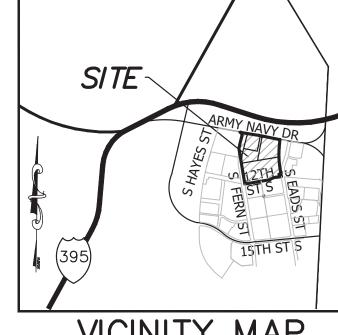


- 1. THE SUBJECT PROPERTIES ARE IDENTIFIED ON ARLINGTON COUNTY TAX MAP AS REAL PROPERTY CODE (RPC) #35003031, #35003032, #35003033, #35003436, AND #35003438 AND ARE ZONED C-0-2.5.
- 2. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51013C0081C, COMMUNITY PANEL 515520 0081 C, FOR ARLINGTON COUNTY, VIRGINIA, 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 NORTH ZONE (VCS 83).
- 4. THE HORIZONTAL CLOSURE AND ACCURACY OF THE SURVEY CONTROL USED TO PERFORM THIS SURVEY EXCEEDS THE MINIMUM PRECISION OF 1:20,000 WITH THE ATTENDANT ANGULAR CLOSURE WHICH SUSTAINS THE ERROR OF CLOSURE.

 5. THE SUBJECT PROPERTY DOES NOT LIE IN A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY STREAMS, WATERSHEDS, AND RESOURCE PROTECTION AREAS MAP DATED 2007.
- 6. THE EXISTING GARAGE (METS 4/5), AND ASSOCIATED ENCROACHMENT AS RECORDED IN DEED BOOK 4744 AT PAGE 752 AND DEED BOOK 4744 AT PAGE
- 67, WILL REMAIN IN PLACE. 7. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A LOCAL HISTORIC DISTRICT, NOR ARE THERE ANY HISTORIC STRUCTURES ON THE SITE.



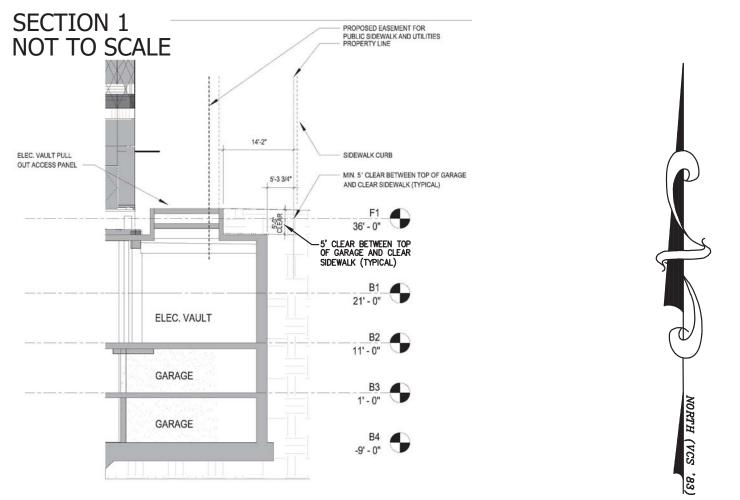
VICINITY MAP SCALE: 1 " = 2000'

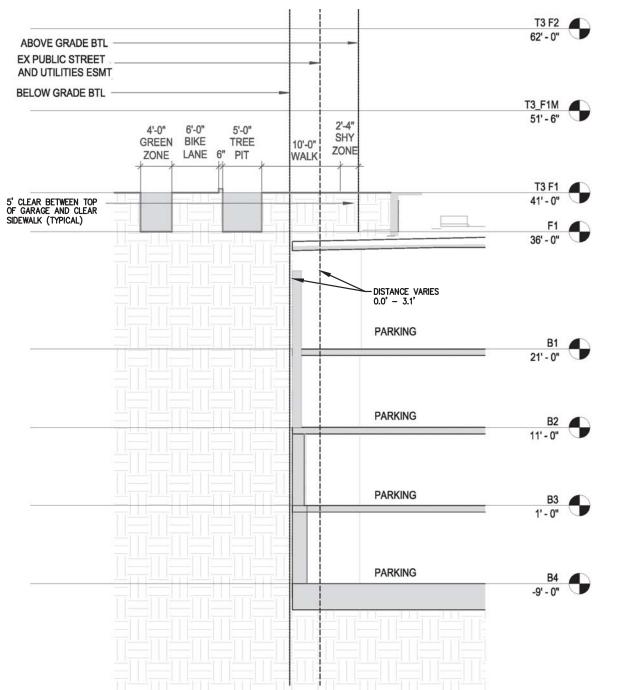
EASEMENT NOTE:

PROPOSED EASEMENTS OVER THE PROPOSED GARAGE WILL HAVE A LOWER VERTICAL LIMIT BEING THE TOP OF THE GARAGE SLAB.

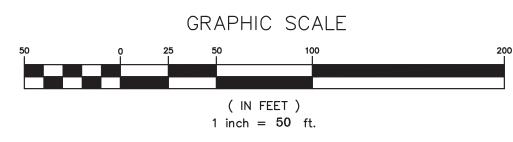
ENCROACHMENT TABULATION:

Identity	Encroachment Type	Area (sq. ft.)	Size (W X D)	Height (above/below ground)	Materials	Permanent/ Removable	Easement Type
G-01	Underground Garage along S Fern Street	48	40.0' X 0.0' - 2.4'	Min. 5' Below	n/a	Permanent	Existing Easement for Public Street & Utilities Purposes
G-02	Underground Garage along S Fern Street	739	177.4' X 0.0' - 3.9'	Min. 5' Below	n/a	Permanent	Existing Easement for Public Street & Utilities Purposes
G-03	Underground Garage along Army Navy Drive	12	33.1' X 0.0' - 0.8'	Min. 5' Below	n/a	Permanent	Existing Easement for Public Street & Utilities Purposes
T-01	Underground Transformer Vault	1,788	160.8' X 11.4'	Min. 5' Below	n/a	Permanent	Proposed Easement for Public Sidewalk & Utilities Purposes





SECTION 2 NOT TO SCALE





VIKA VIRGINIA, LLC 8180 Greensboro Dr., Suite 200 **Tysons, VA 22102**

703.442.7800 | vika.com

PLAN STATUS

1st 4.1 SUBMISSION

2nd 4.1 SUBMISSION

Our Site Set on the Future.

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2020 VIKA VIRGINIA, L.L.C.	V 11 00
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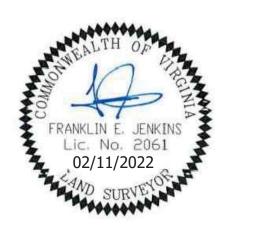
DATE

02/02/21

03/19/21

PRE-SPRC #1 UPDATE SET	09/28/21
PRE-SPRC #1 UPDATE SET	10/12/21
PRE-SPRC #1 UPDATE SET	10/20/21
COMMISSION UPDATE SUBMISSION	02/11/22
†	
-	
POST-APPROVAL	
SHEET STATUS	DATE

PROFESSIONAL SEAL



PENPLACE

4.1 SUBMISSION ARLINGTON COUNTY, VIRGINIA

ENCROACHMENT EXHIBIT

DRAWN BY:	NDR	
DESIGNED BY: DATE ISSUED:	RRC 07/02/21	P\CAD
DWG. SCALE:	1"=50'	 143/7143
VIKA NO.	VV7143P	 ojects/7
SHEET NO.	C-08	III E: P:\projects\7143\7143P\CADD\SU