



[Crystal Gateway Condominiums, Crystal City, Virginia.](#)

ATCS, PLC worked with ETC (Engineering and Technical Consultants) to assist the residential condominium association to resolve issues with maintenance in and around the properties. In order to determine maintenance responsibilities, ATCS performed the necessary research to identify maintenance easements, ingress-egress easements, and property lines, and then to mark those lines on the ground for the benefit of the residential condominium owners, as well as the adjacent commercial building owners. Marking of the properties included the tiered pool deck one level above ground, all three levels of the underground parking garage which expanded to several other adjacent properties, as well as the property lines and easement at the entry level. ATCS also provided exhibit plats depicting major features and their relationship to the property lines and easements to aid the Crystal Gateway Condominium Owners in determining the ultimate maintenance responsibilities of the condominium association and those of the adjacent property owners.

Crystal Gateway is a 19 story building built in 1987 and was the first high rise condominium building built in Crystal City. The Crystal Gateway condominium building is adjacent to the 18 story Waterford House Building and the 15 story Crystal Gateway One, Two, and Three buildings.