- 1. THE SUBJECT PROPERTIES SHOWN HEREON APPEAR ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP 44-10 AS REAL PROPERTY CODE (RPC) NUMBERS 17-011-056 AND 17-011-057 AND ARE ZONED C-0-2.5
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE .2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY PANEL 51013C0039C, FOR ARLINGTON COUNTY., DATED 08/19/2013. ZONE "X" IS (NOT) IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
- 3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS83).
- 4. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
- 5. THE HORIZONTAL AND VERTICAL DATUMS SHOWN HEREON ARE BASED ON A GPS SURVEY PERFORMED BY VIKA VIRGINIA, LLC ON OCTOBER 7, 2022 USING THE FOLLOWING CORS STATIONS: LOYB LORTON VA - 0576 (NGS PID DH7960); VAGV GAINESVILLE VA - 0588; AND VAAH
- 6. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY VIKA VIRGINIA, LLC.T
- THE HORIZONTAL CLOSURE AND ACCURACY OF THE SURVEY CONTROL USED TO PERFORM THIS SURVEY EXCEEDS THE MINIMUM HORIZONTAL PRECISION OF 1:20,000 AS REQUIRED BY THE COMMONWEALTH OF VIRGINIA.
- 8. THERE IS NO OBSERVED EVIDENCE OF WETLANDS FIELD DELINEATION ON THE SUBJECT PROPERTY. 9. THERE IS NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY.
- 7. CONTOUR INTERVAL SHOWN HEREON IS 2'-0".
- 8. THE AVERAGE SITE ELEVATION TAKEN AT THE PERIMETER OF THE SUBJECT PROPERTY IS 178.16'.
- 9. BUILDING HEIGHT CALCULATIONS FOR THE SUBJECT PROPERTY ARE BASED UPON THE VERTICAL DIFFERENCE BETWEEN THE ROOF ELEVATION AND THE AVERAGE SITE ELEVATION (178.16').
- 10. THE SUBJECT PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT PER ARLINGTON COUNTY GIS HISTORIC DISTRICT MAP ACCESSED 5/17/2023.
- 11. THE SUBJECT PROPERTY DOES NOT LIE IN A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY GIS RESOURCE PROTECTION BUFFER
- 12. THE EXISTING CONDITIONS SURVEY WAS COMPLETED UNDER THE DIRECT RESPONSIBLE CHARGE OF FRANKLIN E. JENKINS, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON SEPTEMBER 29, 2008 (LAST REVISED MAY 15, 2023); AND THAT THIS PLAN/PLAT MEETS MINIMUM HORIZONTAL AND VERTICAL ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
- 13. EASEMENTS SHOWN HEREON, RECORDED IN DEED BOOK 4405 AT PAGE 1578, ARE PRIVATE EASEMENTS.

AREA TABULATION:

.20,088 SF OR 0.46116 ACRES ...23,813 SF OR 0.54667 ACRES ..43,901 SF OR 1.00783 ACRES

PARKING TABULATION:

GARAGE STRIPED PARKING SPACES GARAGE HANDICAP STRIPED PARKING SPACES.....6 SURFACE STRIPED PARKING SPACES......25

TOTAL STRIPED PARKING SPACES ON SITE......161

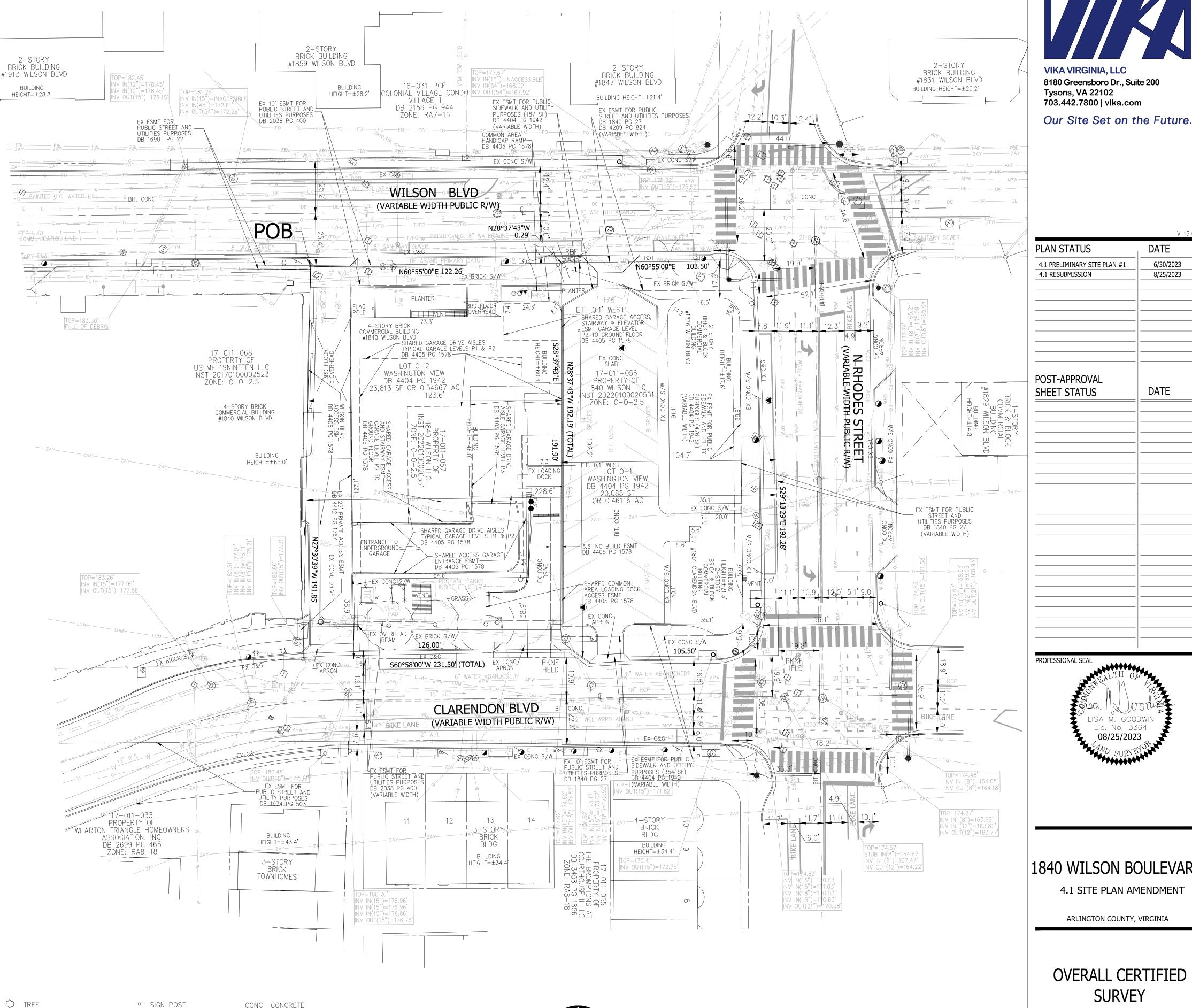
* PARKING SPACES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND VISUAL INSPECTION. VIKA VIRGINIA, LLC DOES NOT CERTIFY THAT SPACES ARE STRIPED IN ACCORDANCE WITH REQUIRED JURISDICTIONAL STANDARDS.

BEING ALL OF THE PROPERTY OF THE PROPERTY OF 1840 WILSON, LLC. AS RECORDED IN INSTRUMENT 20220100020551 AMONG THE LAND

RECORDS OF ARLINGTON COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF WILSON BOULEVARD (VARIABLE WIDTH PUBLIC R/W), SAID POINT ALSO MARKING A COMMON NORTHERLY CORNER BETWEEN THE AFORESAID PROPERTY OF 1840 WILSON, LLC (INSTRUMENT 20220100020551) AND THE PROPERTY OF US MF 19NINTEEN, LLC AS RECORDED IN INSTRUMENT 20170100002523 AMONG THE AFORESAID LAND RECORDS; THENCE RUNNING WITH SAID SOUTHERLY RIGHT OF WAY LINE OF WILSON BOULEVARD THE FOLLOWING THREE (3) COURSES AND DISTANCES

- 1. NORTH 60°55'00" EAST, 122.26 FEET TO A POINT; THENCE
- 2. NORTH 28°37'43" WEST, 0.29 FEET TO A REBAR FOUND (HELD); THENCE
- 3. NORTH 60°55'00" EAST, 103.50 FEET TO A POINT MARKING THE INTERSECTION OF THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF WILSON BOULEVARD AND THE WESTERLY RIGHT OF WAY LINE OF N RHODES STREET (VARIABLE WIDTH PUBLIC R/W); THENCE DEPARTING THE SOUTHERLY RIGHT OF WAY LINE OF WILSON BOULEVARD AND RUNNING WITH THE WESTERLY RIGHT OF WAY LINE OF N RHODES STREET
- 4. SOUTH 29°13'29" EAST, 192.28 FEET TO A PK-NAIL FOUND (HELD) MARKING THE INTERSECTION OF THE AFORESAID WESTERLY RIGHT OF WAY LINE OF N RHODES STREET AND THE NORTHERLY RIGHT OF WAY LINE OF CLARENDON BOULEVARD (VARIABLE WIDTH PUBLIC R/W); THENCE DEPARTING THE WESTERLY RIGHT OF WAY LINE OF N RHODES STREET AND RUNNING WITH THE NORTHERLY RIGHT OF WAY LINE OF CLARENDON BOULEVARD
- SOUTH 60°58'00" WEST, 231.50 TO A POINT (PASSING THROUGH A PK NAIL FOUND (HELD) AT 105.50 FEET) MARKING THE INTERSECTION OF THE AFORESAID NORTHERLY RIGHT OF WAY LÎNE OF CLARENDON BOULEVARD AND THE AFORESAID PROPERTY OF US MF 19NINTEEN, LLC (INSTRUMENT 20170100002523); THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF CLARENDON BOULEVARD AND RUNNING WITH SAID PROPERTY OF US MF 19NINTEEN, LLC
- 6. NORTH 27°30'39" WEST, 191.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 43,901 SQUARE FEET OR 1.00783 ACRES OF LAND, MORE OR LESS.



LEGEND:

7/////	/////		BUILDING LINE	E ELECTRICAL N
	CTV —		CABLE TV CONDUIT	EU ELECTRICAL C
—— E —— E —	— E —— E —	— E —— E ——	ELECTRICAL CONDUIT	-O GUY POLE
			EDGE OF PAVEMENT	🌣 LIGHT POLE
x x -	x	- x x	FENCE LINE	√ GROUND LIGH
G	G	G	NATURAL GAS CONDUIT	UTILITY POLE
			OVERHEAD WIRES	PHONE MANH
T T	— T —— T —	T T	TELECOM CONDUIT	PHN PHONE PEDES
			PROPERTY LINES	PED CABLE TELEV
			PUBLIC UTILITIES EASEMENTS	G GAS VALVE
			SANITARY SEWER CONDUIT	G GAS MANHOL
			STORM DRAIN CONDUIT	GAS GAS MARKER
V	— · — W—	W	WATER CONDUIT	TC TRAFFIC CON
				TRAFFIC SIGN

© ELECTRICAL MANHOLE EV ELECTRICAL JUNCTION BOX • CATCH BASIN RIM GUY POLE ♥ LIGHT POLE 、◀ / GROUND LIGHT

Phone manhole

PED PHONE PEDESTAL

G GAS MANHOLE

TRAFFIC CONTROL BOX

* TRAFFIC SIGNAL POLE

CURB INLET SANITARY MANHOLE SANITARY CLEANOUT WATER METER WATER MANHOLE

WELL WELL

wso WSO

STORM DRAIN MANHOLE

© CATV CABLE TELEVISION PEDESTAL D WATER VALVE -Ó- FIRE HYDRANT ど FIRE DEPARTMENT CONNECTION IRRIGATION CONTROL VALVE

L HANDICAP PM PARKING METER

BOLLARD

COLUMN

CENTERLINE

₩SOIL BORING

₽⊕ TEST PIT

PKNF (PKNAIL FOUND ₹○ UNKNOWN UTILITY MANHOLE DHF

DRILL HOLE FOUND BENCHMARK N NORTH SOUTH EAST W WEST

SIGN POST ●WP WOOD POST IPFO IRON PIPE FOUND RBFO REBAR FOUND

(R) RECORD INFORMATION (M) MEASURED INFORMATION SW SIDEWALK

CONC CONCRETE C&G CURB AND GUTTER TRANS ELECTRICAL TRANSFORMER ASPH ASPHALT ESMT EASEMENT

RCP REINFORCED CONCRETE PIPE CMP CORRIGATED METAL PIPE R/W RIGHT-OF-WAY HCR HANDICAP RAMP DB DEED BOOK PG PAGE BRL BUILDING RESTRICTION LINE

BLDG BUILDING

NORTH (VCS 83) GRAPHIC SCALE (IN FEET) 1 inch = 25 ft.

1840 WILSON BOULEVARD 4.1 SITE PLAN AMENDMENT

LISA M. GOODWIN

Lic. No. 3364

08/25/2023

DATE

DATE

6/30/2023

8/25/2023

ARLINGTON COUNTY, VIRGINIA

OVERALL CERTIFIED **SURVEY**

RAWN BY: ESIGNED BY: ATE ISSUED:	6/30/2023	
VG. CALE:	1" = 25	
KA).	VV6732E	
IEET).	C-01	

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AREA TABULATION:

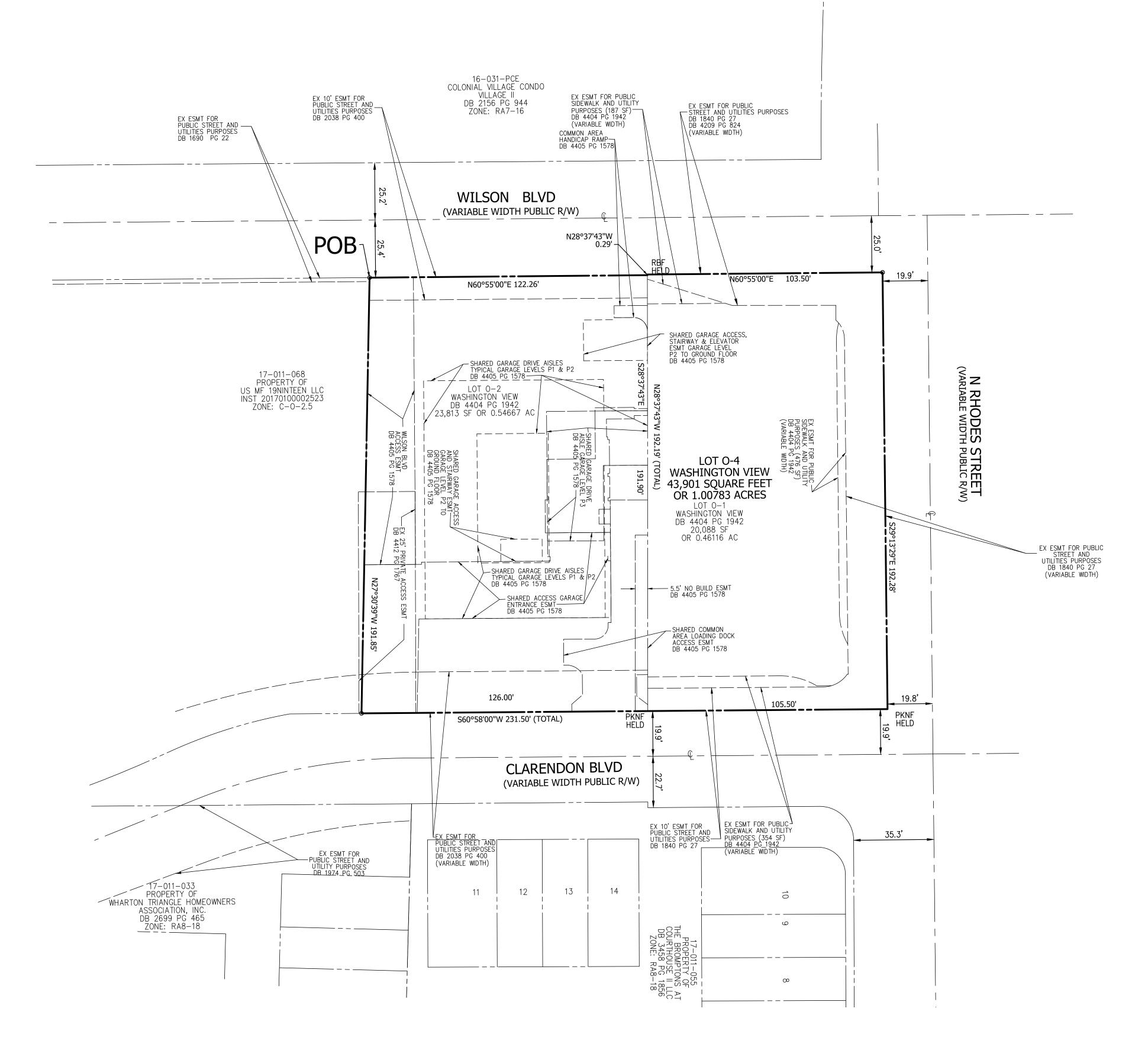
LOT 0-120,088 SF OR 0.46116 ACRES LOT 0-223,813 SF OR 0.54667 ACRES	EXISTING ZON C-0-2.5 C-0-2.5
LOT 0-443,901 SF OR 1.00783 ACRES	C-0-2.5

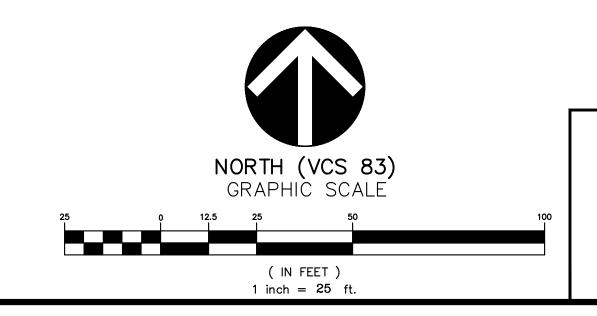
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- NORTH 27°30'39" WEST, 191.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 43,901 SQUARE FEET OR 1.00783 ACRES OF LAND, MORE



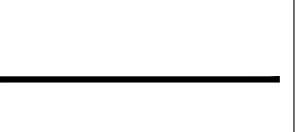




Our Site Set on the Future.

PLAN STATUS DATE 4.1 PRELIMINARY SITE PLAN #1 6/30/2023 4.1 RESUBMISSION 8/25/2023 POST-APPROVAL SHEET STATUS DATE

PROFESSIONAL SEAL



Lic. No. 3364

08/25/2023

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

CONSOLIDATION **EXHIBIT**

DRAWN BY: DESIGNED BY: DATE ISSUED:	6/30/2023	
DWG. SCALE:	1" = 25	
VIKA NO.	VV6732E	
SHEET NO.	C-01	

- 1. THE SUBJECT PROPERTIES SHOWN HEREON APPEAR ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP 44-10 AS REAL PROPERTY CODE (RPC) NUMBERS 17-011-056 AND 17-011-057 AND ARE ZONED C-0-2.5
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- DATED 08/19/2013. ZONE "X" IS (NOT) IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.

 3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS83).
- 4. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY VIKA VIRGINIA, LLC.
- 5. THE HORIZONTAL CLOSURE AND ACCURACY OF THE SURVEY CONTROL USED TO PERFORM THIS SURVEY EXCEEDS THE MINIMUM HORIZONTAL PRECISION OF 1: 20,000 AS REQUIRED BY THE COMMONWEALTH OF VIRGINIA.
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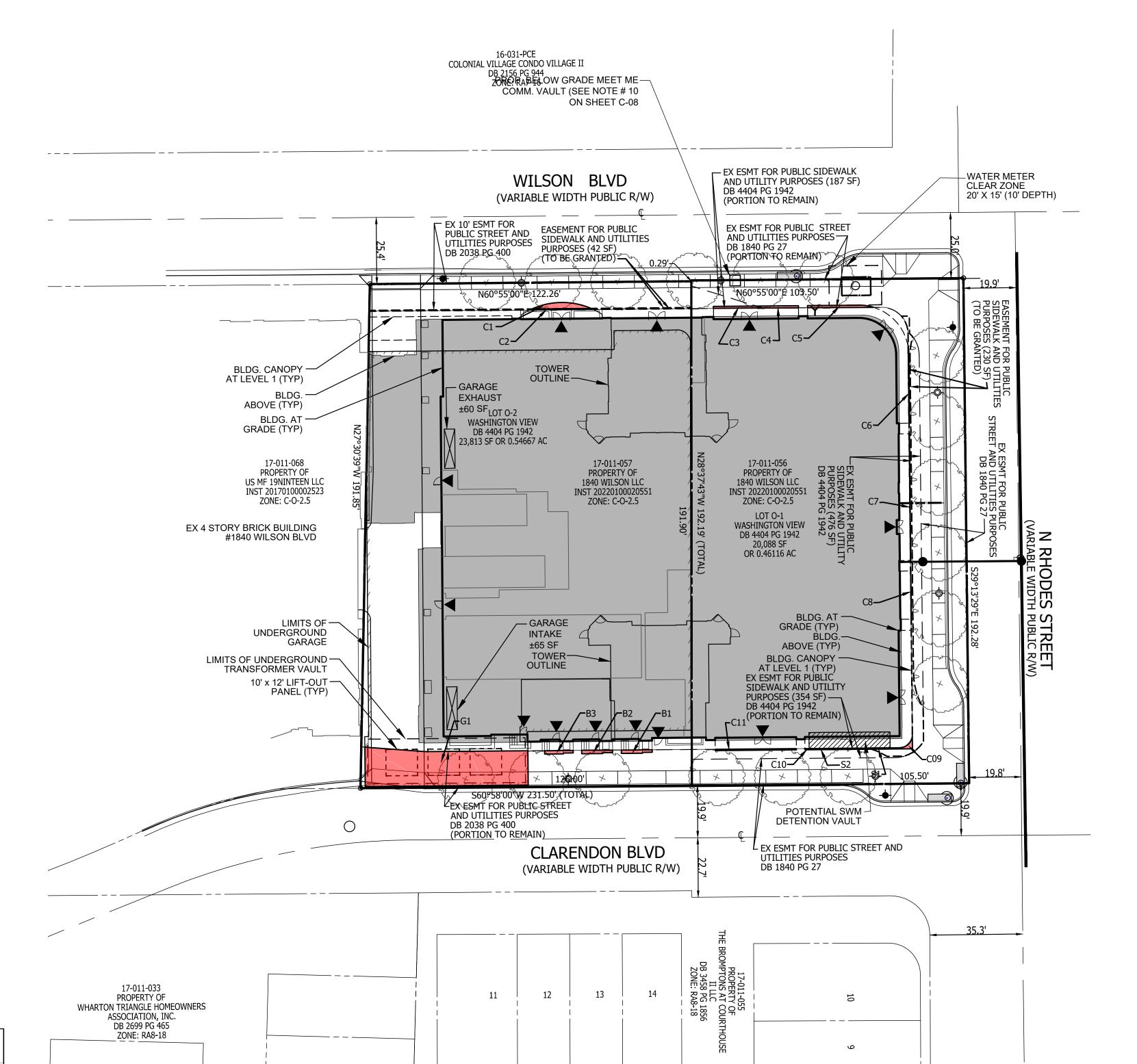
AREA TABULATION:

LOT O-1......20,088 SF OR 0.46116 ACRES LOT O-2.....23,813 SF OR 0.54667 ACRES

TOTAL.....43,901 SF OR 1.00783 ACRES

ENCROACHMENT TABULATION:

Identity	Encroachment Type	Area (sq. ft.)	Size (W X D)	Height (above/below ground)	Materials	Permanent/ Removable	Easement Type
B-1	Stoop & Steps	14	11.7' x 1.3' - 0.9'	@ Ground Level	Brick	Permanent	Existing Easement for Public Stree & Utilities Purposes
B-2	Stoop & Steps	14	11.7' x 1.3' - 0.9'	@ Ground Level	Brick	Permanent	Existing Easement for Public Stree & Utilities Purposes
B-3	Stoop & Steps	13	10.8' x 1.3' - 0.9'	@ Ground Level	Brick	Permanent	Existing Easement for Public Stree & Utilities Purposes
C-1	Canopy	36	24.1' x 0.4'	Min. 14' Above	Metal	Removable	Existing Easement for Public Stree & Utilities Purposes
C-2	Canopy	8	22.6' x 2.4'	Min. 14' Above	Metal	Removable	Proposed Easement for Public Sidewalk & Utilities Purposes
C-3	Canopy	13	18.7' x 0.7'	Min. 11' Above	Metal	Removable	Existing Easement for Public Sidewalk & Utilities Purposes
C-4	Canopy	12	13.6' x 0.8'	Min. 11' Above	Metal	Removable	Existing Easement for Public Stree & Utilities Purposes
C-5	Canopy	20	25.2' x 0.8'	Min. 11' Above	Metal	Removable	Existing Easement for Public Stree & Utilities Purposes
C-6	Canopy	6	29.1' x 0.2'	Min. 11' Above	Metal	Removable	Proposed Easement for Public Sidewalk & Utilities Purposes
C-7	Canopy	6	48.2' x 0.1'	Min. 13' Above	Metal	Removable	Proposed Easement for Public Sidewalk & Utilities Purposes
C-8	Canopy	1	18.4' x 0.1'	Min. 14' Above	Metal	Removable	Proposed Easement for Public Sidewalk & Utilities Purposes
C-9	Canopy	12	15.5' x 0.4' - 4.8'	Min. 13' Above	Metal	Removable	Proposed Easement for Public Sidewalk & Utilities Purposes
C-10	Canopy	10	25.3' x 0.4'	Min. 13' Above	Metal	Removable	Existing Easement for Public Sidewalk & Utilities Purposes
C-11	Canopy	14	30.8' x 0.5'	Min. 12' Above	Metal	Removable	Existing Easement for Public Sidewalk & Utilities Purposes
G-1	Garage/Transformer	833	62.0' x 13.1' - 15.0'	Min. 5' Below	n/a	Permanent	Existing Easement for Public Stree & Utilities Purposes
S-1	Stormwater Management Detention Vault	3	8.3' x 0.4'	Min. 5' Below	n/a	Permanent	Proposed Easement for Public Sidewalk & Utilities Purposes
S-2	Stormwater Management Detention Vault	9	22.5' x 0.4'	Min. 5' Below	n/a	Permanent	Existing Easement for Public Sidewalk & Utilities Purposes





PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
POST-APPROVAL SHEET STATUS	DATE



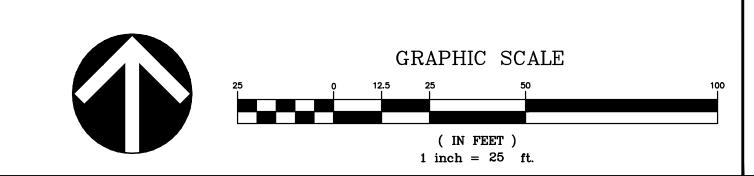
LISA M. GOODWIN Lic. No. 3364

4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

ENCROACHMENT EXHIBIT

DRAWN BY: DESIGNED BY: DATE ISSUED:	LMG FEJ 6/30/2023	
DWG. SCALE:	1" = 25	
VIKA NO.	VV6732E	
SHEET NO.	C-02	

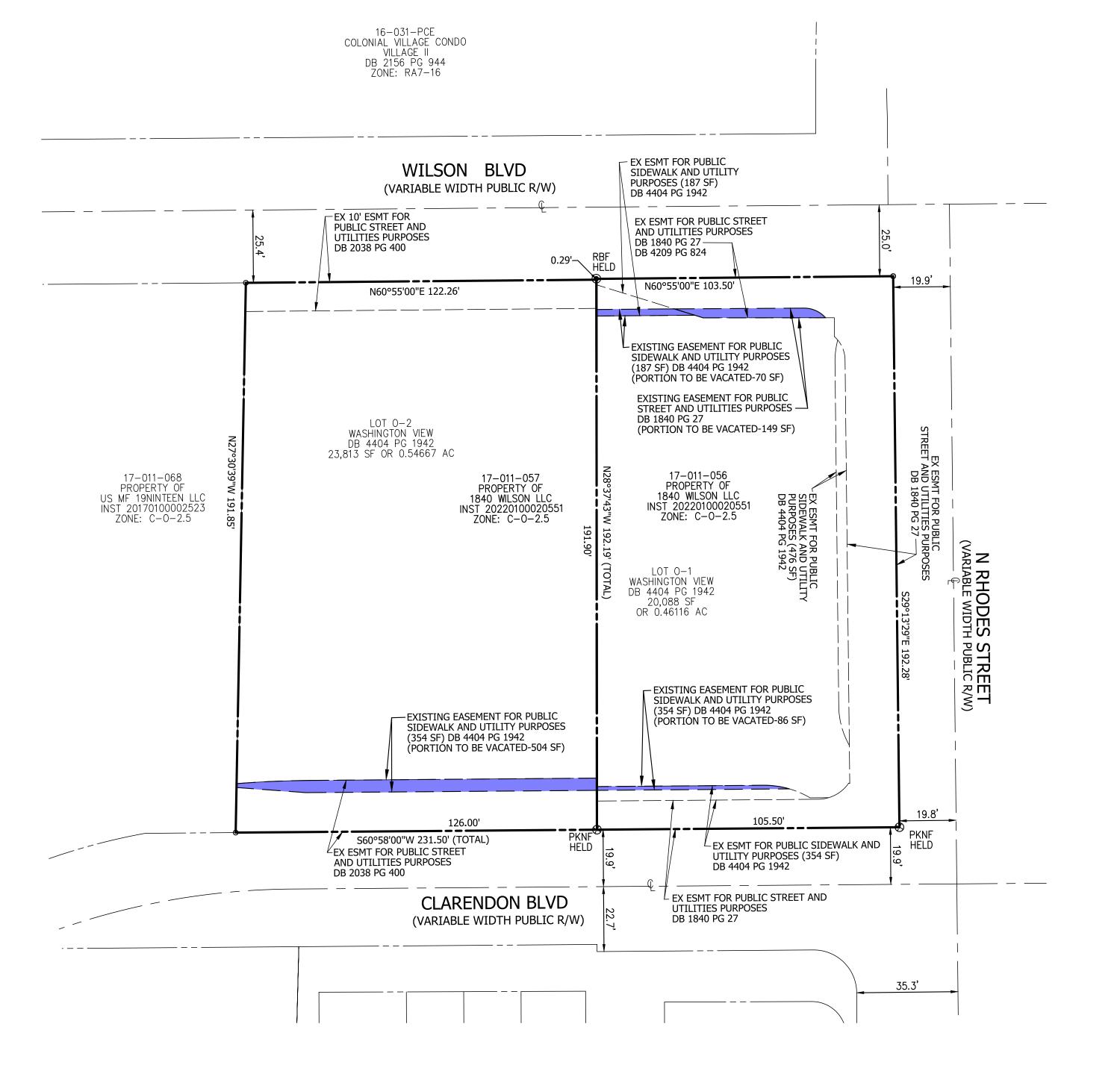


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- PRECISION OF 1:20,000 AS REQUIRED BY THE COMMONWEALTH OF VIRGINIA.
- 7. THE SUBJECT PROPERTY DOES NOT LIE IN A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY GIS RESOURCE PROTECTION BUFFER MAP ACCESSED 5/17/2023.

THE SUBJECT PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT PER ARLINGTON COUNTY GIS HISTORIC DISTRICT MAP ACCESSED 5/17/2023.

AREA TABULATION:

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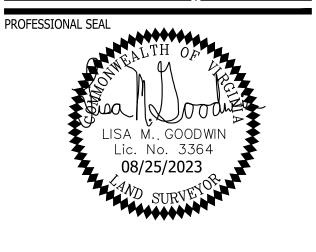
Our Site Set on the Future.

8180 Greensboro Dr., Suite 200

703.442.7800 | vika.com

Tysons, VA 22102

PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
POST-APPROVAL SHEET STATUS	DATE



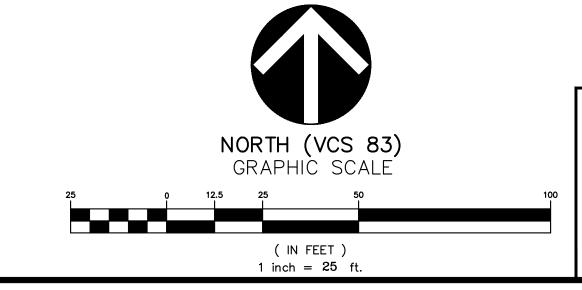
1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

VACATION EXHIBIT

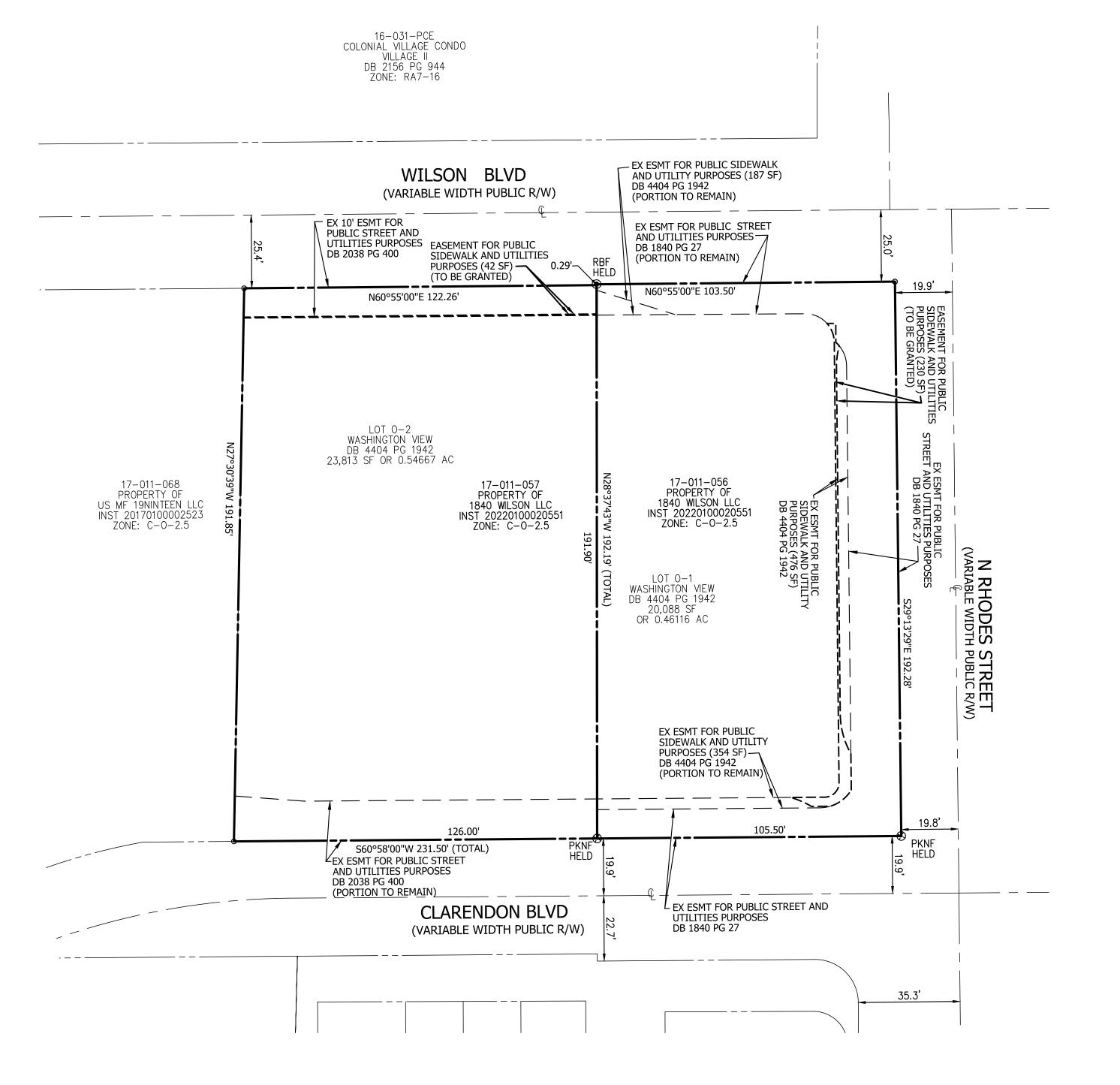
DRAWN BY: DESIGNED BY: DATE ISSUED:	LMG FEJ 6/30/2023	
DWG. SCALE:	1" = 25	
VIKA NO.	VV6732E	
SHEET NO.	C-03	

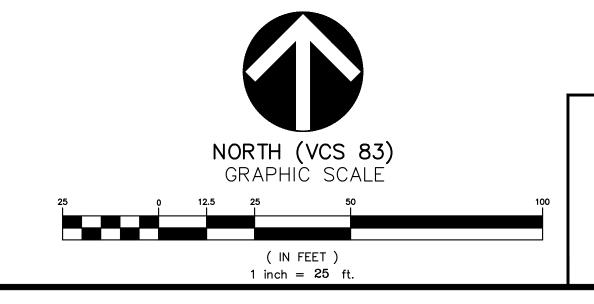


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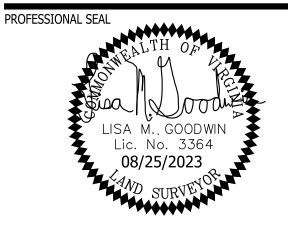




8180 Greensboro Dr., Suite 200 Tysons, VA 22102 703.442.7800 | vika.com

Our Site Set on the Future.

PLAN STATUS	DATE
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4.1 RESUBMISSION	8/25/2023
POST-APPROVAL	
SHEET STATUS	DATE
<u>=====================================</u>	———



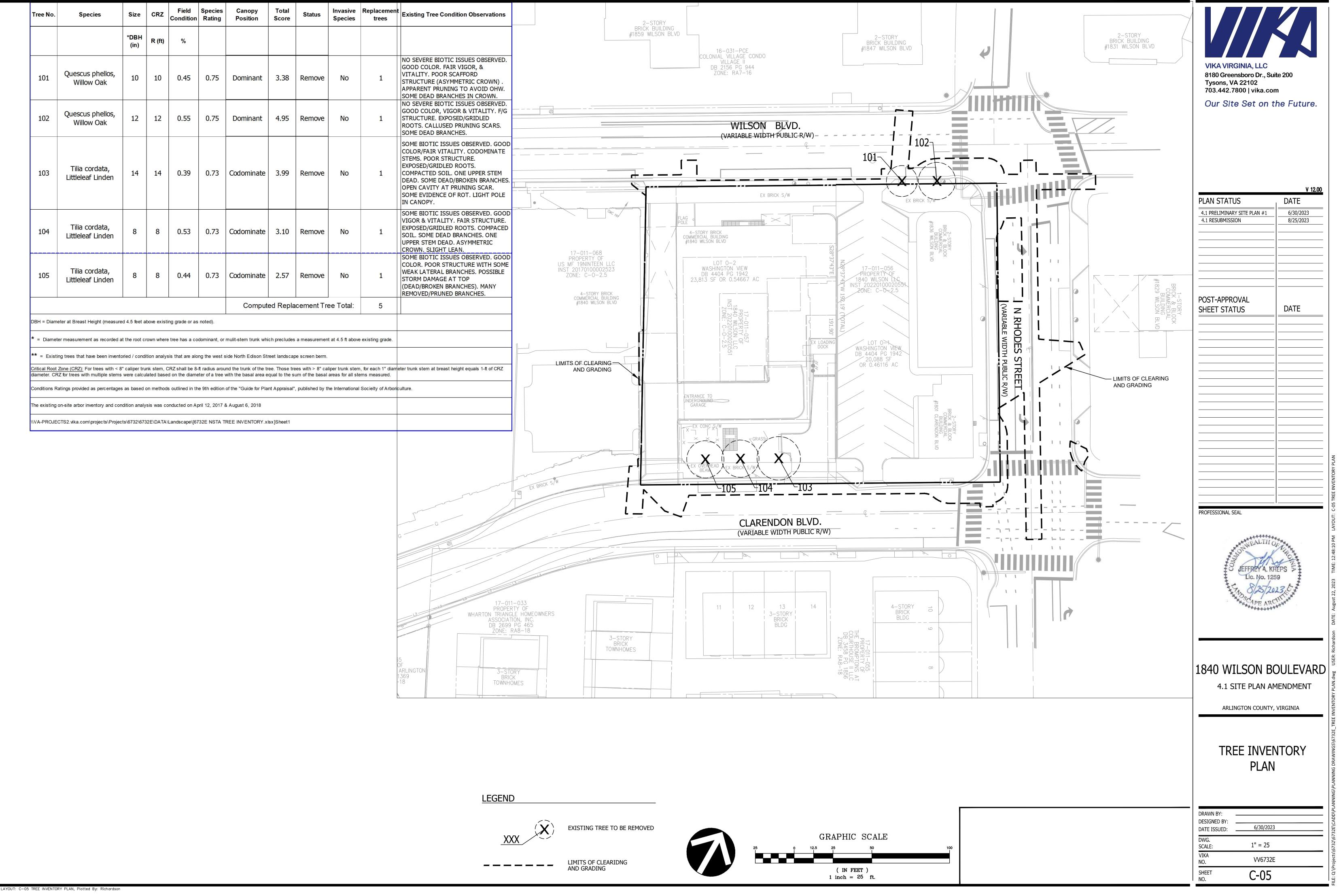
1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

PUBLIC EASEMENT EXHIBIT

DRAWN BY: DESIGNED BY: DATE ISSUED:	LMG FEJ 6/30/2023	
DWG. SCALE:	1" = 25	
VIKA NO.	VV6732E	
SHEET NO.	C-04	







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	V
PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
POST-APPROVAL	
SHEET STATUS	DATE
======================================	
	-

JEFFREY A. KREPS > Lic. No. 1259

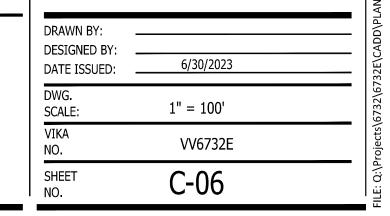
PROFESSIONAL SEAL

1840 WILSON BOULEVARD

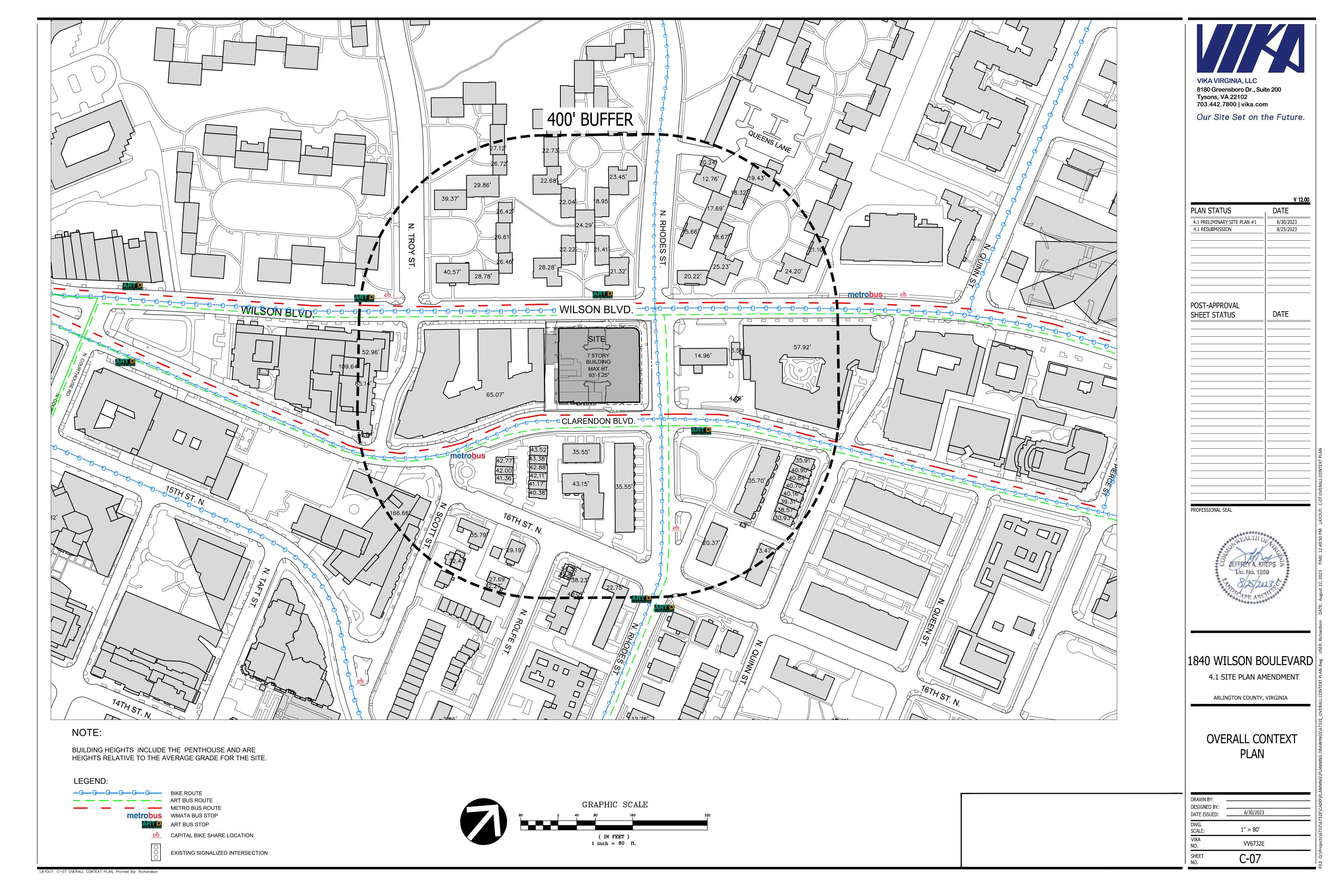
4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

AERIAL CONTEXT PLAN



	GRAPHIC SCALE	
100	0 50 100 200	400
	(IN FEET) 1 inch = 100 ft.	





- THE SUBJECT PROPERTY IS IDENTIFIED ON ARLINGTON COUNTY TAX MAP AS REAL PROPERTY CODE (RPC) #17-011-056 AND #17-011-057 AND ARE ZONED C-0-2.5. THE PURPOSE OF THIS APPLICATION IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN APPLICATION AND TO DEVELOP THE PROPERTY AS SHOWN HEREON.
- 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 51013C0076C, COMMUNITY PANEL 515520 0078 C, FOR ARLINGTON COUNTY VIRGINIA, DATED AUGUST 19, 2013. ZONE "X" IS NOT
- IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA. THE SUBJECT PROPERTY HAS DIRECT VEHICULAR ACCESS TO AND FROM WILSON BOULEVARD AND CLARENDON BOULEVARD, PUBLIC STREETS, AS SHOWN
- THERE IS NO OBSERVED EVIDENCE OF WETLANDS FIELD DELINEATION ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY STREAMS, WATERSHEDS AND RESOURCE PROTECTION AREAS MAP ACCESSED 10/12/2022.
- THE SUBJECT PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT PER ARLINGTON COUNTY LOCAL HISTORIC SITES AND DISTRICTS MAP ACCESSED 10/12/2022.
- 7. THE AVERAGE SITE ELEVATION TAKEN AT THE PERIMETER IS 178.16'. SEE DETAIL ON THIS SHEET. PROPOSED GRADING AND UTILITIES SHOWN HEREON ARE SUBJECT TO CHANGE WITH FINAL ENGINEERED SITE
- 9. PROPOSED BUILDINGS, DOOR LOCATIONS, FINISHED FLOOR ELEVATIONS AND ELEVATOR LOCATIONS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERED SITE PLAN.
- 10. TELECOMMUNICATION SERVICES WILL BE DETERMINED BY THE OWNER AT FINAL ENGINEERED SITE PLAN. BELOW GRADE MEET ME TELECOMMUNICATION VAULTS WILL BE PROVIDED FOR FUTURE CONNECTIONS. LOCATIONS SHOWN ON THIS APPLICATION ARE APPROXIMATE AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERED SITE PLAN.
- 11. SEE OVERALL CERTIFIED SURVEY ON SHEET C-01 FOR SITE AREA AND DENSITY INFORMATION.

LEGEND PROPOSED BUILDING AT GRADE PROPOSED BUILDING OVERHANG ABOVE PROPOSED BUILDING CANOPY

PROPOSED LIMITS OF GARAGE PROPOSED PEDESTRIAN ENTRANCE

EXISTING SIGNALIZED INTERSECTION

AREA TABULATION:

LOT O-1.....20,088 SF OR 0.46116 ACRES LOT 0-2.....23,813 SF OR 0.54667 ACRES

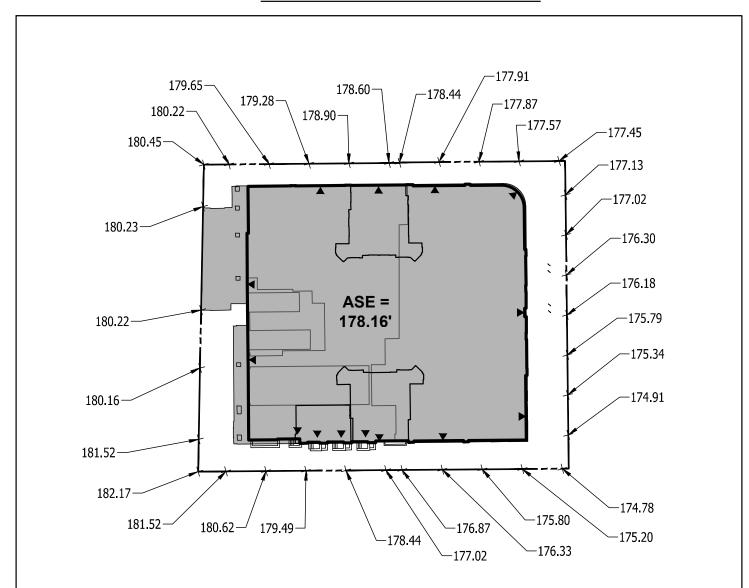
TOTAL......43,901 SF OR 1.00783 ACRES

COVERAGE TABULATION

ZONE AREA COVERAGE%

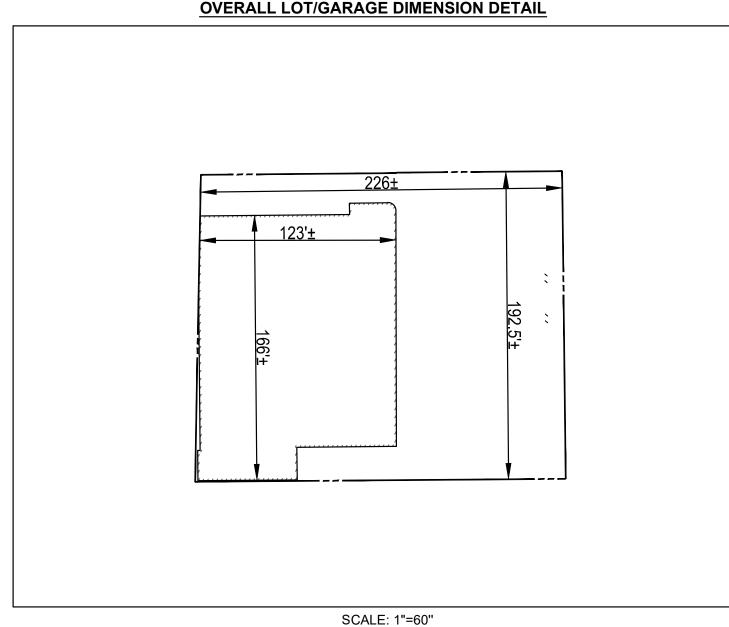
C-0-2.5 43,901 S.F. OR 1.00783 AC 34,456.6 S.F. 78.5%

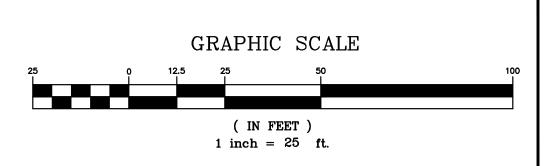
AVERAGE SITE ELEVATION DETAIL



SCALE: 1"=60"

OVERALL LOT/GARAGE DIMENSION DETAIL





EX. BUILDING

BRICK BUILDING

EX. BUS —

LEVEL 2

COURTYARD

(SEE LA PLANS)

7 STORY

BUILDING

LEVEL 2

(SEE LA PLANS)

SHELTER

ON SHEET C-08

EX. OVERHEAD WIRES —

TO BE REMOVED

EX. POWER POLES -

TO BE REMOVED

PROP. BELOW GRADE MEET ME-

- GROUND LEVEL

PLANTER (TYP)

OUTLINE

— GARAGE

INTAKE

±65 SF

EX. PARKING

TOWER-

(SEE LA PLANS)

LEVEL 7 TERRACE COURTYARD

EX. CONC. APRON—
TO BE REMOVED

EX 15 STORM PIPE -

TO BE REMOVED

EX. CONC. APRON —

TO BE REMOVED

TO REMAIN

EX. STREET LIGHT-

BUILDING

HEIGHT=±34.4

EX. BUILDING

OUTLINE

- GARAGE

±60 SF

EXHAUST O

TOWER —

COMM. VAULT (SEE NOTE # 10

#1847 WILSON BLVD

BUILDING HEIGHT=±21.4'

4" DOM. —

- POTENTIAL RETAIL

±12,272 S.F.

6" FIRE —

EX. TRAFFIC POLE —

BIKES RACK, TYP -

BLDG. AT —

BLDG. -

GRADE (TYP)

ABOVE (TYP)

BLDG. CANOPY -

EX. STREET LIGHT-

TO BE REMOVED

EX. 12" WATER

PROP. CROSSWALK -

EX. TRAFFIC POLE -

EXBBUILDING

BUILDING HEIGHT=±34.4'

CONNECT TO EX. STORM-

CONNECT TO-

AT LEVEL 1 (TYP)

POTENTIAL SWM

DETENTION VAULT

OF FOUR (4)

TO REMAIN

EX. PED POLE —

TO REMAIN

CONNECTTO

EX. 54" STORM

EX GROSSWALK -

2-STORY BRICK BUILDING

WILSON BLVD

EX. CURB & SW

BLDG. CANOPY

ABOVE (TYP)

GRADE (TYP)

PROP. WALL ALONG -EX. BLDG, FACE

BLDG. AT

COMMERCIAL BUILDING #1840 WILSON BLVD

EX. BUILDING

TO REMAIN=

AND GRADIN®0.07

UNDERGROUND

10' x 12' LIFT-OUT PANEL (TYP) 1811

LIMITS OF UNDERGROUND - TO

TRANSFORMER VAULT

EX. CURB & SW

CONNECT TO -EX. 15" STORM

TO BE REMOVED

EX. STREET LIGHT —

EX. STORM-

TO REMAIN

EX. BUILDING

HEIGHT=±43.4'

TOWNHOMES

PROP. BLDG. -

COLUMN (TYP)

LIMITS OF CLEARING —

EX. GARAGE ENTRYLDING

STORM DRAIN-

GARAGE 180.61

AT LEVEL 1 (TYP)

•

HEIGHT=±42.8'

BRICK TOWNHOMES (50°PUBLIC ROW)

CONNECT TO

TIE INTO 180.38

179.93~

180.81

EX. 12" WATER

#1859 WILSON BLVD L

EX. BUILDING

HEIGHT=±28.2

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BRICK BUILDING

#1831 WILSON BLVD

- CONNECT TO

EX. 12" WATER

EX. POWER POLE

PROP. CROSSWALK

- CONNECT TO

EX. 12" WATER

-UPGRADE EX. 8"

- EX. OVERHEAD WIRE

EX. BUILDING

EX. 8" SAN.

CONNECT TO

TO REMAIN

– EX. PED POLE

TO REMAIN

SAN TO 12"

CONNECT TO

→EX. OVERHEAD WIRES

TO BE REMOVED

- EX. POWER POLE

AND GRADING

LIMITS OF CLEARING

STANDARD ST. LIGHT (TYP)

PROP. STORM INLET (TYP)

— PROP. ADA RAMP (TYP)

- PROP. ARL. COUNTY

— PROP CROSSWLAK

— EX. TRAFFIC POLE

- EX. CROSSWALK TO REMAIN

EX. TRAFFIC POLE

TO REMAIN

- CONNECT TO

TO REMAIN

RHODE (50' PUBLIC

EX. 12" SAN. MH

-EX. CROSSWALK

TO REMAIN

TO REMAIN

EX. GAS

=F==F==F==

BUILDING HEIGHT=±20.2'

EX. TRAFFIC POLE

TO REMAIN

WATER METERAL CLEAR ZONE

ui20' X 15' (10' DEPTH)

CORNER

<u> </u>	PLAN STATUS	DATE
- W	4.1 PRELIMINARY SITE PLAN #1 4.1 RESUBMISSION	6/30/2023 8/25/2023
W		
	POST-APPROVAL SHEET STATUS	DATE



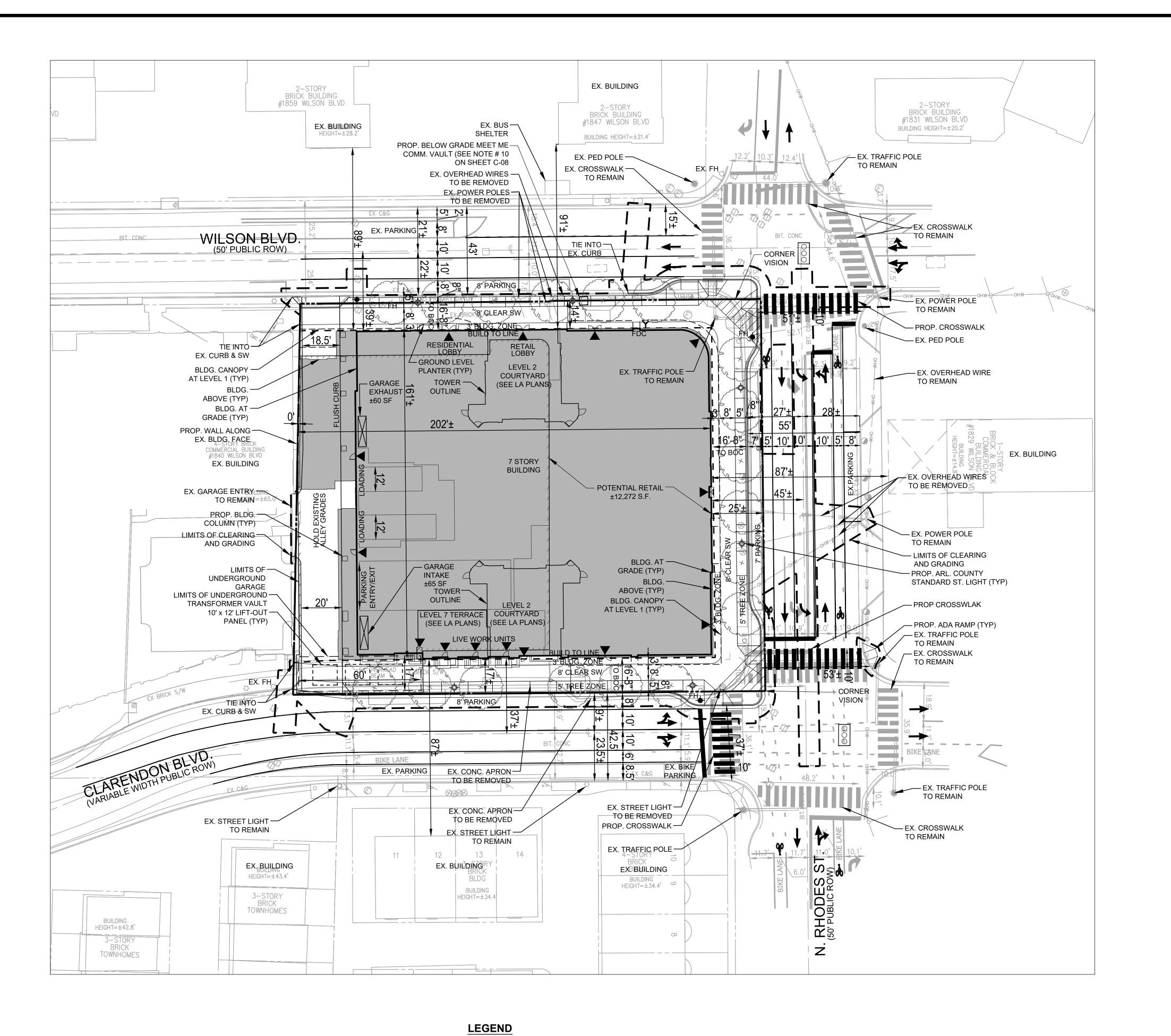
PROFESSIONAL SEAL

1840 WILSON BOULEVARD 4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

PLOT AND LOCATION **PLAN**

DRAWN BY: DESIGNED BY: 6/30/2023 DATE ISSUED: DWG. SCALE: 1" = 25 VIKA VV6732E SHEET NO. C-08





PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1 4.1 RESUBMISSION	6/30/2023
4.1 RESUBMISSION	8/25/2023
POST-APPROVAL	DATE
SHEET STATUS	DATE



1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

PRESENTATION PLAN

DRAWN BY: DESIGNED BY: DATE ISSUED:	NDR NDR 6/30/2023	
DWG. SCALE:	1" = 25	
VIKA NO.	VV6732E	
SHEET NO.	C-09	

PROPOSED BUILDING AT GRADE

PROPOSED BUILDING OVERHANG ABOVE

PROPOSED BUILDING CANOPY

PROPOSED LIMITS OF GARAGE

EXISTING SIGNALIZED INTERSECTION

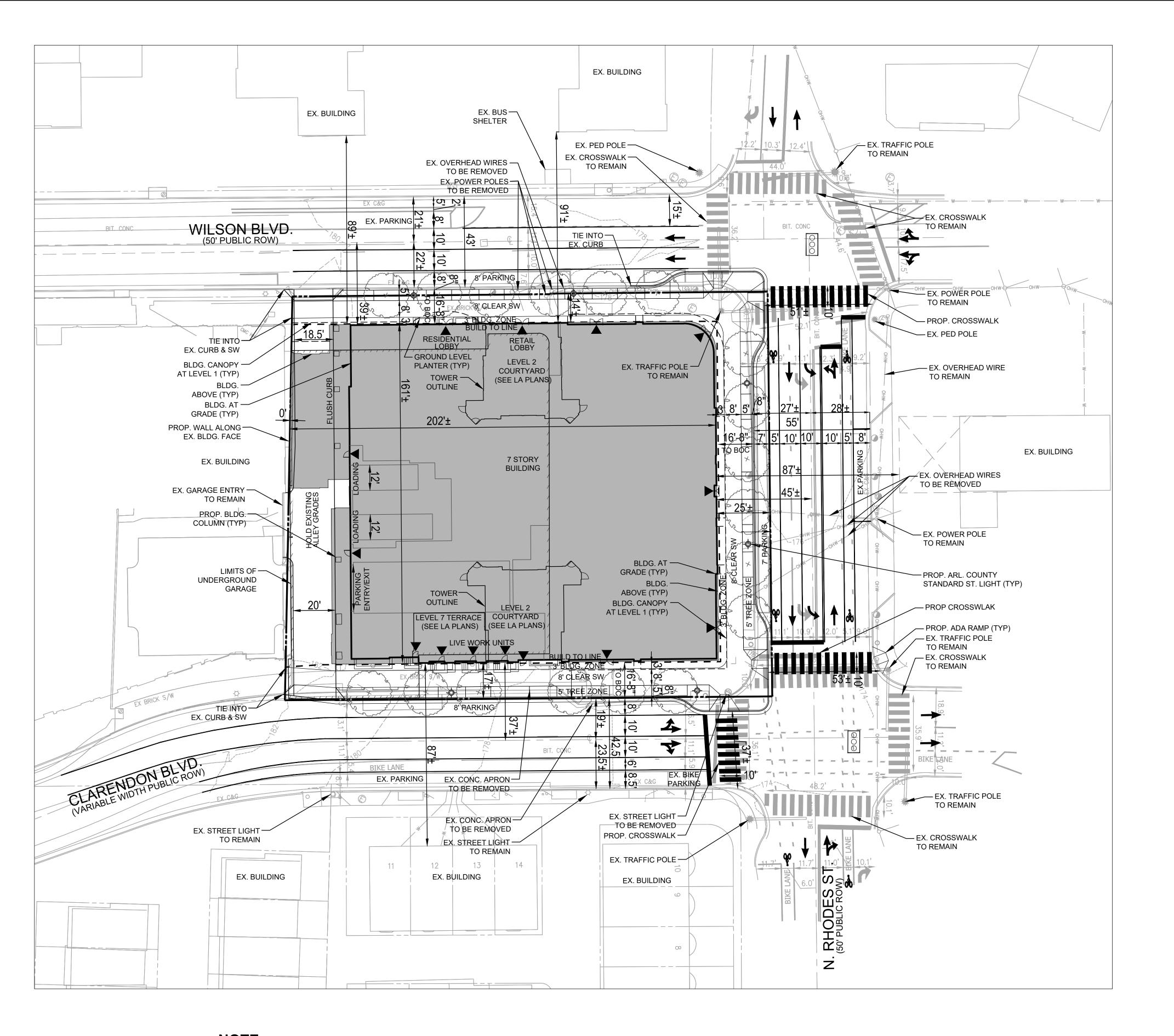
PROPOSED PEDESTRIAN ENTRANCE



GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.



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PLAN STATUS

4.1 PRELIMINARY SITE PLAN #1

4.1 RESUBMISSION

POST-APPROVAL
SHEET STATUS

DATE

6/30/2023

8/25/2023

DATE

DATE

DATE

JEFFREY A. KREPS DEIG. No. 1259

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

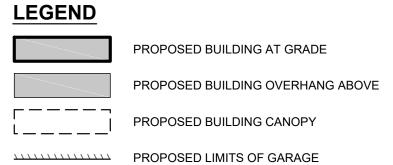
ARLINGTON COUNTY, VIRGINIA

STRIPING AND MARKING PLAN

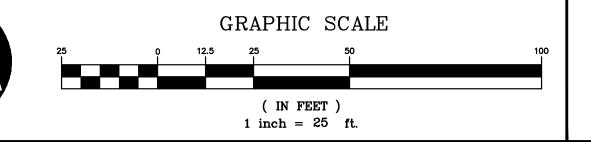
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DWG. SCALE:	1" = 25	
VIKA NO.	VV6732E	
SHEET NO.	C-10	

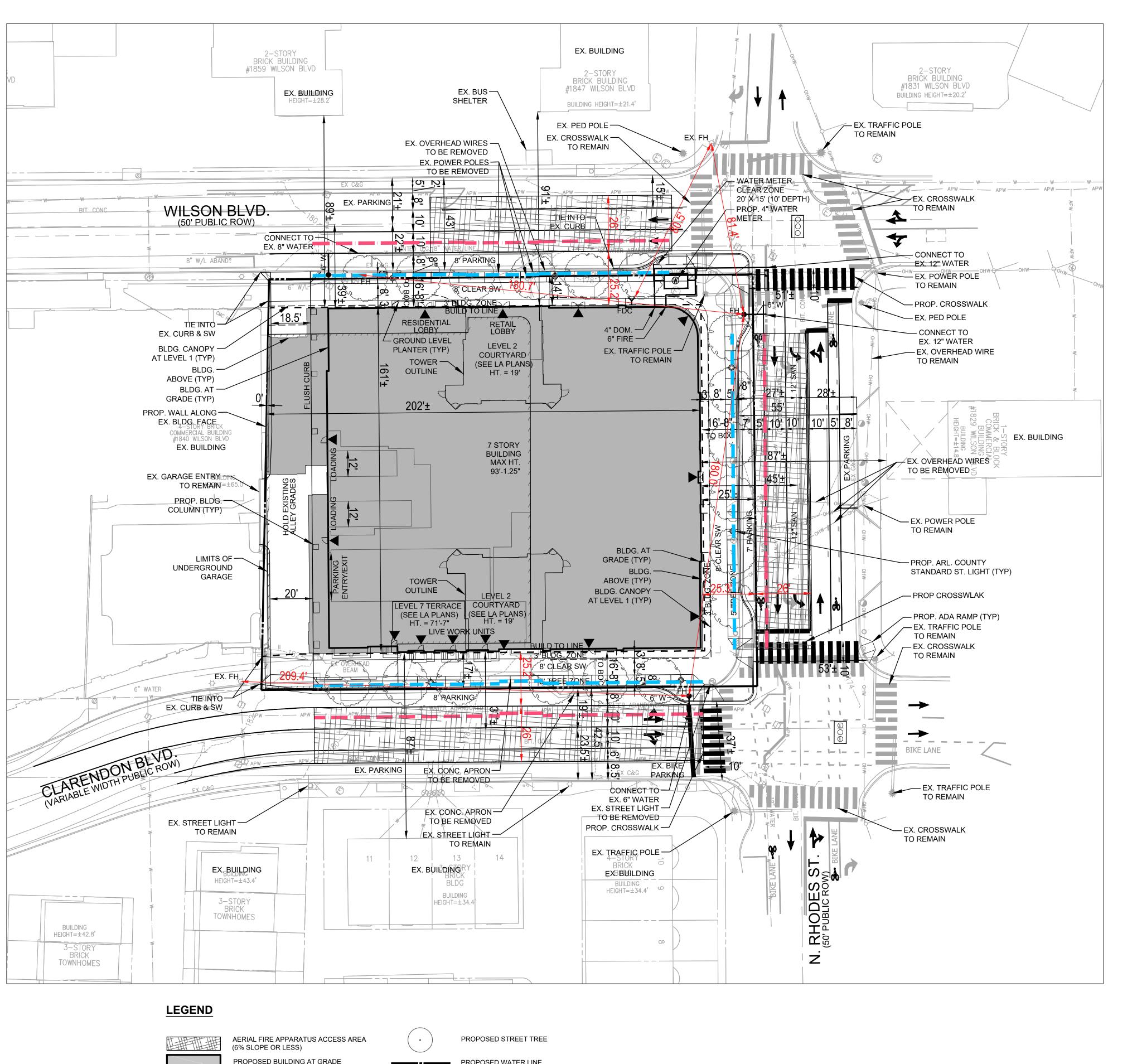
NOTE

ALL STRIPING AND MARKINGS SHOWN ON THIS SHEET MAY NOT REFLECT ACTUAL PAVEMENT MARKINGS. FLOW ARROWS ARE SHOWN TO REPRESENT FLOW OF TRAFFIC.









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4.1 PRELIMINARY SITE PLAN #1 4.1 RESUBMISSION	6/30/2023
POST-APPROVAL	
SHEET STATUS	DATE



1840 WILSON BOULEVARD 4.1 SITE PLAN AMENDMENT

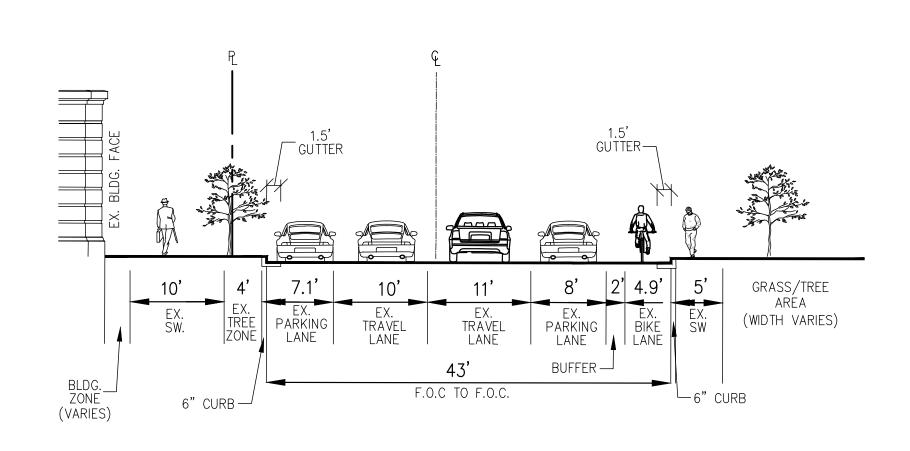
ARLINGTON COUNTY, VIRGINIA

FIRE LANE MARKING PLAN

DRAWN BY: DESIGNED BY: DATE ISSUED:	NDR NDR 6/30/2023	EI E. O.\ Projecte\ 673.2\ 673.2 EV AND\ PI
DWG. SCALE:	1" = 25	29/02/29
VIKA NO.	VV6732E	rojects
SHEET NO.	C-11	

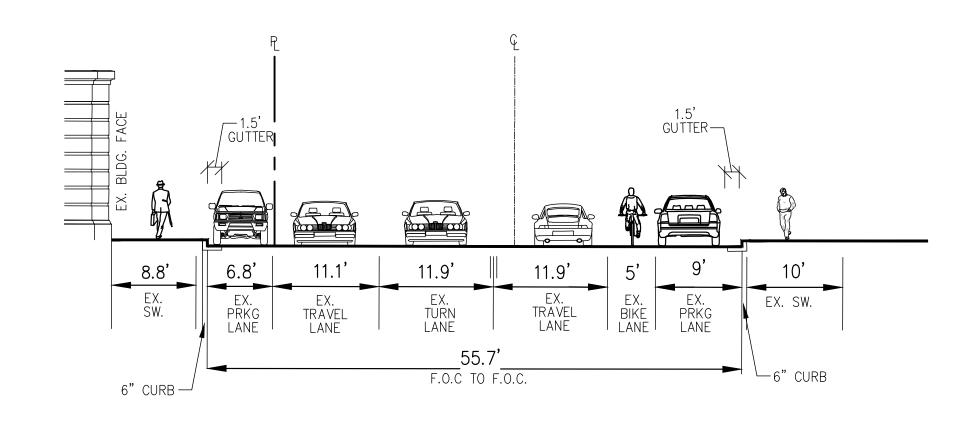
	AERIAL FIRE APPARATUS ACCESS AREA (6% SLOPE OR LESS)	•	PROPOSED STREET TREE
	PROPOSED BUILDING AT GRADE		PROPOSED WATER LINE
	PROPOSED BUILDING OVERHANG ABOVE	Y	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	PROPOSED BUILDING CANOPY	<u>-</u>	PROPOSED FIRE HYDRANT
111111111111111111111111111111111111111	PROPOSED LIMITS OF GARAGE		15' PROPOSED BUILDING OFFSET
•	PROPOSED PEDESTRIAN ENTRANCE		
000	EXISTING SIGNALIZED INTERSECTION		30' PROPOSED BUILDING OFFSET





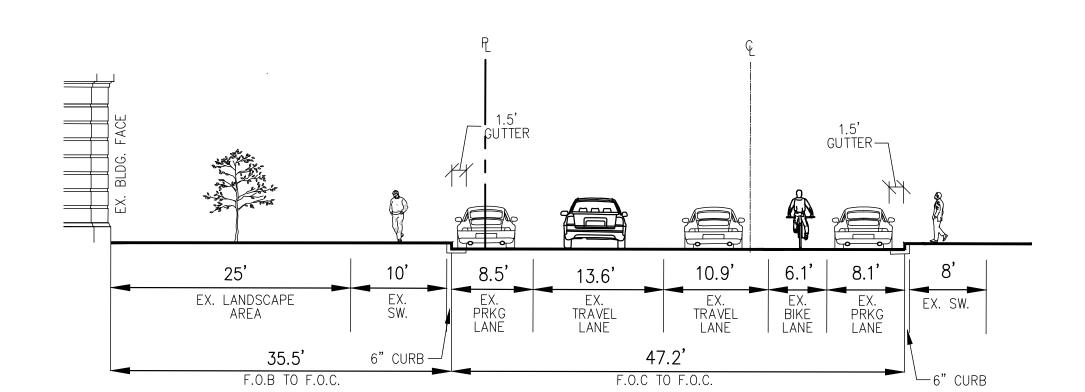
SECTION A-A (LOOKING SOUTHWEST)

WILSON BOULEVARD



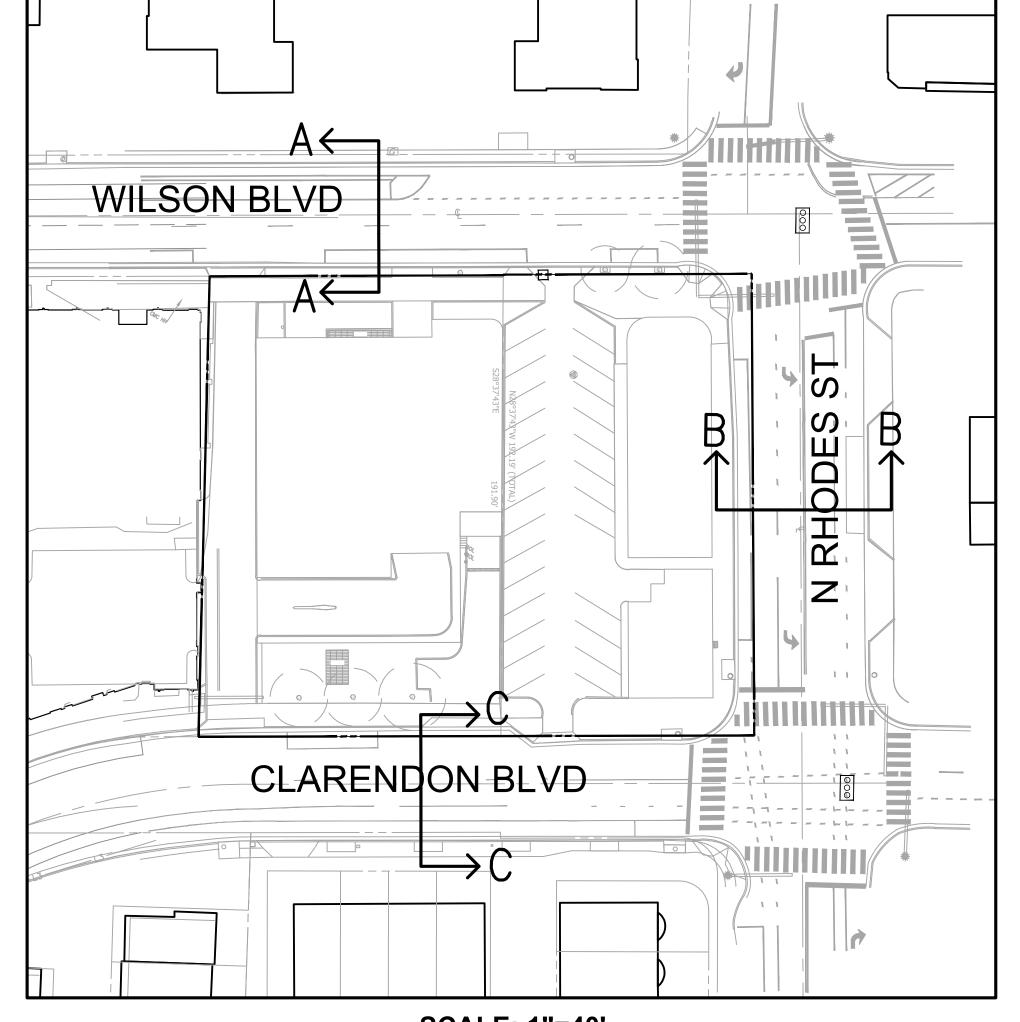
SECTION B-B (LOOKING NORTHWEST)

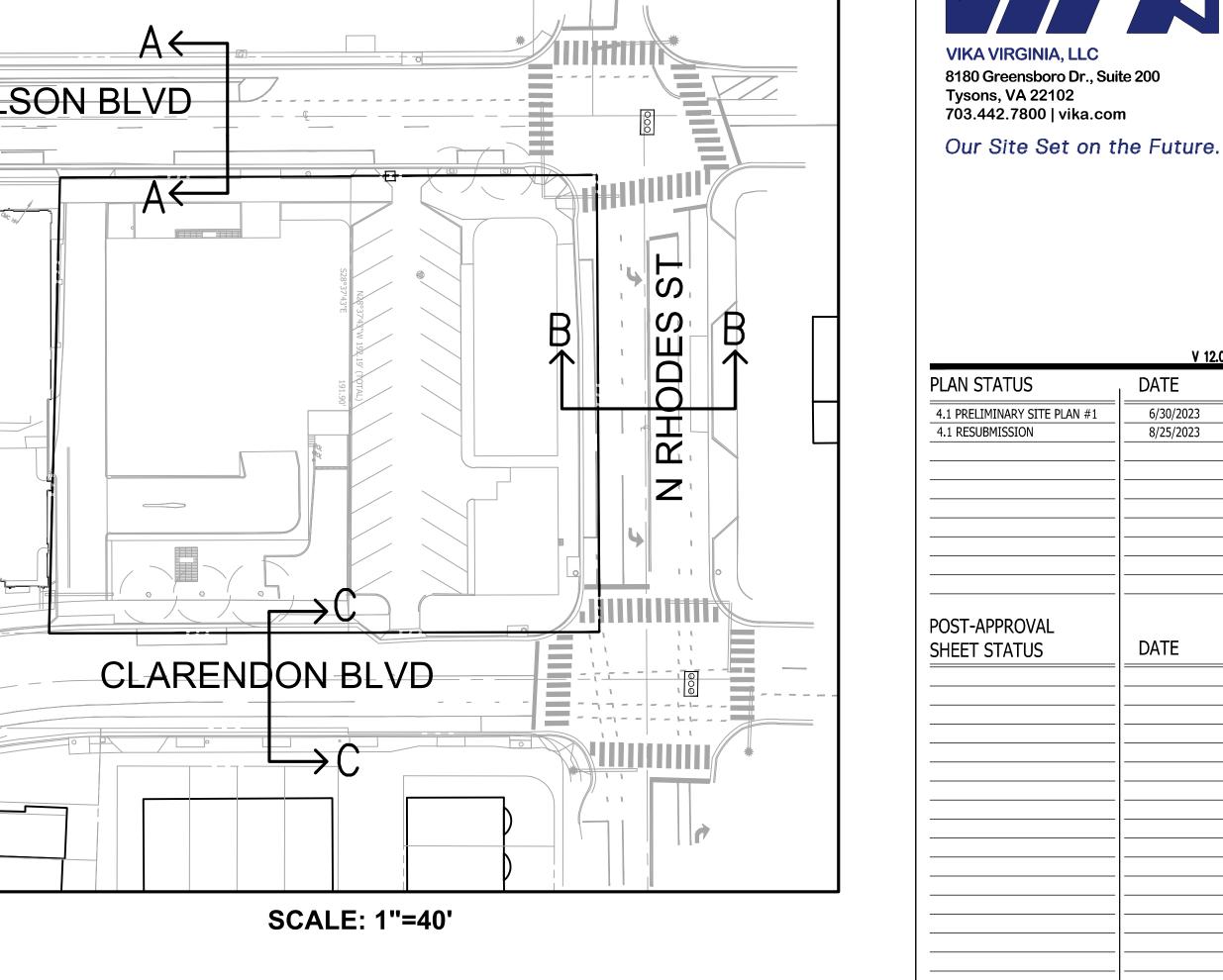
N RHODES STREET



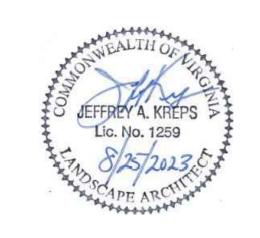
SECTION C-C (LOOKING NORTHEAST)

CLARENDON BOULEVARD





PROFESSIONAL SEAL



6/30/2023

8/25/2023

DATE

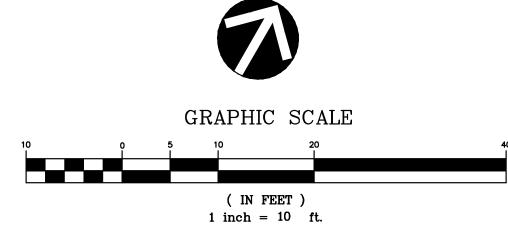
1840 WILSON BOULEVARD

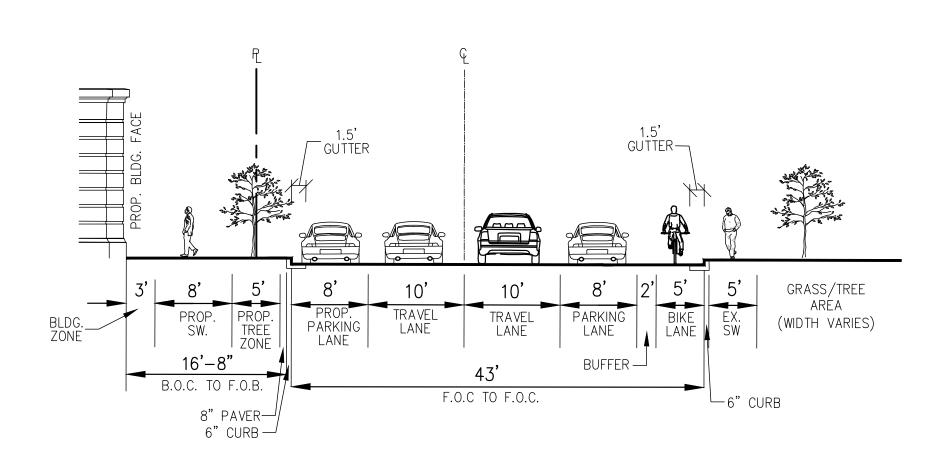
4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

EXISTING STREET SECTIONS

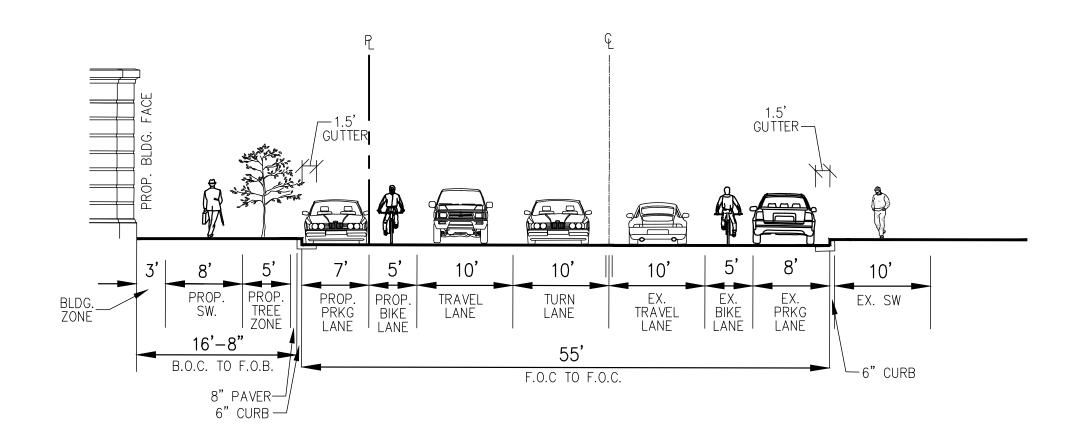
DRAWN BY: DESIGNED BY: DATE ISSUED:	6/30/2023	
DWG. SCALE:	1"=10'	
VIKA NO.	VV6732E	
SHEET NO.	C-12	





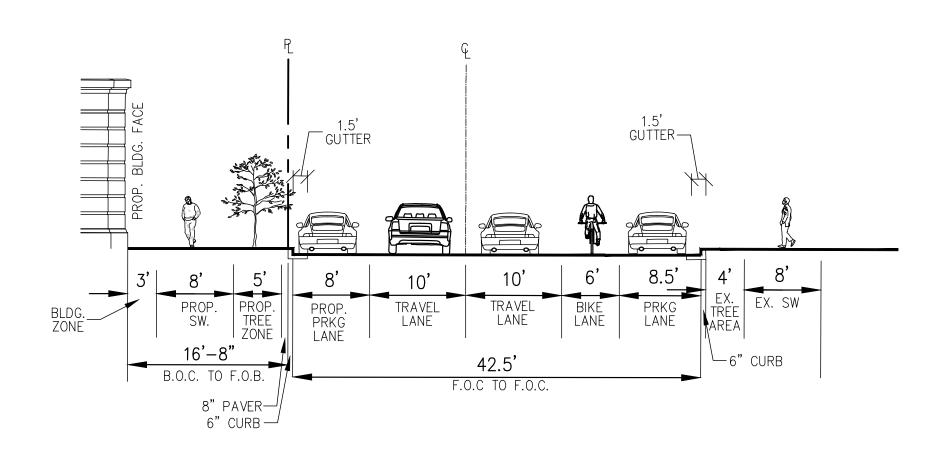
SECTION A-A (LOOKING SOUTHWEST)

WILSON BOULEVARD



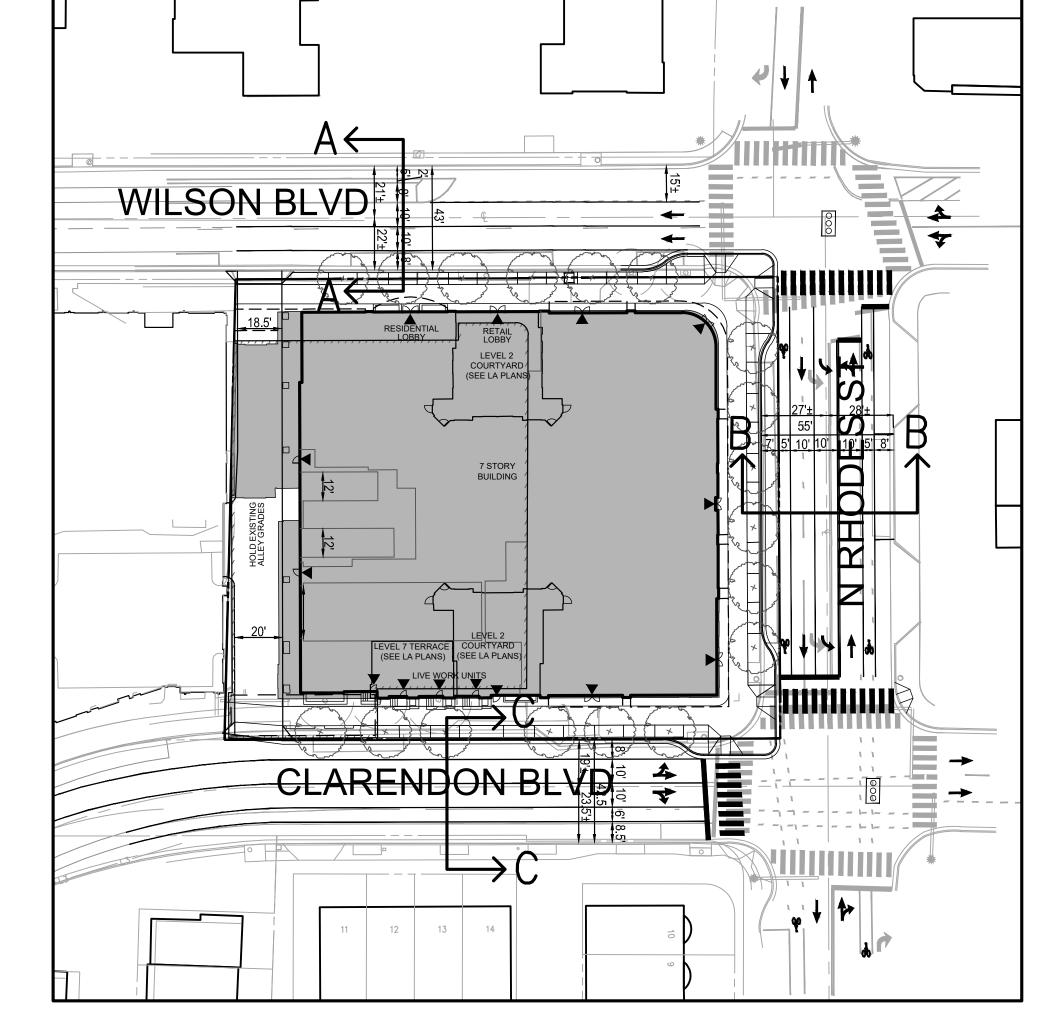
SECTION B-B (LOOKING NORTHWEST)

N RHODES STREET



SECTION C-C (LOOKING NORTHEAST)

CLARENDON BOULEVARD



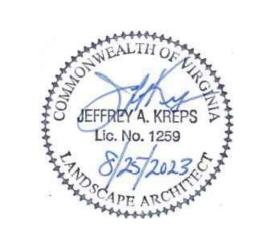
SCALE: 1"=40'

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PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
POST-APPROVAL	DATE
SHEET STATUS	DATE

PROFESSIONAL SEAL



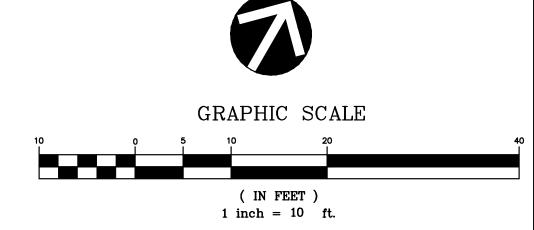
1840 WILSON BOULEVARD

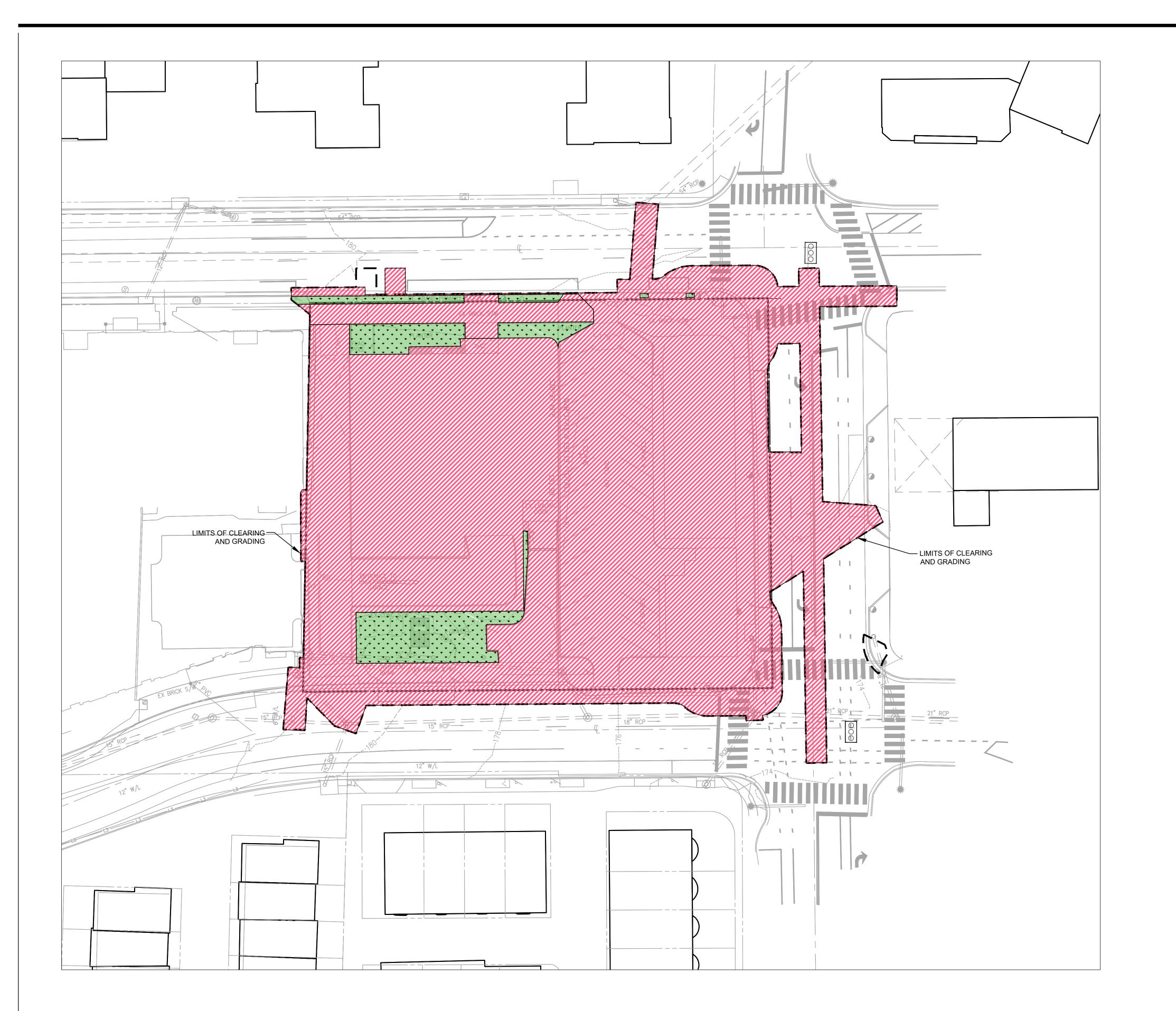
4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

PROPOSED STREET SECTIONS

DRAWN BY: DESIGNED BY: DATE ISSUED:	6/30/2023	
DWG. SCALE:	1"=10'	
VIKA NO.	VV6732E	
SHEET NO.	C-13	







PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
POST-APPROVAL	
SHEET STATUS	DATE

EDMUND J. IGNACIO Lic. No. 033579 8/25/2023

EXISTING CONDITIONS LAND USE MAP

EXISTING CONDITIONS LEGEND:

SWM BOUNDARY= 1.247 ACRES

LIMITS OF CLEARING AND GRADING = 1.247 AC

EXISTING IMPERVIOUS AREA = 1.149 ACRES

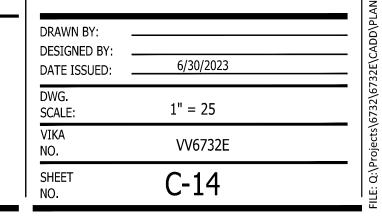
EXISTING PERVIOUS AREA (MANAGED TURF) = 0.098 ACRES

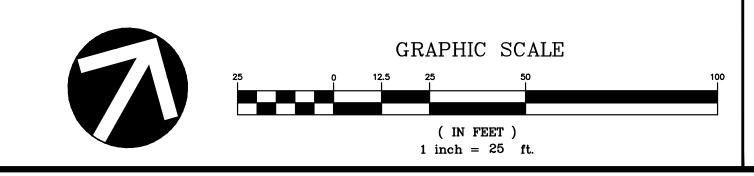
1840 WILSON BOULEVARD

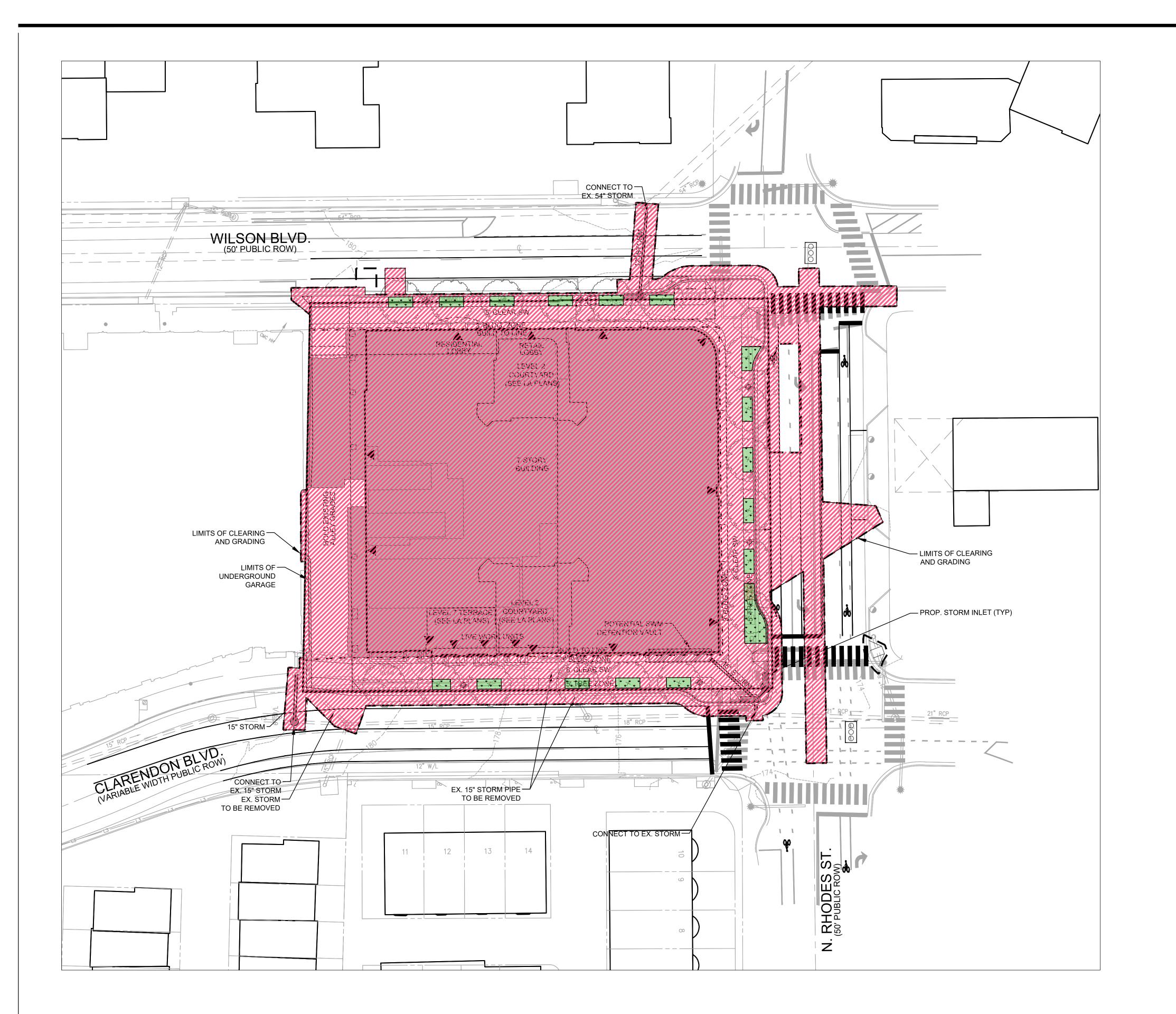
4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

PRE-STORMWATER MANAGEMENT









PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
OST-APPROVAL HEET STATUS	DATE

PROPOSED CONDITIONS LAND USE MAP

EPROPOSED CONDITIONS LEGEND:

SWM BOUNDARY= 1.247 ACRES

LIMITS OF CLEARING AND GRADING = 1.247 AC

PROPOSED IMPERVIOUS AREA = 1.225 ACRES

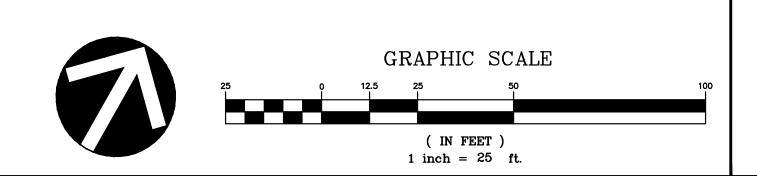
PROPOSED PERVIOUS AREA (MANAGED TURF) = 0.022 ACRES



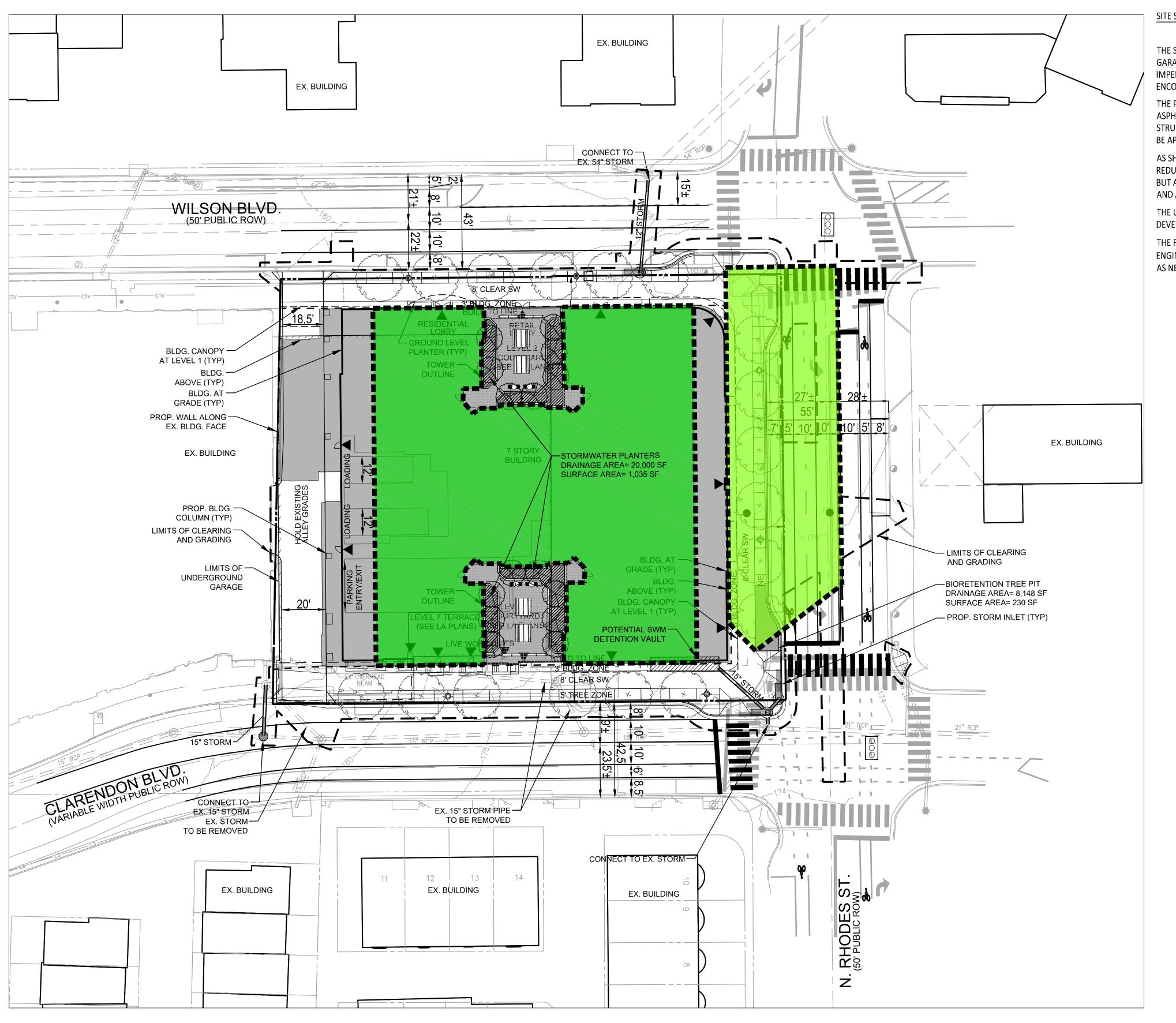
4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

POST-SWM



6/30/2023	
1" = 25	
VV6732E	
C-15	
	1" = 25 VV6732E



SITE STORMWATER MANAGEMENT NARRATIVE

THE SUBJECT IS 1.00783 ACRES AND CONSISTS OF AN EXISTING OFFICE BUILDING ON TOP OF AN UNDERGROUND PARKING GARAGE, TWO EXISTING RESTAURANT BUILDINGS AND ASSOCIATED SURFACE PARKING. THE SITE IS APPROXIMATELY 97% IMPERVIOUS WITH NO EVIDENCE OF EXISTING STORMWATER MANAGEMENT. THE PROPOSED STORMWATER BOUNDARY ENCOMPASSES THE SITE AREA AND ADDITIONAL AREAS OF DISTURBANCE WHICH TOTALS APPROXIMATELY 1.25 ACRES.

THE PROPOSED REDEVELOPMENT CONSISTS OF THE FOLLOWING: DEMOLITION OF THE TWO RESTAURANT STRUCTURES, THE ASPHALT PARKING AND THE ABOVE GRADE PORTION OF THE OFFICE BUILDING. THE EXISTING BELOW GRADE PARKING STRUCTURE WILL REMAIN AND BE REUSED. THE PROPOSED STRUCTURE WILL A BE 6-7 STORY RESIDENTIAL BUILDING AND WILL BE APPROXIMATELY 98% IMPERVIOUS.

AS SHOWN ON SHEET C-17 THE REQUIRED PHOSPHORUS REMOVAL RATE IS APPROXIMATELY 0.6335LBS/YR. PHOSPHOROUS REDUCTION WILL BE ACHIEVED BY STORMWATER PRACTICES INTEGRATED INTO EACH SITE. STORMWATER PRACTICES INCLUDE, BUT ARE NOT LIMITED TO, STORMWATER PLANTERS AND A BIORETENTION TREE PITS. A MANUFACTURED TREATMENT DEVICE AND A DETENTION VAULT MAY BE REQUIRED.

THE USE OF STRUCTURAL STORMWATER TREATMENT SYSTEMS (MANUFACTURED TREATMENT DEVICES) ON THE SUBJECT DEVELOPMENTS IS IN ACCORDANCE WITH THE SEPTEMBER 15, 2015 MEMORANDUM.

THE FINAL SIZES, LOCATIONS AND TYPES OF THE PROPOSED SWM/BMP FACILITIES MAY BE ADJUSTED WITH THE FINAL CIVIL ENGINEERING PLAN (CEP). ADDITIONAL SWM/BMP FACILITIES MAY BE PROVIDED WITH FINAL CIVIL ENGINEERING PLAN (CEP) AS NECESSARY TO COMPLY WITH CURRENT SWM REGULATIONS.

STORMWATER LEGEND: VERSION 1.3

CONTRIBUTING DRAINAGE (92)

CONTRIBUTING DRAINAGE (70)

URBAN BIORETENTION (BIO-TREE PIT)

URBAN BIORETENTION (ROOFTOP DISCONNECT TO SWM PLANTER)

CONTRIBUTING DRAINAGE TO PROPRIETARY BMP DEVICE (40)

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OST-APPROVAL	
SHEET STATUS	DATE



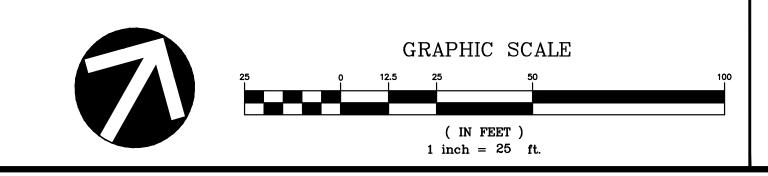
| 1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

PROPOSED STORMWATER MANAGEMENT

DRAWN BY: DESIGNED BY: DATE ISSUED:	6/30/2023	
DWG. SCALE:	1" = 25	
VIKA NO.	VV6732E	
SHEET NO.	C-16	



B Soils

0.0000

0.0000

0.0220

0.2500

1.2250

0.9500

1.2470

0.9377

0.0974

4,244.3775

2.6667

Land Cover Summary-Post (Final)

Post ReDev. & New Impervious

Cover (acres)

Weighted Rv(forest)

% Forest

Managed Turf Cove

(acres)

Weighted Rv (turf)

% Managed Turf

Impervious Cove

(acres)

Rv(impervious)

% Impervious

Final Site Area (acres

Final Post Dev Site Rv

reatment Volume

(acre-ft)

Final Post-Development

(cubic feet)

Development TP

TP Load per acre
(lb/acre/yr)

C Soils

LAND COVER SUMMARY -- POST DEVELOPMENT

Forest/Open Space

Cover (acres)

Weighted Rv(forest)

% Forest Managed Turf Cover

(acres)

Weighted Rv (turf)

% Managed Turf ReDev. Impervious

Cover (acres)

Rv(impervious)

% Impervious Total ReDev. Site Area

(acres)

ReDev Site Rv

Treatment Volume

(acre-ft)

(cubic feet)

Post-ReDevelopment

Post-ReDevelopment TI

Load per acre (lb/acre/yr)

Max. Reduction Require (Below Pre-ReDevelopment Load)

| Volume (ft³) | Volume (ft³) | Efficiency (%)

Treatment Volume and Nutrient Load

Treatment Volume 3,982.2915

Land Cover Summary-Post

Post-Re Development

0.0000

0.0000

0.0220

0.9500

1.1710

Land Cover Summary-Post

Post-Development New Impervious

New Impervious Cover

(acres)

Rv(impervious)

Post-Development

Treatment Volume

(acre-ft)

Post-Development Treatment Volume

(cubic feet)

Post-Development TP

Load (lb/yr)

0.9500

262.0860

0.1647

0.0000 0.0000	Adjusted ¹
	0.0000
0.0000	
	0.0000
0%	0%
0.0980	0.0220
0.2500	0.2500
8%	2%
1.1490	1.1490
0.9500	0.9500
92%	98%
	0.2500 8% 1.1490 0.9500

Constants Annual Rainfall (inches)

Target Rainfall Event (inches) Total Phosphorus (TP) EMC (mg/L) Total Nitrogen (TN) EMC (mg/L)

Treatment Volume and Nutrient Load						
Pre-ReDevelopment Treatment Volume (acre-ft)	0.0930	0.0914				
Pre-ReDevelopment Treatment Volume (cubic feet)	4,051.2615	3,982.2915				
Pre-ReDevelopment TP Load (lb/yr)	2.5454	2.5021				
Pre-ReDevelopment TP Load per acre (Ib/acre/yr)	1.0400					
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopmen pervious land proposed for new impervi	0.4801					

Adjusted Land Cover Summary: The ReDevelopment land cover minus pervious The Redevelopment land cover minus pervious The Redevelopment land cover minus pervious The Redevelopment load limit, 0.41 lbs/acre/yea	ervious cover. ReDevelopment acreage (minus or new impervious cover (based on				TP Load Reduction Required for Redeveloped Area (lb/yr)	0.5004		TP Load Reduction Required for New Impervious Area (lb/yr)	0.1335
Post-Development Requirement for Site Area									
		TP Load R	eduction Required (lb/yr)	0.6339					
Nitrogen Loads (Informational Purposes Only)									
	Pre-ReDevelopment TN Load (lb/yr)	18.2094		(Post-ReDe	velopment TN Load velopment & New vious) (lb/yr)	19.0774			

VRRM DRAINAGE AREA(S) SHEET

Credit (%) Area (acres) Area (acres) Practice (ft³) (ft³)

Drainage Area A

Drainage Area A Land Cover (acres)	_		_			
	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover F
Forest/Open Space (acres)					0.0000	0.0000
Managed Turf (acres)				0.0220	0.0220	0.2500
Impervious Cover (acres)				1.2250	1.2250	0.9500
	•			Total	1.2470	

Total Phosphorus Available for Removal in D.A. A (lb/yr) 2.6667 Post Development Treatment Volume in D.A. A (ft³) 4,244.3775

CLEAR BMP AREAS

Upstream Load to Practice

Stormwater Best Management Practices (RR = Runoff Reduction)												
Practice	Runoff	Managed	Impervious	Volume from	Runoff	Remaining	Total BMP	Phosphorus	Phosphorus	Untreated	Phosphorus	Remaining
	Reduction	Turf Credit	Cover Credit	Upstream	Reduction	Runoff	Treatment	Removal	Load from	Phosphorus	Removed By	Phosphorus

VRRM SUMMARY SHEET

Update Summary Sheet

Print Preview

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

BMP Design Specifications List: 2013 Draft Stds & Specs

Site Summary

Date: 45064

Project Title: 1804 Wilson Blvd (NSTA Site) Total Rainfall (in): 43 Total Disturbed Acreage: 1.2470

Site Land Cover Summary

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Managed Turf (acres)	0.0000	0.0000	0.0000	0.0980	0.0980	7.8589
Impervious Cover (acres)	0.0000	0.0000	0.0000	1.1490	1.1490	92.1411
					1.2470	100.0000

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Managed Turf (acres)	0.0000	0.0000	0.0000	0.0220	0.0220	1.7642
Impervious Cover (acres)	0.0000	0.0000	0.0000	1.2250	1.2250	98.2358
					1.2470	100.0000

Site Tv and Land Cover Nutrient Loads

Site IV and Land Cover Natherit Loads										
	Final Post-Development (Post-ReDevelopment & New Impervious)	Post- ReDevelopment	Post- Development (New Impervious)	Adjusted Pre- ReDevelopment						
Site Rv	0.9377	0.9368	0.9500	0.9368						
Treatment Volume (ft³)	4,244.3775	3,982.2915	262.0860	3,982.2915						
TP Load (lb/yr)	2.6667	2.5021	0.1647	2.5021						

Load per acre per acre (lb/acre/yr) (lb/acre/yr) (lb/acre/yr)

Total TP Load Reduction Required	0.6339	0.5004	0.1335

	Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre- ReDevelopment
TN Load (lb/yr)	19.0774	18.2094

Site Compliance Summary

20%	Maximum % Reduction Required Below
20%	Pre-ReDevelonment Load

841.434	Total Runoff Volume Reduction (ft ³)
0.7261	Total TP Load Reduction Achieved (lb/yr)
6.0444	Total TN Load Reduction Achieved (lb/yr)
1.9406	Remaining Post Development TP Load (lb/yr)
0.0000	Remaining TP Load Reduction (lb/yr)

* TARGET TP REDUCTION EXCEEDED BY 0.0922 LB/YEAR **

..... Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest/Open (acres)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Managed Turf (acres)	0.0220	0.0000	0.0000	0.0000	0.0000	0.0220
Impervious Cover (acres)	1.2250	0.0000	0.0000	0.0000	0.0000	1.2250
Total Area (acres)	1.2470	0.0000	0.0000	0.0000	0.0000	1.2470

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Reduced (lb/yr)	0.7261	0.0000	0.0000	0.0000	0.0000	0.7261
TN Load Reduced (lb/yr)	6.0444	0.0000	0.0000	0.0000	0.0000	6.0444

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.0000	0.0000	0.0000	0.0000	0.0000	0
Managed Turf (acres)	0.0000	0.0000	0.0000	0.0220	0.0220	2
Impervious Cover (acres)	0.0000	0.0000	0.0000	1.2250	1.2250	98
		·			1 2 170	

BMP Selections

D.A. (lb/yr)

--Select from dropdown lists-

Downstream Practice to be

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft ³)	TP Load from Upstream Practices (lbs)	Untreated TP Load to Practice (lbs)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed
Total Impervious Cover Treated (acres)	0.6100							
Total Turf Area Treated (acres)	0.0000							
Total TP Load Reduction Achieved in D.A. (lb/yr)	0.7261							
Total TN Load Reduction Achieved in								

Drainage Area B Summary

VIKA VIRGINIA, LLC 8180 Greensboro Dr., Suite 200 **Tysons, VA 22102** 703.442.7800 | vika.com Our Site Set on the Future.

PLAN STATUS 4.1 PRELIMINARY SITE PLAN #1 6/30/2023 4.1 RESUBMISSION 8/25/2023 POST-APPROVAL DATE SHEET STATUS

PROFESSIONAL SEAL



1840 WILSON BOULEVARD

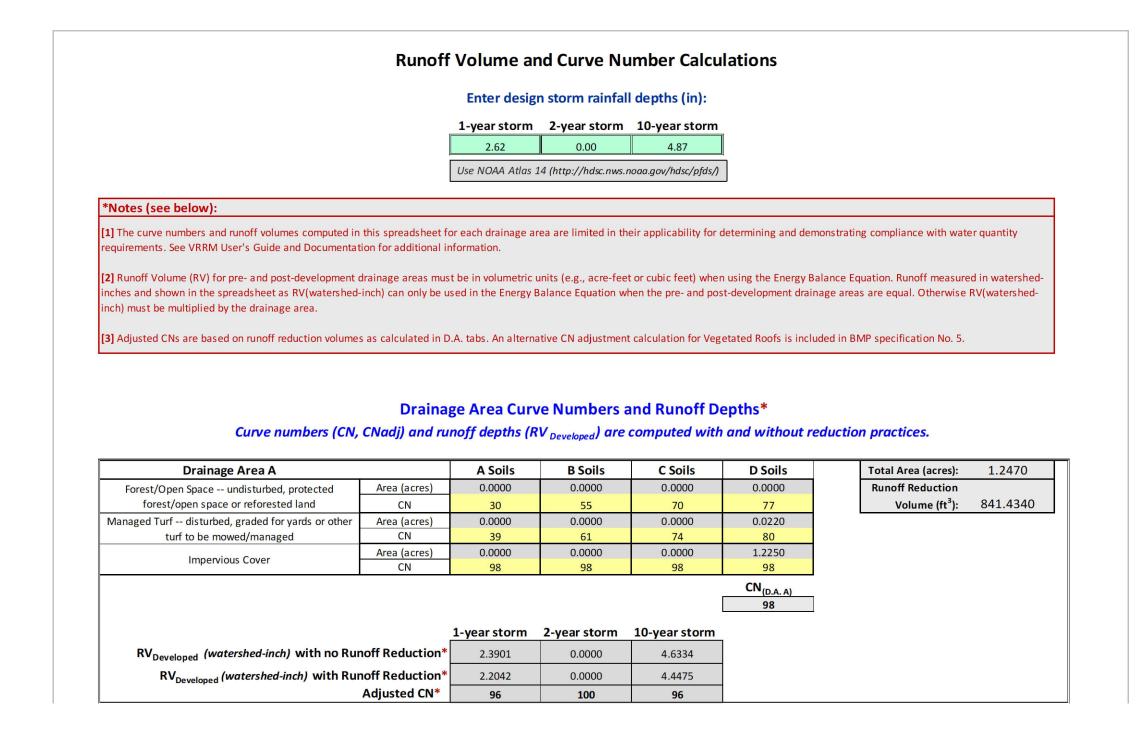
4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

STORMWATER MAGEBEMENT **COMPUTATIONS & DETAIL**

DRAWN BY: DESIGNED BY: DATE ISSUED:	PNN EJI 6/30/2023	
DWG. SCALE:	N/A	
VIKA NO.	VV6732E	
SHEET NO.	C-17	

VRRM RUNOFF VOLUME AND CN



ENERGY BALANCE CALCULATION

SWM Water Quantity Energy Balar	nce Worksheet					_
SITE AREA (acre)	1.247					
	1	-year	10-year			
	PRE	POST (adjusted)	PRE	POST (adjusted)		
Р	2.69	2.69	4.84	4.84	POST (adjusted) from RRM	
CN	97	96	97	96	'Channel and Flood Protection'	
S=1000/CN-10	S=1000/CN-10 0.31		0.31	0.31 0.42 tab; PRE CN can be c		
0.2S	0.06	0.08	0.06	0.08		
$RV=(P-0.2S)^2/(P-0.2S)+S$	2.35	2.25	4.49	4.37		
QPos	t Development <= I.F.* (0	pre-development* RVpre-de	evelopment)/RVDeveloped)			
l.F	0.9					_
CHANNEL PRO			FLOOD CONTROL			
Qpre-development	3.43	From TR55	Qpre-development	6.52	From TR55	A 1900 CF (APPROX) DETENTION
QPost Development	3.49	From TR55	QPost Development	6.57	From TR55	VAULT WILL BE REQUIRED TO
RVPost Development (with			RVPost Development (with			MEET THE CHANNEL PROTECTION
runoff reduction)	2.1928	From RRM	runoff reduction)	4.3295	From RRM	AND FLOOD PROTECTION
Qallowable	3.43		Qallowable	6.52		REQUIREMENTS.
						_
Qallowable/QPost Development	0.98		Qallowable/QPost Development	0.99		
Vs/Vr	0.10	Fig 11.7 of DEQ Manual	Vs/Vr	0.09	Fig 6-1 of TR-55 User Manual	
Vs	0.21		Vs	0.40		
Storage required (cf)	967		Storage required (cf)	1808		

STORMWATER PLANTER SIZING

	2014 (Revised April 2015). Sizing spreadsheet for SW planters for compliance with Arlington County Stormwater Managment Ordinance er data into highlighted cells. WQV needs to > 100% for credit.																	
Facility name/type	Impervious Area to Facility	Pervious Area to Facility	Total Drainage Area	Total Drainage Area	Rainfall Depth (P)	Rv	Target storage (WQv)	Width	Length	Ponding depth	Filter depth	Gravel depth	Surface Area	Ponding Volume (1.00 void)	Soil Storage Volume (0.25 void)	Gravel Storage Volume (0.4 void)	Available Storage	% Water Quality Volume Captured
	(SF)	(SF)	(SF)	(acre)	(in)		(CF)	(ft)	(ft)	(in)	(in)	(in)	(SF)	(CF)	(CF)	(CF)	(CF)	Must be ≥ 100% (Max. 200%)
Stormater Planter Total	20000	0	20000	0.4591	1.00	0.95	1583.33	10.00	100.00	6	36	12	1000.00	500.00	750.00	400.00	1650.00	104.2%

NOTE: THE FINAL NUMBER, SHAPES SIZES, AND LOCATIONS OF THE SWM PLANTERS WILL BE PROVIDED WITH THE CIVIL ENGINEERED PLAN.

TR 55- EXISTING CONDITIONS

WinTR-55 Current Data Description

	Identi	fication Data	·		
SubTitle: State: \ County:	1840 WILSON BL EXISTING CONDI Virginia Fairfax NOAA-C : Q:\Projects\6732	TION	Areal Uni	English ts: Acres	
Name	Description	Reach	Area(ac)	RCN	Тс
PRE		Outlet	1.25	97	0.100
Total area	a: 1.13 (ac) Sto	orm Data			
	Rainfall Denth	n hy Rainfall Retu	rn Period		

5-Yr 10-Yr 25-Yr 50-Yr 100-Yr 1-Yr

(in) (in) (in) (in) (in)

3.17	.0	4.87	.0	.0	.0	2.62
Sub-Area or Reach Identifier		Watershe Peak Flow b 10-Yr (cfs)			riod	
SUBAREAS PRE REACHES		6.52		3.43		

6.52

OUTLET

		Sub-Area Land Use and C	urve Number	Details		
Sub- Identi		Land Use	,	ologic Soil roup	Sub-Area Area (ac)	Curv Numl
PRE		en space; grass cover > 75 d parking lots, roofs, drive	,	D D	0.098 1.149	80 98
	Tota	l Area / Weighted Curve Nu	mber		1.25	97

TR 55- POST DEVELOPED (NO RR)

WinTR-55 Current Data Description
--- Identification Data ---

User: EJI Date: 5/17/2023

Project: 1840 WILSON BLVD Units: English
SubTitle: PROPOSED CONDITION NO RUNOFF REDUCTION Areal Units: Acres
State: Virginia
County: Fairfax NOAA-C
Filename: Q:\Projects\6732\6732E\DATA\SWM\CONCEPTUAL\VV6732E-POST NO RR.w55
--- Sub-Area Data ---

Total area: 1.13 (ac)
--- Storm Data --

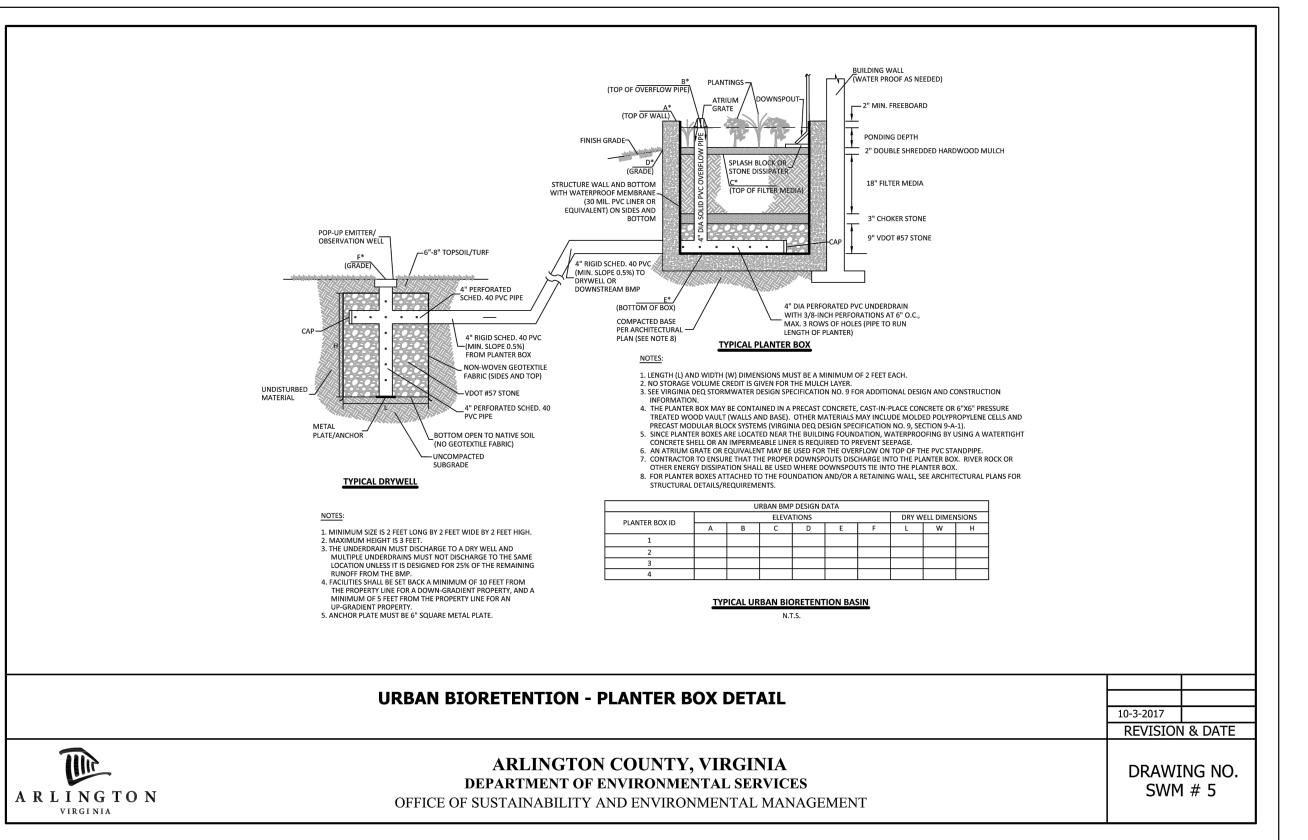
Rainfall Depth by Rainfall Return Period

or Reach 10-Yr 1-Yr
Identifier (cfs) (cfs)

SUBAREAS
POST NO RR 6.57 3.49

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	,	logic Soil Foup	Sub-Area Area (ac)	Curve Numb
	Open space; grass cover > 75% parking lots, roofs, driveways	(good)	D D	0.022 1.225	8 9
Total .	Area / Weighted Curve Number			1.25	g



FINAL SIZE, SHAPE AND LOCATION OF THE STORMWATER PLANTERS WILL BE DETERMINED WITH CIVIL ENGINEERING PLAN



PROFESSIONAL SEAL



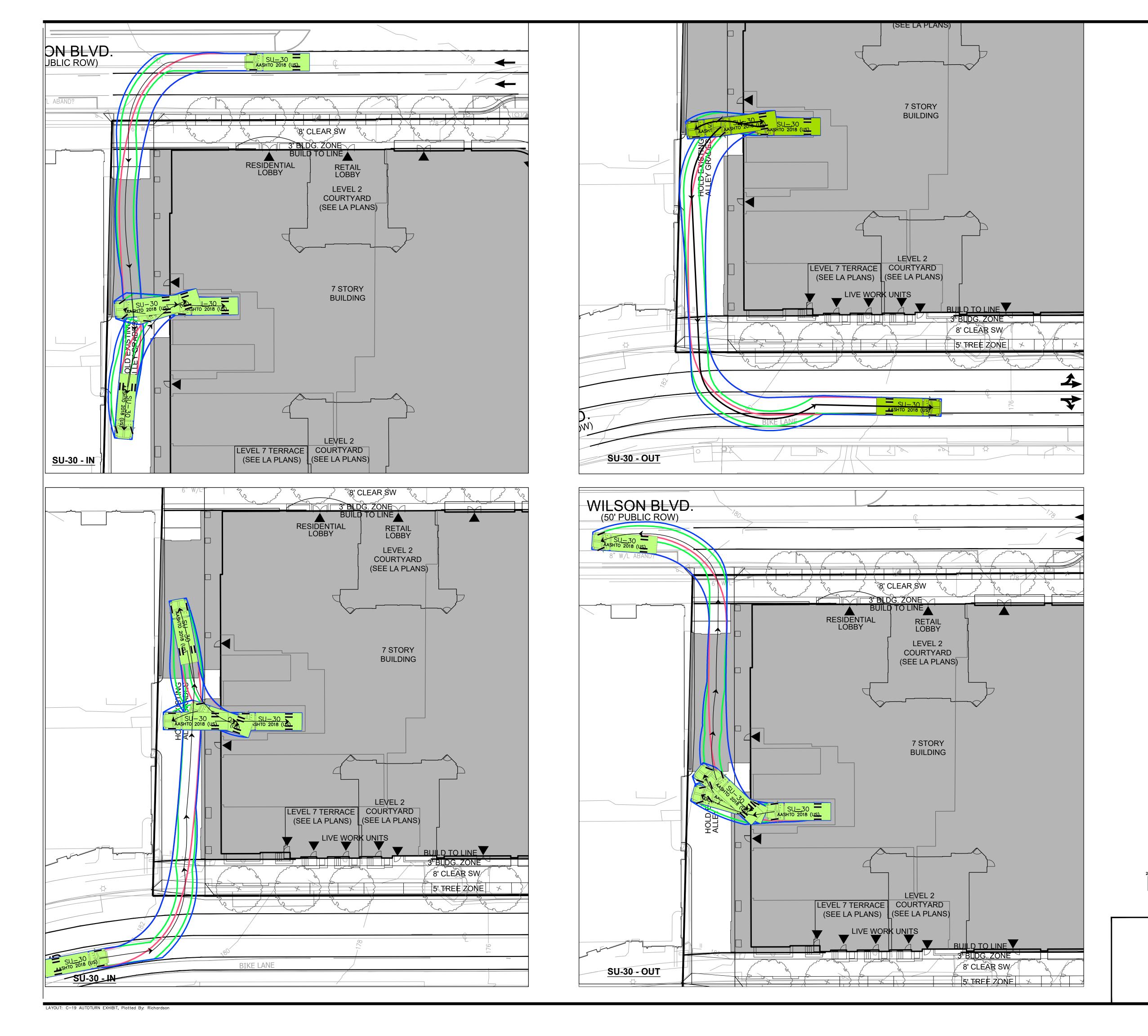
1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS

DRAWN BY: DESIGNED BY: DATE ISSUED:	PNN EJI 6/30/2023	
DWG. SCALE:	N/A	
VIKA NO.	VV6732E	
SHEET NO.	C-18	





PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1 4.1 RESUBMISSION	6/30/2023 8/25/2023
POST-APPROVAL SHEET STATUS	DATE

30.00

Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 31.8

feet

FRONT TIRES

REAR TIRES

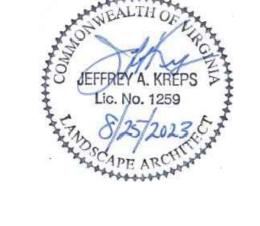
GRAPHIC SCALE

(IN FEET) 1 inch = 20 ft.

VEHICLE BODY

SU-30

LEGEND





ARLINGTON COUNTY, VIRGINIA

AUTOTURN EXHIBIT

DRAWN BY: DESIGNED BY: DATE ISSUED:	6/30/2023	F- O-\Projecte\6732\6732\F\CADD\PLANN
DWG. SCALE:	1"=20'	79/0824
VIKA NO.	VV6732E	
SHEET NO.	C-19	