NOTES:

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–O–2.5
2. 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 ASHBURN VA – 0591
6. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY VIKA VIRGINIA, LLC.T
7. 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 MAP ACCESSED 5/17/2023.
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:

	EXISTING ZONE
LOT O–1.....20,088 SF OR 0.46116 ACRES	C–O–2.5
LOT O–2.....23,813 SF OR 0.54667 ACRES	C–O–2.5
TOTAL.....43,901 SF OR 1.00783 ACRES	

PARKING TABULATION:

GARAGE STRIPED PARKING SPACES 130
GARAGE HANDICAP STRIPED PARKING SPACES.....6
SURFACE STRIPED PARKING SPACES.....25

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

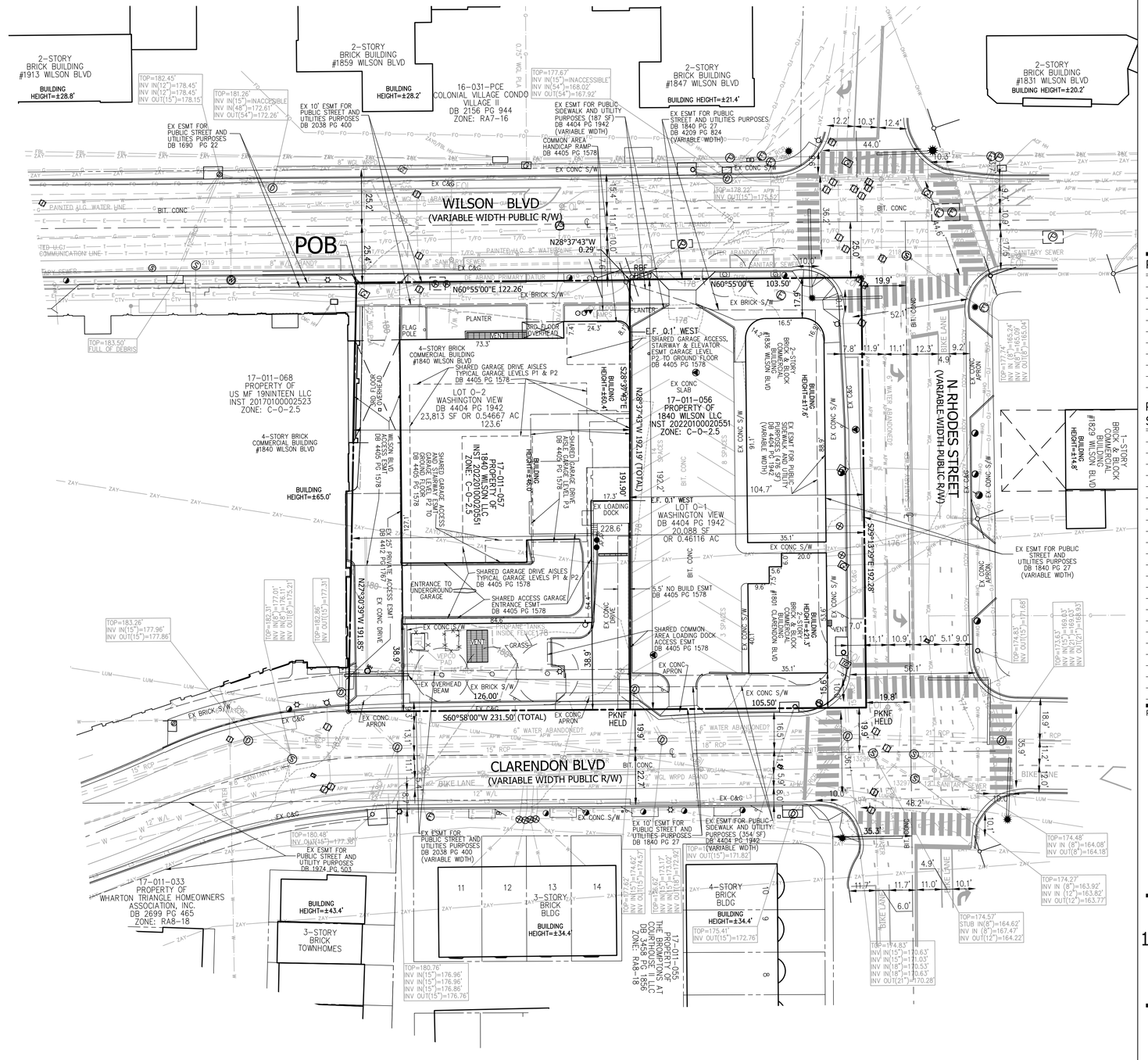
* PARKING SPACES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND VISUAL INSPECTION. VIKA VIRGINIA, LLC DOES NOT CERTIFY THAT SPACES ARE STRIPED IN ACCORDANCE WITH REQUIRED JURISDICTIONAL STANDARDS.

LEGAL DESCRIPTION:

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
5. 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 LINE 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:

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

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

TREE
HANDICAP
PARKING METER
HVAC UNIT
UNKNOWN UTILITY MANHOLE
BOLLARD
COLUMN
CENTERLINE
SOIL BORING
TEST PIT

SIGN POST
WOOD POST
IPF IRON PIPE FOUND
RBF REBAR FOUND
PKNF PKNAIL FOUND
DHF DRILL HOLE FOUND
BENCHMARK

N NORTH
S SOUTH
E EAST
W WEST
(R) RECORD INFORMATION
(M) MEASURED INFORMATION

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

NORTH (VCS 83)
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
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
LISA M. GOODWIN
Lic. No. 3364
05/03/2024
LAND SURVEYOR

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

OVERALL CERTIFIED SURVEY

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

FILE: Q:\Projects\6732\6732D\CADD\SURVEY\BASE DRAWINGS\6732D-SV.dwg USER: Goodwin DATE: May 1, 2024 TIME: 9:48:45 AM LAYOUT: C-01 CERTIFIED SURVEY

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

NOTES:

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-O-2.5
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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:

		EXISTING ZONE
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LOT O-2	23,813 SF OR 0.54667 ACRES	C-O-2.5
LOT O-4	43,901 SF OR 1.00783 ACRES	C-O-2.5

LEGAL DESCRIPTION:

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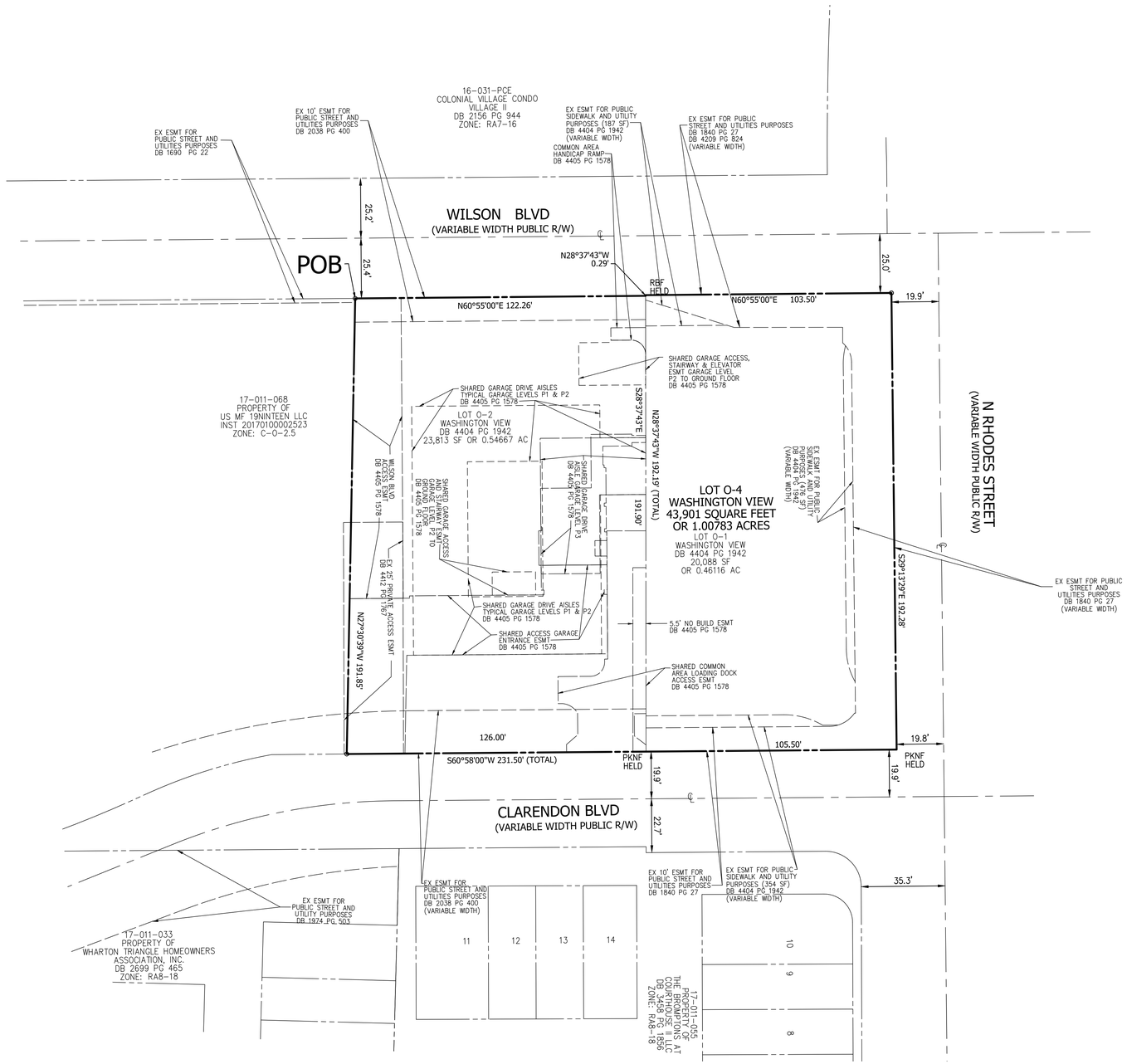

NORTH (VCS 83)
GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.

VIKA VIRGINIA, LLC
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Our Site Set on the Future.

V 12.00

PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
LISA M. GOODWIN
Lic. No. 3364
05/03/2024
LAND SURVEYOR

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

FILE: Q:\Projects\6732\6732D\CADD\SURVEYS\BASE DRAWINGS\6732D-SV.dwg USER: Goodwin DATE: May 1, 2024 TIME: 9:53:58 AM LAYOUT: C-01A CONSOLIDATION EXHIBIT

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

NOTES:

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–O–2.5
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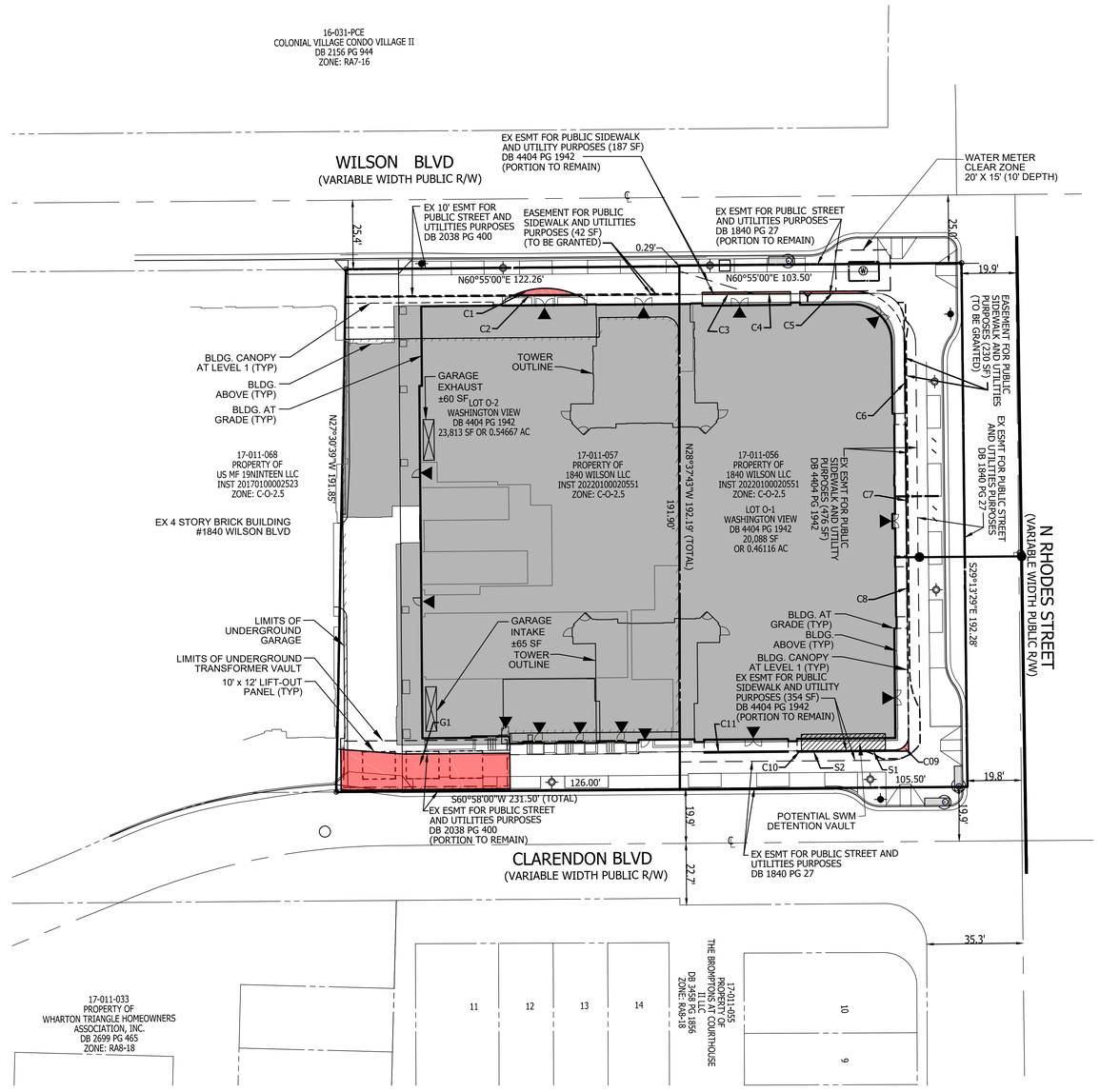
AREA TABULATION:

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
C-1	Canopy	36	24.1' x 0.4'	Min. 14' Above	Metal	Removable	Existing Easement for Public Street & 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 Street & Utilities Purposes
C-5	Canopy	20	25.2' x 0.8'	Min. 11' Above	Metal	Removable	Existing Easement for Public Street & 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 Street & 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



GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.

VIKA VIRGINIA, LLC
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Our Site Set on the Future.

V 12.00

PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
LISA M. GOODWIN
Lic. No. 3364
05/03/2024
LAND SURVEYOR

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

ENCROACHMENT EXHIBIT

DRAWN BY: LMG
DESIGNED BY: FEJ
DATE ISSUED: 6/30/2023

DWG. SCALE: 1" = 25
VIKA NO. VV6732E
SHEET NO. C-02

FILE: Q:\Projects\6732\0732D\CADD\SURVEYS\EXHIBITS\OFFICIAL\6732E ENCROACH.dwg USER: Goodwin DATE: May 1, 2024 TIME: 2:34:14 PM LAYOUT: C-02 ENCROACHMENT EXHIBIT

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

NOTES:

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-O-2.5
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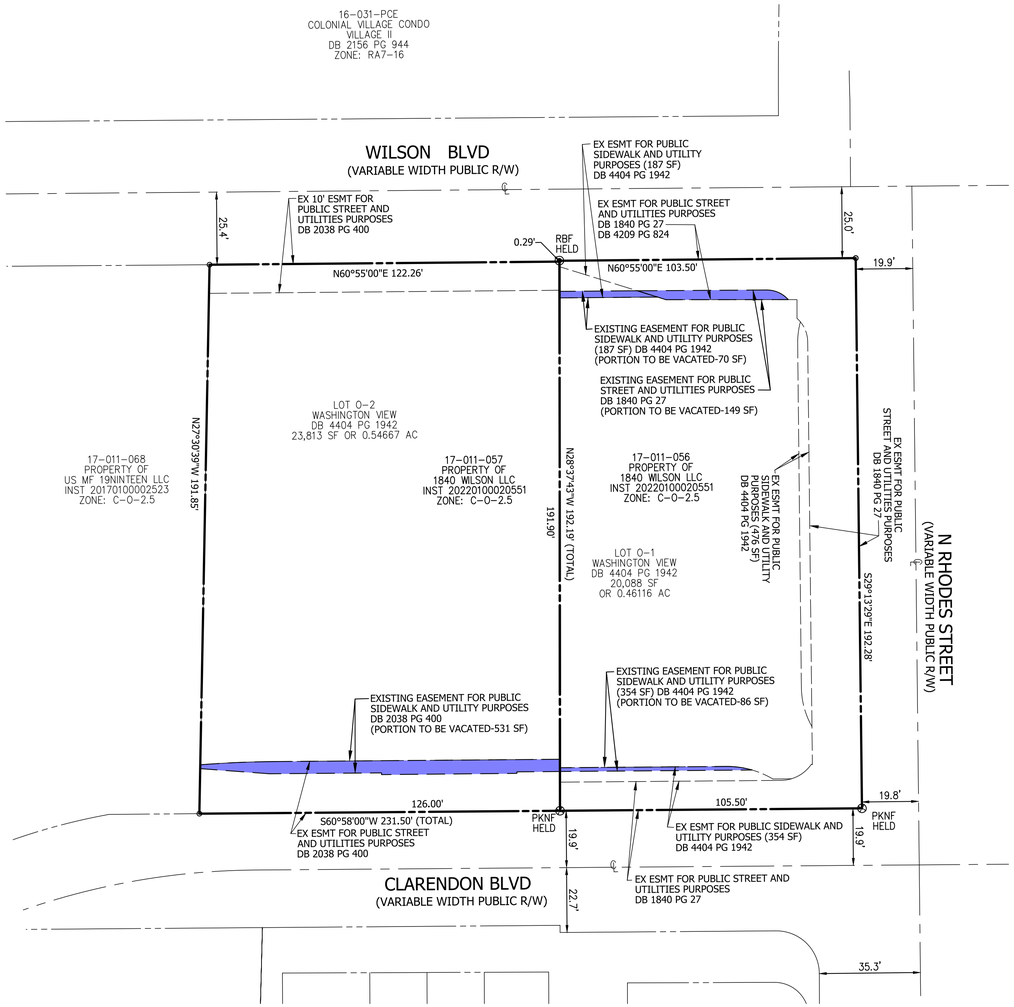
AREA TABULATION:

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



NORTH (VCS 83)
GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.

VIKA VIRGINIA, LLC
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Our Site Set on the Future.

V 12.00

PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
LISA M. GOODWIN
Lic. No. 3364
05/03/2024
LAND SURVEYOR

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

VACATION EXHIBIT

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

FILE: Q:\Projects\6732\6732D\CADD\SURVEYS\BASE DRAWINGS\6732D-SV.dwg USER: Goodwin DATE: May 1, 2024 TIME: 2:34:59 PM LAYOUT: C-03 VACATION EXHIBIT

LAYOUT: C-03 VACATION EXHIBIT, Plotted By: Goodwin

NOTES:

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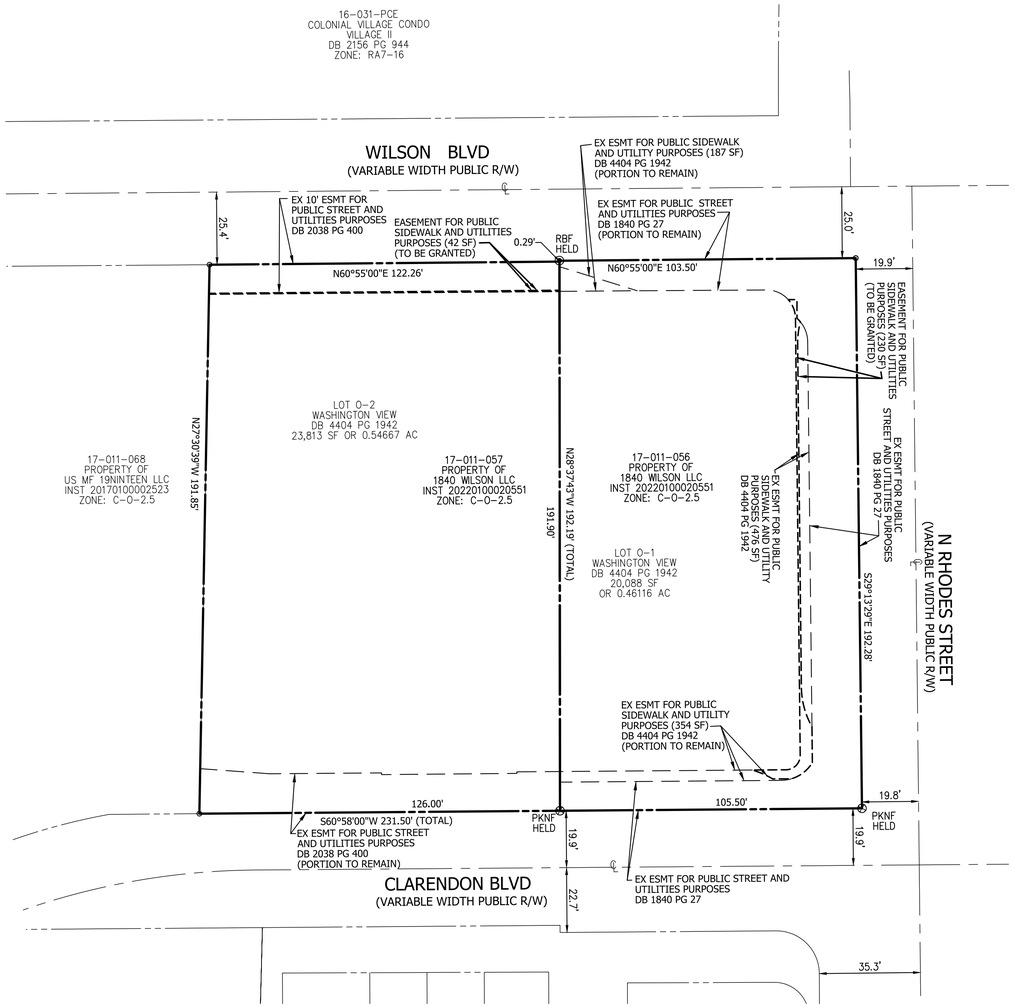
4. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY VIKA VIRGINIA, LLC.
5. THE HORIZONTAL CLOSURE AND ACCURACY OF THE SURVEY CONTROL USED TO PERFORM THIS SURVEY EXCEEDS THE MINIMUM HORIZONTAL PRECISION OF 1:20,000 AS REQUIRED BY THE COMMONWEALTH OF VIRGINIA.
6. THE SUBJECT PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT PER ARLINGTON COUNTY GIS HISTORIC DISTRICT MAP ACCESSED 5/17/2023.
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.

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



NORTH (VCS 83)
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
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Our Site Set on the Future.

V 12.00

PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
LISA M. GOODWIN
Lic. No. 3364
05/03/2024
LAND SURVEYOR

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

PUBLIC EASEMENT EXHIBIT

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

FILE: Q:\Projects\6732\6732D\CADD\SURVEYS\BASE DRAWINGS\6732D-SV.dwg USER: Goodwin DATE: May 1, 2024 TIME: 2:34:37 PM LAYOUT: C-04 PUBLIC EASEMENT EXHIBIT

LAYOUT: C-04 PUBLIC EASEMENT EXHIBIT, Plotted By: Goodwin

Tree No.	Species	Size	CRZ	Field Condition	Species Rating	Canopy Position	Total Score	Status	Invasive Species	Replacement trees	Existing Tree Condition Observations
		*DBH (in)	R (ft)	%							
101	Quescus phellos, Willow Oak	10	10	0.45	0.75	Dominant	3.38	Remove	No	1	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR. FAIR VIGOR, & VITALITY. POOR SCAFFORD STRUCTURE (ASYMMETRIC CROWN) . APPARENT PRUNING TO AVOID OHW. SOME DEAD BRANCHES IN CROWN.
102	Quescus phellos, Willow Oak	12	12	0.55	0.75	Dominant	4.95	Remove	No	1	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. F/G STRUCTURE. EXPOSED/GRIDLED ROOTS. CALLUSED PRUNING SCARS. SOME DEAD BRANCHES.
103	Tilia cordata, Littleleaf Linden	14	14	0.39	0.73	Codominate	3.99	Remove	No	1	SOME BIOTIC ISSUES OBSERVED. GOOD COLOR/FAIR VITALITY. CODOMINATE STEMS. POOR STRUCTURE. EXPOSED/GRIDLED ROOTS. COMPACTED SOIL. ONE UPPER STEM DEAD. SOME DEAD/BROKEN BRANCHES. OPEN CAVITY AT PRUNING SCAR. SOME EVIDENCE OF ROT. LIGHT POLE IN CANOPY.
104	Tilia cordata, Littleleaf Linden	8	8	0.53	0.73	Codominate	3.10	Remove	No	1	SOME BIOTIC ISSUES OBSERVED. GOOD VIGOR & VITALITY. FAIR STRUCTURE. EXPOSED/GRIDLED ROOTS. COMPACED SOIL. SOME DEAD BRANCHES. ONE UPPER STEM DEAD. ASYMMETRIC CROWN. SLIGHT LEAN.
105	Tilia cordata, Littleleaf Linden	8	8	0.44	0.73	Codominate	2.57	Remove	No	1	SOME BIOTIC ISSUES OBSERVED. GOOD COLOR. POOR STRUCTURE WITH SOME WEAK LATERAL BRANCHES. POSSIBLE STORM DAMAGE AT TOP (DEAD/BROKEN BRANCHES). MANY REMOVED/PRUNED BRANCHES.
										Computed Replacement Tree Total: 5	

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.

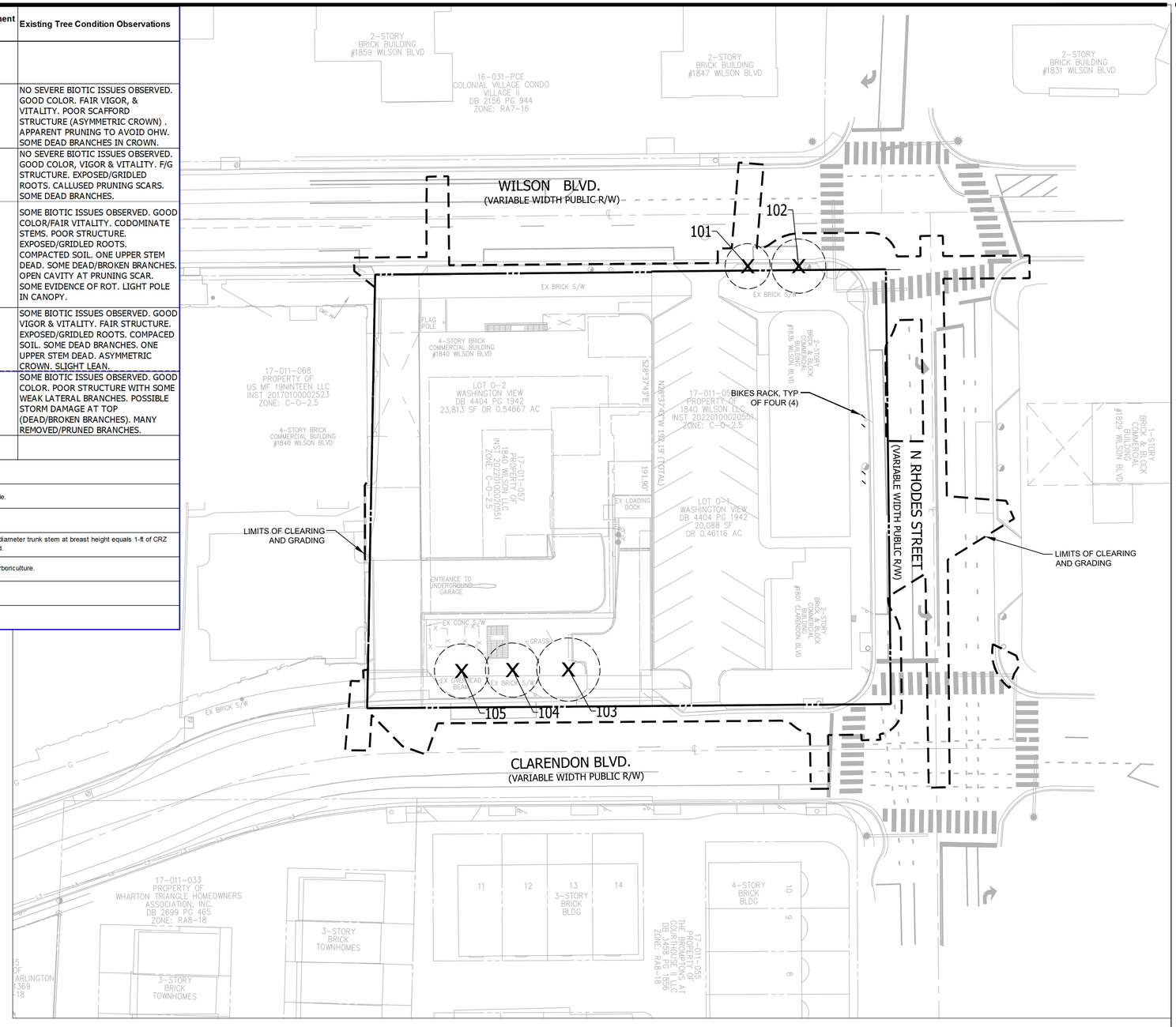
** = Existing trees that have been inventoried / condition analysis that are along the west side North Edison Street landscape screen berm.

Critical Root Zone (CRZ): For trees with < 8" caliper trunk stem, CRZ shall be 8-ft radius around the trunk of the tree. Those trees with > 8" caliper trunk stem, for each 1" diameter trunk stem at breast height equals 1-ft of CRZ 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.

The existing on-site arbor inventory and condition analysis was conducted on April 12, 2017 & August 6, 2018

\\VA-PROJECTS2.vika.com\projects\Projects\6732\6732E\DATA\Landscape\[6732E NSTA TREE INVENTORY.xlsx]Sheet1



LEGEND

XXX — EXISTING TREE TO BE REMOVED

LIMITS OF CLEARIDNG AND GRADING

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
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Our Site Set on the Future.

V 12.00

PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
5/3/2024
LANDSCAPE ARCHITECT

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

TREE INVENTORY PLAN

DRAWN BY:
DESIGNED BY:
DATE ISSUED: 6/30/2023
DWG. SCALE: 1" = 25
VIKA NO. VV6732E
SHEET NO. C-05

FILE: Q:\Projects\6732\6732E\ADD\PLANNING\PLANNING DRAWINGS\6732E_TREE INVENTORY PLAN.dwg USER: Kreps DATE: May 2, 2024 TIME: 12:08:47 PM LAYOUT: C-05 TREE INVENTORY PLAN

LAYOUT: C-05 TREE INVENTORY PLAN, Plotted By: Kreps

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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V 12.00

PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
5/3/2024
LANDSCAPE ARCHITECT

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

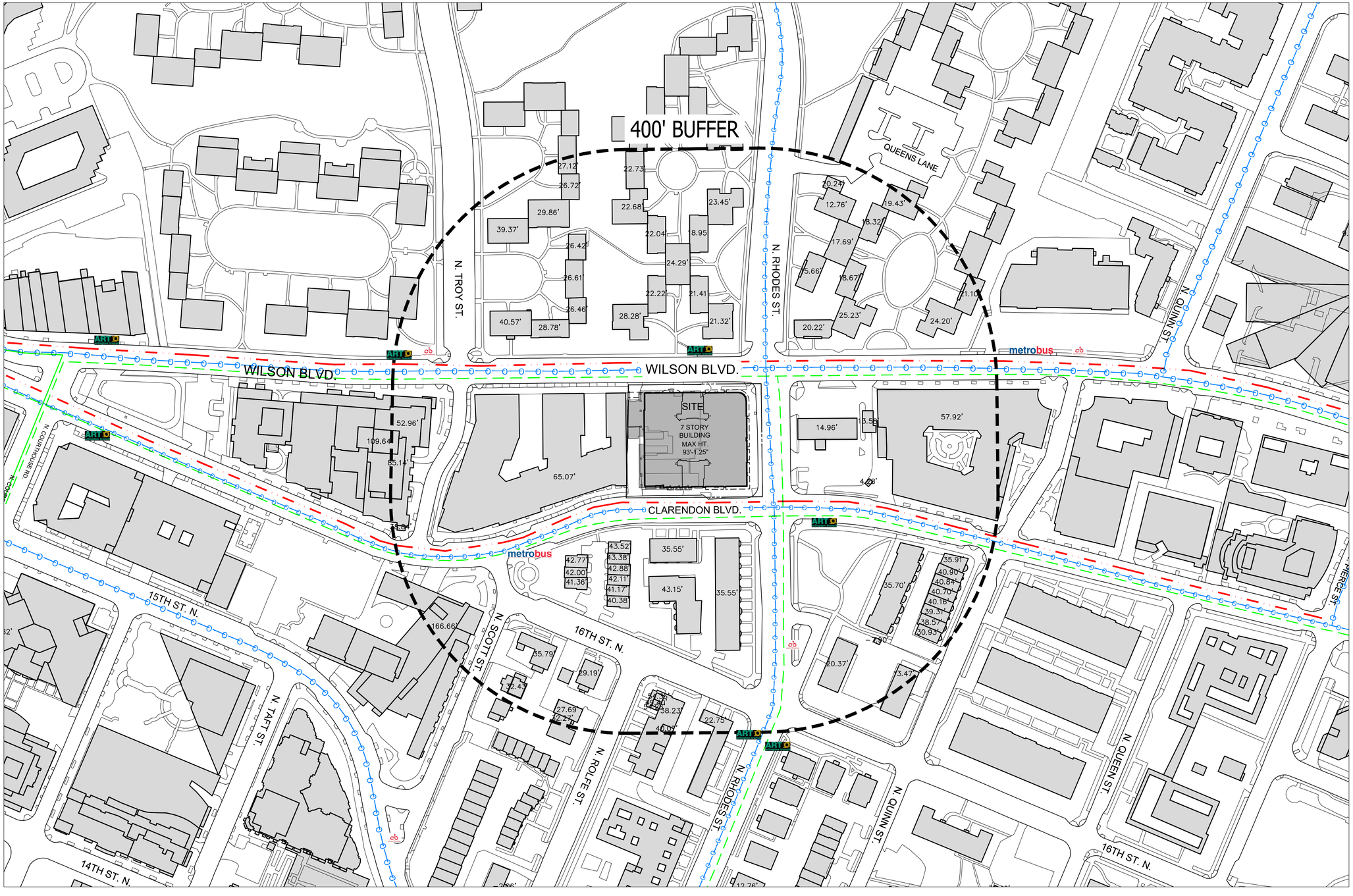
ARLINGTON COUNTY, VIRGINIA

AERIAL CONTEXT PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	6/30/2023
DWG. SCALE:	1" = 100'
VIKA NO.	VV6732E
SHEET NO.	C-06

FILE: Q:\Projects\6732\6732E\CADD\PLANNING\PLANNING DRAWINGS\6732E_AERIAL CONTEXT PLAN.dwg USER: Kreps DATE: May 2, 2024 TIME: 12:11:16 PM LAYOUT: C-06 AERIAL CONTEXT PLAN

LAYOUT: C-06 AERIAL CONTEXT PLAN, Plotted By: Kreps



NOTE:

BUILDING HEIGHTS INCLUDE THE PENTHOUSE AND ARE HEIGHTS RELATIVE TO THE AVERAGE GRADE FOR THE SITE.

LEGEND:

- BIKE ROUTE
- ART BUS ROUTE
- METRO BUS ROUTE
- metrobus WMATA BUS STOP
- ART BUS STOP
- cb CAPITAL BIKE SHARE LOCATION
- EXISTING SIGNALIZED INTERSECTION

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
5/3/2024
LANDSCAPE ARCHITECT

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

OVERALL CONTEXT PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	6/30/2023
DWG. SCALE:	1" = 80'
VIKA NO.	VV6732E
SHEET NO.	C-07

FILE: Q:\Projects\6732\6732E\CADD\PLANNING\PLANNING DRAWINGS\6732E_OVERALL CONTEXT PLAN.dwg USER: Kreps DATE: May 2, 2024 TIME: 12:14:14 PM LAYOUT: C-07 OVERALL CONTEXT PLAN

LAYOUT: C-07 OVERALL CONTEXT PLAN, Plotted By: Kreps

NOTES:

1. 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.
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 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.
3. THE SUBJECT PROPERTY HAS DIRECT VEHICULAR ACCESS TO AND FROM WILSON BOULEVARD AND CLARENDON BOULEVARD, PUBLIC STREETS, 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 ACCESSED 10/12/2022.
6. 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.
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. 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.
12. WATER METER LOCATION WILL NEED TO BE ADJUSTED IF COUNTY INTERSECTION IMPROVEMENTS ARE INSTALLED.

LEGEND

- PROPOSED BUILDING AT GRADE
- PROPOSED BUILDING OVERHANG ABOVE
- PROPOSED BUILDING CANOPY
- PROPOSED LIMITS OF GARAGE
- PROPOSED PEDESTRIAN ENTRANCE
- EXISTING SIGNALIZED INTERSECTION

AREA TABULATION:

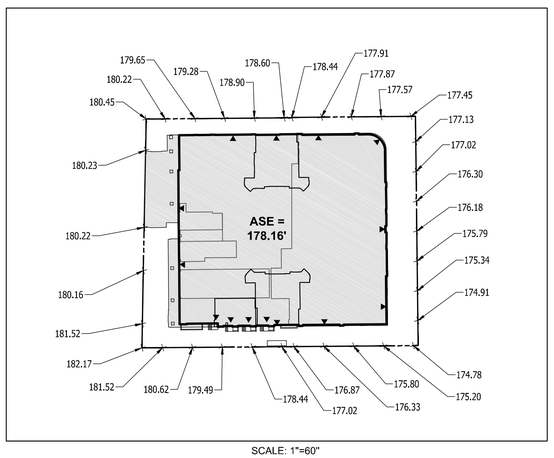
LOT O-1.....20,088 SF OR 0.46116 ACRES
LOT O-2.....23,813 SF OR 0.54667 ACRES

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

COVERAGE TABULATION

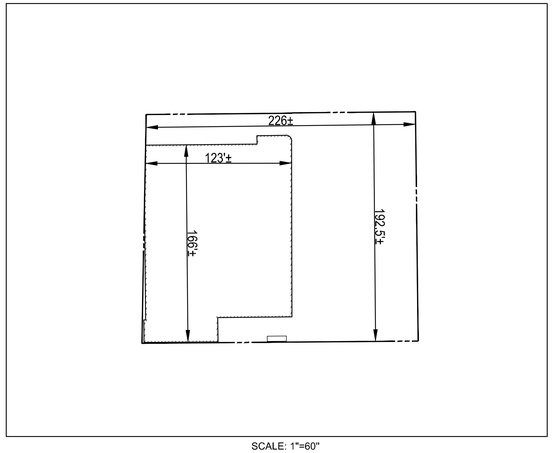
ZONE	AREA	COVERAGE%
C-0-2.5	43,901 S.F. OR 1.00783 AC	34,456.6 S.F. 78.5%

AVERAGE SITE ELEVATION DETAIL

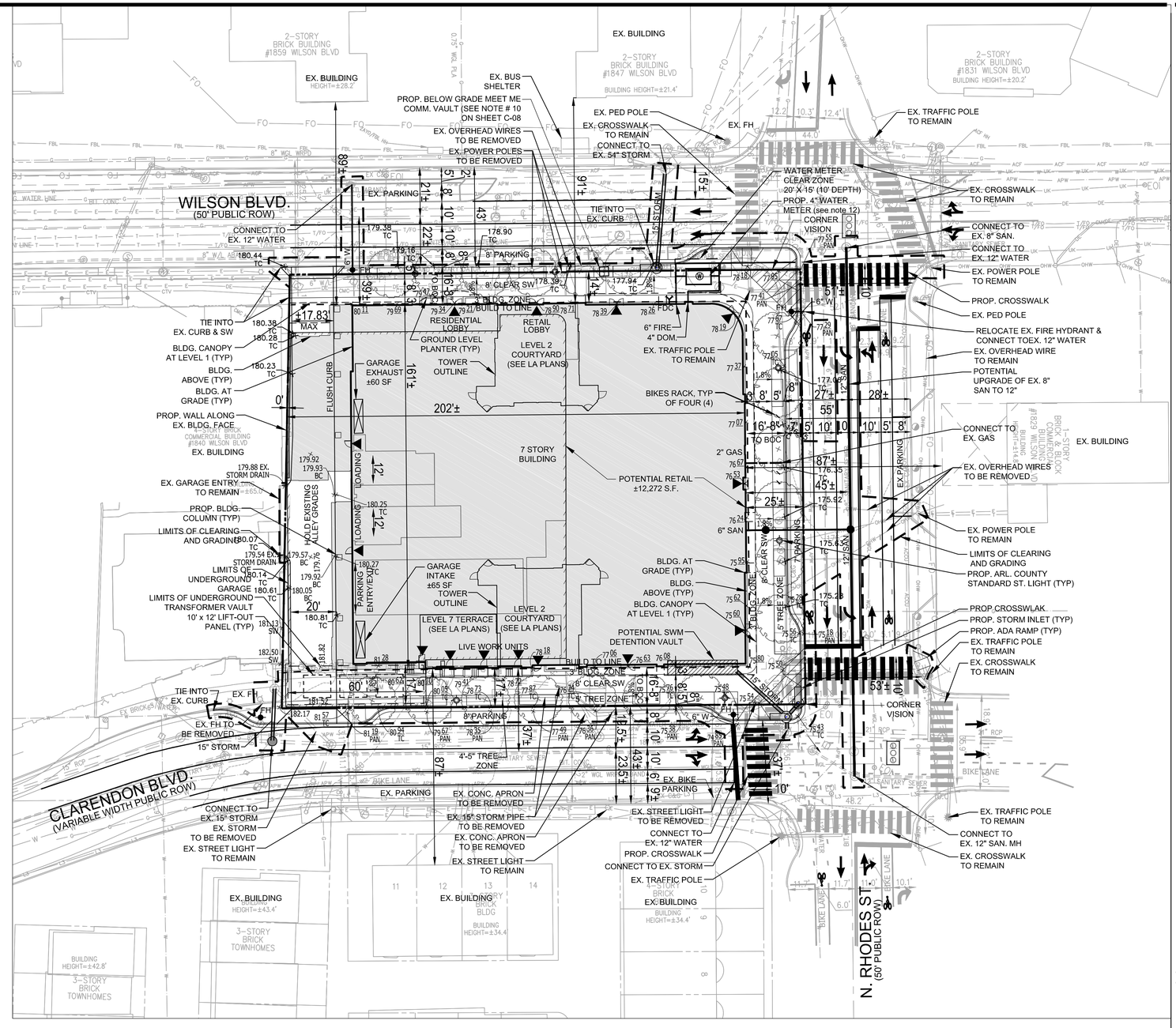


SCALE: 1"=60"

OVERALL LOT/GARAGE DIMENSION DETAIL



SCALE: 1"=60"



GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.

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Tysons, VA 22102
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PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
5/3/2024
LANDSCAPE ARCHITECT

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

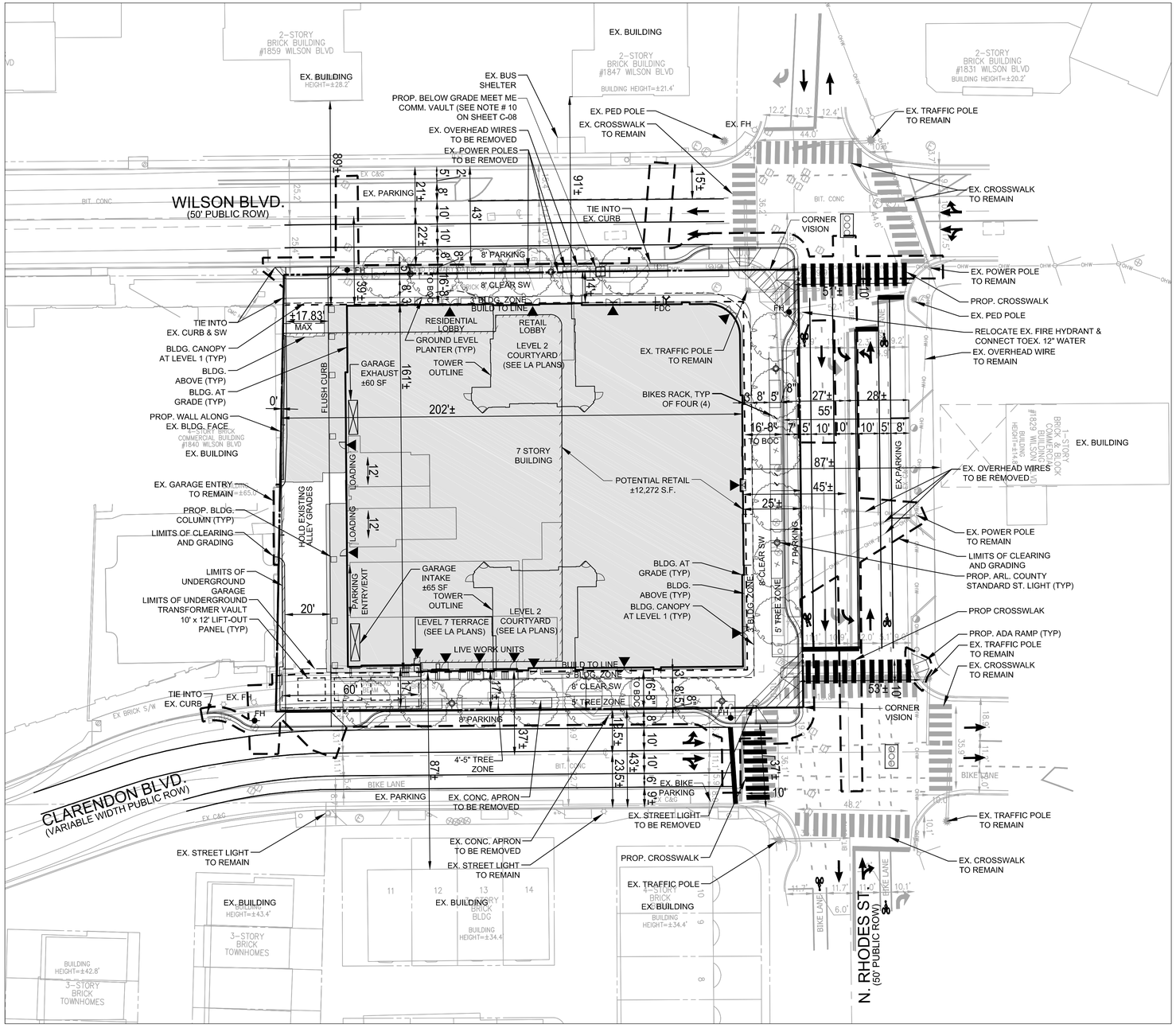
ARLINGTON COUNTY, VIRGINIA

PLOT AND LOCATION PLAN

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

FILE: Q:\Projects\6732\6732E\CADD\PLANNING\PLANNING DRAWINGS\6732E_PLOT AND LOCATION PLAN.dwg USER: Richardson DATE: July 25, 2024 TIME: 11:42:38 AM LAYOUT: C-08 PLOT AND LOCATION PLAN

LAYOUT: C-08 PLOT AND LOCATION PLAN, Plotted By: Richardson



LEGEND

- PROPOSED BUILDING AT GRADE
- PROPOSED BUILDING OVERHANG ABOVE
- PROPOSED BUILDING CANOPY
- PROPOSED LIMITS OF GARAGE
- PROPOSED PEDESTRIAN ENTRANCE
- EXISTING SIGNALIZED INTERSECTION

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.

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Tysons, VA 22102
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PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
5/3/2024
LANDSCAPE ARCHITECT

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

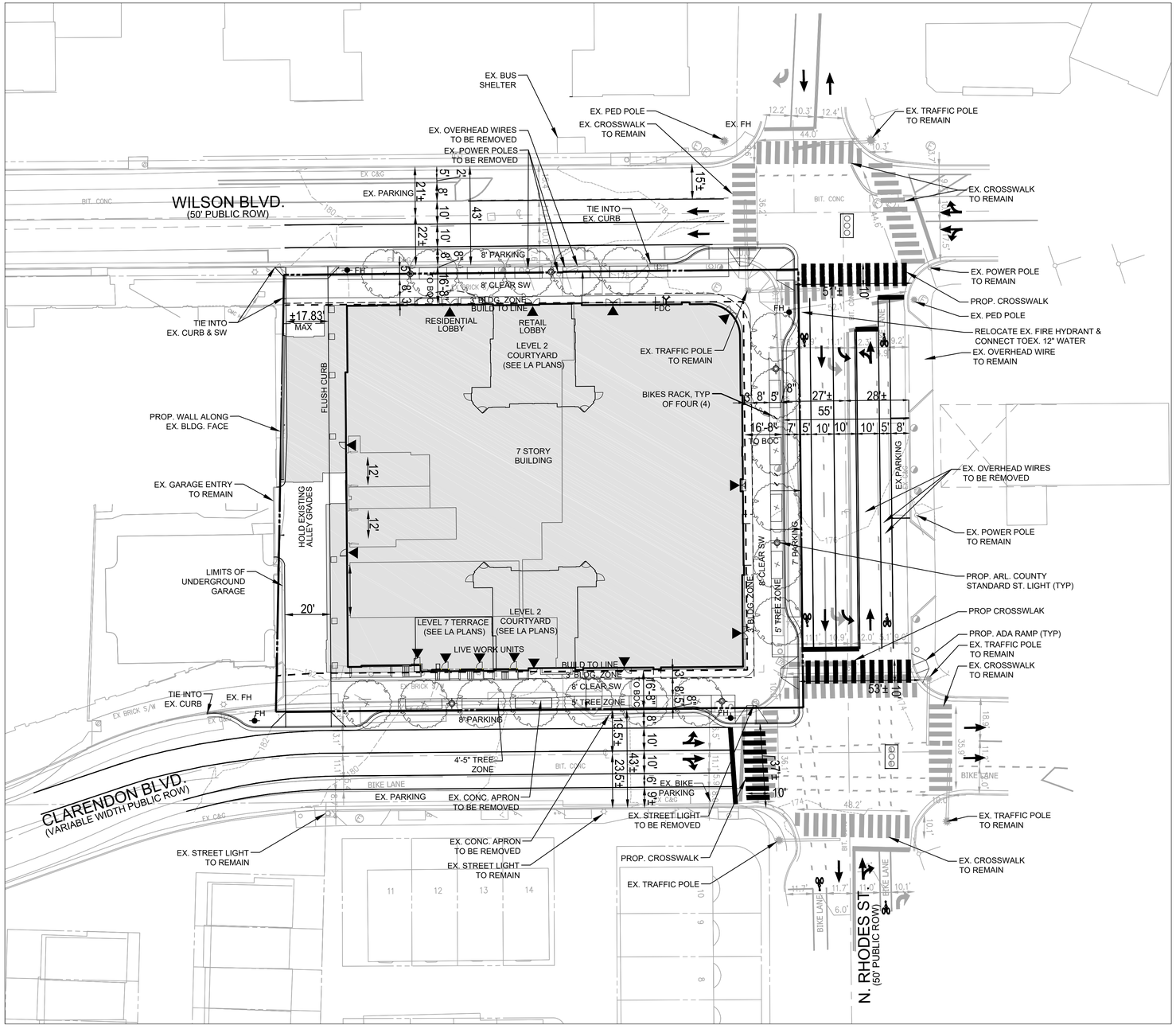
ARLINGTON COUNTY, VIRGINIA

PRESENTATION PLAN

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

FILE: Q:\Projects\6732\6732E\CADD\PLANNING\PLANNING DRAWINGS\6732E_PRESENTATION PLAN.dwg USER: Richardson DATE: July 25, 2024 TIME: 11:44:29 AM LAYOUT: C-09 PRESENTATION PLAN

LAYOUT: C-09 PRESENTATION PLAN, Plotted By: Richardson



LEGEND

- PROPOSED BUILDING AT GRADE
- PROPOSED BUILDING OVERHANG ABOVE
- PROPOSED BUILDING CANOPY
- PROPOSED LIMITS OF GARAGE
- PROPOSED PEDESTRIAN ENTRANCE
- EXISTING SIGNALIZED INTERSECTION

NOTES:

1. ALL STRIPING AND MARKINGS SHOWN ON THIS SHEET MAY NOT REFLECT ACTUAL PAVEMENT MARKINGS. FLOW ARROWS ARE SHOWN TO REPRESENT FLOW OF TRAFFIC.
2. FOR ALTERNATE LANE ALIGNMENTS AND STRIPING, SEE SHEETS C-22 AND C-23.

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
703.442.7800 | vika.com

Our Site Set on the Future.

V 12.00

PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
5/3/2024
LANDSCAPE ARCHITECT

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

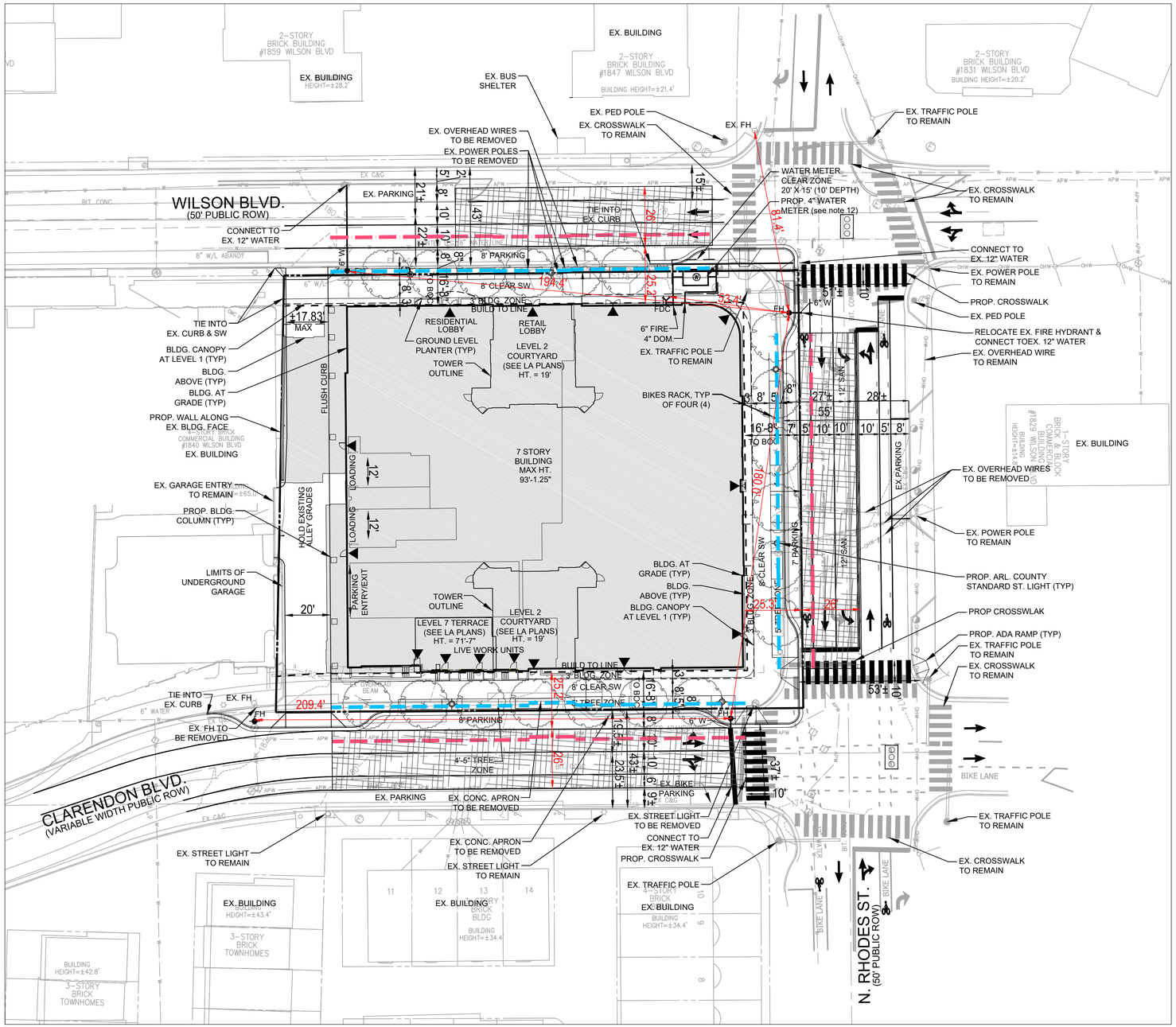
ARLINGTON COUNTY, VIRGINIA

STRIPING AND MARKING PLAN

DRAWN BY:	NDR
DESIGNED BY:	NDR
DATE ISSUED:	6/30/2023
DWG. SCALE:	1" = 25
VIKA NO.	VV6732E
SHEET NO.	C-10

FILE: Q:\Projects\6732\6732E\CADD\PLANNING\PLANNING\DRAWINGS\6732E_STRIPING AND MARKING PLAN.dwg USER: Richardson DATE: July 25, 2024 TIME: 11:45:05 AM LAYOUT: C-10 STRIPING AND MARKING PLAN

LAYOUT: C-10 STRIPING AND MARKING PLAN, Plotted By: Richardson



LEGEND

- AERIAL FIRE APPARATUS ACCESS AREA (6% SLOPE OR LESS)
- PROPOSED BUILDING AT GRADE
- PROPOSED BUILDING OVERHANG ABOVE
- PROPOSED BUILDING CANOPY
- PROPOSED LIMITS OF GARAGE
- PROPOSED PEDESTRIAN ENTRANCE
- EXISTING SIGNALIZED INTERSECTION
- PROPOSED STREET TREE
- 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.

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
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
5/3/2024
LANDSCAPE ARCHITECT

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

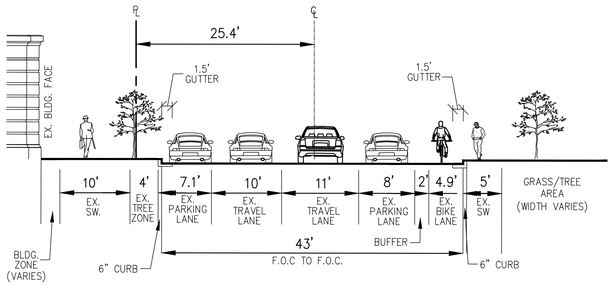
ARLINGTON COUNTY, VIRGINIA

FIRE LANE MARKING PLAN

DRAWN BY:	NDR
DESIGNED BY:	NDR
DATE ISSUED:	6/30/2023
DWG. SCALE:	1" = 25
VIKA NO.	VV6732E
SHEET NO.	C-11

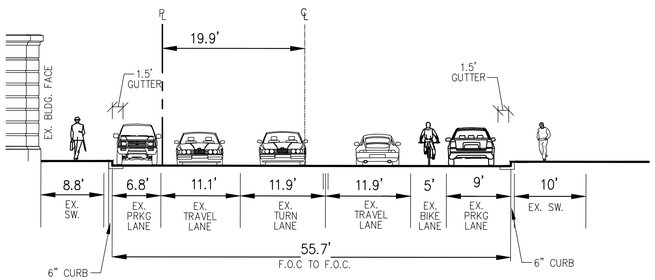
FILE: Q:\Projects\6732\6732E\CADD\PLANNING\DRAWINGS\6732E_FIRE LANE MARKING PLAN.dwg USER: Richardson DATE: July 25, 2024 TIME: 11:47:31 AM LAYOUT: C-11 FIRE LANE MARKING PLAN

LAYOUT: C-11 FIRE LANE MARKING PLAN, Plotted By: Richardson



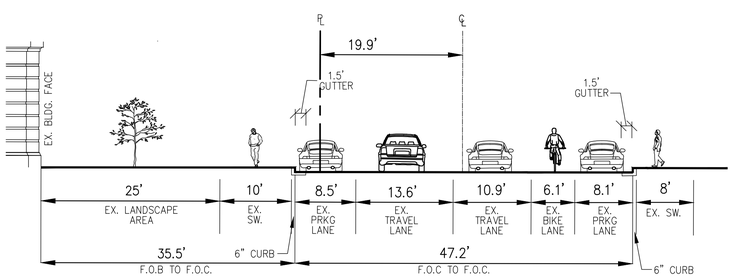
SECTION A-A (LOOKING SOUTHWEST)

WILSON BOULEVARD



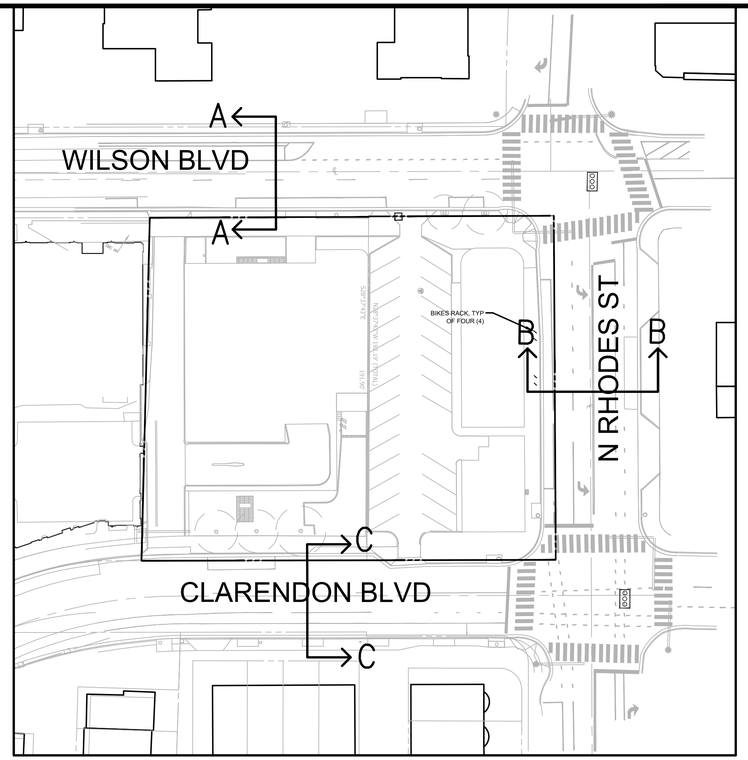
SECTION B-B (LOOKING NORTHWEST)

N RHODES STREET



SECTION C-C (LOOKING NORTHEAST)

CLARENDON BOULEVARD



SCALE: 1"=40'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 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
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
5/3/2024
LANDSCAPE ARCHITECT

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

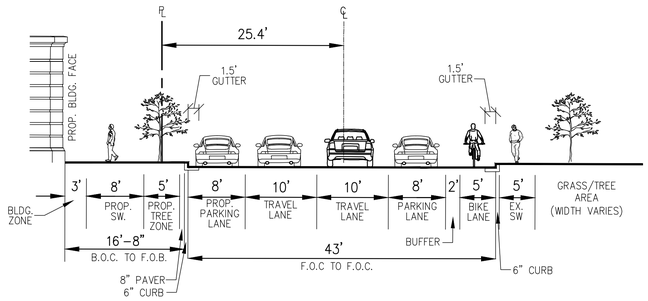
ARLINGTON COUNTY, VIRGINIA

EXISTING STREET SECTIONS

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

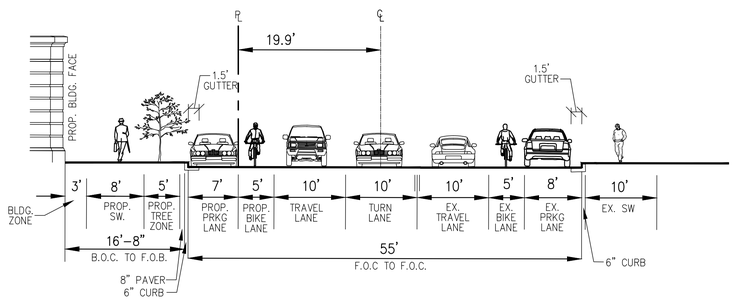
FILE: Q:\Projects\6732\6732E\CADD\PLANNING\PLANNING DRAWINGS\6732E_STREET SECTIONS.dwg USER: Kreps DATE: May 2, 2024 TIME: 12:37:43 PM LAYOUT: C-12 EXISTING STREET SECTIONS

LAYOUT: C-12 EXISTING STREET SECTIONS, Plotted By: Kreps



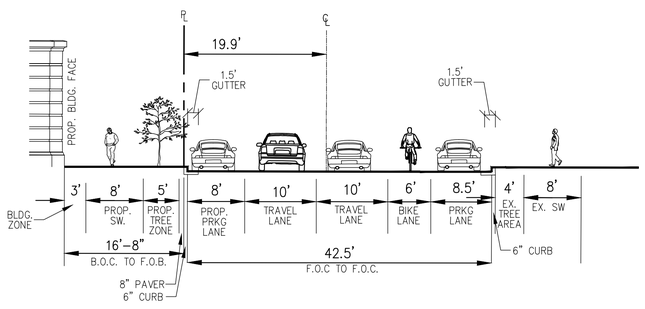
SECTION A-A (LOOKING SOUTHWEST)

WILSON BOULEVARD



SECTION B-B (LOOKING NORTHWEST)

N RHODES STREET



SECTION C-C (LOOKING NORTHEAST)

CLARENDON BOULEVARD

SCALE: 1"=40'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

NOTES:

1. ALL STRIPING AND MARKINGS SHOWN ON THIS SHEET MAY NOT REFLECT ACTUAL PAVEMENT MARKINGS. FLOW ARROWS ARE SHOWN TO REPRESENT FLOW OF TRAFFIC.
2. FOR ALTERNATE LANE ALIGNMENTS AND STRIPING, SEE SHEETS C-22 AND C-23.

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
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
5/3/2024
LANDSCAPE ARCHITECT

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

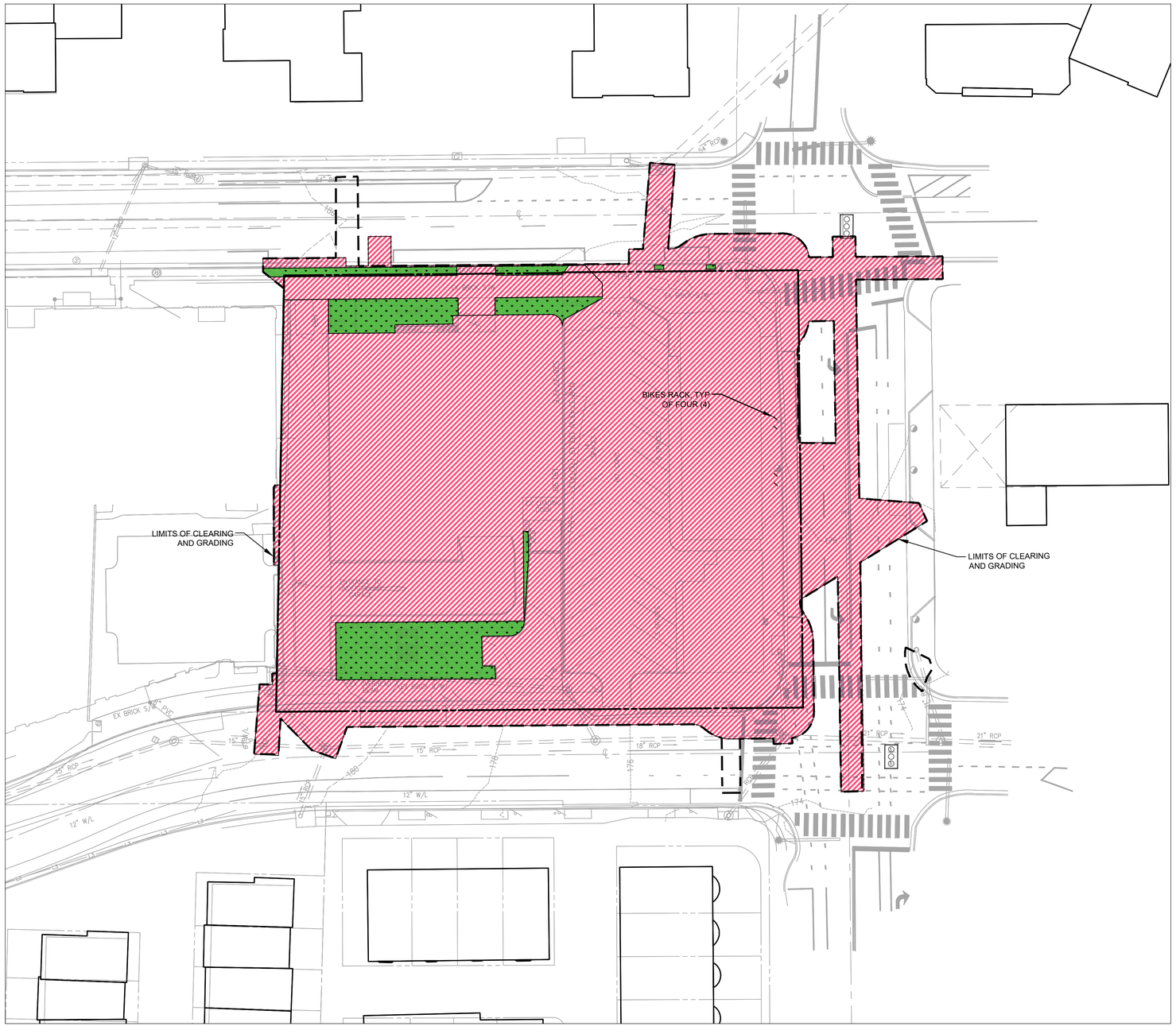
ARLINGTON COUNTY, VIRGINIA

PROPOSED STREET SECTIONS

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

FILE: Q:\Projects\6732\6732E\CADD\PLANNING\DRAWINGS\6732E_STREET SECTIONS.dwg USER: Kreps DATE: May 2, 2024 TIME: 12:38:40 PM LAYOUT: C-13 PROPOSED STREET SECTIONS

LAYOUT: C-13 PROPOSED STREET SECTIONS, Plotted By: Kreps



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

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.

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PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
EDMUND J. IGNACIO
Lic. No. 033579
8/25/2023
PROFESSIONAL ENGINEER

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

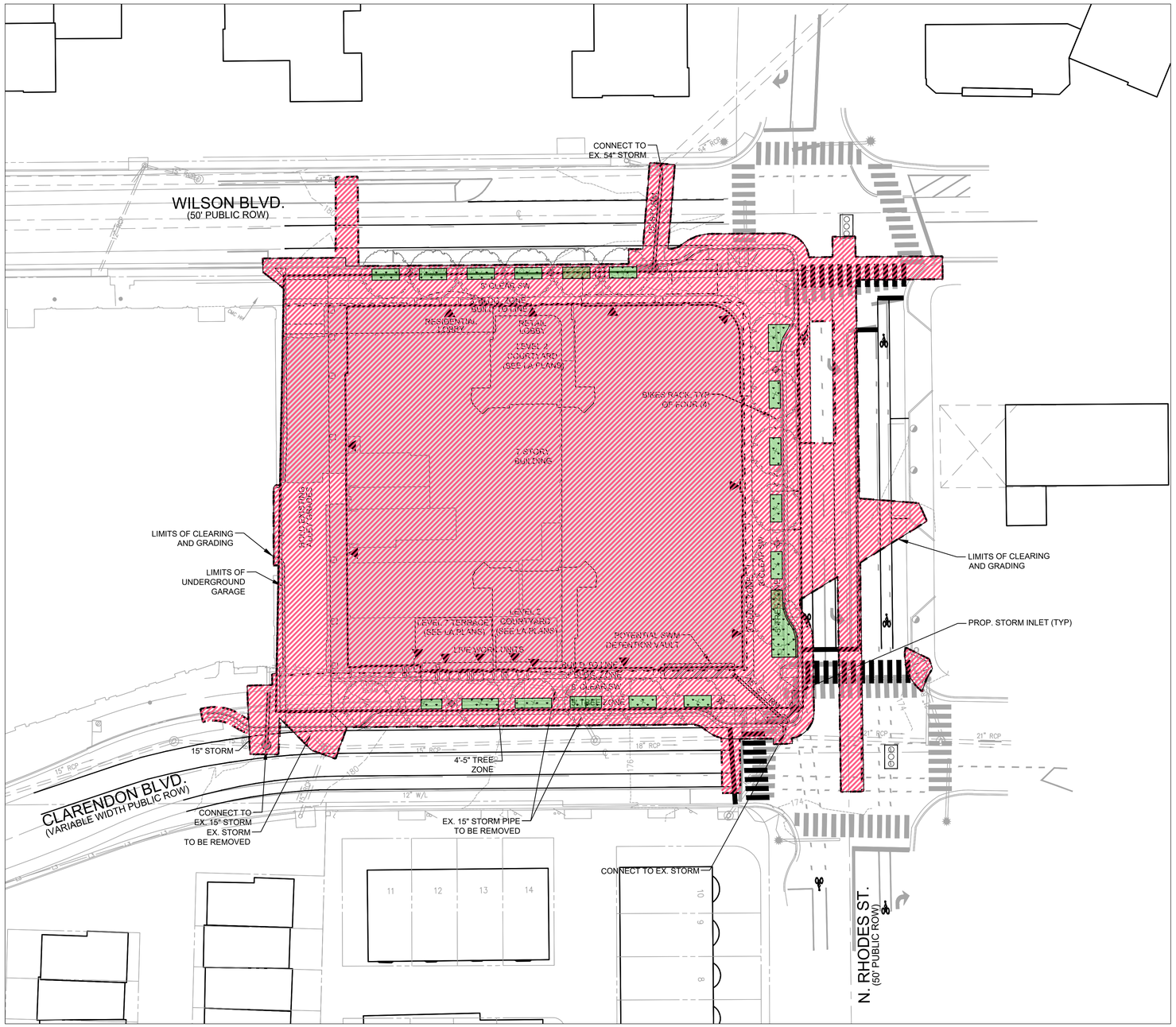
ARLINGTON COUNTY, VIRGINIA

PRE-STORMWATER MANAGEMENT

DRAWN BY:
DESIGNED BY:
DATE ISSUED: 6/30/2023
DWG. SCALE: 1" = 25
VIKA NO. VV6732E
SHEET NO. C-14

FILE: Q:\Projects\6732\6732E\ADD\PLANNING\PLANNING DRAWINGS\6732E_PRE-SWM.dwg USER: Kreps DATE: May 2, 2024 TIME: 2:54:11 PM LAYOUT: C-14 PRE-STORMWATER MANAGEMENT

LAYOUT: C-14 PRE-STORMWATER MANAGEMENT, Plotted By: Kreps



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

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
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
EDMUND J. IGNACIO
Lic. No. 033579
8/25/2023
PROFESSIONAL ENGINEER

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

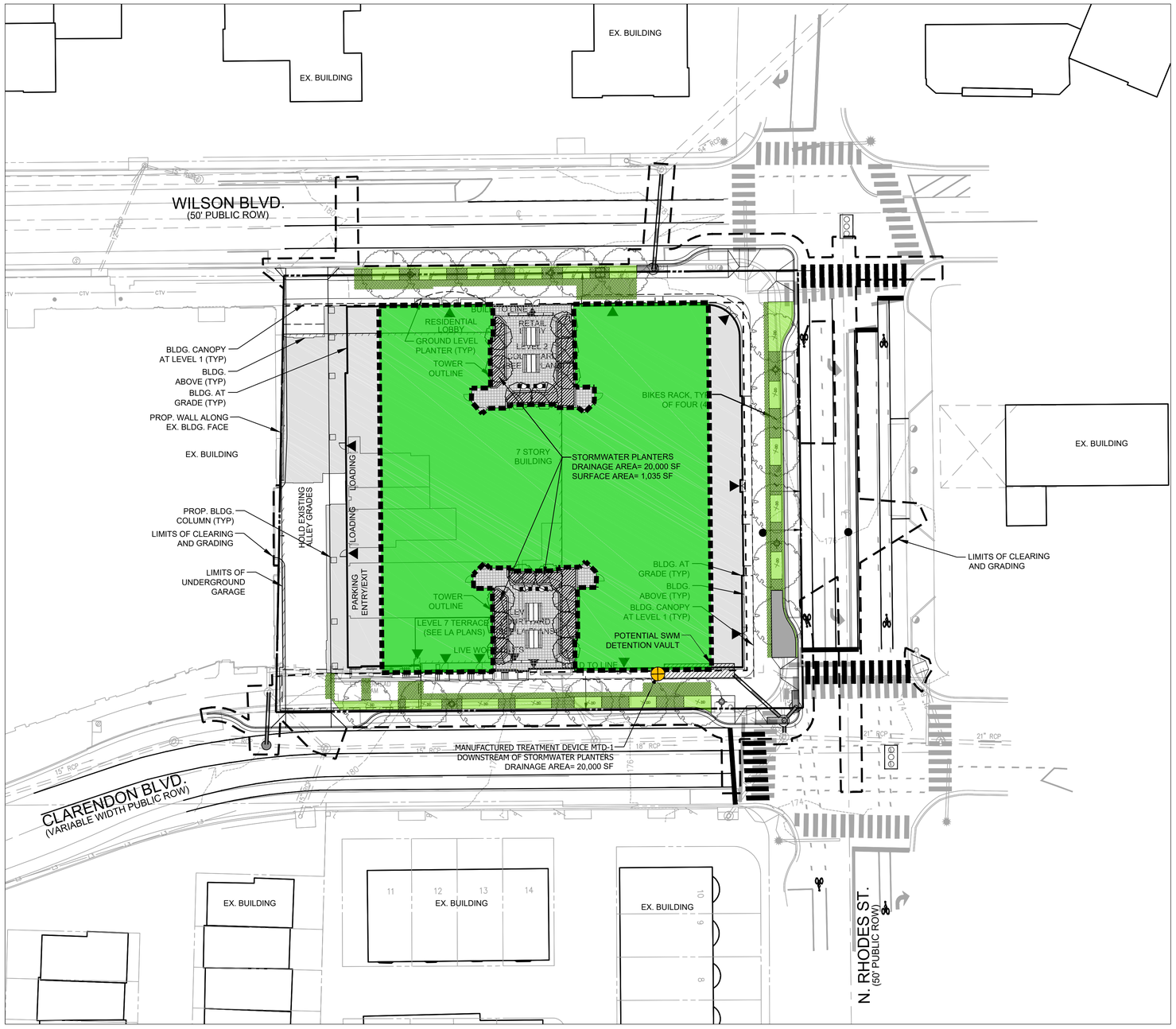
ARLINGTON COUNTY, VIRGINIA

POST-SWM

DRAWN BY:
DESIGNED BY:
DATE ISSUED: 6/30/2023
DWG. SCALE: 1" = 25
VIKA NO. VV6732E
SHEET NO. C-15

FILE: Q:\Projects\6732\6732E\CADD\PLANNING\PLANNING DRAWINGS\6732E_POST SWM.dwg USER: Richardson DATE: July 25, 2024 TIME: 11:46:55 AM LAYOUT: C-15 POST-STORMWATER MANAGEMENT

LAYOUT: C-15 POST-STORMWATER MANAGEMENT, Plotted By: Richardson



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 0.6339LBS/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 MANUFACTURED TREATMENT DEVICE. 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.

STRUCTURAL STORMWATER TREATMENT SYSTEMS COMPLIANCE NARRATIVE:
PER THE ARLINGTON "USE OF STRUCTURAL STORMWATER TREATMENT SYSTEMS MEMO" THE MANUFACTURED DEVICE USED FOR TREATMENT

> "May not be used to treat rooftop or turf runoff unless used in series with a RR practice, with the RR practice serving as the principal SWMF providing at least 70% of the total TP removed by both the RR and non-RR SWMFs combined in the series;"

AS SUCH THE ROOF AREA RECEIVES PHOSPHORUS REMOVAL CREDIT SINCE THEY ARE IN SERIES WITH A RUNOFF REDUCTION PRACTICE (STORMWATER PLANTERS). THE PHOSPHORUS REMOVED BY THE PLANTERS IS 0.5476 LBS. THE PHOSPHORUS REMOVED BY THE MANUFACTURED TREATMENT DEVICE IS 0.1791 LBS (SEE SHEET C-17 FOR VRRM COMPUTATIONS).

THE TOTAL AMOUNT OF PHOSPHORUS REMOVED FROM THE ROOF IS 0.7267 LBS (0.5476 LBS + 0.1791 LBS)

0.5476 LBS / 0.7267 LBS = 75.3%

75.3% > 70% REQUIRED BY THE MEMO THUS THE SYSTEM IS IN COMPLIANCE

STORMWATER LEGEND: VERSION 1.3

- CONTRIBUTING DRAINAGE (92) — URBAN BIORETENTION (ROOFTOP DISCONNECT TO SWM PLANTER)
- CONTRIBUTING DRAINAGE (70) — URBAN BIORETENTION (BIO-TREE PIT)
- CONTRIBUTING DRAINAGE TO PROPRIETARY BMP DEVICE (40)
- PROPRIETARY BMP DEVICE (40)

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

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Our Site Set on the Future.

V 12.00

PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
EDMUND J. IGNACIO
Lic. No. 033579
8/25/2023
PROFESSIONAL ENGINEER

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

FILE: Q:\Projects\6732\6732E\CADD\PLANNING\PLANNING DRAWINGS\6732E_PROPOSED SWM.dwg USER: Richardson DATE: July 25, 2024 TIME: 11:53:40 AM LAYOUT: C-16 PROPOSED STORMWATER MANAGEMENT

LAYOUT: C-16 PROPOSED STORMWATER MANAGEMENT, Plotted By: Richardson

VRRM SITE DATA SHEET

Project Name:	1804 Wilson Blvd (NSTA Site)
Date:	18-May-23
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)* → 1.2470

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*0.0760*
Post-Development TP Load Reduction for Site (lb/yr):	*0.6339*

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 forest/open space					0.0000
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.0980	0.0980
Impervious Cover (acres)				1.1490	1.1490
					1.2470

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				0.0220	0.0220
Impervious Cover (acres)				1.2250	1.2250
Area Check	OK.	OK.	OK.	OK.	1.2470

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)	0.0980	0.0220
Weighted Rv(turf)	0.2500	0.2500
% Managed Turf	8%	2%
Impervious Cover (acres)	1.1490	1.1490
Rv(impervious)	0.9500	0.9500
% Impervious	92%	98%
Total Site Area (acres)	**1.2470**	**1.1710**
Site Rv	**0.8950**	**0.9368**

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 (lb/acre/yr)	2.0400	2.1400
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*0.4801*

[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).

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)	0.0220
Weighted Rv (turf)	0.2500
% Managed Turf	2%
Impervious Cover (acres)	1.2250
Rv(impervious)	0.9500
% Impervious	98%
Final Site Area (acres)	**1.2470**
Final Post Dev Site Rv	**0.9377**

Land Cover Summary-Post

Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.0000
Weighted Rv(forest)	0.0000
% Forest	0%
Managed Turf Cover (acres)	0.0220
Weighted Rv (turf)	0.2500
% Managed Turf	2%
ReDev. Impervious Cover (acres)	1.1490
Rv(impervious)	0.9500
% Impervious	98%
Total ReDev. Site Area (acres)	**1.1710**
ReDev Site Rv	**0.9368**

Land Cover Summary-Post

Post-Development New Impervious	
New Impervious Cover (acres)	0.0760
Rv(impervious)	0.9500

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.0974
Final Post-Development Treatment Volume (cubic feet)	4,244.3775
Final Post-Development TP Load (lb/yr)	2.6667
Final Post-Development TP Load per acre (lb/acre/yr)	2.1400

Post-ReDevelopment Treatment Volume (acre-ft)	0.0914
Post-ReDevelopment Treatment Volume (cubic feet)	3,982.2915
Post-ReDevelopment Load (TP) (lb/yr)*	2.5021
Post-ReDevelopment TP Load per acre (lb/acre/yr)	2.1400
Max. Reduction Required (Below Pre-ReDevelopment Load)	20%
TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.5004**

Post-Development Treatment Volume (acre-ft)	0.0060
Post-Development Treatment Volume (cubic feet)	262.0860
Post-Development TP Load (lb/yr)	0.1647
TP Load Reduction Required for New Impervious Area (lb/yr)	**0.1335**

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	0.6339

Nitrogen Loads (Informational Purposes Only)

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

VRRM DRAINAGE AREA(S) SHEET

Drainage Area A

CLEAR BMP AREAS

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)				0.0220	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 (ft^3)	4,244.3775

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 (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	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

VRRM SUMMARY SHEET

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

BMP Design Specifications List: **2013 Draft Stds & Specs**

Update Summary Sheet
Print Preview | Print

Site Summary

Project Title: 1804 Wilson Blvd (NSTA Site)
Date: 45064

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

	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 (ft^3)	4,244.3775	3,982.2915	262.0860	3,982.2915
TP Load (lb/yr)	2.6667	2.5021	0.1647	2.5021

Pre-ReDevelopment TP Load per acre (lb/acre/yr)	Final Post-Development TP Load per acre (lb/acre/yr)	Post-ReDevelopment TP Load per acre (lb/acre/yr)
2.1400	**2.1400**	**2.1400**

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

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%

Total Runoff Volume Reduction (ft^3)	634.5240
Total TP Load Reduction Achieved (lb/yr)	0.7267
Total TN Load Reduction Achieved (lb/yr)	4.5581
Remaining Post Development TP Load (lb/yr)	1.9400
Remaining TP Load Reduction (lb/yr) Required	**0.0000**

** TARGET TP REDUCTION EXCEEDED BY 0.0928 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)	0.7267	0.0000	0.0000	0.0000	0.0000	0.7267
TN Load Reduced (lb/yr)	4.5581	0.0000	0.0000	0.0000	0.0000	4.5581

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
					1.2470	

BMP Selections

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)	0.4600
Total Turf Area Treated (acres)	0.0000
Total TP Load Reduction Achieved in D.A. (lb/yr)	0.7267
Total TN Load Reduction Achieved in D.A. (lb/yr)	4.5581

VIKA VIRGINIA, LLC
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Our Site Set on the Future.

V 12.00

PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
EDMUND J. IGNACIO
Lic. No. 033579
8/25/2023
PROFESSIONAL ENGINEER

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS & DETAIL

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

FILE: Q:\Projects\6732\6732E\CADD\plANNING\PLANNING DRAWINGS\6732E_SWM CALCULATIONS.dwg USER: Reilly DATE: May 2, 2024 TIME: 2:29:29 PM LAYOUT: C-17 STORMWATER MANAGEMENT COMPUTATIONS & DETAIL

VRRM RUNOFF VOLUME AND CN

Runoff Volume and Curve Number Calculations

Enter design storm rainfall depths (in):

1-year storm	2-year storm	10-year storm
2.62	0.00	4.87

Use NOAA Atlas 14 (http://hdsc.nws.noaa.gov/hdsc/pfds/)

***Notes (see below):**

[1] The curve numbers and runoff volumes computed in this spreadsheet for each drainage area are limited in their applicability for determining and demonstrating compliance with water quantity requirements. See VRRM User's Guide and Documentation for additional information.

[2] Runoff Volume (RV) for pre- and post-development drainage areas must be in volumetric units (e.g., acre-feet or cubic feet) when using the Energy Balance Equation. Runoff measured in watershed-inches and shown in the spreadsheet as RV(watershed-inch) can only be used in the Energy Balance Equation when the pre- and post-development drainage areas are equal. Otherwise RV(watershed-inch) must be multiplied by the drainage area.

[3] Adjusted CNs are based on runoff reduction volumes as calculated in D.A. tabs. An alternative CN adjustment calculation for Vegetated Roofs is included in BMP specification No. 5.

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	0.0220
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.0000	0.0000	0.0000	1.2250
	CN	98	98	98	98

Total Area (acres):	1.2470
Runoff Reduction Volume (ft^3):	634.5240

$CN_{(D.A. A)}$ = 98

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	2.3901	0.0000	4.6334
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	2.2499	0.0000	4.4932
Adjusted CN*	97	100	97

TR 55- EXISTING CONDITIONS

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

User:     EJI                          Date:       5/17/2023
Project:  1840 WILSON  BLVD            Units:      English
SubTitle: EXISTING CONDITION           Areal Units: Acres
State:    Virginia
County:   Fairfax NOAA-C
Filename: Q:\Projects\6732\6732E\DATA\SWM\CONCEPTUAL\VV6732E-PRE.w55
                  --- Sub-Area Data ---

Name        Description          Reach      Area(ac)    RCN    Tc
-----------------------------------------------------------------------
PRE                              Outlet        1.25      97    0.100

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

                 Rainfall Depth by Rainfall Return Period

  2-Yr      5-Yr      10-Yr     25-Yr     50-Yr     100-Yr    1-Yr
  (in)      (in)      (in)      (in)      (in)      (in)      (in)
-----------------------------------------------------------------------
  3.17      .0        4.87      .0        .0        .0        2.62

                       Watershed Peak Table
 Sub-Area          Peak Flow by Rainfall Return Period
 or Reach          10-Yr        1-Yr
 Identifier        (cfs)        (cfs)
-----------------------------------------------------------------------
 SUBAREAS
 PRE                 6.52         3.43
 REACHES
 OUTLET              6.52         3.43

                 Sub-Area Land Use and Curve Number Details

 Sub-Area                                  Hydrologic   Sub-Area   Curve
 Identifier        Land Use                  Soil         Area      Number
                                             Group        (ac)
-----------------------------------------------------------------------
 PRE        Open space; grass cover > 75%   (good)   D    0.098      80
            Paved parking lots, roofs, driveways       D    1.149      98

            Total Area / Weighted Curve Number                1.25     97
```

TR 55- POST DEVELOPED (WITH RR)

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

User:     EJI                          Date:       5/2/2024
Project:  1840 WILSON  BLVD            Units:      English
SubTitle: PROPOSED CONDITION WITH RUNOFF REDUCTION Areal Units: Acres
State:    Virginia
County:   Fairfax NOAA-C
Filename: Q:\Projects\6732\6732E\DATA\SWM\CONCEPTUAL\VV6732E-POST W RR.w55
                  --- Sub-Area Data ---

Name        Description          Reach      Area(ac)    RCN    Tc
-----------------------------------------------------------------------
POST W/ RR                       Outlet        1.25      97    0.100

Total area: 1.25 (ac)
                  --- Storm Data --

                 Rainfall Depth by Rainfall Return Period

  2-Yr      5-Yr      10-Yr     25-Yr     50-Yr     100-Yr    1-Yr
  (in)      (in)      (in)      (in)      (in)      (in)      (in)
-----------------------------------------------------------------------
  3.17      .0        4.87      .0        .0        .0        2.62

                       Watershed Peak Table
 Sub-Area          Peak Flow by Rainfall Return Period
 or Reach          10-Yr        1-Yr
 Identifier        (cfs)        (cfs)
-----------------------------------------------------------------------
 SUBAREAS
 POST W/ RR          6.52         3.43

                 Sub-Area Land Use and Curve Number Details

 Sub-Area                                  Hydrologic   Sub-Area   Curve
 Identifier        Land Use                  Soil         Area      Number
                                             Group        (ac)
-----------------------------------------------------------------------
 POST W/ RRCN directly entered by user          -         1.25      [97]   ADJUSTED CN FROM VRRM

            Total Area / Weighted Curve Number                1.25     97
```

ENERGY BALANCE CALCULATION

SWM Water Quantity Energy Balance Worksheet

SITE AREA (acre) 1.247

	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.62	2.62	4.87	4.87
CN	97	97	97	97
S=1000/CN-10	0.31	0.31	0.31	0.31
0.2S	0.06	0.06	0.06	0.06
RV=(P-0.2S)^2/(P-0.2S)+S	2.28	2.28	4.52	4.52

POST (adjusted) from RRM 'Channel and Flood Protection' tab; PRE CN can be computed

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

I.F 0.8

CHANNEL PROTECTION		
Qpre-development	3.43	From TR55
QPost Development	3.43	From TR55
RVPost Development (with runoff reduction)	2.2499	From RRM
Qallowable	2.78	
Qallowable/QPost Development	0.81	
Vs/Vr	0.17	Fig 11.7 of DEQ Manual
Vs	0.39	
Storage required (cf)	1751	

FLOOD CONTROL		
Qpre-development	6.52	From TR55
QPost Development	6.52	From TR55
RVPost Development (with runoff reduction)	4.4932	From RRM
Qallowable	6.56	
Qallowable/QPost Development	1.01	
Vs/Vr	0.08	Fig 6-1 of TR-55 User Manual
Vs	0.38	
Storage required (cf)	1727	

A 1900 CF (APPROX) DETENTION VAULT WILL BE REQUIRED TO MEET THE CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS.

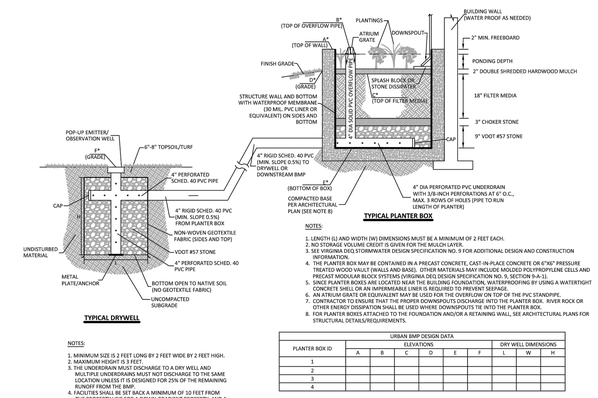
STORMWATER PLANTER SIZING

July 2014 (Revised April 2015). Sizing spreadsheet for SW planters for compliance with Arlington County Stormwater Managment Ordinance

Enter data into highlighted cells. WQLV 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.



URBAN BIORETENTION - PLANTER BOX DETAIL

10-3-2017

REVISION & DATE

ARLINGTON VIRGINIA

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
OFFICE OF SUSTAINABILITY AND ENVIRONMENTAL MANAGEMENT

DRAWING NO. SWM # 5

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

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
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
EDMUND J. IGNACIO
Lic. No. 033579
8/25/2023
PROFESSIONAL ENGINEER

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

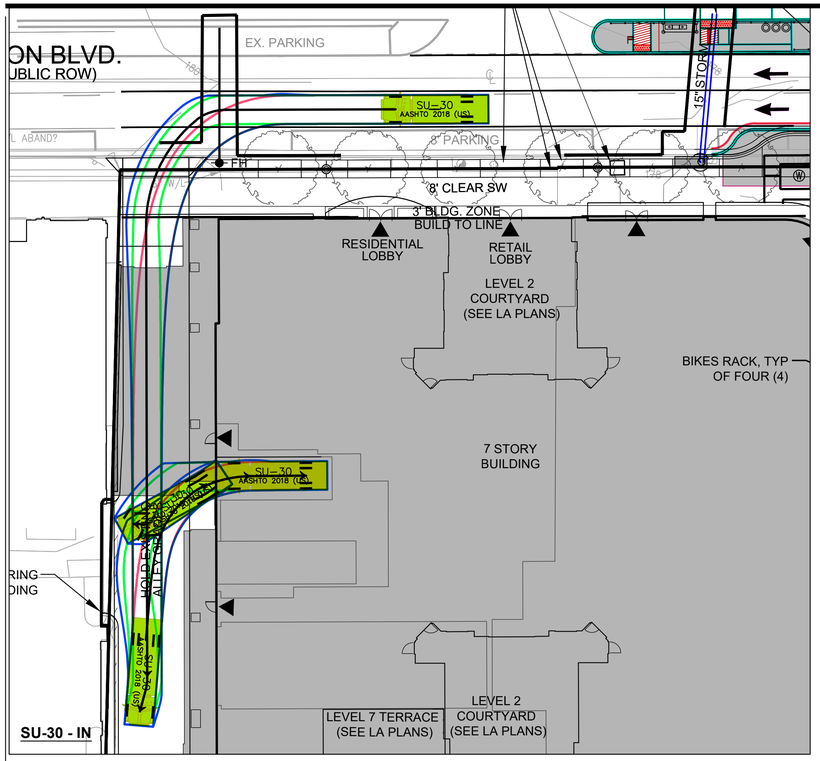
ARLINGTON COUNTY, VIRGINIA

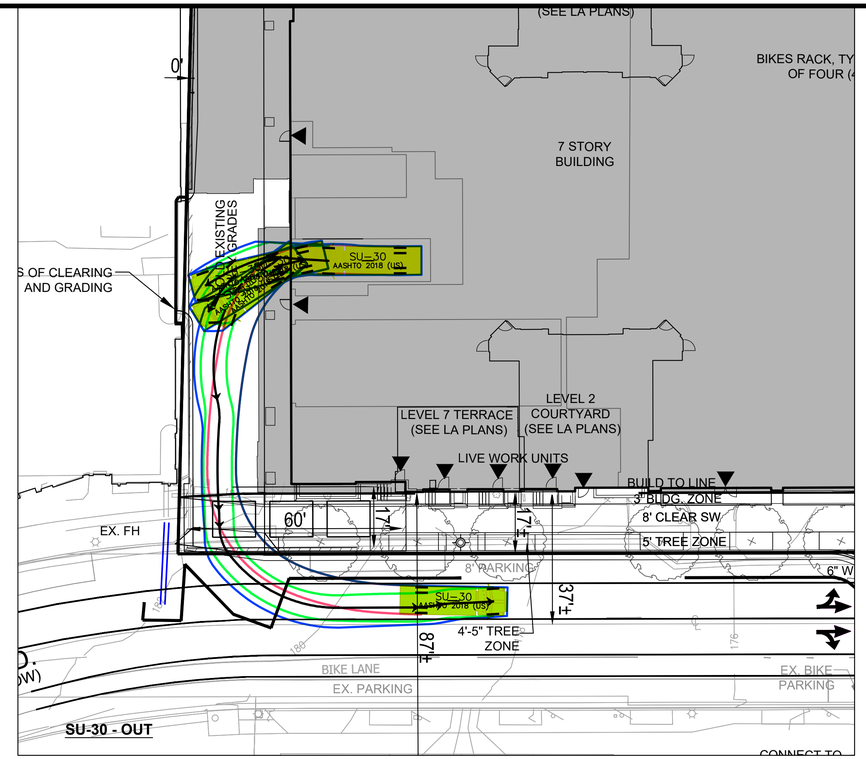
STORMWATER MANAGEMENT COMPUTATIONS

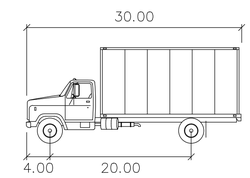
DRAWN BY: PNN
DESIGNED BY: EJI
DATE ISSUED: 6/30/2023
DWG. SCALE: N/A
VIKA NO. VV6732E
SHEET NO. C-18

FILE: Q:\Projects\6732\6732E\CADD\PLANNING\PLANNING DRAWINGS\6732E_SWM CALCULATIONS.dwg USER: Reilly DATE: May 2, 2024 TIME: 2:30:47 PM LAYOUT: C-18 STORMWATER MANAGEMENT COMPUTATIONS

LAYOUT: C-18 STORMWATER MANAGEMENT COMPUTATIONS, Plotted By: reilly







SU-30

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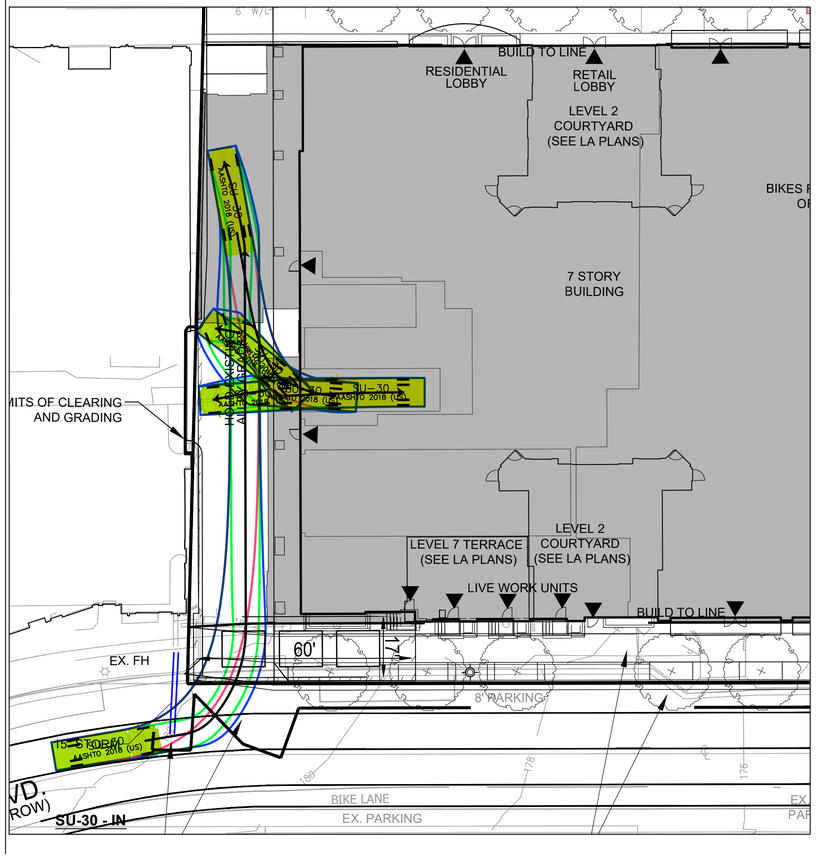
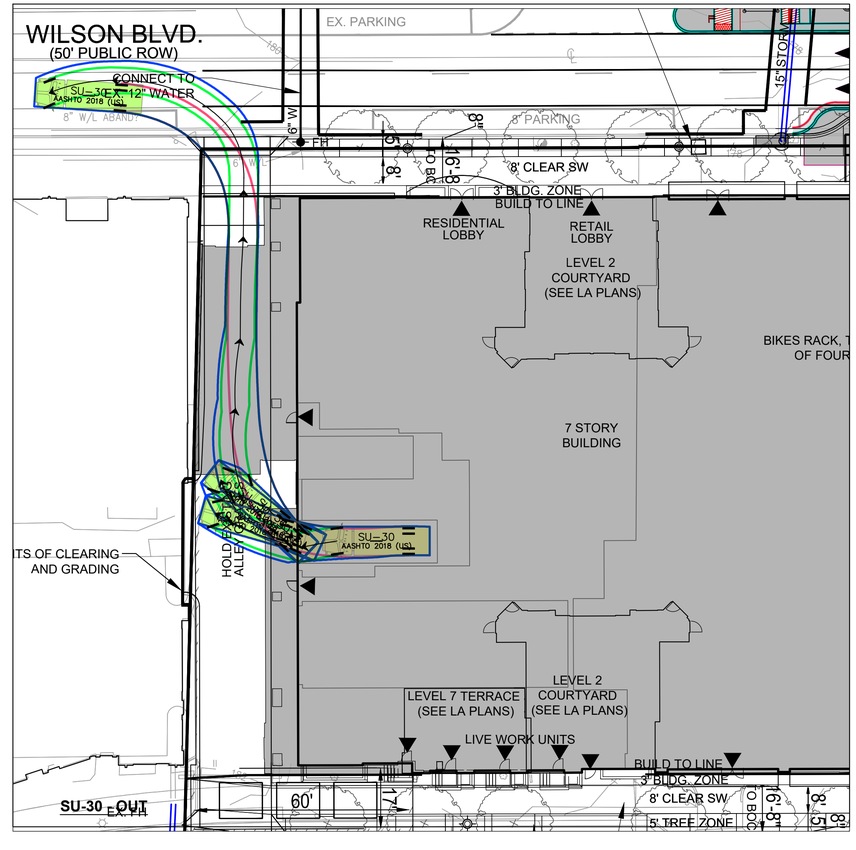
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8





LEGEND

- FRONT TIRES
- REAR TIRES
- VEHICLE BODY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
5/3/2024
LANDSCAPE ARCHITECT

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

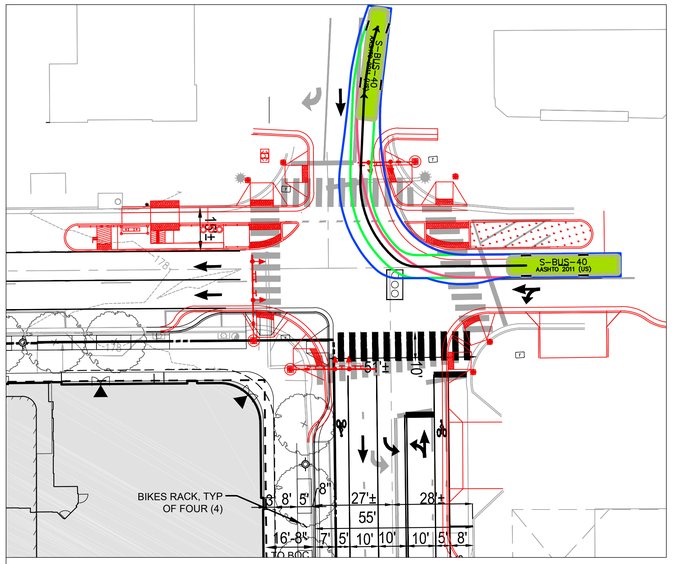
ARLINGTON COUNTY, VIRGINIA

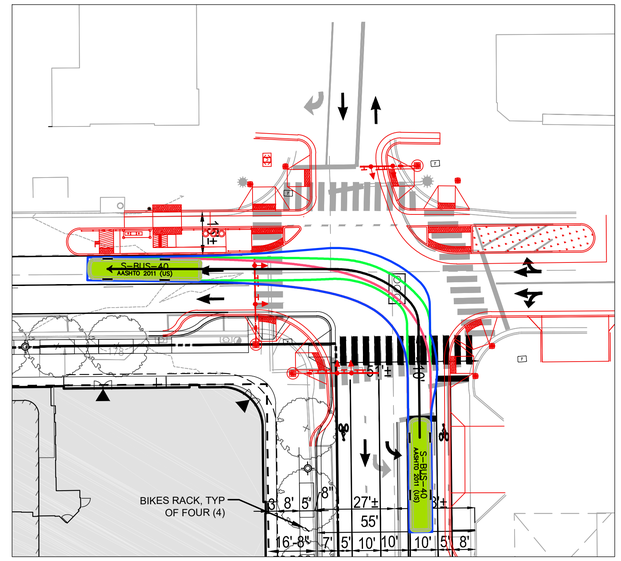
AUTOTURN EXHIBIT

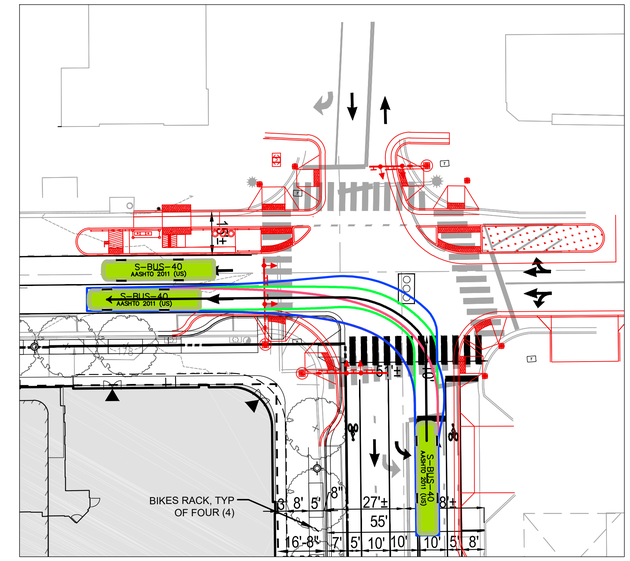
DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	6/30/2023
DWG. SCALE:	1"=20'
VIKA NO.	VV6732E
SHEET NO.	C-19

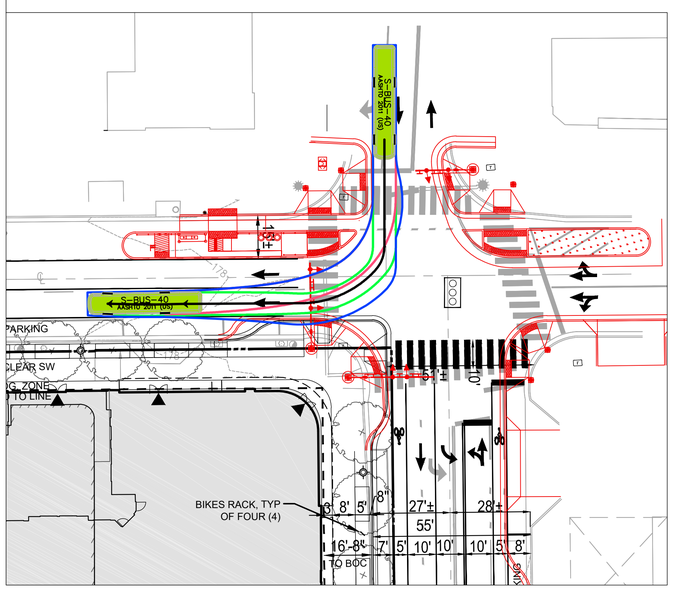
FILE: Q:\Projects\6723\6732E\CADD\PLANNING\PLANNING DRAWINGS\6732E_AUTOTURN EXHIBIT.dwg USER: Roman DATE: May 2, 2024 TIME: 1:19:21 PM LAYOUT: C-19 AUTOTURN EXHIBIT

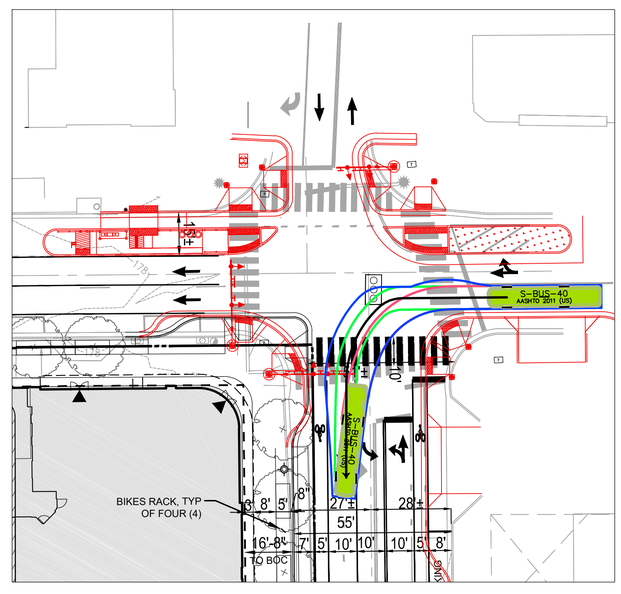
LAYOUT: C-19 AUTOTURN EXHIBIT, Plotted By: roman

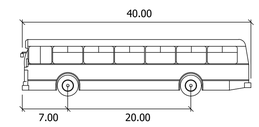












S-BUS-40
feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 34.4

LEGEND

- PROPOSED BUILDING AT GRADE
- PROPOSED BUILDING OVERHANG ABOVE
- PROPOSED COUNTY IMPROVEMENTS
- EXISTING SIGNALIZED INTERSECTION

NOTES:

1. ALL STRIPING AND MARKINGS SHOWN ON THIS SHEET MAY NOT REFLECT ACTUAL PAVEMENT MARKINGS. FLOW ARROWS ARE SHOWN TO REPRESENT FLOW OF TRAFFIC.
2. FINAL CURB RETURN GEOMETRY, LANE ALIGNMENTS, AND LANE WIDTHS WILL BE DETERMINED IN COORDINATION WITH ARLINGTON COUNTY DES STAFF AT TIME OF FINAL ENGINEERING.

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
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V 12.00

PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
5/3/2024
LANDSCAPE ARCHITECT

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

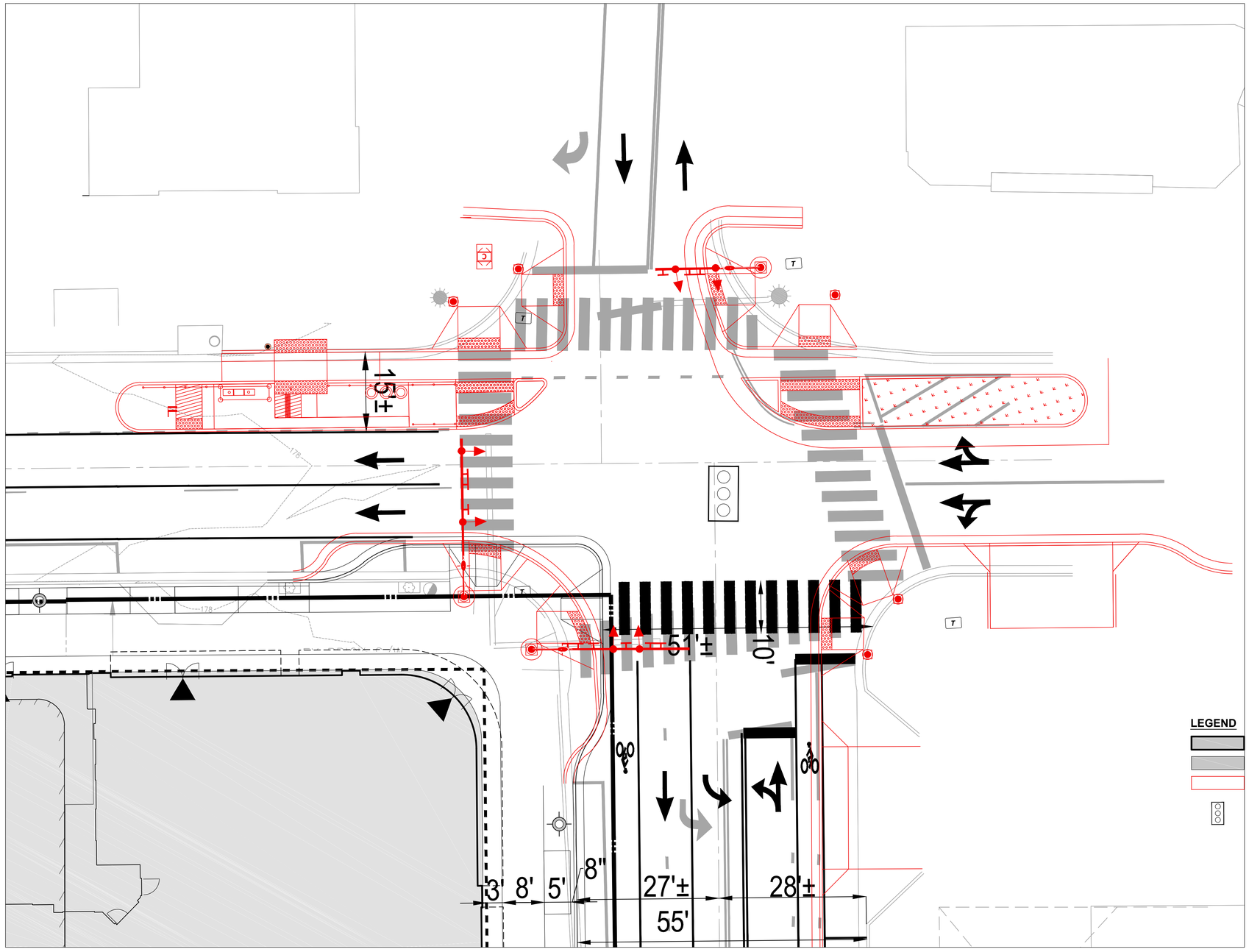
ARLINGTON COUNTY, VIRGINIA

AUTOTURN EXHIBIT (w/COUNTY TRANSIT IMPROVEMENTS SHOWN)

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	6/30/2023
DWG. SCALE:	1" = 25
VIKA NO.	VV6732E
SHEET NO.	C-20

FILE: Q:\Projects\6732\6732E\CADD\PLANNING\PLANNING DRAWINGS\6732E_STRIPING AND MARKING PLAN_OVERLAYS.dwg USER: Richardson DATE: July 25, 2024 TIME: 11:50:16 AM LAYOUT: C-20 - BUS TURNS

LAYOUT: C-20 - BUS TURNS, Plotted By: Richardson



NOTES:

1. THIS OVERLAY EXHIBIT IS PROVIDED ONLY TO SHOW GEOMETRIC ALIGNMENT COMPATIBILITY BETWEEN COUNTY-PROPOSED IMPROVEMENTS (IN RED) AND APPLICANT-PROPOSED IMPROVEMENTS (IN BLACK). TIMING OF IMPROVEMENTS FOR BOTH PROJECTS HAS NOT BEEN FINALIZED.
2. ALL STRIPING AND MARKINGS SHOWN ON THIS SHEET MAY NOT REFLECT ACTUAL PAVEMENT MARKINGS. FLOW ARROWS ARE SHOWN TO REPRESENT FLOW OF TRAFFIC.
3. FINAL LANE ALIGNMENTS, DIMENSIONS, STRIPING, CURB RETURN GEOMETRY, & LOCATIONS OF ALL TRAFFIC SIGNAL-RELATED INFRASTRUCTURE WILL BE DETERMINED AND COORDINATED AT THE TIME OF FINAL ENGINEERING REVIEW FOR BOTH PROJECTS.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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

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V 12.00

PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
5/3/2024
LANDSCAPE ARCHITECT

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

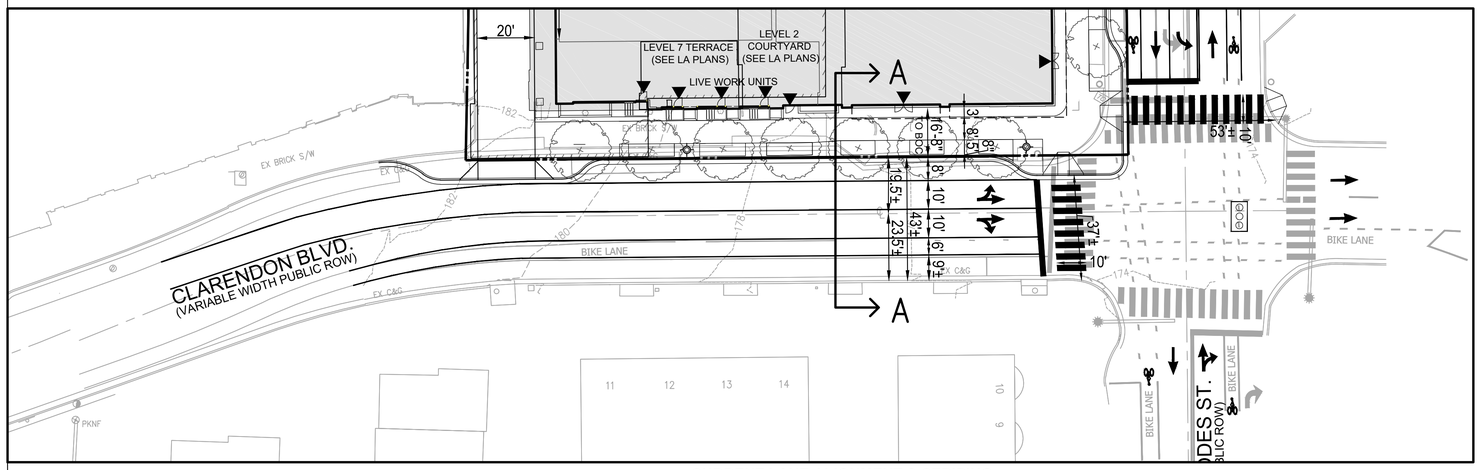
ARLINGTON COUNTY, VIRGINIA

WILSON BLVD. w/ COUNTY TRANSIT IMPROVEMENTS OVERLAY EXHIBIT

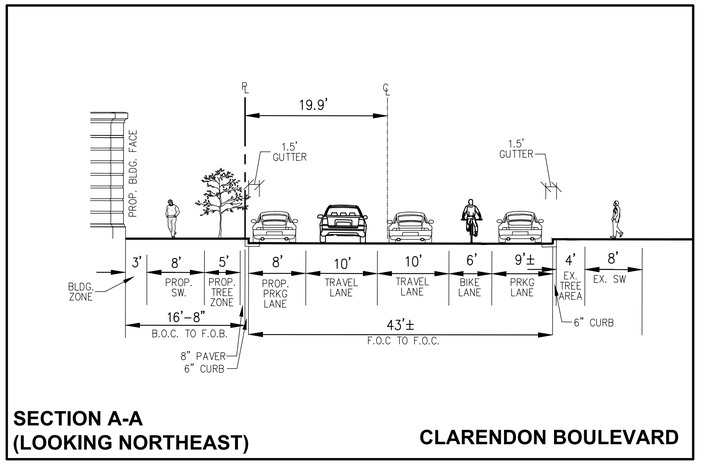
DRAWN BY:	NDR
DESIGNED BY:	NDR
DATE ISSUED:	6/30/2023
DWG. SCALE:	AS SHOWN
VIKA NO.	VV6732E
SHEET NO.	C-21

FILE: Q:\Projects\6732\6732E\CADD\PLANNING\PLANNING DRAWINGS\6732E_STRIPING AND MARKING PLAN_OVERLAYS.dwg USER: Richardson DATE: July 25, 2024 TIME: 11:51:18 AM LAYOUT: C-21 - COUNTY OVERLAY

LAYOUT: C-21 - COUNTY OVERLAY, Plotted By: Richardson



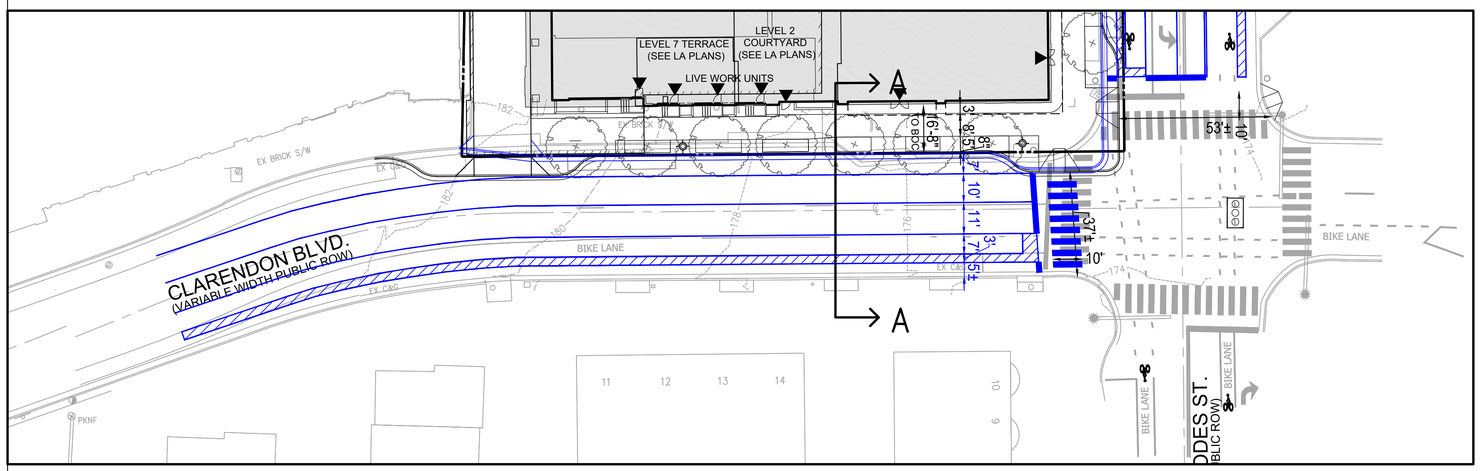
CURRENT LANE ALIGNMENT & STRIPING



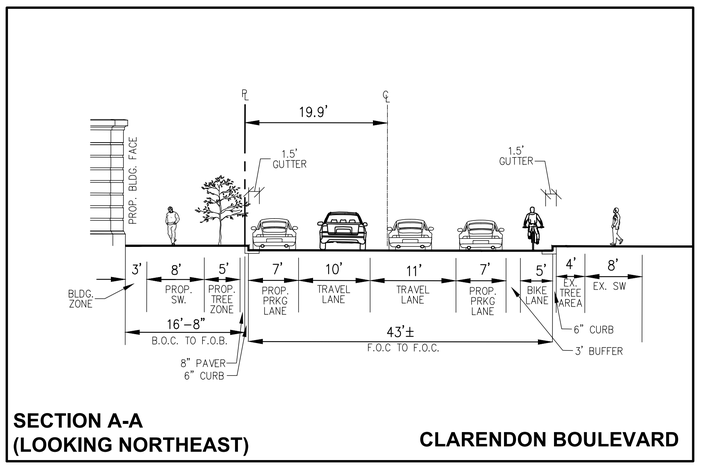
SECTION A-A
(LOOKING NORTHEAST)

CLARENDON BOULEVARD

CURRENT LANE ALIGNMENT & STRIPING



ALTERNATE LANE ALIGNMENT & STRIPING



SECTION A-A
(LOOKING NORTHEAST)

CLARENDON BOULEVARD

ALTERNATE LANE ALIGNMENT & STRIPING

LEGEND

- PROPOSED BUILDING AT GRADE
- PROPOSED BUILDING OVERHANG ABOVE
- POTENTIAL NEW LANE MARKINGS
- EXISTING SIGNALIZED INTERSECTION

NOTES:

1. ALL STRIPING AND MARKINGS SHOWN ON THIS SHEET MAY NOT REFLECT ACTUAL PAVEMENT MARKINGS. FLOW ARROWS ARE SHOWN TO REPRESENT FLOW OF TRAFFIC.
2. FINAL LANE ALIGNMENTS AND DIMENSIONS WILL BE DETERMINED IN COORDINATION WITH ARLINGTON COUNTY STAFF.

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
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
5/3/2024
LANDSCAPE ARCHITECT

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

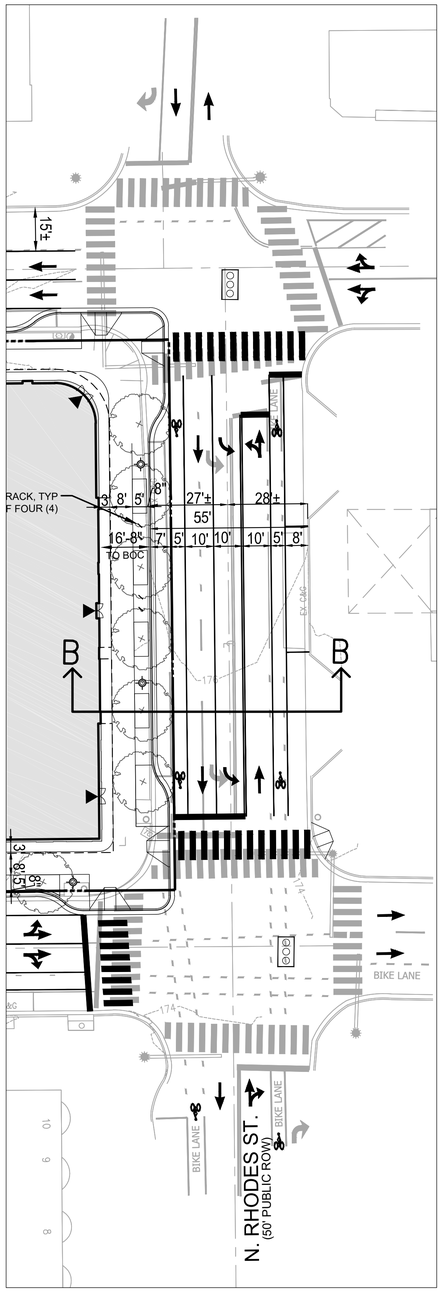
ARLINGTON COUNTY, VIRGINIA

CLARENDON BLVD LANE ALIGNMENT & STRIPING EXHIIBT

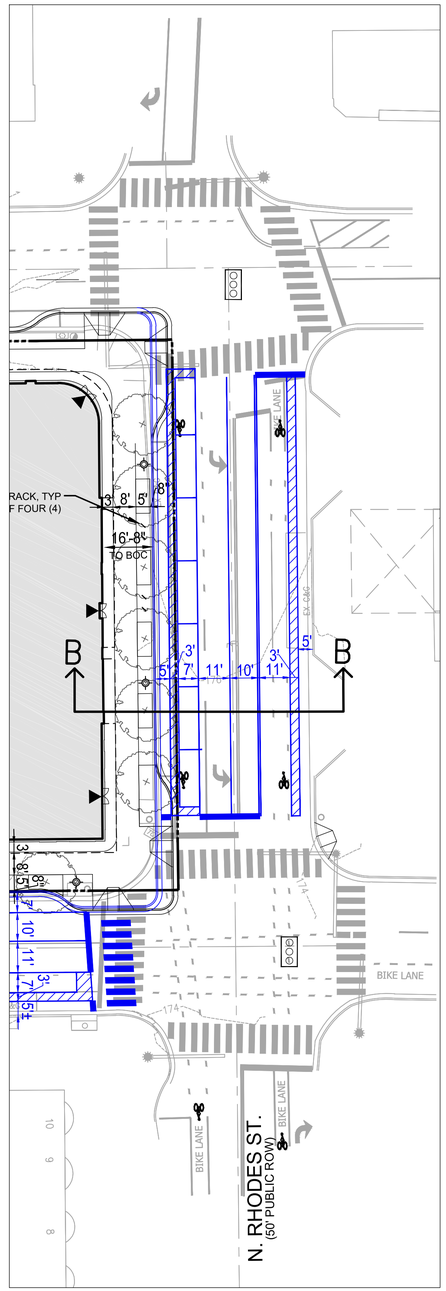
DRAWN BY:	NDR
DESIGNED BY:	NDR
DATE ISSUED:	6/30/2023
DWG. SCALE:	1" = 25
VIKA NO.	VV6732E
SHEET NO.	C-22

FILE: Q:\Projects\6733\6732E\CADD\PLANNING\PLANNING DRAWINGS\6732E_STRIPING AND MARKING PLAN_OVERLAYS.dwg USER: Richardson DATE: July 25, 2024 TIME: 11:51:57 AM LAYOUT: C-22 - Clarendon Overlay

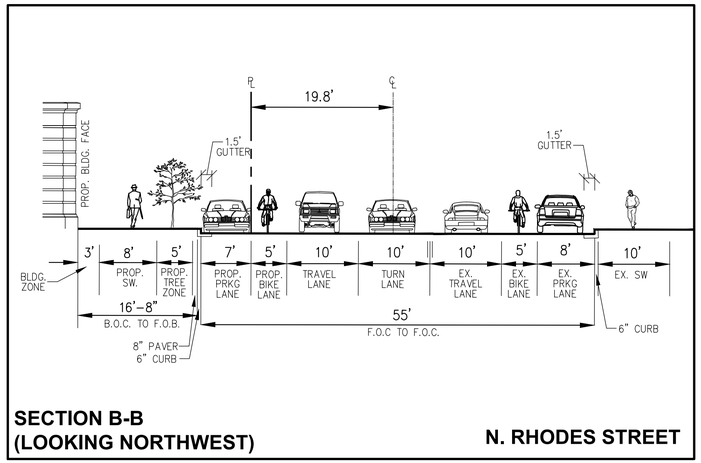
LAYOUT: C-22 – Clarendon Overlay, Plotted By: Richardson



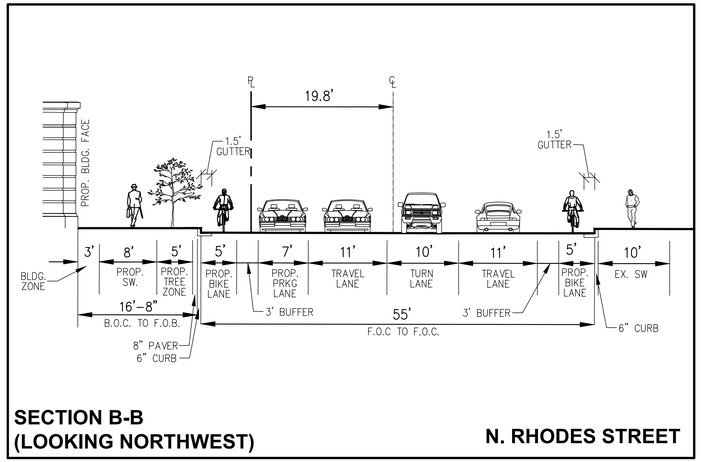
CURRENT LANE ALIGNMENT & STRIPING



ALTERNATE LANE ALIGNMENT & STRIPING



CURRENT LANE ALIGNMENT & STRIPING



ALTERNATE LANE ALIGNMENT & STRIPING

LEGEND

- PROPOSED BUILDING AT GRADE
- PROPOSED BUILDING OVERHANG ABOVE
- POTENTIAL NEW LANE MARKINGS
- EXISTING SIGNALIZED INTERSECTION

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.

NOTES:

1. ALL STRIPING AND MARKINGS SHOWN ON THIS SHEET MAY NOT REFLECT ACTUAL PAVEMENT MARKINGS. FLOW ARROWS ARE SHOWN TO REPRESENT FLOW OF TRAFFIC.
2. FINAL LANE ALIGNMENTS AND DIMENSIONS WILL BE DETERMINED IN COORDINATION WITH ARLINGTON COUNTY STAFF.

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
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Our Site Set on the Future.

V 12.00

PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
5/3/2024
LANDSCAPE ARCHITECT

1840 WILSON BOULEVARD

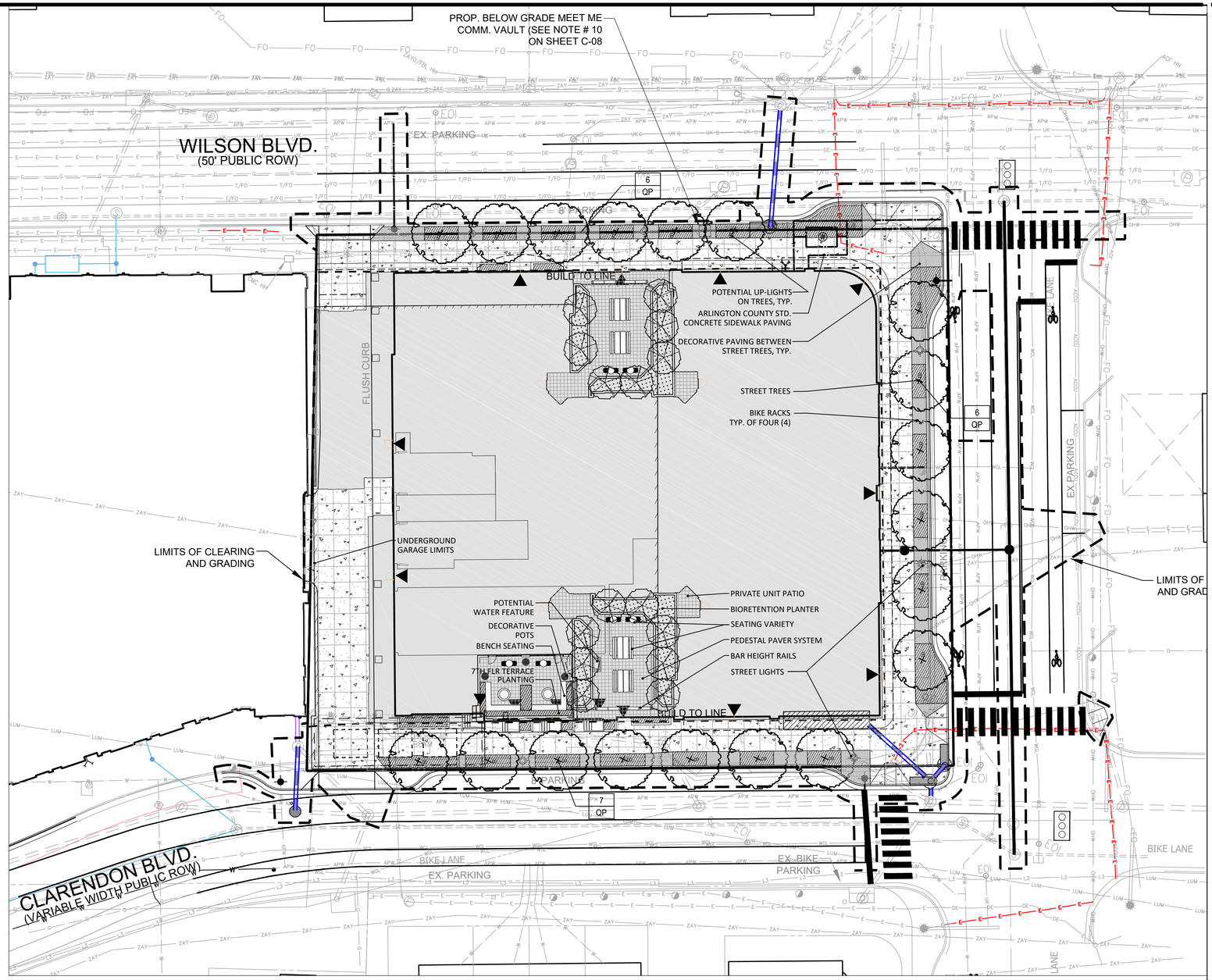
4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

N. RHODES ST. LANE ALIGNMENT & STRIPING EXHIBIT

DRAWN BY:	NDR
DESIGNED BY:	NDR
DATE ISSUED:	6/30/2023
DWG. SCALE:	1" = 25
VIKA NO.	VV6732E
SHEET NO.	C-23

FILE: Q:\Projects\6732\6732E\CADD\PLANNING\PLANNING DRAWINGS\6732E_STRIPING AND MARKING PLAN_OVERLAYS.dwg USER: Richardson DATE: July 25, 2024 TIME: 11:52:30 AM LAYOUT: C-23 - Rhodes Overlay



LANDSCAPE LEGEND:

- STREET - CANOPY TREE (SEE PRELIMINARY PLANT LIST ON SHEET L-3.0. FINAL SPECIES TO BESELECTED IN COORDINATION WITH COUNTY STAFF)
- UNDERSTORY / ORNAMENTAL TREE
- STORMWATER PLANTERS
- TREE PIT SHRUBS & GROUNDCOVER AND SHRUBS & GROUNDCOVER IN AT-GRADE & 7TH FL. PLANTERS
- ARLINGTON COUNTY STD CONCRETE SIDEWALK
- DECORATIVE PAVING BETWEEN TREE PITS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
5/3/2024
LANDSCAPE ARCHITECT

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

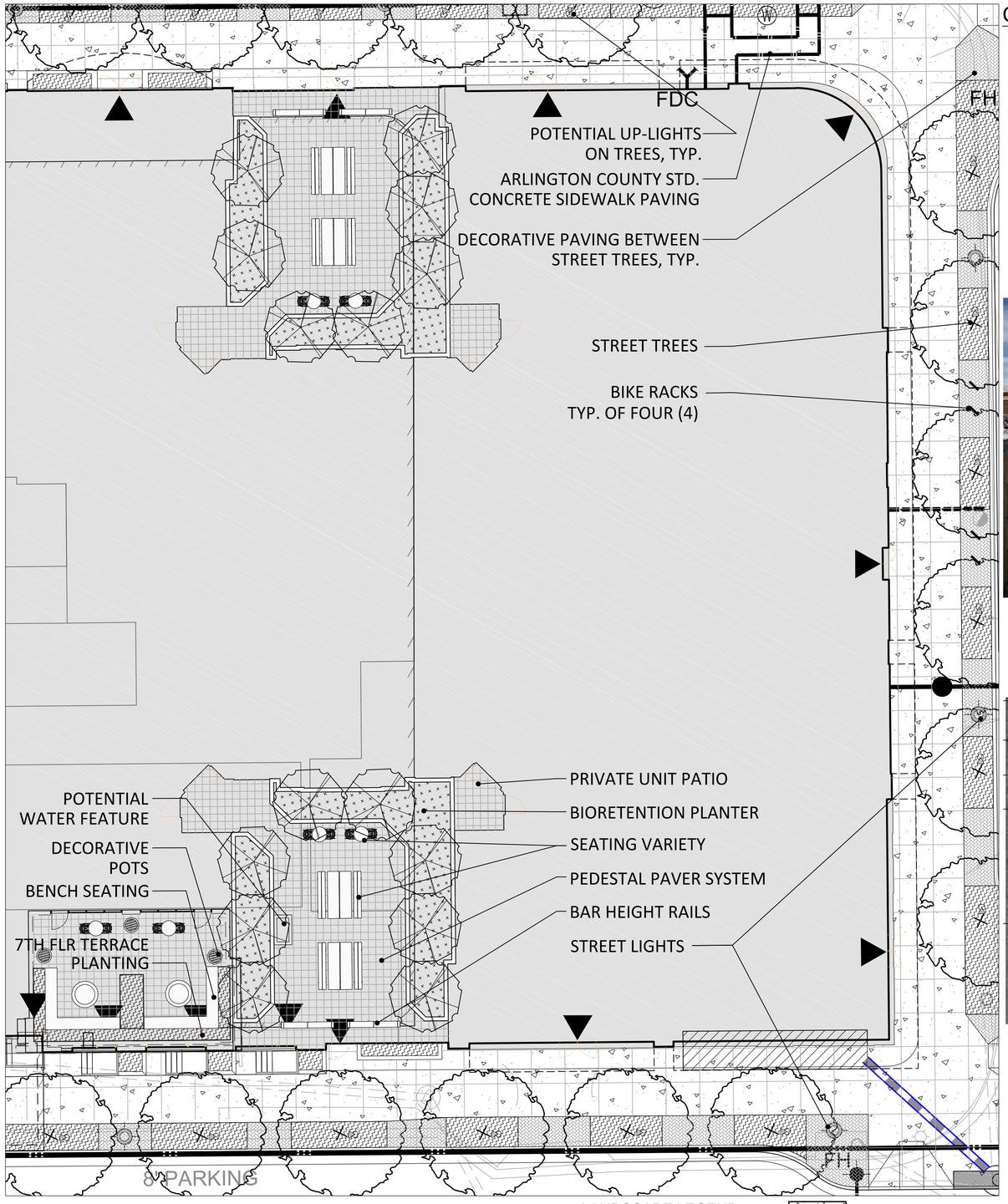
ARLINGTON COUNTY, VIRGINIA

LANDSCAPE PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	6/30/2023
DWG. SCALE:	1" = 20
VIKA NO.	VV6732E
SHEET NO.	L1.0

FILE: Q:\Projects\6732\6732E\CADD\LANDSCAPE\DRAWINGS\6732E_LANDSCAPE PLAN.dwg USER: kreps DATE: July 25, 2024 TIME: 10:49:21 AM LAYOUT: L-1.0 LANDSCAPE

LAYOUT: L-1.0 LANDSCAPE, Plotted By: Kreps



GRAPHIC SCALE

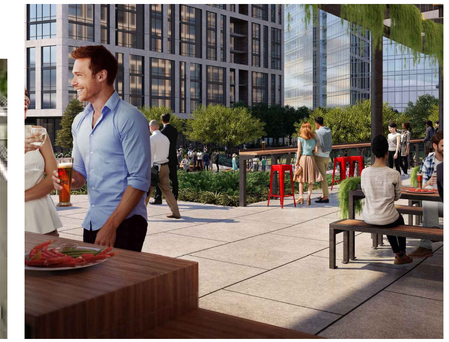
10 0 5 10 20 40

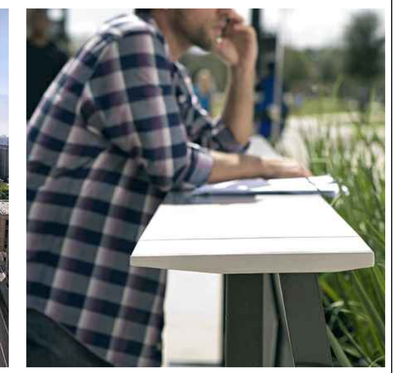
(IN FEET)
1 inch = 10 ft.

LANDSCAPE LEGEND:

- STREET - CANOPY TREE
- UNDERSTORY / ORNAMENTAL TREE
- STORMWATER PLANTERS
- SHRUBS & GROUNDCOVERS
- ARLINGTON COUNTY STD CONCRETE SIDEWALK
- DECORATIVE PAVING BETWEEN TREE PITS

CONCEPT IMAGERY





NOTE: GREEN WALL SYSTEM TYPE TO BE DETERMINED AT SITE PLAN

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PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
5/3/2024
LANDSCAPE ARCHITECT

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

COURTYARD DETAIL

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	6/30/2023
DWG. SCALE:	1" = 10
VIKA NO.	VV6732E
SHEET NO.	L2.0

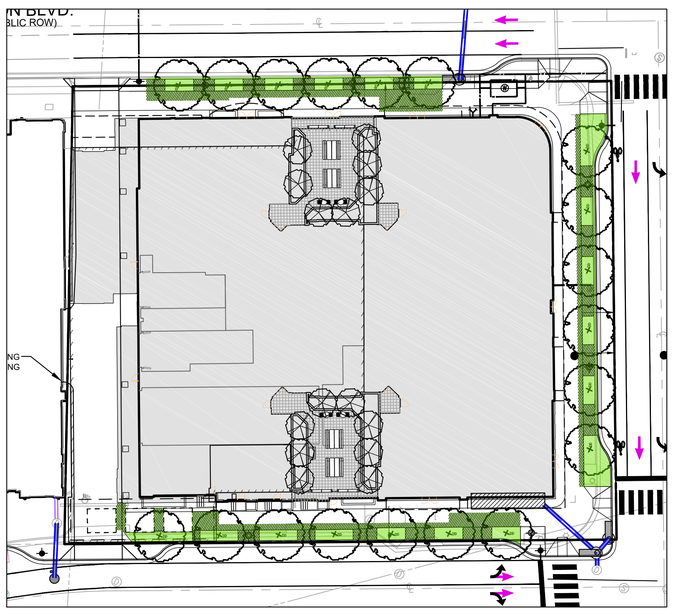
FILE: Q:\Projects\6732\6732E\CADD\LANDSCAPE\DRAWINGS\6732E_LANDSCAPE PLAN.dwg USER: Kreps DATE: July 25, 2024 TIME: 10:37:16 AM LAYOUT: L-2.0 DETAIL

LAYOUT: L-2.0 DETAIL, Plotted By: Kreps

PRELIMINARY / POTENTIAL PLANT LIST

Key	Qty	Botanical Name	Common Name	Size	Type	Spacing	Remarks
		CANOPY TREES					
QB		Quercus bicolor	Swamp White Oak	2"–3.5" cal.*	B & B	as shown	Full, strong central leader
QA		Quercus palustris	Pin Oak	2"–3.5" cal.*	B & B	as shown	Full, strong central leader
QP		Quercus phellos	Willow Oak	2"–3.5" cal.*	B & B	as shown	Full, strong central leader
UA		Ulmus americana 'Valley Forge'	American Elm	2"–3.5" cal.*	B & B	as shown	Full, strong central leader
		ORNAMENTAL TREES					
AA		Amelanchier arborea 'Autumn Brilliance'	Downy Serviceberry	8'–10' ht.	B & B	as shown	Full, multi
CFR		Cornus florida var. Rubra	Pink Flowering Dogwood	8'–10' ht.	B & B	as shown	Full, multi
CFC		Cornus florida 'Cherokee Princess'	White Flowering Dogwood	8'–10' ht.	B & B	as shown	Full, multi
CC		Cercis canadensis 'Tennessee Pink'	Eastern Redbud	8'–10' ht.	B & B	as shown	Full, multi
		SHRUBS					
CA		Clethra alnifolia	Summersweet	18"–24"	cont.	30" o.c.	Full, dense, mature
FG		Fothergilla gardenii 'Mt. Airy'	Dwarf Fothergilla	18"–24"	cont.	36" o.c.	Full, dense, mature
HQ		Hydrangea quercifolia	Oakleaf Hydrangea	24"–30"	B & B	36" o.c.	Full, dense, mature
IV		Itea virginia 'Henry's Garnet	Virginia Sweetspire	24"–30"	cont.	36" o.c.	Full, dense, mature
IGS		Ilex glabra 'Shamrock'	Inkberry	24"–30"	cont.	30" o.c.	Full, dense, mature
		PERENNIALS					
AS		Asclepias syriaca	Common Milkweed	1 gal.	cont.	as shown	Full, dense, mature
AT		Asclepias tuberosa	Butterfly Weed	1 gal.	cont.	as shown	Full, dense, mature
AC		Aster cordifolius	Heart–leaved Aster	1 gal.	cont.	as shown	Full, mature, well rooted
CV		Coreopsis verticillata	Threadleaf coreopsis	1 gal.	B & B	as shown	Full, dense, mature
EP		Echinacea purpureum	Purple coneflower	1 gal.	cont.	18" o.c.	Full, dense, mature
RF		Rudbeckia fulgida	Black Eyed Susan	1 gal.	cont.	18" o.c.	Full, dense, mature
SAJ		Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	1 gal.	cont.	18" o.c.	Full, dense, mature
SS		Solidago sphacelata 'Golden Fleece'	Goldenrod	1 gal.	cont.	18" o.c.	Full, dense, mature
		GRASSES					
ES		Eragrostis spectabilis	Purple Lovegrass	1 gal.	cont.	24" o.c.	Full, dense, mature
PV1		Panicum virgatum 'Hanse Herns'	Switch Grass	1 gal.	cont.	18" o.c.	Full, mature, well rooted
PV2		Panicum virgatum 'Heavy Metal'	Switch Grass	1 gal.	cont.	18" o.c.	Full, mature, well rooted
PV3		Panicum virgatum 'Prairie Sky'	Switch Grass	1 gal.	cont.	18" o.c.	Full, mature, well rooted
PV4		Panicum virgatum 'Shenandoah'	Switch Grass	1 gal.	cont.	18" o.c.	Full, mature, well rooted
SS		Schizachyrium scoparium 'The Blues'	Little Bluestem	1 gal.	cont.	as shown	Full, dense, mature

*Notes
1. Trees to be planted as street trees shall be 3–3.5"––on–site trees may be smaller caliper.
2. Final street tree species shall be determined in coordination with Arlington County urban forestry staff.



PRELIMINARY SOIL VOLUME EXHIBIT

SOIL VOLUME LEGEND

SOIL VOLUME TARGET PER ADMIN REG. 4.3:
1,000 CU FT PER STREET TREE w/
SHARED/CONTINUOUS SOIL PANELS

TOTAL UNCOMPACTED SOIL VOLUME AREAS

AREA OF PAVEMENT SUSPENSION REQUIRED TO ACHIEVE SOIL VOLUME TARGETS

NOTES:
1. FINAL SOIL PANEL CONFIGURATION MAY CHANGE AT TIME OF FINAL LANDSCAPE PLAN DEVELOPMENT.
2. PAVEMENT SUSPENSION METHOD SHALL BE DETERMINED AT TIME OF FINAL LANDSCAPE PLAN DEVELOPMENT.

PRELIMINARY CANOPY COVERAGE CALCULATIONS:

TO COMPLY WITH SECTION 61-10.C OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE

GOAL: 10% LOT COVERAGE WITH CANOPY TREES AT 20 YEARS' MATURITY				
SITE AREA:				43,901 s.f.
x .10 (10%) **REQUIRED** CANOPY COVERAGE AT 20 YEARS =				4,390 s.f.
EXISTING TREE CANOPY TO REMAIN				**0 s.f.**
PROPOSED TREE CANOPY COVERAGE	QUANTITY	20 YEAR COVERAGE (SQ. FT.)		
		NON-NATIVE	NATIVE	
CANOPY / STREET	13		312.5	4,062.5 s.f.
UNDERSTORY	15		218.75	3,281.25 s.f.
PROPOSED CANOPY COVERAGE AT 20 YEARS:				**7,343.75 s.f. or 16.7%**
GOAL IS MET: THE TOTAL PROPOSED CANOPY OF 7,343.75 SF IS GREATER THAN 4,390 SQ. FT.				

NOTES:
A. SIX (6) PUBLIC/CO-OWNED STREET TREES ON WILSON BLVD. WERE **NOT** INCLUDED IN THIS CALCULATION.
B. 20 YEAR CANOPY DATA FROM: 20-YR CANOPY WORKSHEET IN ARLINGTON COUNTY STORMWATER MANUAL.

TREE REPLACEMENT TABLE

TOTAL NUMBER OF TREES TO BE REMOVED	5
TREE REPLACEMENT REQUIREMENT FOR PROJECT	= **5**
TREES TO BE PLANTED - SHADE TREES @ 1:1 (INCLUDES STREET TREES)	19 = 19
TREES TO BE PLANTED - ORNAMENTAL TREES @ 3:1	15 = 5
TOTAL PROPOSED REPLACEMENT TREES	= 33
TOTAL CANOPY TREE CREDIT GIVEN FOR TREES PLANTED	= **24**
TOTAL REPLACEMENT TREES REQUIRED	= **5**
GOAL IS MET: 24 TREES IS GREATER THAN 5 TREES	

SHRUB COVERAGE REQUIREMENTS

GOAL: 25% SHRUB COVERAGE IN LANDSCAPE AREAS
GOAL IS MET - SHRUB COVERAGE IS 100% AS THERE IS NO LAWN PROPOSED WITH THIS PROJECT. ALL PLANTED AREAS ARE COVERED BY SHRUBS / GROUNDCOVER AND MULCH.

NOTES

1. ALL NON-BIORETENTION PLANTING AREAS ARE TO BE MULCHED EXCEPT WHERE SOD IS SPECIFIED.
2. CONTRACTOR SHALL NOT STORE BUILDING MATERIALS OR WITHIN THE TREE PROTECTION AREAS TO ENSURE NO COMPACTION OCCURS.
3. CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS, AS REQUIRED, TO ACCOMMODATE UTILITY BOXES AND OTHER OBSTACLES IN THE PLANTING AREAS.
4. ANY REPLACEMENT TREES THAT CANNOT BE ACCOMMODATED ON SITE WILL BE PROVIDED FOR IN A MONETARY AMOUNT FOR THE "TREE CANOPY FUND"--TO BE COORDINATED WITH ARLINGTON COUNTY DEPARTMENT OF PARKS AND RECREATION.
5. FOR DETAILED DESCRIPTIONS OF EXISTING TREE STATUS AND FOR TREE PRESERVATION PLANS, SEE SHEETS C.02 THROUGH C.03.
6. FOR EXISTING CONDITIONS, SEE CERTIFIED SURVEY--SHEET C-01.
7. FOR PROPOSED UTILITY INFORMATION, SEE SHEET C-06.
8. TREES SHOWN (SPECIES & LOCATION) ARE PRELIMINARY AND FOR ILLUSTRATIVE PURPOSE, ONLY. FINAL TREE LOCATIONS, SPECIES AND QUANTITIES ARE SUBJECT TO REVISION AT TIME OF FINAL LANDSCAPE PLAN REVIEW, PROVIDED MINIMUM CANOPY COVERAGE REQUIREMENTS ARE MET.
9. PLANTING SOIL DEPTH AND SOIL VOLUME REQUIREMENTS SHALL BE PER ARLINGTON COUNTY STANDARDS--REFER TO ARLINGTON COUNTY LANDSCAPE GUIDELINES AND ADMINISTRATIVE REGULATION 4.3.

VIKA VIRGINIA, LLC
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Tysons, VA 22102
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V 12.00

PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023
PLANNING COMM SUBMISSION	5/3/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
5/3/2024
LANDSCAPE ARCHITECT

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

LANDSCAPE TABULATIONS

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	6/30/2023
DWG. SCALE:	1" = 20
VIKA NO.	VV6732E
SHEET NO.	L3.0

FILE: Q:\Projects\6732\6732E\CADD\LANDSCAPE\DRAWINGS\6732E_LANDSCAPE PLAN.dwg USER: Kreps DATE: July 25, 2024 TIME: 10:23:39 AM LAYOUT: L-3.0 TABS