

NOTES:

- 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.
- 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,
- 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.

EASEMENT NOTES:

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

LEGEND:

PROPOSED EASEMENT FOR PUBLIC SIDEWALK AND UTILITY PURPOSES

PROPOSED EASEMENT FOR PUBLIC SIDEWALK

PROPOSED EASEMENT FOR PUBLIC USE AND ACCESS AND UTILITY PURPOSES (OFF-SITE)

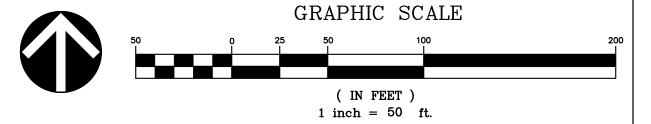
PROPOSED PUBLIC OPEN SPACE EASEMENT

EXISTING EASEMENT FOR PUBLIC STREET AND UTILITIES PURPOSES

EXISTING EASEMENT FOR PUBLIC SIDEWALK AND UTILITIES PURPOSES

AREA TO BE DEDICATED TO PUBLIC STREET PURPOSES

PROPOSED EASEM	ENT AREA TABULAT	TON
EASEMENT FOR PUBLIC SIDEWALK AND UTILITY PURPOSES	36,216 SF	0.83140 AC
EASEMENT FOR PUBLIC SIDEWALK PURPOSES	14,621 SF	0.33565 AC
PUBLIC OPEN SPACE EASEMENT *	119,790 SF	2. 75000 AC
TOTAL AREA PROPOSED EASEMENTS	170,627 SF	3.91705 AC





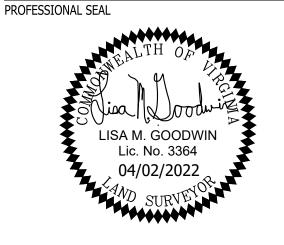
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PRE-SPRC #1 UPDATE SET 09/28/21 PRE-SPRC #1 UPDATE SET 10/12/21 PRE-SPRC #1 UPDATE SET 10/20/21	PLAN STATUS	DATE
PRE-SPRC #1 UPDATE SET PRE-SPRC #1 UPDATE SET PRE-SPRC #1 UPDATE SET COMMISSION UPDATE SUBMISSION COMMISSION UPDATE SUBMISSION COMMISSION UPDATE SUBMISSION POST-APPROVAL	1st 4.1 SUBMISSION	02/02/21
PRE-SPRC #1 UPDATE SET PRE-SPRC #1 UPDATE SET COMMISSION UPDATE SUBMISSION COMMISSION UPDATE SUBMISSION O4/02/22 POST-APPROVAL	2nd 4.1 SUBMISSION	03/19/21
PRE-SPRC #1 UPDATE SET COMMISSION UPDATE SUBMISSION COMMISSION UPDATE SUBMISSION POST-APPROVAL	PRE-SPRC #1 UPDATE SET	09/28/21
PRE-SPRC #1 UPDATE SET COMMISSION UPDATE SUBMISSION COMMISSION UPDATE SUBMISSION D4/02/22 POST-APPROVAL	PRE-SPRC #1 UPDATE SET	10/12/21
COMMISSION UPDATE SUBMISSION 04/02/22 POST-APPROVAL	PRE-SPRC #1 UPDATE SET	
POST-APPROVAL	COMMISSION UPDATE SUBMISSION	02/11/22
	COMMISSION UPDATE SUBMISSION	04/02/22
		DATE



PENPLACE

4.1 SUBMISSION

ARLINGTON COUNTY, VIRGINIA

PUBLIC EASEMENT EXHIBIT

DRAWN BY: DESIGNED BY: DATE ISSUED:	NDR RRC 07/02/21	
DWG. SCALE:	1"=50'	
VIKA NO.	VV7143P	
SHEET NO.	C-07	

NOTES: AREA OF POTENTIAL ROW VACATION AND POTENTIAL STREET AND UTILITIES EASEMENT DEDICATION PROPOSED PERMANENT EASEMENT MOUNTER PLAN FOR ARMY NAVY DRIVE (STATE PROJECT #6605-000-827) ARMY NAVY DRIVE -PROPOSED TEMPORARY EASEMENT PER ARLINGTON ADMY MANY DRIVE (STATE) ARMY NAVY DRIVE (STATE PROJECT #6605-000-827) PROPOSED TEMPORARY EASEMENT PER ARLINGTON COUNTY, VIRGINIA (STATE PROJECT #6605-000-827) (AND UTILITY PURPOSES - 36,216 SF OR 0.83140 AC) (G-03) HNDER EX ESMT FOR PUBLIC – STREET & UTILITIES PURPOSES DB 2062 AT PG 914 DB 1949 PG 487 DB 4399 PG 201 /⁻(B-03) FOOTER | ENCROACHMENT (SEE SECTION 3) EASEMENT FOR PUBLIC SIDEWALK AND UTILITY PURPOSES (TO BE GRANTED - 36,216 SF OR - (B-04) FOOTER ENCROACHMENT (SEE SECTION 2) -PUBLIC PARK EASEMENT-(G-01) UNDERGROUND 119,790 SF OR 48 SF (SFE SEATON) 48 SF (SEE SECTION 1) 11 TH ST. S. PROPOSED PARCEL A ACORN DEVELOPMENT ACORN 698 SF OR 454,698 SF OR 10.43843 AC BLDG CANOP AT LEVEL 1(T GRAPHIC SCALE (IN FEET) 1 inch = 50 ft.

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 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.

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7. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A LOCAL HISTORIC DISTRICT, NOR ARE THERE ANY HISTORIC STRUCTURES ON THE SITE. SEE SHEET C-08A FOR SECTION/DETAILS OF ENCROACHMENTS.
BOLLARD LOCATIONS ARE FROM PLANS PROVIDED BY THORNTON TOMASETTI ON MARCH 22,

2022.

10. PROPOSED BOLLARD LOCATIONS SHOWN HEREON ARE SUBJECT TO ARLINGTON COUNTY BOARD APPROVAL.

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

ENCROACHMENT TABULATION (BOLLARDS):

Identity	Encroachment Type	Size L x W	Materials	Permanent/ Removable	Easement Type
B-01	Fixed M-50 Bollards w/ Deep Footing	±45.3' x ±2.7'	Concrete filled pipe w/ Concrete footing	Permanent	Existing Easement for Public Street & Utilities Purposes
B-02	Fixed M-50 Bollards w/ Deep Footing	±2.7' x ±1.3'	Concrete filled pipe w/ Concrete footing	Permanent	Proposed Easement for Public Sidewalk and Utilities Purposes
B-03	Fixed M-50 Bollards w/ Deep Footing	±9.8' x ±2.7'	Concrete filled pipe w/ Concrete footing	Permanent	Existing Easement for Public Street & Utilities Purposes
B-04	Fixed M-50 Bollards w/ Deep Footing	±1.3' x ±0.7'	Concrete filled pipe w/ Concrete footing	Permanent	Proposed Easement for Public Sidewalk and Utilities Purposes
B-05	Fixed M-50 Bollards w/ Deep Footing	±9.8' x ±2.7'	Concrete filled pipe w/ Concrete footing	Permanent	Proposed Easement for Public Sidewalk and Utilities Purposes
B-06	Fixed M-50 Bollards w/ Shallow Footing	±6.7' x ±6.0'	Concrete filled pipe w/ Concrete footing	Permanent	Proposed Easement for Public Sidewalk and Utilities Purposes
B-07	Fixed M-50 Bollards w/ Shallow Footing	±3.7' x ±3.5'	Concrete filled pipe w/ Concrete footing	Permanent	Proposed Public Park Easemen
B-08	Fixed M-50 Bollards w/ Shallow Footing	±7.0' x ±6.0'	Concrete filled pipe w/ Concrete footing	Permanent	Proposed Easement for Public Sidewalk and Utilities Purposes
B-09	Fixed M-50 Bollards w/ Shallow Footing	±47.0' x ±6.0'	Concrete filled pipe w/ Concrete footing	Permanent	Proposed Easement for Public Sidewalk and Utilities Purposes
B-10	Fixed M-50 Bollards w/ Deep Footing	±4.0' x ±2.7'	Concrete filled pipe w/ Concrete footing	Permanent	Proposed Easement for Public Sidewalk and Utilities Purposes
B-11	Retractable M-50 Bollards	±48.2' x ±4.0'	Concrete filled pipe w/ Concrete footing	Permanent	Proposed Easement for Public Sidewalk and Utilities Purposes
B-12	Retractable M-50 Bollards	±22.0' x ±2.5'	Concrete filled pipe w/ Concrete footing	Permanent	Existing Easement for Public Street & Utilities Purposes
B-13	Fixed M-50 Bollards w/ Deep Footing	±10.3' x ±1.7'	Concrete filled pipe w/ Concrete footing	Permanent	Existing Easement for Public Street & Utilities Purposes
B-14	Fixed M-50 Bollards w/ Deep Footing	±33.3 x ±2.7'	Concrete filled pipe w/ Concrete footing	Permanent	Proposed Easement for Public Sidewalk and Utilities Purposes
B-15	Fixed M-50 Bollards w/ Deep Footing	±44.3' x ±2.7'	Concrete filled pipe w/ Concrete footing	Permanent	Proposed Easement for Public Sidewalk and Utilities Purposes
B-16	Fixed M-50 Bollards w/ Deep Footing	±15.7' x ±2.7'	Concrete filled pipe w/ Concrete footing	Permanent	Proposed Easement for Public Sidewalk and Utilities Purposes
B-17	Fixed M-30 Bollards w/ Shallow Footing	±7.7' x ±2.5'	Concrete filled pipe w/ Concrete footing	Permanent	Proposed Easement for Public Sidewalk and Utilities Purposes
B-18	Fixed M-30 Bollards w/ Shallow Footing	±16.4' x ±2.5'	Concrete filled pipe w/ Concrete footing	Permanent	Proposed Easement for Public Sidewalk and Utilities Purposes
B-19	Retractable M-50 Bollards	±14.4' x ±4.3'	Concrete filled pipe w/ Concrete footing	Permanent	Proposed Easement for Public Sidewalk and Utilities Purposes
B-20	Fixed M-50 Bollards w/ Shallow Footing	±15.7' x ±4.2'	Concrete filled pipe w/ Concrete footing	Permanent	Proposed Easement for Public Sidewalk and Utilities Purposes
B-21	Fixed M-50 Bollards w/ Shallow Footing	±16.0' x ±1.7'	Concrete filled pipe w/ Concrete footing	Permanent	Existing Easement for Public Street & Utilities Purposes
Surface Mounted	Surface Mounted Bollard (No Footing) X 8	Variable	Concrete filled pipe	Permanent	Existing Right of Way

BOLLARD TYPE LEGEND:

FIXED SHALLOW M50 BOLLARD
FIXED SHALLOW M50 BOLLARD WITH CORED BOULDER COVER
FIXED DEEP M50 BOLLARD
FIXED DEEP M50 BOLLARD WITH CORED BOULDER COVER
FIXED SHALLOW M30 BOLLARD
FIXED SHALLOW M30 BOLLARD
FIXED SHALLOW M30 BOLLARD WITH CORED BOULDER COVER
RETRACTABLE M50 BOLLARD



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VICINITY MAP

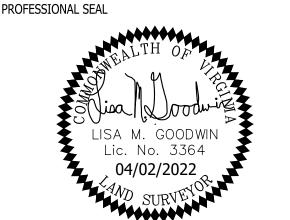
SCALE: 1 " = 2000'

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PLAN STATUS	DATE
1st 4.1 SUBMISSION	02/02/21
2nd 4.1 SUBMISSION	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
COMMISSION UPDATE SUBMISSION	04/02/22
POST-APPROVAL	DATE
SHEET STATUS	——————————————————————————————————————
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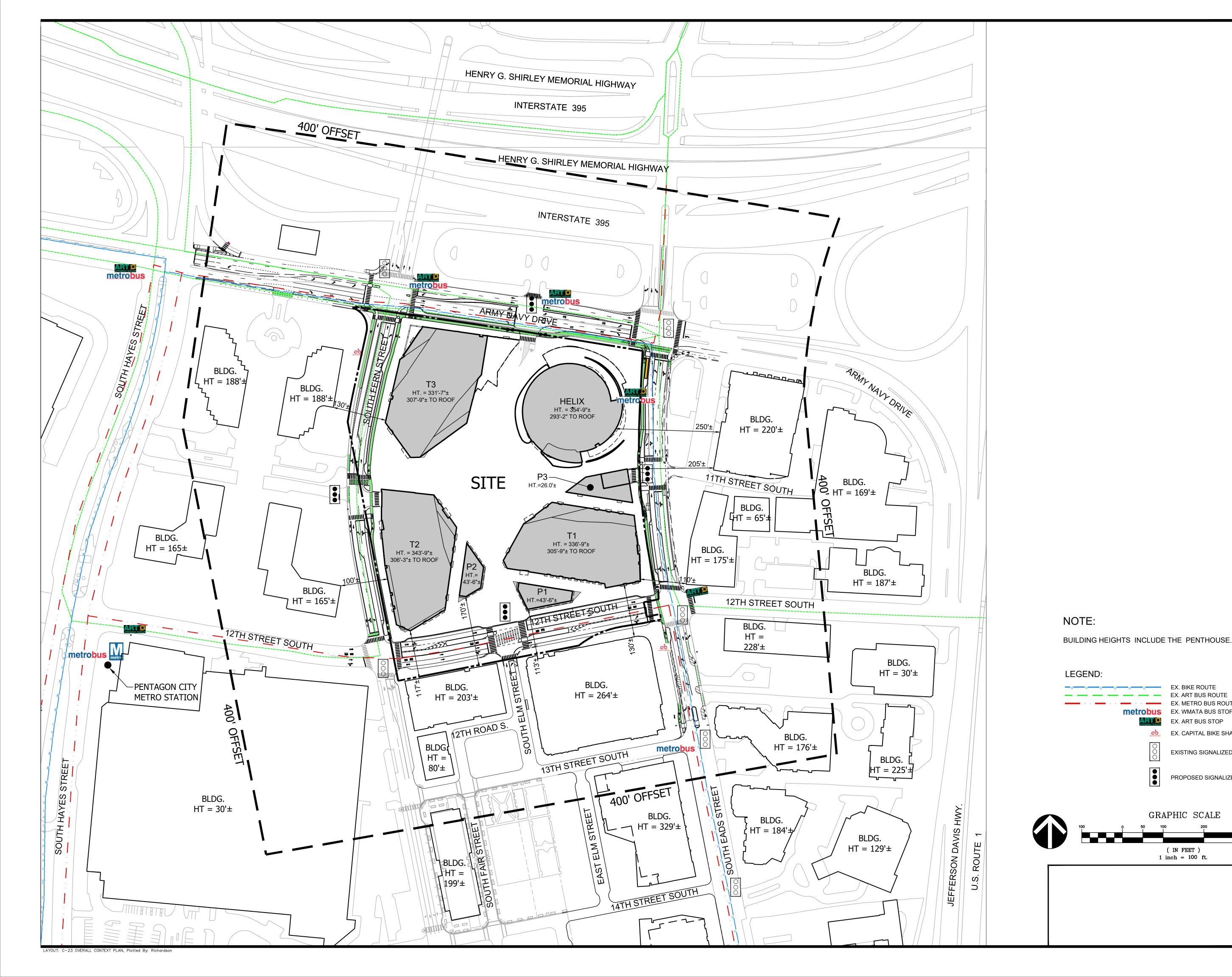


PENPLACE

4.1 SUBMISSION ARLINGTON COUNTY, VIRGINIA

ENCROACHMENT EXHIBIT

DRAWN BY: DESIGNED BY: DATE ISSUED:	NDR RRC 07/02/21	
DWG. SCALE:	1"=50'	
VIKA NO.	VV7143P	
SHEET NO.	C-08	





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UPDATE SET 09/28/21	
UPDATE SET 10/12/21	
UPDATE SET 10/20/21	
UPDATE SUBMISSION 02/11/22	ı.
UPDATE SUBMISSION 04/02/22	
PROVAL DATE	
TATUS DATE	

PROFESSIONAL SEAL

EX. METRO BUS ROUTE

EX. CAPITAL BIKE SHARE LOCATION

EXISTING SIGNALIZED INTERSECTION

PROPOSED SIGNALIZED INTERSECTION

EX. ART BUS STOP

metrobus EX. WMATA BUS STOP

GRAPHIC SCALE

(IN FEET) 1 inch = 100 ft.

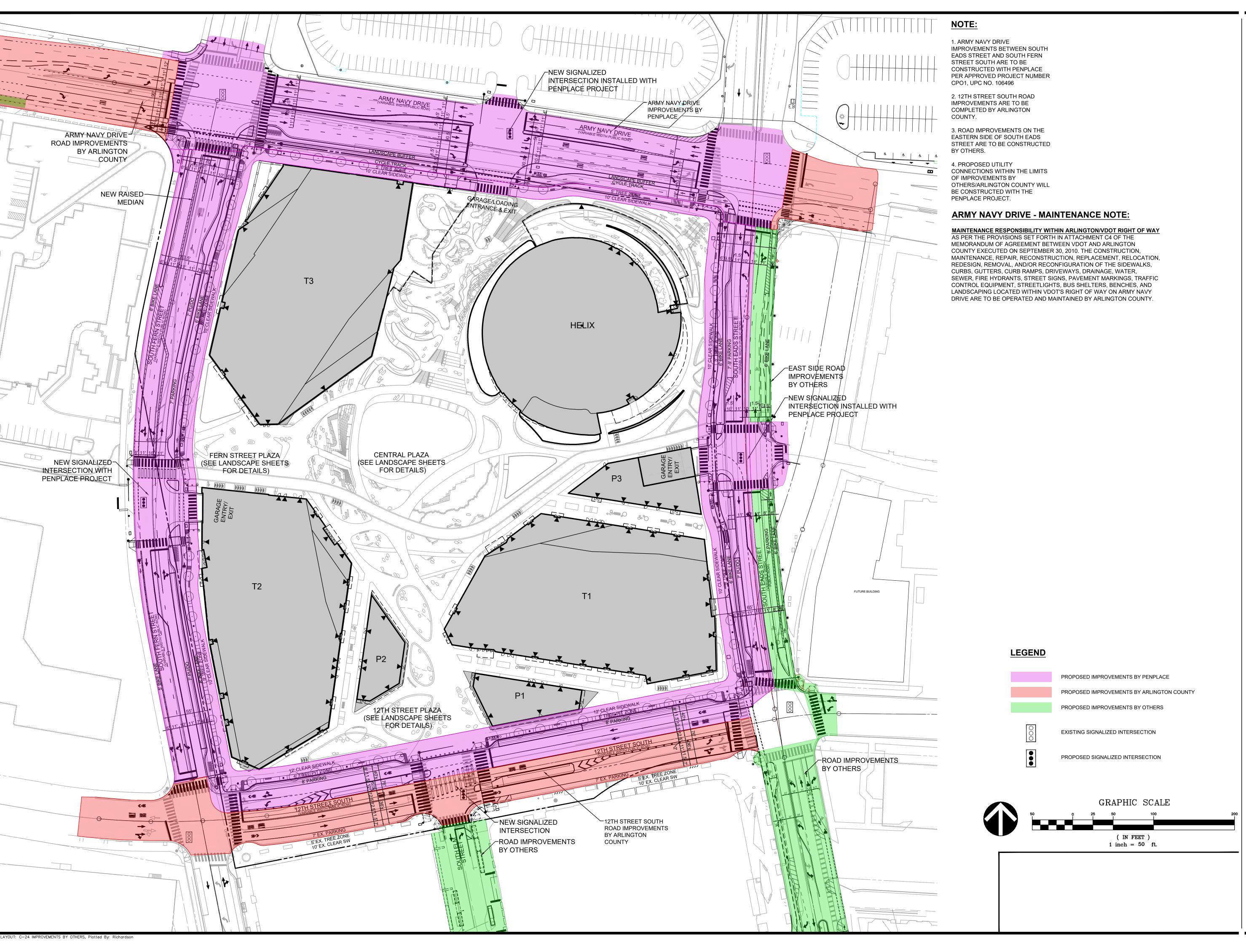


PENPLACE 4.1 SUBMISSION

ARLINGTON COUNTY, VIRGINIA

OVERALL CONTEXT PLAN

DRAWN BY:	NDR	
DESIGNED BY:	RRC	
DATE ISSUED:	07/02/21	
D1110		
DWG. SCALE:	1"=100'	
VIKA		
NO.	VV7143P	
SHEET	C 22	
NO.	C-23	





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POST-APPROVAL	
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PROFESSIONAL SEAL

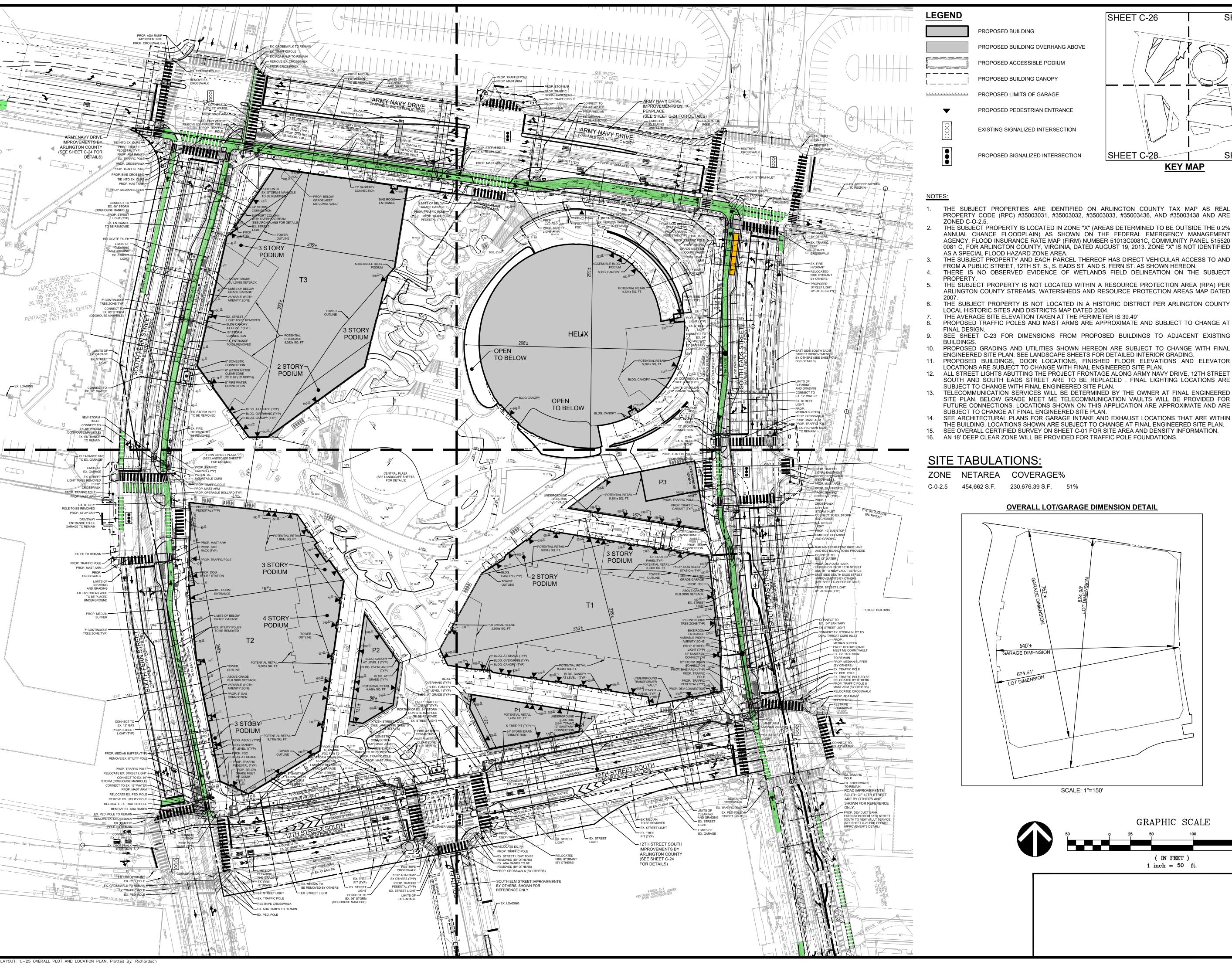


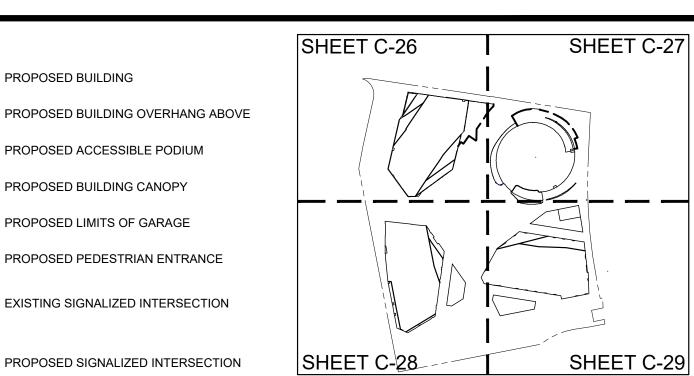
PENPLACE

4.1 SUBMISSION ARLINGTON COUNTY, VIRGINIA

PENPLACE VS.
IMPROVEMENTS
BY OTHERS
EXHIBIT

DRAWN BY: DESIGNED BY: DATE ISSUED:	NDR RRC 07/02/21	EII F. D.\ hrojecte\ 7143\ 7143D\ CADD\ PI A
DWG. SCALE:	1"=50'	71/3/71
VIKA NO.	VV7143P	stoics.
SHEET NO.	C-24	





KEY MAP

- 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-O-2.5.
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- THE SUBJECT PROPERTY AND EACH PARCEL THEREOF HAS DIRECT VEHICULAR ACCESS TO AND FROM A PUBLIC STREET, 12TH ST. S., S. EADS ST. AND S. FERN ST. AS SHOWN HEREON. THERE IS NO OBSERVED EVIDENCE OF WETLANDS FIELD DELINEATION ON THE SUBJECT
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY STREAMS, WATERSHEDS AND RESOURCE PROTECTION AREAS MAP DATED
- THE SUBJECT PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT PER ARLINGTON COUNTY LOCAL HISTORIC SITES AND DISTRICTS MAP DATED 2004.
- THE AVERAGE SITE ELEVATION TAKEN AT THE PERIMETER IS 39.49' PROPOSED TRAFFIC POLES AND MAST ARMS ARE APPROXIMATE AND SUBJECT TO CHANGE AT
- FINAL DESIGN. SEE SHEET C-23 FOR DIMENSIONS FROM PROPOSED BUILDINGS TO ADJACENT EXISTING
- PROPOSED GRADING AND UTILITIES SHOWN HEREON ARE SUBJECT TO CHANGE WITH FINAL ENGINEERED SITE PLAN. SEE LANDSCAPE SHEETS FOR DETAILED INTERIOR GRADING.
- PROPOSED BUILDINGS, DOOR LOCATIONS, FINISHED FLOOR ELEVATIONS AND ELEVATOR LOCATIONS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERED SITE PLAN. ALL STREET LIGHTS ABUTTING THE PROJECT FRONTAGE ALONG ARMY NAVY DRIVE, 12TH STREET
- SUBJECT TO CHANGE WITH FINAL ENGINEERED SITE PLAN. 13. 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. SEE ARCHITECTURAL PLANS FOR GARAGE INTAKE AND EXHAUST LOCATIONS THAT ARE WITHIN THE BUILDING. LOCATIONS SHOWN ARE SUBJECT TO CHANGE AT FINAL ENGINEERED SITE PLAN.
- SEE OVERALL CERTIFIED SURVEY ON SHEET C-01 FOR SITE AREA AND DENSITY INFORMATION. 16. AN 18' DEEP CLEAR ZONE WILL BE PROVIDED FOR TRAFFIC POLE FOUNDATIONS.

SITE TABULATIONS:

ZONE NETAREA COVERAGE% C-0-2.5 454,662 S.F. 230,676.39 S.F. 51%

PROPOSED BUILDING

PROPOSED ACCESSIBLE PODIUM

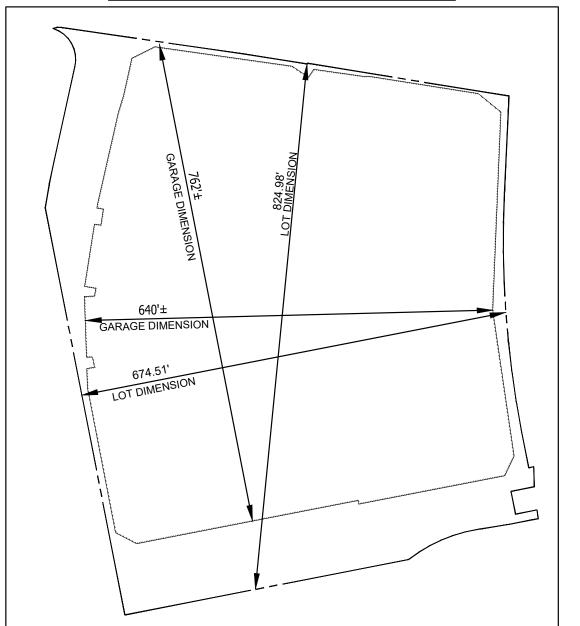
PROPOSED BUILDING CANOPY

PROPOSED LIMITS OF GARAGE

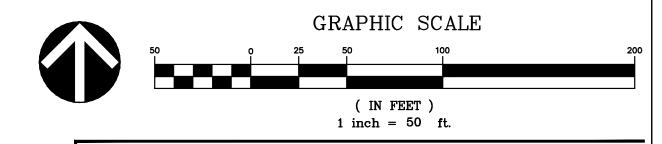
PROPOSED PEDESTRIAN ENTRANCE

EXISTING SIGNALIZED INTERSECTION

OVERALL LOT/GARAGE DIMENSION DETAIL



SCALE: 1"=150'





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CONSTRUCTION PURPOSES.

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POST-APPROVAL	COMMISSION UPDATE SUBMISSION	02/11/22
	COMMISSION UPDATE SUBMISSION	04/02/22
	POST-APPROVAL SHEET STATUS	DATE
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PROFESSIONAL SEAL

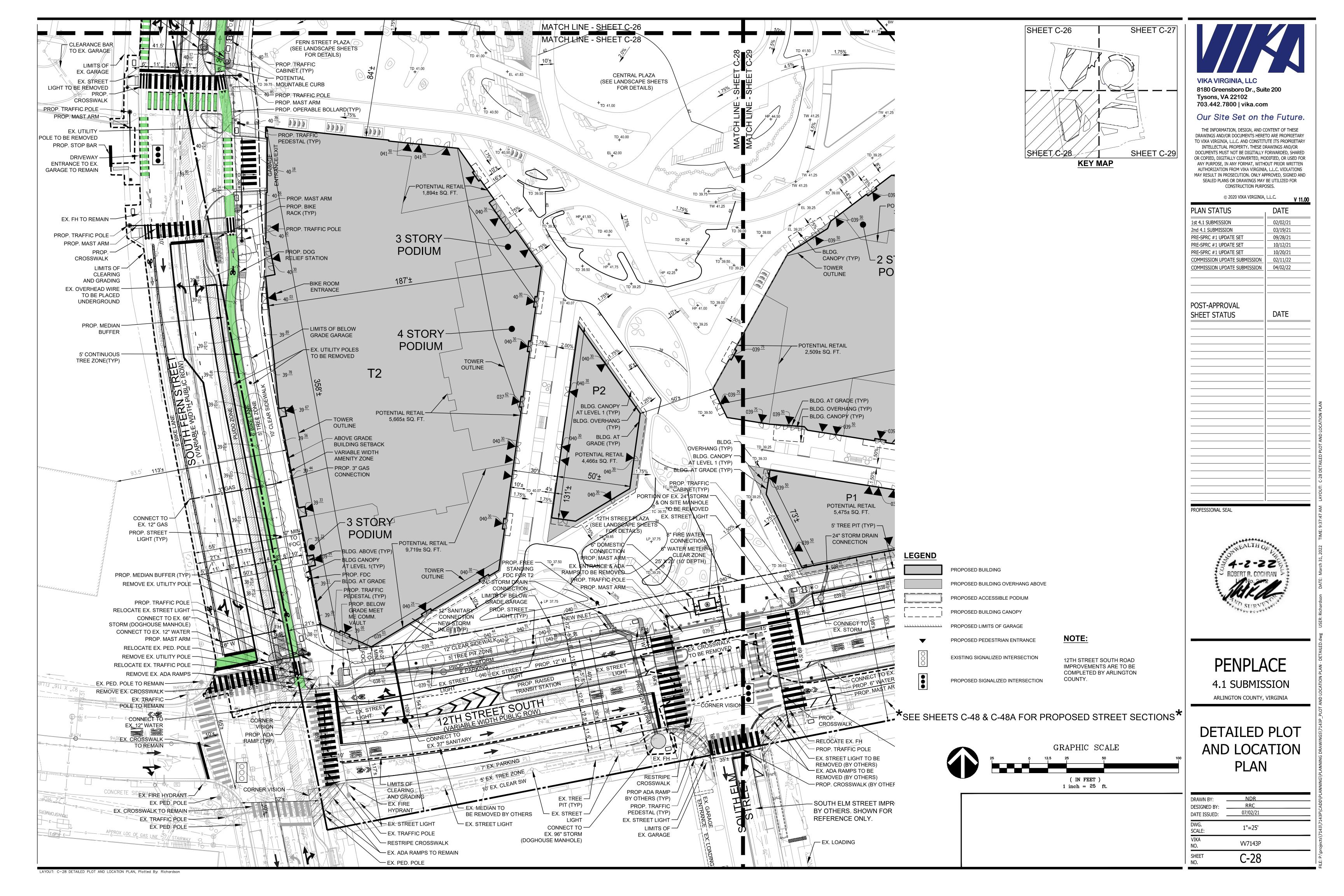


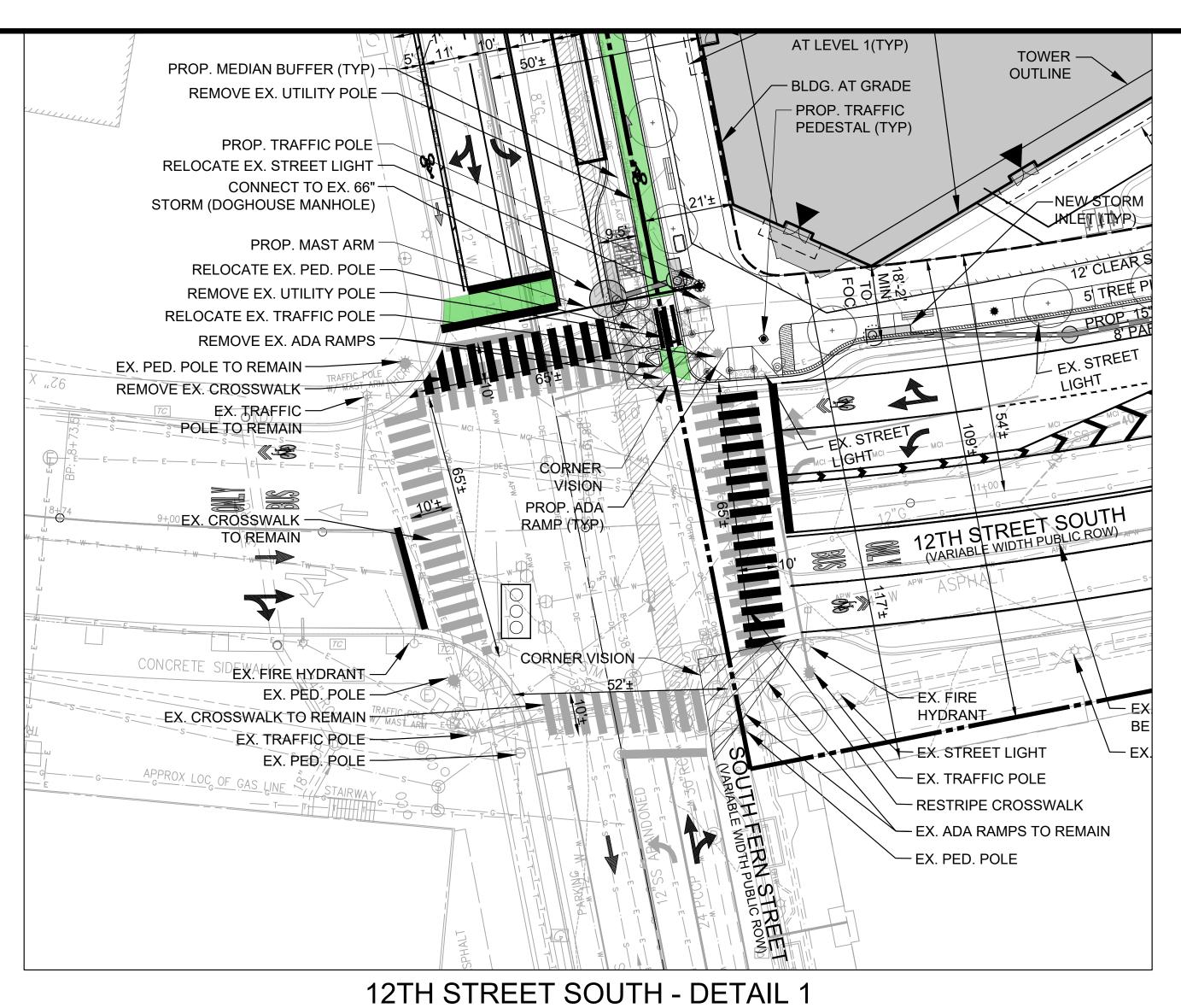
PENPLACE

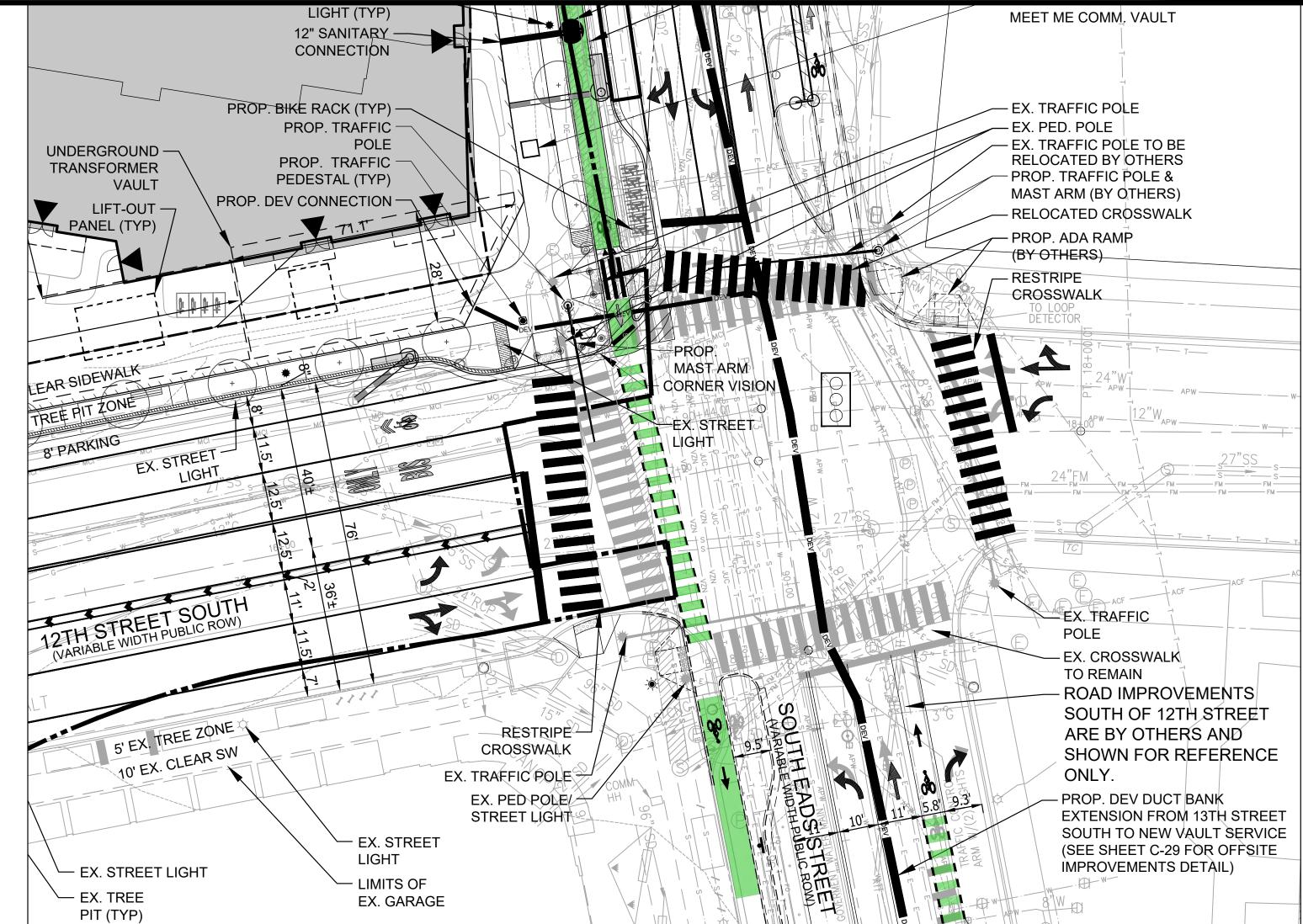
4.1 SUBMISSION ARLINGTON COUNTY, VIRGINIA

OVERALL PLOT AND LOCATION PLAN

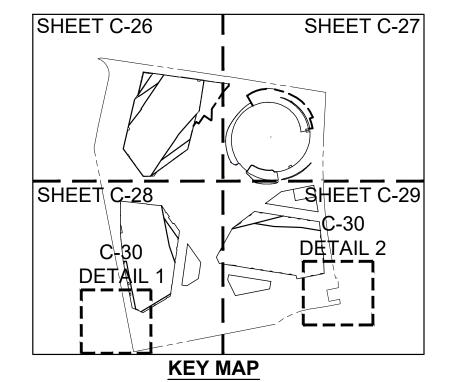
DRAWN BY: DESIGNED BY: DATE ISSUED:	NDR RRC 07/02/21	Ell F. D.\projects\7143\7143P\CADD\PLA
DWG. SCALE:	1"=50'	7143/71
VIKA NO.	VV7143P	
SHEET NO.	C-25	

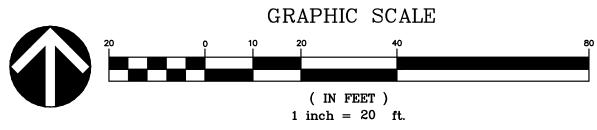






12TH STREET SOUTH - DETAIL 2





DRAWN BY: DESIGNED BY: DATE ISSUED:	NDR RRC 07/02/21	EI E. D.\projecte\7143\7143D\CADD\PLA
DWG. SCALE:	1"=20'	7143/71
VIKA NO.	VV7143P	
SHEET NO.	C-30	

12TH STREET SOUTH - DETAIL **EXHIBIT**

PENPLACE

4.1 SUBMISSION

ARLINGTON COUNTY, VIRGINIA

VIKA VIRGINIA, LLC

703.442.7800 | vika.com

Tysons, VA 22102

PLAN STATUS

1st 4.1 SUBMISSION

2nd 4.1 SUBMISSION

PRE-SPRC #1 UPDATE SET

PRE-SPRC #1 UPDATE SET

PRE-SPRC #1 UPDATE SET

POST-APPROVAL

SHEET STATUS

PROFESSIONAL SEAL

COMMISSION UPDATE SUBMISSION

COMMISSION UPDATE SUBMISSION

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V 11.00

DATE

02/02/21

03/19/21

09/28/21

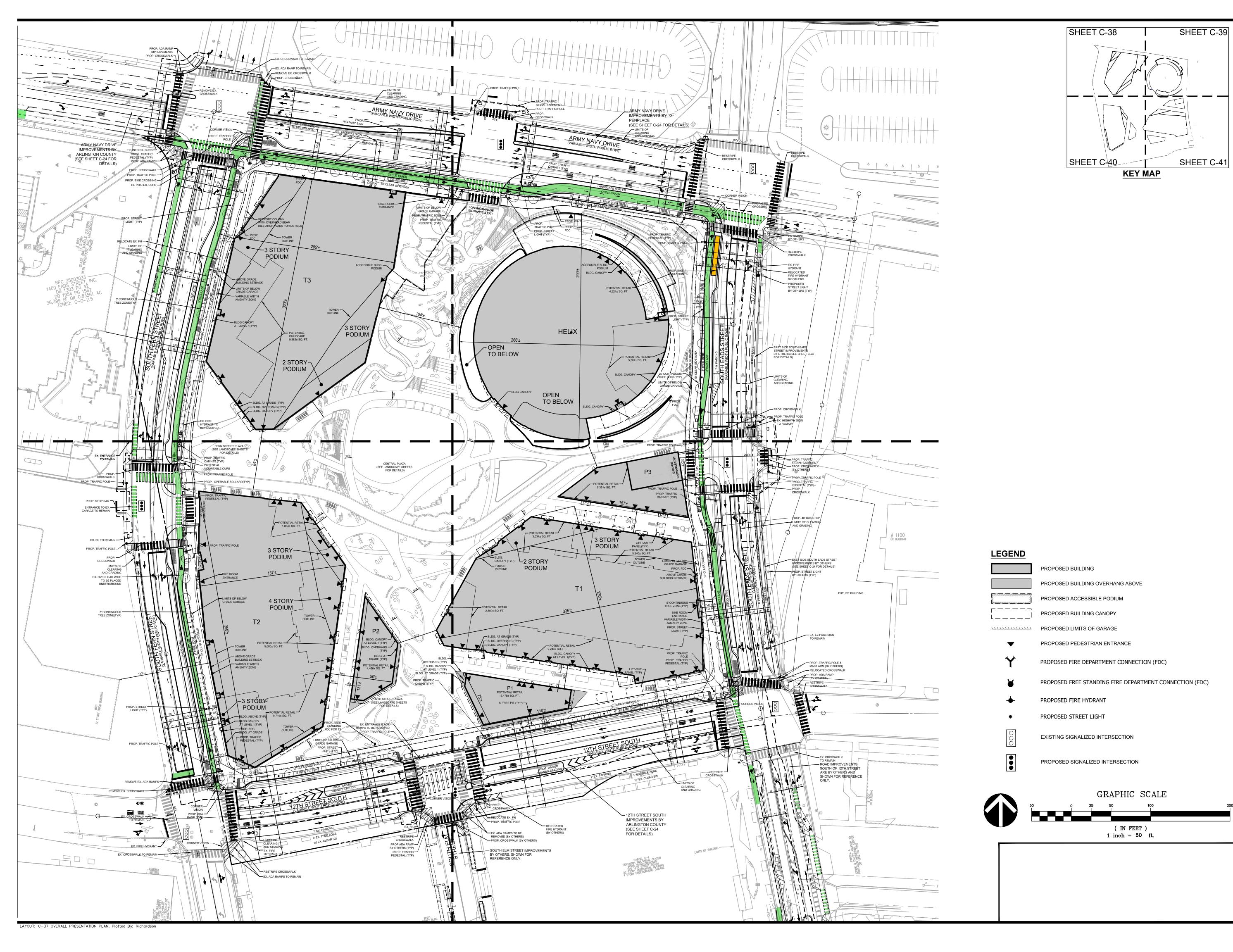
10/12/21

10/20/21

02/11/22

04/02/22

DATE





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2nd 4.1 SUBMISSION	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
COMMISSION UPDATE SUBMISSION	04/02/22

SHEET STATUS DATE

POST-APPROVAL

PROFESSIONAL SEAL

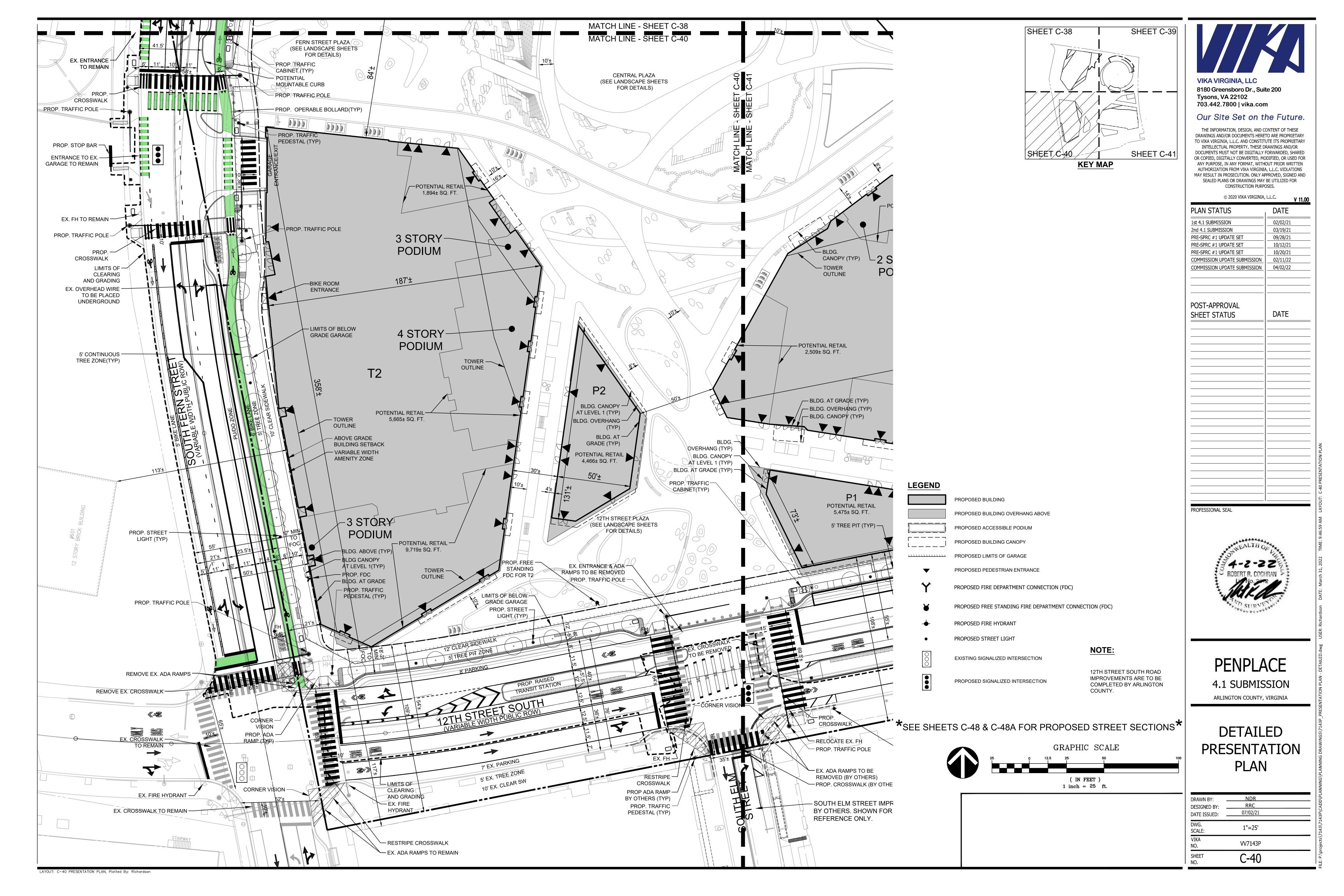


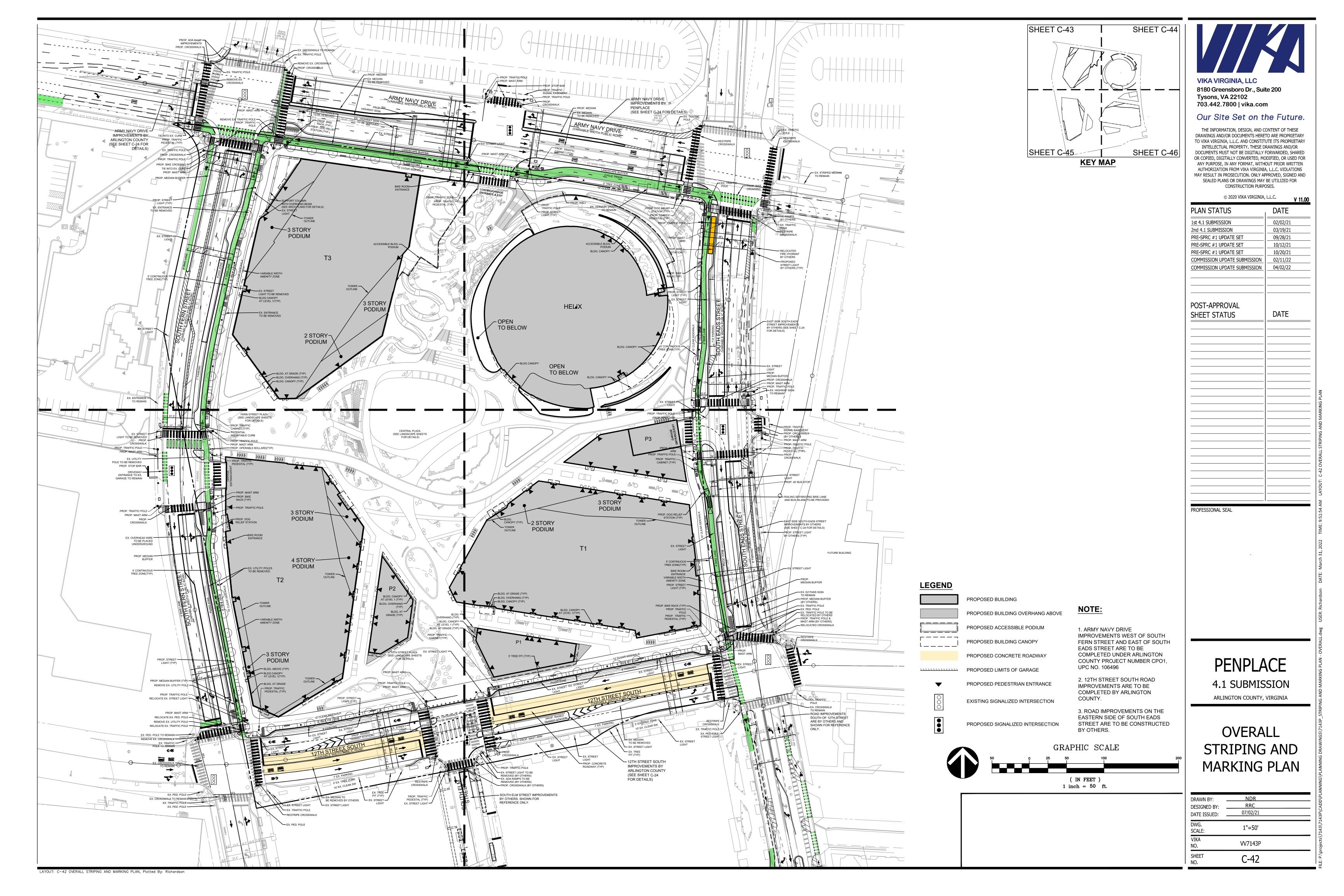
PENPLACE

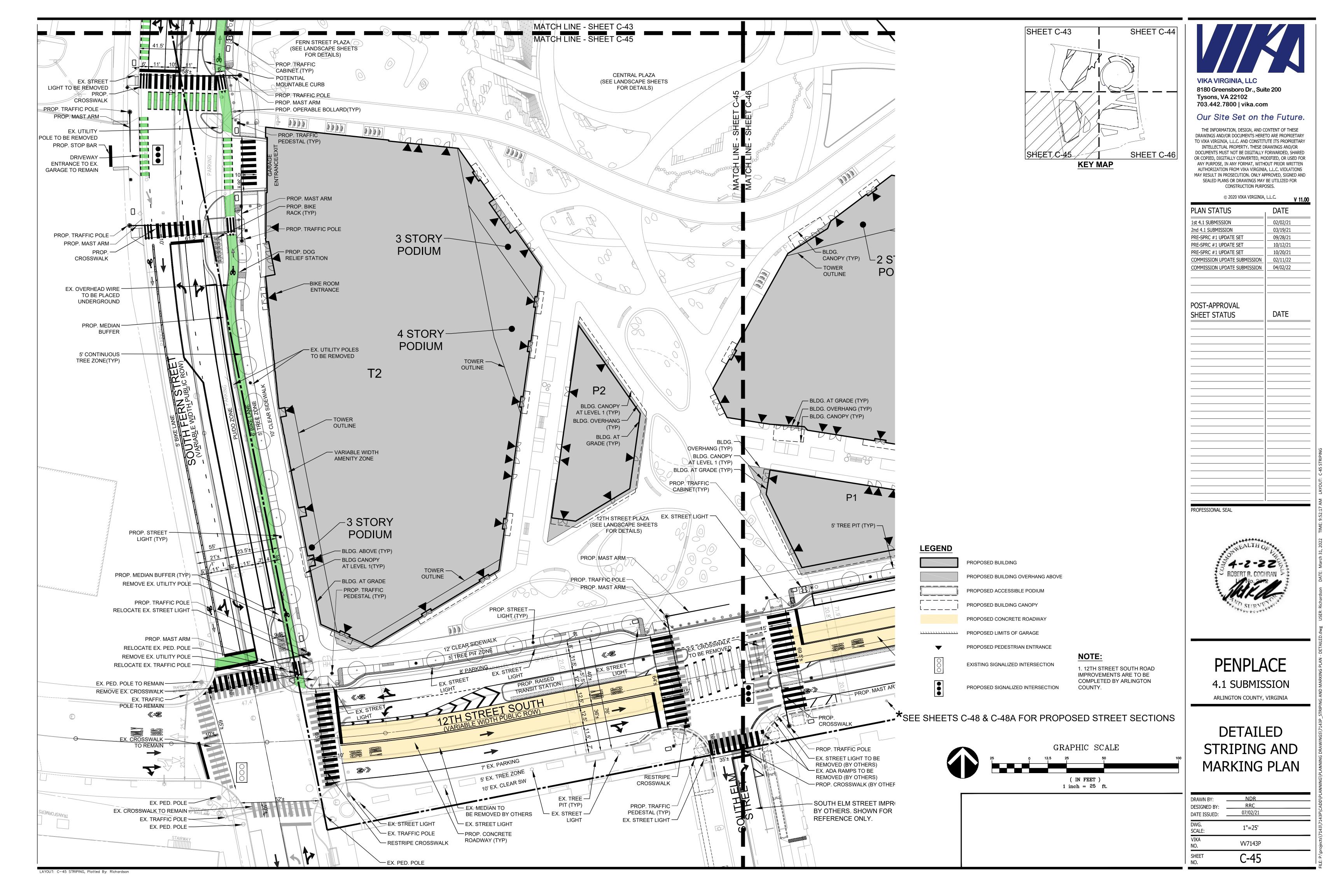
4.1 SUBMISSION ARLINGTON COUNTY, VIRGINIA

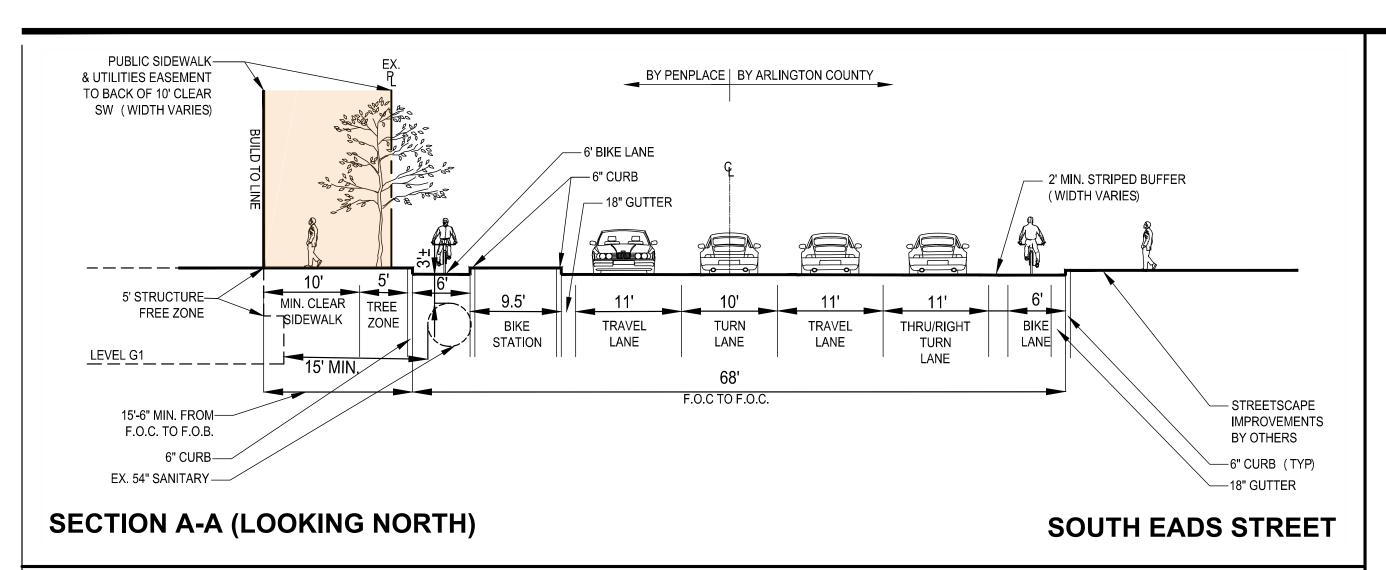
OVERALL PRESENTATION PLAN

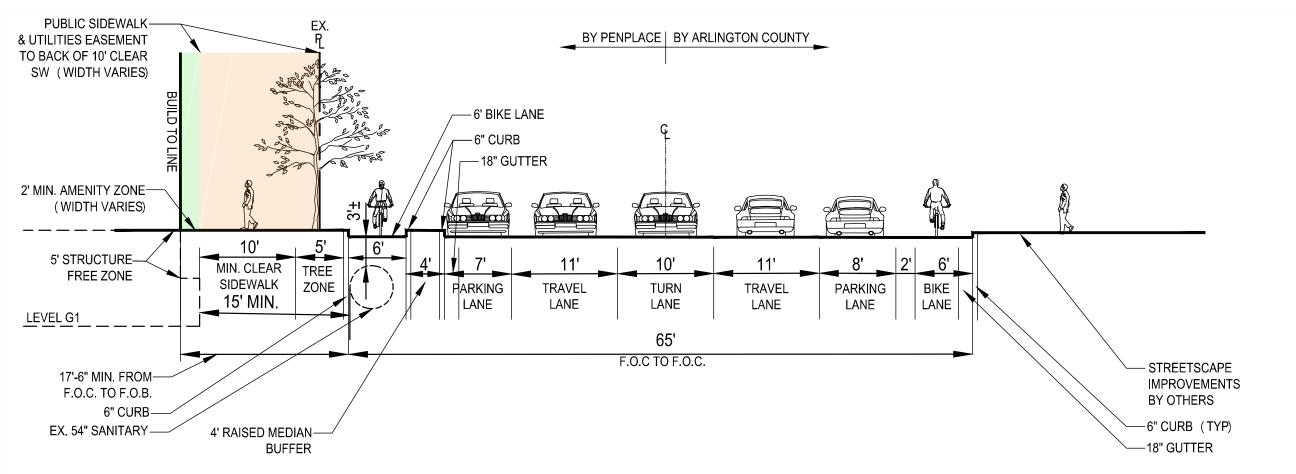
DRAWN BY: DESIGNED BY: DATE ISSUED:	NDR RRC 07/02/21	
DWG. SCALE:	1"=50'	
VIKA NO.	VV7143P	
SHEET NO.	C-37	

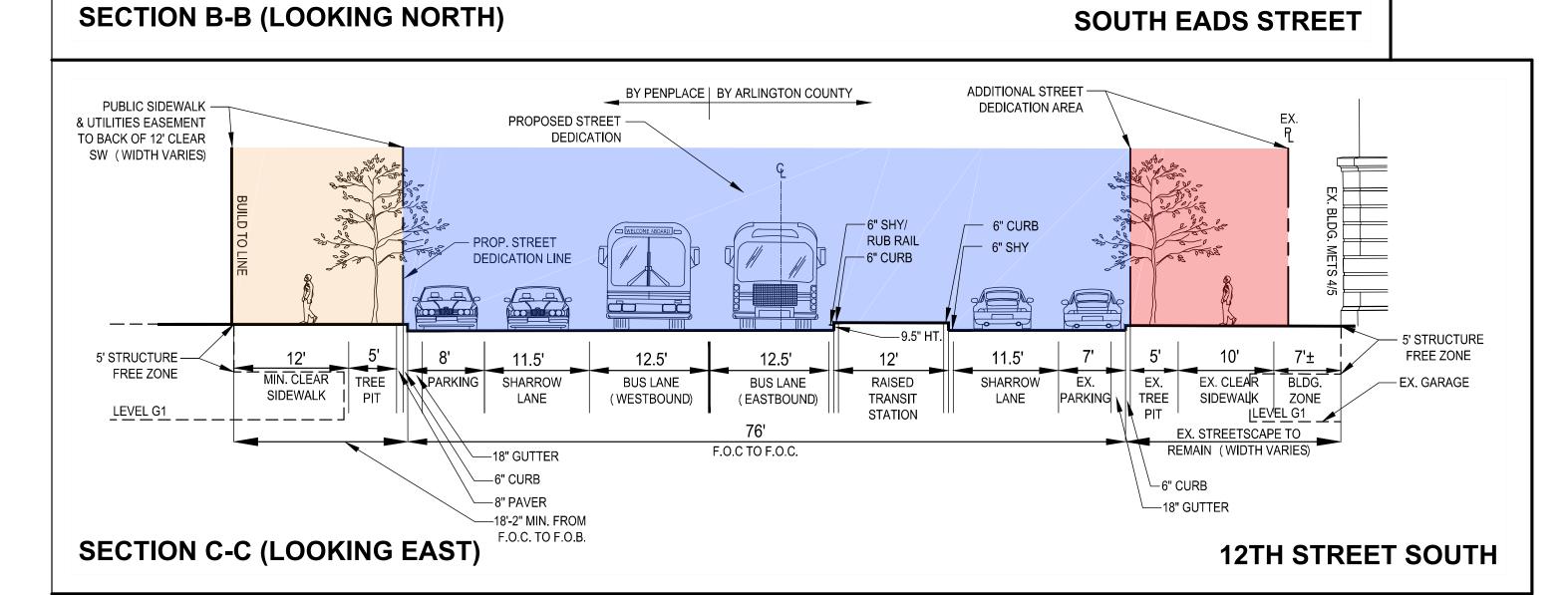


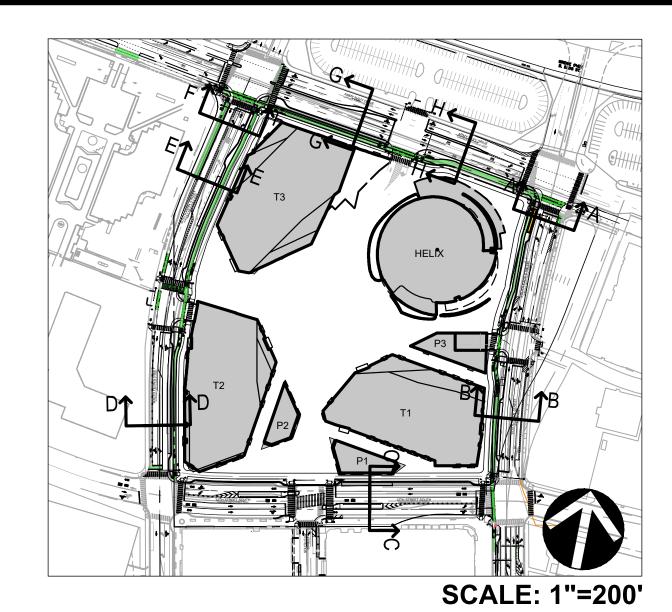












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PLAN STATUS	DATE
1st 4.1 SUBMISSION	02/02/21
2nd 4.1 SUBMISSION	03/19/21
PRE-SPRC #1 UPDATE SET	09/28/21
PRE-SPRC #1 UPDATE SET	10/12/21
PRE-SPRC #1 UPDATE SET	10/20/21
COMMISSION UPDATE SUBMISSION	02/11/22
COMMISSION UPDATE SUBMISSION	04/02/22
POST-APPROVAL	
SHEET STATUS	DATE

PROFESSIONAL SEAL



PENPLACE

4.1 SUBMISSION

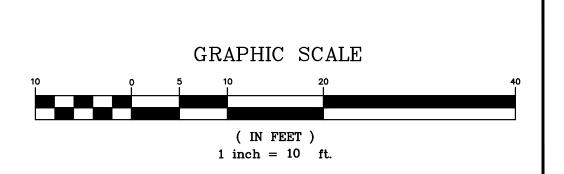
ARLINGTON COUNTY, VIRGINIA

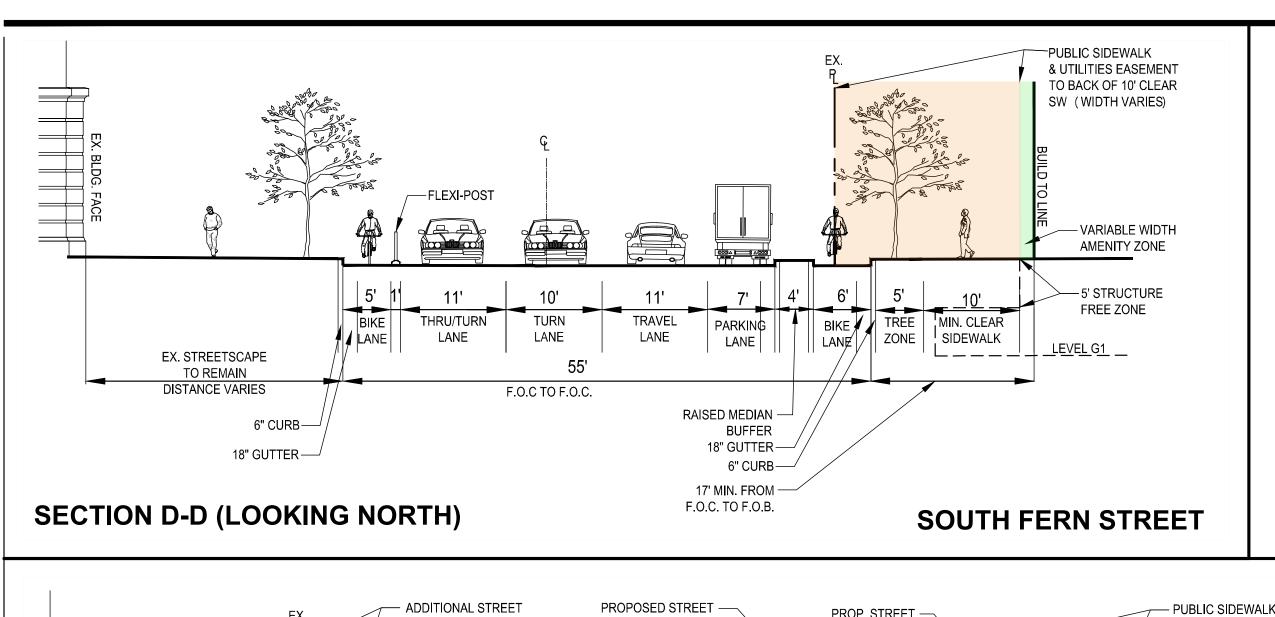
PROPOSED STREET SECTIONS

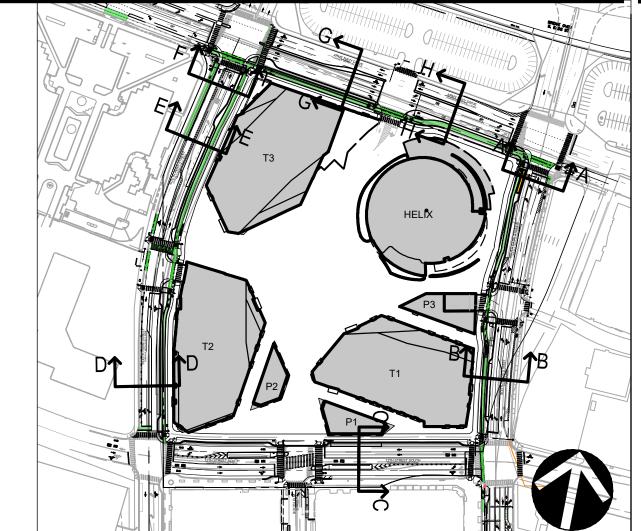
DRAWN BY: _	NDR	
DESIGNED BY:	RRC	
DATE ISSUED: _	07/02/21	_
DWG. SCALE:	AS SHOWN	
VIKA NO.	VV7143P	
SHEET NO.	C-48	

NOTE:

SEE SHEET C-24 FOR ADDITIONAL ROAD IMPROVEMENT DETAILS.







15'±

EX. GRASS

STRIP

ARMY NAVY DRIVE

SEE SHEET C-24 FOR ADDITIONAL ROAD

EX. STREETSCAPE TO REMAIN (WIDTH VARIES)

PARKING

SCALE: 1"=200

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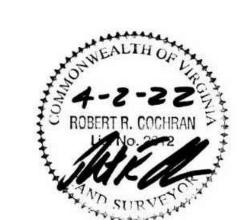
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	2nd 4.1 SUBMISSION	03/19/21	
)	PRE-SPRC #1 UPDATE SET	09/28/21	
	PRE-SPRC #1 UPDATE SET	10/12/21	
	PRE-SPRC #1 UPDATE SET	10/20/21	
	COMMISSION UPDATE SUBMISSION	02/11/22	
	COMMISSION UPDATE SUBMISSION	04/02/22	

POST-APPROVAL
SHEET STATUS
DATE

PROFESSIONAL SEAL

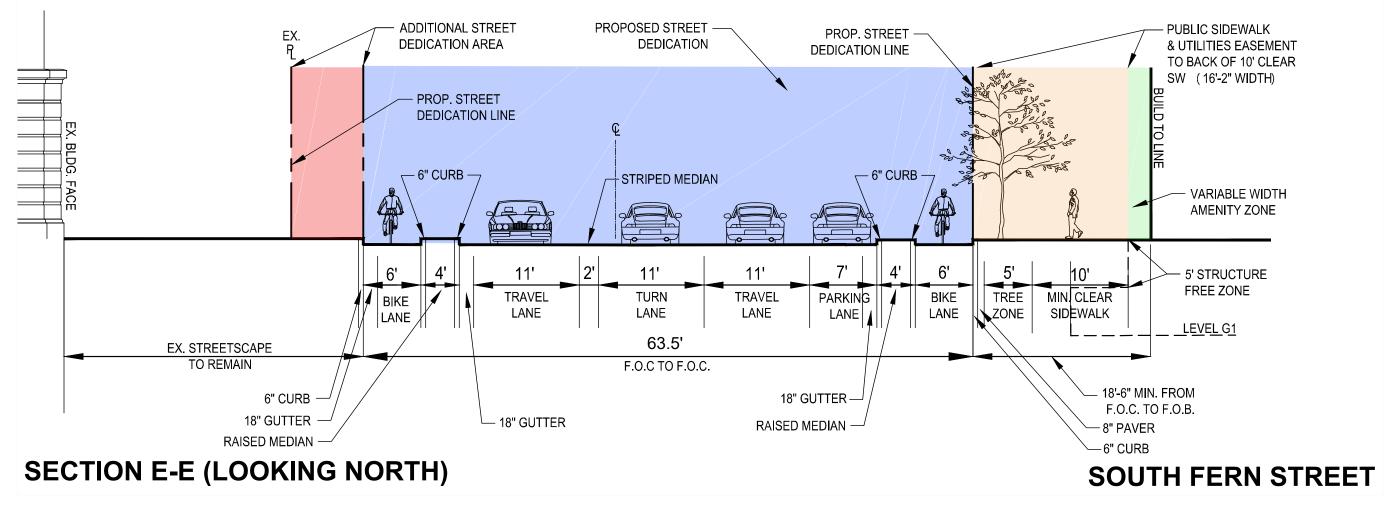




4.1 SUBMISSION
ARLINGTON COUNTY, VIRGINIA

_ _ _ _ _ _

PROPOSED STREET SECTIONS



PROPOSED STREET -

DEDICATION

+STRIPED MEDIAN

TURN LANE

F.O.C TO F.O.C.

PROP STREET

RAISED BIKE MEDIAN LANE

(VARIES)

DEDICATION LINE

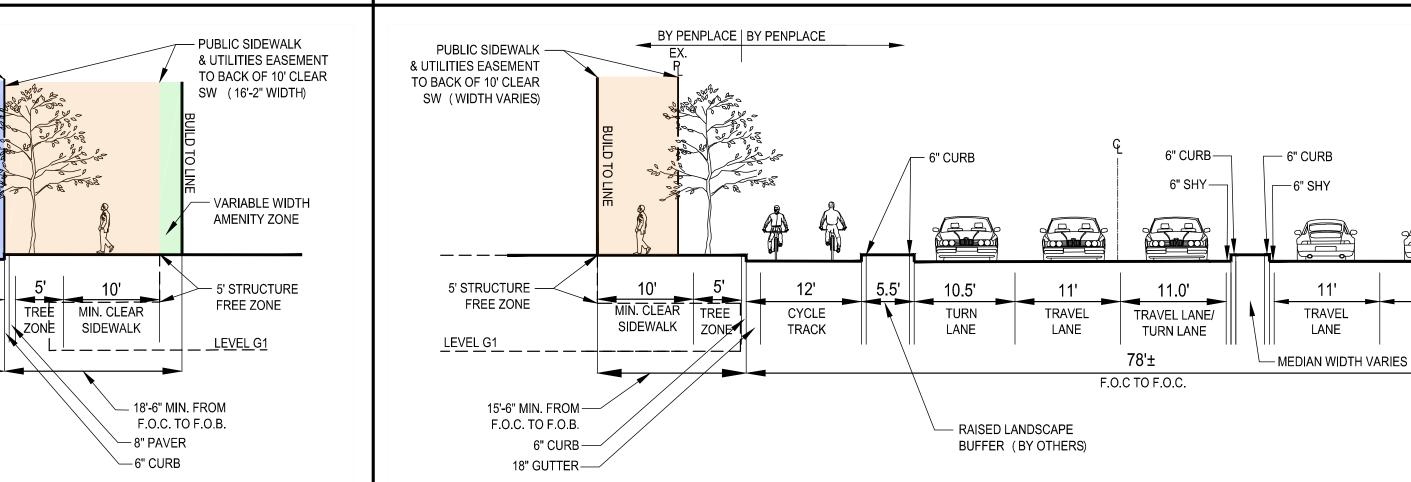
ADDITIONAL STREET

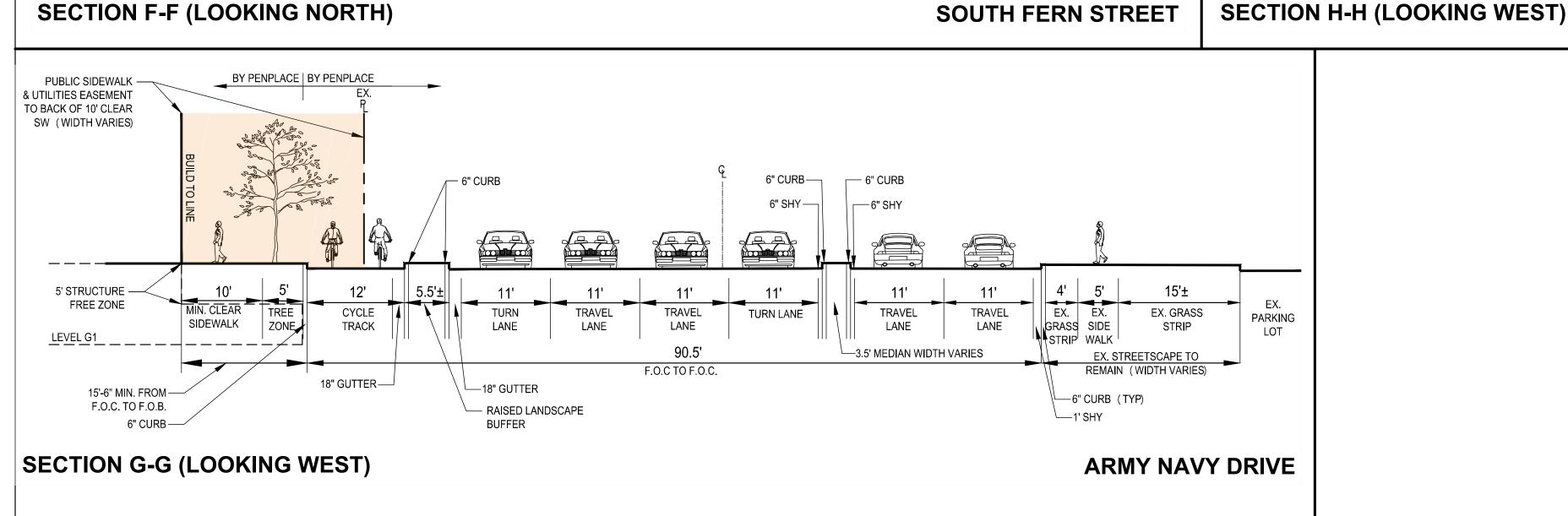
PROP. STREET
DEDICATION LINE

TRAVEL LANE

- 18" GUTTER

DEDICATION AREA





TRAVEL LANE TURN LANE

18" GUTTER

GRAPHIC SCALE

1 inch = 10 ft.

NOTE:

TRAVEL

LANE

EX. EX.

GRASS SIDE STRIP WALK

-6" CURB (TYP)

LAYOUT: C-48A PROP. STREET SECTIONS, Plotted By: Richardson

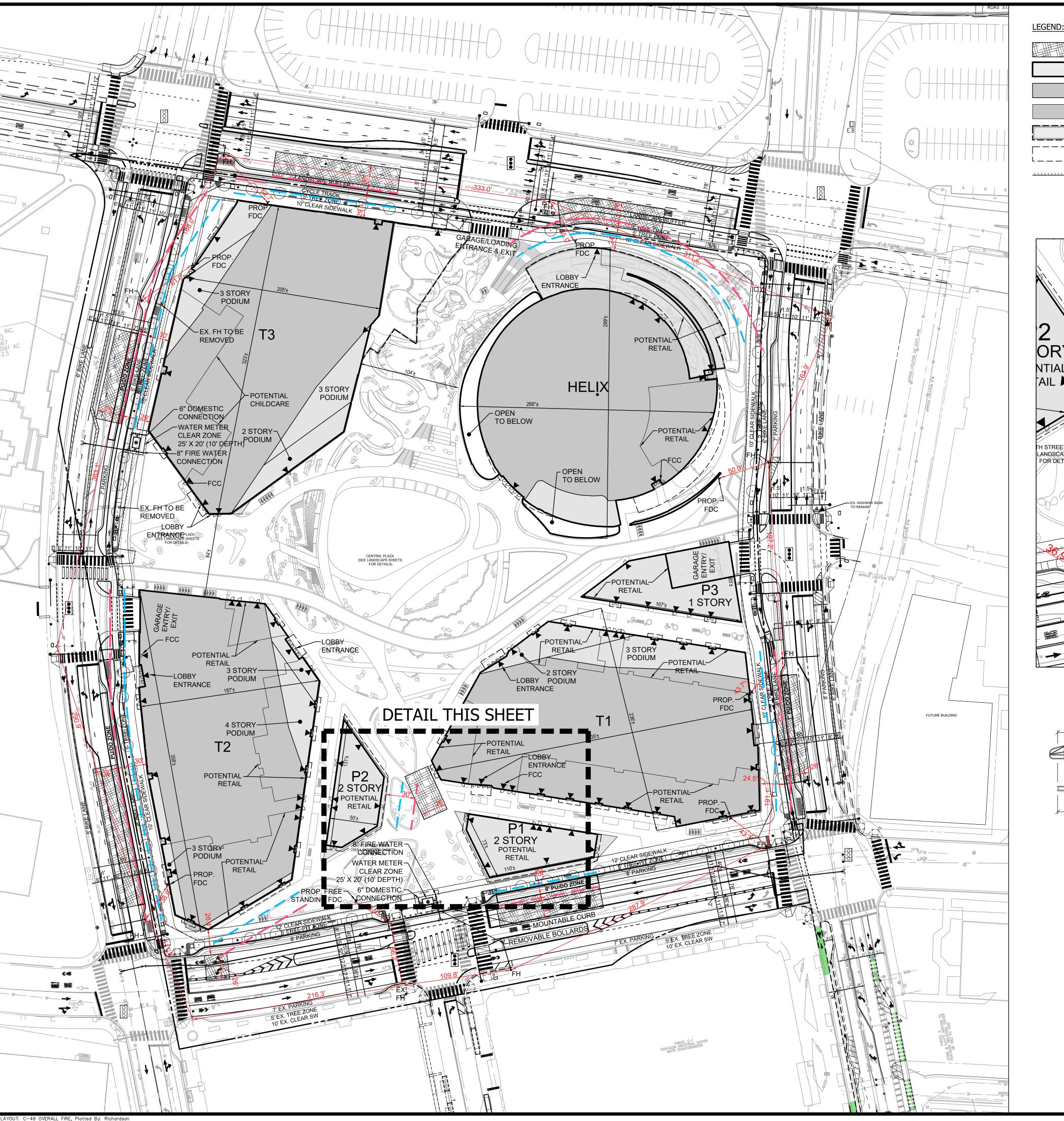
EX. STREETSCAPE TO REMAIN

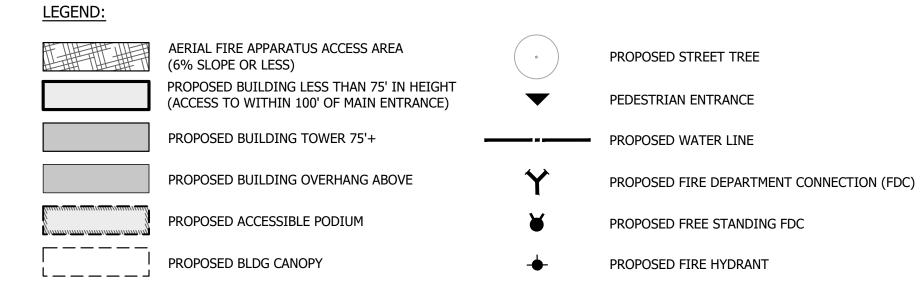
6" CURB

18" GUTTER

RAISED MEDIAN -

EX. BLDG. FACE

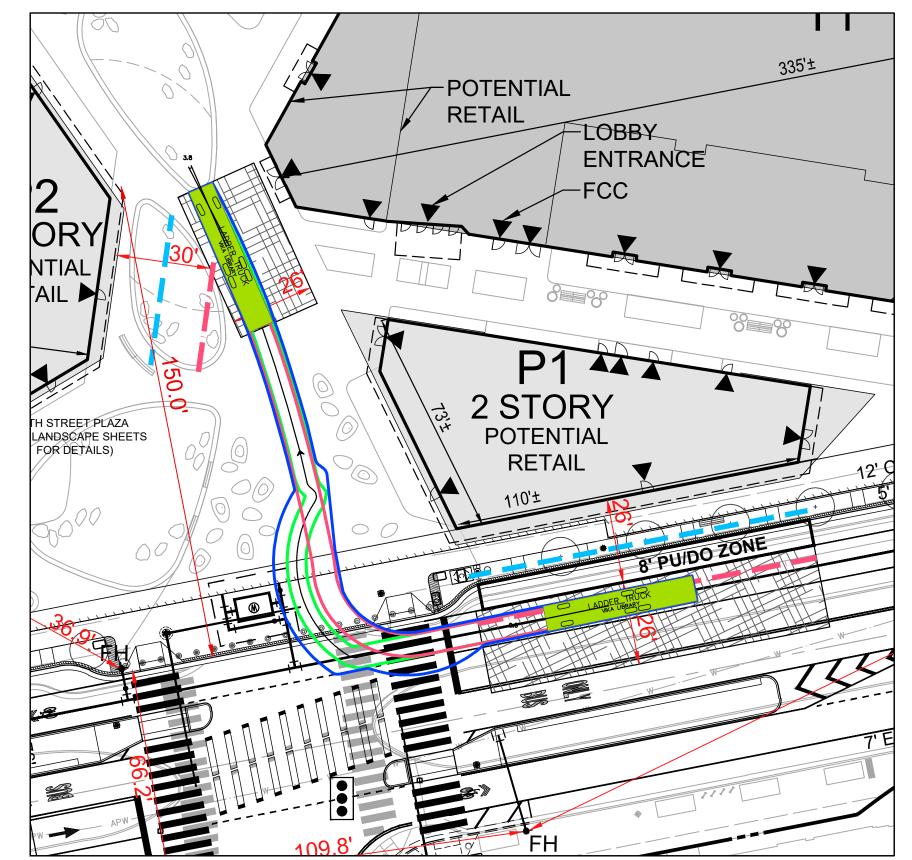


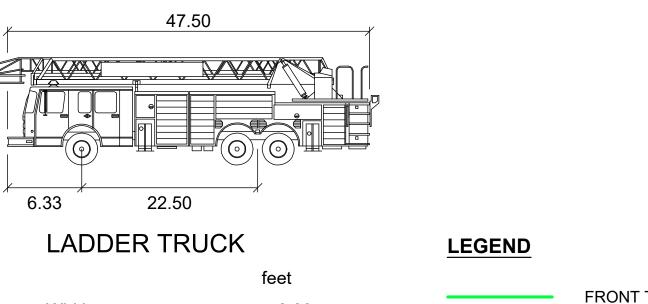


15' PROPOSED BUILDING OFFSET

30' PROPOSED BUILDING OFFSET

PROPOSED LIMITS OF GARAGE

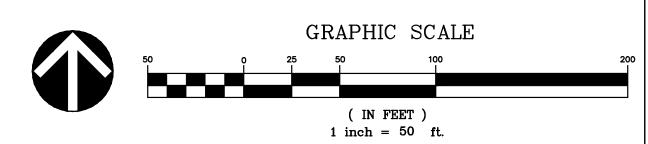




	ieet	EDONIT TIDEO
idth	: 8.00	FRONT TIRES
ack	: 6.91	REAR TIRES
ck to Lock Time	: 3.0	\/ELUQLE
eering Angle	: 45.0	VEHICLE BODY

LADDER TRUCK DETAIL

SCALE: 1" = 30'





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PLAN STATUS	DATE
1st 4.1 SUBMISSION	02/02/21
2nd 4.1 SUBMISSION	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
COMMISSION UPDATE SUBMISSION	04/02/22
POST-APPROVAL SHEET STATUS	DATE
	-
	-

PROFESSIONAL SEAL



PENPLACE

4.1 SUBMISSION ARLINGTON COUNTY, VIRGINIA

OVERALL FIRE LANE MARKING

PLAN

DRAWN BY:	NDR	
DESIGNED BY: _	RRC	
DATE ISSUED:	07/02/21	
DWG. SCALE:	AS NOTED	
VIKA NO.	W7143P	
SHEET NO.	C-49	



PROPOSED CONDITIONS LAND USE MAP

PROPOSED CONDITIONS LEGEND:

SWM BOUNDARY= 10.23 ACRES

PR

PROPOSED IMPERVIOUS AREA = 10.23 ACRES

PROPOSED PERVIOUS AREA (MANAGED TURF) = 0.00 ACRES

(IN FEET) 1 inch = 50 ft.



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2nd 4.1 SUBMISSION 03/19/21 PRE-SPRC #1 UPDATE SET 09/28/21 PRE-SPRC #1 UPDATE SET 10/12/21	
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PRE-SPRC #1 UPDATE SET 10/20/21	
COMMISSION UPDATE SUBMISSION 02/11/22	
COMMISSION UPDATE SUBMISSION 04/02/22	
POST-APPROVAL SHEET STATUS DATE	

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PENPLACE

4.1 SUBMISSION ARLINGTON COUNTY, VIRGINIA

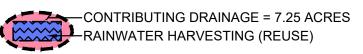
POST-SWM BMP MAP

DRAWN BY:	NDR	
DESIGNED BY:	RRC	
DATE ISSUED:	07/02/21	
DWG. SCALE:	1"=50'	
VIKA NO.	W7143P	
SHEET NO.	C-51	



PROPOSED SWM/BMP MAP

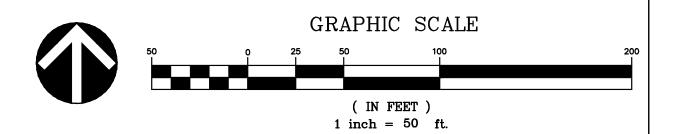
LEGEND:





SWM NOTE

THE STORMWATER MANAGEMENT SYSTEM WILL CAPTURE ROUGHLY 75% OF THE SUBJECT SITE AND UTILIZE TWO (2) RAINWATER HARVESTING CISTERNS TOTAL APPROXIMATELY 66,840 CUBIC FEET OR 500,000 GALLONS. HARVESTED RAINWATER FROM THE SITE WILL BE USED FOR BUILDING MECHANICAL SYSTEMS. SEE SIZING COMPUTATIONS ON SHEET C-55. COMPUTATIONS ASSUME A MINIMUM AVERAGE DAILY DEMAND OF 17,000 GALLONS/DAY EACH MONTH THROUGHOUT THE YEAR.





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COMMISSION UPDATE SUBMISSION	04/02/22
POST-APPROVAL	
SHEET STATUS	DATE
	I

PROFESSIONAL SEAL



PENPLACE

4.1 SUBMISSION ARLINGTON COUNTY, VIRGINIA

PROPOSED

SWM BMP MAP

DWG. SCALE: VIKA NO.	1"=50' VV7143P	
NO. SHEET NO.	C-52	