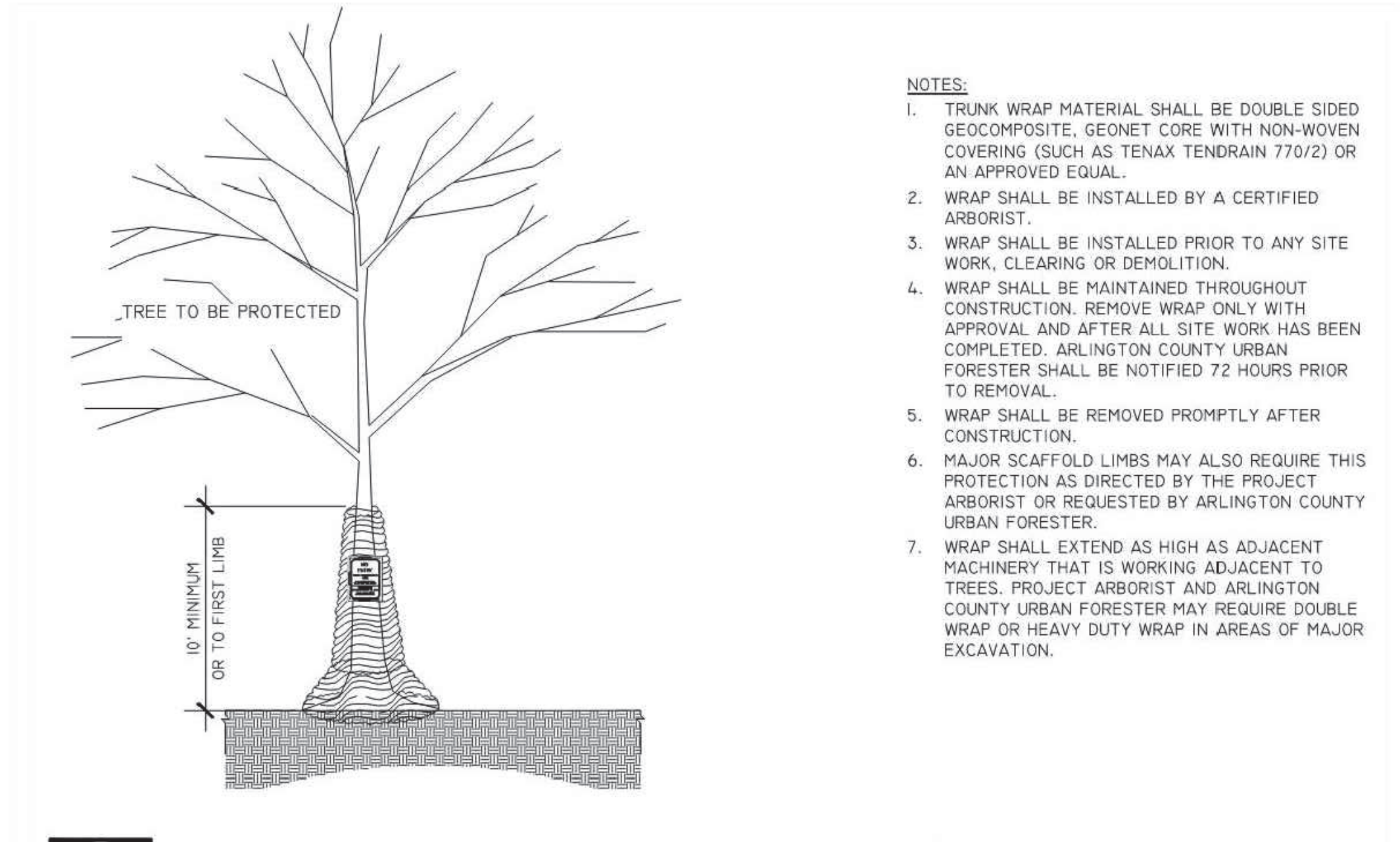
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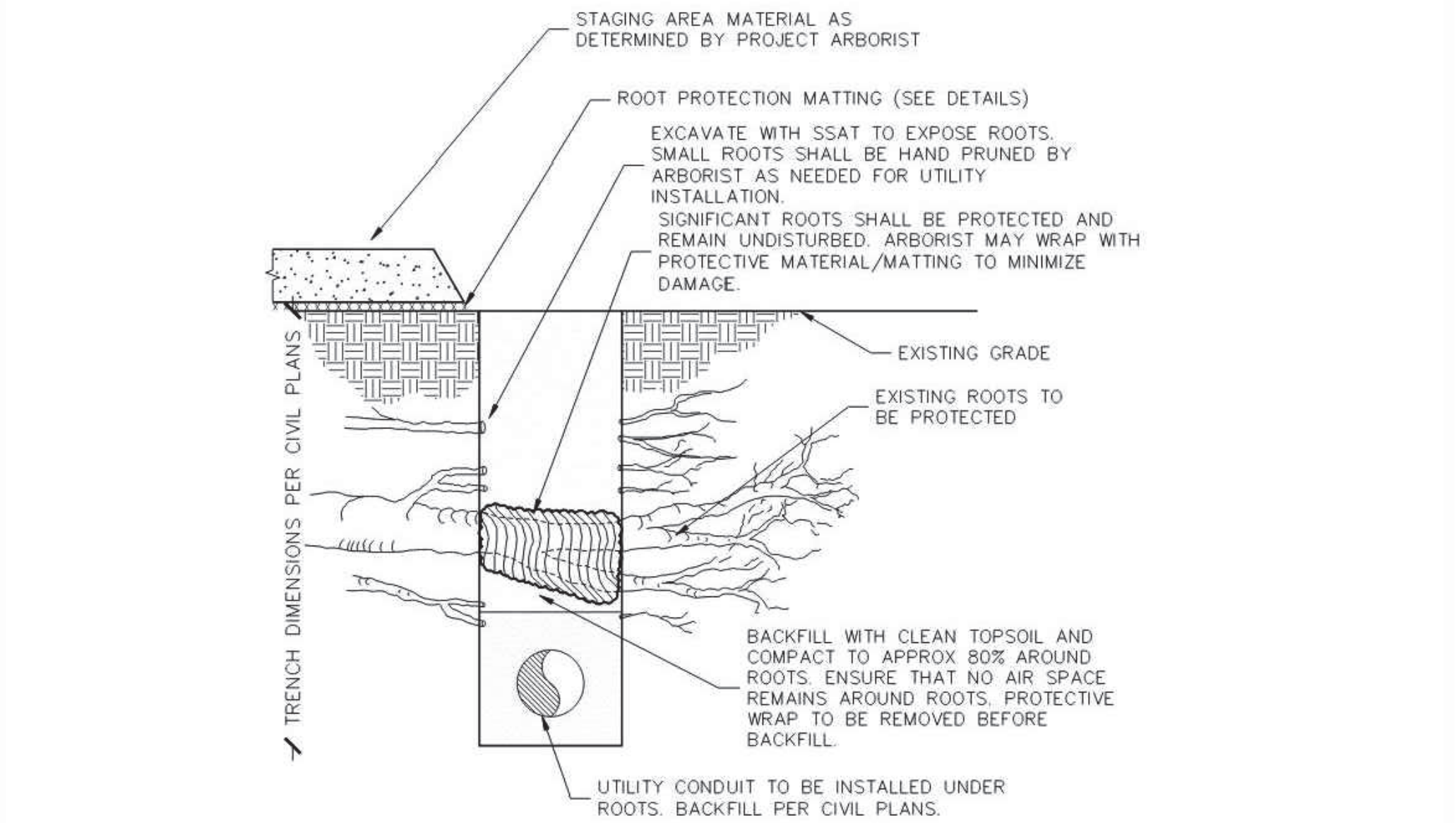
6' CHAIN LINK TREE PROTECTION FENCE
311300.1 (2016) (02231.1)
1/2" = 1'-0"
ARLINGTON
VIRGINIA
DPR



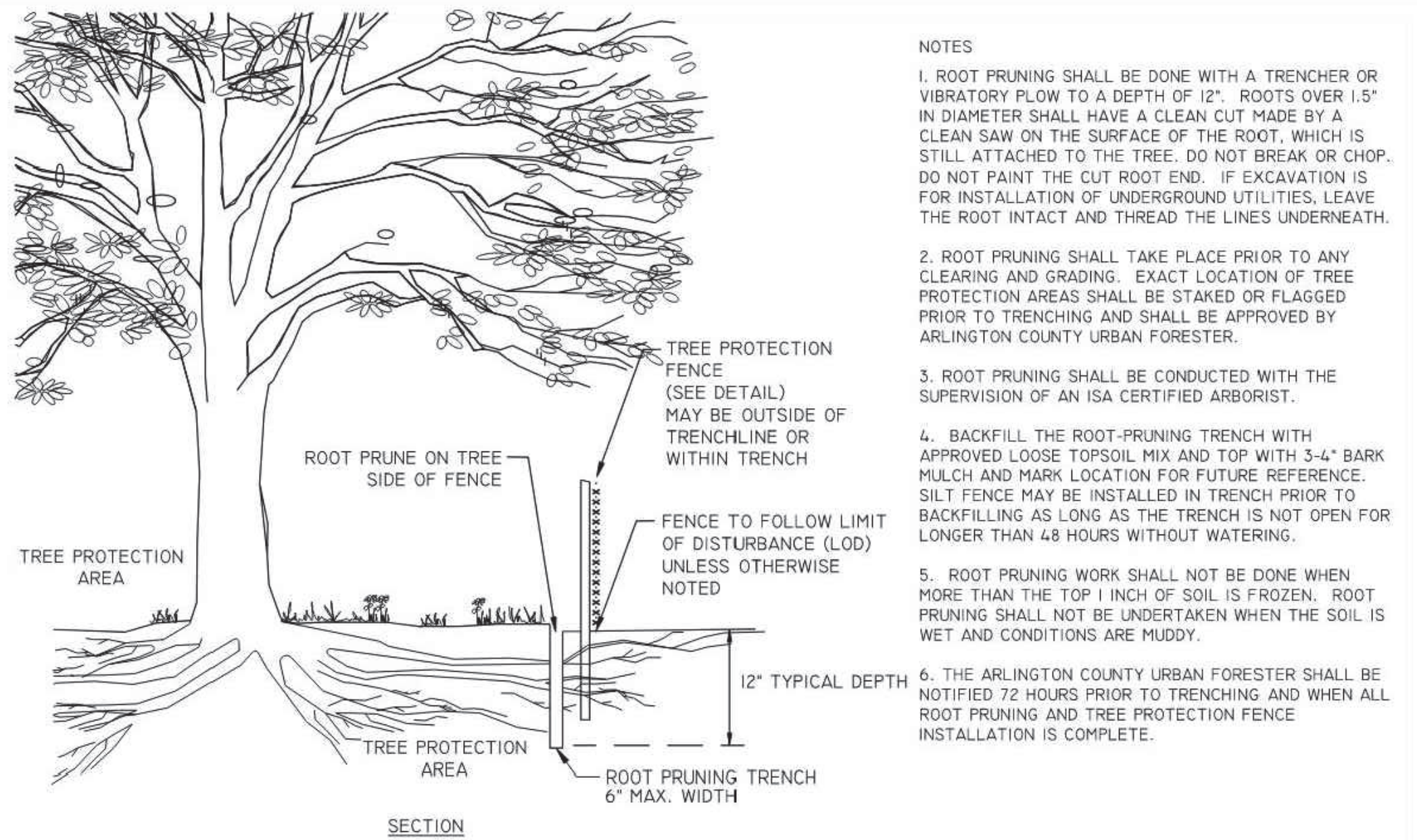
TREE PROTECTION BARRIERS FOR RESTRICTED SPACE AND TREE PITS
311300.14NS (2019)
N.T.S.
ARLINGTON
VIRGINIA
DPR



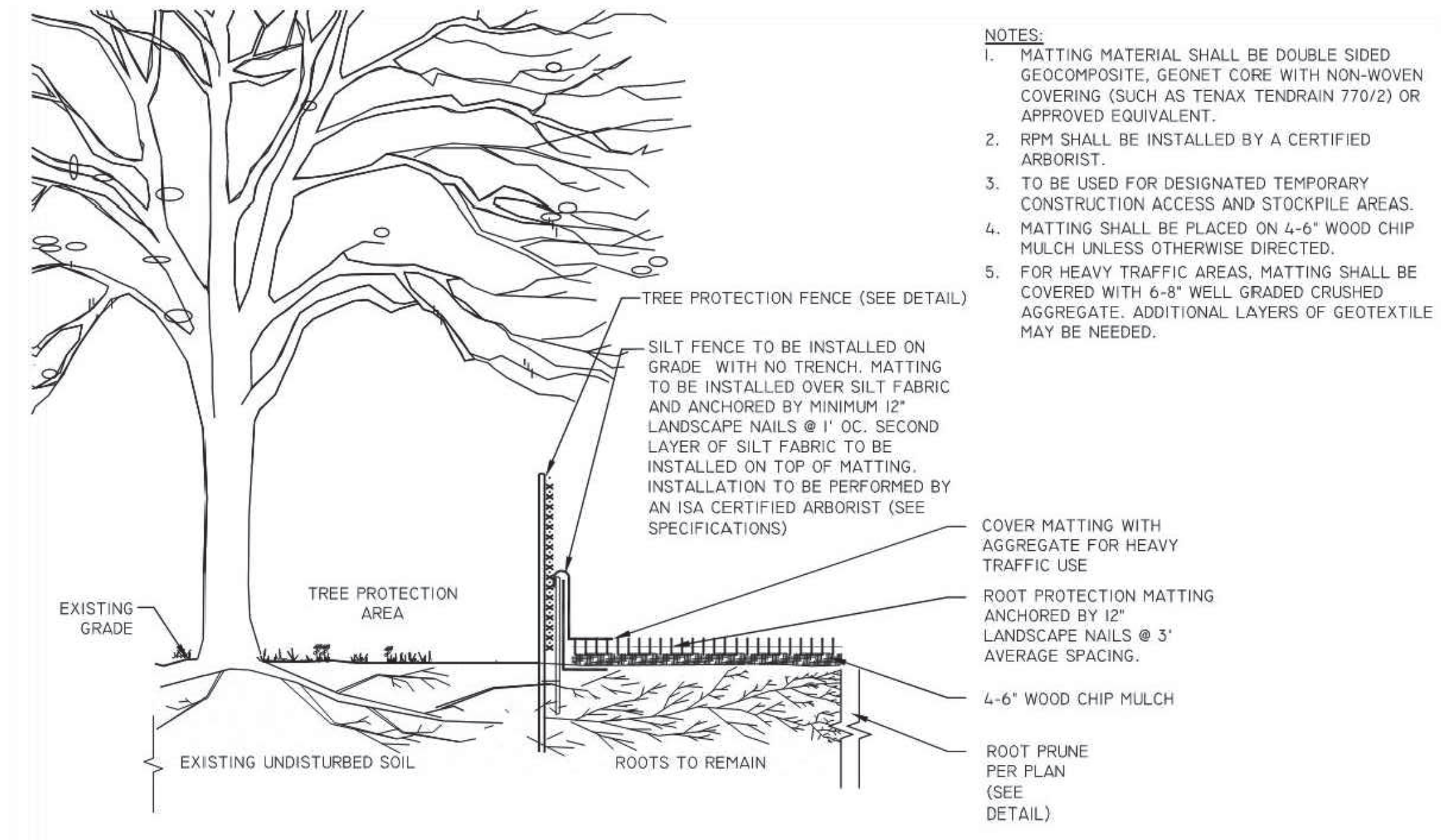
TREE TRUNK AND LIMB PROTECTION WRAP
311300.15NS (2019)
N.T.S.
ARLINGTON
VIRGINIA
DPR



TREE PROTECTION FOR UNDERGROUND UTILITY
311300.20NS (2019)
N.T.S.
ARLINGTON
VIRGINIA
DPR



ROOT PRUNING
311300.5 (2019)
N.T.S.
ARLINGTON
VIRGINIA
DPR



TEMPORARY ROOT PROTECTION MATTING WITHIN CRZ
311300.7NS
NOT TO SCALE
ARLINGTON
VIRGINIA
DPR

TREE PRESERVATION DETAILS

SCALE: 1" = 25'-0"