



VIKA VIRGINIA, LLC 8180 Greensboro Dr., Suite 200 Tysons, VA 22102 703.442.7800 | vika.com

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PLAN STATUS	, DATE
.1.2 USE PERMIT 1ST SUBMISSIO	4/18/2023
POST-APPROVAL	DATE
SHEET STATUS	

PROFESSIONAL SEAL

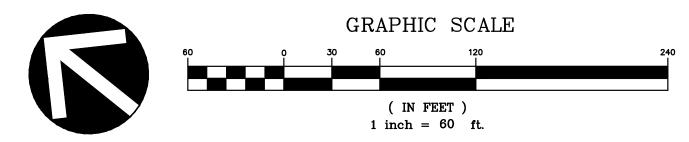


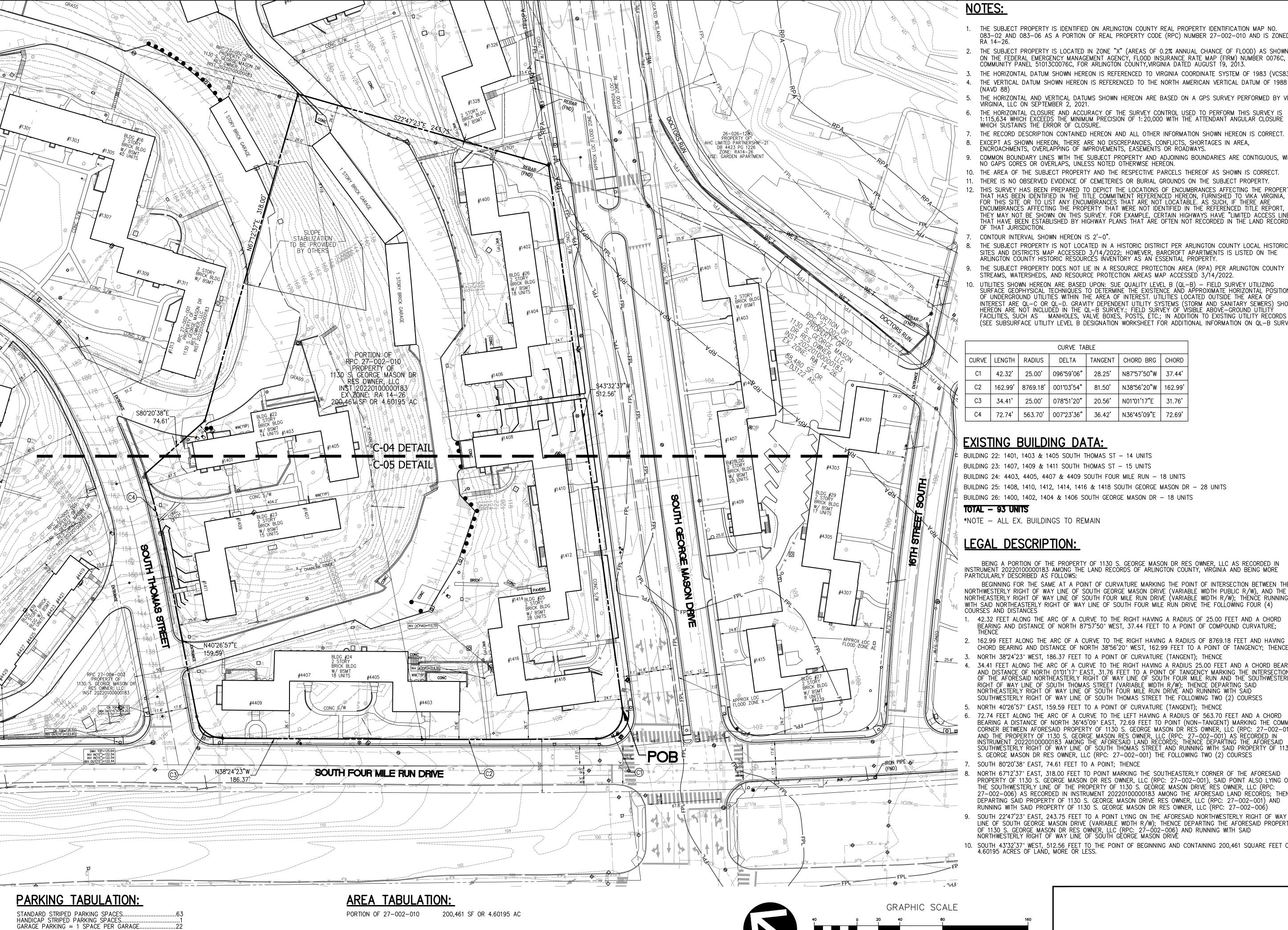
# BARCROFT - PHASE 1

4.1.2 USE PERMIT ARLINGTON COUNTY, VIRGINIA

AERIAL CONTEXT PLAN

DRAWN BY: DESIGNED BY: DATE ISSUED:	4/18/2023	
DWG. SCALE:	1"=60'	
VIKA NO.	VV8340K	
SHEET NO.	C-02	





## NOTES:

- THE SUBJECT PROPERTY IS IDENTIFIED ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP NO. 083-02 AND 083-06 AS A PORTION OF REAL PROPERTY CODE (RPC) NUMBER 27-002-010 AND IS ZONED
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE OF FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 0076C.
- COMMUNITY PANEL 51013C0076C, FOR ARLINGTON COUNTY, VIRGINIA DATED AUGUST 19, 2013. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS83).
- THE HORIZONTAL AND VERTICAL DATUMS SHOWN HEREON ARE BASED ON A GPS SURVEY PERFORMED BY VIKA VIRGINIA, LLC ON SEPTEMBER 2, 2021.
- THE HORIZONTAL CLOSURE AND ACCURACY OF THE SURVEY CONTROL USED TO PERFORM THIS SURVEY IS 1:115,634 WHICH EXCEEDS THE MINIMUM PRECISION OF 1:20,000 WITH THE ATTENDANT ANGULAR CLOSURE WHICH SUSTAINS THE ERROR OF CLOSURE.
- THE RECORD DESCRIPTION CONTAINED HEREON AND ALL OTHER INFORMATION SHOWN HEREON IS CORRECT. EXCEPT AS SHOWN HEREON, THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR ROADWAYS.
- COMMON BOUNDARY LINES WITH THE SUBJECT PROPERTY AND ADJOINING BOUNDARIES ARE CONTIGUOUS, WITH NO GAPS GORES OR OVERLAPS, UNLESS NOTED OTHERWISE HEREON.
- 10. THE AREA OF THE SUBJECT PROPERTY AND THE RESPECTIVE PARCELS THEREOF AS SHOWN IS CORRECT.
- THIS SURVEY HAS BEEN PREPARED TO DEPICT THE LOCATIONS OF ENCUMBRANCES AFFECTING THE PROPERTY THAT HAS BEEN IDENTIFIED IN THE TITLE COMMITMENT REFERENCED HEREON, FURNISHED TO VIKA VIRGINIA, LLC FOR THIS SITE OR TO LIST ANY ENCUMBRANCES THAT ARE NOT LOCATABLE. AS SUCH, IF THERE ARE ENCUMBRANCES AFFECTING THE PROPERTY THAT WERE NOT IDENTIFIED IN THE REFERENCED TITLE REPORT, THEY MAY NOT BE SHOWN ON THIS SURVEY. FOR EXAMPLE, CERTAIN HIGHWAYS HAVE "LIMITED ACCESS LINES" THAT HAVE BEEN ESTABLISHED BY HIGHWAY PLANS THAT ARE OFTEN NOT RECORDED IN THE LAND RECORDS
- CONTOUR INTERVAL SHOWN HEREON IS 2'-0".
- 8. THE SUBJECT PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT PER ARLINGTON COUNTY LOCAL HISTORIC SITES AND DISTRICTS MAP ACCESSED 3/14/2022; HOWEVER, BARCROFT APARTMENTS IS LISTED ON THE ARLINGTON COUNTY HISTORIC RESOURCES INVENTORY AS AN ESSENTIAL PROPERTY.
- THE SUBJECT PROPERTY DOES NOT LIE IN A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY STREAMS, WATERSHEDS, AND RESOURCE PROTECTION AREAS MAP ACCESSED 3/14/2022.
- UTILITIES SHOWN HEREON ARE BASED UPON: SUE QUALITY LEVEL B (QL—B) FIELD SURVEY UTILIZING SURFACE GEOPHYSICAL TECHNIQUES TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF UNDERGROUND UTILITIES WITHIN THE AREA OF INTEREST. UTILITIES LOCATED OUTSIDE THE AREA OF INTEREST ARE QL-C OR QL-D. GRAVITY DEPENDENT UTILITY SYSTEMS (STORM AND SANITARY SEWERS) SHOWN HEREON ARE NOT INCLUDED IN THE QL-B SURVEY.; FIELD SURVEY OF VISIBLE ABOVE-GROUND UTILITY FACILITIES, SUCH AS MANHOLES, VALVE BOXES, POSTS, ETC.; IN ADDITION TO EXISTING UTILITY RECORDS (SEE SUBSURFACE UTILITY LEVEL B DESIGNATION WORKSHEET FOR ADDITIONAL INFORMATION ON QL-B SURVEY).

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	42.32'	25.00'	096°59'06"	28.25'	N87°57'50"W	37.44'
C2	162.99'	8769.18	001°03'54"	81.50'	N38°56'20"W	162.99'
C3	34.41'	25.00'	078*51'20"	20.56'	N01°01'17"E	31.76'
C4	72.74'	563.70	007°23'36"	36.42'	N36°45'09"E	72.69'

## **EXISTING BUILDING DATA:**

- BUILDING 22: 1401, 1403 & 1405 SOUTH THOMAS ST 14 UNITS
- BUILDING 23: 1407, 1409 & 1411 SOUTH THOMAS ST 15 UNITS
- BUILDING 24: 4403. 4405. 4407 & 4409 SOUTH FOUR MILE RUN 18 UNITS
- BUILDING 25: 1408, 1410, 1412, 1414, 1416 & 1418 SOUTH GEORGE MASON DR 28 UNITS
- BUILDING 26: 1400, 1402, 1404 & 1406 SOUTH GEORGE MASON DR 18 UNITS

### TOTAL - 93 UNITS

( IN FEET )

1 inch = 40 ft

\*NOTE - ALL EX. BUILDINGS TO REMAIN

## **LEGAL DESCRIPTION:**

BEING A PORTION OF THE PROPERTY OF 1130 S. GEORGE MASON DR RES OWNER, LLC AS RECORDED IN NSTRUMENT 20220100000183 AMONG THE LAND RECORDS OF ARLINGTON COUNTY. VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT OF CURVATURE MARKING THE POINT OF INTERSECTION BETWEEN THE NORTHWESTERLY RIGHT OF WAY LINE OF SOUTH GEORGE MASON DRIVE (VARIABLE WIDTH PUBLIC R/W), AND THE NORTHEASTERLY RIGHT OF WAY LINE OF SOUTH FOUR MILE RUN DRIVE (VARIABLE WIDTH R/W); THENCE RUNNING WITH SAID NORTHEASTERLY RIGHT OF WAY LINE OF SOUTH FOUR MILE RUN DRIVE THE FOLLOWING FOUR (4)

42.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 87'57'50" WEST, 37.44 FEET TO A POINT OF COMPOUND CURVATURE;

162.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 8769.18 FEET AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 38°56'20" WEST, 162.99 FEET TO A POINT OF TANGENCY; THENCE NORTH 38°24'23" WEST, 186.37 FEET TO A POINT OF CURVATURE (TANGENT); THENCE

4. 34.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS 25.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 01°01'17" EAST, 31.76 FEET TO A POINT OF TANGENCY MARKING THE INTERSECTION OF THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF SOUTH FOUR MILE RUN AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF SOUTH THOMAS STREET (VARIABLE WIDTH R/W); THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE OF SOUTH FOUR MILE RUN DRIVE AND RUNNING WITH SAID

SOUTHWESTERLY RIGHT OF WAY LINE OF SOUTH THOMAS STREET THE FOLLOWING TWO (2) COURSES NORTH 40°26'57" EAST, 159.59 FEET TO A POINT OF CURVATURE (TANGENT); THENCE

72.74 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 563.70 FEET AND A CHORD BEARING A DISTANCE OF NORTH 36°45'09" EAST, 72.69 FEET TO POINT (NON-TANGENT) MARKING THE COMMON CORNER BETWEEN AFORESAID PROPERTY OF 1130 S. GEORGE MASON DR'RES OWNER. LLC (RPC: 27-002-010) AND THE PROPERTY OF 1130 S. GEORGE MASON RES OWNER, LLC (RPC: 27-002-001) AS RECORDED IN INSTRUMENT 20220100000183 AMONG THE AFORESAID LAND RECORDS; THENCE DEPARTING THE AFORESAID SOUTHWESTERLY RIGHT OF WAY LINE OF SOUTH THOMAS STREET AND RUNNING WITH SAID PROPERTY OF 1130 S. GEORGE MASON DR RES OWNER, LLC (RPC: 27-002-001) THE FOLLOWING TWO (2) COURSES

SOUTH 80°20'38" EAST, 74.61 FEET TO A POINT; THENCE

NORTH 67°12'37" EAST, 318.00 FEET TO POINT MARKING THE SOUTHEASTERLY CORNER OF THE AFORESAID PROPERTY OF 1130 S. GEORGE MASON DR RES OWNER, LLC (RPC: 27-002-001), SAID POINT ALSO LYING ON THE SOUTHWESTERLY LINE OF THE PROPERTY OF 1130 S. GEORGE MASON DRIVE RES OWNER, LLC (RPC: 27-002-006) AS RECORDED IN INSTRUMENT 20220100000183 AMONG THE AFORESAID LAND RECORDS; THENCE DEPARTING SAID PROPERTY OF 1130 S. GEORGE MASON DRIVE RES OWNER, LLC (RPC: 27-002-001) AND

RUNNING WITH SAID PROPERTY OF 1130 S. GEORGE MASON DR RES OWNER, LLC (RPC: 27-002-006) SOUTH 22°47'23" EAST, 243.75 FEET TO A POINT LYING ON THE AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF SOUTH GEORGE MASON DRIVE (VARIABLE WIDTH R/W); THENCE DEPARTING THE AFORESAID PROPERTY OF 1130 S. GEORGE MASON DR RES OWNER, LLC (RPC: 27-002-006) AND RUNNING WITH SAID NORTHWESTERLY RIGHT OF WAY LINE OF SOUTH GEORGE MASON DRIVE

10. SOUTH 43°32'37" WEST, 512.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 200,461 SQUARE FEET OR 4.60195 ACRES OF LAND, MORE OR LESS.

VIKA VIRGINIA, LLC

PLAN STATUS

8180 Greensboro Dr., Suite 200 **Tysons, VA 22102** 703.442.7800 | vika.com

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DATE

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1 LAN STATOS	
4.1.2 USE PERMIT 1ST SUBMISSION	4/18/2023
POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL



# BARCROFT - PHASE 1

ARLINGTON COUNTY, VIRGINIA

4.1.2 USE PERMIT

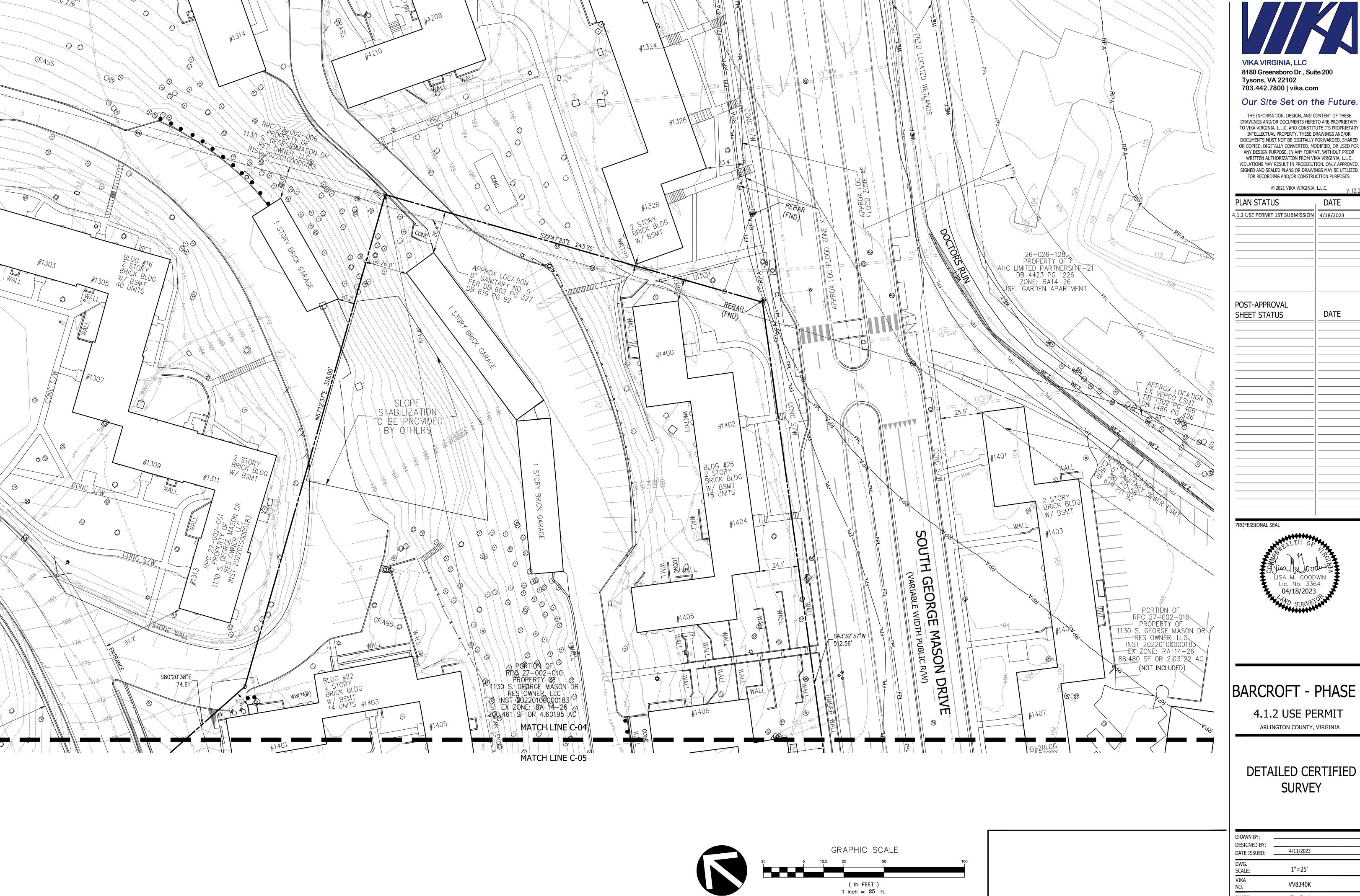
**OVERALL** 

**CERTFIED SURVEY** 

DRAWN BY: DESIGNED BY: 4/11/2023 DATE ISSUED: 1"=40' SCALE: VV8340K SHEET C-03

TOTAL STRIPED PARKING SPACES ON SITE..

\* PARKING SPACES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND VISUAL INSPECTION. VIKA VIRGINIA, LLC DOES NOT CERTIFY THAT SPACES ARE STRIPED IN ACCORDANCE WITH REQUIRED JURISDICTIONAL STANDARDS.



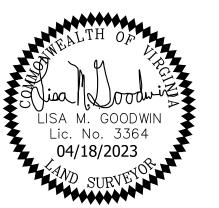
LAYOUT: C-04 DETAIL, Plotted By: Goodwin



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POST-APPROVAL SHEET STATUS	DATE

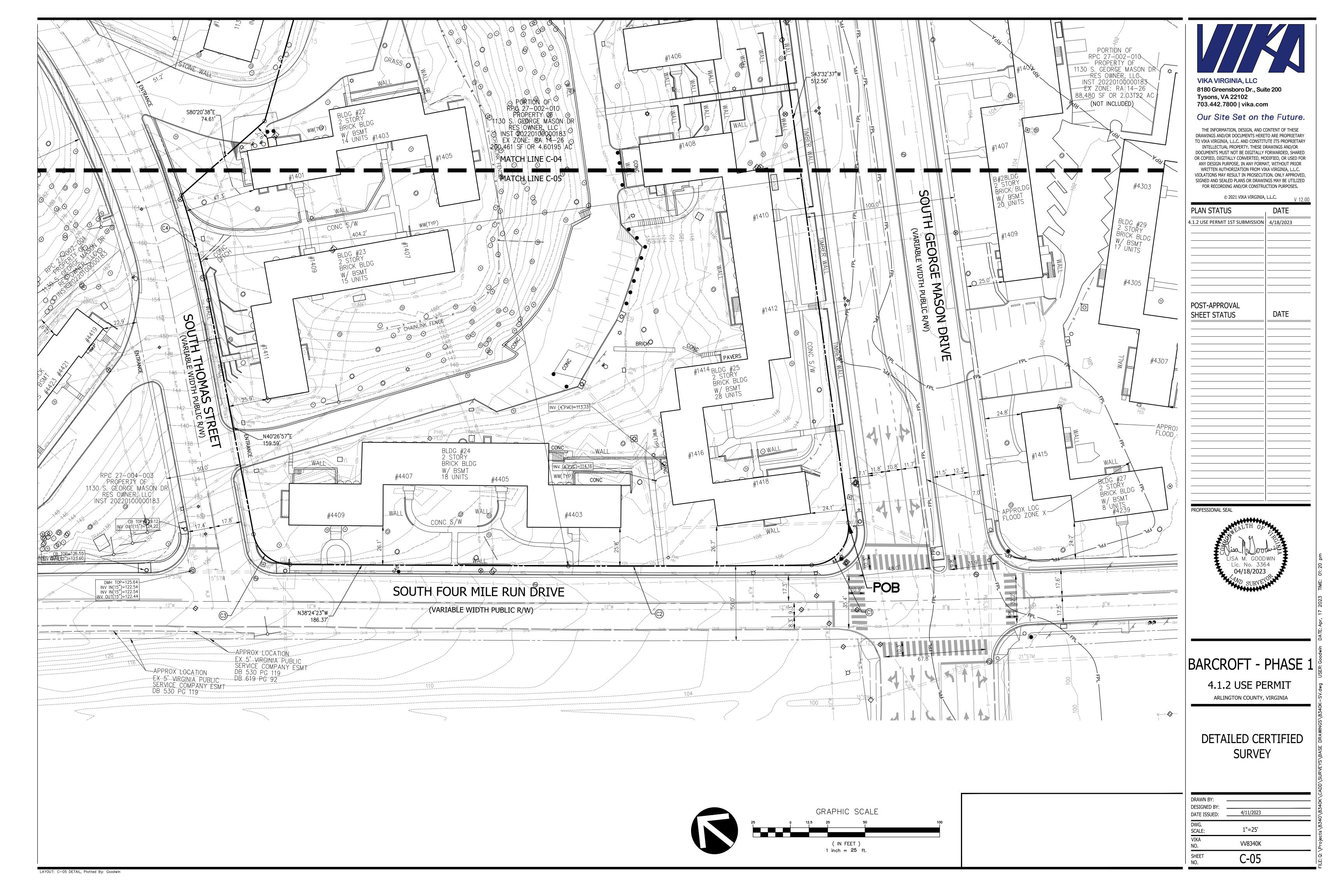


# BARCROFT - PHASE 1

ARLINGTON COUNTY, VIRGINIA

## DETAILED CERTIFIED SURVEY

-	DRAWN BY: DESIGNED BY:		
	DATE ISSUED:	4/11/2023	
	DWG. SCALE:	1"=25'	
	VIKA NO.	VV8340K	
	SHEET NO.	C-04	





#### SITE TABULATIONS: THE SUBJECT PROPERTY IS IDENTIFIED ON THE ARLINGTON

COUNTY TAX MAP AS A PORTION OF RPC NUMBER 27-002-010 AND

THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE

FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM)

NUMBER 0076C, COMMUNITY PANEL 5103C0076C, FOR ARLINGTON COUNTY, VIRGINIA, DATED AUGUST 19, 2013. ZONE "X" IS NOT

THERE IS NO OBSERVED EVIDENCE OF WETLANDS FIELD

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A RESOURCE

PROTECTION AREA (RPA) PER ARLINGTON COUNTY STREAMS.

WATERSHEDS AND RESOURCE PROTECTION AREAS MAP DATED

THE SUBJECT PROPERTY IS NOT LOCATED IN A HISTORIC

DISTRICT PER ARLINGTON COUNTY LOCAL HISTORIC SITES AND

DISTRICTS MAP ACCESSED 3/14/2022. HOWEVER, BARCROFT

APARTMENTS IS LISTED ON THE ARLINGTON COUNTY HISTORIC

PROPOSED GRADING AND UTILITIES SHOWN HEREON ARE

THERE WILL BE NO ROADWAY OR STREETSCAPE IMPROVEMENTS

PROPOSED WITH THIS APPLICATION. ALL EXISTING ROADS,

CROSSWALKS, ADA RAMPS, STREETSCAPES, STREETLIGHTS,

UTILITY POLES AND TRAFFIC POLES WILL REMAIN UNLESS

SEE SHEET C-01 & C-03 FOR METES AND BOUNDS NARRATIVE

EXISTING AND PROPOSED BUILDING HEIGHTS ARE ESTABLISHED FROM SEPARATE AVERAGE SITE ELEVATIONS TAKEN AT THE

RESOURCES INVENTORY AS AN ESSENTIAL PROPERTY.

SUBJECT TO CHANGE WITH FINAL ENGINEERED SITE PLAN.

DESCRIPTION AND ADDITIONAL PROPERTY INFORMATION.

PERIMETER. SEE AVERAGE GRADE DETAIL ON THIS SHEET.

DELINEATION ON THIS PORTION OF THE SUBJECT PROPERTY.

IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.

IS ZONED RA 14-26.

ACCESSED 3/14/2022.

OTHERWISE NOTED.

ZONE AREA

RA 14-26 200,461 S.F. OR 4.60195 AC

## EX. PARKING TABULATION:

63 SURFACE SPACES 1 HC SPACE 22 GARAGE SPACES

#### 86 PARKING SPACES / 93 UNITS = 0.92 SPACES/UNIT

\* PARKING SPACE COUNTS ARE BASED ON FIELD LOCATIONS AND VISUAL INSPECTION. VIKA VIRGINIA, LLC DOES NOT CERTIFY THAT SPACES ARE STRIPED IN ACCORDANCE WITH REQUIRED JURISDICTIONAL STANDARDS. AFTER STABILIZATION OCCURS, THE APPLICANT RESERVES THE RIGHT TO ADD ADDITIONAL PARKING WITH SEPARATE CEP.

## **COVERAGE CALCULATION**

#### MAX ALLOWABLE:

112,258 S.F. OR 2.5771 AC (56%)

**EXISTING**:

71,435 S.F. OR 1.6399 AC (35.6%)

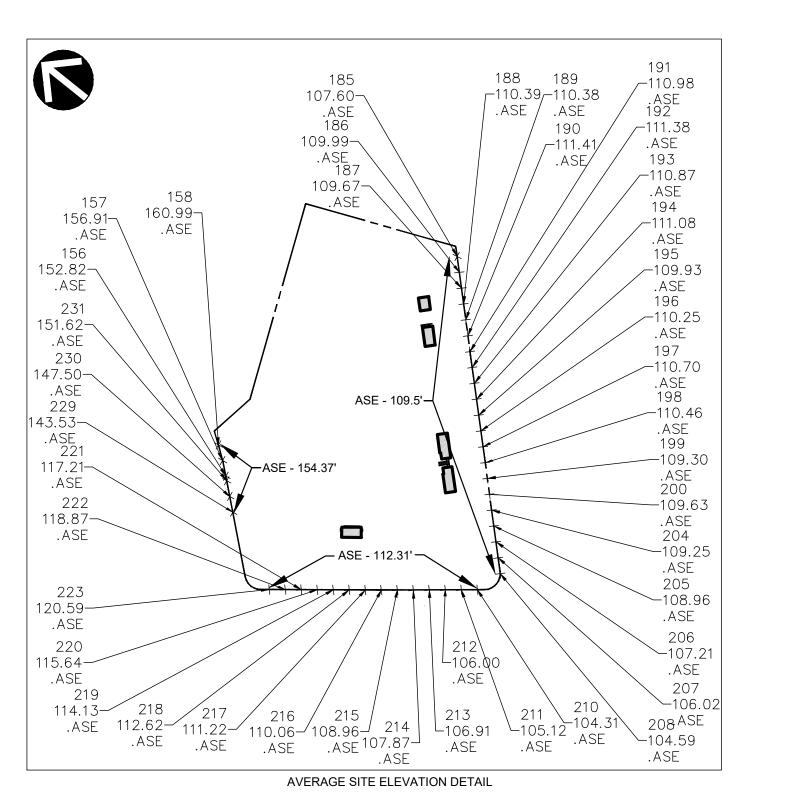
PROPOSED:

73,950 S.F. OR 1.6977 AC (36.9%)

## SETBACK REQUIREMENT

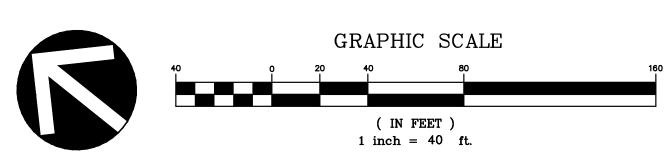
REQUIRED:	EXISTING:	PROPOSED
FRONT - 25'	FRONT - 24.1'	FRONT - N/A
REAR - 14'	REAR - 13.6'	REAR - N/A
SIDF - 14'	SIDF - 7 1'	SIDE - N/A

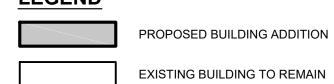
DECLUDED EVICTIVE DECEMBED



# **LEGEND EXISTING BUILDING TO REMAIN**

EXISTING SIGNALIZED INTERSECTION





\_\_\_\_\_ LIMITS OF CLEARING AND GRADING

OVERALL PLOT AND LOCATION PLAN

BARCROFT - PHASE 1

4.1.2 USE PERMIT

ARLINGTON COUNTY, VIRGINIA

SHEET NO.	C-06	5   i
VIKA NO.	VV8340K	
DWG. SCALE:	1"=40'	+
DRAWN BY: DESIGNED BY: DATE ISSUED:	4/18/2023	F.O. \ Projects \ 8340\ 8340K

4.1.2 USE PERMIT 1ST SUBMISSION 4/18/2023 POST-APPROVAL SHEET STATUS DATE

VIKA VIRGINIA, LLC

703.442.7800 | vika.com

**Tysons, VA 22102** 

PLAN STATUS

8180 Greensboro Dr., Suite 200

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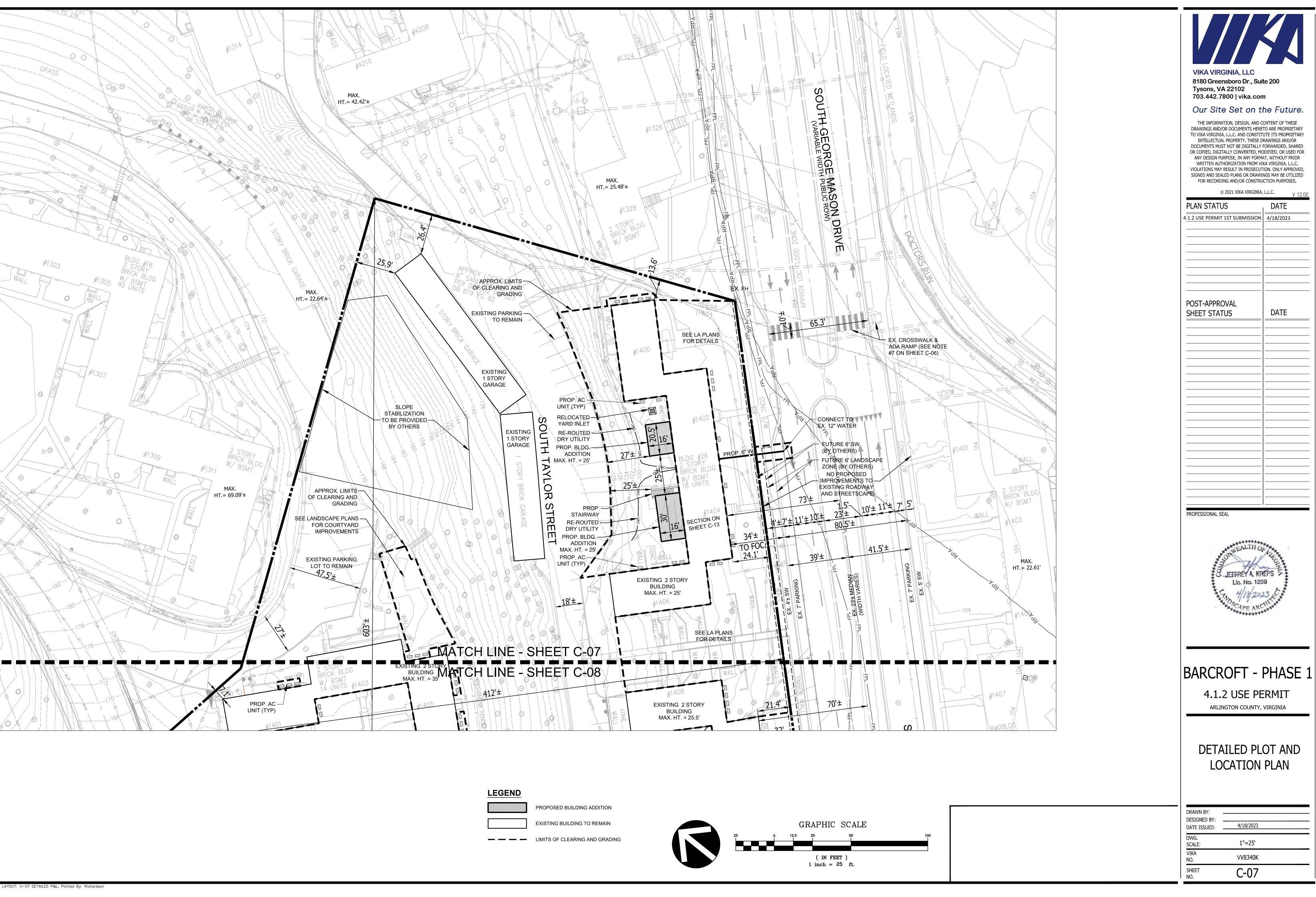
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DATE

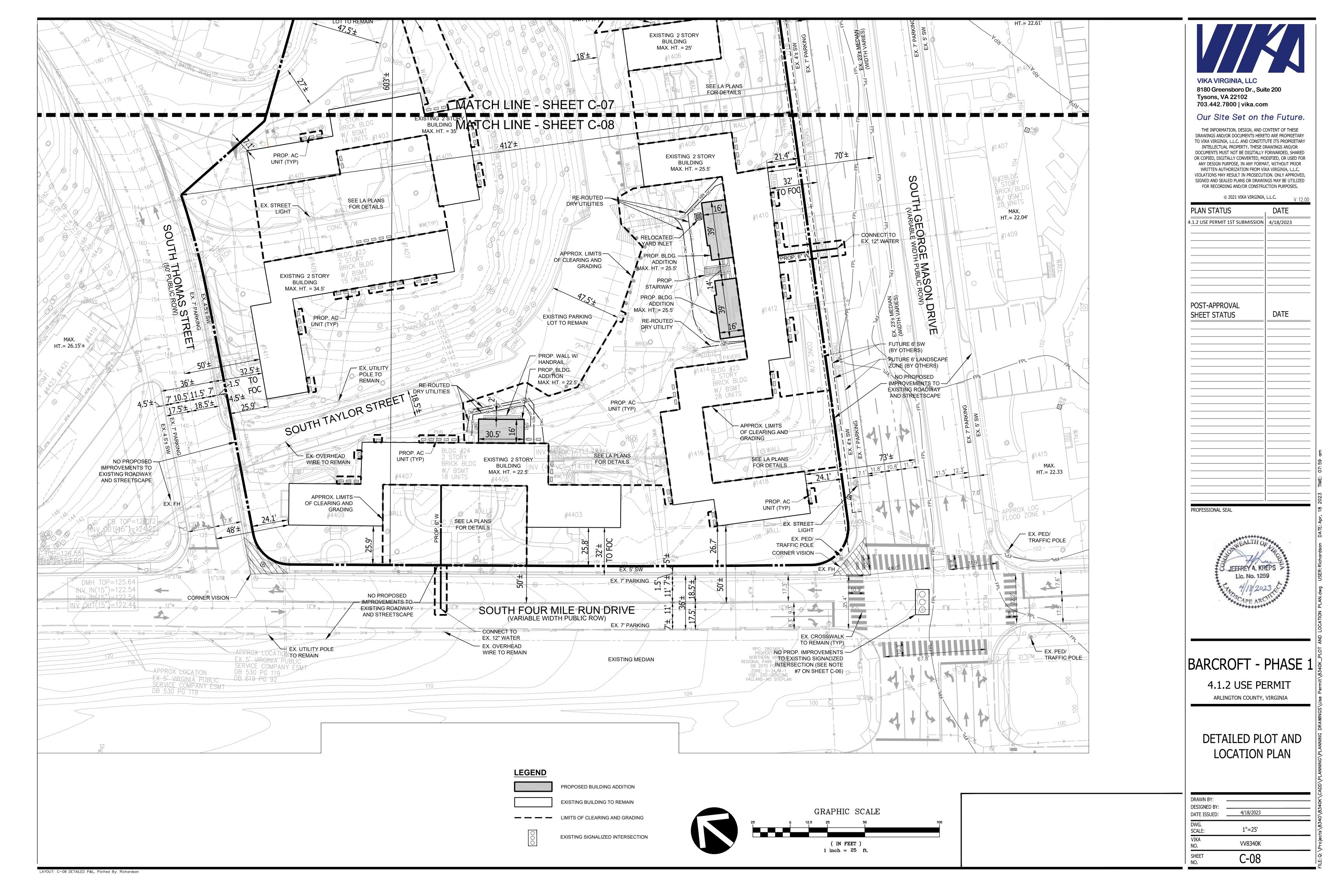
PROFESSIONAL SEAL

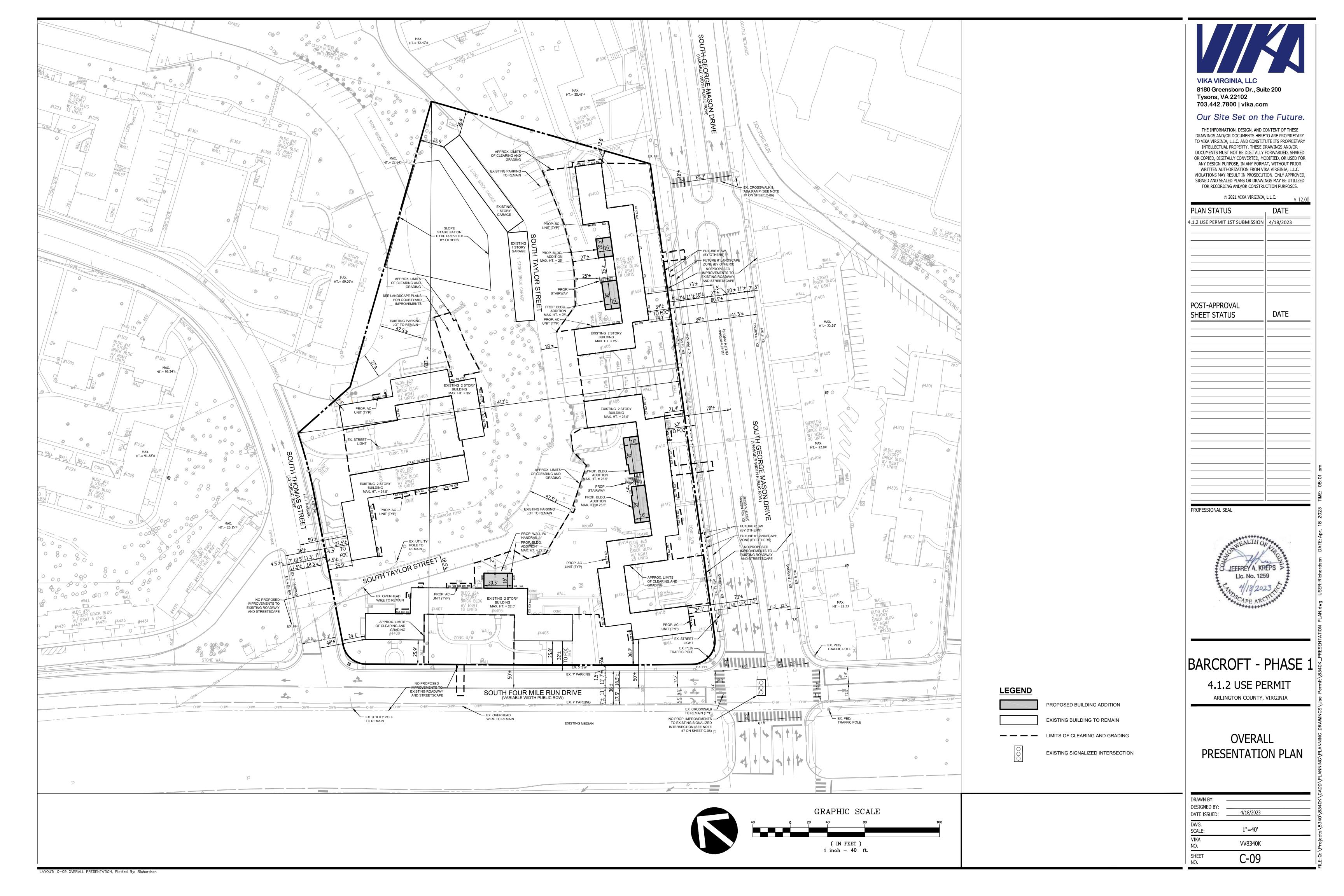


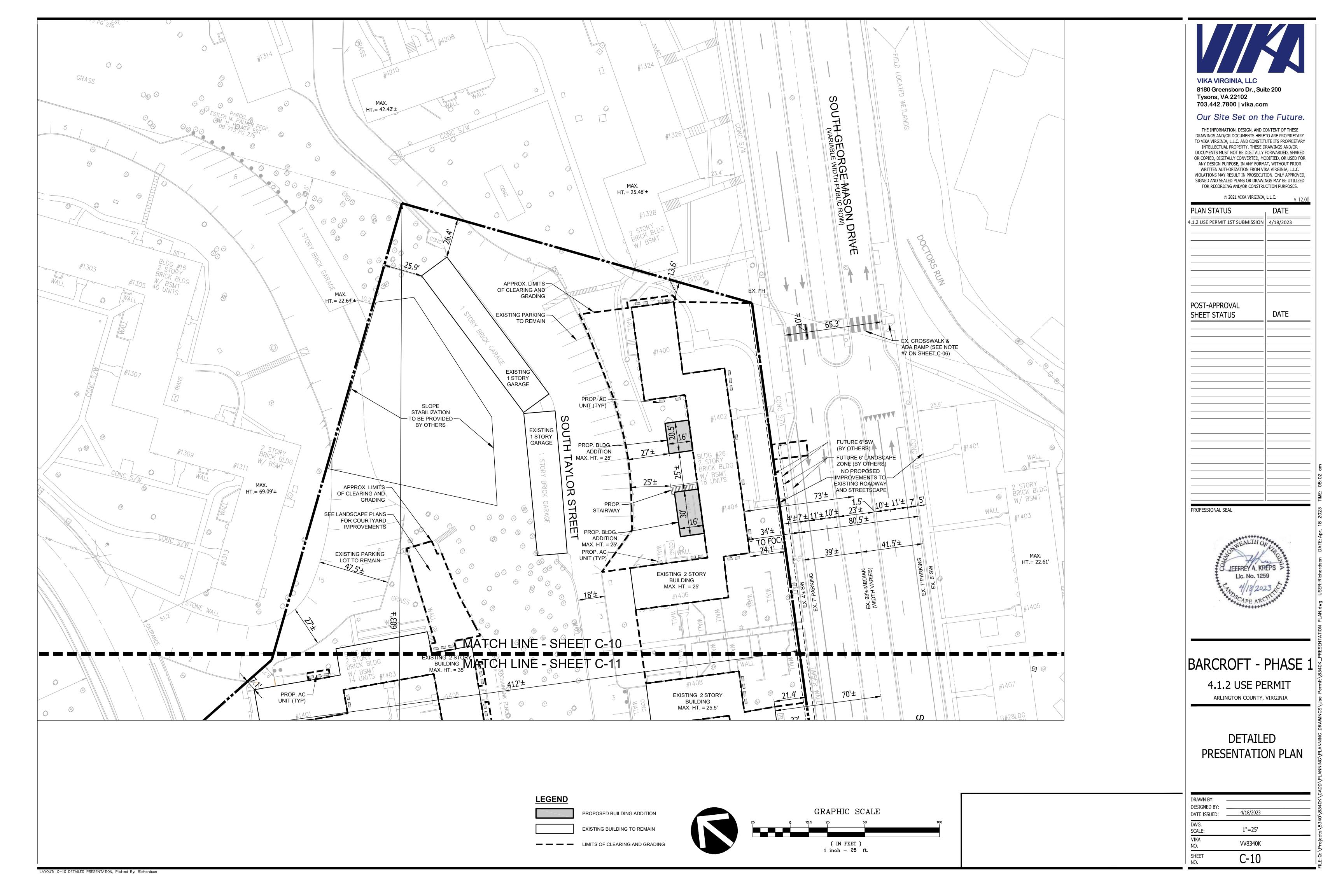


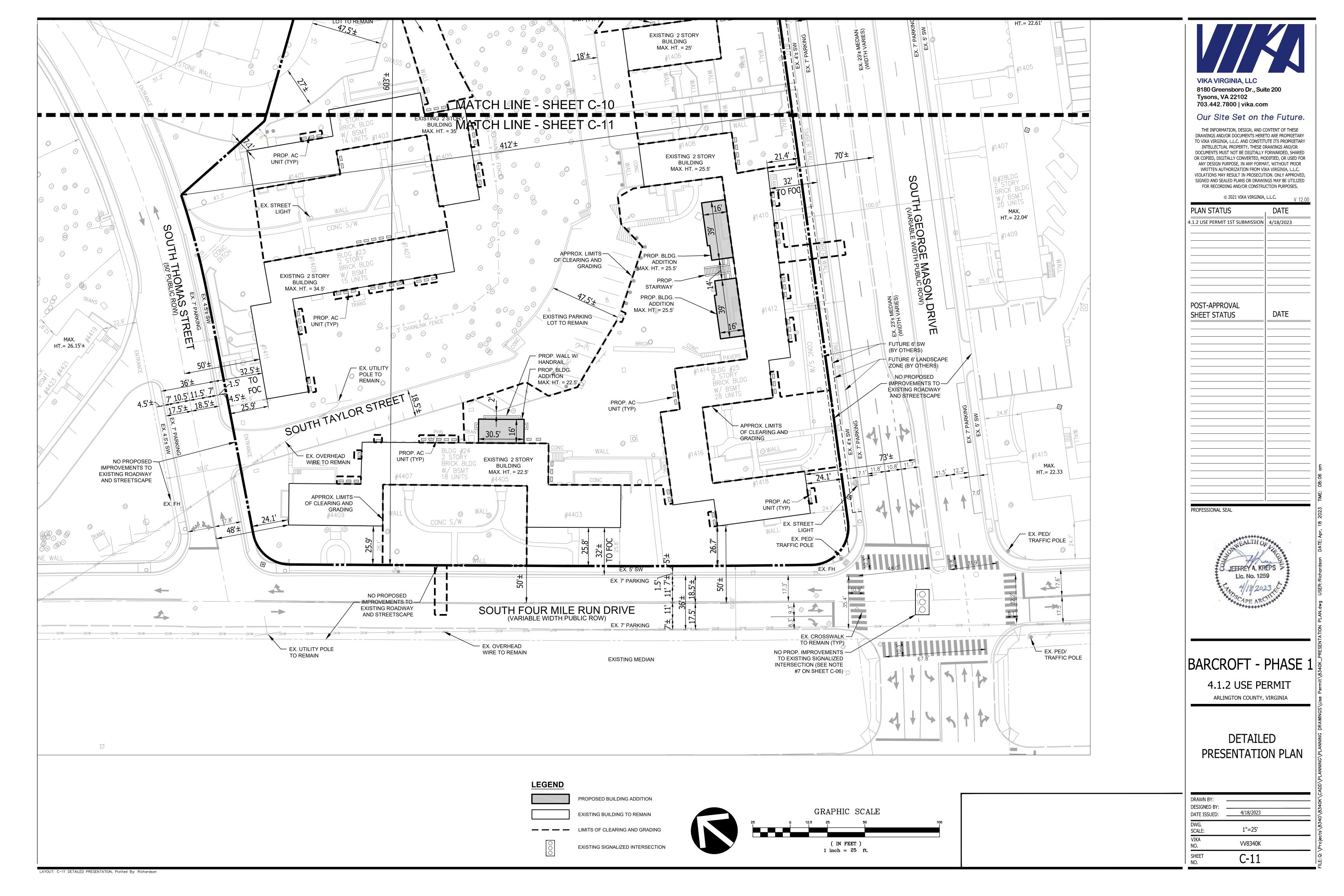
PLAN STATUS	DATE
4.1.2 USE PERMIT 1ST SUBMISSION	4/18/2023
POST-APPROVAL SHEET STATUS	DATE

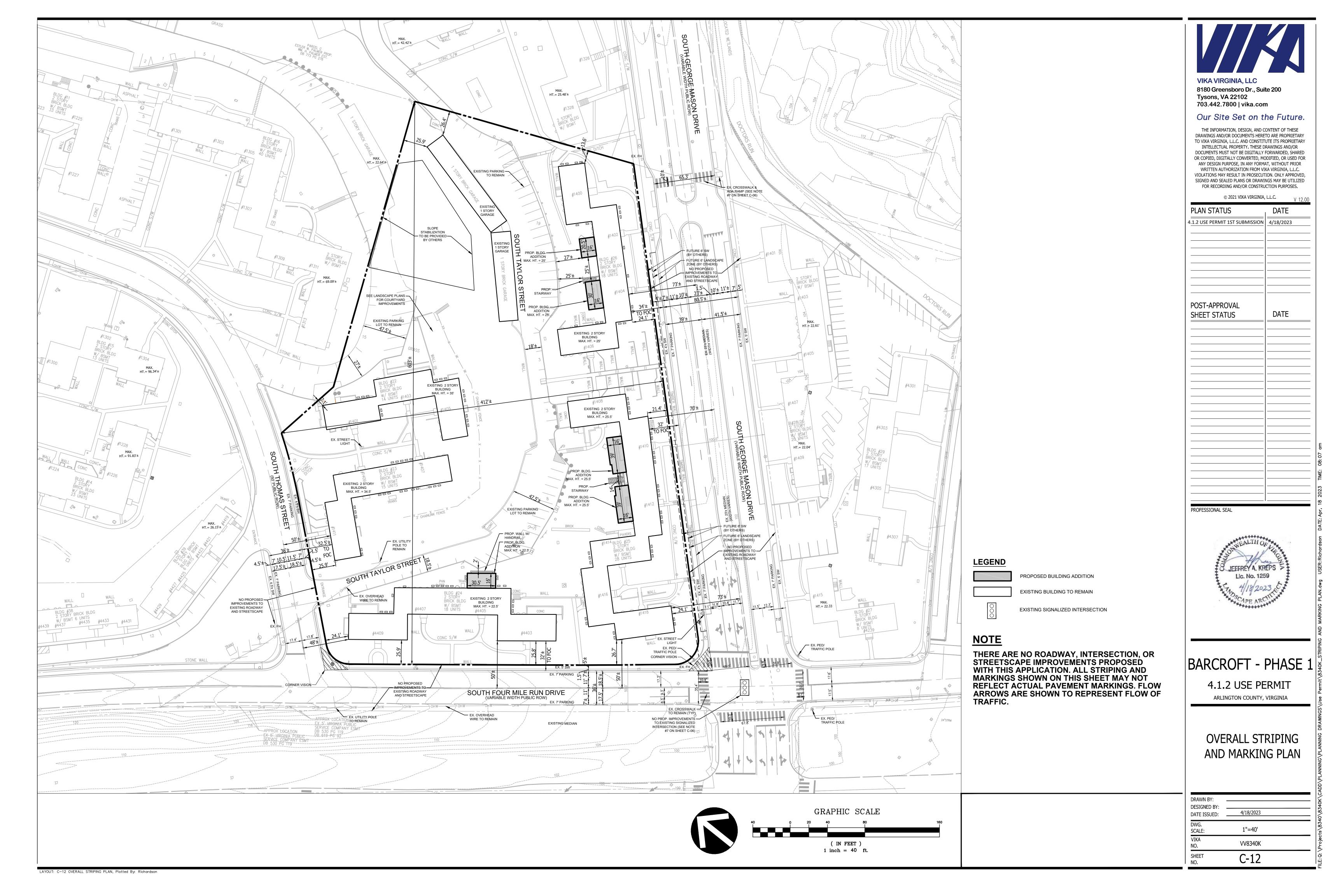
DRAWN BY: _ DESIGNED BY: _		
DATE ISSUED: _	4/18/2023	
DWG. SCALE:	1"=25'	
VIKA NO.	VV8340K	
SHEET NO.	C-07	

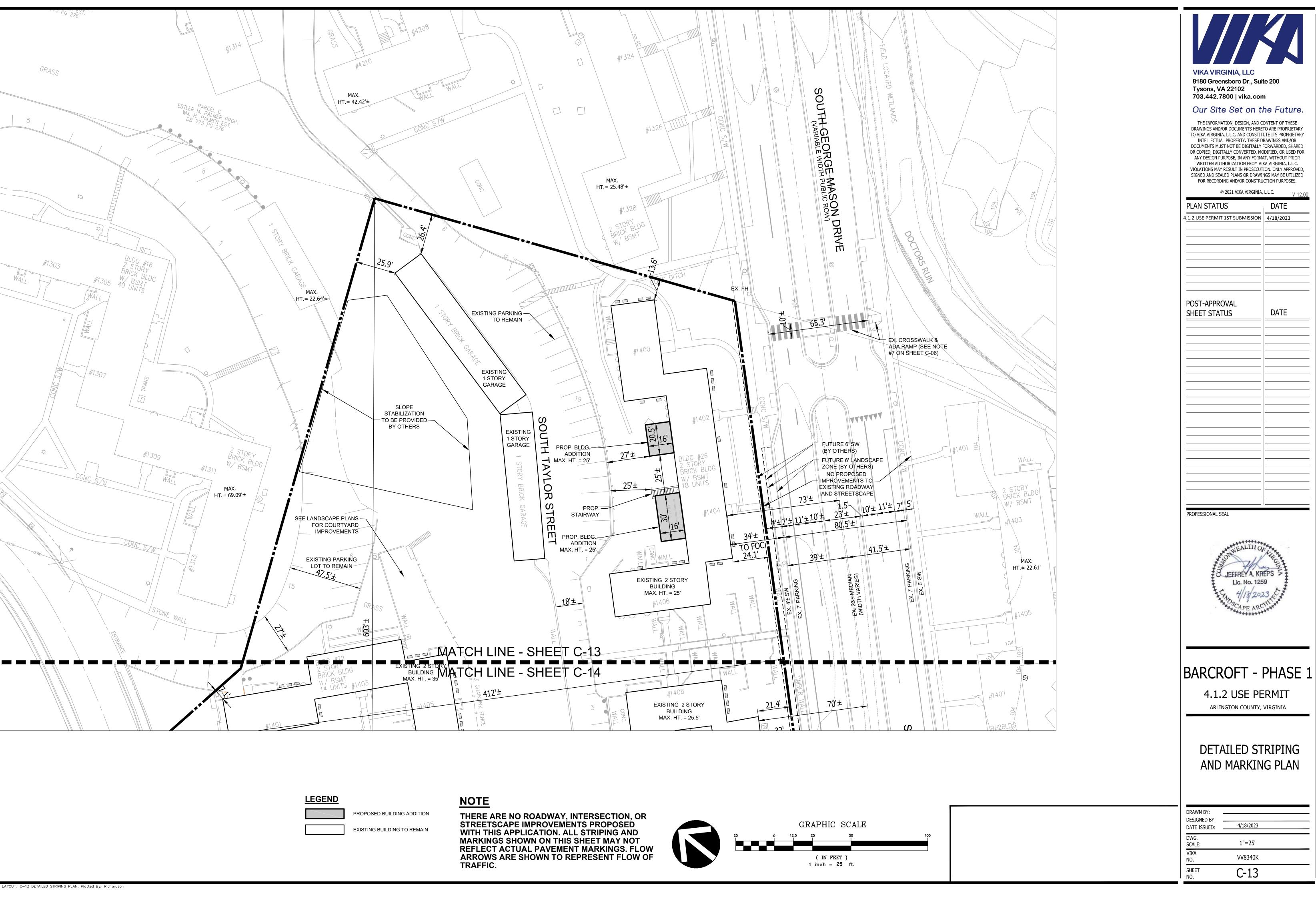




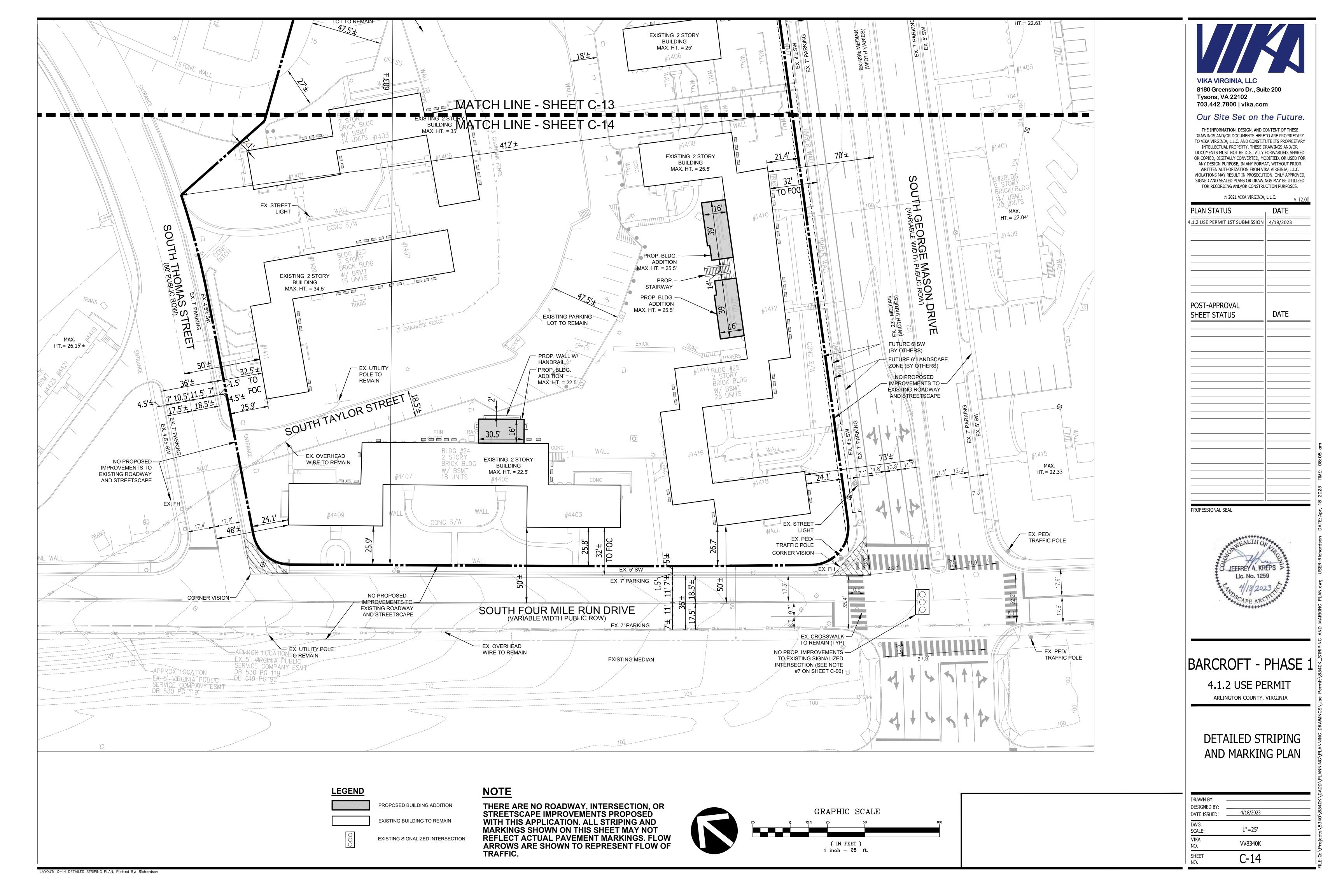


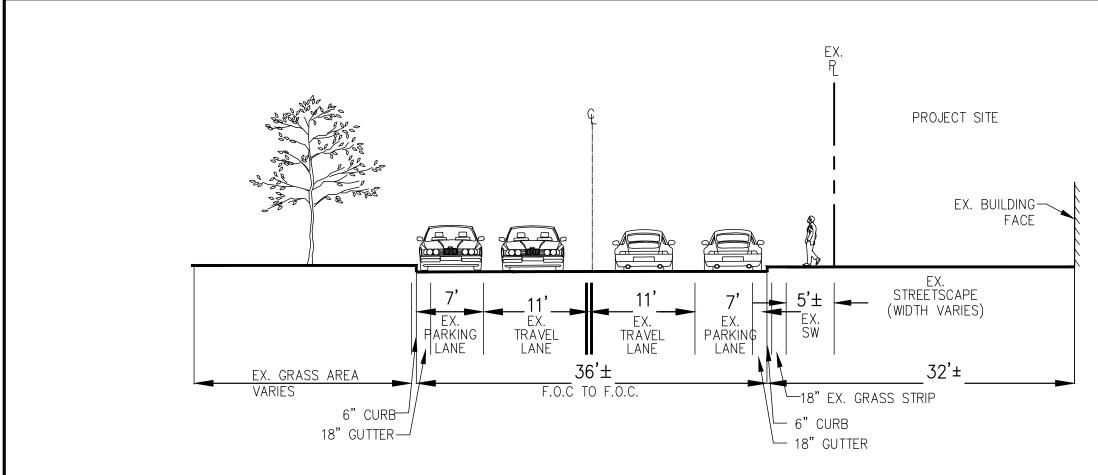






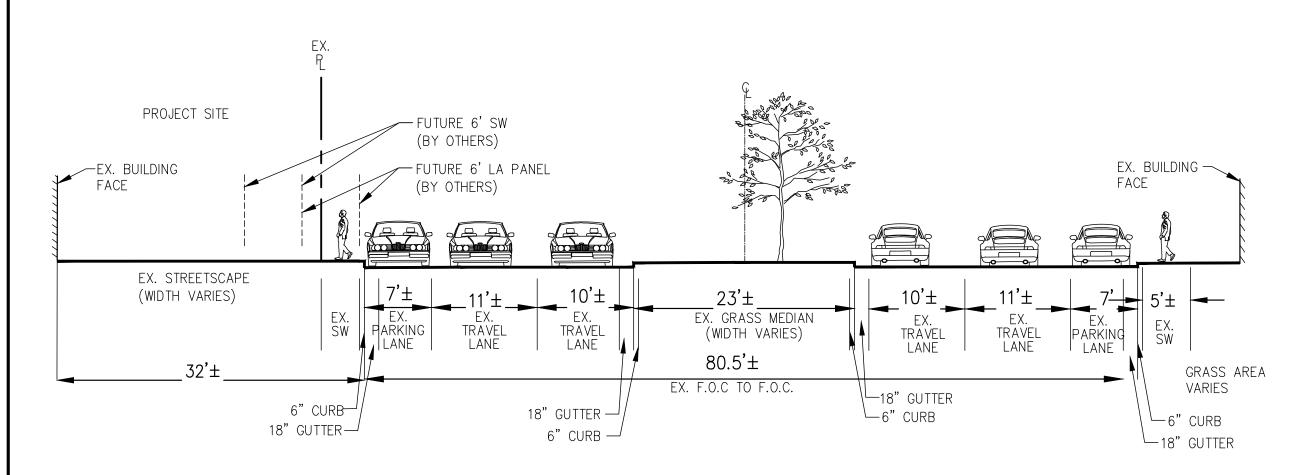
POST-APPROVAL SHEET STATUS  A/18/2023  A/18/2023  DATE	POST-APPROVAL	POST-APPROVAL	PLAN STATUS	_l_DATE
				4/18/2023 
				DATE





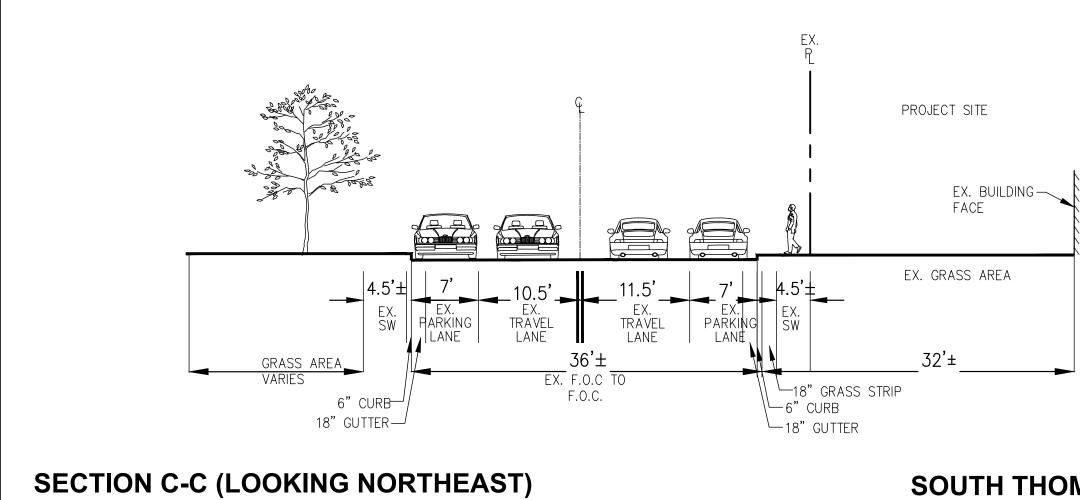
## SECTION A-A (LOOKING NORTHWEST)

**EX. SOUTH FOUR MILE RUN DRIVE** 

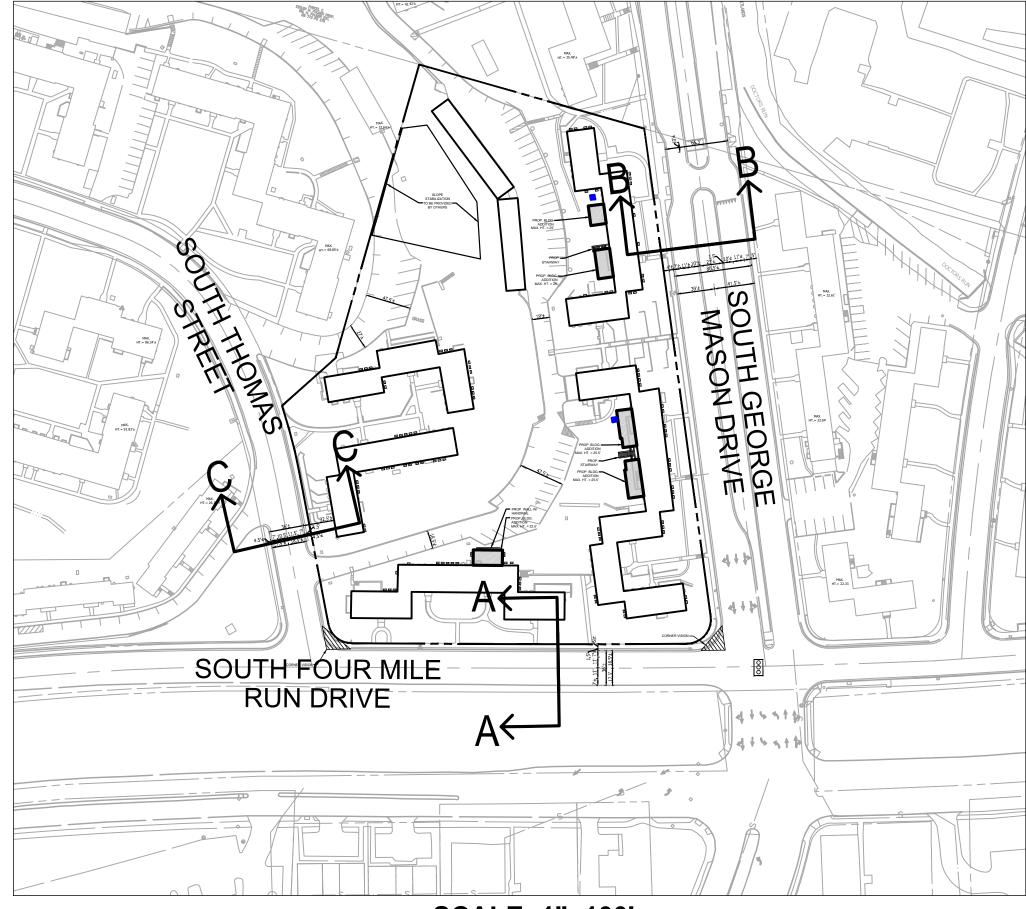


## SECTION B-B(LOOKING NORTHEAST)

## SOUTH GEORGE MASON DRIVE



**SOUTH THOMAS STREET** 



**SCALE: 1"=100'** 

NOTE:

THERE WILL BE NO PROPOSED

**IMPROVEMENTS TO THE** 

SURROUNDING ROADWAYS.

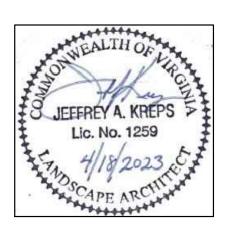


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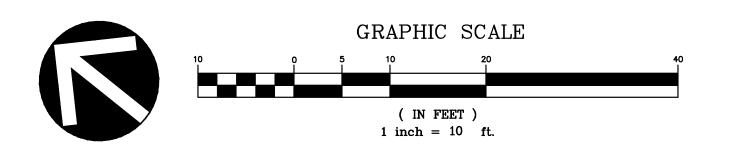
PROFESSIONAL SEAL



# BARCROFT - PHASE 1

4.1.2 USE PERMIT ARLINGTON COUNTY, VIRGINIA

STREET SECTIONS



DRAWN BY: DESIGNED BY: DATE ISSUED:	4/11/2023
DWG. SCALE:	AS NOTED
VIKA NO.	VV8340K
SHEET NO.	C-15



## EXISTING CONDITIONS LAND USE MAP

## **EXISTING CONDITIONS LEGEND:**

SWM BOUNDARY= 1.33 ACRES

LIMITS OF CLEARING AND GRADING = 1.33 AC



EXISTING IMPERVIOUS AREA = 0.17 ACRES

EXISTING PERVIOUS AREA (MANAGED TURF) = 1.16 ACRES



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4.1.2 USE PERMIT 1ST SUBMISSI	ON 4/18/2023
POST-APPROVAL	
SHEET STATUS	DATE
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PROFESSIONAL SEAL



# BARCROFT - PHASE 1

4.1.2 USE PERMIT ARLINGTON COUNTY, VIRGINIA

PRE-SWM

DRAWN BY:		
DESIGNED BY: DATE ISSUED:	4/18/2023	
DWG. SCALE:	1"=40'	
VIKA NO.	VV8340K	
SHEET NO.	C-16	



## PROPOSED CONDITIONS LAND USE MAP

## PROPOSED CONDITIONS LEGEND:

SWM BOUNDARY= 1.33 ACRES

LIMITS OF CLEARING AND GRADING = 1.33 AC



PROPOSED IMPERVIOUS AREA = 0.25 ACRES

PROPOSED PERVIOUS AREA (MANAGED TURF) = 1.08 ACRES



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PLAN STATUS	DATE
1.1.2 USE PERMIT 1ST SUBMISSION	4/18/2023
POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

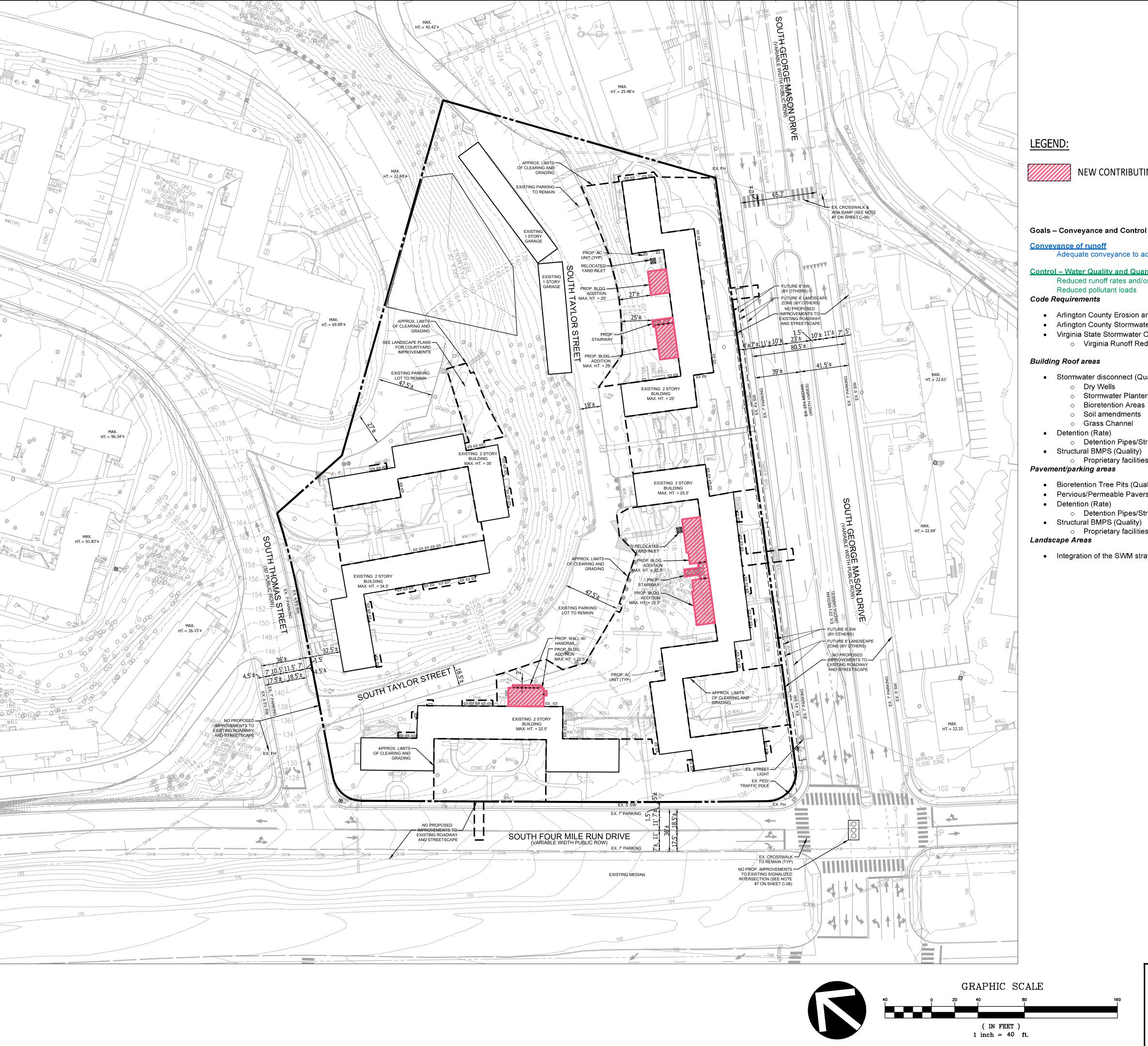


# BARCROFT - PHASE 1

4.1.2 USE PERMIT ARLINGTON COUNTY, VIRGINIA

POST-SWM

DRAWN BY: _		
DATE ISSUED: _	4/18/2023	
DWG. SCALE:	1"=40'	
VIKA NO.	VV8340K	
SHEET NO.	C-17	



NEW CONTRIBUTING DRAINAGE = 2,550 S.F. OR 0.059 AC

#### Goals – Conveyance and Control

Adequate conveyance to address erosion

### Control – Water Quality and Quantity

Reduced runoff rates and/or volumes Reduced pollutant loads

- Arlington County Erosion and Sediment Control Chapter 57
- Arlington County Stormwater Ordinance Chapter 60
- Virginia State Stormwater Ordinance Requirements Virginia Runoff Reduction Methodology (VRRM)

- Stormwater disconnect (Quality/Rate/Volume)
  - Dry Wells
  - Stormwater Planters
  - Soil amendments
- Grass Channel
- Detention Pipes/Structures
- Structural BMPS (Quality)
- Proprietary facilities such as Jellyfish, Stormfilters

#### Pavement/parking areas

- Bioretention Tree Pits (Quality/Rate/Volume)
- Pervious/Permeable Pavers/Pavement (Quality/Rate/Volume)
- Detention (Rate)
- Detention Pipes/Structures Structural BMPS (Quality)
- o Proprietary facilities such as Jellyfish, Stormfilters

Integration of the SWM strategies into the Landscape Design



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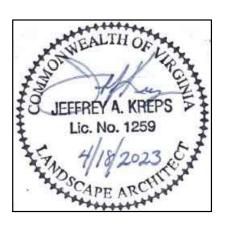
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	V 12.00
PLAN STATUS	DATE
4.1.2 USE PERMIT 1ST SUBMISSION	4/18/2023
POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL



# BARCROFT - PHASE 1

4.1.2 USE PERMIT ARLINGTON COUNTY, VIRGINIA

> PROP. SWM PLAN

DRAWN BY: DESIGNED BY: DATE ISSUED:	4/18/2023	
DWG. SCALE:	1"=40'	_
VIKA NO.	VV8340K	
SHEET NO.	C-18	_