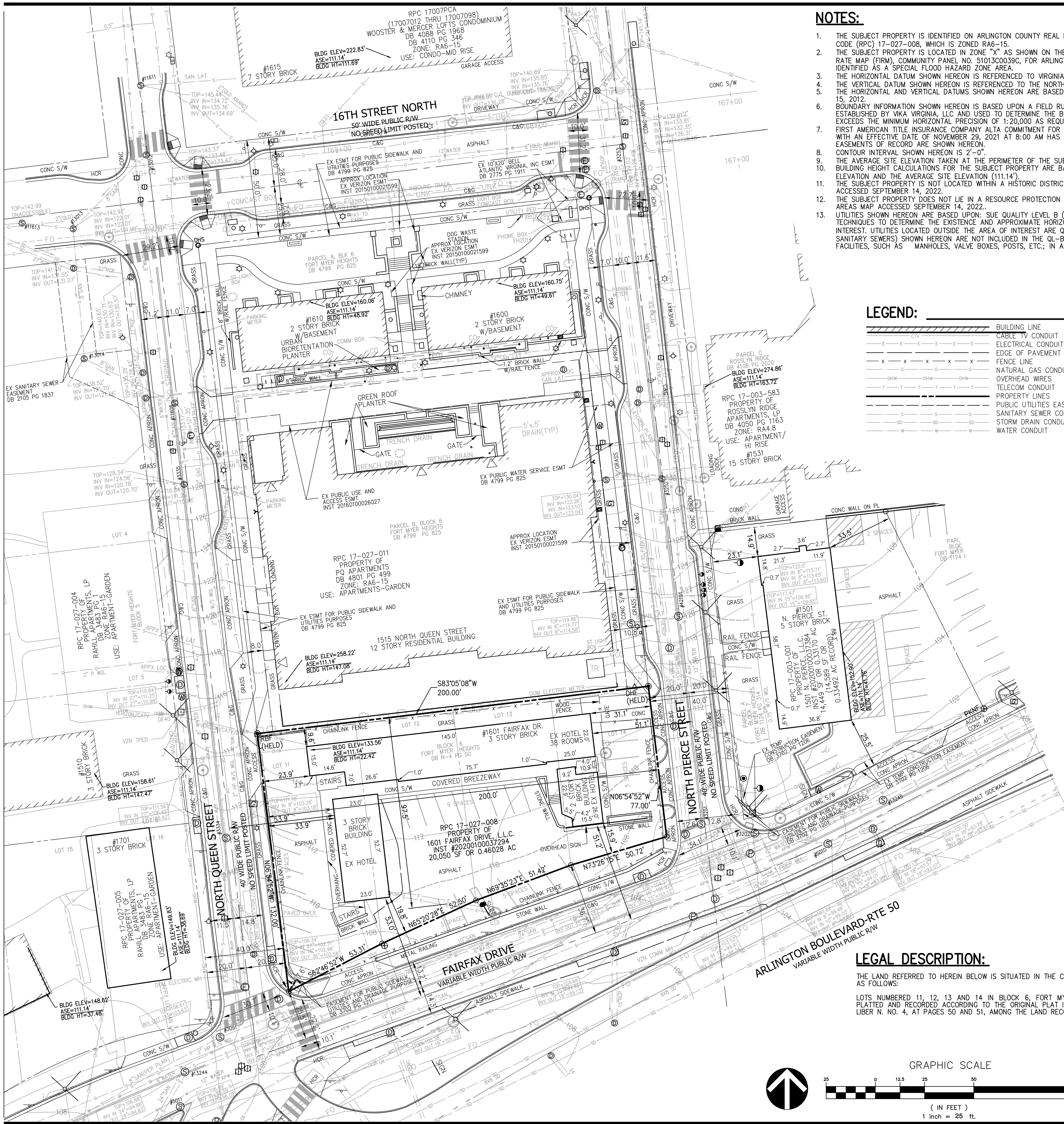
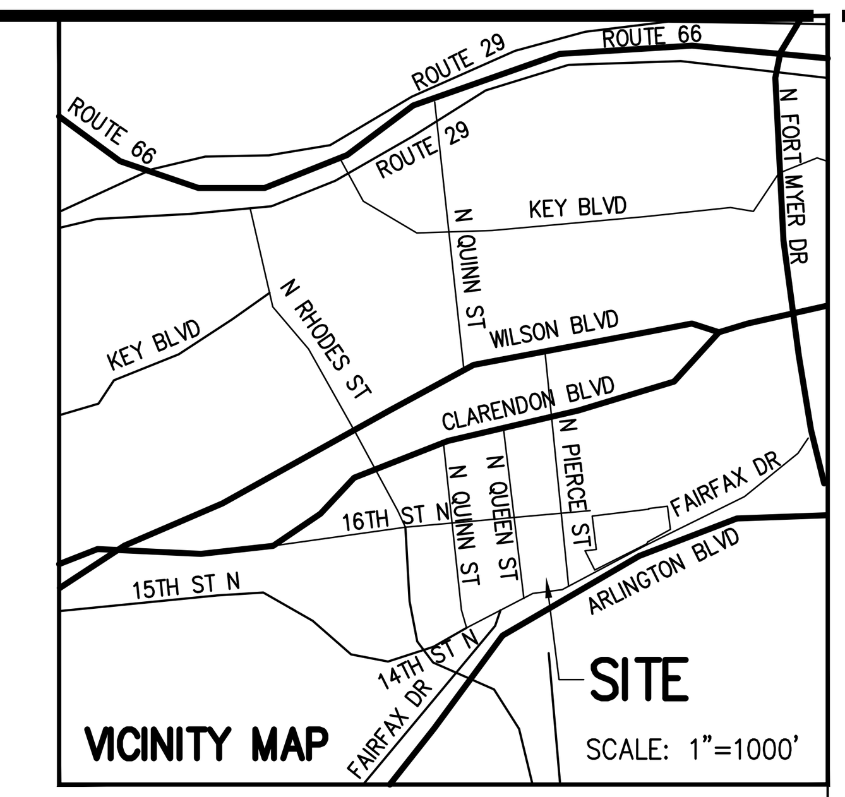


NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP NO. 044-11 AS REAL PROPERTY CODE (RPC) 17-027-008, WHICH IS ZONED RA6-15.
2. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 51013C0039C, FOR ARLINGTON COUNTY, VA, DATED AUGUST 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) NORTH ZONE.
4. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. THE HORIZONTAL AND VERTICAL DATUMS SHOWN HEREON ARE BASED ON A GPS SURVEY PERFORMED BY VIKA VIRGINIA, LLC ON MARCH 15, 2012.
6. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY VIKA VIRGINIA, LLC THE SURVEY CONTROL ESTABLISHED BY VIKA VIRGINIA, LLC AND USED TO DETERMINE THE BOUNDARY HAS A HORIZONTAL PRECISION OF 1:70,208 WHICH EXCEEDS THE MINIMUM HORIZONTAL PRECISION OF 1:20,000 AS REQUIRED BY THE COMMONWEALTH OF VIRGINIA.
7. FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. VA-21-3199A (REVISION 1) WITH AN EFFECTIVE DATE OF NOVEMBER 29, 2021 AT 8:00 AM HAS BEEN INCORPORATED INTO THIS SURVEY. ALL KNOWN PLOTTABLE EASEMENTS OF RECORD ARE SHOWN HEREON.
8. CONTOUR INTERVAL SHOWN HEREON IS 2'-0".
9. THE AVERAGE SITE ELEVATION TAKEN AT THE PERIMETER OF THE SUBJECT PROPERTY IS 111.14'.
10. BUILDING HEIGHT CALCULATIONS FOR THE SUBJECT PROPERTY ARE BASED UPON THE VERTICAL DIFFERENCE BETWEEN THE ROOF ELEVATION AND THE AVERAGE SITE ELEVATION (111.14').
11. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A HISTORIC DISTRICT PER ARLINGTON COUNTY HISTORIC SITES AND DISTRICTS MAP ACCESSED SEPTEMBER 14, 2022.
12. THE SUBJECT PROPERTY DOES NOT LIE IN A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY RESOURCE PROTECTION AREAS MAP ACCESSED SEPTEMBER 14, 2022..
13. 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.



VICINITY MAP

SCALE: 1"=1000'

LEGEND:

- BUILDING LINE
- CABLE TV CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELECOM CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT

- ELECTRICAL MANHOLE
- ELECTRICAL JUNCTION BOX
- GUY POLE
- LIGHT POLE
- GROUND LIGHT
- UTILITY POLE
- PHONE MANHOLE
- PHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS VALVE
- GAS MANHOLE
- GAS MARKER
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- SIGN POST
- WP WOOD POST
- IPF IRON PIPE FOUND
- RBF REBAR FOUND
- PKNF PKNAIL FOUND
- DHF DRILL HOLE FOUND

- STORM DRAIN MANHOLE
- CATCH BASIN RIM
- INLETS
- CURB INLET
- SANITARY MANHOLE
- SANITARY CLEANOUT
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- ICV IRRIGATION CONTROL VALVE

- TREE
- HANDICAP
- PM PARKING METER
- HVAC UNIT
- UKNOWN UTILITY MANHOLE
- BOL BOLLARD
- COLUMN
- CENTERLINE

CONC	CONCRETE
C&G	CURB AND GUTTER
TRANS	ELECTRICAL TRANSFORMER
ASPH	ASPHALT
ESMT	EASEMENT
BLDG	BUILDING
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
SW	SIDEWALK
TEMP	TEMPORARY

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ARLINGTON, COMMONWEALTH OF VIRGINIA, AND IS DESCRIBED AS FOLLOWS:

LOTS NUMBERED 11, 12, 13 AND 14 IN BLOCK 6, FORT MYER HEIGHTS SUBDIVISION, AS THE SAME APPEARS DULY DEDICATED, PLATTED AND RECORDED ACCORDING TO THE ORIGINAL PLAT IN LIBER M, NO. 4 AT PAGES 322 AND 323, AS AMENDED BY PLAT IN LIBER N. NO. 4, AT PAGES 50 AND 51, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

ZONING AREA TABULATION:

LOT 11	6,138 SF OR 0.14091 AC	EXISTING ZONE: RA6-15
LOT 12	5,275 SF OR 0.12109 AC	EXISTING ZONE: RA6-15
LOT 13	4,575 SF OR 0.10503 AC	EXISTING ZONE: RA6-15
LOT 14	4,062 SF OR 0.09325 AC	EXISTING ZONE: RA6-15
TOTAL AREA	20,050 SF OR 0.46028 AC	EXISTING ZONE: RA6-15

AREA TABULATION:

RPC NO. 17-027-008	20,050 SF OR 0.46028 AC

PARKING TABULATION:

STANDARD STRIPED PARKING SPACES	31
HANDICAP STRIPED PARKING SPACES	0
TOTAL STRIPED PARKING SPACES ON SITE	31

* 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.

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

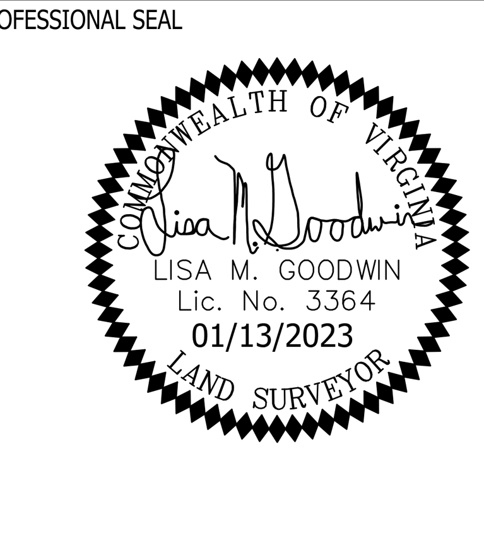
Our Site Set on the Future.

V 12.00

PLAN STATUS	DATE
1st 4.1 SUBMISSION	10/19/2022
2nd 4.1 SUBMISSION	01/13/2023

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL



1601 FAIRFAX DRIVE

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

CERTIFIED SURVEY

DRAWN BY:	LMG
DESIGNED BY:	SURVEYS
DATE ISSUED:	10/19/2022
DWG. SCALE:	1" = 25'
VIKA NO.	VV8348C
SHEET NO.	C-01

FILE: Q:\Projects\8348\8348A\CADD\SURVEYS\BASE DRAWINGS\8348A-SV.dwg USER: Goodwin DATE: January 13, 2023 TIME: 5:11:37 PM LAYOUT: C-01 CERTIFIED SURVEY

LAYOUT: C-01 CERTIFIED SURVEY, Plotted By: Goodwin

NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP NO. 044-11 AS REAL PROPERTY CODE (RPC) 17-027-008, WHICH IS ZONED RA6-15.
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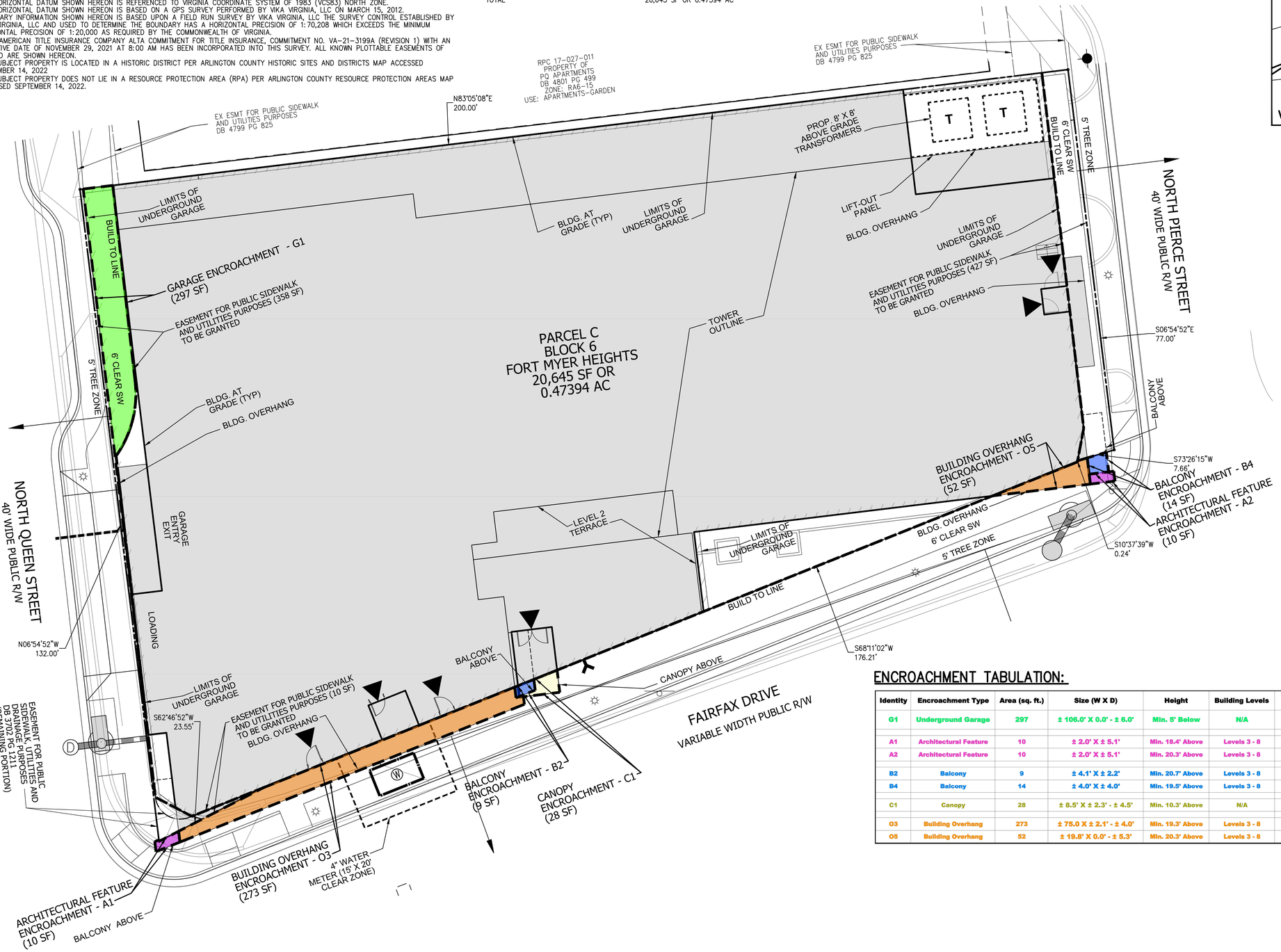
AREA TABULATION:

RPC NO. 17-027-008	20,050 SF OR 0.46028 AC
PORTION OF FAIRFAX DRIVE TO BE VACATED	595 SF OR 0.01366 AC
TOTAL	20,645 SF OR 0.47394 AC



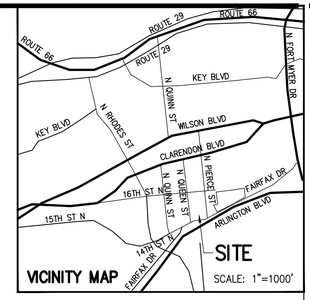
ENCROACHMENT TABULATION:

Identity	Encroachment Type	Area (sq. ft.)	Size (W X D)	Height	Building Levels	Permanent/ Removable	Easement Type
G1	Underground Garage	297	± 106.0' X 0.0' - ± 6.0'	Min. 5' Below	N/A	Permanent	Proposed Easement for Public Sidewalk & Utilities Purposes
A1	Architectural Feature	10	± 2.0' X ± 5.1'	Min. 18.4' Above	Levels 3 - 8	Permanent	Existing Fee Right of Way
A2	Architectural Feature	10	± 2.0' X ± 5.1'	Min. 20.3' Above	Levels 3 - 8	Permanent	Existing Fee Right of Way
B2	Balcony	9	± 4.1' X ± 2.2'	Min. 20.7' Above	Levels 3 - 8	Permanent	Existing Fee Right of Way
B4	Balcony	14	± 4.0' X ± 4.0'	Min. 19.5' Above	Levels 3 - 8	Permanent	Existing Fee Right of Way
C1	Canopy	28	± 8.5' X ± 2.3' - ± 4.5'	Min. 10.3' Above	N/A	Removable	Existing Fee Right of Way
O3	Building Overhang	273	± 75.0 X ± 2.1' - ± 4.0'	Min. 19.3' Above	Levels 3 - 8	Permanent	Existing Fee Right of Way
O5	Building Overhang	52	± 19.8' X 0.0' - ± 5.3'	Min. 20.3' Above	Levels 3 - 8	Permanent	Existing Fee Right of Way

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



VIKA VIRGINIA, LLC
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703.442.7800 | vika.com

Our Site Set on the Future.

V 12.00

PLAN STATUS	DATE
1st 4.1 SUBMISSION	10/19/2022
2nd 4.1 SUBMISSION	01/13/2023

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
LISA M. GOODWIN
Lic. No. 3364
01/13/2022
LAND SURVEYOR

1601 FAIRFAX DRIVE

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

ENCROACHMENT EXHIBIT

DRAWN BY:	LMG
DESIGNED BY:	SURVEYS
DATE ISSUED:	10/19/2022
DWG. SCALE:	1" = 10'
VIKA NO.	VV8348C
SHEET NO.	C-01A

FILE: O:\Projects\8348\8348C\CADD\SURVEYS\EXHIBITS\OFFICIAL\8348C-SV ENCROACH EXHIBIT.dwg USER: Goodwin DATE: January 13, 2023 TIME: 5:12:57 PM LAYOUT: C-01A ENCROACHMENT EXHIBIT

LAYOUT: C-01A ENCROACHMENT EXHIBIT, Plotted By: Goodwin

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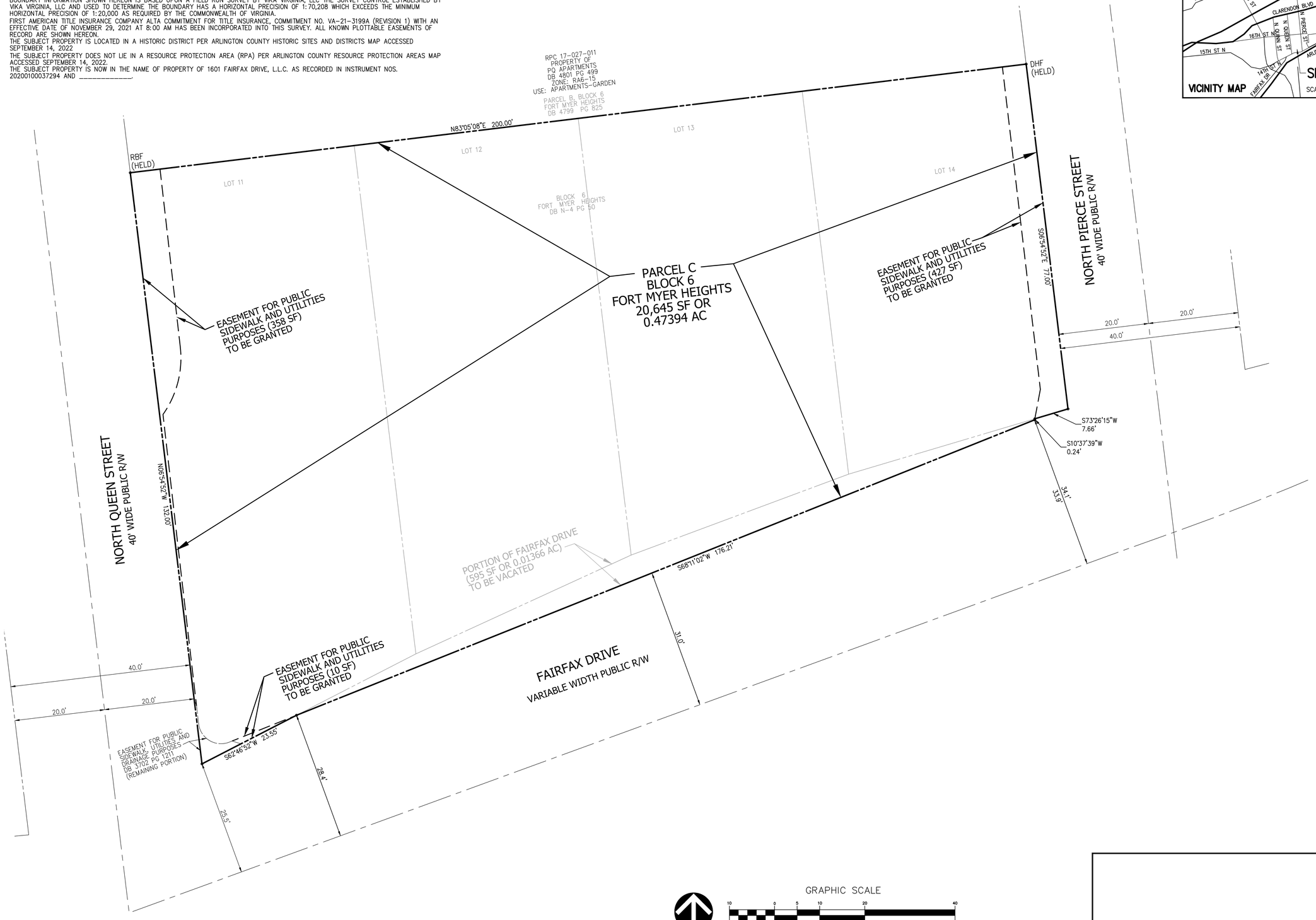
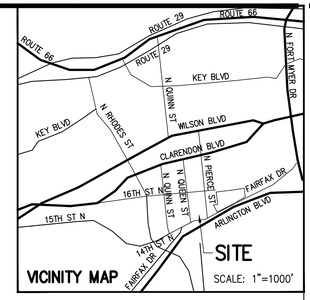
9. THE SUBJECT PROPERTY IS NOW IN THE NAME OF PROPERTY OF 1601 FAIRFAX DRIVE, L.L.C. AS RECORDED IN INSTRUMENT NOS. 20200100037294 AND _____.

AREA TABULATION:

RPC NO. 17-027-008	20,050 SF OR 0.46028 AC
PORTION OF FAIRFAX DRIVE TO BE VACATED	595 SF OR 0.01366 AC
TOTAL	20,645 SF OR 0.47394 AC





GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

VIKA VIRGINIA, LLC
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Our Site Set on the Future.

V 12.00

PLAN STATUS	DATE
1st 4.1 SUBMISSION	10/19/2022
2nd 4.1 SUBMISSION	01/13/2023

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
LISA M. GOODWIN
Lic. No. 3364
01/13/2023
LAND SURVEYOR

1601 FAIRFAX DRIVE

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

CONSOLIDATION AND EASEMENT EXHIBIT

DRAWN BY:	LMG
DESIGNED BY:	SURVEYS
DATE ISSUED:	10/19/2022
DWG. SCALE:	1" = 10'
VIKA NO.	VV8348C
SHEET NO.	C-01B

FILE: Q:\Projects\8348\8348C\CADD\SURVEYS\EXHIBITS\OFFICIAL\8348C-SV VACT EXHIBIT.dwg USER: Goodwin DATE: January 12, 2023 TIME: 3:33:36 PM LAYOUT: C-01B CONSOLIDATION EXHIBIT

NOTES:

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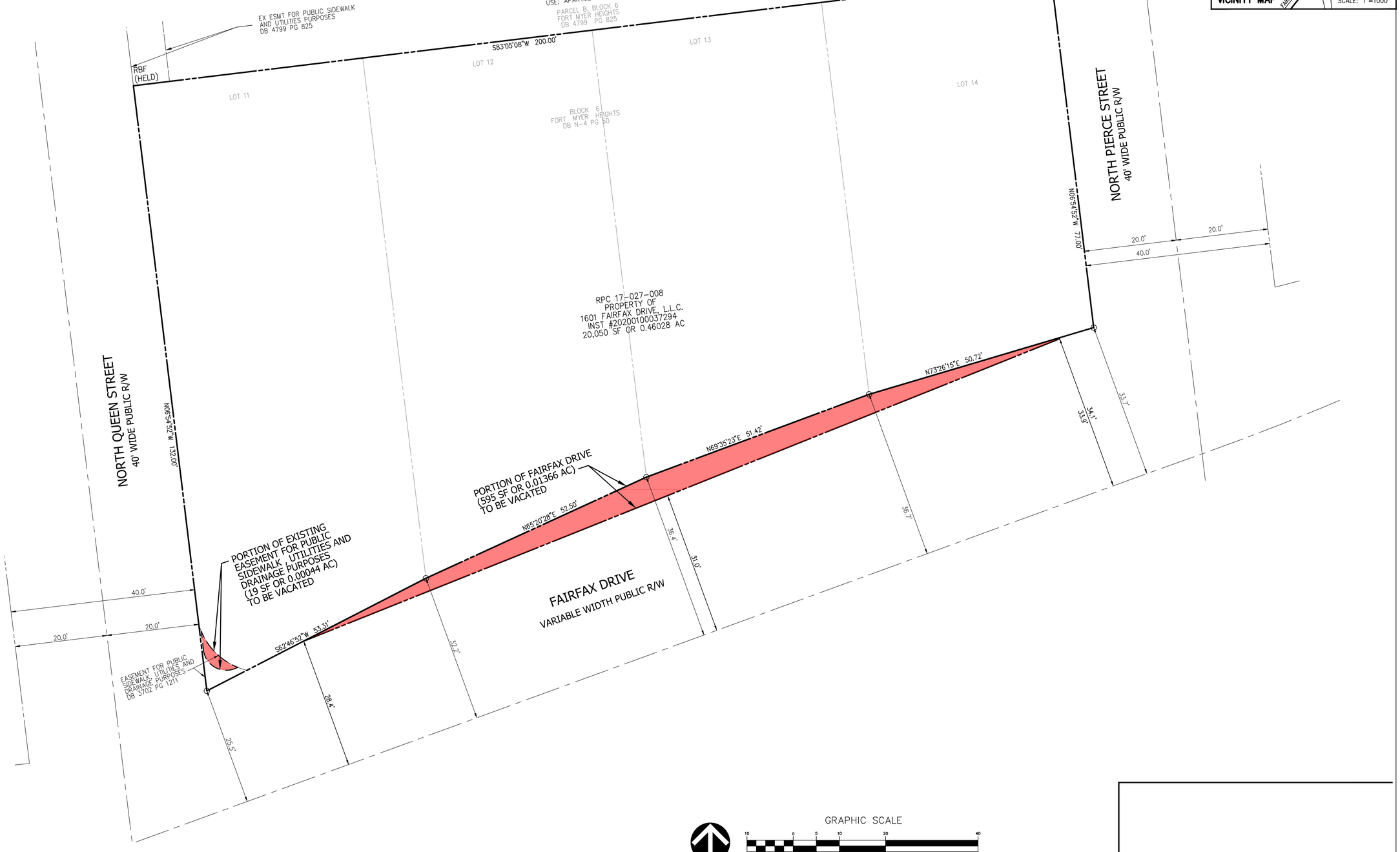

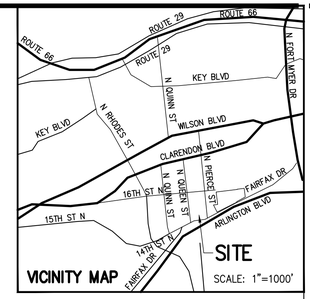

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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V 12.00

PLAN STATUS	DATE
1st 4.1 SUBMISSION	10/19/2022
2nd 4.1 SUBMISSION	01/13/2023

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
LISA M. GOODWIN
Lic. No. 3364
01/13/2023
LAND SURVEYOR

1601 FAIRFAX DRIVE

4.1 SITE PLAN

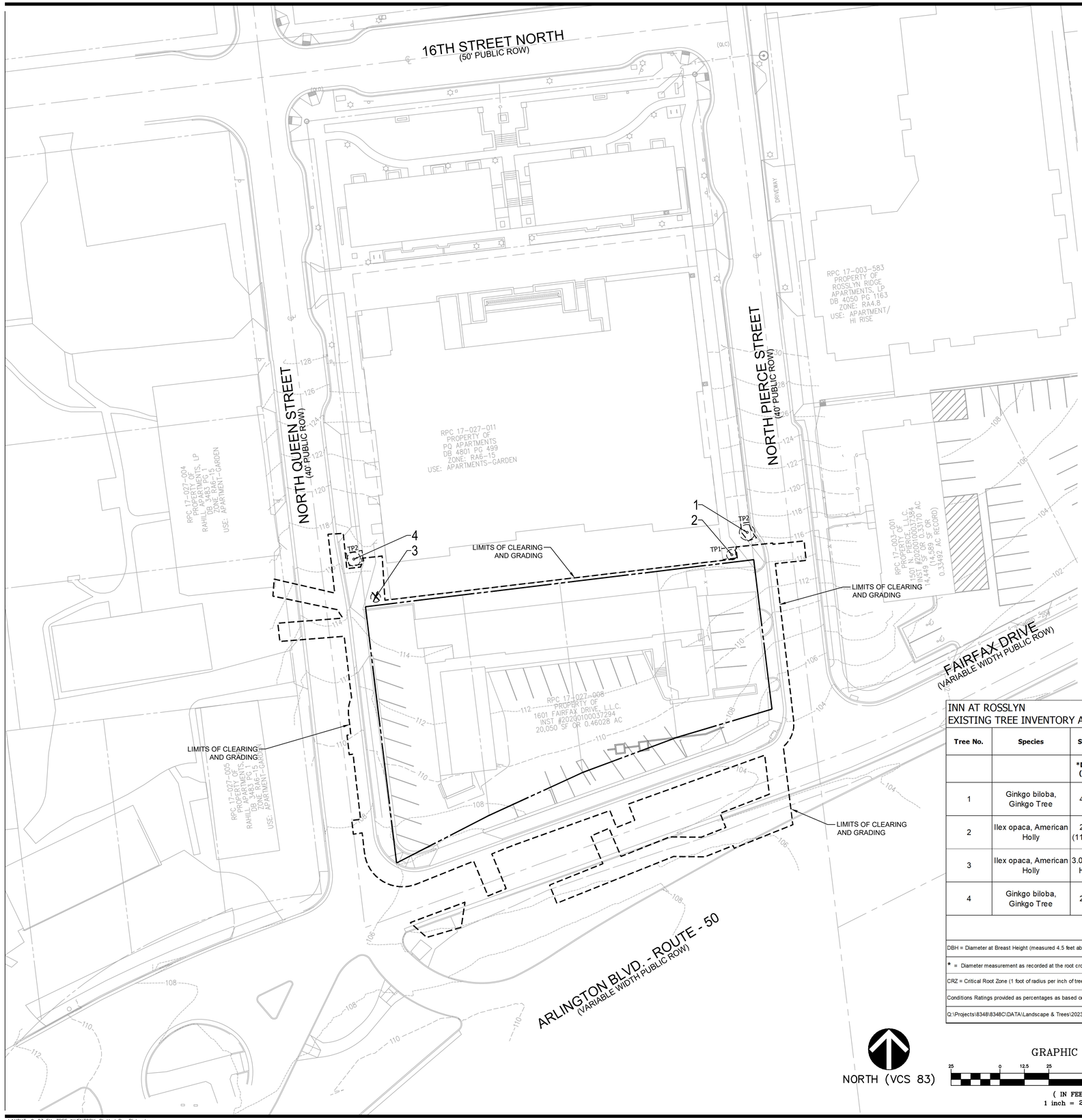
ARLINGTON COUNTY, VIRGINIA

VACATION EXHIBIT

DRAWN BY:	LMG
DESIGNED BY:	SURVEYS
DATE ISSUED:	10/19/2022
DWG. SCALE:	1" = 10'
VIKA NO.	VV8348C
SHEET NO.	C-02

FILE: C:\Projects\8348\8348C\CADD\SURVEYS\EXHIBITS\OFFICIAL\8348C-SV VACT EXHIBIT.dwg USER: Goodwin DATE: January 12, 2023 TIME: 3:35:36 PM LAYOUT: C-02 VACATION EXHIBIT

LAYOUT: C-02 VACATION EXHIBIT, Plotted By: Goodwin



NOTES:

1. ALL TREES NOTED FOR REMOVAL ARE TO BE REMOVED DUE TO NEW CONSTRUCTION IMPACTS.

2. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ON-SITE STORAGE OR CONSTRUCTION MATERIALS AND/OR BUILDING EQUIPMENT IS IN CONFORMANCE WITH ARLINGTON COUNTY STANDARDS, AND THAT, IN NO EVENT, SHALL STORAGE OF SAID MATERIALS OR EQUIPMENT ENCROACH INTO ANY AREAS DESIGNATED FOR TREE PRESERVATION.

3. CONSTRUCTION EQUIPMENT (TRACKED OR WHEELED) SHALL NOT ENTER OR ENCROACH INTO THE TREE PRESERVATION AREAS. TREE REMOVAL WITHIN THE PRESERVATION AREA SHALL BE EXECUTED USING HAND OPERATED EQUIPMENT SUCH AS CHAIN SAWS, WHEEL BARROWS, RAKES AND SHOVELS IN A MANNER SO AS NOT TO DISTURB OR IMPACT LAND OR EXISTING TREES TO BE SAVED.

4. ALL OFF-SITE TREES SHALL BE PRESERVED UNLESS SPECIFIED OTHERWISE.

LEGEND:

3 — EXISTING TREE TO BE REMOVED

1 — EXISTING OFF-SITE TREE TO BE PRESERVED

TP1 – – – – TP1 — 6' CHAIN LINK TREE PROTECTION FENCE (1 / C-03A)

TP2 – – – – TP2 — TREE PROTECTION BARRIER FOR RESTRICTED SPACE (4 / C-03A)

— — — — — — — LIMITS OF CLEARING AND GRADING

CONDITION RATING: SCALE
(0.2) 20% = POOR
(0.4) 40% = IN DECLINING
(0.6) 60% = GOOD
(0.8) 80% = VERY GOOD
(1.0) 100% = EXCELLENT/SPECIMEN

TREE REPLACEMENT RATES

RATING:			
	1 - 4.9	=	1 TREE
	5 - 9.9	=	2 TREE
	10 - 14.9	=	3 TREE
	15 - 19.9	=	4 TREE
	20 - 24.5	=	5 TREE
	25 +	=	6 TREE

INN AT ROSSLYN
EXISTING TREE INVENTORY AND REPLACEMENT DATA — January 13, 2023

Tree No.	Species	Size	CRZ	Field Condition	Species Rating	Avg Crown Radius (Ft)	Total Score	Status	Replacement trees	Existing Tree Condition Observations
		*DBH (in)	R (ft)	%						
1	Ginkgo biloba, Ginkgo Tree	4.6	8	0.68	0.70	4	2.19	Preserve	0	No apparent biotic issues observed. Good color, vigor, vitality & structure. Tree is off site
2	Ilex opaca, American Holly	2.6 (11'HT)	8	0.68	0.73	3	1.29	Preserve	0	No apparent biotic issues observed. Good color, vigor, vitality & structure. Tree is off site
3	Ilex opaca, American Holly	3.0 (11' HT)	8	0.68	0.73	2.5	1.49	Remove	1	No apparent biotic issues observed. Good color, vigor, vitality & structure. Tree is off site
4	Ginkgo biloba, Ginkgo Tree	2.8	8	0.68	0.70	3.5	1.33	Preserve	0	No apparent biotic issues observed. Good color, vigor, vitality & structure. Tree is off site
						Computed Replacement Tree Total:			1	

DBH = Diameter at Breast Height (measured 4.5 feet above existing grade or as noted).

* = Diameter measurement as recorded at the root crown where tree has a codominant, or mulit-stem trunk which precludes a measurement at 4.5 ft above existing grade.

CRZ = Critical Root Zone (1 foot of radius per inch of tree diameter) CRZ for trees with multiple stems were calculated based on the diameter of a tree with the basal area equal to the sum of the basal areas for all stems measured.

Conditions Ratings provided as percentages as based on methods outlined in the 9th edition of the "Guide for Plant Appraisal", published by the International Society of Arboriculture.

Q:\Projects\8348\8348C\DATA\Landscape & Trees\2023-01-13\[Ex Tree Intvory (2023-01-13).xls]Sheet1

NORTH (VCS 83)

GRAPHIC SCALE
25 0 12.5 25 50 100
(IN FEET)
1 inch = 25 ft.

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8180 Greensboro Dr., Suite 200
Tysons, VA 22102
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PLAN STATUS	DATE
1st 4.1 SUBMISSION	10/19/2022
2nd 4.1 SUBMISSION	01/13/2023

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
1/13/2023
LANDSCAPE ARCHITECT

1601 FAIRFAX DRIVE

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

EXISTING TREE INVENTORY PLAN

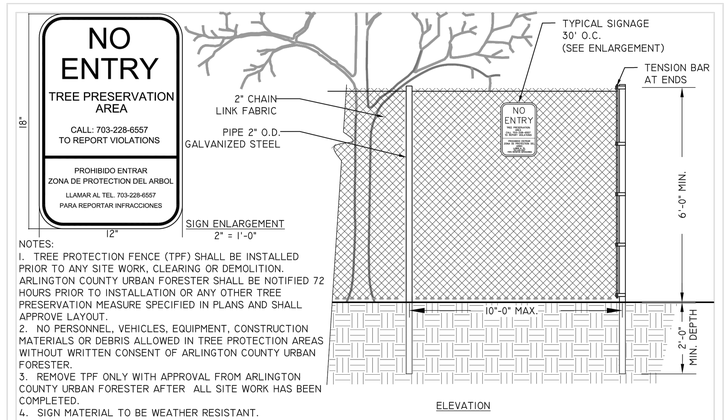
DRAWN BY:	NDR
DESIGNED BY:	VIKA
DATE ISSUED:	10/19/2022
DWG. SCALE:	1"=25'
VIKA NO.	VV8348C
SHEET NO.	C-03

FILE: Q:\Projects\8348\8348C\CADD\PLANNING\PLANNING DRAWINGS\8348C - TREE INVENTORY & REPLACEMENT DATA.dwg USER: Richardson DATE: January 13, 2023 TIME: 1:42:44 PM LAYOUT: C-03 EX. TREE INVENTORY

LAYOUT: C-03 EX. TREE INVENTORY, Plotted By: Richardson

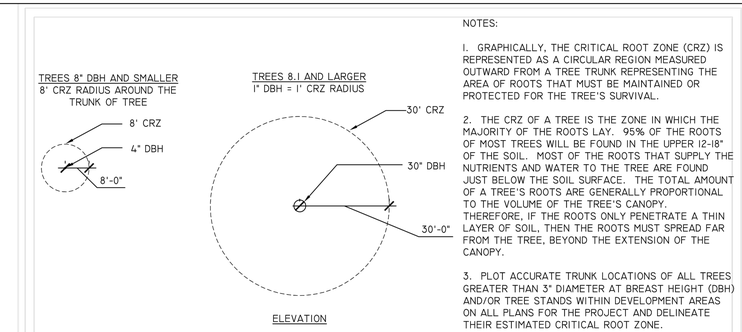
EXISTING TREE PRESERVATION NOTES

1. BEFORE ANY GRADING, DEMOLITION OR OTHER DISTURBANCE, TREE PROTECTION NEEDS TO BE INSTALLED PER PLAN AND INSPECTED BY AN ARLINGTON COUNTY PARLS AND RECREATION URBAN FORESTER. EROSION AND SEDIMENT CONTROLS ARE BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES. PROPERTY OWNER SHALL SUBMIT A TREE INVENTORY DRAWING INDICATING.
2. PROPERTY OWNER SHALL SUBMIT A TREE INVENTORY DRAWING INDICATING DIAMETER BREAST HEIGHT (DBH), SPECIES AND LOCATION FOR ALL TREES OVER 3" IN DIAMETER ON THE PROPERTY TO BE DEVELOPED AND ANY TREES ON ADJACENT PROPERTY WHOSE CRITICAL ROOT ZONES EXTEND ONTO THE PROPERTY TO BE DEVELOPED.
3. PROPERTY OWNER SHALL SUBMIT TREE PROTECTION PLAN DESIGNATING TREES TO BE PRESERVED AND TREES TO BE REMOVED ON SUBJECT AND ADJACENT PROPERTY AND REPLACEMENT TREES FOR THOSE REMOVED IN ACCORDANCE WITH MANDATORY ARLINGTON COUNTY TREE REPLACEMENT GUIDELINES.
   RESULTS OF TREE REPLACEMENTS GUIDELINES MUST BE SHOWN IN TABULAR FORM AS ILLUSTRATED IN SAID GUIDELINES.
4. **THE TREE PROTECTION PLAN MUST BE APPROVED BY ARLINGTON COUNTY PRIOR TO ISSUANCE OF A CLEARING AND GRADING PERMIT.**
5. USE CRITICAL ROOT ZONE DETAIL AS A MINIMUM REQUIREMENT FOR THE AREA TO BE PROTECTED. SPECIMEN TREES WILL BE DESIGNATED BY THE URBAN FORESTER AND PROTECTED ACCORDING TO DETAIL R-7.7.
6. TREE PROTECTION FENCING SHALL BE ERECTED AT THE CRITICAL ROOT ZONE OR BEYOND PRIOR TO START OF ANY CLEARING, GRADING OR OTHER CONSTRUCTION ACTIVITY. SIGNS STATING "NO ENTRY, TREE PROTECTION AREA, CALL 703-228-6557 TO REPORT VIOLATIONS" ARE TO BE POSTED IN BOTH ENGLISH AND SPANISH. SEE DETAIL II.A.5.
7. **TREE PROTECTION SHALL BE A MINIMUM OF 6' HIGH CHAIN LINK FENCE MOUNTED ON VERTICAL PIPES DRIVEN 2' INTO THE GROUND WITH NO GATES.**
8. SUBMIT PHOTOGRAPHIC RECORD (2 PICTURES) OF ALL TREES TO BE PRESERVED OVER 3" DBH AFTER FENCE IS INSTALLED.
9. **NO PERSON, MATERIALS OR EQUIPMENT SHALL BE PERMITTED WITHIN THE TREE PROTECTION AREA. ANY VIOLATION OF THIS REQUIREMENT MAY RESULT IN A FINE OF $500 PER DAY OF VIOLATION.**
10. ANY DAMAGE TO A TREE BEING PRESERVED SHALL RESULT IN A PAYMENT BY THE OWNER/DEVELOPER TO THE COUNTY FOR THE AMOUNT OF DAMAGE BASED ON THE LATEST EDITION OF "THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS GUIDE FOR PLANT APPRAISALS" PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL TREES ARE TO BE VALUED AS LANDSCAPE TREES. FOR FURTHER GUIDANCE, SEE ARLINGTON COUNTY TREE APPRAISAL POLICY, ADOPTED BY THE ARLINGTON COUNTY BOARD OCTOBER 2004.
11. TREE PROTECTION SHALL NOT BE REMOVED UNTIL COMPLETION OF ALL CONSTRUCTION ACTIVITY.
12. WHEN EXCAVATION IS TO TAKE PLACE WITHIN THE CRITICAL ROOT ZONE, THE DEVELOPER SHALL EMPLOY A PROFESSIONAL ARBORIST TO ROOT PRUNE IMMEDIATELY BEYOND THE LIMITS OF EXCAVATION TO A DEPTH OF 18 INCHES, PRIOR TO EXCAVATION.
13. **ANY EXCEPTIONS TO THE ABOVE REQUIREMENTS, SUCH AS CONSTRUCTION WITHIN THE CRITICAL ROOT ZONE, MUST BE APPROVED IN ADVANCE BY ARLINGTON COUNTY BY WAY OF THE TREE PRESERVATION PLAN.**
14. ADDITIONAL REQUIREMENTS MAY BE NECESSARY ON A CASE-BY-CASE BASIS.



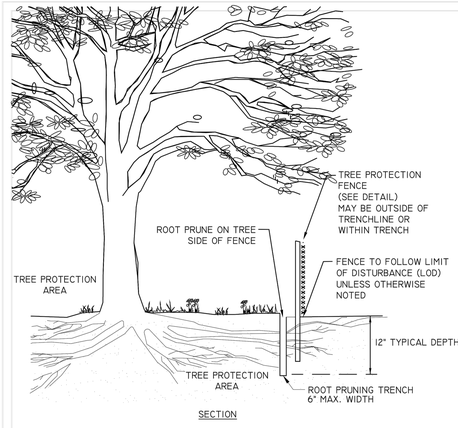
NOTES:
1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. ARLINGTON COUNTY URBAN FORESTER SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION OR ANY OTHER TREE PRESERVATION MEASURE SPECIFIED IN PLANS AND SHALL APPROVE LAYOUT.
2. NO PERSONNEL, VEHICLES, EQUIPMENT, CONSTRUCTION MATERIALS OR DEBRIS ALLOWED IN TREE PROTECTION AREAS WITHOUT WRITTEN CONSENT OF ARLINGTON COUNTY URBAN FORESTER.
3. REMOVE TPF ONLY WITH APPROVAL FROM ARLINGTON COUNTY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.
4. SIGN MATERIAL TO BE WEATHER RESISTANT.

1 / C-03A — 6' CHAIN LINK TREE PROTECTION FENCE — 1/2" = 1'-0"
311300.1 (2016) (02231.1)



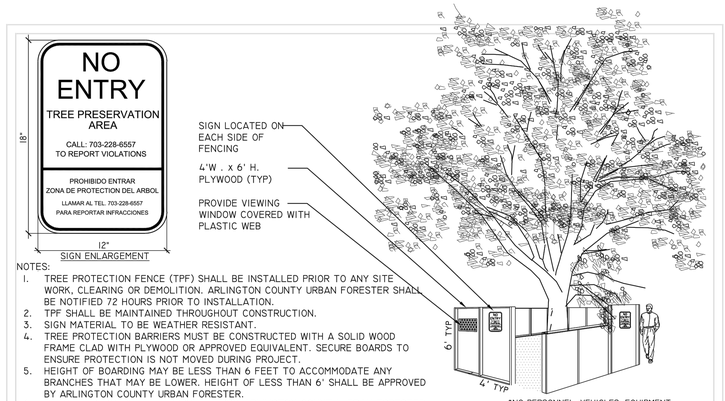
NOTES:
1. GRAPHICALLY, THE CRITICAL ROOT ZONE (CRZ) IS REPRESENTED AS A CIRCULAR REGION MEASURED OUTWARD FROM A TREE TRUNK REPRESENTING THE AREA OF ROOTS THAT MUST BE MAINTAINED OR PROTECTED FOR THE TREE'S SURVIVAL.
2. THE CRZ OF A TREE IS THE ZONE IN WHICH THE MAJORITY OF THE ROOTS LAY. 95% OF THE ROOTS OF MOST TREES WILL BE FOUND IN THE UPPER 12-18" OF THE SOIL. MOST OF THE ROOTS THAT SUPPLY THE NUTRIENTS AND WATER TO THE TREE ARE FOUND JUST BELOW THE SOIL SURFACE. THE TOTAL AMOUNT OF A TREE'S ROOTS ARE GENERALLY PROPORTIONAL TO THE VOLUME OF THE TREE'S CANOPY. THEREFORE, IF THE ROOTS ONLY PENETRATE A THIN LAYER OF SOIL, THEN THE ROOTS MUST SPREAD FAR FROM THE TREE, BEYOND THE EXTENSION OF THE CANOPY.
3. PLOT ACCURATE TRUNK LOCATIONS OF ALL TREES GREATER THAN 3" DIAMETER AT BREAST HEIGHT (DBH) AND/OR TREE STANDS WITHIN DEVELOPMENT AREAS ON ALL PLANS FOR THE PROJECT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.
4. PLOT ACCURATE TRUNK LOCATIONS OF OFFSITE TREES WHICH WILL HAVE THEIR CRZ AFFECTED BY DEVELOPMENT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.

3 / C-03A — TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE — N.T.S.
311300.3 (2019)



NOTES
1. ROOT PRUNING SHALL BE DONE WITH A TRENCHER OR VIBRATORY PLOW TO A DEPTH OF 12". ROOTS OVER 1.5" IN DIAMETER SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT, WHICH IS STILL ATTACHED TO THE TREE. DO NOT BREAK OR CHOP. DO NOT PAINT THE CUT ROOT END. IF EXCAVATION IS FOR INSTALLATION OF UNDERGROUND UTILITIES, LEAVE THE ROOT INTACT AND THREAD THE LINES UNDERNEATH.
2. ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING AND SHALL BE APPROVED BY ARLINGTON COUNTY URBAN FORESTER.
3. ROOT PRUNING SHALL BE CONDUCTED WITH THE SUPERVISION OF AN ISA CERTIFIED ARBORIST.
4. BACKFILL THE ROOT-PRUNING TRENCH WITH APPROVED LOOSE TOPSOIL MIX AND TOP WITH 3-4" BARK MULCH AND MARK LOCATION FOR FUTURE REFERENCE. SILT FENCE MAY BE INSTALLED IN TRENCH PRIOR TO BACKFILLING AS LONG AS THE TRENCH IS NOT OPEN FOR LONGER THAN 48 HOURS WITHOUT WATERING.
5. ROOT PRUNING WORK SHALL NOT BE DONE WHEN MORE THAN THE TOP 1 INCH OF SOIL IS FROZEN. ROOT PRUNING SHALL NOT BE UNDERTAKEN WHEN THE SOIL IS WET AND CONDITIONS ARE MUDDY.
6. THE ARLINGTON COUNTY URBAN FORESTER SHALL BE NOTIFIED 72 HOURS PRIOR TO TRENCHING AND WHEN ALL ROOT PRUNING AND TREE PROTECTION FENCE INSTALLATION IS COMPLETE.

2 / C-03A — ROOT PRUNING — N.T.S.
311300.5 (2019)



NOTES:
1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. ARLINGTON COUNTY URBAN FORESTER SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION.
2. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. SIGN MATERIAL TO BE WEATHER RESISTANT.
4. TREE PROTECTION BARRIERS MUST BE CONSTRUCTED WITH A SOLID WOOD FRAME CLAD WITH PLYWOOD OR APPROVED EQUIVALENT. SECURE BOARDS TO ENSURE PROTECTION IS NOT MOVED DURING PROJECT.
5. HEIGHT OF BOARDING MAY BE LESS THAN 6 FEET TO ACCOMMODATE ANY BRANCHES THAT MAY BE LOWER. HEIGHT OF LESS THAN 6' SHALL BE APPROVED BY ARLINGTON COUNTY URBAN FORESTER.
6. REMOVE TPF ONLY WITH APPROVAL FROM ARLINGTON COUNTY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.
7. PROVIDE 12"(WIDTH) X4'(HEIGHT) CUT-OUTS ALONG PANELS FACING PAVED SURFACES SUCH AS SIDEWALKS, TWO CUT-OUTS PER FENCE PANEL.

*NO PERSONNEL, VEHICLES, EQUIPMENT, CONSTRUCTION MATERIALS OR DEBRIS ALLOWED IN TREE PROTECTION AREAS WITHOUT WRITTEN CONSENT OF ARLINGTON COUNTY URBAN FORESTER.

4 / C-03A — TREE PROTECTION BARRIERS FOR RESTRICTED SPACE AND TREE PITS — N.T.S.
311300.14NS (2019)

TREE CONSERVATION

1. 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.
2. 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.
3. 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. TREES IN THESE AREAS SHALL BE CUT FLUSH TO THE GROUND, WITHOUT STUMP GRINDING.
4. NO CHANGES SHALL BE MADE TO TREE CONSERVATION OR PROPOSED LANDSCAPE UNLESS DIRECTED OR APPROVED BY AN ARLINGTON COUNTY URBAN FORESTER.
5. FOLLOW ANSI STANDARDS WHEN PRUNING TREES. ANY PRUNING BEYOND 5% OF THE CANOPY SHALL BE COMMUNICATED AND APPROVED TO THE URBAN FORESTER
6. DO NOT REMOVE TREES ON OTHER PROPERTIES, OR RIGHTS-OF-WAY, WITHOUT WRITTEN PERMISSION OF THE OWNER.
7. 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.
8. AT THE END OF THE PROJECT, CONSERVED AND PLANTED TREES MUST BE INSPECTED AND APPROVED BY AN ARLINGTON COUNTY URBAN FORESTER.

TREE PLANTING

1. PLANTS SHALL BE FURNISHED AND INSTALLED AS INDICATED ON THE LANDSCAPE PLAN.
2. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, AND COMPLY WITH MOST RECENT ANSI Z60.1 STANDARDS.
3. PLANTS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED. ALL PLANTS KEPT ON SITE FOR ANY PERIOD SHOULD BE WATERED AND CARED FOR USING ANSI A300 STANDARDS.
4. NO STAKES SHALL BE USED TO STABILIZE TREES, UNLESS DIRECTED BY THE ARLINGTON COUNTY URBAN FORESTER.
5. TREES PLANTED SHALL RECEIVE A 3 INCH THICK LAYER OF SHREDDED HARDWOOD MULCH, IN A 6 FOOT RING SURROUNDING THE TREE, WITH A 6 INCH CLEAR AREA NEAR THE TRUNK.
6. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY.
7. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOP SOIL THAT IS IN MUDDY OR FROZEN CONDITION. TREES AND SHRUBS SHALL BE INSTALLED BETWEEN 09/15 AND 12/15 OR BETWEEN 03/15 AND 06/15. CONTACT THE ARLINGTON COUNTY URBAN FORESTER TO OBTAIN A DEFERRAL OR APPROVAL FOR PLANTING OUT OF SEASON.
8. NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE PLANTED WITHIN TWO FEET OF A SIDEWALK, 5 FEET FROM A FENCE, 10 FEET FROM A BUILDING, OR 15 FEET FROM OVERHEAD UTILITY LINES.
9. TREES AND SHRUBS SHALL BE PLANTED IN HOLES TWO TO THREE TIMES AS WIDE AND TO THE DEPTH OF THE ROOT BALL.
10. PLANTS SHALL BE PLANTED IN HEALTHY, UNCOMPACTED SOIL. SEE THE PLANTING DETAIL FOR SOIL SPECIFICATIONS.
11. SET ALL PLANTS PLUMB AND STRAIGHT AT SUCH LEVEL THAT NORMAL OR NATURAL RELATIONSHIP BETWEEN THE PLANT AND THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE THE PLANT IN THE CENTER OF THE PIT.
12. INJURED ROOTS SHALL BE PRUNED TO CLEAN ENDS BEFORE PLANTING WITH CLEAN, SHARP TOOLS. THE LEADER OF TREES SHALL NOT BE CUT BACK.
13. AT THE END OF THE PROJECT, CONSERVED AND PLANTED TREES MUST BE INSPECTED AND APPROVED BY AN ARLINGTON COUNTY URBAN FORESTER.

VIKA VIRGINIA, LLC
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Tysons, VA 22102
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Our Site Set on the Future.

V 12.00

PLAN STATUS	DATE
1st 4.1 SUBMISSION	10/19/2022
2nd 4.1 SUBMISSION	01/13/2023

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
1/13/2023
LANDSCAPE ARCHITECT

1601 FAIRFAX DRIVE

4.1 SITE PLAN

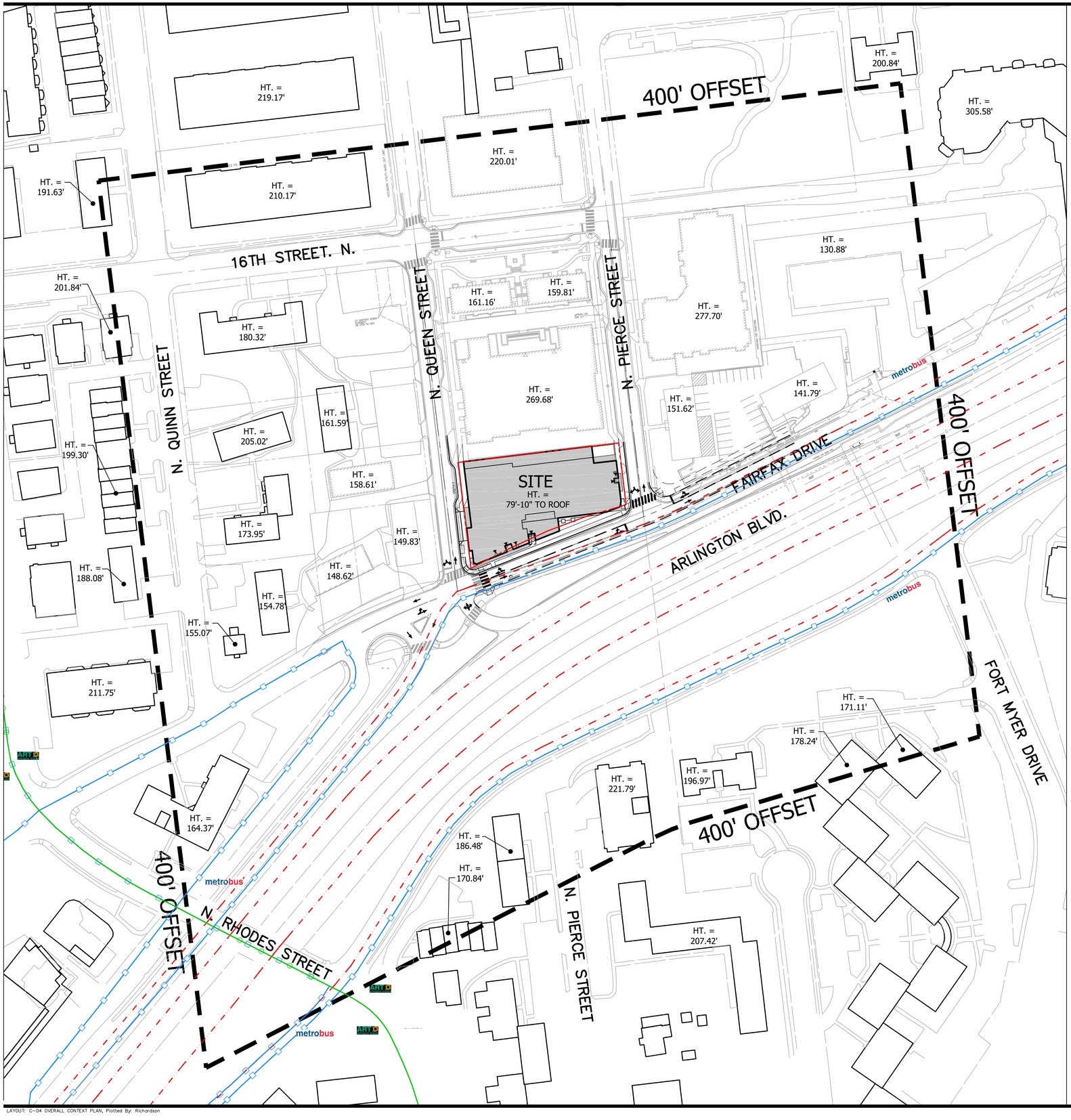
ARLINGTON COUNTY, VIRGINIA

EXISTING TREE INVENTORY NOTES AND DETAILS

DRAWN BY:	NDR
DESIGNED BY:	VIKA
DATE ISSUED:	10/19/2022
DWG. SCALE:	1"=25'
VIKA NO.	VV8348C
SHEET NO.	C-03A

FILE: C:\Projects\8348\8348C\CADD\PLANNING\PLANNING DRAWINGS\8348C - TREE INVENTORY & REPLACEMENT DETAILS.dwg USER: Richardson DATE: January 13, 2023 TIME: 1:43:05 PM LAYOUT: C-03A EX. TREE INVENTORY

LAYOUT: C-03A EX. TREE INVENTORY, Plotted By: Richardson



NOTE:

BLDG. HEIGHTS ARE TAKEN FROM AVERAGE GRADE OF 111.14'

LEGEND:

- EX. BIKE ROUTE
- EX. ART BUS ROUTE
- EX. METRO BUS ROUTE
- EX. WMATA BUS STOP
- EX. ART BUS STOP

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LAYOUT: C-04 OVERALL CONTEXT PLAN, Plotted By: Richardson

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1st 4.1 SUBMISSION	10/19/2022
2nd 4.1 SUBMISSION	01/13/2023

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
1/13/2023
LANDSCAPE ARCHITECT

1601 FAIRFAX DRIVE

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

OVERALL CONTEXT PLAN

DRAWN BY:	NDR
DESIGNED BY:	VIKA
DATE ISSUED:	10/19/2022
DWG. SCALE:	1" = 60'
VIKA NO.	VV8348C
SHEET NO.	C-04

FILE: C:\Projects\8348\8348C\CADD\PLANNING\DRAWINGS\8348C - OVERALL CONTEXT PLAN.dwg USER: Richardson DATE: January 13, 2023 TIME: 1:45:30 PM LAYOUT: C-04 OVERALL CONTEXT PLAN

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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2nd 4.1 SUBMISSION	01/13/2023

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
1/13/2023
LANDSCAPE ARCHITECT

1601 FAIRFAX DRIVE

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

AERIAL CONTEXT PLAN

DRAWN BY:	NDR
DESIGNED BY:	VIKA
DATE ISSUED:	10/19/2022
DWG. SCALE:	1" = 60'
VIKA NO.	VV8348C
SHEET NO.	C-05

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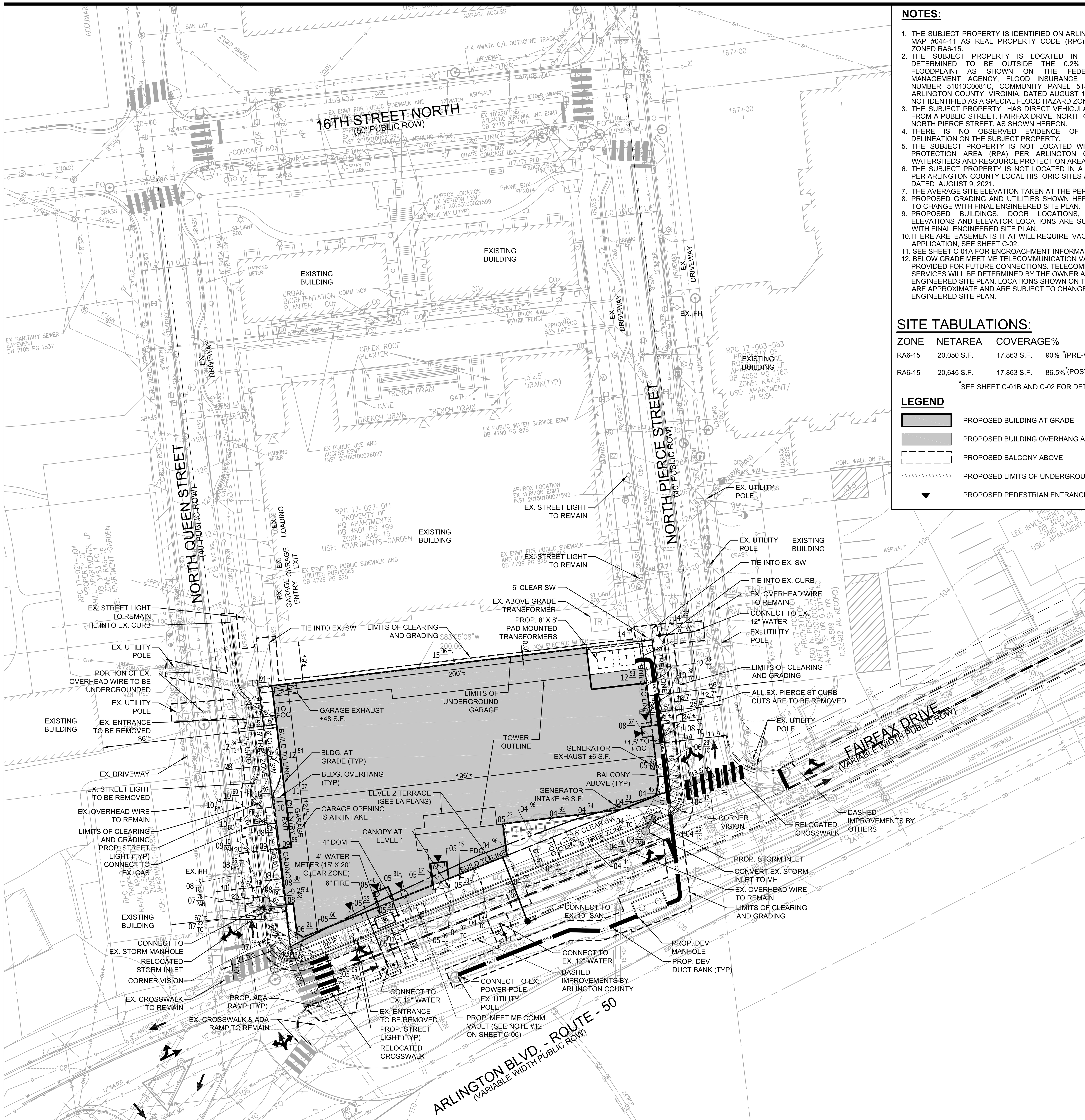
LAYOUT: C-05 AERIAL CONTEXT PLAN, Plotted By: Richardson



NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED ON ARLINGTON COUNTY TAX MAP #044-11 AS REAL PROPERTY CODE (RPC) #17027008 AND IS ZONED RA6-15.
2. 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 51013C0081C, COMMUNITY PANEL 515520 0039 C, FOR ARLINGTON COUNTY, VIRGINIA, DATED AUGUST 19, 2013. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
3. THE SUBJECT PROPERTY HAS DIRECT VEHICULAR ACCESS TO AND FROM A PUBLIC STREET, FAIRFAX DRIVE, NORTH QUEEN STREET AND NORTH PIERCE STREET, AS SHOWN HEREON.
4. THERE IS NO OBSERVED EVIDENCE OF WETLANDS FIELD DELINEATION ON THE SUBJECT PROPERTY.
5. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY STREAMS, WATERSHEDS AND RESOURCE PROTECTION AREAS MAP DATED 2007.
6. THE SUBJECT PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT PER ARLINGTON COUNTY LOCAL HISTORIC SITES AND DISTRICTS MAP DATED AUGUST 9, 2021.
7. THE AVERAGE SITE ELEVATION TAKEN AT THE PERIMETER IS 111.14'
8. PROPOSED GRADING AND UTILITIES SHOWN HEREON ARE SUBJECT TO CHANGE WITH FINAL ENGINEERED SITE PLAN.
9. PROPOSED BUILDINGS, DOOR LOCATIONS, FINISHED FLOOR ELEVATIONS AND ELEVATOR LOCATIONS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERED SITE PLAN.
10. THERE ARE EASEMENTS THAT WILL REQUIRE VACATION WITH THIS APPLICATION, SEE SHEET C-02.
11. SEE SHEET C-01A FOR ENCROACHMENT INFORMATION.
12. BELOW GRADE MEET ME TELECOMMUNICATION VAULTS WILL BE PROVIDED FOR FUTURE CONNECTIONS. TELECOMMUNICATION SERVICES WILL BE DETERMINED BY THE OWNER AT FINAL ENGINEERED SITE PLAN. LOCATIONS SHOWN ON THIS APPLICATION ARE APPROXIMATE AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERED SITE PLAN.

SITE TABULATIONS:

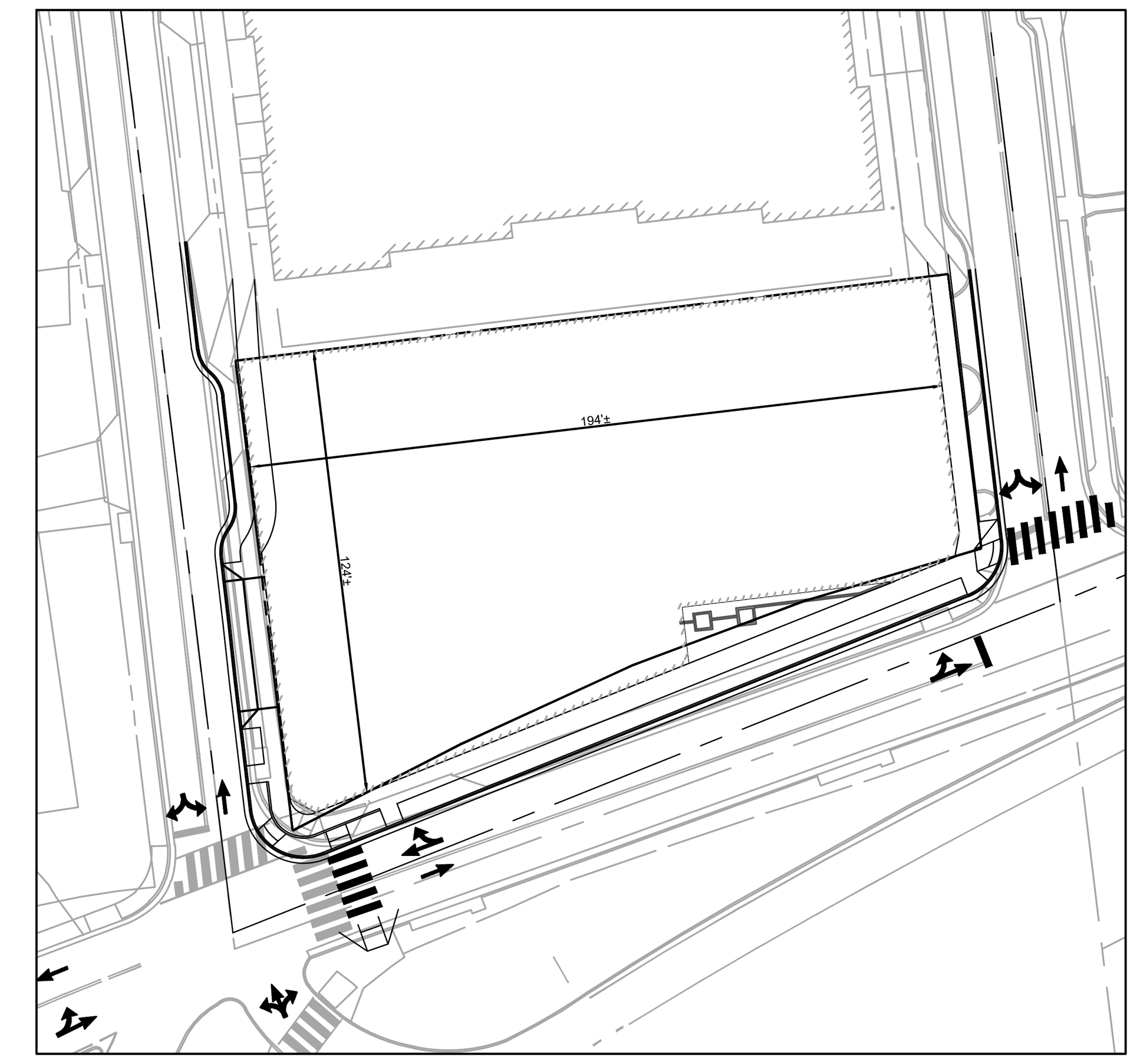
ZONE	NETAREA	COVERAGE%	
RA6-15	20,050 S.F.	17,863 S.F.	90% *(PRE-VACATION)
RA6-15	20,645 S.F.	17,863 S.F.	86.5% *(POST-VACATION)

*SEE SHEET C-01B AND C-02 FOR DETAILS

LEGEND

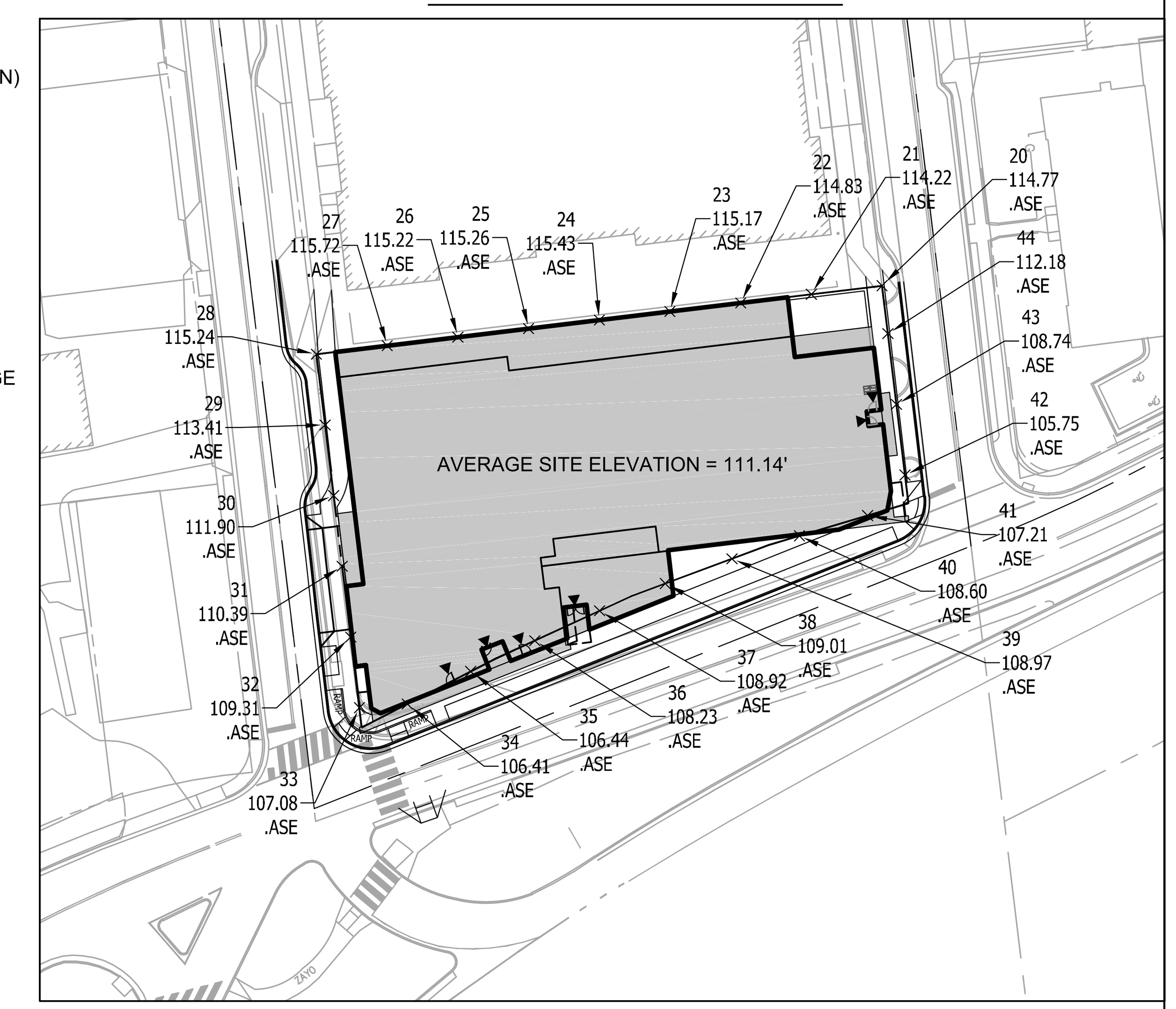
- PROPOSED BUILDING AT GRADE
- PROPOSED BUILDING OVERHANG ABOVE
- PROPOSED BALCONY ABOVE
- PROPOSED LIMITS OF UNDERGROUND GARAGE
- PROPOSED PEDESTRIAN ENTRANCE

OVERALL GARAGE DIMENSION DETAIL



SCALE: 1"=50'

AVERAGE SITE ELEVATION DETAIL



SCALE: 1"=50'

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.

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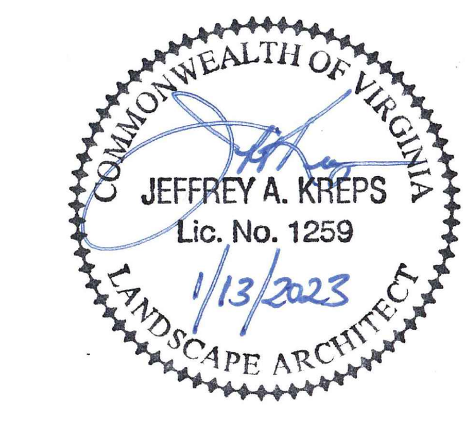


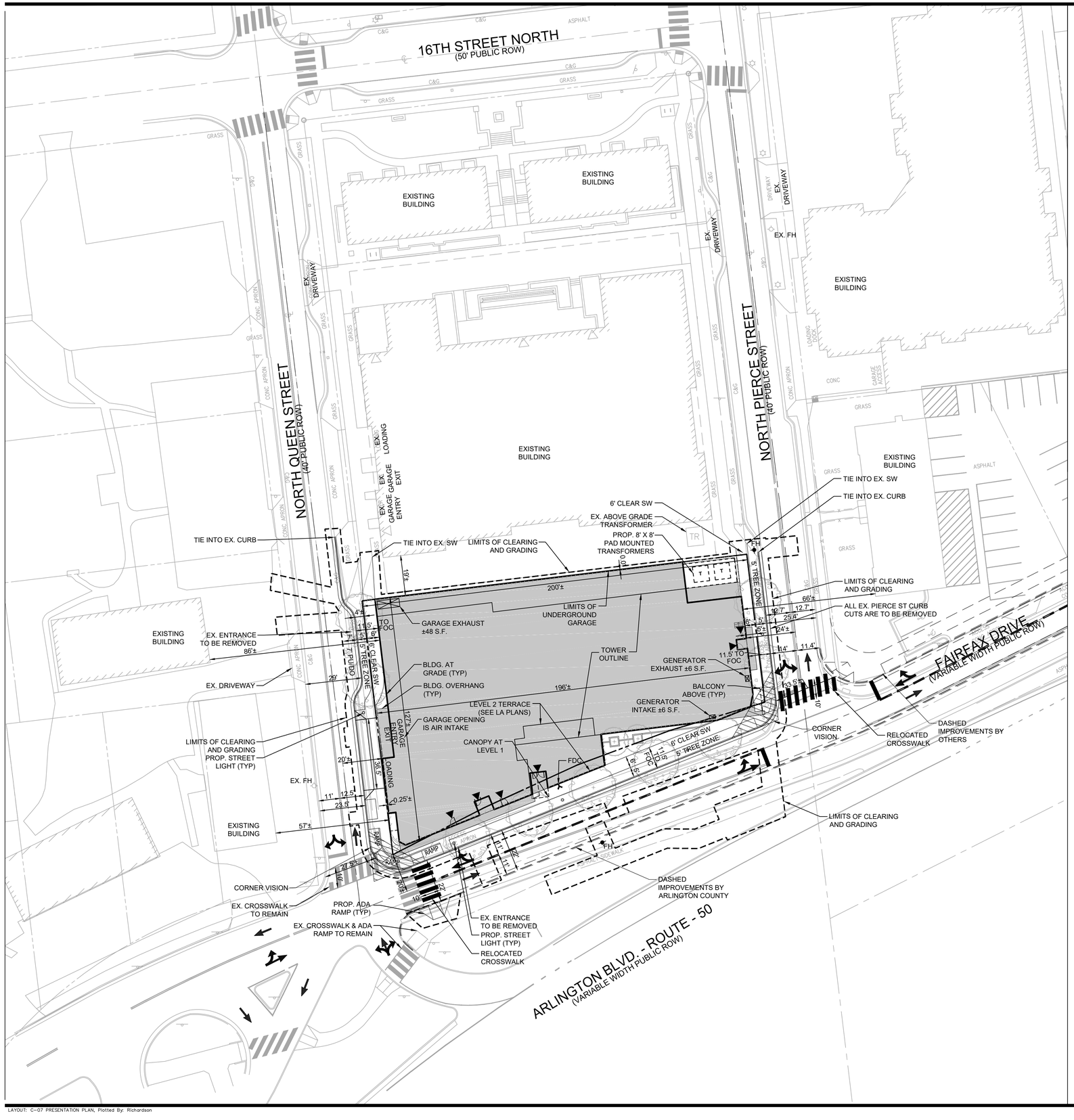
1601 FAIRFAX DRIVE

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

PLOT & LOCATION PLAN

DRAWN BY:	NDR
DESIGNED BY:	VIKA
DATE ISSUED:	10/19/2022
DWG. SCALE:	AS NOTED
VIKA NO.	VV8348C
SHEET NO.	C-06



LEGEND

- PROPOSED BUILDING AT GRADE
- PROPOSED BUILDING OVERHANG ABOVE
- PROPOSED BALCONY ABOVE
- PROPOSED LIMITS OF UNDERGROUND GARAGE
- PROPOSED PEDESTRIAN ENTRANCE

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.

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

Our Site Set on the Future.

V 12.00

PLAN STATUS	DATE
1st 4.1 SUBMISSION	10/19/2022
2nd 4.1 SUBMISSION	01/13/2023

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
1/13/2023
LANDSCAPE ARCHITECT

1601 FAIRFAX DRIVE

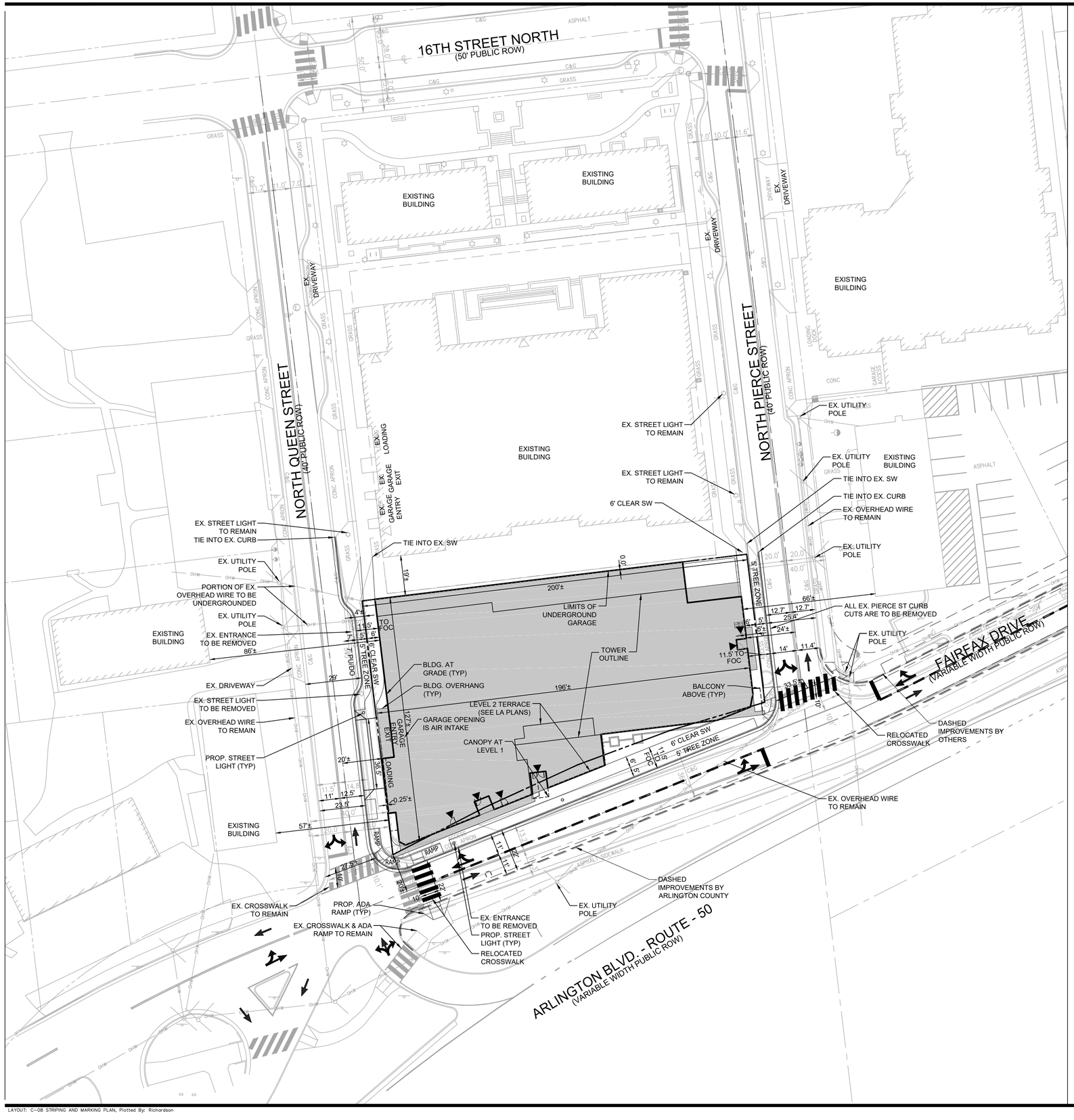
4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

PRESENTATION PLAN

DRAWN BY:	NDR
DESIGNED BY:	VIKA
DATE ISSUED:	10/19/2022
DWG. SCALE:	1"=25'
VIKA NO.	VV8348C
SHEET NO.	C-07

FILE: O:\Projects\8348\8348C\CADD\PLANNING\PLANNING DRAWINGS\8348C - PRESENTATION PLAN.dwg USER: Richardson DATE: January 13, 2023 TIME: 5:06:35 PM LAYOUT: C-07 PRESENTATION PLAN



LEGEND

- PROPOSED BUILDING AT GRADE
- PROPOSED BUILDING OVERHANG ABOVE
- PROPOSED BALCONY ABOVE
- PROPOSED LIMITS OF UNDERGROUND GARAGE
- PROPOSED PEDESTRIAN ENTRANCE

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.

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V 12.00

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2nd 4.1 SUBMISSION	01/13/2023

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
1/13/2023
LANDSCAPE ARCHITECT

1601 FAIRFAX DRIVE

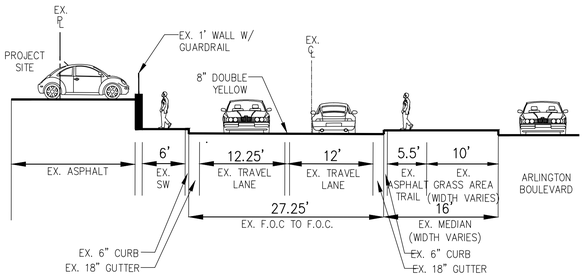
4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

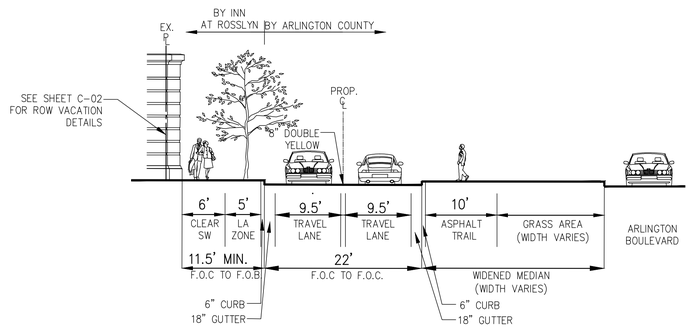
STRIPING AND MARKING PLAN

DRAWN BY:	NDR
DESIGNED BY:	VIKA
DATE ISSUED:	10/19/2022
DWG. SCALE:	1"=25'
VIKA NO.	VV8348C
SHEET NO.	C-08

FILE: O:\Projects\8348\8348C\CADD\PLANNING\PLANNING DRAWINGS\8348C - STRIPING AND MARKING PLAN.dwg USER: Richardson DATE: January 13, 2023 TIME: 5:06:56 PM LAYOUT: C-08 STRIPING AND MARKING PLAN

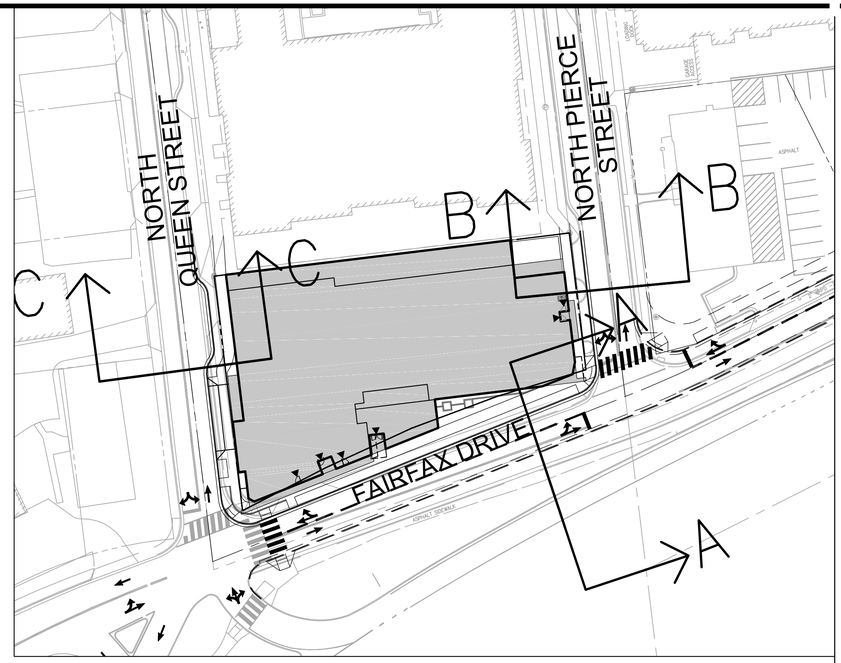


SECTION A-A (LOOKING EAST) **EXISTING - FAIRFAX DRIVE**

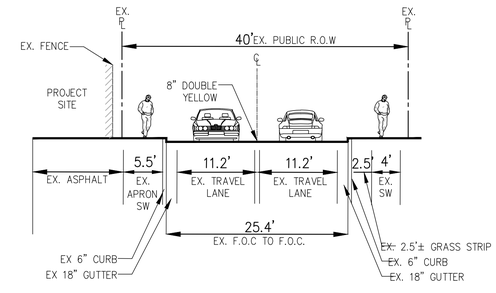


SECTION A-A (LOOKING EAST) ***PROPOSED - FAIRFAX DRIVE**

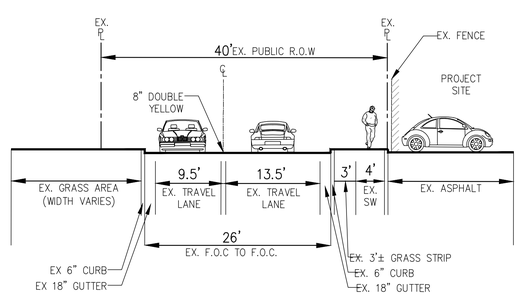
***PROPOSED ROADWAY IMPROVEMENTS SOUTH OF PROJECT FRONTAGE FACE OF CURB WILL BE CONSTRUCTED BY ARLINGTON COUNTY.**



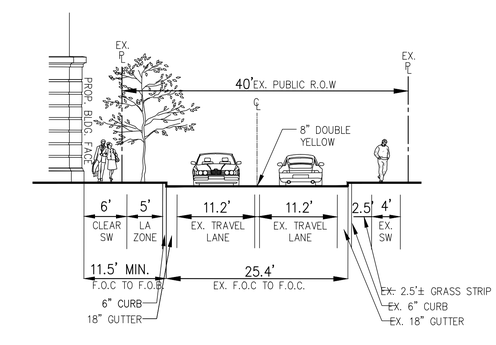
SCALE: 1" = 40'



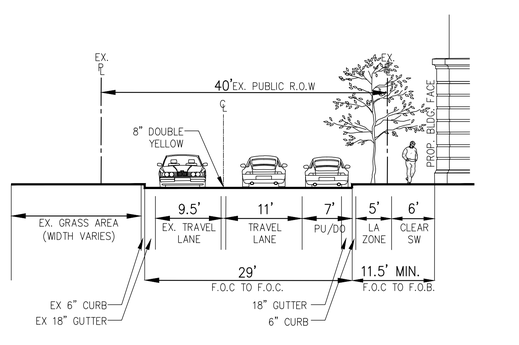
SECTION B-B(LOOKING NORTH) **EXISTING - NORTH PIERCE STREET**



SECTION C-C (LOOKING NORTH) **EXISTING - NORTH QUEEN STREET**



SECTION B-B (LOOKING NORTH) **PROPOSED - NORTH PIERCE STREET**



SECTION C-C (LOOKING NORTH) **PROPOSED - NORTH QUEEN STREET**

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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Our Site Set on the Future.

V 12.00

PLAN STATUS	DATE
1st 4.1 SUBMISSION	10/19/2022
2nd 4.1 SUBMISSION	01/13/2023

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
1/13/2023
LANDSCAPE ARCHITECT

1601 FAIRFAX DRIVE

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

EXISTING & PROPOSED STREET SECTIONS

DRAWN BY:	NDR
DESIGNED BY:	VIKA
DATE ISSUED:	10/19/2022
DWG. SCALE:	AS NOTED
VIKA NO.	VV8348C
SHEET NO.	C-09

FILE: C:\Projects\8348\8348C\CADD\PLANNING\PLANNING DRAWINGS\8348C - STREET SECTIONS.dwg USER: Richardson DATE: January 13, 2023 TIME: 5:07:26 PM LAYOUT: C-09 STREET SECTIONS

LAYOUT: C-09 STREET SECTIONS, Plotted By: Richardson

NOTE:

TOWER AND PODIUM HEIGHTS DERIVED FROM AVERAGE GRADE

LEGEND:

- AERIAL FIRE APPARATUS ACCESS AREA
- PROPOSED BUILDING LESS THAN 75' IN HEIGHT (ACCESS TO WITHIN 100' OF MAIN ENTRANCE)
- PROPOSED BUILDING OVERHANG ABOVE
- PROPOSED BLDG CANOPY/BALCONY
- PROPOSED LIMITS OF UNDERGROUND GARAGE
- PROPOSED STREET TREE
- PEDESTRIAN ENTRANCE
- PROPOSED WATER LINE
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED FIRE HYDRANT
- 15' PROPOSED BUILDING OFFSET
- 30' PROPOSED BUILDING OFFSET

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.

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POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
1/13/2023
LANDSCAPE ARCHITECT

1601 FAIRFAX DRIVE

4.1 SITE PLAN

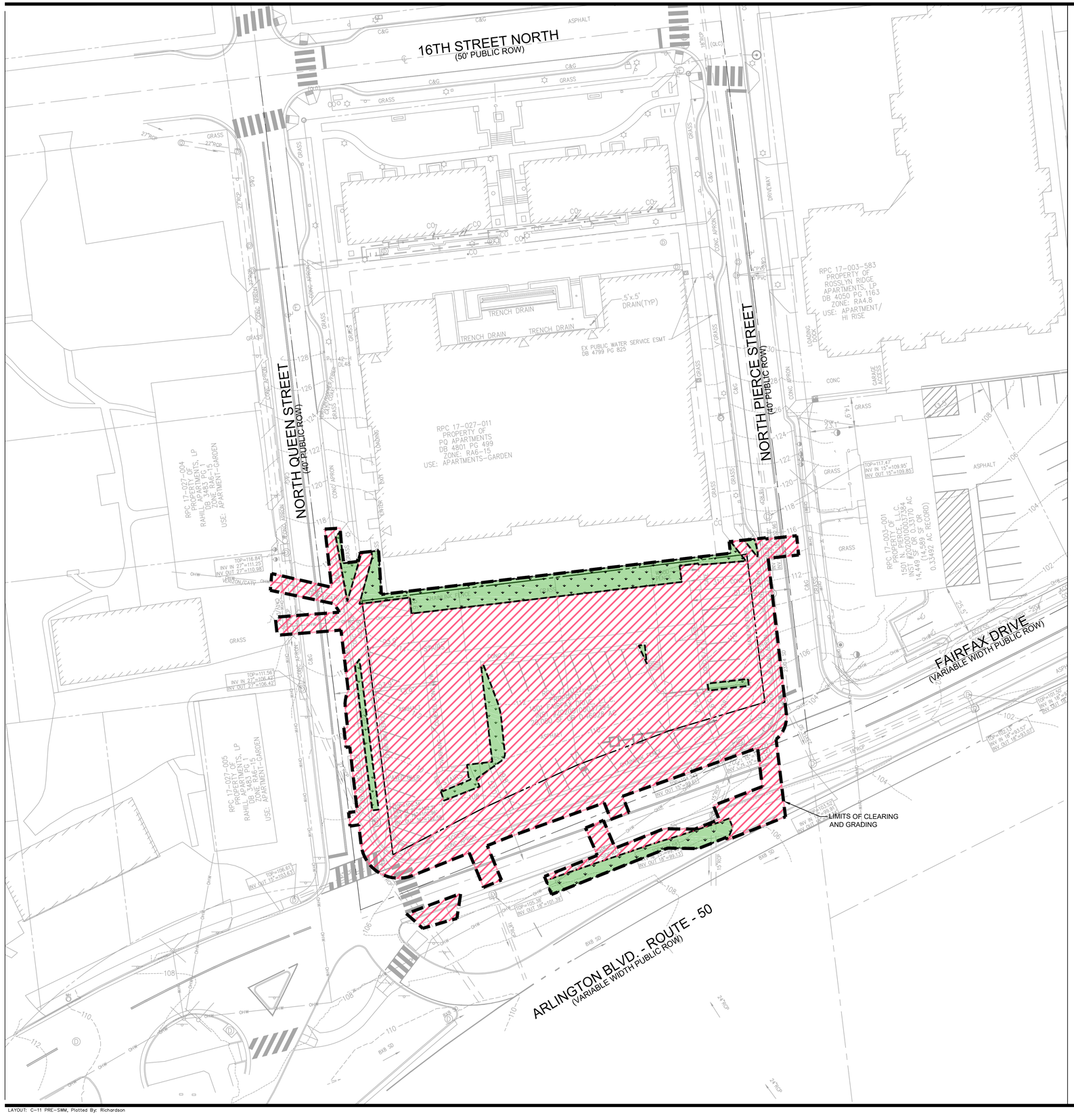
ARLINGTON COUNTY, VIRGINIA

FIRE LANE MARKING PLAN

DRAWN BY:	NDR
DESIGNED BY:	VIKA
DATE ISSUED:	10/19/2022
DWG. SCALE:	1" = 25'
VIKA NO.	VV8348C
SHEET NO.	C-10

FILE: O:\Projects\8348\8348C\CADD\PLANNING\PLANNING DRAWINGS\8348C - FIRE LANE MARKING PLAN.dwg USER: Richardson DATE: January 13, 2023 TIME: 1:55:31 PM LAYOUT: C-10 FIRE LANE MARKING PLAN

LAYOUT: C-10 FIRE LANE MARKING PLAN, Plotted By: Richardson



GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.

EXISTING CONDITIONS LAND USE MAP

EXISTING CONDITIONS LEGEND:

SWM BOUNDARY= 0.75 ACRES

EXISTING IMPERVIOUS AREA = 0.66 ACRES

EXISTING PERVIOUS AREA (MANAGED TURF) = 0.09 ACRES

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V 12.00

PLAN STATUS	DATE
1st 4.1 SUBMISSION	10/19/2022
2nd 4.1 SUBMISSION	01/13/2023

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
EDMUND J. IGNACIO
Lic. No. 033579
01/13/2023
PROFESSIONAL ENGINEER

1601 FAIRFAX DRIVE

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

PRE-SWM BMP MAP

DRAWN BY:	NDR
DESIGNED BY:	VIKA
DATE ISSUED:	10/19/2022
DWG. SCALE:	1"=25'
VIKA NO.	VV8348C
SHEET NO.	C-11

FILE: O:\Projects\8348\8348C\CADD\PLANNING\PLANNING DRAWINGS\8348C - PRE-SWM.dwg USER: Richardson DATE: January 13, 2023 TIME: 5:13:03 PM LAYOUT: C-11 PRE-SWM

LAYOUT: C-11 PRE-SWM, Plotted By: Richardson

PROPOSED CONDITIONS LAND USE MAP

PROPOSED CONDITIONS LEGEND:

SWM BOUNDARY= 0.75 ACRES

PROPOSED IMPERVIOUS AREA = 0.68 ACRES

PROPOSED PERVIOUS AREA (MANAGED TURF) = 0.07 ACRES

16TH STREET NORTH
(50' PUBLIC ROW)

NORTH QUEEN STREET
(40' PUBLIC ROW)

NORTH PIERCE STREET
(40' PUBLIC ROW)

FAIRFAX DRIVE
(VARIABLE WIDTH PUBLIC ROW)

ARLINGTON BLVD. - ROUTE - 50
(VARIABLE WIDTH PUBLIC ROW)

RPC 17-027-004
PROPERTY OF
RAHILL APARTMENTS, LP
DB 3463 PG 1
ZONE: RA6-15
USE: APARTMENT-GARDEN

RPC 17-027-005
PROPERTY OF
RAHILL APARTMENTS, LP
DB 3463 PG 5
ZONE: RA6-15
USE: APARTMENT-GARDEN

RPC 17-027-011
PROPERTY OF
PQ APARTMENTS
DB 4801 PG 499
ZONE: RA6-15
USE: APARTMENTS-GARDEN

RPC 17-003-583
PROPERTY OF
ROSSLYN RIDGE
APARTMENTS, LP
DB 4050 PG 1163
ZONE: RA4.8
USE: APARTMENT/
HI RISE

LIMITS OF CLEARING AND GRADING

LIMITS OF UNDERGROUND GARAGE

TOWER OUTLINE

BLDG. AT GRADE (TYP)

BLDG. OVERHANG (TYP)

LEVEL 2 TERRACE (SEE LA PLANS)

GARAGE OPENING IS AIR INTAKE

CANOPY AT LEVEL 1

BALCONY ABOVE (TYP)

DASHED IMPROVEMENTS BY OTHERS

PROP. STORM INLET

CONVERT EX. STORM INLET TO MH

CONNECT TO EX. STORM MANHOLE

RELOCATED STORM INLET

DASHED IMPROVEMENTS BY ARLINGTON COUNTY

TRENCH DRAIN

5'x.5' DRAIN(TYP)

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.

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V 12.00

PLAN STATUS	DATE
1st 4.1 SUBMISSION	10/19/2022
2nd 4.1 SUBMISSION	01/13/2023

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
EDMUND J. IGNACIO
Lic. No. 033579
01/13/2023
PROFESSIONAL ENGINEER

1601 FAIRFAX DRIVE

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

POST-SWM BMP MAP

DRAWN BY:	NDR
DESIGNED BY:	VIKA
DATE ISSUED:	10/19/2022
DWG. SCALE:	1" = 25'
VIKA NO.	VV8348C
SHEET NO.	C-12

LAYOUT: C-12 POST-SWM BMP, Plotted By: Richardson

FILE: C:\Projects\8348\8348C\CADD\PLANNING\PLANNING (DRAWINGS)\8348C - POST-SWM.dwg USER: Richardson DATE: January 13, 2023 TIME: 5:13:24 PM LAYOUT: C-12 POST-SWM BMP

PROPOSED SWM/BMP MAP

DEVICE	DCR STD./SPEC (COMMON NAME)
	VEGETATED ROOF 1 (43) (EXTENSIVE GREEN ROOF)
	CONTRIBUTING DRAINAGE (92)
	URBAN BIORETENTION (ROOFTOP DISCONNECT TO SWM PLANTER)

STORMWATER MANAGEMENT NARRATIVE

THE SUBJECT SITE IS APPROXIMATELY 0.46 ACRES AND IS LOCATED BETWEEN FAIRFAX DRIVE, NORTH QUEEN STREET AND NORTH PIERCE STREET. THE APPROXIMATE LIMITS OF LAND DISTURBANCE OF THE SUBJECT APPLICATION IS 0.75 ACRES AND INCLUDES DISTURBANCE IN THE ROADWAYS. THE EXISTING SITE CURRENTLY CONSISTS OF A 3 STORY MOTEL WITH SURFACE PARKING. THE RUNOFF FROM THE PARKING LOT IS DIRECTED TO THE EXISTING STORM INLETS AT THE CORNERS OF FAIRFAX DRIVE AND NORTH PIERCE/NORTH QUEEN STREET.

THE PROPOSED DEVELOPMENT CONSISTS OF A TWO STORY UNDERGROUND PARKING STRUCTURE, A 2 STORY PODIUM AND ONE MULTI-STORY RESIDENTIAL TOWER. THE REQUIRED PHOSPHOROUS REMOVAL REDUCTION IS 10% IN ACCORDANCE WITH THE CURRENT VIRGINIA STATE REGULATIONS AND ARLINGTON COUNTY ORDINANCE REQUIREMENTS FOR REDEVELOPMENT OF AREAS LESS THAN ONE ACRE. AS SHOWN ON SHEET C-14, THE REQUIRED PHOSPHOROUS REDUCTION IS 0.1813 LB./YEAR. PHOSPHOROUS REDUCTION WILL BE ACHIEVED THROUGH A COMBINATION OF RUNOFF REDUCTION STRATEGIES INCLUDING BUT NOT LIMITED TO STORMWATER PLANTERS (ROOFTOP DISCONNECT) AND VEGETATED ROOFS. AS SHOWN ON SHEET C-15, ADDITIONAL DETENTION IS REQUIRED TO COMPLY WITH CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS PER THE ENERGY BALANCE EQUATION.

IF NEEDED, ADDITIONAL STRUCTURAL BMPS MAY BE UTILIZED TO COMPLY WITH STATE AND COUNTY REGULATIONS.

THE FINAL SIZES, LOCATIONS AND TYPES OF THE PROPOSED SWM/BMP FACILITIES MAY BE ADJUSTED WITH THE FINAL CIVIL ENGINEERING PLAN (CEP). THE VRRM SPREADSHEET AND OTHER APPLICABLE COMPUTATIONS WILL ALSO BE FINALIZED WITH THE CEP BASED ON THE FINAL LIMITS OF DISTURBANCE. ADDITIONAL SWM/BMP FACILITIES WILL BE PROVIDED WITH THE CEP AS REQUIRED TO COMPLY WITH CURRENT SWM/BMP REGULATIONS.

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.

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703.442.7800 | vika.com

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V 12.00

PLAN STATUS	DATE
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2nd 4.1 SUBMISSION	01/13/2023

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
EDMUND J. IGNACIO
Lic. No. 033579
01/13/2023
PROFESSIONAL ENGINEER

1601 FAIRFAX DRIVE

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

STORMWATER MANAGEMENT PLAN

DRAWN BY:	NDR
DESIGNED BY:	VIKA
DATE ISSUED:	10/19/2022
DWG. SCALE:	1" = 25'
VIKA NO.	VV8348C
SHEET NO.	C-13

FILE: Q:\Projects\8348\8348C\CADD\PLANNING\PLANNING DRAWINGS\8348C - SWM PLAN.dwg USER: Richardson DATE: January 13, 2023 TIME: 5:13:53 PM LAYOUT: C-13 PROP SWM

LAYOUT: C-13 PROP SWM, Plotted By: Richardson

Project Name: INN AT ROSSLYN
Date: 10/19/2022
Linear Development Project? No

CLEAR ALL (Ctrl+Shift+R)

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 0.7500

Maximum reduction required: 10%
The site's net increase in impervious cover (acres) is: 0.0200
Post-Development TP Load Reduction for Site (lb/yr): 0.1813

Check:
BMP Design Specifications List: 2013 Draft Stds & Specs
Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.0000
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.0950	0.0950
Impervious Cover (acres)				0.6550	0.6550
					0.7500

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.0000
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.0750	0.0750
Impervious Cover (acres)				0.6750	0.6750
Area Check	OK.	OK.	OK.	OK.	0.7500

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	**Listed**	**Adjusted[1]**
Forest/Open Space Cover (acres)	0.0000	0.0000
Weighted Rv(forest)	0.0000	0.0000
% Forest	0%	0%
Managed Turf Cover (acres)	0.0950	0.0750
Weighted Rv(turf)	0.2500	0.2500
% Managed Turf	13%	10%
Impervious Cover (acres)	0.6550	0.6550
Rv(impervious)	0.9500	0.9500
% Impervious	87%	90%
Total Site Area (acres)	**0.7500**	**0.7300**
Site Rv	**0.8613**	**0.8781**

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	
Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.0000
Weighted Rv(forest)	0.0000
% Forest	0%
Managed Turf Cover (acres)	0.0750
Weighted Rv (turf)	0.2500
% Managed Turf	10%
Impervious Cover (acres)	0.6750
Rv(impervious)	0.9500
% Impervious	90%
Final Site Area (acres)	**0.7500**
Final Post Dev Site Rv	**0.8800**

Land Cover Summary-Post	
Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.0000
Weighted Rv(forest)	0.0000
% Forest	0%
Managed Turf Cover (acres)	0.0750
Weighted Rv (turf)	0.2500
% Managed Turf	10%
ReDev. Impervious Cover (acres)	0.6550
Rv(impervious)	0.9500
% Impervious	90%
Total ReDev. Site Area (acres)	**0.7300**
ReDev Site Rv	**0.8781**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	0.0200
Rv(impervious)	0.9500

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.0538	0.0534	**Final Post-Development Treatment Volume (acre-ft)**	0.0550	**Post-ReDevelopment Treatment Volume (acre-ft)**	0.0534	**Post-Development Treatment Volume (acre-ft)**	0.0016
Pre-ReDevelopment Treatment Volume (cubic feet)	2,344.9800	2,326.8300	**Final Post-Development Treatment Volume (cubic feet)**	2,395.8000	**Post-ReDevelopment Treatment Volume (cubic feet)**	2,326.8300	**Post-Development Treatment Volume (cubic feet)**	68.9700
Pre-ReDevelopment TP Load (lb/yr)	**1.4733**	**1.4619**	**Final Post-Development TP Load (lb/yr)**	**1.5053**	**Post-ReDevelopment Load (TP) (lb/yr)***	**1.4619**	**Post-Development TP Load (lb/yr)**	**0.0433**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.9600	2.0000	Final Post-Development TP Load per acre (lb/acre/yr)	2.0100	Post-ReDevelopment TP Load per acre (lb/acre/yr)	2.0000		
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*0.2993*			**Max. Reduction Required (Below Pre-ReDevelopment Load)**	**0.1000**		
					TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.1462**	**TP Load Reduction Required for New Impervious Area (lb/yr)**	**0.0351**

[1] *Adjusted Land Cover Summary:*
Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column I shows load reduction requriement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**0.1813**

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.0000	0.0000
Managed Turf (acres)				0.0500	0.0500	0.2500
Impervious Cover (acres)				0.6500	0.6500	0.9500
				Total	0.7000	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) 1.4369
Post Development Treatment Volume in D.A. A (ft³) 2,286.9000

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45		0.0400		62.0730	75.8670	137.9400	0		0.0866	0.0390	0.0476	
1.b. Vegetated Roof #2 (Spec #5)	60				0.0000	0.0000	0.0000	0		0.0000	0.0000	0.0000	
2. Rooftop Disconnection (RR)													
2.i. To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)	40		0.2500	0.0000	344.8500	517.2750	862.1250	25	0.0000	0.5411	0.2976	0.2435	

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.0000	0.0000	0.0000	0.0000	0.0000	OK.
IMPERVIOUS COVER (ac)	0.6500	0.0000	0.0000	0.0000	0.0000	OK.
IMPERVIOUS COVER TREATED (ac)	0.2900	0.0000	0.0000	0.0000	0.0000	OK.
MANAGED TURF AREA (ac)	0.0500	0.0000	0.0000	0.0000	0.0000	OK.
MANAGED TURF AREA TREATED (ac)	0.0000	0.0000	0.0000	0.0000	0.0000	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 2,395.8000

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	406.9230	0.0000	0.0000	0.0000	0.0000	406.9230
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	1.4369	0.0000	0.0000	0.0000	0.0000	1.4369
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.3365	0.0000	0.0000	0.0000	0.0000	0.3365
TP LOAD REMAINING (lb/yr)	1.1003	0.0000	0.0000	0.0000	0.0000	1.1003
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	2.7559	0.0000	0.0000	0.0000	0.0000	2.7559

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	1.5053
TP LOAD REDUCTION REQUIRED (lb/yr)	0.1813
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.3365
TP LOAD REMAINING (lb/yr):	1.1687
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.0000 **

** TARGET TP REDUCTION EXCEEDED BY 0.1552 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	10.7685
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	2.7559
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	8.0126

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V 12.00

PLAN STATUS	DATE
1st 4.1 SUBMISSION	10/19/2022
2nd 4.1 SUBMISSION	01/13/2023

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
EDMUND J. IGNACIO
Lic. No. 033579
01/13/2023
PROFESSIONAL ENGINEER

1601 FAIRFAX DRIVE

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS

DRAWN BY:	NDR
DESIGNED BY:	VIKA
DATE ISSUED:	10/19/2022
DWG. SCALE:	N/A
VIKA NO.	VV8348C
SHEET NO.	C-14

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LAYOUT: C-14 SWM COMPUTATIONS, Plotted By: Richardson

INN AT ROSSLYN

PRE-DEVELOP

Fairfax NOAA-C County, Virginia

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use		Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
PRE	Open space; grass cover > 75%	(good)	D	.095	80
	Paved parking lots, roofs, driveways		D	.655	98
	Total Area / Weighted Curve Number			.75	96
				===	==

Hydrograph Peak/Peak Time Table

Sub-Area Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period or Reach 10-Yr (cfs) (hr)	1-Yr (cfs) (hr)
SUBAREAS		
PRE	3.88	2.01
	12.12	12.12

EJI

INN AT ROSSLYN

POST DEVELOPED

Fairfax NOAA-C County, Virginia

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
POST	User defined urban (Click button or	D	.75	95
	Total Area / Weighted Curve Number		.75	95
			===	==

Hydrograph Peak/Peak Time Table

Sub-Area Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period or Reach 10-Yr (cfs) (hr)	1-Yr (cfs) (hr)
SUBAREAS		
POST	3.84	1.95
	12.12	12.12

SWM Water Quantity Energy Balance Worksheet

SITE AREA (acre)	0.75			
	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.69	2.69	4.84	4.84
CN	97	95	97	95
S=1000/CN-10	0.31	0.53	0.31	0.53
0.2S	0.06	0.11	0.06	0.11
RV=(P-0.2S)^2/(P-0.2S)+S	2.35	2.15	4.49	4.26

QPost Development <= I.F.* (Qpre-development* RVpre-development)/RVDeveloped)

I.F	0.9			
CHANNEL PROTECTION			**FLOOD CONTROL**	
Qpre-development	2.01	From TR55	Qpre-development	3.88
QPost Development	1.95	From TR55	QPost Development	3.84
RVPost Development (with runoff reduction)	2.1857	From RRM	RVPost Development (with runoff reduction)	4.3219
Qallowable	1.95		Qallowable	4.03
Qallowable/QPost Development	1.00		Qallowable/QPost Development	1.05
Vs/Vr	0.09	Fig 11.7 of DEQ Manual	Vs/Vr	0.06
Vs	0.19		Vs	0.25
Storage required (cf)	530		Storage required (cf)	687

NOTE:

A DETENTION VAULT (APPROXIMATELY 700 CUBIC FEET) WILL BE LOCATED IN THE PROPOSED GARAGE. FINAL LOCATION AND SIZE IS SUBJECT TO CHANGE AND WILL BE FINALIZED WITH THE CEP.

Drainage Area Curve Numbers and Runoff Depths*

Curve numbers (CN, CNadj) and runoff depths ($RV_{Developed}$) are computed with and without reduction practices.

Drainage Area A		A Soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.0000	0.0000	0.0000	0.0000
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.0000	0.0000	0.0000	0.0500
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.0000	0.0000	0.0000	0.6500
	CN	98	98	98	98

$CN_{(D.A. A)}$ = 97

	Total Area (acres):	0.7000
	Runoff Reduction Volume (ft^3):	406.9230

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	2.3514	2.8566	4.4877
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	2.1913	2.6965	4.3275
Adjusted CN*	95	95	95

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ARLINGTON COUNTY, VIRGINIA

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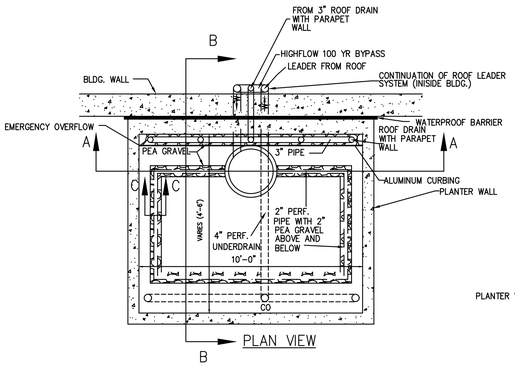
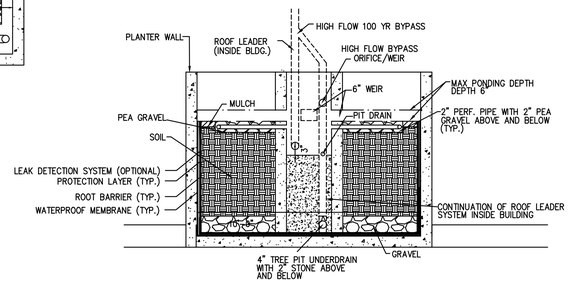
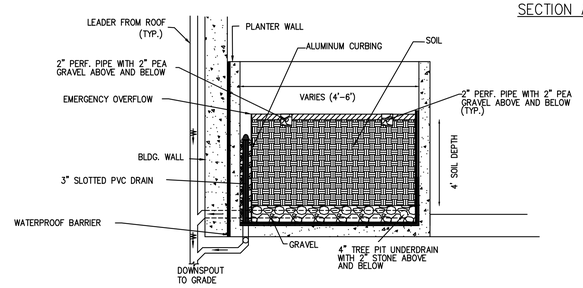
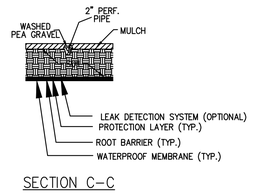
SHEET NO.	C-15









NOTE: PER CLEARINGHOUSE SPEC NO. 9A SECTION 9-A-5 IF THE 2500 SF CONTRIBUTING DRAINAGE AREA IS EXCEED, THE DESIGN SHALL BE IN ACCORDANCE WITH LEVEL 1 BIORETENTION.

STORMWATER PLANTER DETAIL

NOT TO SCALE

NOTE: SWM PLANTER DETAILS ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

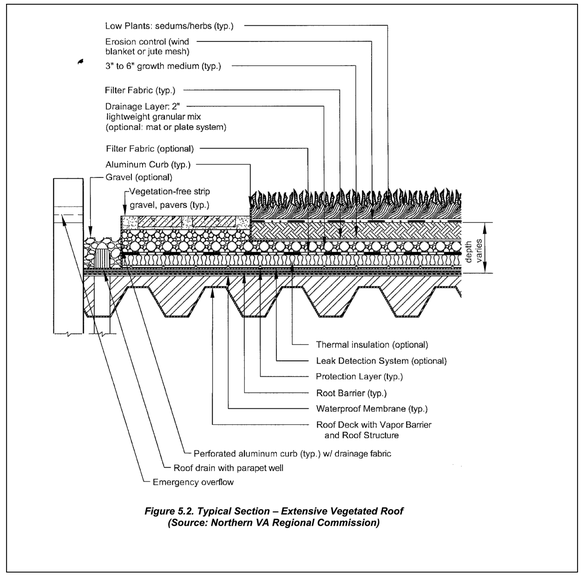


Figure 5.2. Typical Section – Extensive Vegetated Roof (Source: Northern VA Regional Commission)

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LAYOUT: C-16 COMPS AND DETAILS, Plotted By: Richardson