NG\PLANNING DRAWINGS\VV7263F_COVER.dwg USER:Richardson DATE:Aug, 05 2022 TIME: 05:07

2025 FAIRFAX DRIVE

ARLINGTON COUNTY, VIRGINIA

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4.1 MAJOR SITE PLAN AMENDMENT - AUGUST 5, 2022



CONCEPT RENDERING

OWNER / DEVELOPER

FORTIS

1300 19TH STREET NW, SUITE #725 WASHINGTON, D.C. 20036 (202)-558-7579 CONTACT: MATT BUNCH

ATTORNEY

WALSH, COLLUCI, LUBELEY & WALSH, P.C. 2200 CLARENDON BOULEVARD, SUITE 1300 ARLINGTON, VA. 22201 (703)-737-3632 CONTACT: ANDREW A. PAINTER

ARCHITECT

KGD ARCHITECTURE
4040 NORTH FAIRFAX DRIVE, SUITE #1000A
ARLINGTON, VA. 22203
(202)-338-3800
CONTACT: HENRY MAHNS

CIVIL ENGINEER

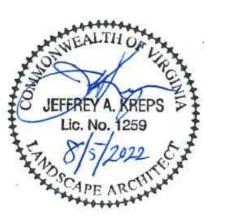
VIKA VA, LLC. 8180 GREENSBORO DRIVE, SUITE #200 McLEAN, VA. 22102 (703) 442-7800 CONTACT: BOB COCHRAN

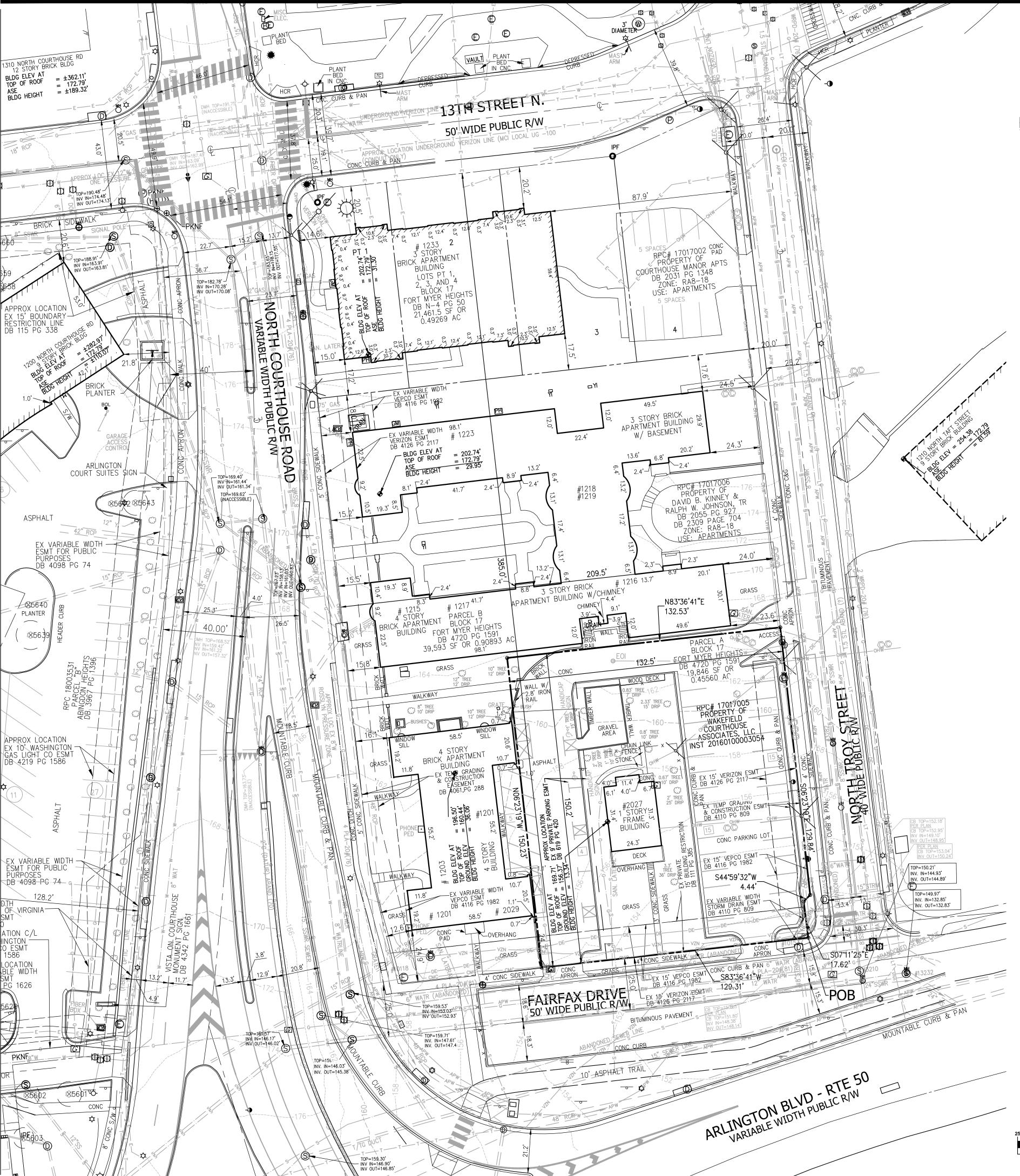
LANDSCAPE ARCHITECT

VIKA VA, LLC. 8180 GREENSBORO DRIVE, SUITE #200 McLEAN, VA. 22102 (703) 442-7800 CONTACT: JEFF KREPS

TRAFFIC CONSULTANT

GOROVE-SLADE ASSOCIATES INC. 1140 CONNECTICUT AVENUE NW, SUITE #600 WASHINGTON, D.C. 20036 (202)-540-1924 CONTACT: DAN VANPELT





AREA TABULATION:

RPC: 17-017-002 RPC: 17-017-005* 21,461.5 SF OR 0.49269 AC 19,846 SF OR 0.45560 AC RA8-18 RPC: 17-017-006 39,593 SF OR 0.90893 AC 80,900.5 SF OR 1.85722 AC

* PROPOSED DEVELOPMENT AREA

PARKING TABULATION:

THERE AREA 41 STANDARD STRIPED PARKING SPACES AND 2 HANDICAP STRIPED PARKING SPACES WITHIN THE PROPOSED DEVELOPMENT AREA.

* 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

- 1. THE SUBJECT PROPERTY IS IDENTIFIED ON ARLINGTON COUNTY, VIRGINIA REAL PROPERTY IDENTIFICATION MAP #054-02 AS REAL PROPERTY CODE (RPC) 17017005 AND IS ZONED RA8-18.
- THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF WAKEFIELD COURTHOUSE ASSOCIATION, LLC AS RECORDED IN INSTRUMENT NO. 20160100003054 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
- THE SUBJECT PROPERTIES ARE 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 51013C0039C, COMMUNITY PANEL 515520 0039 C, FOR ARLINGTON COUNTY, VIRGINIA WITH AN EFFECTIVE DATE OF AUGUST 19, 2013. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS '83).
- THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
 THE HORIZONTAL AND VERTICAL DATUMS SHOWN HEREON ARE BASED ON A GPS SURVEY PERFORMED BY VIKA VIRGINIA, LLC ON APRIL 2, 2019 USING
- THE FOLLOWING CORS STATIONS: LOYB LORTON VA-0576 (NGS PID7960), VAGV GAINSVILLE VA-0588, AND VAAH ASHBURN VA-0591. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY VIKA VIRGINIA, LLC THE SURVEY CONTROL ESTABLISHED BY VIKA VIRGINIA, LLC AND USED TO DETERMINE THE BOUNDARY HAS A HORIZONTAL PRECISION WHICH EXCEEDS THE MINIMUM HORIZONTAL PRECISION OF 1:20,000 AS REQUIRED BY THE COMMONWEALTH OF VIRGINIA.
- CONTOUR INTERVAL SHOWN HEREON IS 2'-0". THERE WAS NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SURVEYED PROPERTY.
- THE SUBJECT PROPERTIES DO NOT LIE IN A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY WATERSHEDS AND RESOURCE PROTECTION AREAS MAP ACCESSED AUGUST 9, 2021.
- THE SUBJECT PROPERTIES ARE NOT LOCATED IN A HISTORIC DISTRICT PER ARLINGTON COUNTY LOCAL HISTORIC SITES AND DISTRICTS MAP ACCESSED
- THE EXISTING CONDITIONS SURVEY WAS COMPLETED UNDER THE DIRECT RESPONSIBLE CHARGE OF, FRANKLIN E. JENKINS, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON 08/25/2021; AND THAT THIS PLAN/PLAT MEETS MINIMUM HORIZONTAL AND VERTICAL ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
- UTILITIES SHOWN HEREON ARE BASED UPON: SUE QUALITY LEVEL B (QL-B) FIELD SURVEY UTILIZING SURFACE GEOPHYSICAL TECHNIQUES TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF UNDERGROUND UTILITIES WITHIN THE AREA OF INTEREST. UTILITIES LOCATED OUTSIDE THE AREA OF INTEREST ARE QL-C OR QL-D. GRAVITY DEPENDENT UTILITY SYSTEMS (STORM AND SANITARY SEWERS) SHOWN HEREON ARE NOT INCLUDED IN THE QL-B SURVEY.; FIELD SURVEY OF VISIBLE ABOVE-GROUND UTILITY FACILITIES, SUCH AS MANHOLES, VALVE BOXES, POSTS, ETC.; IN ADDITION TO EXISTING UTILITY RECORDS (SEE SUBSURFACE UTILITY LEVEL B DESIGNATION WORKSHEET FOR ADDITIONAL INFORMATION ON QL-B
- THE AVÉRAGE SITE ELEVATION TAKEN AT THE PERIMETER OF THE SUBJECT PROPERTY IS 172.79'.
- BUILDING HEIGHT CALCULATIONS FOR THE SUBJECT, AND ADJACENT PROPERTIES ARE BASED UPON THE VERTICAL DIFFERENCE BETWEEN THE ROOF
- ELEVATION AND THE AVERAGE SITE ELEVATION (172.79').

 15. THE EXISTING 1 STORY BUILDING LOCATED ON RPC 17017005 WILL BE DEMOLISHED.

GRAPHIC SCALE

(IN FEET) 1 inch = 25 ft.

LEGAL DESCRIPTION:

PROPOSED DEVELOPMENT AREA

PER EXHIBIT A, LEGAL DESCRIPTION, OF FIDELITY NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER DC 2101441, WITH AN EFFECTIVE DATE OF JUNE 21, 2021 AT 8:00 AM.

PARCEL A, CONTAINING 19,846 SQUARE FEET OF LAND AS MORE PARTICULARLY DESCRIBED ON THE PLAT ENTITLED "PLAT SHOWING THE RESUBDIVISION OF PART OF LOTS 8, 9, 10, 11 AND LOTS 5, 6, 7, 12, 13 AND 14, BLOCK 17, FORT MYER HEIGHTS SUBDIVISION, DEED BOOK N-14, PAGE 050, ARLINGTON COUNTY, VIRGINIÁ" DATÉD JUNE 12, 2012, ÁND REVISED APRIL 4, 2013, PREPARED BY VIKA VIRGINIA, LLC, WHICH PLAT IS ATTACHED TO THAT CERTAIN DEED OF RESUBDIVISION DATED AUGUST 21, 2013 AND RECORDED IN DEED BOOK 4720, AT PAGE 1591, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT MARKING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF FAIRFAX DRIVE (50' WIDE PUBLIC R/W) AND THE WESTERLY RIGHT OF WAY LINE OF NORTH TROY STREET (40' WIDE PUBLIC R/W); THENCE RUNNING WITH SAID NORTHERLY RIGHT OF WAY LINE OF FAIRFAX DRIVE

- 1. SOUTH 83°36'41" WEST, 129.31 FEET TO A POINT MARKING THE SOUTHEASTERLY CORNER OF PARCEL B, BLOCK 17, FORT MYER HEIGHTS AS RECORDED IN DEED BOOK 4720 AT PAGE 1591 AMONG THE AFORESAID LAND RECORDS; THENCE DEPARTING THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF FAIRFAX DRIVE AND RUNNING WITH SAID PARCEL B THE FOLLOWING TWO (2) COURSES AND DISTANCES 2. NORTH 06°23'19" WEST, 150.23 FEET TO A POINT; THENCE
- 3. NORTH 83°36'41" EAST, 132.53 FEET TO A POINT LYING ON THE AFORESAID WESTERLY RIGHT OF WAY LINE OF NORTH TROY STREET; THENCE DEPARTING AFORESAID PARCEL B, BLOCK 17, FORT MYER HEIGHTS (DB 4720 PG 1591) AND RUNNING WITH SAID WESTERLY RIGHT OF WAY LINE OF NORTH TROY STEET THE FOLLOWING THREE (3) COURSES AND DISTANCES 4. SOUTH 06°23'19" EAST, 129.84 FEET TO A POINT; THENCE

5. SOUTH 44'59'32" WEST, 4.44 FEET TO A POINT; THENCE 6. SOUTH 07'11'25" EAST, 17.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.846 SQUARE FEET OR 0.45560 ACRES OF LAND MORE OR LESS.

LEGEND:

	OVERHEAD WIRES TELECOM CONDUIT PROPERTY LINES PUBLIC UTILITIES EASEMENTS SANITARY SEWER CONDUIT STORM DRAIN CONDUIT WATER CONDUIT WATER MAIN — ARLINGTON PUBLIC WORKS WATER MAIN — FAIRFAX WATER ELECTRICAL CONDUIT — DOMINION ENERGY ELECTRICAL CONDUIT — VDOT CABLE TV CONDUIT — COX COMMUNICATIONS FIBER OPTIC CONDUIT — COX COMMUNICATIONS FIBER OPTIC CONDUIT — JONES UTILITY CONSTRUCTION FIBER OPTIC CONDUIT — LEVEL 3 COMMUNICATIONS FIBER OPTIC CONDUIT — MCI FIBER OPTIC CONDUIT — WCI FIBER OPTIC CONDUIT — VERIZON FIBER OPTIC CONDUIT — VERIZON FIBER OPTIC CONDUIT — LIGHTOWER UNKNOWN DETECTED UTILITY TYPICAL UTILITY ABANDONED IN PLACE CABLE TV — LVL D COMMUNICATIONS — LVL D FIBER OPTIC — LVL D GAS — LVL D PHONE — LVL D ELECTRICAL — LVL D SANITARY — LVL D UNIDENTIFIED — LVL D	P PHN C GAS ■ C ★ A	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 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 ELECTRIC RISER/ELECTRIC METER TRAFFIC DETECTION LOOP END OF INFORMATION	BOL • BO	SIGN POST WOOD POST IRON PIPE FOUND REBAR FOUND
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VICINITY MAP: 1"=1000

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OWNER/APPLICANT: **FORTIS** 1300 19TH STREET NW, SUITE #725 WASHINGTON, D.C. 20036

MATT BUNCH (202)-558-7579 ARCHITECT:

KGD ARCHITECTURE 4040 NORTH FAIRFAX DRIVE, SUITE #1000A ARLINGTON, VA 22203 HENRY MAHNS (202)-338-3800

LANDSCAPE ARCHITECT: VIKA VIRGINIA, LLC 8180 GREENSBORO DRIVE, SUITE #200 MCLEAN, VA 22102 JEFF KREPS (703)-442-7800

TRAFFIC CONSULTANT: GOROVE-SLADE ASSOCIATES INC. 1140 CONNECTICUT AVENUE NW, SUITE #600 WASHINGTON, D.C. 20036 DAN VANPELT (202)-540-1924

PLAN STATUS	_I DATE
1ST 4.1 SUBMISSION	02/15/2022
2ND 4.1 SUBMISSION	08/05/2022

PROFESSIONAL SEAL



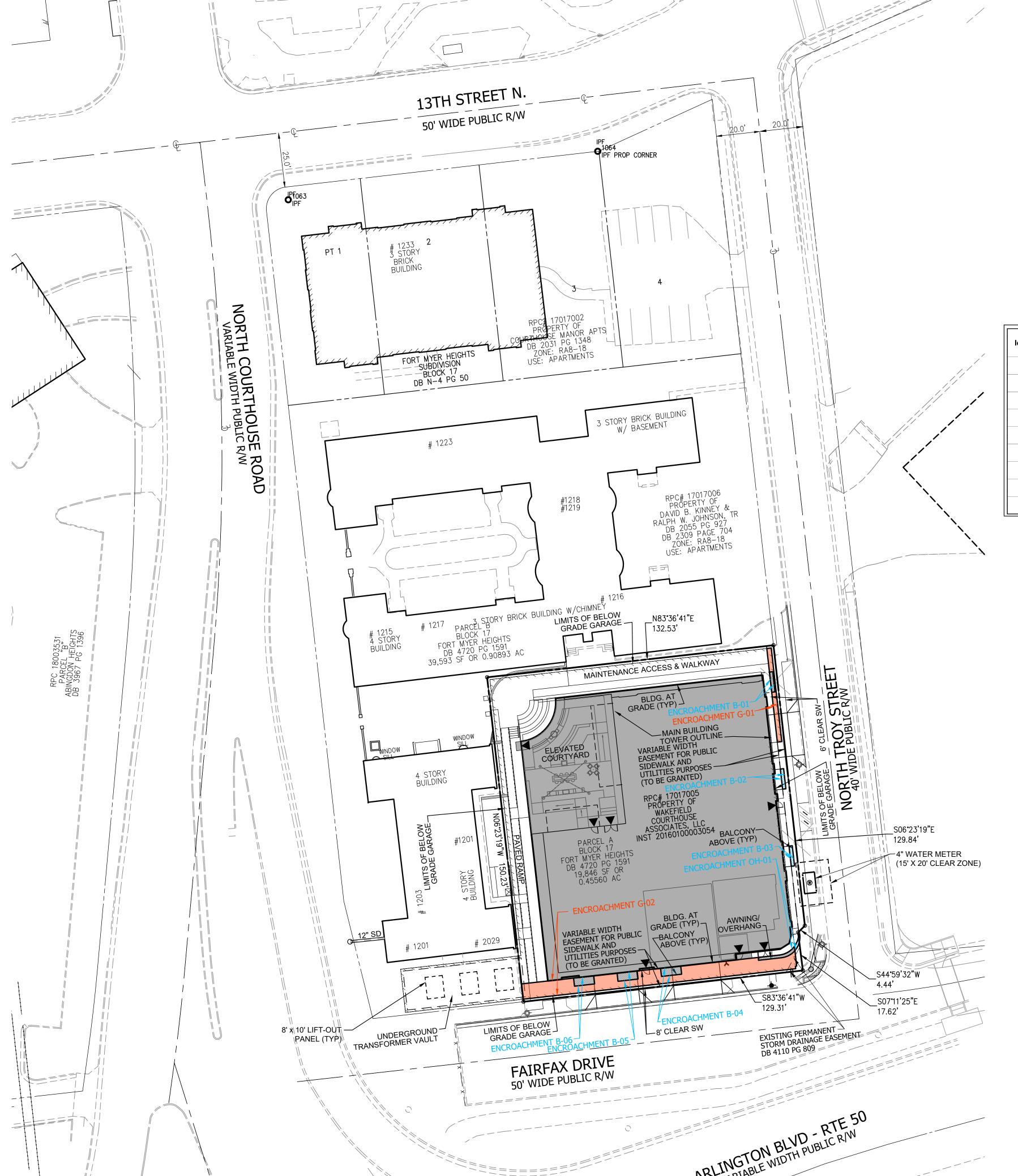
2025 FAIRFAX DRIVE

ARLINGTON COUNTY, VIRGINIA

4.1 MAJOR SITE PLAN AMENDMENT

CERTIFIED SURVEY

DRAWN BY: DESIGNED BY: DATE ISSUED:	VIKA VIKA 2/15/2022	
DWG. SCALE:	1"=25'	
VIKA NO.	7263F	
SHEET NO.	C-01	



NOTES:

- THE SUBJECT PROPERTY IS IDENTIFIED ON ARLINGTON COUNTY, VIRGINIA REAL PROPERTY IDENTIFICATION MAP #054-02 AS REAL PROPERTY CODE (RPC) 17017005 AND IS ZONED RA8-18.
- 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 51013C0039C, COMMUNITY PANEL 515520 0039 C, FOR ARLINGTON COUNTY, VIRGINIA WITH AN EFFECTIVE DATE OF 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 (VCS
- 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 APRIL 2, 2019 USING THE FOLLOWING CORS STATIONS: LOYB LORTON VA-0576
- (NGS PID7960), VAGV GAINSVILLE VA-0588, AND VAAH ASHBURN VA-0591.
 6. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY VIKA VIRGINIA, LLC THE SURVEY CONTROL ESTABLISHED BY VIKA VIRGINIA, LLC AND USED TO DETERMINE THE BOUNDARY HAS A HORIZONTAL PRECISION WHICH EXCEEDS THE MINIMUM HORIZONTAL PRECISION OF 1:20,000 AS REQUIRED BY THE COMMONWEALTH OF VIRGINIA.
- THE SUBJECT PROPERTIES DO NOT LIE IN A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY WATERSHEDS AND RESOURCE PROTECTION AREAS MAP ACCESSED AUGUST 9, 2021.
- 8. THE SUBJECT PROPERTIES ARE NOT LOCATED IN A HISTORIC DISTRICT PER ARLINGTON COUNTY LOCAL HISTORIC SITES AND DISTRICTS MAP ACCESSED AUGUST 9, 2021
- HISTORIC SITES AND DISTRICTS MAP ACCESSED AUGUST 9, 2021.

 9. AVERAGE SITE ELEVATION (172.79)
-). THE EXISTING 1 STORY BUILDING LOCATED ON RPC 17017005 WILL BE DEMOLISHED.

Ns Road	CYO	Clarendon Boulevard	16th Street North	en Street
Wilson Boulevard	ourthouse	Z15th Street North		
Therendon Boulevard	Court House P Z	North Talt Street	Single Control of the	Merard
Clarendon	House North Veitch St	art Street	Street North North North North North Street	Non and and and and and and and and and an
iath Street	North Veitch Street		e Street	North Quien Street
	Street SITE	North Taft Street North Troy Street		7
alriat Drive		Fairne		12th Street North
		Autogon Boulevard	Sure Street gold Washington	Avenue
11th State		orstreet	G	
			Johnson Lane	The Avenue
orth*	VA 2 Artimation Boulevan	Forrest Circle		
North	Arlington Boulevard		Jackson Avenue Moore Lane	
North Clevelan	us 50	contributo	reetMap (and) rs, CC-BY-SA	

VICINITY MAP: 1"=1000"

Permanent/ (above/below Encroachment Type Area (sq. ft.) Size (W X D) Materials Easement Type Removable ground) roposed Easement for Public 9.3' - 1.5' Min. 29' Above Permanent Sidewalk & Utilities Purposes Proposed Easement for Public **B-02** 9.3' - 1.5' Min. 29' Above Permanent Sidewalk & Utilities Purposes Proposed Easement for Public **B-03** 9.3' - 1.5' Min. 29' Above Sidewalk & Utilities Purposes **Proposed Easement for Public B-04** 9.3' X 2.6' Min. 35' Above Balcony Permanent Sidewalk & Utilities Purposes **Proposed Easement for Public B-05** 9.3' X 2.6' Min. 35' Above Permanent Sidewalk & Utilities Purposes **Proposed Easement for Public B-06** 9.3' X 2.6' Min. 35' Above Permanent Sidewalk & Utilities Purposes Proposed Easement for Public Awning/Overhang 26.2' X 0.4' - 1.3' Min. 13' Above Sidewalk & Utilities Purposes **Proposed Easement for Public** G-01 Garage 43.3' X 2.0' Min. 5' Below Permanent Sidewalk & Utilities Purposes Proposed Easement for Public G-03 904 126.7' X 10.3' Min. 5' Below Garage n/a Permanent Sidewalk & Utilities Purposes



VIKA VIRGINIA, LLC 8180 Greensboro Dr., Suite 200

Tysons, VA 22102

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OWNER/APPLICANT:
FORTIS

1300 19TH STREET NW, SUITE #725
WASHINGTON, D.C. 20036
MATT BUNCH

(202)-558-7579

ARCHITECT:

KGD ARCHITECTURE

4040 NORTH FAIRFAX DRIVE, SUITE #1000A

ARLINGTON, VA 22203
HENRY MAHNS
(202)-338-3800

LANDSCAPE ARCHITECT:
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE, SUITE #200

MCLEAN, VA 22102
JEFF KREPS
(703)-442-7800

TRAFFIC CONSULTANT:

GOROVE-SLADE ASSOCIATES INC.

1140 CONNECTICUT AVENUE NW. SLITE #600

JURUVE-SLADE ASSUCIATES INC.

1140 CONNECTICUT AVENUE NW, SUITE #600

WASHINGTON, D.C. 20036

DAN VANPELT

(202)-540-1924

PLAN STATUS	DATE
1ST 4.1 SUBMISSION	02/15/2022
2ND 4.1 SUBMISSION	08/05/2022

PROFESSIONAL SEAL



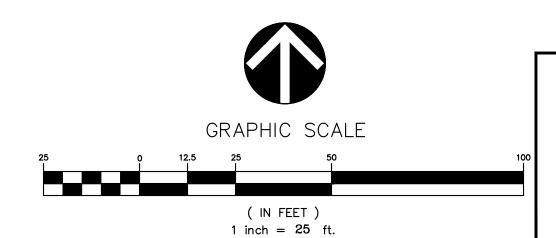
2025 FAIRFAX DRIVE

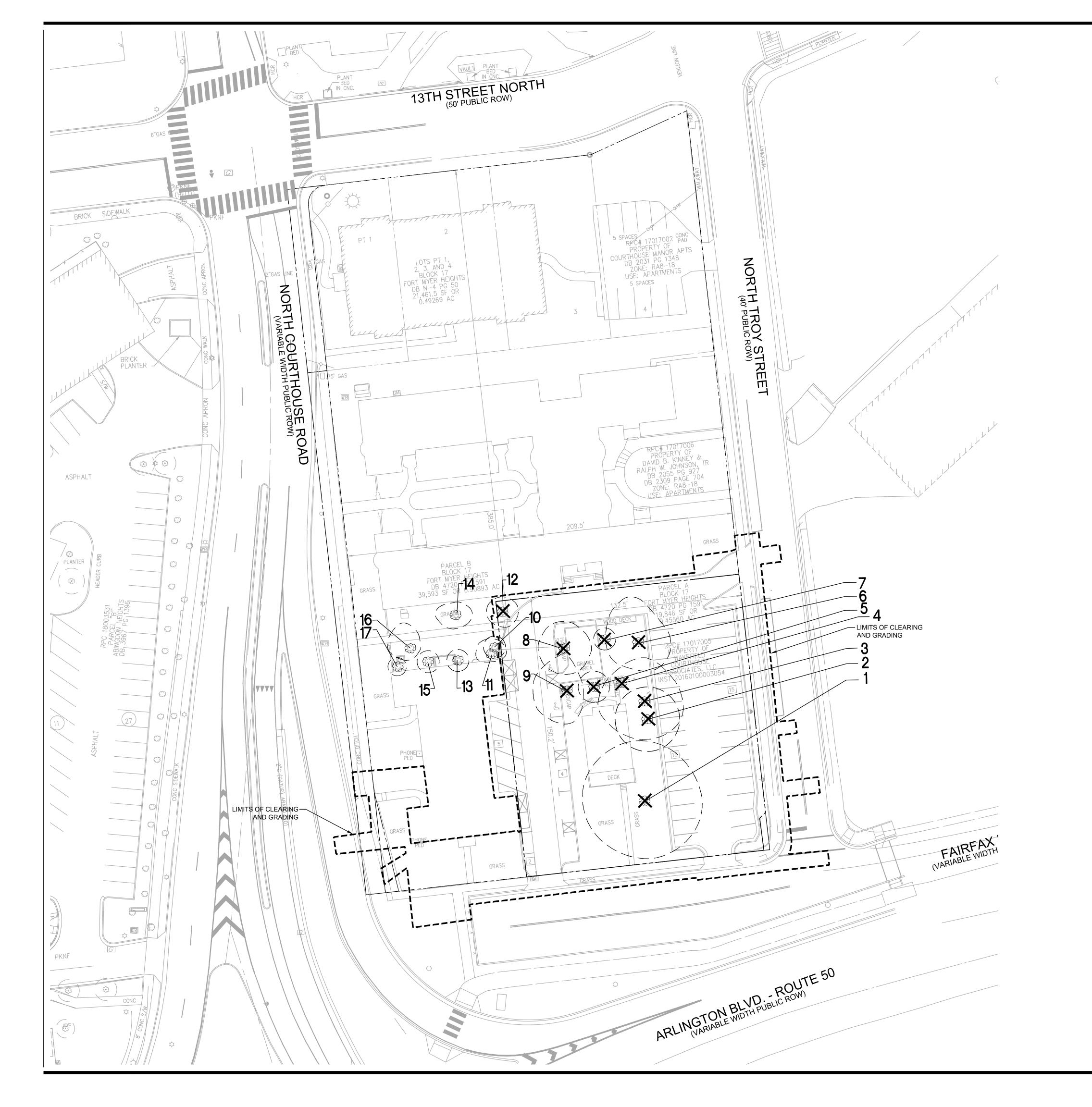
4.1 MAJOR SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

ENCROACHMENT EXHIBIT

7263F	
72625	
1"=25'	
2/15/2022	
VIKA	
	2/15/2022 1"=25'





NOTES:

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

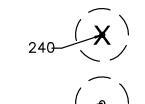
2. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ON-SITE STORAGE OR CONSTRUCTION MATERIALS AND/OR BUILDING EQUIPMENT IS IN CONFORMANCE WITH ARLINGTON COUNTY STANDARDS, AND THAT, IN NO EVENT, SHALL STORAGE OF SAID MATERIALS OR EQUIPMENT ENCROACH INTO ANY AREAS DESIGNATED FOR TREE PRESERVATION.

3. EXISTING TREES ON ADJACENT PROPERTY THAT OVERHANG THE PROJECT SITE MAY BE PRUNED TO FACILITATE CONSTRUCTION AND REDUCE POTENTIAL HAZARDS. SAID PRUNING SHALL NOT BE TO SUCH AN EXTENT THAT HEALTH OF THE SUBJECT TREE IS COMPROMISED.

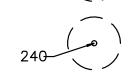
4. CONSTRUCTION EQUIPMENT (TRACKED OR WHEELED) SHALL NOT ENTER OR ENCROACH INTO THE TREE PRESERVATION AREAS. TREE REMOVAL WITHIN THE PRESERVATION AREA SHALL BE EXECUTED USING HAND OPERATED EQUIPMENT SUCH AS CHAIN SAWS, WHEEL BARROWS, RAKES AND SHOVELS IN A MANNER SO AS NOT TO DISTURB OR IMPACT LAND OR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

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

LEGEND:



EXISTING TREE TO BE REMOVED



EXISTING TREE TO BE PRESERVED

---- LIMITS OF CLEARING AND GRADING

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

TREE REPLACEMENT RATES

ATING:	1 - 4.9	Ш	1 TREE
	5 - 9.9	=	2 TREE
	10 - 14.9	11	3 TREE
	15 - 19.9	=	4 TREE
	20 - 24.5	11	5 TREE
	25 +	=	6 TREE

GRAPHIC SCALE

(IN FEET) 1 inch = 25 ft.



VIKA VIRGINIA, LLC

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

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OWNER/APPLICANT: **FORTIS**

FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

1300 19TH STREET NW, SUITE #725 WASHINGTON, D.C. 20036 MATT BUNCH (202)-558-7579

> ARCHITECT: KGD ARCHITECTURE

4040 NORTH FAIRFAX DRIVE, SUITE #1000A ARLINGTON, VA 22203 HENRY MAHNS (202)-338-3800

LANDSCAPE ARCHITECT: VIKA VIRGINIA, LLC 8180 GREENSBORO DRIVE, SUITE #200 MCLEAN, VA 22102 JEFF KREPS (703)-442-7800

TRAFFIC CONSULTANT: GOROVE-SLADE ASSOCIATES INC. 1140 CONNECTICUT AVENUE NW, SUITE #600 WASHINGTON, D.C. 20036 DAN VANPELT (202)-540-1924

PLAN STATUS	DATE
1ST 4.1 SUBMISSION 2ND 4.1 SUBMISSION	02/15/2022 08/05/2022
	-

PROFESSIONAL SEAL



2025 FAIRFAX DRIVE

4.1 MAJOR SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

EXISTING TREE INVENTORY PLAN

DRAWN BY: DESIGNED BY: DATE ISSUED:	VIKA VIKA 2/15/2022	
DWG. SCALE:	1"=25'	
VIKA NO.	7263F	
SHEET NO.	C-02	

Tree #	Species	Size	TRZ	Field Condition	Species Rating	Canopy Position	Total Score	Status	Replacement trees	, —	Acti	vites		Existing Conditions / Problems
		*DBH (in)	R (ft)	%						Root Prune	Mulch	Crown Clean	Tree Protection	
ISTING ON-S	ITE TREES													
1	Quercus alba, White Oak	36	36	90	0.88	Dominant	28.5	Remove	6					Mature tree with V-good scaffold 50% canopy ratioV-good root crown. This tree shows no biotic abiotic issues.
2	Quercus palustris, Pin Oak	17.5	17.5	70	0.65	Dominant	8.0	Remove	2					This tree shown no biotic issues Has had minor utility canopy prun V-good root crown, 33% canopy ratio, good symmetry.
3	Populus deltoides, Eastern Cottonwood	6.25	6.25	45	0.55	Intermediate	1.5	Remove	1					Tree has poor scaffold, v-low canopy ratio, no apparent biotic issues, poor past pruning, twisty trunk stem
4	Populus deltoides, Eastern Cottonwood	9	9	35	0.55	Codominant	1.7	Remove	1					The one trunk stem is the remain of a tree with previous codomina trunk stem. CLF is embedded in trunk stem/root crown. V-poor canopy ratio, poor previous pruning, twisty trunk stem.
5	Populus deltoides, Eastern Cottonwood	8.5	9	40	0.55	Codominant	1.9	Remove	1					The one trunk stem is the remain of a tree with previous codomina trunk stem. CLF is embedded in trunk stem/root crown. Exposed roots are at grade.
6	Populus deltoides, Eastern Cottonwood	17	17	53	0.45	Codominant/ Dominant	4.0	Remove	2					Tree has codominant trunk stem 8 above the existing grade (15"&1" stems). Tree canopy is marginal symmetrical.
9	Morus alba, White Mulberry	16 [*] , 12.75, 15.75	16	35	0.45	Dominant	2.5	Remove	1					Codominant trunk stem w/ a v-lov angle of attachment. 12.75 stem has been topped and 15.75 has sinificant lean
8	Hibiscus syriacus, Rose-ofSharon	7.5 [*] , 3.5, 3.5, 3	8	60	_	Suppressed	_	Remove	_					Tri-dominant stem at 12' above grade. No apparent biotic issues
7	Populus deltoides, Eastern Cottonwood	8.75	9	60	0.55	Codominant	2.9	Remove	1					Tree has 50% canopy ratio, Goo scaffold symmetry, Radial root exposure at grade. No apparent biotic issues.
10	Cornus kousa, Kousa Dogwood	8.5	9	35	0.88	Intermediate	2.6	Preserve	_					Canopy scaffold has significant damage & dieback, v-poor symmetry.
11	Cornus kousa, Kousa Dogwood	11.5 [*] , 5,5.5	6	53	0.88	Intermediate	5.4	Preserve	_					Codominant trunk stem w/ lowe epicormic shoots, good symmeti no apparent biotic issues.
13	Hibiscus syriacus, Rose-ofSharon	10~12 ht	8	60	_	Suppressed	_	Preserve	_					15ft canopy spread. No apparer biotic issues.
12	Prunus serotina, Black Cherry	13 [*] , 3.25, 2, 8	8	30	0.55	Suppressed	2.1	Remove	1					V-poor symmetry & prior pruning, dominant trunk stem, multiple watersprouts, deadwood in canop 8" trunk stem has deadwood con
17	Hibiscus syriacus, Rose-ofSharon	8~10ht	6	60	_	Suppressed	_	Preserve	_					9ft canopy spread.
16	Hibiscus syriacus, Rose-ofSharon	8~10ht	6	60	-	Suppressed	_	Preserve	_					10ft canopy spread.
15	Hibiscus syriacus, Rose-ofSharon	10~12 ht	6	60	-	Suppressed	_	Preserve	_					12ft canopy spread.
14	Cornus kousa, Kousa Dogwood	8.5	9	60	0.88	Intermediate	4.5	Preserve	_					Tree has a leaning trunk stem, 33 canopy ratio, fair/good scaffold
						Computed F	Poploomor	 	 : 16	1				

⁼ 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.

CONDITION RATING: SCALE

(0.2) 20% = POOR

(0.4) 40% = IN DECLINING

(0.6) 60% = GOOD

(0.8) 80% = VERY GOOD(1.0) 100% = EXCELLENT/SPECIMEN

TREE REPLACEMENT RATES

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



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OWNER/APPLICANT: **FORTIS**

1300 19TH STREET NW, SUITE #725 WASHINGTON, D.C. 20036 MATT BUNCH (202)-558-7579

ARCHITECT: KGD ARCHITECTURE

4040 NORTH FAIRFAX DRIVE, SUITE #1000A ARLINGTON, VA 22203 HENRY MAHNS (202)-338-3800

LANDSCAPE ARCHITECT: VIKA VIRGINIA, LLC 8180 GREENSBORO DRIVE, SUITE #200 MCLEAN, VA 22102 JEFF KREPS (703)-442-7800

TRAFFIC CONSULTANT: GOROVE-SLADE ASSOCIATES INC. 1140 CONNECTICUT AVENUE NW, SUITE #600 WASHINGTON, D.C. 20036 DAN VANPELT (202)-540-1924

PLAN STATUS	DATE
1ST 4.1 SUBMISSION	02/15/2022
2ND 4.1 SUBMISSION	08/05/2022

PROFESSIONAL SEAL



2025 FAIRFAX DRIVE

4.1 MAJOR SITE PLAN AMENDMENT

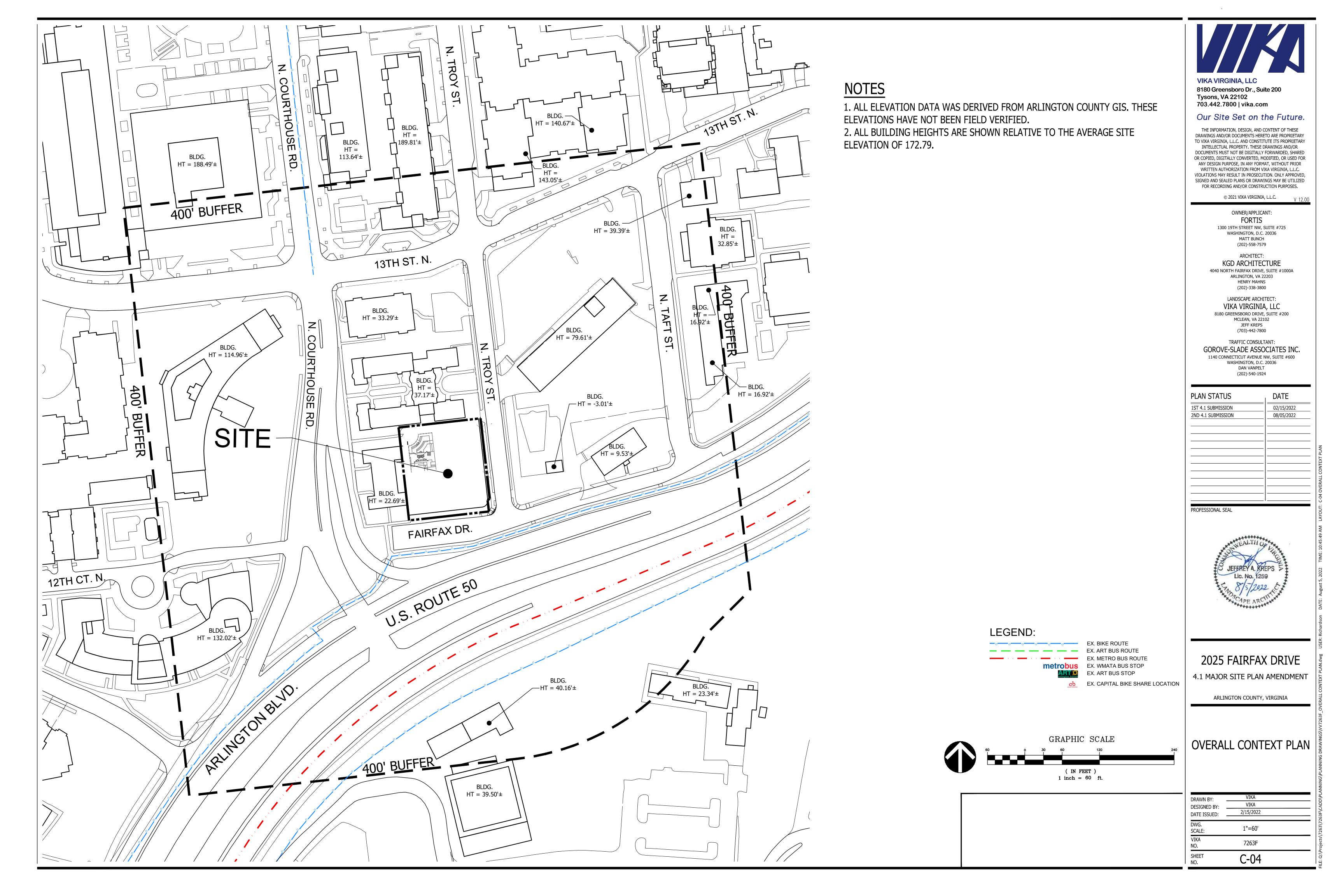
ARLINGTON COUNTY, VIRGINIA

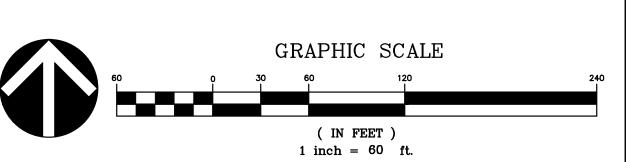
EXISTING TREE SURVEY & REPLACEMENT DATA

DRAWN BY: DESIGNED BY: DATE ISSUED:	VIKA VIKA 2/15/2022	
DWG. SCALE:	AS NOTED	
VIKA NO.	7263F	
SHEET NO.	C-03	

TRZ = Typical Root Zone (1 foot of radius per inch of tree diameter) TRZ 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 and based on methods outlined in the 9th edition of the "Guide for Plant Appraisal", published by the International Socielty of Arboriculture.







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ARCHITECT: KGD ARCHITECTURE

4040 NORTH FAIRFAX DRIVE, SUITE #1000A ARLINGTON, VA 22203 HENRY MAHNS (202)-338-3800

LANDSCAPE ARCHITECT:
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE, SUITE #200
MCLEAN, VA 22102
JEFF KREPS
(703)-442-7800

TRAFFIC CONSULTANT:
GOROVE-SLADE ASSOCIATES INC.

1140 CONNECTICUT AVENUE NW, SUITE #600
WASHINGTON, D.C. 20036
DAN VANPELT
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PLAN STATUS	DATE
1ST 4.1 SUBMISSION 2ND 4.1 SUBMISSION	02/15/2022 08/05/2022

PROFESSIONAL SEAL



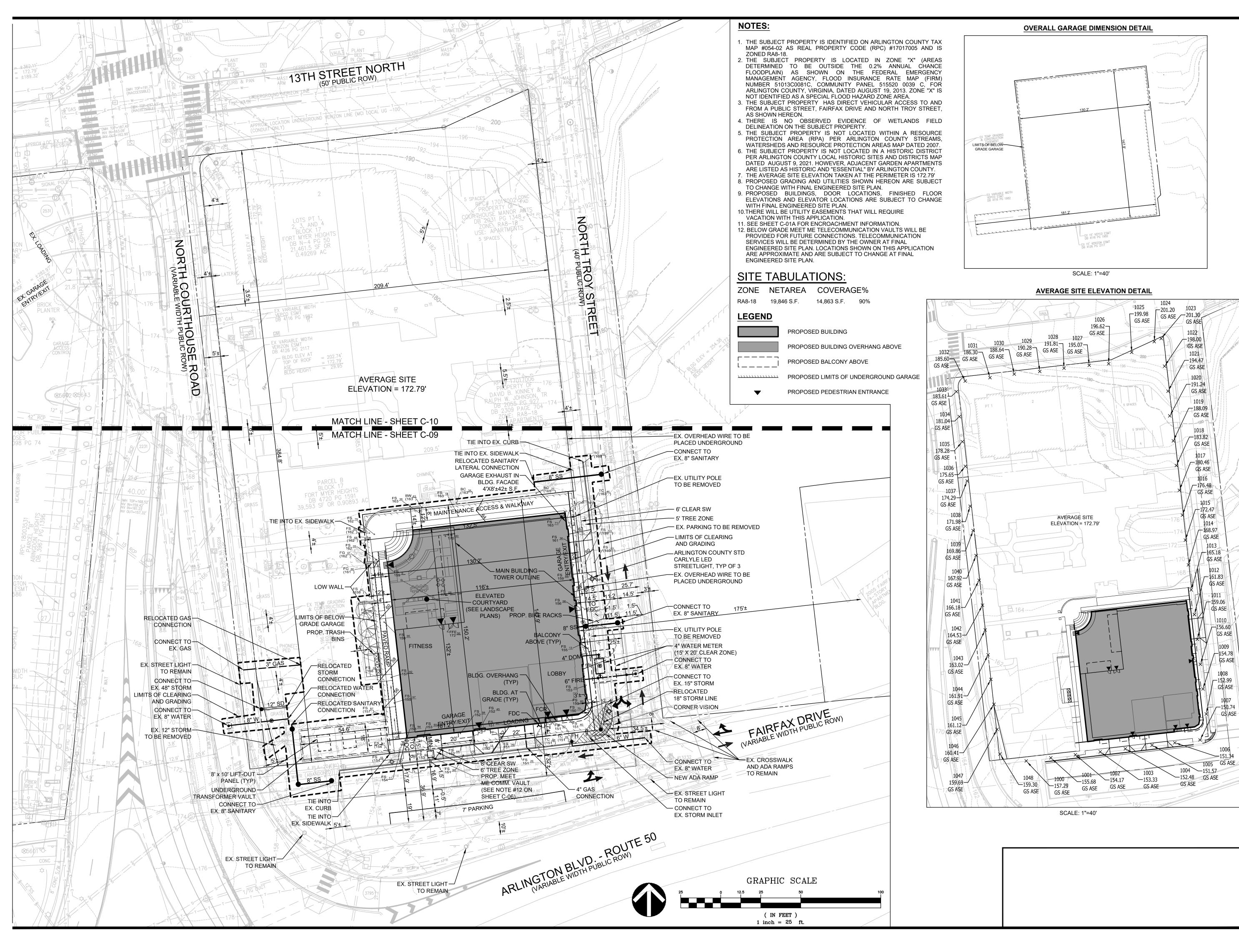
2025 FAIRFAX DRIVE

4.1 MAJOR SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

AERIAL CONTEXT PLAN

DRAWN BY:	VIKA	
DESIGNED BY:	VIKA	ADI
DATE ISSUED:	2/15/2022	
		263
DWG.	1"=60'	Q:\Projects\7263\7263F\CADD\PLA
SCALE:	1 -00	
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SHEET	$C \Omega \Gamma$	
NO.	C-05	





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WASHINGTON, D.C. 20036 MATT BUNCH (202)-558-7579

ARCHITECT:
KGD ARCHITECTURE
4040 NORTH FAIRFAX DRIVE, SUITE #1000A

ARLINGTON, VA 22203 HENRY MAHNS

(202)-338-3800

LANDSCAPE ARCHITECT:

VIKA VIRGINIA, LLC

8180 GREENSBORO DRIVE, SUITE #200

MCLEAN, VA 22102

JEFF KREPS

(703)-442-7800

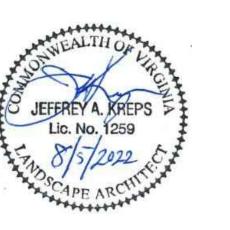
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WASHINGTON, D.C. 20036
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/	PLAN STATUS	DATE	
	1ST 4.1 SUBMISSION	02/15/2022	
	2ND 4.1 SUBMISSION	08/05/2022	
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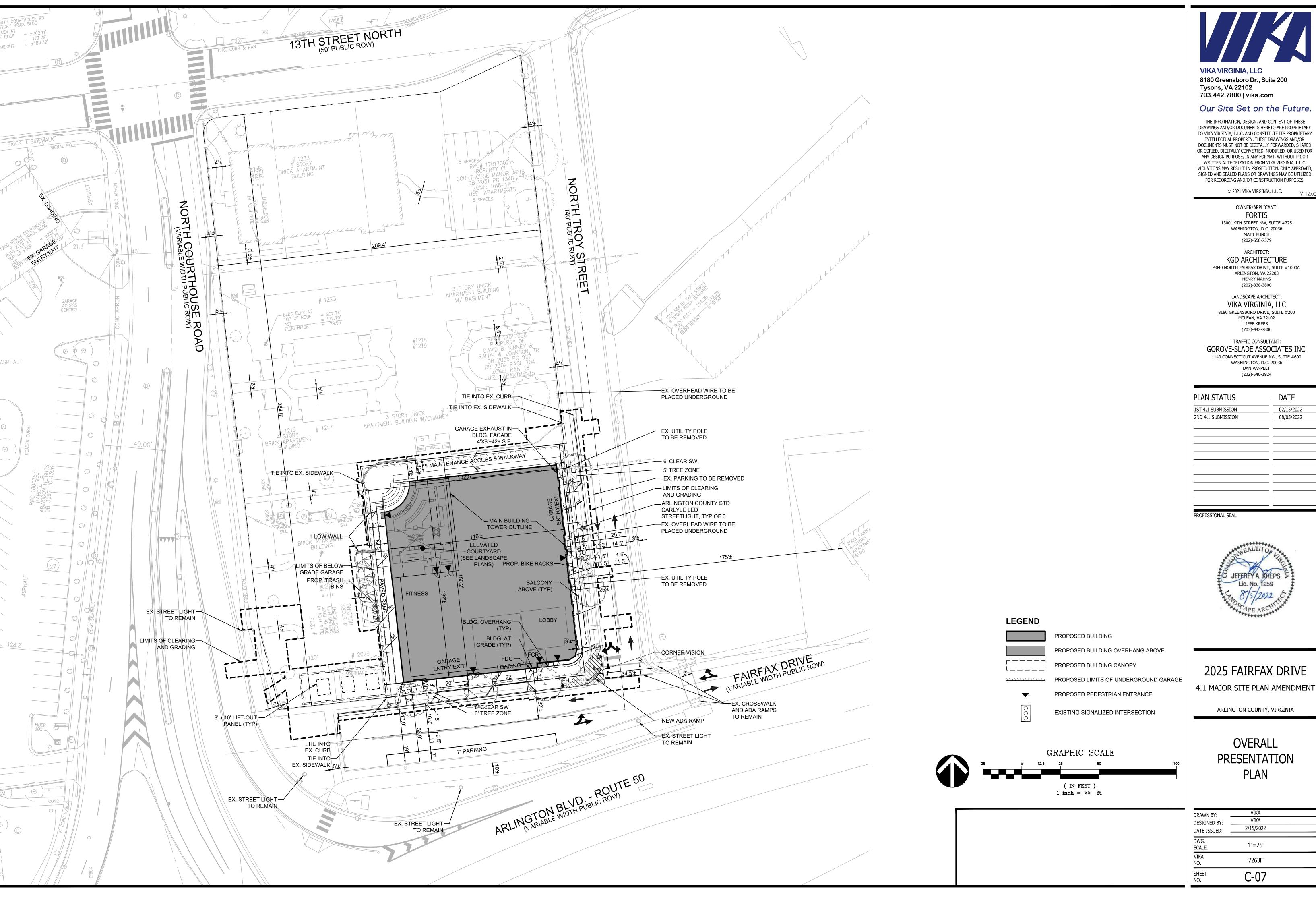
2025 FAIRFAX DRIVE

ARLINGTON COUNTY, VIRGINIA

4.1 MAJOR SITE PLAN AMENDMENT

OVERALL PLOT & LOCATION PLAN

DRAWN BY: _ DESIGNED BY: _ DATE ISSUED: _	VIKA VIKA 2/15/2022	
DWG. SCALE:	AS NOTED	
VIKA NO.	7263F	
SHEET NO.	C-06	



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LANDSCAPE ARCHITECT: VIKA VIRGINIA, LLC 8180 GREENSBORO DRIVE, SUITE #200 MCLEAN, VA 22102 JEFF KREPS (703)-442-7800

TRAFFIC CONSULTANT: GOROVE-SLADE ASSOCIATES INC. 1140 CONNECTICUT AVENUE NW, SUITE #600 WASHINGTON, D.C. 20036 DAN VANPELT

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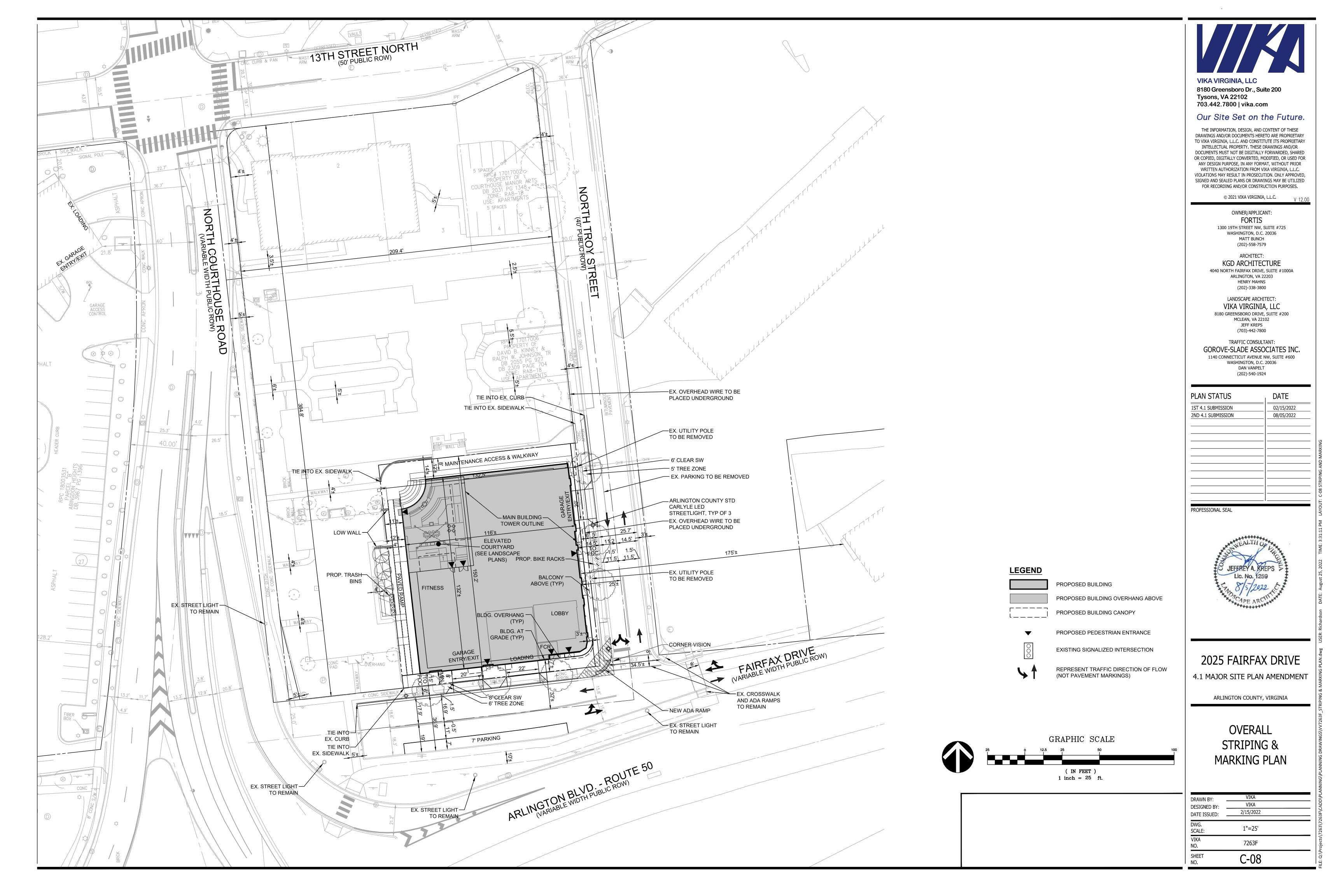


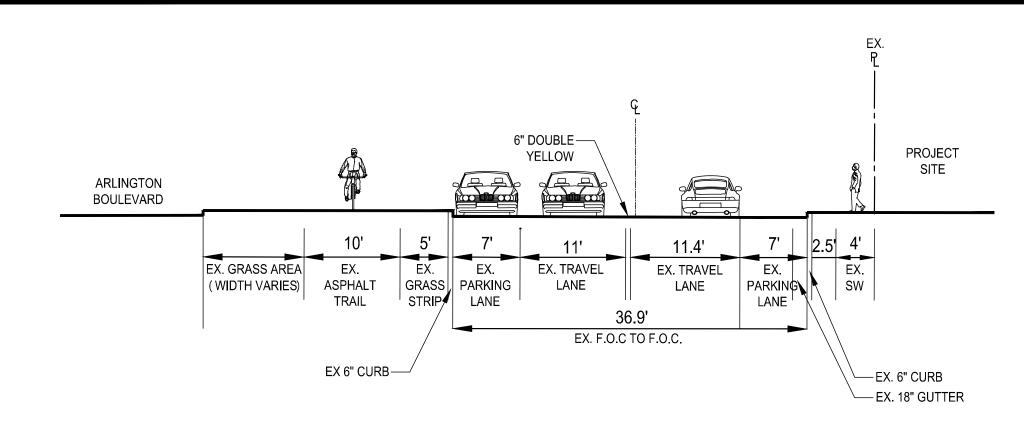
2025 FAIRFAX DRIVE

ARLINGTON COUNTY, VIRGINIA

OVERALL PRESENTATION

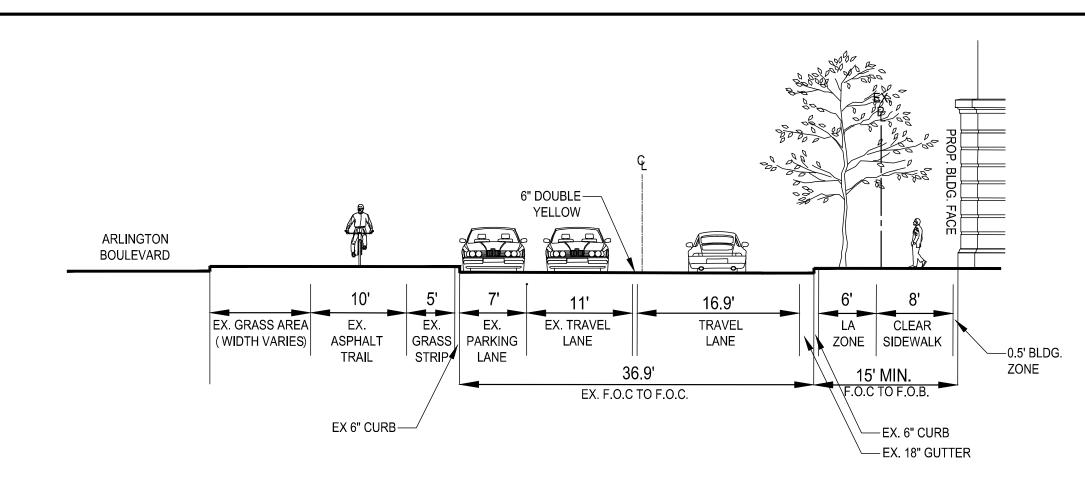
DRAWN BY: DESIGNED BY: DATE ISSUED:	VIKA VIKA 2/15/2022	
DWG. SCALE:	1"=25'	
VIKA NO.	7263F	
SHEET NO.	C-07	





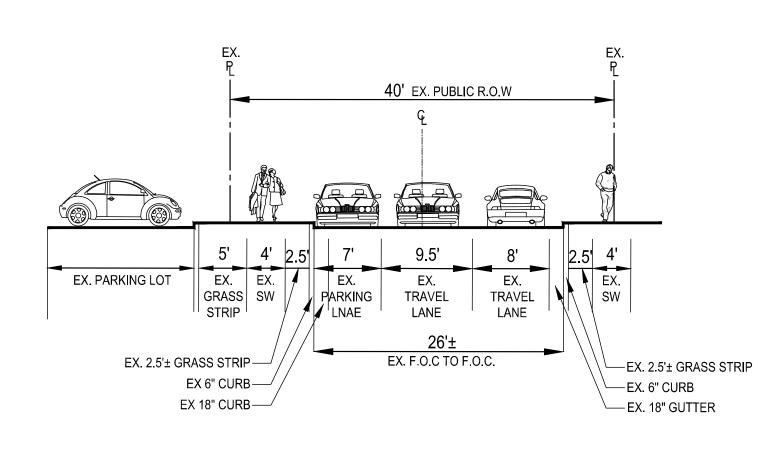
SECTION A-A (LOOKING WEST)

EXISTING - FAIRFAX DRIVE



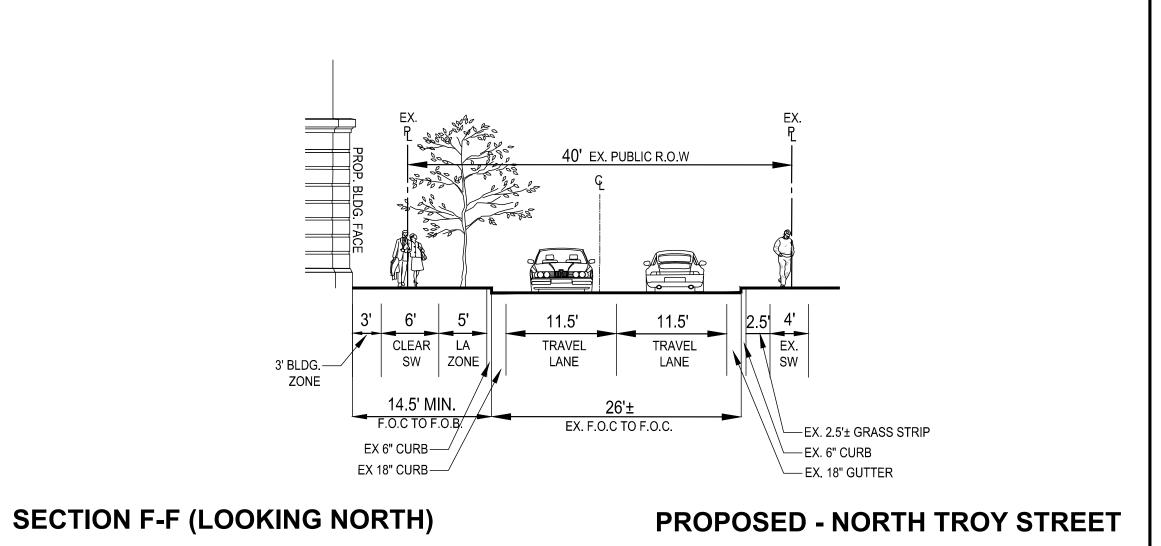
SECTION A-A (LOOKING WEST)

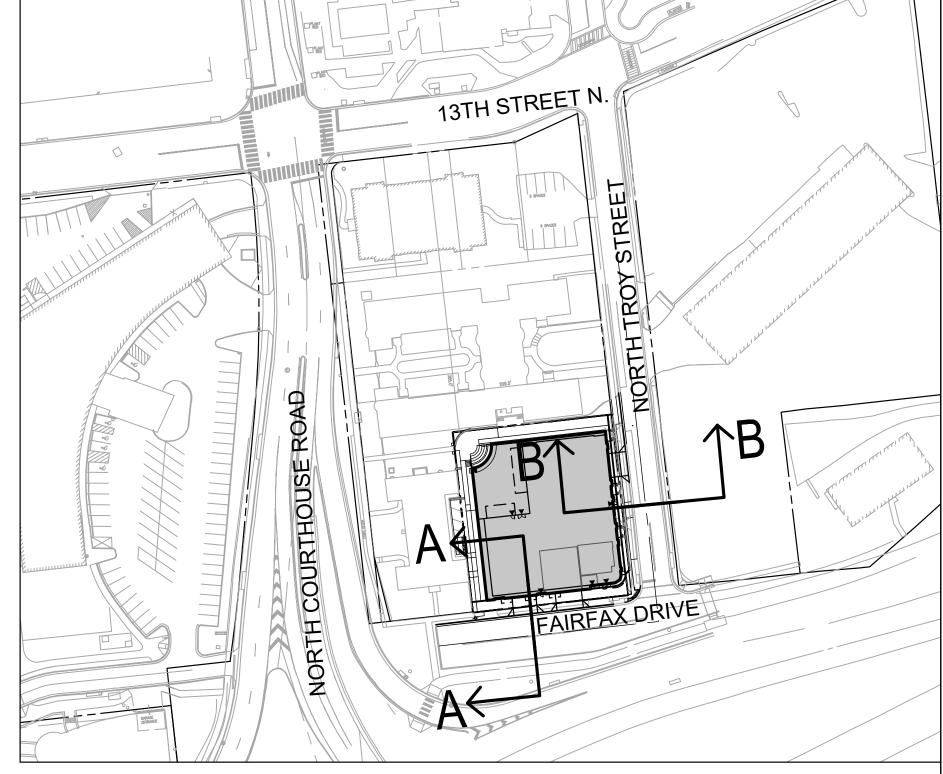
PROPOSED - FAIRFAX DRIVE



SECTION B-B(LOOKING NORTH)

EXISTING - NORTH TROY STREET





SCALE: 1" = 80'



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1300 19TH STREET NW, SUITE #725 WASHINGTON, D.C. 20036 MATT BUNCH (202)-558-7579

ARCHITECT:
KGD ARCHITECTURE

4040 NORTH FAIRFAX DRIVE, SUITE #1000A
ARLINGTON, VA 22203
HENRY MAHNS
(202)-338-3800

LANDSCAPE ARCHITECT:
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE, SUITE #200
MCLEAN, VA 22102
JEFF KREPS
(703)-442-7800

TRAFFIC CONSULTANT:
GOROVE-SLADE ASSOCIATES INC.

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WASHINGTON, D.C. 20036
DAN VANPELT
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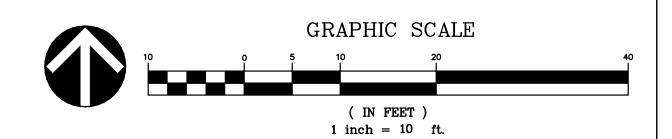
2025 FAIRFAX DRIVE

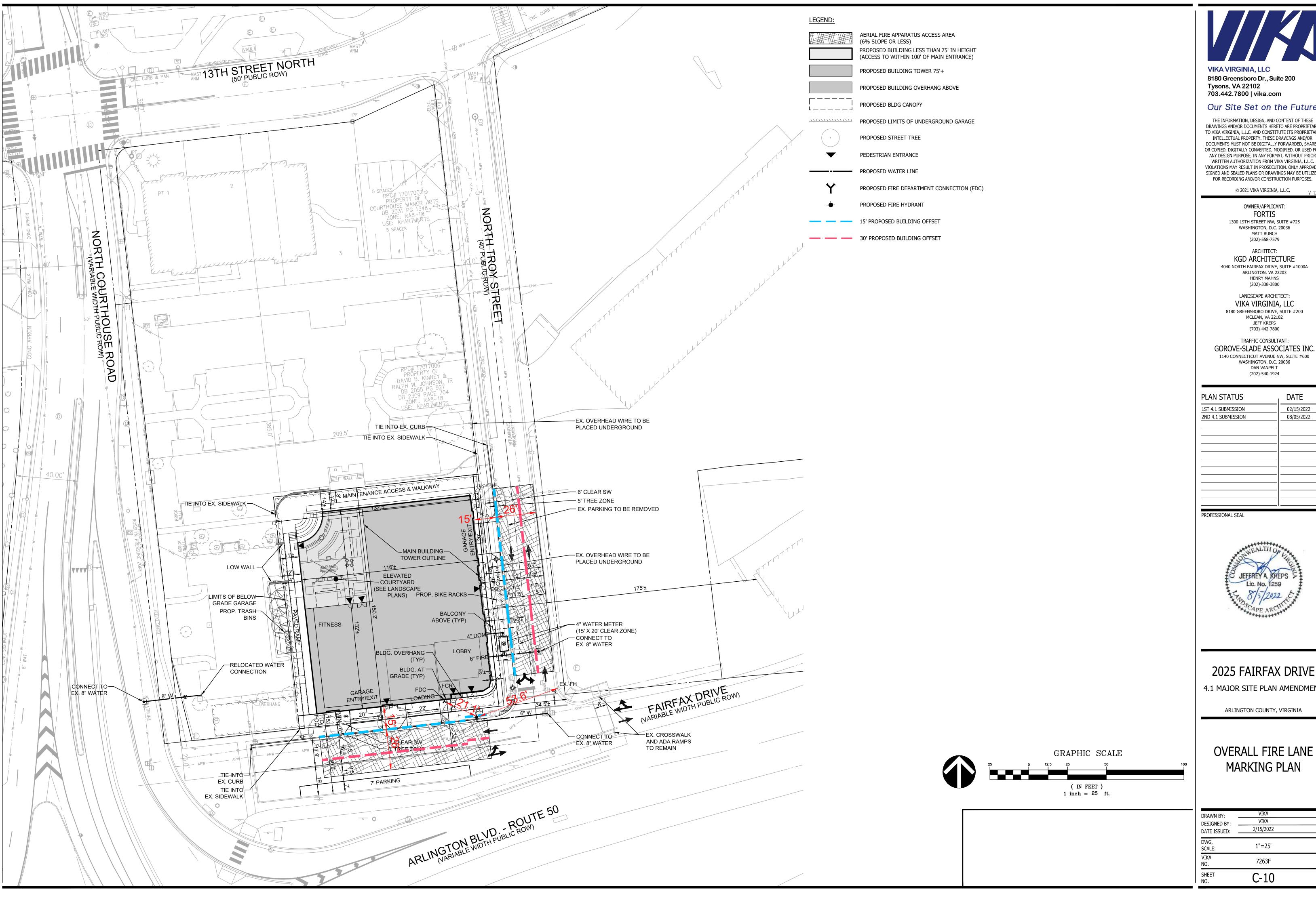
4.1 MAJOR SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

EXISTING & PROPOSED STREET SECTIONS

DRAWN BY: DESIGNED BY: DATE ISSUED:	VIKA VIKA 2/15/2022	
DWG. SCALE:	AS NOTED	
VIKA NO.	7263F	
SHEET NO.	C-09	







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ARCHITECT: KGD ARCHITECTURE

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LANDSCAPE ARCHITECT: VIKA VIRGINIA, LLC 8180 GREENSBORO DRIVE, SUITE #200 MCLEAN, VA 22102 JEFF KREPS (703)-442-7800

TRAFFIC CONSULTANT: GOROVE-SLADE ASSOCIATES INC. 1140 CONNECTICUT AVENUE NW, SUITE #600 WASHINGTON, D.C. 20036 DAN VANPELT (202)-540-1924

PLAN STATUS	_I DATE
1ST 4.1 SUBMISSION	02/15/2022
2ND 4.1 SUBMISSION	08/05/2022

PROFESSIONAL SEAL



2025 FAIRFAX DRIVE

4.1 MAJOR SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

OVERALL FIRE LANE MARKING PLAN

DRAWN BY: DESIGNED BY: DATE ISSUED:	VIKA VIKA 2/15/2022	Q:\Projects\7263\7263F\CADD\PLA
DWG. SCALE:	1"=25'	7263\72
VIKA NO.	7263F	rojects\
SHEET NO.	C-10	FILE: Q:\P



EXISTING CONDITIONS LAND USE MAP

EXISTING CONDITIONS LEGEND:

SWM BOUNDARY= 0.68 ACRES



EXISTING IMPERVIOUS AREA = 0.44 ACRES



EXISTING PERVIOUS AREA (MANAGED TURF) = 0.24 ACRES



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ARCHITECT:
KGD ARCHITECTURE

4040 NORTH FAIRFAX DRIVE, SUITE #1000A ARLINGTON, VA 22203 HENRY MAHNS (202)-338-3800

LANDSCAPE ARCHITECT:
VIKA VIRGINIA, LLC

8180 GREENSBORO DRIVE, SUITE #200
MCLEAN, VA 22102
JEFF KREPS
(703)-442-7800

TRAFFIC CONSULTANT:

GOROVE-SLADE ASSOCIATES INC.

1140 CONNECTICUT AVENUE NW, SUITE #600
WASHINGTON, D.C. 20036
DAN VANPELT
(202)-540-1924

PLAN STATUS	_I DATE
1ST 4.1 SUBMISSION	02/15/2022
2ND 4.1 SUBMISSION	08/05/2022
-	

PROFESSIONAL SEAL



2025 FAIRFAX DRIVE

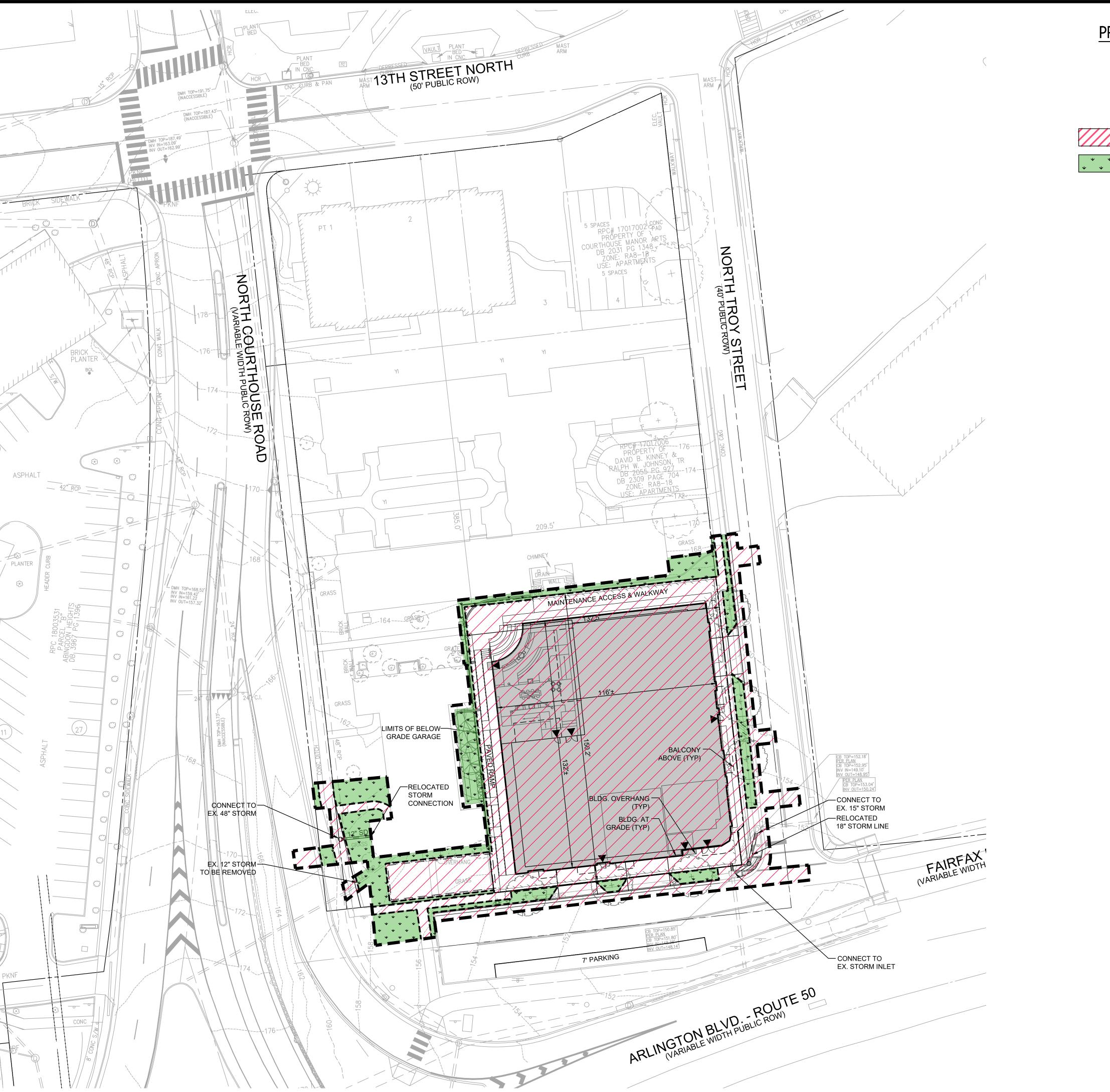
4.1 MAJOR SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

PRE-SWM BMP MAP

(IN FEET) 1 inch = 25 ft.

DRAWN BY:	VIKA	
DESIGNED BY: _	VIKA	
DATE ISSUED:	2/15/2022	
DWG. SCALE:	1" = 25'	E. O. V. Project & V. 726.3 /
VIKA NO.	7263F	 rojects
SHEET NO.	C-11	



PROPOSED CONDITIONS LAND USE MAP

PROPOSED CONDITIONS LEGEND:

SWM BOUNDARY= 0.68 ACRES

PROPOSED IMPERVIOUS AREA = 0.58 ACRES

PROPOSED PERVIOUS AREA (MANAGED TURF) = 0.10 ACRES



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PLAN STATUS	_I DATE
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PROFESSIONAL SEAL



2025 FAIRFAX DRIVE

ARLINGTON COUNTY, VIRGINIA

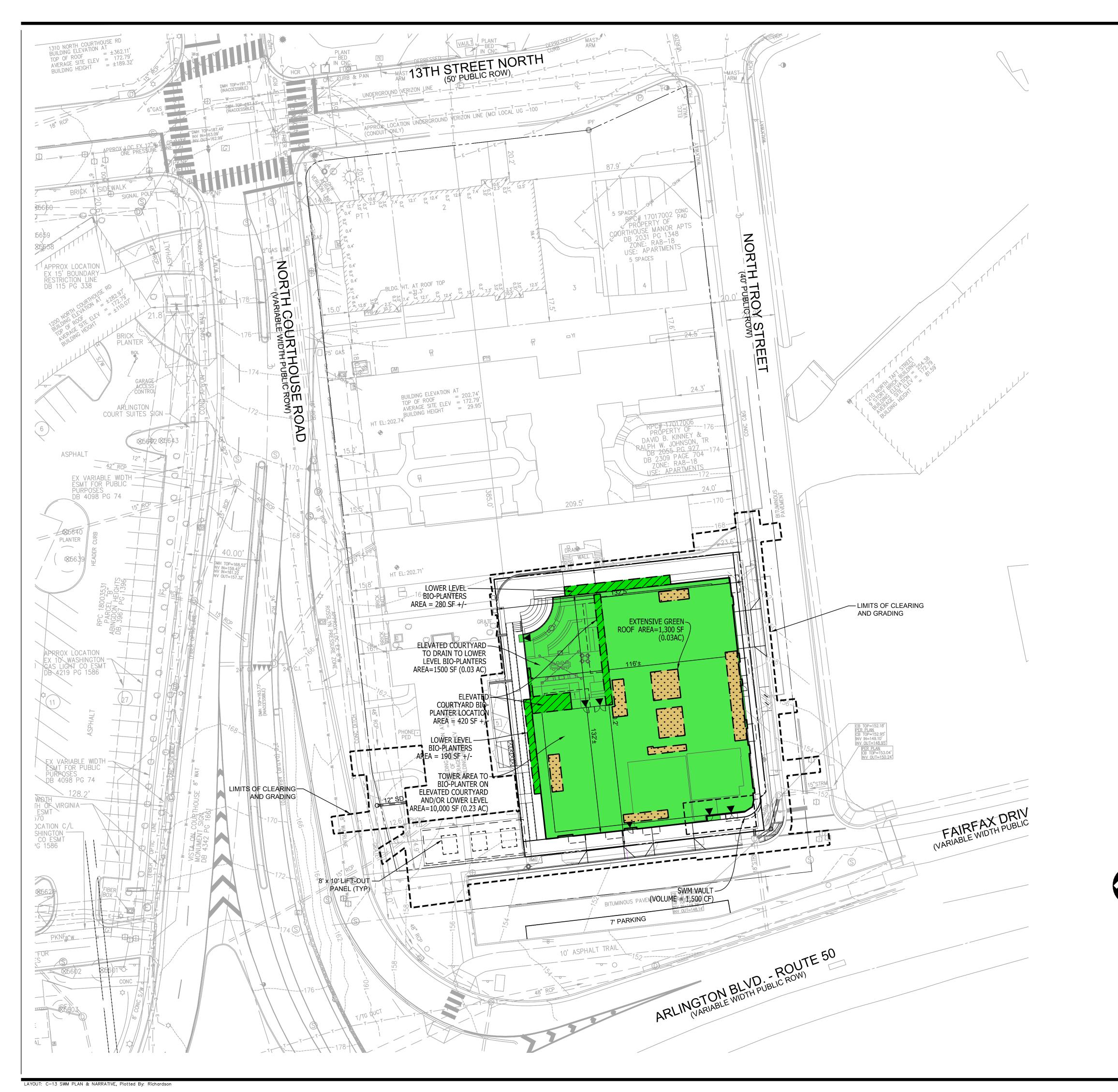
4.1 MAJOR SITE PLAN AMENDMENT

POST-SWM BMP MAP

GRAPHIC SCALE

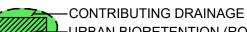
(IN FEET) 1 inch = 25 ft.

DRAWN BY: DESIGNED BY: DATE ISSUED:	VIKA VIKA 2/15/2022	
DWG. SCALE:	1"=25'	
VIKA NO.	7263F	
SHEET NO.	C-12	



SWM LEGEND

DEVICE DCR STD./SPEC (COMMON NAME)



URBAN BIORETENTION (ROOFTOP DISCONNECT TO SWM PLANTER)

VEGETATED ROOF 1 (EXTENSIVE GREEN ROOF)

DRAINAGE AREAS:

ELEVATED COURTYARD PLANTER DRAINAGE AREA = 10,000 SF FOOTPRINT = 500 SF

LOWER LEVEL PLANTER: DRAINAGE AREA =1,500 SF FOOTPRINT = 125 SF

GREEN ROOF DRAINAGE AREA AND FOOTPRINT = 1,300 SF

DETENTION VAULT: VOLUME = 1,500 SF

STORMWATER NARRATIVE:

THE TOTAL SITE AREA IS 0.46 AC. THE LIMITS OF WORK OR LIMITS OF STORMWATER MANAGEMENT IS THE 0.68 AC SITE, AS SHOWN AND LABELED ON THIS SHEET. THE EXISTING CONDITIONS ARE 65% IMPERVIOUS, CONSISTING OF AN ASPHALT PARKING LOT AND ADJACENT GRASS AND GRAVEL AREAS. THE PROPOSED REDEVELOPMENT CONSISTS OF A MULTI-STORY, MIXED-USE RESIDENTIAL BUILDING WITH A BELOW GRADE PARKING GARAGE STRUCTURE. THE PROPOSED SITE IS APPROXIMATELY 85% IMPERVIOUS AND WILL PROVIDE SWM MEASURES IN ACCORDANCE WITH THE 2014 VIRGINIA STATE REGULATIONS FOR REDEVELOPMENT. THE REQUIRED PHOSPHORUS REMOVAL RATE WILL BE PROVIDED BY THE SWM PRACTICES INTEGRATED INTO THIS DEVELOPMENT.

WATER QUALITY NARRATIVE:

STORMWATER MANAGEMENT WILL BE PROVIDED USING THE PROPOSED ON-SITE BMP FACILITIES IN THE FORM OF EXTENSIVE VEGETATED ROOF AND STORMWATER PLANTERS. PORTIONS OF THE HIGH ROOF AREAS OF WILL BE TREATED BY EXTENSIVE VEGETATED ROOF, WITH THE REMAINDER OF THE HIGH ROOF AREAS DRAINING TO STORMWATER PLANTERS LOCATED ON THE ELEVATED COURTYARD OR LOWER LEVEL AREAS. THE ELEVATED COURTYARD AREA WILL ALSO DRAIN TO STORMWATER PLANTERS LOCATED ON THE LOWER LEVEL. SEE THIS SHEET FOR PROPOSED LOCATIONS OF BMP FACILITIES AND THE AREAS TREATED.

THE FINAL SIZES AND LOCATIONS OF THE PROPOSED SWM/BMP FACILITIES MAY BE ADJUSTED WITH THE CIVIL ENGINEERED PLAN. ADDITIONAL SWM/ BMP FACILITIES MAYBE PROVIDED AT THE FINAL CIVIL ENGINEERED PLAN AS NECESSARY TO COMPLY WITH THE 2014 SWM REGULATIONS.

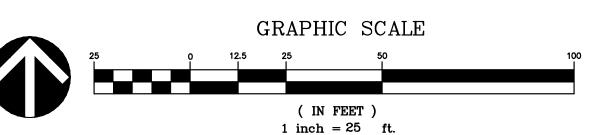
WATER QUANTITY/DETENTION NARRATIVE:

AS NOTED ABOVE THE PROPOSED DEVELOPMENT WILL RESULT IN AN INCREASE OF IMPERVIOUS AREA. THE PROPOSED WATER QUALITY STRUCTURES WILL REDUCE THE RUNOFF FROM THE PROPOSED DEVELOPMENT. ANY ADDITIONAL DETENTION VOLUME WILL BE PROVIDED BY A PROPOSED STORMWATER MANAGEMENT VAULT FOR THE SUBJECT SITE TO SATISFY THE ENERGY BALANCE EQUATION (SEE SHEET C-15) FOR CHANNEL PROTECTION AND FLOOD PROTECTION. THE ROOF AND ELEVATED COURTYARD AREAS WILL BE COLLECTED AND ROUTED THROUGH THE STORMWATER MANAGEMENT VAULT LOCATED IN THE BELOW GRADE GARAGE BEFORE OUTFALLING INTO AN EXISTING UNDERGROUND CLOSED CONDUIT LOCATED IN FAIRFAX DRIVE.

ADDITIONAL DETENTION FACILITIES IN CONJUNCTION WITH THE RUNOFF REDUCTIONS PRACTICES LISTED ABOVE, WILL BE DESIGNED TO ENSURE THAT THE TOTAL POST-DEVELOPMENT RUNOFF FOR THE 1 YEAR AND 10 YEAR STORM EVENTS IS EQUAL OR LESS THAN THE EXISTING RUNOFF. THE DESIGN WILL BE COORDINATED WITH ARLINGTON COUNTY DES STAFF, TO ENSURE THAT THE DESIGN DOES NOT RESULT IN AN INCREASE IN FLOOD RISK TO THE DOWNSTREAM PROPERTIES.

OVERLAND RELIEF NARRATIVE

THE PROPOSED DEVELOPMENT WILL BE GRADED IN A MANNER TO CONVEY THE ANTICIPATED FLOW FROM THE 100 YEAR STORM EVENT (SHOULD THE EXISTING AND PROPOSED STORM DRAIN SYSTEM (PIPES AND INLETS) BECOME INOPERABLE) TO ENSURE THAT NO HABITABLE SPACES ARE INUNDATED BY THE 100 YEAR EVENT. THE FINAL GRADING AND OVERLAND RELIEF PATH MAY BE SUBJECT TO ADJUSTMENTS WITH THE FINAL CIVIL ENGINEERED PLAN.



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OWNER/APPLICANT: FORTIS

FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

1300 19TH STREET NW, SUITE #725 WASHINGTON, D.C. 20036 MATT BUNCH (202)-558-7579

ARCHITECT:

KGD ARCHITECTURE

4040 NORTH FAIRFAX DRIVE, SUITE #1000A

ARLINGTON, VA 22203

HENRY MAHNS

(202)-338-3800

LANDSCAPE ARCHITECT:

VIKA VIRGINIA, LLC

8180 GREENSBORO DRIVE, SUITE #200

MCLEAN, VA 22102

JEFF KREPS

TRAFFIC CONSULTANT:

GOROVE-SLADE ASSOCIATES INC.

1140 CONNECTICUT AVENUE NW, SUITE #600
WASHINGTON, D.C. 20036
DAN VANPELT
(202)-540-1924

(703)-442-7800

PLAN STATUS	_I DATE
1ST 4.1 SUBMISSION	02/15/2022
2ND 4.1 SUBMISSION	08/05/2022

PROFESSIONAL SEAL



2025 FAIRFAX DRIVE

4.1 MAJOR SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

STORMWATER MANAGEMENT PLAN

DRAWN BY: DESIGNED BY: DATE ISSUED:	VIKA VIKA 2/15/2022	
DWG. SCALE:	1" = 25'	
VIKA NO.	7263F	
SHEET NO.	C-13	

Drainage Area A Land Cover (acres) **B** Soils C Soils D Soils **Totals** 0.0000 Forest/Open Space (acres) 0.0000 0.1000 0.2500 Managed Turf (acres) 0.1000 0.5800 Impervious Cover (acres) 0.5800 Total 0.6800 Runoff Practice Reduction Turf Credit Cover Credit Upstream Reduction Credit (%) Area (acres) Area (acres) Practice (ft³) (ft³)

CLEAR BMP AREAS

Post Development Treatment Volume in D.A. A (ft³) 2,090.8800

Date: 2/3/2022 Project: Wakefield Manor Units: English Areal Units: Acres

Reach Area(ac) RCN Tc

0.68 92 0.100

WinTR-55 Current Data Description

--- Identification Data ---

--- Sub-Area Data ---

Outlet

Rainfall Depth by Rainfall Return Period

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

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

User-provided custom storm data

4.85 .0 .0 .0 2.62

--- Storm Data --

SubTitle: Existing

State: Virginia

Name

Existing

2-Yr

(in)

3.35

Sub-Area

or Reach

SUBAREAS

Existing

Proposed A

Total area: .68 (ac)

Description

Rainfall Distribution Type: NOAA_C

or Reach 10-Yr 1-Yr

Proposed A 3.37 1.65

OUTLET 3.37 1.65

Identifier (cfs) (cfs)

SUBAREAS

REACHES

Dimensionless Unit Hydrograph: <standard>

Identifier (cfs) (cfs)

Total area: .68 (ac)

5-Yr

Rainfall Distribution Type: NOAA C

10-Yr 1-Yr

3.32 1.59

--- Sub-Area Data ---

--- Storm Data --

Rainfall Depth by Rainfall Return Period

3.35 .0 4.85 .0 .0 .0 2.62

Storm Data Source: User-provided custom storm data

Wakefield Manor

Proposed Adjusted

Fairfax NOAA_C County, Virginia

Watershed Peak Table

Peak Flow by Rainfall Return Period

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

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

Reach

Dimensionless Unit Hydrograph: <standard>

Wakefield Manor

Existing

Fairfax NOAA_C County, Virginia

Watershed Peak Table

Peak Flow by Rainfall Return Period

Area(ac) RCN Tc

0.68 93 0.100

Storm Data Source:

County: Fairfax NOAA_C

Description

VIKA VIRGINIA, LLC 8180 Greensboro Dr., Suite 200 Filename: Q:\Projects\7263\7263F\DATA\SWM\4.1\7263F Existing TR55.w55 **Tysons, VA 22102**

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TRAFFIC CONSULTANT: GOROVE-SLADE ASSOCIATES INC. 1140 CONNECTICUT AVENUE NW, SUITE #600 WASHINGTON, D.C. 20036 DAN VANPELT (202)-540-1924

REACHES		
OUTLET 3.32 1.59	PLAN STATUS	DATE
WinTR-55 Current Data Description	1ST 4.1 SUBMISSION 2ND 4.1 SUBMISSION	02/15/2022 08/05/2022
Identification Data		
User: Date: 2/3/2022 Project: Wakefield Manor Units: English SubTitle: Proposed Adjusted Areal Units: Acres State: Virginia County: Fairfax NOAA_C Filename: Q:\Projects\7263\7263F\DATA\SWM\4.1\7263F Proposed-Adjusted TR55.w55		

PROFESSIONAL SEAL



2025 FAIRFAX DRIVE

4.1 MAJOR SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

STORMWATER MANAGEMENT **CALCULATIONS & DETAILS**

DRAWN BY: DESIGNED BY: DATE ISSUED:	VIKA VIKA 2/15/2022	
DWG. SCALE:	N/A	
VIKA NO.	7263F	
SHEET NO.	C-14	

0.9500 Total Phosphorus Available for Removal in D.A. A (lb/yr) 1.3137 **Stormwater Best Management Practices (RR = Runoff Reduction)** --Select from dropdown lists-Phosphorus Untreated Remaining Total BMP Phosphorus Remaining Load from **Phosphorus** ownstream Practice to be Runoff Treatment Removal Removed By Phosphorus **Load to Practice Employed** Upstream Practice (lb) Load (lb) Volume (ft³) Volume (ft³) Efficiency (%) Practices (lb) . Vegetated Roof (RR) 1.a. Vegetated Roof #1 (Spec #5) 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 1.b. Vegetated Roof #2 (Spec #5) 0.0649 62.0730 41.3820 103.4550 0.0390 0.0260 None . Rooftop Disconnection (RR) 2.a. Simple Disconnection to A/B Soils 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 (Spec #1) 2.b. Simple Disconnection to C/D Soils 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 (Spec #1) 2.c. To Soil Amended Filter Path as per 0.0000 0.0000 50 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 specifications (existing C/D soils) (Spec #4) 2.d. To Dry Well or French Drain #1, 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 Micro-Infilration #1 (Spec #8) 2.e. To Dry Well or French Drain #2, 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 Micro-Infiltration #2 (Spec #8) 2.f. To Rain Garden #1, 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 40 0.0000 25 Micro-Bioretention #1 (Spec #9) 2.g. To Rain Garden #2, 0.0000 0.0000 0.0000 0.0000 80 0.0000 0.0000 0.0000 50 0.0000 Micro-Bioretention #2 (Spec #9) 2.h. To Rainwater Harvesting (Spec #6) 0.0000 0.0000 0.0000 0 0.0000 0.0000 0.0000 0.0000 0.0000 Z.i. To Stormwater Planter. 0.2600 0.0000 537.9660 896.6100 0.0000 0.5627 0.3095 0.2532 358.6440 Urban Bioretention (Spec #9, Appendix A)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.0000	0.0000	0.0000	0.0000	0.0000	OK.
IMPERVIOUS COVER (ac)	0.5800	0.0000	0.0000	0.0000	0.0000	OK.
IMPERVIOUS COVER TREATED (ac)	0.2900	0.0000	0.0000	0.0000	0.0000	OK.
MANAGED TURF AREA (ac)	0.1000	0.0000	0.0000	0.0000	0.0000	OK.
MANAGED TURF AREA TREATED (ac)	0.0000	0.0000	0.0000	0.0000	0.0000	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	
Site Treatment Volume (ft³)[Runoff Reduction Volume and TP By Drainage Area	2,090.8800					
Runon Reduction Volume and 17 by Dramage Area	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUN OFF REDUCTION VOLUME ACHIEVED (ft ³)	420.7170	0.0000	0.0000	0.0000	0.0000	420.7170
TP LOAD AVAILABLE FOR REMOVAL (Ib/yr)	1.3137	0.0000	0.0000	0.0000	0.0000	1.3137
TP LOAD REDUCTION ACHIEVED (Ib/yr)	0.3484	0.0000	0.0000	0.0000	0.0000	0.3484
TP LOAD REMAINING (lb/yr)	0.9653	0.0000	0.0000	0.0000	0.0000	0.9653
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	2.8550	0.0000	0.0000	0.0000	0.0000	2.8550
Total Phosphorus						
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	1.3137	1				
TP LOAD REDUCTION REQUIRED (lb/yr)	0.3470					
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.3484	1				
TP LOAD REMAINING (lb/yr):	0.9653	1				
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.0000	**				
**No fu	rther TP load re	duction required				
Total Nitrogen (For Information Purposes)						
POST-DEVELOPMENT LOAD (lb/yr)	9.3980]				
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	2.8550	1				
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	6.5430					

RUNOFF DEPTH REDUCTION COMPUTATIONS

				1-year storm	2-year storm	10-year storm			
			Storm Depth (in)	2.69	3.2	4.84]		
	RV _{Developed} (in) with no Runoff Reduction			2.15	2.64	4.26	From RRM		
		RV _{Developed} (in) with Storage Provided 1.98 2.48 4.09				4.09	Computed: RV Developmed with no RR-Runoff Reduction/DA		
			CN adjusted	93	93	93	From TR-55: $CN_{adjusted} = 200/((P+2Q+2)-(5PQ+4Q^2)^{1/2})$		
							•		
	DA to BMP	1-year RV	2-year RV	10-year RV	Storage Volume	RR Credit	1	Runoff Reduction	
CWM DI ANTEDC	(SF)	(CFT)	(CFT)	(CFT)	(CFT)		(1-year)	Runoff Reduction (2-year)	(10-year)
SWM PLANTERS		1 - 1	•	(CFT) 4406	_	40%	1	Runoff Reduction	

SWM Wate

SITE AREA (acre)	0.68				_
	1-	year	10-year		
	PRE	POST (adjusted)	PRE	POST (adjusted)	
Р	2.69	2.69	4.84	4.84	
CN	92	93	92	93	POST (adjusted) from RRM 'Channel and Flood Protection' tab;
S=1000/CN-10	0.87	0.75	0.87	0.75	PRE CN can be computed using same computations on this tab
0.2S	0.17	0.15	0.17	0.15	
RV=(P-0.2S) ² /(P-0.2S)+S	1.87	1.96	3.93	4.04	
·	·	·	·		

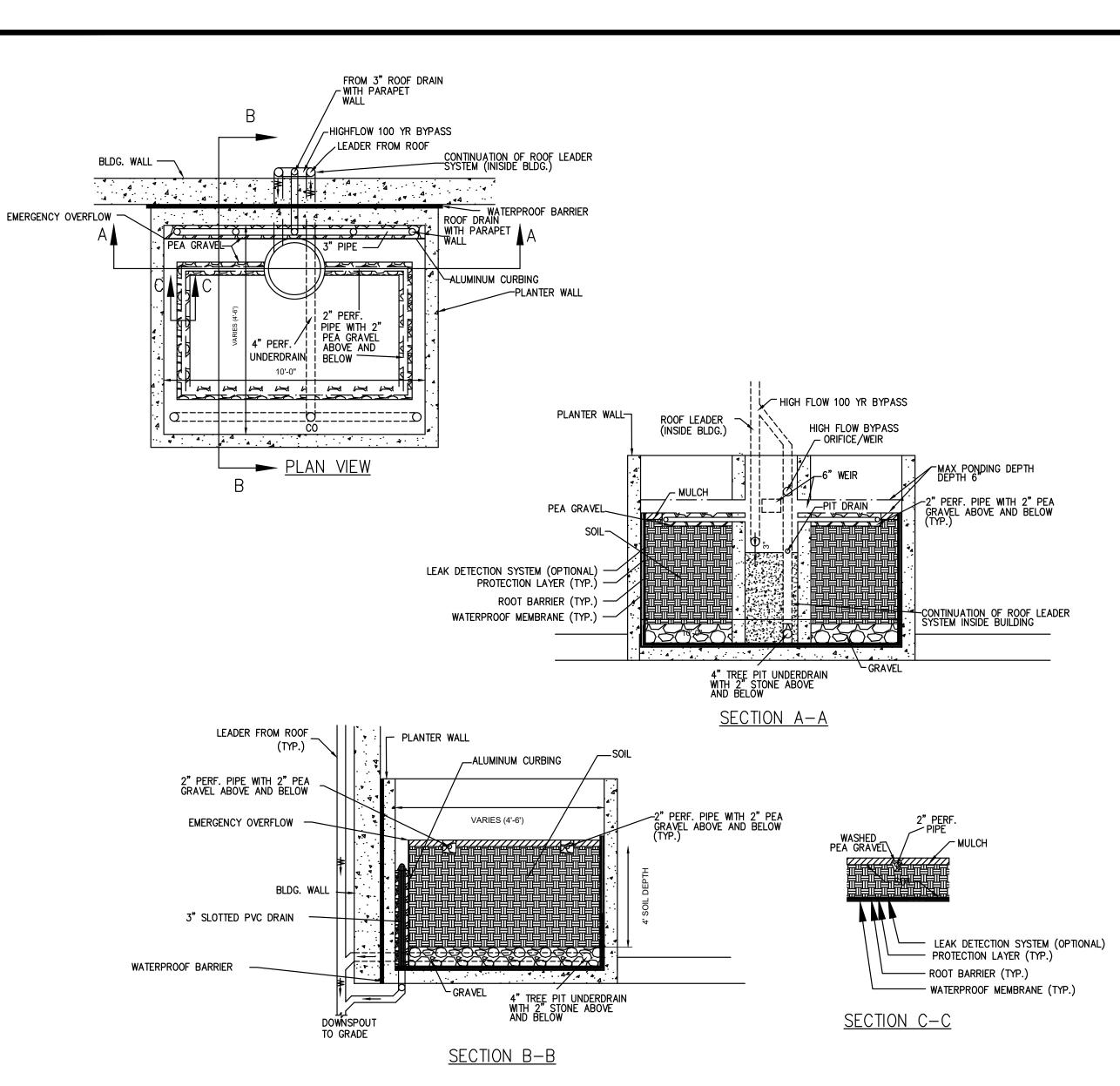
QPost Development <= I.F.* (Qpre-development*	RVpre-development	:)/RVDeveloped)

I.F	0.9				
CHANNEL PROT	ECTION		FLOOD CONTE	ROL	
Qpre-development	1.59	From TR55 1yr	Qpre-development	3.32	From TR55 10 yr
QPost Development	1.65	From TR55	QPost Development	3.37	From TR55
RVPost Development (with			RVPost Development (with		
runoff reduction)	1.98	From ADJUSTED Rv COMP	runoff reduction)	4.09	From ADJUSTED Rv COMP
Qallowable	1.35		Qallowable	3.19	
		_			
Qallowable/QPost Development	0.82		Qallowable/QPost Development	0.95	
Vs/Vr	0.14	Fig 11.7 of DEQ Manual	Vs/Vr	0.14	Fig 6-1 of TR-55 User Manual
Vs	0.28		Vs	0.57	7
Storage required (cf)	683	1	Storage required (cf)	1414	
		=			=

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	Total Area (acres): 0.6800
Forest/Open Space undisturbed, protected	Area (acres)	0.0000	0.0000	0.0000	0.0000	Runoff Reduction
forest/open space or reforested land	CN	30	55	70	77	Volume (ft ³): 420.7170
Managed Turf disturbed, graded for yards or other	Area (acres)	0.0000	0.0000	0.0000	0.1000	
turf to be mowed/managed	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.0000	0.0000	0.0000	0.5800	
Impervious Cover	CN	98	98	98	98	
					CN _(D.A. A)	
					95	
		1-year storm	2-year storm	10-year storm		
			2 6440	4.2611		
RV _{Developed} (watershed-inch) with no Ru	noff Reduction*	2.1475	2.6449	4.2011		
RV _{Developed} (watershed-inch) with no Rui RV _{Developed} (watershed-inch) with Rui			2.4745	4.0906		

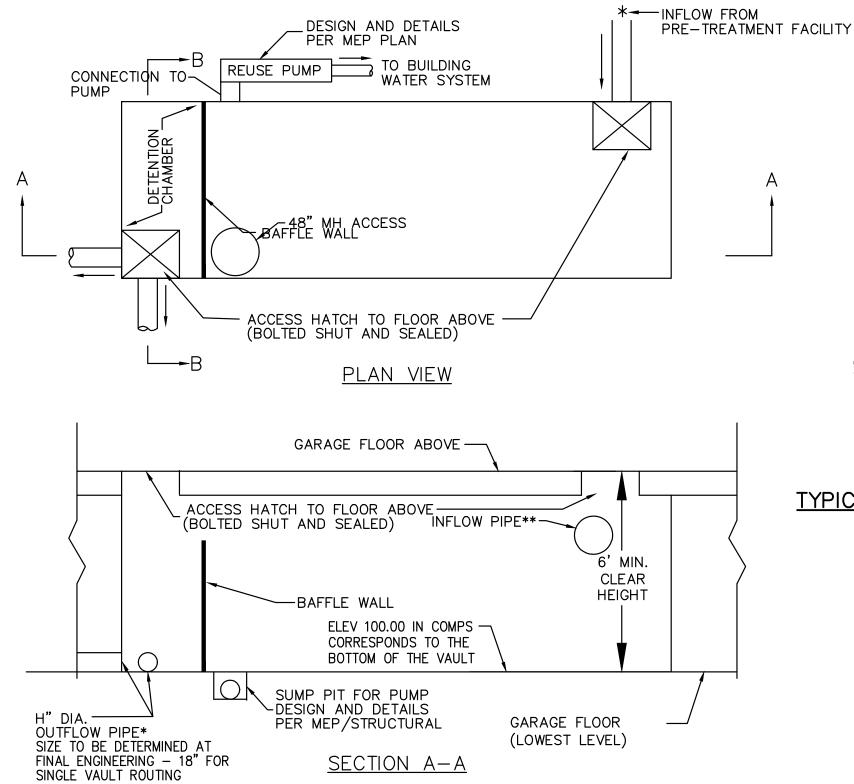
THE COMPUTATIONS SHOWN ON THIS PAGE DEMONSTRATE THE AREA TREATED WHICH IS BEING COMMITED TO IN ORDER TO MEET THE REQUIRED PHOSPHORUS REMOVAL. THE PLAN VIEW DEPICTS AREAS THAT MAY BE TREATED TO COMPLY WITH THAT SHOWN ON THIS SHEET, BUT THE COMPUTATIONS SHOWN HEREON ARE UNDERSTOOD TO BE THE MINIMUM REQUIREMENT

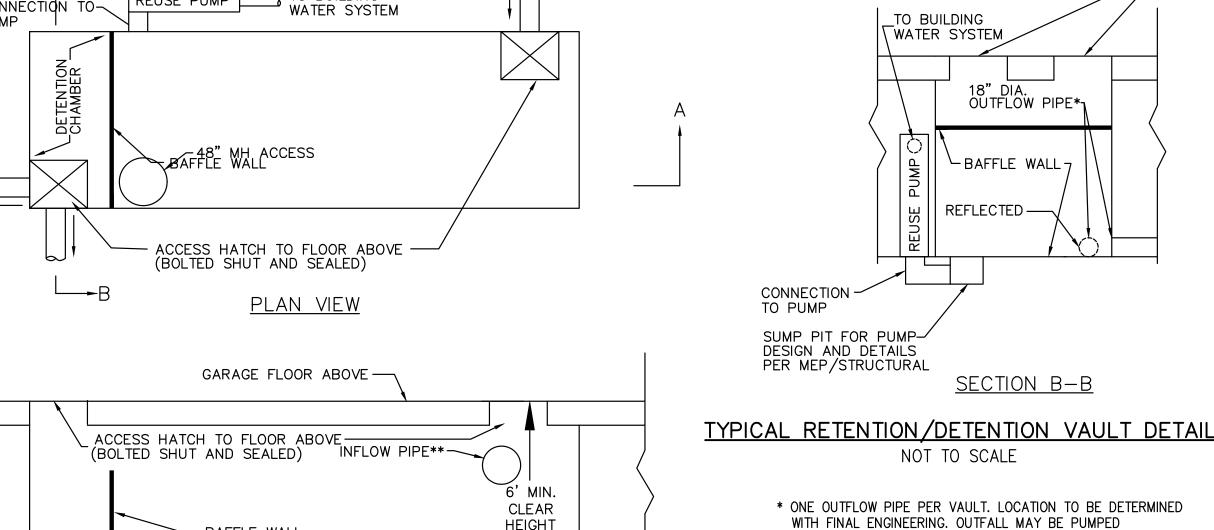


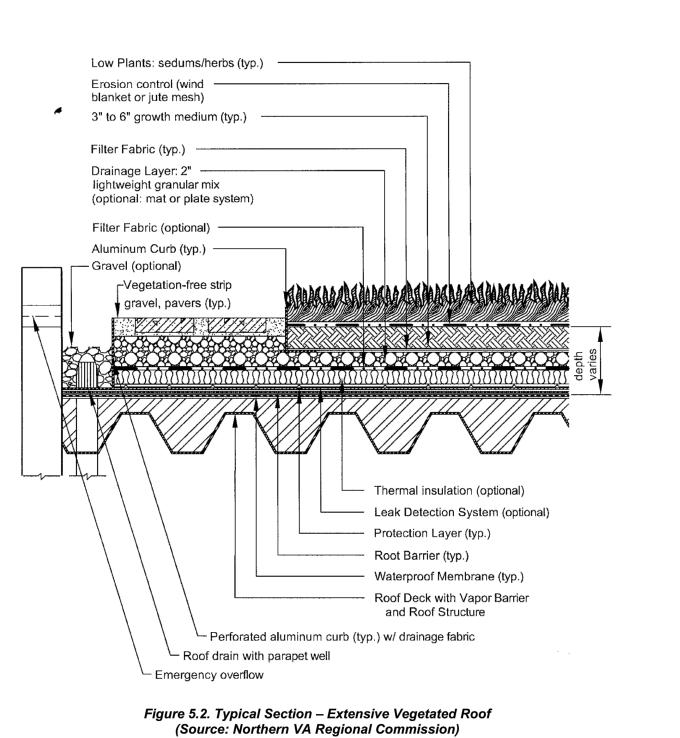
NOTE: PER CLEARINGHOUSE SPEC NO. 9A SECTION 9-A-5 IF THE 2500 SF CONTRIBUTING DRAINAGE AREA IS EXCEED, THE DESIGN SHALL BE IN ACCORDANCE WITH LEVEL 1 BIORETENTION.

STORMWATER PLANTER DETAIL

NOT TO SCALE NOTE: SWM PLANTER DETAILS ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.









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ACCESS HATCH TO FLOOR ABOVE (BOLTED SHUT AND SEALED)

** FINAL NUMBER AND LOCATION OF INFLOW PIPES PER MEP

1) FINAL NUMBER, SHAPE, SIZE, LOCATION, AND DESIGN OF

CHANGE AT THE TIME OF FINAL ENGINEERING.

STORMWATER MANAGEMENT VAULTS ARE SUBJECT TO

2) SUPPORT AND REINFORCING FOR VAULTS PER STRUCTUAL

NOTES:

ENGINEERING PLANS.

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PLAN STATUS	_I DATE
1ST 4.1 SUBMISSION 2ND 4.1 SUBMISSION	02/15/2022 08/05/2022

PROFESSIONAL SEAL Lic. No. 031768 SSIONAL.

2025 FAIRFAX DRIVE

4.1 MAJOR SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

STORMWATER MANAGEMENT CALCULATIONS & **DETAILS**

DRAWN BY: _ DESIGNED BY: _ DATE ISSUED: _	VIKA VIKA 2/15/2022	
DWG. SCALE:	AS NOTED	
VIKA NO.	7263F	
SHEET NO.	C-15	_