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4.1 SITE PLAN SUBMISSION - OCTOBER 29, 2024

RPC #15-012-041

3130 LANGSTON BLVD.

ARLINGTON COUNTY, VIRGINIA

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FILE: G:\Projects\8574\8574A\CADD\PLANNING\PLANNING DRAWINGS\8574A_COVER.dwg USER:Richardson DATE:Oct. 30 2024 TIME: 11:21 am

3130 Langston Boulevard
Job# 322158.00
11/1/2024

CONCEPT SUMMARY

296 *UNITS*

Multifamily apartment building with less than 136' of height and 296 units, including 12 maisonette units, ground floor retail and retail equivalent uses and building amenities.
10 Residential Stories in metal frame over 3 Level plus 1 below grade level podium building with cast-in-place concrete parking structure.

(Parking Structure Sprinklered and Ventilated)
BUILDING HEIGHT PER ZONING DEFINITION <136'-0"
(Measured from average site elevation to highest point of roof surface)

	BELOW PODIUM	ABOVE PODIUM
CONSTRUCTION TYPE	Type IA Construction	Type IB Construction
		Type IIIB Construction for the maisonette units
SPRINKLER SYSTEM	NFPA 13	NFPA 13

BUILDING USES:

Apartment Units	R-2 Residential
Residential Lobby / Amenities	A-3 Assembly
Leasing, Business Center, Mail Room	B - Business
Package Room, Storage Room	S-1 Storage (Moderate Hazard)
Parking Garage	S-2 Storage (Low Hazard)

AMENITY AREAS:

Indoor Amenities:		**SQ. FT.**
Parking LL	Bike storage	2,040
Ground Level P1	Main lobby/Amenities	6,084
	2nd Lobby / Amenity	2,374
	Dog Spa	388
Level P2	Amenity	1,260
Level P3	Amenity	694
3RD Floor	Amenity	1,739
12TH Floor	Amenity	904
		15,483

rivate open space:		**SQ. FT.**
L3 Courtyard		18,814
L12 Roof Deck		1,093
	Total	19,907

Site buildable area= 56,949.50
Minimum private open space required , 25 % of the buildable area = 14,237.38 SQ. FT.
Private open space provided 19,907 SQ. FT.
34.96%

Gross floor area: Gross floor area is the sum of the area of the horizontal surface of the several floors of a building measured from the exterior faces of exterior walls, to include all floor area not defined as gross parking area.

Gross parking area. The sum of the ground surface area actually used for parking spaces and the area of the horizontal surface of the floor(s) of a building, measured from the exterior faces of exterior walls, devoted to off-street parking, loading and maneuvering space including all corridors, air shafts, elevators, stairwells and toilets incidental thereto, but not including area devoted to permitted and accessory uses other than parking and loading.

BUILDING AREA CALCULATION

	Level	GROSS FLOOR AREA (GFA) Residential SF	Amenities/ Retail Equivalent SF	Retail/ Retail Equivalent SF	GROSS PARKING AREA Parking SF	Building Area SF	Basements SF	Floor Elevation
BELOW PODIUM (CONCRETE)	Parking LL	4,532			47,672	52,204	52,204	168'-170'
	Ground Level P1	9,853	6,084	8,602	30,474	55,013		180'
	Level P2	6,738			48,738	55,476		192'
	Level P3	10,775			39,807	50,582		202'
ABOVE PODIUM (METAL FRAME)	3RD Floor	33,408				33,408		213'
	4TH Floor	28,642				28,642		222.79'
	5TH Floor	28,245				28,245		232.58'
	6TH Floor	28,245				28,245		242.37'
	7TH Floor	28,245				28,245		252.16'
	8TH Floor	28,245				28,245		261.95'
	9TH Floor	28,245				28,245		271.74'
	10TH Floor	28,245				28,245		281.53'
	11TH Floor	28,245				28,245		291.32'
	12TH Floor	26,559				26,559		301.11'
	Roof (HP)							313.69'
SUBTOTALS		318,222	14,686		166,691	499,599	52,204	
		332,908 TOTAL GFA			166,691 TOTAL GROSS PARKING AREA	499,599 TOTAL BUILDING AREA		

TOTAL GFA	332,908
Density Exclusions	6,997
GFA with Density Exclusions	**325,911**

DENSITY EXCLUSIONS

Lower Level	SF	Ground Level P1	SF	Level P2	SF	Level P3	SF	3rd Floor	SF	4th floor	SF	5th Thru 11th floor (7)	SF Per floor	Total	12th Floor	SF
Main Electrical Room	653	Stair A Pressurization	14	Trash Exhaust	5	Stair B Pressurization	35	Stair A Pressurization	31	Stair A Pressurization	17	Stair A Pressurization	17	119	Stair A Pressurization	17
Emergency Elec. Room	205	Unit vents (6)	24	Unit vents (6)	24	Trash Exhaust	5	Stair B Pressurization	17	Stair B Pressurization	17	Stair B Pressurization	17	119	Stair B Pressurization	17
MDF Room	226					Unit vents (7)	28	Stair C Pressurization	15	Stair C Pressurization	15	Stair C Pressurization	15	105	Stair C Pressurization	15
Storage	132							Trash Exhaust	5	Trash Exhaust	5	Trash Exhaust	5	35	Trash Exhaust	5
Building service 1	1,458							Outside air shafts	62	Outside air shafts	62	Outside air shafts	62	434	Outside air shafts	62
Building service 2	431							Unit vents (31)	124	Unit vents (29)	116	Unit vents (29)	116	812	Unit vents (26)	104
Building service 3	390															
Water fire pump	999															
Unoccupied (Low clearance area)	38															
	4,532		38		29		68		254		232			1624		220

TOTAL DENSITY EXCLUSIONS 6,997 SF

UNIT MATRIX SUMMARY

Unit Name	Unit Area Net (**)	Total Units	Total Area (Net)	Percent		Ground Level P1	P2	P3	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH
Maisonettes 2L-2 Bed	1,266	6	7,596	2.03%	4.05%	6												
Maisonettes 2L-2 Bed	1,333	6	7,998	2.03%				6										
Studio S1	562	19	10,678	6.42%	13.18%				1	2	2	2	2	2	2	2	2	2
Studio S2	499	20	9,980	6.76%					2	2	2	2	2	2	2	2	2	2
1BR-JR1	630	47	29,610	15.88%	22.30%				3	5	5	5	5	5	5	5	5	4
1BR-JR2	650	5	3,250	1.69%					2	2								1
1BR-JR3	616	14	8,624	4.73%							2	2	2	2	2	2	2	
1 Bed A1	750	38	28,500	12.84%	27.36%				8	8	2	2	2	2	2	2	2	8
1 Bed A2	697	42	29,274	14.19%							6	6	6	6	6	6	6	
1 Bed A3	897	1	897	0.34%														1
1 Bed + Den AD1	887	10	8,870	3.38%	10.47%				1	1	1	1	1	1	1	1	1	1
1 Bed + Den AD2	948	1	948	0.34%					1									
1 Bed + Den AD3	939	10	9,390	3.38%					1	1	1	1	1	1	1	1	1	1
1 Bed + Den AD4	907	9	8,163	3.04%						1	1	1	1	1	1	1	1	1
1 Bed + Den AD5	897	1	897	0.34%					1									
2 Bed B1	1,279	3	3,837	1.01%	22.64%				1	1								1
2 Bed B2	1,186	7	8,302	2.36%							1	1	1	1	1	1	1	
2 Bed B3	1,130	9	10,170	3.04%						1	1	1	1	1	1	1	1	1
2 Bed B4	1,128	9	10,152	3.04%					1	1	1	1	1	1	1	1	1	
2 Bed B5	1,087	10	10,870	3.38%					1	1	1	1	1	1	1	1	1	1
2 Bed B6	1,228	9	11,052	3.04%						1	1	1	1	1	1	1	1	1
2 Bed B7	1,283	5	6,415	1.69%					2	2								1
2 Bed B8	1,228	14	17,192	4.73%							2	2	2	2	2	2	2	
2 Bed B9	974	1	974	0.34%			1											
Total		296	243,639	100.00%	100.00%	6		7	25	29	29	29	29	29	29	29	29	26

823.10 AVG. AREA*
76.56% Efficiency net/gross

(*) Excludes circulation and service core
(**) Excludes balconies
2 LEVEL UNITS (12 TOTAL)

Unit type	# of units	Area	Avg.	% units
Maisonettes	12	15,594	1299.50	4.05%
Studio	39	20,658	529.69	13.18%
1Bed JR	66	41,484	628.55	22.30%
1 Bed	81	58,671	724.33	27.36%
1 Bed+Den	31	28,268	911.87	10.47%
2 Bed	67	78,964	1178.57	22.64%
Total	**296**	**243,639**	823.10	100.00%

PARKING AND LOADING TABULATION

PARKING REQUIRED PER ZONING
Total residential units 296
Retail sf 8,602

Use	Ratio per zoning		Spaces Required
Residential	1.125 for first 200du	225	321
	1 for du > 200	96	
Retail	1/250 sf		35
		TOTAL PARKING REQUIRED	**356**

ARKING PROVIDED

	Elevation	Level	Total provided (Includes Accessible Spaces)	Type of parking provided: Standard Size (8'-6"x18'-0") (8'-0"X22'-0")	Compact Size (8'-0"x15'-0")	Accessible parking spaces provided: Total	HC Std	HC Van
Parking Structure	168'-170'	Parking LL	107	93	14	2	2	
	180'	Ground Level P1	52	48	4	4	2	2
	192'	Level P2	103	78	25	2	2	
	202'	Level P3	91	66	25	2	2	
Surface Parking								
		TOTAL PARKING PROVIDED	**353**	**285**	**68**	**10**	**8**	**2**
		PERCENTAGE		**80.74%**	**19.26%**			
			-3					

	Total	Standard Size	Compact Size	
Proposed parking for residential	318	250	68	**Includes 7 Handicap and 2 Van spaces**
Proposed parking for retail	35	35		**Includes 1 Handicap space**
	353	**285**	**68**	

Proposed Electric Vehicle Charging Infrastructure

	Electric Vehicle (EV)	Electric Vehicle - Ready Infrastructure (EVR)	TOTAL COUNT
arking LL		23	23
round Level P1 (*)	4		4
Level P2	7	6	13
Level P3	4	9	13
	15	38	53
PERCENTAGE	4%	11%	15%

(*) Includes 1 Electric Vehicle Handicap space (EVH)

LOADING SPACE SUMMARY

LOADING REQUIRED

Residential	2
Retail	1
TOTAL	**3**

LOADING PROVIDED

Loading space at 12' x 25' >15' clear height	1
Loading space at 12'x40' >15' clear height	1
TOTAL	**2**

BIKE STORAGE SUMMARY

Standard Site Plan Conditions - Bike Parking

BICYCLE STORAGE REQUIRED

Type		Ratio	Required
Class II or III (Visitor)	Resident	1/50 units	6
	Retail	2/10k sf	2
		Total	8
Class I	Resident	1/2.5 units	119
	Retail	1 per 25,000	1
		Total	**120**

PROVIDED - TYPE CLASS I (INTERIOR ROOM)

	Total provided	Vertical	Horizontal	Location
Residents	122	76	46	Parking LL
		62.30%	37.70%	
Retail	2		2	Ground Level P1

PROVIDED - TYPE CLASS II OR III

	Total provided	Location
Visitors	6	6 Outdoor bike racks located at the northeast corner of the building (Langston Blvd.). Refer to landscape and civil drawings for their locations and type.

3130 Langston Boulevard
Density and Zoning Tabulations

Overall Density Tabulations	
Total Site Area (SF)	73,254
Total Site Area (Acres)	1.68
Total GFA (SF)	325,911.00
Total Density (FAR)	4.45
Residential Density Share	
Total Residential Units	296.00
Total Residential GFA	318,222.00
Residential Density (UN/AC)	176.01
Residential Density (FAR)	4.34
Net Buildable Area (SF)	56,949.50
Total Ground Floor Coverage (SF)	56,230.00
Total Ground Floor Coverage (%)	98.74%
Total Tower Coverage (SF)	28,245.00
Total Tower Coverage (%)	49.60%
Retail Density Share	
Total Retail GFA (SF)	14,686.00
Retail Density (FAR)	0.20

Zoning Tabulations	
Site Area Allocation	
Residential Site Area (SF)	71,525.77
Residential Site Area (AC)	1.64
	1,728.23
Retail Site Area (AC)	0.04
Base Density	
Residential @ 115 UN/AC (Units)	188.00
Residential (SF GFA)	154,743.69
Retail @2.5 FAR (SF GFA)	4,320.58
Green Building Bonus @ 0.25 FAR	
Residential (Units)	21.00
Residential (SF GFA)	17,881.44
Retail (SF GFA)	432.06
Remaining Bonus	
Residential (Units)	87.00
Residential (SF GFA)	145,596.87
Retail (SF GFA)	9,933.36

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PRINT DATE	10/29/2024

ISSUE	DATE
4.1 SITE PLAN SUBMISSION	08-09-24
4.1 SITE PLAN RESUBMISSION	10-29-24

REVISION DATE

PROJECT TITLE
3130 LANGSTON BOULEVARD
ARLINGTON,VA 22201

4.1 SITE PLAN

PROJECT NO. 322158.00

DRAWING TITLE
PROJECT INFORMATION / TABULATIONS

DRAWN BY	RM
QC CHECKED BY	RV
CA REVIEWED BY	RRV

DRAWING NUMBER
A-01

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Urban, Ltd. - \\DCS-FS\Data-1\JF\322158.00\01_Drawings\05_CAD\07_Sheets\4.1 REVISED 322158.00 - A-01 PROJECT INFORMATION - TABULATIONS.dwg [A-01] November 01, 2024 - 1:43pm yikens

DAVIS CARTER SCOTT Ltd
D E S I G N

LEED MF MIDRISE v4 CHECKLIST
3130 Langston Blvd
322158.00
8/7/2024

ADDRESS: 3130 Langston Blvd, Arlington, VA 22201

LEED for Homes: Multifamily Midrise v4

INTEGRATIVE PROCESS — 2 Points

Yes	Targeted	?	No			
	2			Credit 1	Integrative Process	2
0	2	0	0			

LOCATION AND TRANSPORTATION (8 pts req'd w/ EA) — 15 Points

Yes	Targeted	?	No			
Y				Pre 1	Floodplain Avoidance	Req'd
	8			Credit 1	LEED for Neighborhood Development Location -or-	15 -OR-
3				Credit 2	Site Selection	8
2				Credit 3	Compact Development	3
1			1	Credit 4	Community Resources	2
6	8	0	1	Credit 5	Access to Transit	2

SUSTAINABLE SITES — 7 Points

Yes	Targeted	?	No			
Y				Pre 1	Construction Activity Pollution Prevention	Req'd
Y				Pre 2	No Invasive Plants	Req'd
	2			Credit 1	Heat Island Reduction	2
	2			Credit 2	Rainwater Management	3
	2			Credit 3	Nontoxic Pest Control	2
0	7	0	0			

WATER EFFICIENCY (3 pts required) — 12 Points

Yes	Targeted	?	No			
Y				Pre 1	Water Metering	Req'd
	6	2	4	Credit 1	Total Water Use -or-	12 -OR-
				Credit 2	Indoor Water Use	6
				Credit 3	Outdoor Water Use	4
0	6	2	4			

ENERGY & ATMOSPHERE (8 pts required w/ LT) — 37 Points

Yes	Targeted	?	No			
Y				Pre 1	Minimum Energy Performance	Req'd
Y				Pre 2	Energy Metering	Req'd
Y				Pre 3	Education of Homeowner, Tenant, or Building Manager	Req'd
	11	13	6	Credit 1	Annual Energy Use	30
	2	3		Credit 2	Efficient Hot Water Distribution System	5
	2			Credit 3	Advanced Utility Tracking	2
0	15	16	6			

MATERIALS & RESOURCES — 9 Points

Yes	Targeted	?	No			
Y				Pre 1	Certified Tropical Wood	Req'd
Y				Pre 2	Durability Management	Req'd
	1			Credit 1	Durability Management Verification	1
	1	4		Credit 2	Environmentally Preferable Products	5
	2		1	Credit 3	Construction Waste Management	3
0	4	4	1			

INDOOR ENVIRONMENTAL QUALITY (3 pts required) — 18 Points

Yes	Targeted	?	No			
Y				Pre 1	Ventilation	Req'd
Y				Pre 2	Combustion Venting	Req'd
Y				Pre 3	Garage Pollutant Protection	Req'd
Y				Pre 4	Radon Resistant Construction	Req'd
Y				Pre 5	Air Filtering	Req'd
Y				Pre 6	Environmental Tobacco Smoke	Req'd
Y				Pre 7	Compartmentalization	Req'd
	1		2	Credit 1	Enhanced Ventilation	3
			2	Credit 2	Contaminant Control	2
	1		2	Credit 3	Balancing of Heating and Cooling Distribution Sytems	3
		3		Credit 4	Enhanced Compartmentalization	3
	2			Credit 5	Enhanced Combustion Venting	2
	1			Credit 6	Enhanced Garage Pollutant Protection	1
	2	1		Credit 7	Low-Emitting Products	3
	1			Credit 8	No Environmental Tobacco Smoke	1
0	8	4	6			

INNOVATION IN DESIGN — 6 Points

Yes	Targeted	?	No				
Y				Pre 1	Preliminary Rating	Preliminary LEED meeting and action plan.	Req'd
		1		Credit 1.1	Innovation in Design	Install EV charging stations for 2% of parking sp	1
	1			Credit 1.2	Innovation in Design	EPDs, Specify 20+ products with EPDs.	1
	1			Credit 1.3	Innovation in Design	HPDs, Specify 20+ products ith HPDs.	1
		1		Credit 1.4	Innovation in Design	Light pollution reduction	1
		1		Credit 1.5	Innovation in Design	Bird-friendly design	1
1				Credit 2	LEED Accredited Professional		1
1	2	3	0				

REGIONAL PRIORITY — 4 Points

Yes	Targeted	?	No			
	1			Credit 1.1	Regional Priority	Site Selection (8 pts min)	1
	1			Credit 1.2	Regional Priority	Community Resources (2 pts min)	1
			1	Credit 1.3	Regional Priority	Access to Transit (2 pts min)	1
	1			Credit 1.4	Regional Priority	Rainwater Management (3 pts min)	1
0	3	0	1				

PROJECT TOTALS — 110 Points Possible

Yes	Targeted	?	No	
7	55	29	19	Certified 40 to 49 Points · Silver 50 to 59 Points · Gold 60 to 79 Points · Platinum 80+ Points
62				= Total Points Estimated

IMPORTANT: LEED points shown represent our professional opinion of credit achievability. Credits are awarded by USGBC/GBCI only and are the result of collaborative effort and decisions by all team members. DCS cannot guarantee any LEED points or specific level of certification.

LEED for Homes: Multifamily Midrise v4

Credit	Subject	Yes	Tar-geted	?	No	Total Possible	Requirements	Exemplary Performance (+1 Point)	Action By	Action Items/Comments
IP-Integrative Process (2 possible points)										
Credit 1	Integrative Process		2			2	Option 1: Integrative Project Team (1 pt). a) Include req'd team members. b) Involve team members in multiple phases. c) Conduct monthly meeting. AND/OR Option 2: Design Charrette (1 pt) a) Conduct one full-day workshop w/ project team. AND/OR Option 3: Trades Training (1 pt) a) Conduct 8 min. hours LEED training for: plumbing, mechanical, insulation, framing, and air sealing trades.	N/A	ARCH	Option 1: Integrative Project Team (ARCH, MEP, LEED) and Option 2: Design Charrette
LT-Location and Transportation (15 possible points)										
Pre 1	Floodplain Avoidance	Y				Req'd	Do not build on land within flood hazard area.	N/A	OWNR	Project is previously developed and exempt.
Credit 1	LEED for Neighborhood Development Location -or-				0	15	Locate project within a LEED for Neighborhood Development project.	N/A	OWNR	Not applicable. Cannot be combined with LT Credits 2-5.
Credit 2	Site Selection		8			8	Option 1: Sensitive Land Protection Path 1 - Previously developed (4 pts) Path 2 - Avoidance of sensitive land (3 pts) 1) Prime Farmland 2) Parkland 3) Floodplain 4) Habitat for treatened species 5) Wetlands w/i 50 ft 6) Water bodies w/i 100 ft AND/OR Option 2: Infill Development (2 pts) a) At least 75% of land within 1/2 mile is previously developed AND/OR Option 3: Open Space (1 pt) a) Locate w/i 1/2 mile or create publicly available open space AND/OR Option 4: Street Network (1 pt) a) Locate in high intersection density area (≥90/sq mi) AND/OR Option 5: Bicycle Network & Storage (1 pt) a) Locate near bicycle network. b) Provide bicycle storage.		OWNR	Option 1: Sensitive Land Protection - Path 1 - Previously developed (4 pts) Option 2: Infill Development (2 pts) Option 3: Open Space (1 pt) - Lyon Village Park Option 5: Bicycle Network & Storage (1 pt) - Custis Trail - Bike storage will be provided.
Credit 3	Compact Development	3				3	Construct building that meets dwelling unit per acre of buildable land density requirements below: ≥ 30 DU/acre = 1 pt ≥ 55 DU/acre = 2 pt ≥ 80 DU/acre = 3 pt		ARCH	276 dwelling units / 1.68 acres = 164 DU/acre
Credit 4	Community Resources	2				2	Locate w/i 1/2 mi walking distance of the following community use establishments: 4-7 uses = 1pt 8-11 uses = 1.5 pts ≥12 uses = 2 pts Include at least 2 Categories: - Food Retail (Supermarket, produce market, etc) - Community Retail (Clothing, Convenience, Pharmacy, etc) - Services (Restaurant, bank, gym, salon, laundry, dry cleaner) - Civic and Community Facilities (Child care, rec center, schools, place of worship, library, police/fire station, etc) No more than 2 of same establishment type.	20+ uses for EP	ARCH	12+ Community Establishments: CVS (Pharmacy) The Italian Store (Food market) Lyon Village Community House (Community Center) Lyon Village Park Starbucks (Coffee shop) BGR Burgers (Restaurant) Arlington Family Dental Center (Medical) Giant (Grocery) The Block Oven (Restaurant) Method Fitness (Gym) Hair Cuttery (Hair care) WNC School (Elem School) Little Ambassadors Academy (Child care)
Credit 5	Access to Transit	1			1	2	a) Locate entry w/i 1/4 mile walking distance of bus, streetcar, or informal transit stops. 72 min. weekday	40 min. weekend = 1 pt 144 min. weekday	108 min. weekend = 1.5 pts 360 min weekday	216 min. weekend = 2 pts OR b) Locate entry w/i 1/2 mile walking distance of bus rapid transit, rail stations, or ferry terminals. 24 min. weekday = 1 pt 40 min. weekday = 1.5 pts 60 min. weekday = 2 pts b) Meet both weekday and weekend trip frequency minimums.	N/A	ARCH	Bus stops for Routes 3Y (13 weekday, 0 weekend), ART55 (151 weekday, 70 weekend) w/i 1/4 mile. Clarendon Metro is too far at 0.6 miles away.
	Total:	6	10	0	1					

LEED for Homes: Multifamily Midrise v4

Credit	Subject	Yes	Tar-geted	?	No	Total Possible	Requirements	Exemplary Performance (+1 Point)	Action By	Action Items/Comments
SS-Sustainable Sites (7 Possible Points)										
Pre 1	Construction Activity Pollution Prevention	Y				Req'd	For site larger than 1 acre, confirm to erosion and sedimentation requirements of the 2012 US EPA Construction General Permit.		CIVIL	E&SC Plan will be provided.
Pre 2	No Invasive Plants	Y				Req'd	Introduce no invasive plants into the landscape.		LAND	No invasive plants will be used.
Credit 1	Heat Island Reduction		2			2	For sites where 50% (1 pt) or 75% (2 pts) of all hardscape not (roofs meet one of the following: a) Shading: shaded by trees or plantings (after 10 yrs growth) b) ENERGYSTAR roofing c) Vegetated roofing d) Open pavers e) High SR: Pavers with 3 yr SR ≥0.28 or initial SR ≥0.33		LAND ARCH	High SRI and vegetated roof will be provided, as well as shading from street trees and high SR pavers where possible.
Credit 2	Rainwater Management		3			3	CASE 1: Low Impact Development Percentage of lot area, including area under roof, that is permeable or can direct water to on-site catchment or filtration device*. 50-64% = 1 pt 65-79% = 2 pts 80-100% = 3 pts *Devices must handle 100% of runoff from 2-yr, 24-hr storm. OR CASE 2: NPDES Projects (non municipal storm sewer) 95th percentile storm = 2 pts 98th percentile storm = 3 pts		CIVIL	Case 1: LIDs will be implementated to control at least 80% of runoff.
Credit 3	Nontoxic Pest Control		2			2	1) Implement IPM Plan (Req0) 2) Up to 2 pts, each additional +0.5 pt EP up to 1 EP: - Steel mesh barrier termite control system (1 pt) - Physical termite barrier system (1 pt) - Below grade walls: solid concrete, masonry w/ bond beam, or concrete filled block (0.5 pt) - Post-tension slabs (0.5 pt) - Borate treatment of wood framing (0.5 pt) - Non-wood structural elements (0.5 pt) - Ports/openings at slab plumbing penetrations (0.5 pt) - Registered termite bait system (0.5 pt) - 6"+ space btw landscape grade/nonmasonry siding (0.5 pt) - Seal cracks/joints/penetrations, install pest screens at all openings >1/4 inch (0.5 pt) - Water discharge points 24"+ from foundation (0.5 pt) - 18"+ btwn plantings and exterior wall (0.5 pt)		OWNR ARCH	The following will be implemented: IPM Plan (Req0) - Below grade walls: solid concrete (0.5 pt) - Non-wood structural elements (0.5 pt) - 6"+ space btw landscape grade/nonmasonry siding (0.5 pt) - Water discharge points 24"+ from foundation (0.5 pt)
	Total:	0	7	0	0					

LEED for Homes: Multifamily Midrise v4

Credit	Subject	Yes	Tar-geted	?	No	Total Possible	Requirements	Exemplary Performance (+1 Point)	Action By	Action Items/Comments
WE-Water Efficiency (12 Possible Points)										
Pre 1	Water Metering	Y				Req'd	Install water meter for entire building or submeter each unit.		MEP	Whole building water meter will be provided.
Credit 1	Total Water Use -or-		6	2	4	12	PERFORMANCE PATH Calculate total water use using Water Reduction Calculator (indoor) and WaterSense Tool (outdoor). Reduce from baseline by:		MEP	Target 35% reduction. Cannot be combined Credits 2 & 3.
Credit 2	Indoor Water Use					6	PRESCRIPTIVE PATH Install qualified low-flow/low-flush indoor plumbing fixtures.		MEP	N/A. Use Total Water Performance Path above.
Credit 3	Outdoor Water Use					4	PRESCRIPTIVE PATH Reduce area of turf grass by planting native or adaptive plants instead: >60% turf, >25% native = 1 >40% turf, >50% native = 2 >20% turf, >75% native = 3 >5% turf, >75% native = 4		MEP	N/A. Use Total Water Performance Path above.
	Total:	0	6	2	4					

LEED for Homes: Multifamily Midrise v4

Credit	Subject	Yes	Tar-geted	?	No	Total Possible	Requirements	Exemplary Performance (+1 Point)	Action By	Action Items/Comments
EA-Energy and Atmosphere (37 Possible Points)										
Pre 1	Minimum Energy Performance	Y				Req'd	1) ENERGY MODEL: Whole Bldg Energy Model w/ min. 10% reduction AND 2) TESTING: One of the following: a) ENERGYSTAR MF/NC certification b) Commissioning		MEP	Min. 10% energy saving over ASHRAE 90.1-2010 Appendix G required. EnergyStar MFHR or Commissioning also required.
Pre 2	Energy Metering	Y				Req'd	1) Electricity Meters: One per dwelling unit. 2) Gas Meters (if used): Whole building or dwelling unit.		MEP	Electric submeters provided for each unit. Gas meter (if used) will be provided for whole building.
Pre 3	Education of Homeowner, Tenant, or Building Manager	Y				Req'd	1) O+M MANUAL: Provide ongoing maintenance manual for maintenance personnel. 2) WALK-THROUGH: Conduct 1-hr walkthrough with occupants and building manager.		GC OWNR	O+M Manual and Walkthrough will be provided.
Credit 1	Annual Energy Use		11	13	6	30	1) ENERGY REDUCTION: 1 pt for every 2% energy reduction above 10%. (Up to 15 pts) 2) GHG REDUCTION: 1 pt for every 2% GHG emissions reduction above 10%. (Up to 15 pts) 3) HOME AREA REDUCTION: +1 pt for every 7% reduction in DU floor area from EnergyStar baseline: 1 Bedroom = 1,000 sf 2 Bedroom = 1,600 sf 3 Bedroom = 2,200 sf 4 Bedroom = 2,800 sf Lose 1 pt for every 7% increase in DU floor area.		MEP	Savings targets: 20% Energy Reduction = 5 points 14% GHG Reduction = 2 points Home Size Adjustment = 4.5 points Minimum 20% energy savings req'd in Arlington. 24-28% energy savings required for bonus density. 29-34% required for addl'l 5% savings option.
Credit 2	Efficient Hot Water Distribution System		2		3	5	OPTION 1: PLUMBING PIPE LENGTH / VOLUME (2 pts) OPTION 2: PERFORMANCE TEST (3 pts) OPTION 3: PIPE INSULATION (2 pts)		MEP	R-4 insulation to be provided on all domestic HW piping. (2 pts).
Credit 3	Advanced Utility Tracking		2			2	Option 1: Electric and Water (1 pt): Meet one: - Units: permanent energy-monitoring system at 1-hr interval - or - - Irrigation: irrigated area 1,000sf+ w/ submeter AND/OR Option 2: Third Party Utility Reporting (1 pt): Meet one: - Share utility data with USGBC (via EnergyStar) - 50% of unit owner share utility data with USGBC for 1 year	+1 EP for metering 4 end uses (i.e. space heating, DHW, lighting, plug loads)	MEP	Irrigation submeter to be provided. Dominion can likely aggregate energy data for all units for this location.
	Total:	0	15	16	6					

LEED for Homes: Multifamily Midrise v4

Credit	Subject	Yes	Tar-geted	?	No	Total Possible	Requirements	Exemplary Performance (+1 Point)	Action By	Action Items/Comments
MR-Materials and Resources (9 Possible Points)										
Pre 1	Certified Tropical Wood	Y				Req'd	All wood on project must be: a) Non-tropical b) Reused or Reclaimed or c) FSC Certified.	---	ARCH	No tropical wood will be used.
Pre 2	Durability Management	Y				Req'd	Required moisture control measures: 1) Use non-paper faced backer board at all bathtubs and showers. 2) Use water-resistant flooring at all kitchens, bathrooms, laundry rooms, spa areas. No carpet. 3) Use water-resistant flooring w/i 3 feet of entry from outdoors. No sheet carpet. 4) At tank water heaters, install pan and drain, pan and auto shut-off device, or slope floor to drain. AND 5) At conventional clothes dryers, exhaust directly to outdoors.	---	GC	Design will comply with moisture control measures.
Credit 1	Durability Management Verification		1			1	ENERGY STAR for Homes v3: Water Management System Builder Checklist verified by Green Rater.		ARCH	Project will follow ENERGYSTAR for Homes: Water Management System Builder Checklist.
Credit 2	Environmentally Preferable Products		1	4		5	OPTION 1: LOCAL PRODUCTION and/or OPTION 2: ENVIRONMENTALLY PREFERABLE PRODUCTS		ARCH GC	
Credit 3	Construction Waste Management		2		1	3	Reduce total construction waste or divert from landfill a large proportion of waste generated during construction.		ARCH GC	75% min. CWM diversion rate. Refer to CIR 10479.
	Total:	0	4	4	1					

LEED for Homes: Multifamily Midrise v4

Credit	Subject	Yes	Tar-geted	?	No	Total Possible	Requirements	Exemplary Performance (+1 Point)	Action By	Action Items/Comments
EQ-Indoor Environmental Quality (18 Possible Points)										
Pre 1	Ventilation	Y				Req'd	Meet the following requirements and comply with ASHRAE 62.2-2010: 1) LOCAL EXHAUST i) Exhaust kitchens and baths to outdoors. ii) Use EnergyStar labelled fans. 2) WHOLE HOUSE MECHANICAL VENTILATION i) Provide OA to each unit per ASHRAE 62.2-2010. ii) Meet maximum allowable sound levels. AND 3) COMMON AREAS i) Meet ASHRAE 62.2-2010 minimum requirements.	---	MEP	OA must be ducted to each unit. MEP to provide ASHRAE 62-2010 ventilation calcs for units and common spaces.
Pre 2	Combustion Venting	Y				Req'd	1) Do not install unvented combustion appliances 2) Install CO monitor on each floor. 3) Install closing doors at all fireplaces and woodstoves. AND 4) Meet requirements for space- and water-heating equipment that use combustion.	---	ARCH	No unvented combustion appliances. CO monitor in each unit.
Pre 3	Garage Pollutant Protection	Y				Req'd	1) Place all AHUs and ductwork outside of garage. AND 2) Tightly seal shared surfaces in conditioned spaces above and next to garage spaces.	---	MEP	Project will comply.
Pre 4	Radon Resistant Construction	Y				Req'd	CASE 1: NEW CONSTRUCTION In high-risk radon zones, design and build with radon-resistant construction techniques. OR CASE 2: RENOVATION a) Radon Testing or b) Install active radon ventilation system.	---	ARCH GC	Not applicable to Arlington, not Radon Zone 1.
Pre 5	Air Filtering	Y				Req'd	1) AIR FILTERS: Install MERV 8+ filters on all recirculating conditioning systems. 2) OA AIR FILTERS: Install MERV 6+ filters on all mechanically supplied OA systems w/ at least 10 ft of ductwork. 3) PRESSURE DROP: Design ductwork and central blower to account for pressure drop across filter. AND 4) HOUSINGS: Housings must be air-tight to prevent bypass or	---	GC	Project will comply.
Pre 6	Environmental Tobacco Smoke	Y				Req'd	Prohibit smoking in all common areas of the building and within 25ft of doors, windows, and air intakes. Communicate policy with signage and lease agreements.	---	GC	Project will comply.
Pre 7	Compartmentalization	Y				Req'd	Compartmentalize each dwelling unit to minimum leakage: 1) Seal penetrations. 2) Seal vertical chases. 3) Weather-strip doors to common hallways 4) Weather-strip exterior doors and operable windows. AND 5) Perform blower door tests to demonstrate maximum leakage rate (0.23 cfm/sf of enclosure area @ 50 Pa).	---	MEP	Project will comply.
Credit 1	Enhanced Ventilation		1		2	3	Requirements Option 1: Enhanced Local Exhaust (1 point) Use one of the following strategies in every bathroom with a shower, bathtub, or spa (i.e., half-baths are exempt): - an occupancy sensor; - an automatic humidistat controller; - a continuously operating exhaust fan; or - a delay timer that operates the fan for at least 20 minutes. AND/OR Option 2: Enhanced Whole-House Ventilation (2 points) Install a balanced whole-house ventilation system (not just exhaust only or supply only) that meets the minimum ventilation requirements of ASHRAE Standard 62.2–2010, Sections 4 and 7, or local equivalent whichever is more stringent. Program the system such that it does not exceed the standard's requirements by more than 10%. For multifamily buildings, meet the above requirements for all in-unit residential spaces in both options 1 and 2.		MEP	An Option 1 strategy will be provided.
Credit 2	Contaminant Control				2	2	OPTION 1: WALK-OFF MATS (0.5 pt) OPTION 2: SHOE REMOVAL AND STORAGE (0.5 pt) OPTION 3: PREOCCUPANCY FLUSH (0.5 pt) and/or OPTION 4: AIR TESTING (1 pt)		ARCH	Not pursuing.
Credit 3	Balancing of Heating and Cooling Distribution Sytems		1		2	3	CASE 1: FORCED AIR SYSTEMS Option 1: Multiples Zones (1 pt) Option 2: Supply Air Flow Testing (1 pt) Option 3: Pressure Balanacing (1 pt) CASE 2: RADIATIVE SYSTEMS Option 1: Multiples Zones (1pt) Option 2: Room-by-Room Controls (2 pts)		ARCH	Average unit size <1200 sf automatically comply with Option 1: Multiple zones.
Credit 4	Enhanced Compartmentalization			3		3	Perform blower door tests to demonstrate maximum leakage rate (0.15 cfm/sf of enclosure area @ 50 Pa).		RATER	Required for Arlington bonus density.
Credit 5	Enhanced Combustion Venting		2			2	OPTION 1: No Fireplaces or Woodstoves or OPTION 2: Enhanced Combustion Venting Measures		ARCH	No combustion fireplaces or wood-stoves. (2 pts)
Credit 6	Enhanced Garage Pollutant Protection		1			1	OPTION 1: Exhaust Fan w/ Controls in Garage or OPTION 2: Detached Garage or No Garage		MEP	Garage exhaust fans will meet ASHRAE 62.1-2010 requirements and provide continuous exhaust or CO sensor triggered exhaust.
Credit 7	Low-Emitting Products		2	1		3	Provide low emitting products for 90% of a component category below: a) Paints and coatings (0.5 pt) b) Adhesives and sealants (0.5 pt) c) Flooring (0.5 pt) d) Insulation (0.5 pt) e) Composite wood products (1 pt)		ARCH MEP	Low emitting materials will be specified for a) thru d).
Credit 8	No Environmental Tobacco Smoke		1			1	Prohibit smoking throughout the building including dwelling units. Provisions for enforcement must be included.		OWNR	Entire bldg and site shall be no smoking.
	Total:	0	8	4	6					

LEED for Homes: Multifamily Midrise v4

Credit	Subject	Yes	Tar-geted	?	No	Total Possible	Requirements	Exemplary Performance (+1 Point)	Action By	Action Items/Comments
IO-Innovation and Design Process (6 Possible Points)										
Pre 1	Preliminary Rating	Y				Req'd	Preliminary LEED meeting and action plan.	--	ARCH	Project will comply.
Credit 1.1	Innovation in Design			1		1	Install EV charging stations for 2% of parking spaces.	--	ARCH	4% EV charging stations and 15% EV ready required for Arlington bonus density.
Credit 1.2	Innovation in Design		1			1	EPDs, Specify 20+ products with EPDs.	--	ARCH	Project will comply.
Credit 1.3	Innovation in Design		1			1	HPDs, Specify 20+ products ith HPDs.	--	ARCH	Project will comply.
Credit 1.4	Innovation in Design			1		1	Light pollution reduction	--	ARCH	Required for Arlington bonus density.
Credit 1.5	Innovation in Design			1		1	Bird-friendly design	--	ARCH	Required for Arlington bonus density.
Credit 2	LEED Accredited Professional	1				1	At least 1 principal participant of the project team shall be a LEED AP with a specialty appropriate for the project.	--	ARCH	Project will comply.
	Total:	1	2	3	0					

LEED for Homes: Multifamily Midrise v4

Credit	Subject	Yes	Tar-geted	?	No	Total Possible	Requirements	Exemplary Performance (+1 Point)	Action By	Action Items/Comments
RP-Regional Priority (4 Possible Points)										
Credit 1.1	Regional Priority	1				1	Site Selection (8 pts min)	--	ARCH	
Credit 1.2	Regional Priority	1				1	Community Resources (2 pts min)	--	ARCH	
Credit 1.3	Regional Priority				1	1	Access to Transit (2 pts min)	--	ARCH	
Credit 1.4	Regional Priority		1			1	Rainwater Management (3 pts min)	--	ARCH	
	Total:	2	1	0	1					

Certified 40 to 49 Points · Silver 50 to 59 Points · Gold 60 to 79 Points · Platinum 80 Points and Above

Grand Total:	9	53	29	19

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08/12/2024

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PRINT DATE	08/09/2024
ISSUE DATE	
REVISION DATE	
PROJECT TITLE	3130 LANGSTON BOULEVARD ARLINGTON,VA 22201
	4.1 SITE PLAN
PROJECT NO.	322158.00
DRAWING TITLE	**LEED SCORECARD**
DRAWN BY	RM
QC CHECKED BY	RV
CA REVIEWED BY	RV
DRAWING NUMBER	A-01.1

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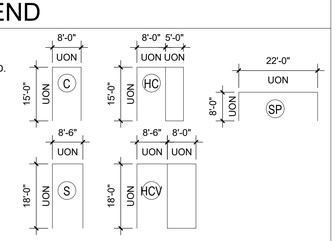
1 PARKING LOWER LEVEL (LL) FLOOR PLAN

1" = 20'-0"

LEGEND

DENSITY EXCLUSIONS:
VENT SHAFTS ARE THROUGH THE BUILDING TO THE ROOF
UNIT VENT SHAFTS 4 SF/UNIT. LOCATIONS TO BE DETERMINED.

- C — COMPACT PARKING SPACE
- S — STANDARD PARKING SPACE
- SP — STANDARD PARALLEL PARKING SPACE
- HC — HANDICAP STANDARD SPACE
- HCV — HANDICAP VAN SPACE
- EVH — ELECTRIC VEHICLE - HANDICAP
- EV — ELECTRIC VEHICLE
- EVR — ELECTRIC VEHICLE - READY INFRASTRUCTURE



PARKING TABULATION	
SPACE TYPE	COUNT
LEVEL LL	
C	14
EVR	23
HC	2
S	67
SP	1
	107
LEVEL P1	
C	4
EV	3
EVH	1
HC	2
HCV	2
S	39
SP	1
	52
LEVEL P2	
C	25
EV	7
EVR	6
HC	2
S	61
SP	2
	103
LEVEL P3	
C	25
EV	4
EVR	9
HC	2
S	49
SP	2
	91
GRAND TOTAL	353

LEVEL	SPACE	GROSS PARKING AREA
LEVEL LL		
LEVEL LL	BIKE STORAGE	2,040 SF
LEVEL LL	ELEVATOR 1	184 SF
LEVEL LL	ELEVATOR 2	112 SF
LEVEL LL	GARAGE EXHAUST	141 SF
LEVEL LL	GARAGE EXHAUST	105 SF
LEVEL LL	FIRE SERVICE ACCESS ELEVATOR LOBBY	185 SF
LEVEL LL	INTAKE GARAGE	82 SF
LEVEL LL	PARKING	44,015 SF
LEVEL LL	STAIR A	218 SF
LEVEL LL	STAIR D	285 SF
LEVEL LL	STAIR E	235 SF
LEVEL LL	UNOCCUPIED (LOW CLEARANCE AREA)	70 SF
TOTAL GROSS PARKING AREA (THIS LEVEL)		47,672 SF

LEVEL	SPACE	GROSS FLOOR AREA
LEVEL LL		
LEVEL LL	BUILDING SERVICE 1	1,458 SF
LEVEL LL	BUILDING SERVICE 2	431 SF
LEVEL LL	BUILDING SERVICE 3	390 SF
LEVEL LL	EMERGENCY ELECTRICAL ROOM	205 SF
LEVEL LL	MAIN ELECTRICAL ROOM	653 SF
LEVEL LL	MDF ROOM	226 SF
LEVEL LL	STORAGE	132 SF
LEVEL LL	UNOCCUPIED (LOW CLEARANCE AREA)	38 SF
LEVEL LL	WATER / FIRE PUMP ROOM	999 SF
TOTAL GROSS FLOOR AREA (THIS LEVEL)		4,532 SF

LEVEL	SPACE	DENSITY EXCLUSIONS
LEVEL LL		
LEVEL LL	MAIN ELECTRICAL ROOM	653 SF
LEVEL LL	EMERGENCY ELECTRICAL ROOM	205 SF
LEVEL LL	MDF ROOM	226 SF
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TOTAL DENSITY EXCLUSIONS (THIS LEVEL)		4,532 SF

N

1" = 20'-0"
0' 5' 10' 20' 40' 80'

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PRINT DATE 10/29/2024 4:12:57 PM

ISSUE DATE
4.1 SITE PLAN SUBMISSION 08-09-24
4.1 SITE PLAN RESUBMISSION 10/29/2024

REVISION DATE

PROJECT TITLE
3130 LANGSTON BOULEVARD
ARLINGTON, VA 22201

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PROJECT NO. 322158.00

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DRAWN BY PFS, YL
QC CHECKED BY RRV
CA REVIEWED BY RRV

DRAWING NUMBER
A-02

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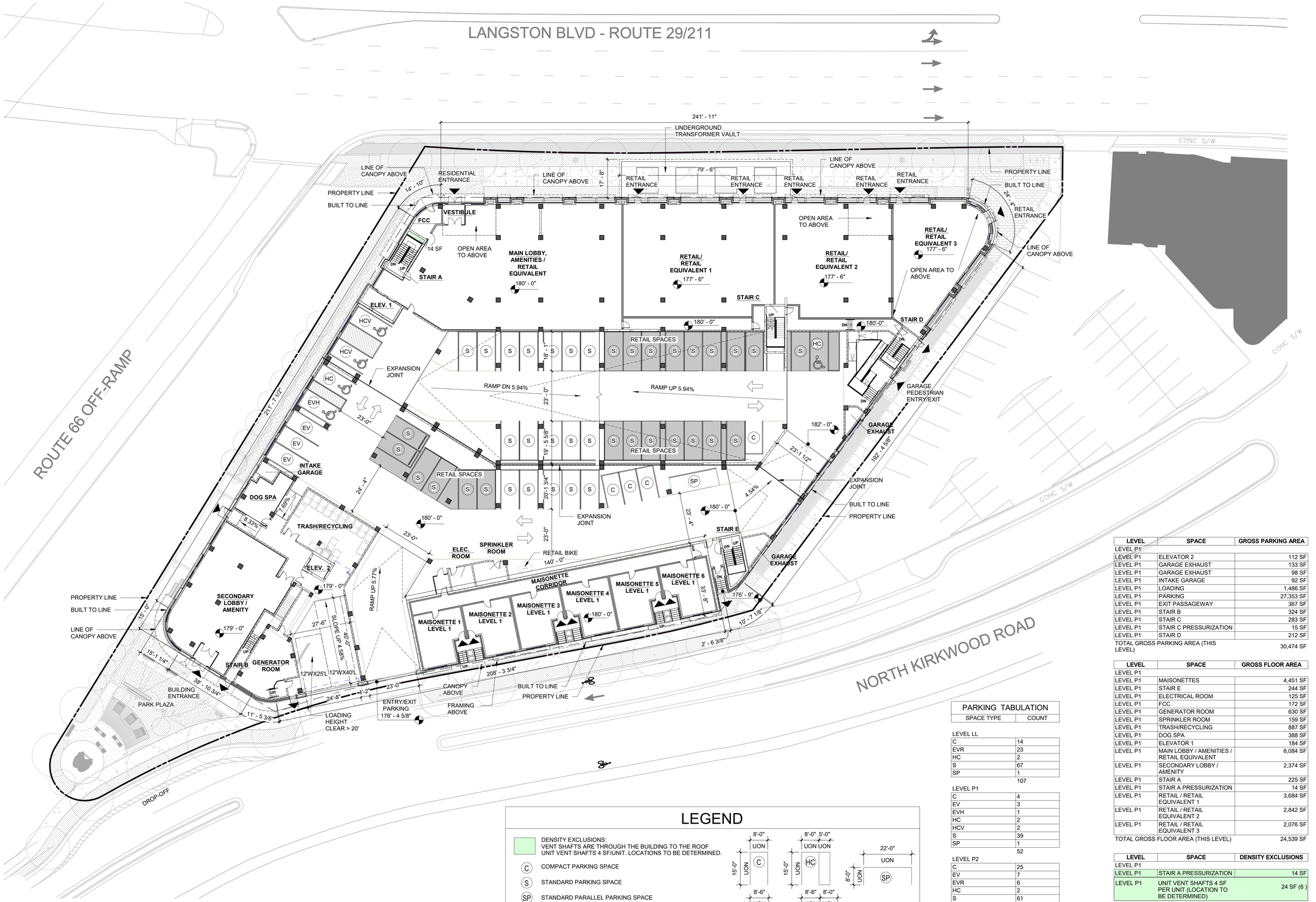

1 GROUND LEVEL P1 FLOOR PLAN
1" = 20'-0"

LEGEND

DENSITY EXCLUSIONS:
VENT SHAFTS ARE THROUGH THE BUILDING TO THE ROOF
UNIT VENT SHAFTS 4 SF/UNIT. LOCATIONS TO BE DETERMINED.

- (C) COMPACT PARKING SPACE
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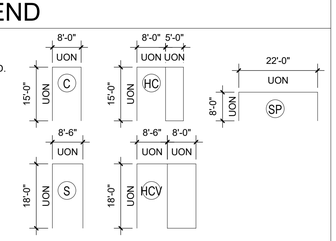
- (EVR) ELECTRIC VEHICLE - READY INFRASTRUCTURE



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HC	2
S	67
SP	1
	107
LEVEL P1	
C	4
EV	3
EVH	1
HC	2
HCV	2
S	39
SP	1
	52
LEVEL P2	
C	25
EV	7
EVR	6
HC	2
S	61
SP	2
	103
LEVEL P3	
C	25
EV	4
EVR	9
HC	2
S	49
SP	2
	91
GRAND TOTAL	353

LEVEL	SPACE	GROSS PARKING AREA
LEVEL P1		
LEVEL P1	ELEVATOR 2	112 SF
LEVEL P1	GARAGE EXHAUST	133 SF
LEVEL P1	GARAGE EXHAUST	98 SF
LEVEL P1	INTAKE GARAGE	92 SF
LEVEL P1	LOADING	1,486 SF
LEVEL P1	PARKING	27,353 SF
LEVEL P1	EXIT PASSAGEWAY	367 SF
LEVEL P1	STAIR B	324 SF
LEVEL P1	STAIR C	283 SF
LEVEL P1	STAIR C PRESSURIZATION	15 SF
LEVEL P1	STAIR D	212 SF
TOTAL GROSS PARKING AREA (THIS LEVEL)		30,474 SF

LEVEL	SPACE	GROSS FLOOR AREA
LEVEL P1		
LEVEL P1	MAISONETTES	4,451 SF
LEVEL P1	STAIR E	244 SF
LEVEL P1	ELECTRICAL ROOM	125 SF
LEVEL P1	FCC	172 SF
LEVEL P1	GENERATOR ROOM	630 SF
LEVEL P1	SPRINKLER ROOM	159 SF
LEVEL P1	TRASH/RECYCLING	887 SF
LEVEL P1	DOG SPA	388 SF
LEVEL P1	ELEVATOR 1	184 SF
LEVEL P1	MAIN LOBBY / AMENITIES / RETAIL EQUIVALENT	6,084 SF
LEVEL P1	SECONDARY LOBBY / AMENITY	2,374 SF
LEVEL P1	STAIR A	225 SF
LEVEL P1	STAIR A PRESSURIZATION	14 SF
LEVEL P1	RETAIL / RETAIL EQUIVALENT 1	3,684 SF
LEVEL P1	RETAIL / RETAIL EQUIVALENT 2	2,842 SF
LEVEL P1	RETAIL / RETAIL EQUIVALENT 3	2,076 SF
TOTAL GROSS FLOOR AREA (THIS LEVEL)		24,539 SF

LEVEL	SPACE	DENSITY EXCLUSIONS
LEVEL P1		
LEVEL P1	STAIR A PRESSURIZATION	14 SF
LEVEL P1	UNIT VENT SHAFTS 4 SF PER UNIT (LOCATION TO BE DETERMINED)	24 SF (6)
TOTAL DENSITY EXCLUSIONS (THIS LEVEL)		38 SF

N

1" = 20'-0"
0' 5' 10' 20' 40' 80'

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ISSUE DATE

4.1 SITE PLAN SUBMISSION	08-09-24
4.1 SITE PLAN RESUBMISSION	10/29/2024

REVISION DATE

PROJECT TITLE
3130 LANGSTON BOULEVARD
ARLINGTON, VA 22201
4.1 SITE PLAN
PROJECT NO. 322158.00

DRAWING TITLE
GROUND LEVEL P1 FLOOR PLAN

DRAWN BY PFS, YL
QC CHECKED BY RRV
CA REVIEWED BY RRV

DRAWING NUMBER
A-03

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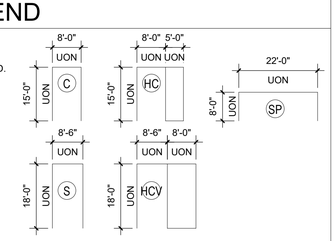
1 LEVEL P2 FLOOR PLAN

1" = 20'-0"

LEGEND

DENSITY EXCLUSIONS:
VENT SHAFTS ARE THROUGH THE BUILDING TO THE ROOF
UNIT VENT SHAFTS 4 SF/UNIT. LOCATIONS TO BE DETERMINED.

- C — COMPACT PARKING SPACE
- S — STANDARD PARKING SPACE
- SP — STANDARD PARALLEL PARKING SPACE
- HC — HANDICAP STANDARD SPACE
- HCV — HANDICAP VAN SPACE
- EVH — ELECTRIC VEHICLE - HANDICAP
- EV — ELECTRIC VEHICLE
- EVR — ELECTRIC VEHICLE - READY INFRASTRUCTURE



PARKING TABULATION

SPACE TYPE	COUNT
LEVEL LL	
C	14
EVR	23
HC	2
S	67
SP	1
	107
LEVEL P1	
C	4
EV	3
EVH	1
HC	2
HCV	2
S	39
SP	1
	52
LEVEL P2	
C	25
EV	7
EVR	6
HC	2
S	61
SP	2
	103
LEVEL P3	
C	25
EV	4
EVR	9
HC	2
S	49
SP	2
	91
GRAND TOTAL	353

LEVEL	SPACE	GROSS PARKING AREA
LEVEL P2		
LEVEL P2		184 SF
LEVEL P2	ELEVATOR 2	112 SF
LEVEL P2	GARAGE EXHAUST	133 SF
LEVEL P2	GARAGE EXHAUST	98 SF
LEVEL P2	FIRE SERVICE ACCESS ELEVATOR LOBBY	184 SF
LEVEL P2	OPEN TO BELOW (RETAIL)	2,383 SF
LEVEL P2	OPEN TO BELOW (LOBBY)	380 SF
LEVEL P2	OPEN TO BELOW (LOADING/GEN.)	1,795 SF
LEVEL P2	PARKING	42,771 SF
LEVEL P2	STAIR A	225 SF
LEVEL P2	STAIR A PRESSURIZATION	14 SF
LEVEL P2	STAIR B	193 SF
LEVEL P2	STAIR B PRESSURIZATION	35 SF
LEVEL P2	STAIR C	217 SF
LEVEL P2	STAIR C PRESSURIZATION	15 SF
TOTAL GROSS PARKING AREA (THIS LEVEL)		48,738 SF

LEVEL	SPACE	GROSS FLOOR AREA
LEVEL P2		
LEVEL P2	METER ROOM	158 SF
LEVEL P2	MAISONETTES	4,765 SF
LEVEL P2	STAIR E	235 SF
LEVEL P2	STORAGE	222 SF
LEVEL P2	TRASH EXHAUST	5 SF
LEVEL P2	TRASH ROOM	93 SF
LEVEL P2	AMENITY	1,260 SF
TOTAL GROSS FLOOR AREA (THIS LEVEL)		6,738 SF

LEVEL	SPACE	DENSITY EXCLUSIONS
LEVEL P2		
LEVEL P2	TRASH EXHAUST	5 SF
LEVEL P2	UNIT VENT SHAFTS 4 SF PER UNIT (LOCATION TO BE DETERMINED)	24 SF (6)
TOTAL DENSITY EXCLUSIONS (THIS LEVEL)		29 SF

N

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4.1 SITE PLAN SUBMISSION	08-09-24
4.1 SITE PLAN RESUBMISSION	10/29/2024

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PROJECT TITLE
3130 LANGSTON BOULEVARD
ARLINGTON, VA 22201

4.1 SITE PLAN

PROJECT NO. 322158.00

DRAWING TITLE
LEVEL P2 FLOOR PLAN

DRAWN BY	PFS, YL
QC CHECKED BY	RRV
CA REVIEWED BY	RRV

DRAWING NUMBER
A-04

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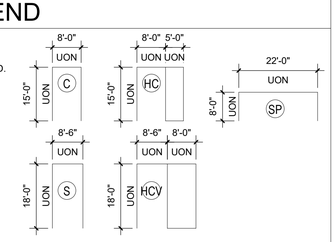
1 2ND LEVEL P3 FLOOR PLAN

1" = 20'-0"

LEGEND

DENSITY EXCLUSIONS:
VENT SHAFTS ARE THROUGH THE BUILDING TO THE ROOF
UNIT VENT SHAFTS 4 SF/UNIT. LOCATIONS TO BE DETERMINED.

- C — COMPACT PARKING SPACE
- S — STANDARD PARKING SPACE
- SP — STANDARD PARALLEL PARKING SPACE
- HC — HANDICAP STANDARD SPACE
- HCV — HANDICAP VAN SPACE
- EVH — ELECTRIC VEHICLE - HANDICAP
- EV — ELECTRIC VEHICLE
- EVR — ELECTRIC VEHICLE - READY INFRASTRUCTURE



PARKING TABULATION	
SPACE TYPE	COUNT
LEVEL LL	
C	14
EVR	23
HC	2
S	67
SP	1
	107
LEVEL P1	
C	4
EV	3
EVH	1
HC	2
HCV	2
S	39
SP	1
	52
LEVEL P2	
C	25
EV	7
EVR	6
HC	2
S	61
SP	2
	103
LEVEL P3	
C	25
EV	4
EVR	9
HC	2
S	49
SP	2
	91
GRAND TOTAL	353

LEVEL	SPACE	GROSS PARKING AREA
LEVEL P3		
LEVEL P3	ELEVATOR 1	184 SF
LEVEL P3	GARAGE EXHAUST	133 SF
LEVEL P3	GARAGE EXHAUST	98 SF
LEVEL P3	FIRE SERVICE ACCESS ELEVATOR LOBBY	184 SF
LEVEL P3	PARKING	38,738 SF
LEVEL P3	STAIR A	225 SF
LEVEL P3	STAIR PRESSURIZATION	14 SF
LEVEL P3	STAIR C	217 SF
LEVEL P3	STAIR PRESSURIZATION	15 SF
TOTAL GROSS PARKING AREA (THIS LEVEL)		39,807 SF

LEVEL	SPACE	GROSS FLOOR AREA
LEVEL P3		
LEVEL P3	MECHANICAL	72 SF
LEVEL P3	MAISONETTES	4,851 SF
LEVEL P3	STAIR E	235 SF
LEVEL P3	ELECTRICAL ROOM	225 SF
LEVEL P3	STORAGE / UTILITY	2,585 SF
LEVEL P3	TRASH EXHAUST	5 SF
LEVEL P3	TRASH ROOM	93 SF
LEVEL P3	ELEVATOR 2	112 SF
LEVEL P3	LOBBY	705 SF
LEVEL P3	RESIDENTIAL (2BR-B9)	971 SF
LEVEL P3	STAIR B	193 SF
LEVEL P3	STAIR B PRESSURIZATION	35 SF
LEVEL P3	AMENITY	694 SF
TOTAL GROSS FLOOR AREA (THIS LEVEL)		10,775 SF

LEVEL	SPACE	DENSITY EXCLUSIONS
LEVEL P3		
LEVEL P3	STAIR B PRESSURIZATION	35 SF
LEVEL P3	TRASH EXHAUST	5 SF
LEVEL P3	UNIT VENT SHAFTS 4 SF PER UNIT (LOCATION TO BE DETERMINED)	28 SF (7 UNITS)
TOTAL DENSITY EXCLUSIONS (THIS LEVEL)		68 SF

N

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4.1 SITE PLAN SUBMISSION	08-09-24
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PROJECT TITLE
3130 LANGSTON BOULEVARD
ARLINGTON, VA 22201

4.1 SITE PLAN

PROJECT NO. 322158.00

DRAWING TITLE
2ND LEVEL P3 FLOOR PLAN

DRAWN BY	PFS, YL
QC CHECKED BY	RRV
CA REVIEWED BY	RRV

DRAWING NUMBER
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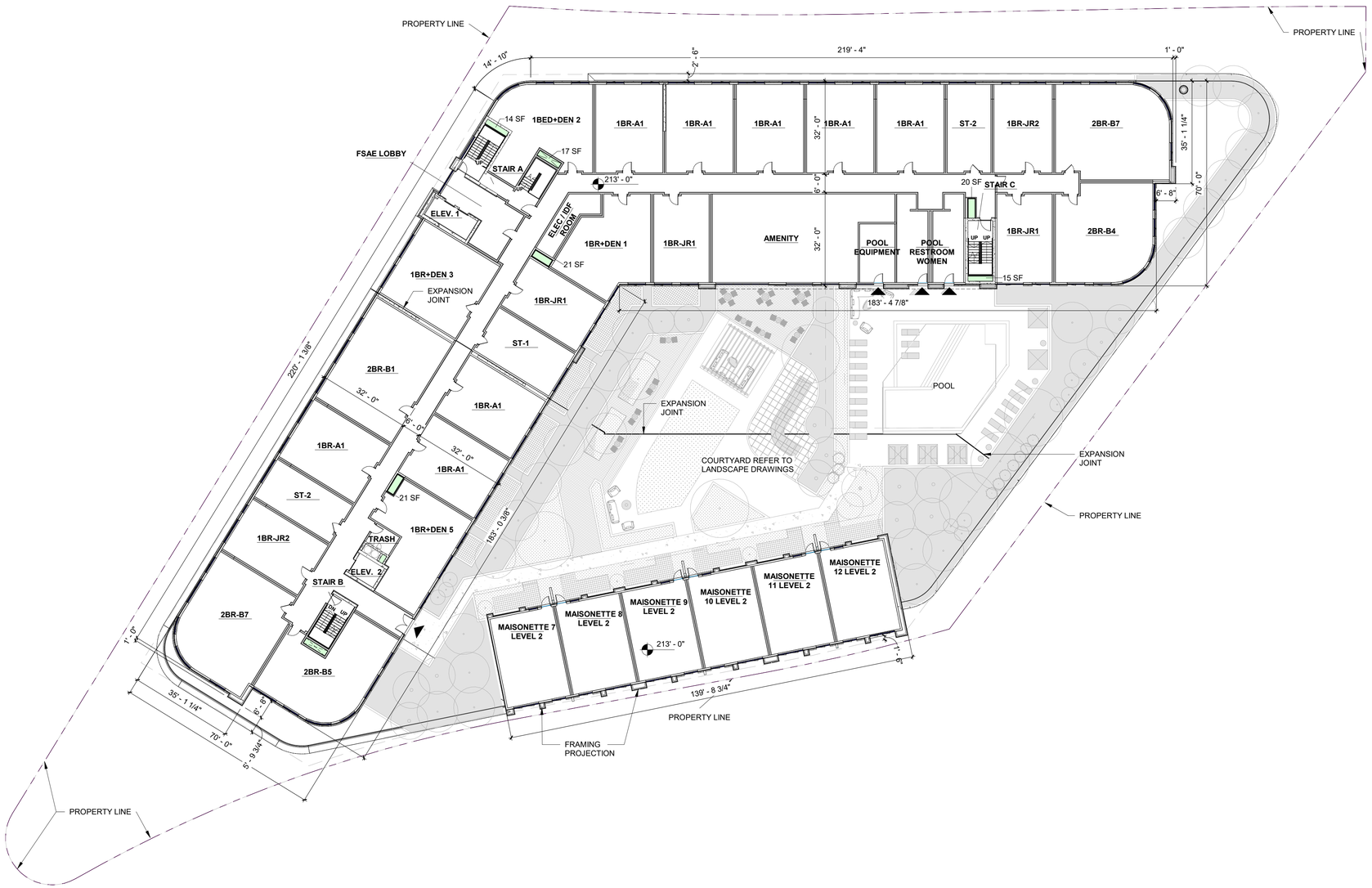

1 3RD FLOOR PLAN

1" = 20'-0"

LEVEL	SPACE	GROSS FLOOR AREA
LEVEL 3 (PODIUM)		
LEVEL 3 (PODIUM)	MAISONETTES	4,751 SF
LEVEL 3 (PODIUM)	ELECTRICAL / IDF ROOM	221 SF
LEVEL 3 (PODIUM)	POOL EQUIPMENT	272 SF
LEVEL 3 (PODIUM)	TRASH EXHAUST	5 SF
LEVEL 3 (PODIUM)	TRASH ROOM	102 SF
LEVEL 3 (PODIUM)	ELEVATOR 1	180 SF
LEVEL 3 (PODIUM)	ELEVATOR 2	112 SF
LEVEL 3 (PODIUM)	FIRE SERVICE ACCESS ELEVATOR LOBBY	405 SF
LEVEL 3 (PODIUM)	OUTSIDE AIR SHAFT	21 SF
LEVEL 3 (PODIUM)	OUTSIDE AIR SHAFT	20 SF
LEVEL 3 (PODIUM)	OUTSIDE AIR SHAFT	21 SF
LEVEL 3 (PODIUM)	POOL RESTROOMS	700 SF
LEVEL 3 (PODIUM)	RESIDENTIAL	23,878 SF
LEVEL 3 (PODIUM)	STAIR A	498 SF
LEVEL 3 (PODIUM)	STAIR A PRESSURIZATION	14 SF
LEVEL 3 (PODIUM)	STAIR A PRESSURIZATION	17 SF
LEVEL 3 (PODIUM)	STAIR B	194 SF
LEVEL 3 (PODIUM)	STAIR B PRESSURIZATION	17 SF
LEVEL 3 (PODIUM)	STAIR C	226 SF
LEVEL 3 (PODIUM)	STAIR C PRESSURIZATION	15 SF
LEVEL 3 (PODIUM)	AMENITY	1,739 SF
TOTAL GROSS FLOOR AREA (THIS LEVEL)		33,408 SF

LEVEL	SPACE	DENSITY EXCLUSIONS
LEVEL 3 (PODIUM)		
LEVEL 3 (PODIUM)	OUTSIDE AIR SHAFT	21 SF
LEVEL 3 (PODIUM)	OUTSIDE AIR SHAFT	20 SF
LEVEL 3 (PODIUM)	OUTSIDE AIR SHAFT	21 SF
LEVEL 3 (PODIUM)	STAIR A PRESSURIZATION	14 SF
LEVEL 3 (PODIUM)	STAIR A PRESSURIZATION	17 SF
LEVEL 3 (PODIUM)	STAIR B PRESSURIZATION	17 SF
LEVEL 3 (PODIUM)	STAIR C PRESSURIZATION	15 SF
LEVEL 3 (PODIUM)	TRASH EXHAUST	5 SF
LEVEL 3 (PODIUM)	UNIT VENT SHAFTS 4 SF PER UNIT (LOCATION TO BE DETERMINED)	124 SF (31 UNITS)
TOTAL DENSITY EXCLUSIONS (THIS LEVEL)		254 SF

DENSITY EXCLUSIONS:
VENT SHAFTS ARE THROUGH THE BUILDING TO THE ROOF
UNIT VENT SHAFTS 4 SF/UNIT. LOCATIONS TO BE DETERMINED.

N

1" = 20'-0"

0' 5' 10' 20' 40' 80'

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4.1 SITE PLAN SUBMISSION	08-09-24
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REVISION DATE

PROJECT TITLE
3130 LANGSTON BOULEVARD
ARLINGTON, VA 22201

4.1 SITE PLAN

PROJECT NO. 322158.00

DRAWING TITLE
3RD FLOOR PLAN

DRAWN BY	PFS, YL
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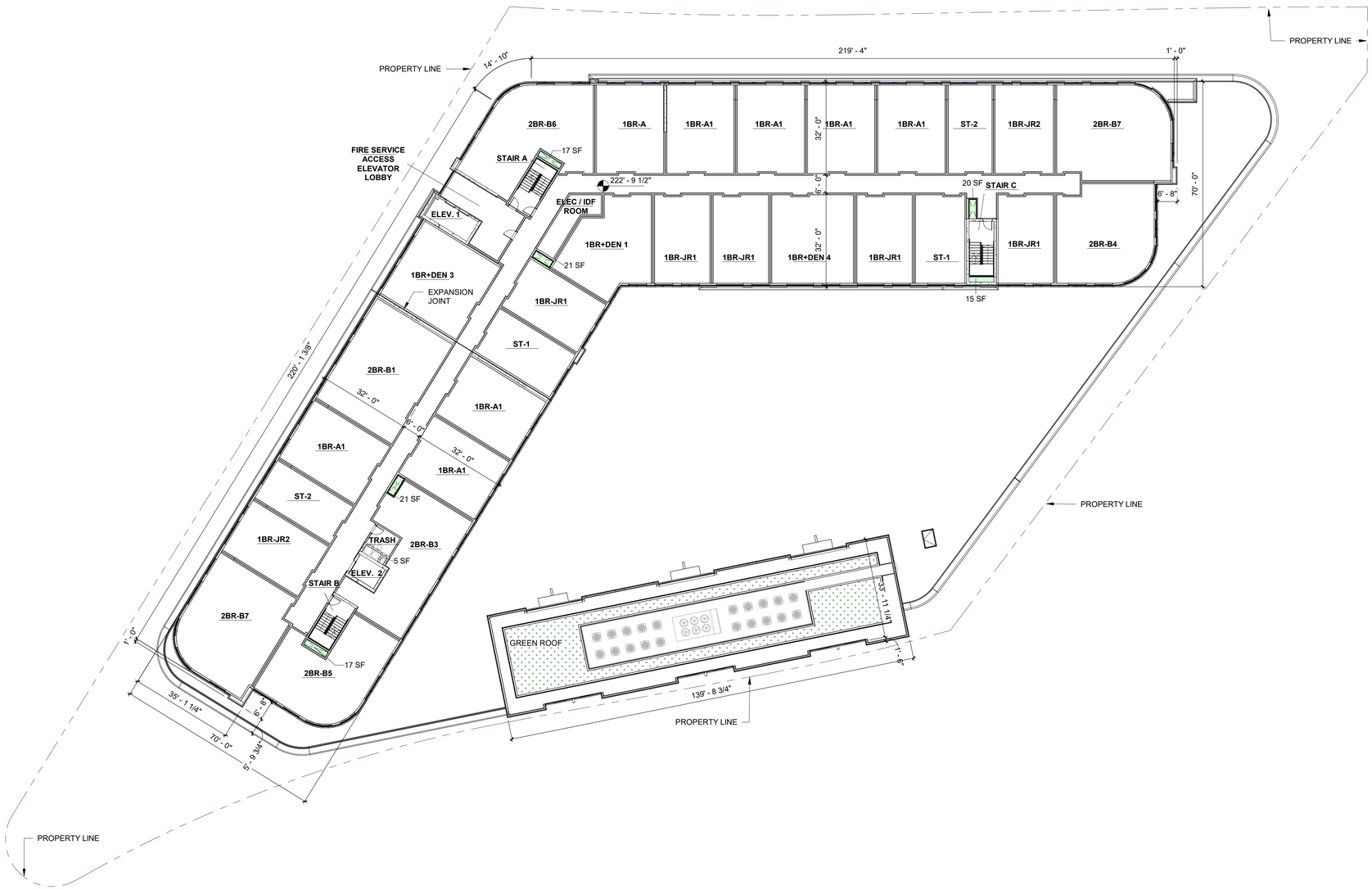

1 4TH FLOOR PLAN

1" = 20'-0"

LEVEL	SPACE	GROSS FLOOR AREA
LEVEL 4		
LEVEL 4	ELECTRICAL / IDF ROOM	221 SF
LEVEL 4	TRASH EXHAUST	5 SF
LEVEL 4	TRASH ROOM	102 SF
LEVEL 4	ELEVATOR 1	180 SF
LEVEL 4	ELEVATOR 2	112 SF
LEVEL 4	FIRE SERVICE ACCESS ELEVATOR LOBBY	405 SF
LEVEL 4	OUTSIDE AIR SHAFT	20 SF
LEVEL 4	OUTSIDE AIR SHAFT	21 SF
LEVEL 4	OUTSIDE AIR SHAFT	21 SF
LEVEL 4	RESIDENTIAL	26,885 SF
LEVEL 4	STAIR A	207 SF
LEVEL 4	STAIR A PRESSURIZATION	17 SF
LEVEL 4	STAIR B	194 SF
LEVEL 4	STAIR B PRESSURIZATION	17 SF
LEVEL 4	STAIR C	221 SF
LEVEL 4	STAIR C PRESSURIZATION	15 SF
TOTAL GROSS FLOOR AREA (THIS LEVEL)		28,642 SF

LEVEL	SPACE	EXCLUDED AREA
LEVEL 4		
LEVEL 4	OUTSIDE AIR SHAFT	20 SF
LEVEL 4	OUTSIDE AIR SHAFT	21 SF
LEVEL 4	OUTSIDE AIR SHAFT	21 SF
LEVEL 4	STAIR A PRESSURIZATION	17 SF
LEVEL 4	STAIR B PRESSURIZATION	17 SF
LEVEL 4	STAIR C PRESSURIZATION	15 SF
LEVEL 4	TRASH EXHAUST	5 SF
LEVEL 4	UNIT VENT SHAFTS 4 SF PER UNIT (LOCATION TO BE DETERMINED)	116 SF (29 UNITS)
TOTAL DENSITY EXCLUSIONS (THIS LEVEL)		232 SF

DENSITY EXCLUSIONS:
VENT SHAFTS ARE THROUGH THE BUILDING TO THE ROOF
UNIT VENT SHAFTS 4 SF/UNIT. LOCATIONS TO BE DETERMINED.

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4.1 SITE PLAN SUBMISSION 08-09-24
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REVISION DATE

PROJECT TITLE
3130 LANGSTON BOULEVARD
ARLINGTON, VA 22201

4.1 SITE PLAN

PROJECT NO. 322158.00

DRAWING TITLE
4TH FLOOR PLAN

DRAWN BY PFS, YL
QC CHECKED BY RRV
CA REVIEWED BY RRV

DRAWING NUMBER
A-07

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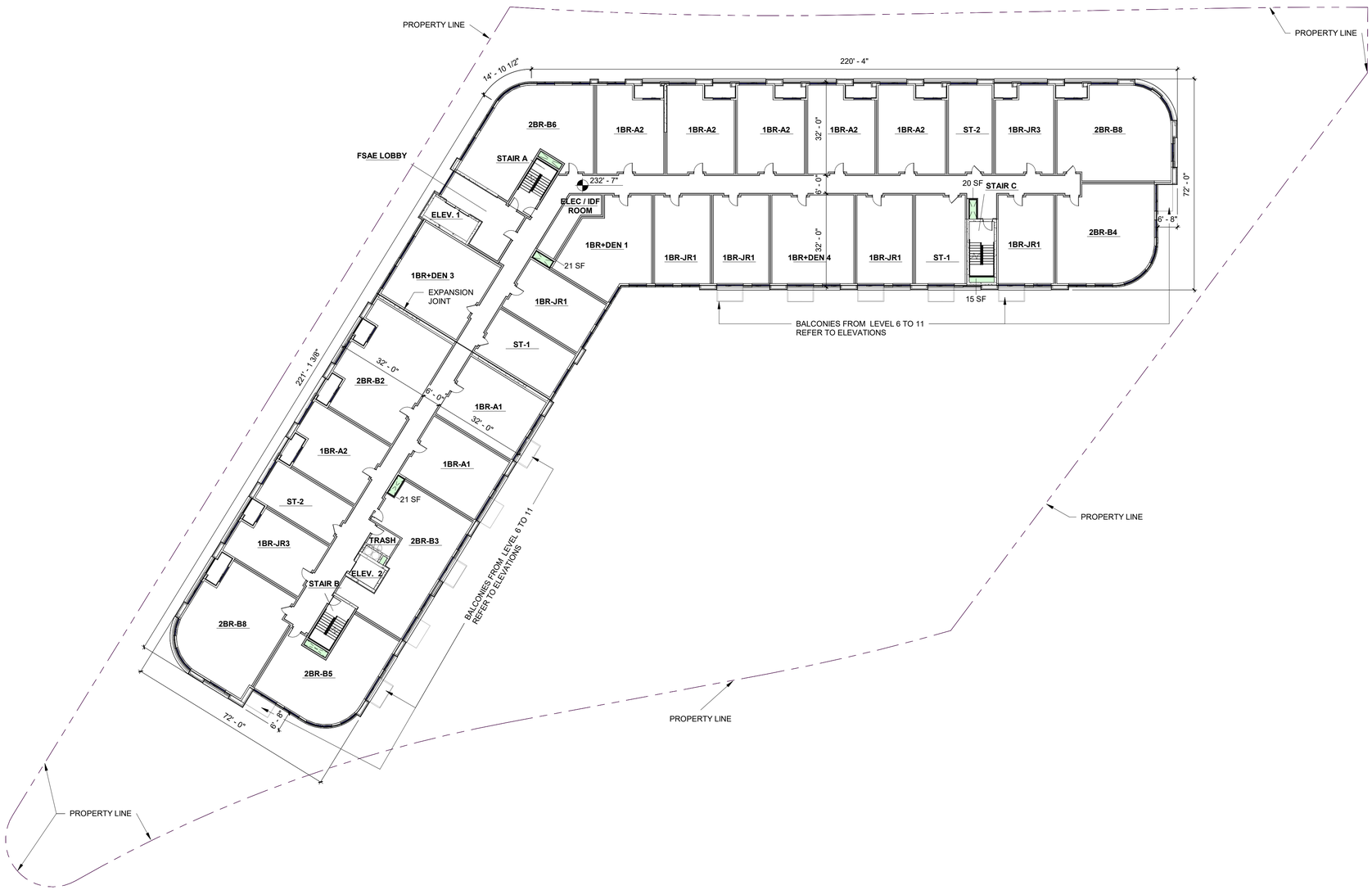

1 5TH THRU 11TH FLOOR PLANS

1" = 20'-0"

GROSS FLOOR AREA PER LEVEL

SPACE	GROSS FLOOR AREA
ELECTRICAL / IDF ROOM	221 SF
TRASH ROOM	102 SF
ELEVATOR 1	180 SF
ELEVATOR 2	112 SF
FIRE SERVICE ACCESS ELEVATOR LOBBY	405 SF
RESIDENTIAL	26,482 SF
STAIR A	207 SF
STAIR B	194 SF
STAIR C	226 SF
TRASH EXHAUST	5 SF
STAIR C PRESSURIZATION	15 SF
STAIR A PRESSURIZATION	17 SF
STAIR B PRESSURIZATION	17 SF
OUTSIDE AIR SHAFT	20 SF
OUTSIDE AIR SHAFT	21 SF
OUTSIDE AIR SHAFT	21 SF
TOTAL GROSS FLOOR AREA PER LEVEL	28,245 SF

GROSS FLOOR AREA (LEVEL 5 THRU LEVEL 11)

LEVEL	GROSS FLOOR AREA
LEVEL 5	28,245 SF
LEVEL 6	28,245 SF
LEVEL 7	28,245 SF
LEVEL 8	28,245 SF
LEVEL 9	28,245 SF
LEVEL 10	28,245 SF
LEVEL 11	28,245 SF
TOTAL GROSS FLOOR AREA (LEVEL 5 THRU 11)	197,715 SF

DENSITY EXCLUSIONS PER LEVEL

SPACE	DENSITY EXCLUSIONS	
LEVEL 5		
OUTSIDE AIR SHAFT	20	
OUTSIDE AIR SHAFT	21	
OUTSIDE AIR SHAFT	21	
STAIR A PRESSURIZATION	17	
STAIR B PRESSURIZATION	17	
STAIR C PRESSURIZATION	15	
TRASH EXHAUST	5	
UNIT VENT SHAFTS 4 SF PER UNIT (LOCATION TO BE DETERMINED)	116	(29 UNITS PER LEVEL)
TOTAL DENSITY EXCLUSIONS PER LEVEL	232 SF	
TOTAL DENSITY EXCLUSIONS (LEVEL 5 THRU 11)	1,624 SF	

DENSITY EXCLUSIONS:
VENT SHAFTS ARE THROUGH THE BUILDING TO THE ROOF
UNIT VENT SHAFTS 4 SF/UNIT. LOCATIONS TO BE DETERMINED.

N

1" = 20'-0"
0' 5' 10' 20' 40' 80'

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ISSUE DATE
4.1 SITE PLAN SUBMISSION 08-09-24
4.1 SITE PLAN RESUBMISSION 10/29/2024

REVISION DATE

PROJECT TITLE
3130 LANGSTON BOULEVARD
ARLINGTON, VA 22201

4.1 SITE PLAN

PROJECT NO. 322158.00

DRAWING TITLE
5TH THRU 11TH FLOOR PLANS

DRAWN BY PFS, YL
QC CHECKED BY RRV
CA REVIEWED BY RRV

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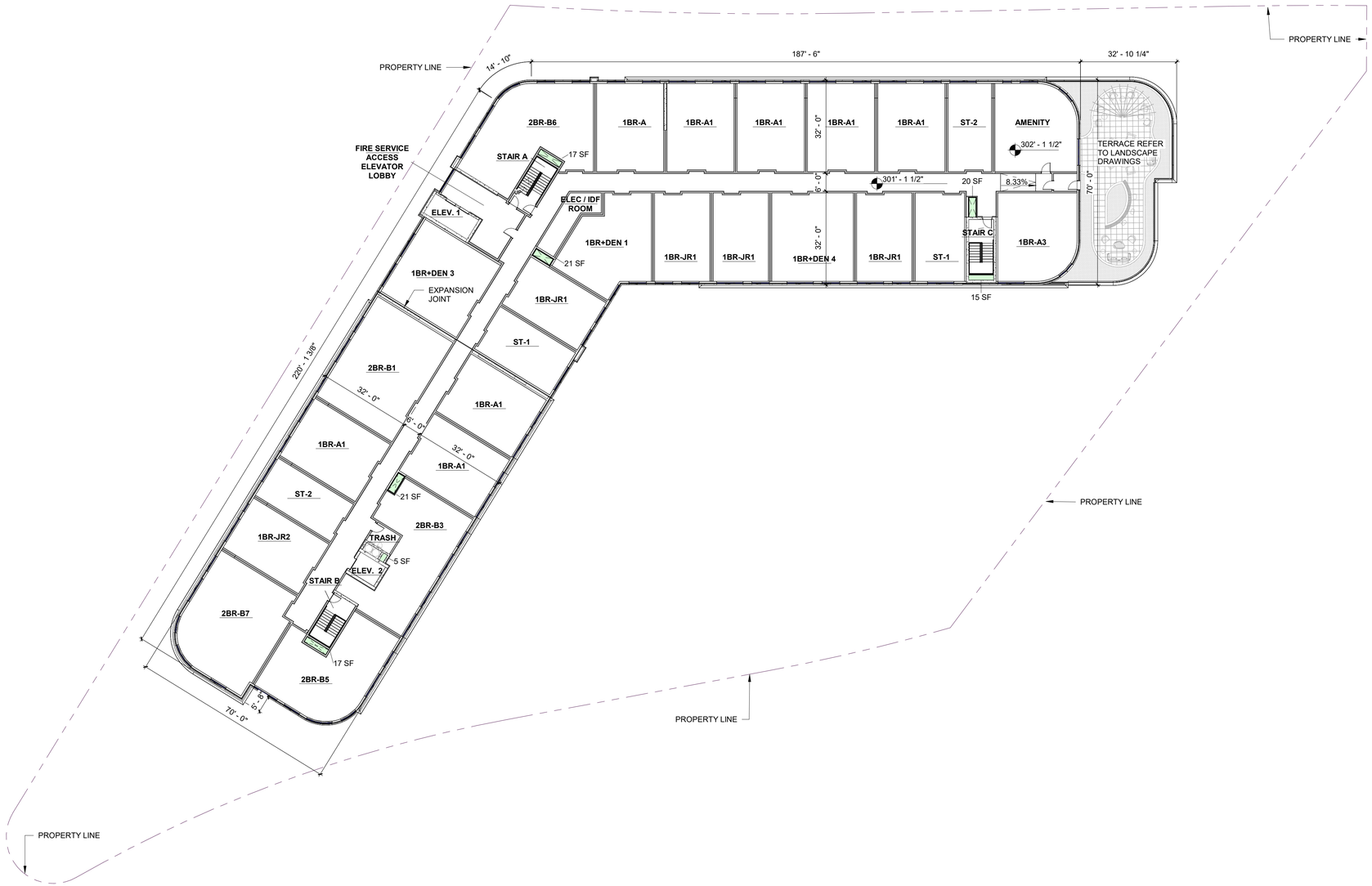

LEVEL	SPACE	GROSS FLOOR AREA
LEVEL 12		
LEVEL 12	ELECTRICAL / IDF ROOM	221 SF
LEVEL 12	TRASH EXHAUST	5 SF
LEVEL 12	TRASH ROOM	102 SF
LEVEL 12	ELEVATOR 1	180 SF
LEVEL 12	ELEVATOR 2	112 SF
LEVEL 12	FIRE SERVICE ACCESS ELEVATOR LOBBY	405 SF
LEVEL 12	OUTSIDE AIR SHAFT	20 SF
LEVEL 12	OUTSIDE AIR SHAFT	21 SF
LEVEL 12	OUTSIDE AIR SHAFT	21 SF
LEVEL 12	RESIDENTIAL	23,898 SF
LEVEL 12	STAIR A	207 SF
LEVEL 12	STAIR A PRESSURIZATION	17 SF
LEVEL 12	STAIR B	194 SF
LEVEL 12	STAIR B PRESSURIZATION	17 SF
LEVEL 12	STAIR C	220 SF
LEVEL 12	STAIR C PRESSURIZATION	15 SF
LEVEL 12	AMENITY	904 SF
TOTAL GROSS FLOOR AREA (THIS LEVEL)		26,559 SF

LEVEL	SPACE	DENSITY EXCLUSIONS
LEVEL 12		
LEVEL 12	OUTSIDE AIR SHAFT	20
LEVEL 12	OUTSIDE AIR SHAFT	21
LEVEL 12	OUTSIDE AIR SHAFT	21
LEVEL 12	STAIR A PRESSURIZATION	17
LEVEL 12	STAIR B PRESSURIZATION	17
LEVEL 12	STAIR C PRESSURIZATION	15
LEVEL 12	TRASH EXHAUST	5
LEVEL 12	UNIT VENT SHAFTS 4 SF PER UNIT (LOCATION TO BE DETERMINED)	104 SF (26 UNITS)
TOTAL DENSITY EXCLUSIONS (THIS LEVEL)		220 SF

1 12TH FLOOR PLAN

1" = 20'-0"

DENSITY EXCLUSIONS:
VENT SHAFTS ARE THROUGH THE BUILDING TO THE ROOF
UNIT VENT SHAFTS 4 SF/UNIT. LOCATIONS TO BE DETERMINED.

N

1" = 20'-0"

0' 5' 10' 20' 40' 80'

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4.1 SITE PLAN SUBMISSION	08-09-24
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REVISION DATE

PROJECT TITLE

3130 LANGSTON BOULEVARD
ARLINGTON, VA 22201

4.1 SITE PLAN

PROJECT NO. 322158.00

DRAWING TITLE

12TH FLOOR PLAN

DRAWN BY	PFS, YL
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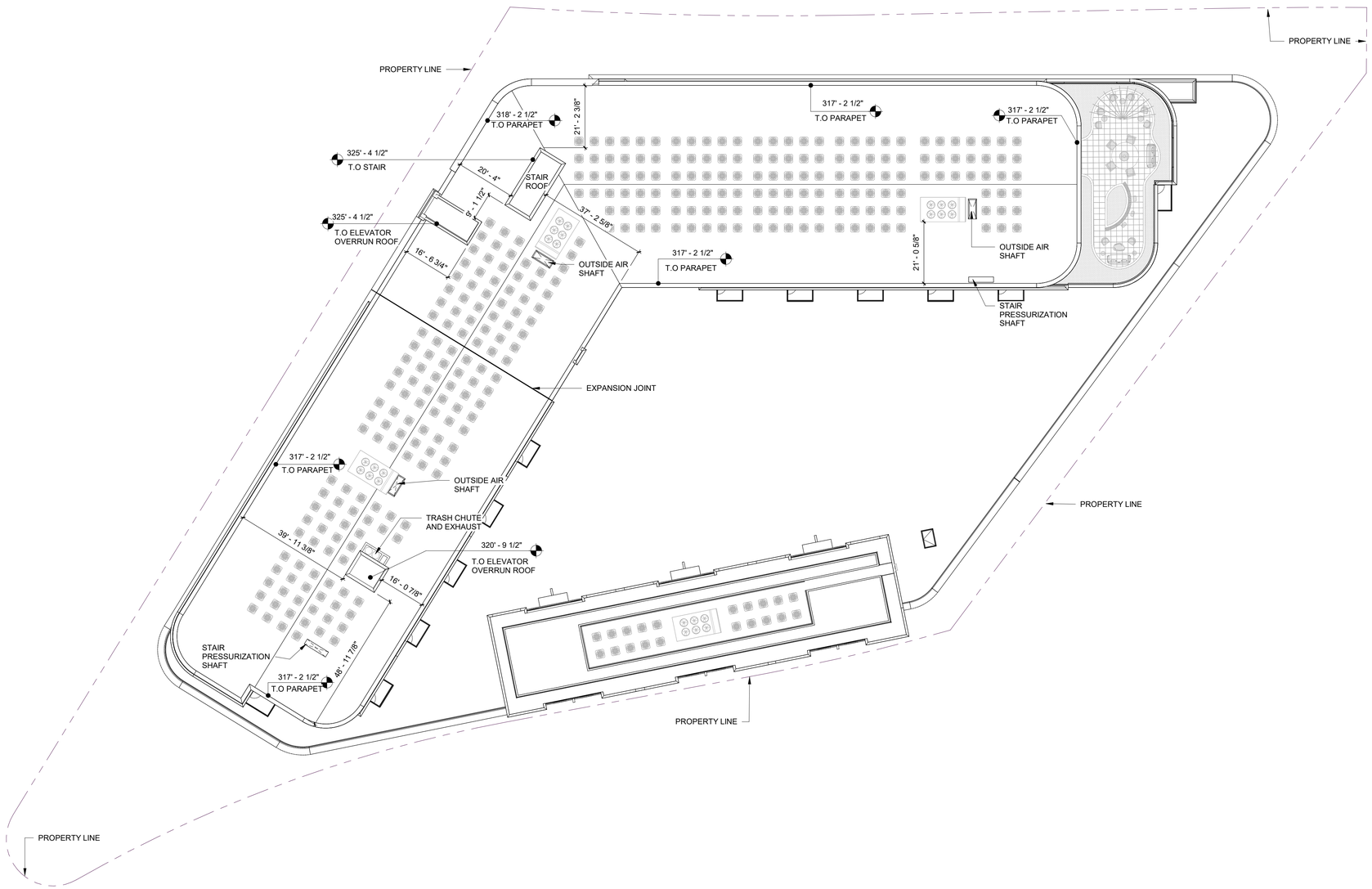

1 ROOF PLAN
1" = 20'-0"

N

1" = 20'-0"
0' 5' 10' 20' 40' 80'

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4.1 SITE PLAN SUBMISSION	08-09-24
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REVISION DATE

PROJECT TITLE
3130 LANGSTON BOULEVARD
ARLINGTON, VA 22201

4.1 SITE PLAN
PROJECT NO. 322158.00

DRAWING TITLE
ROOF PLAN

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QC CHECKED BY	RV
CA REVIEWED BY	RVV

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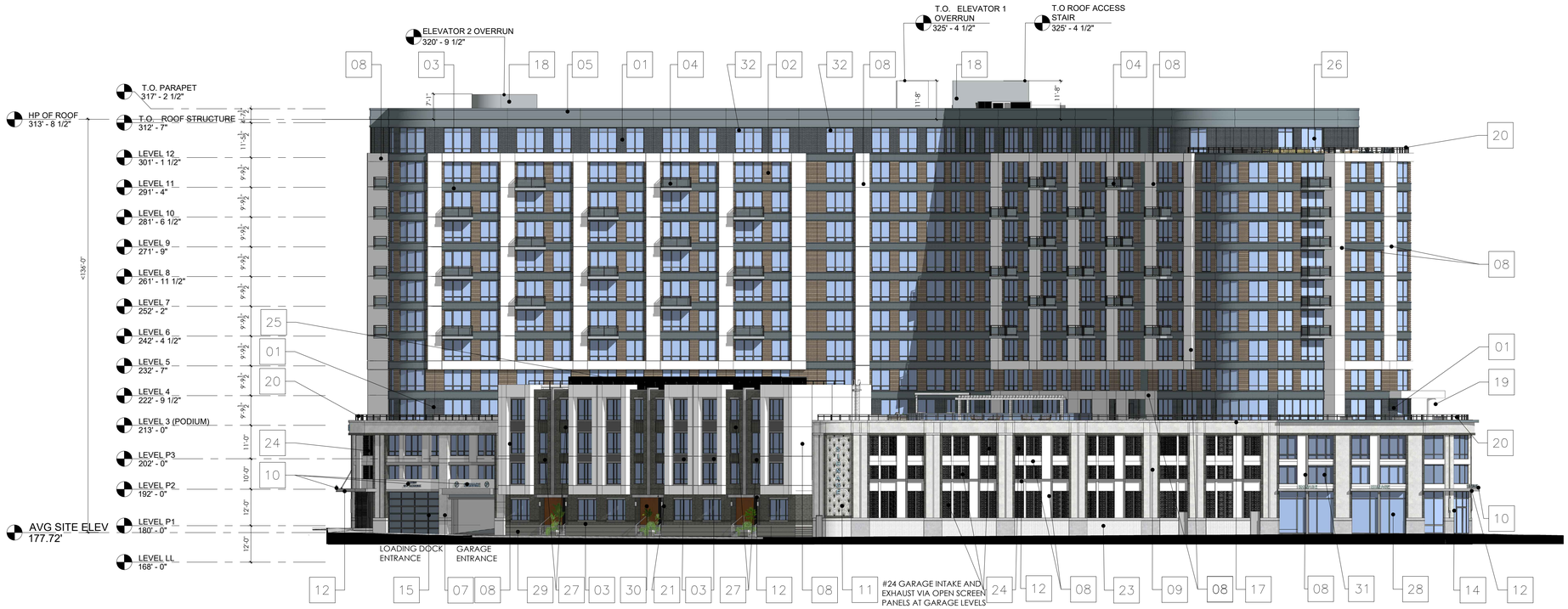


1 E1 - ELEVATION

1"=20'-0"

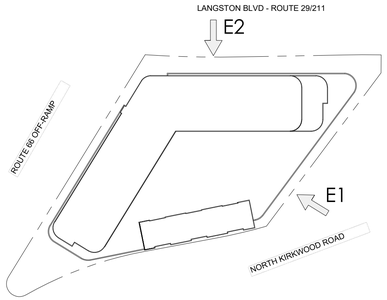
2 E2 - ELEVATION

1"=20'-0"

EXTERIOR ELEVATIONS KEYNOTES	
01	BRICK VENEER TYPE 1
02	BRICK VENEER TYPE 2
03	BRICK VENEER TYPE 3
04	METAL MESH RAILING
05	METAL CORNICE
06	METAL PANEL TYPE 2
07	PRECAST
08	CONTINUOUS INSULATION WALL SYSTEM
09	PRECAST WITH STONE INSET
10	SIGNAGE
11	SIGNAGE / ART
12	METAL CANOPY
13	DECO-ISH WALL SCONCE TYPE 1
14	DECO-ISH WALL SCONCE TYPE 2
15	WHITE TRANSLUCENT GARAGE DOOR
16	METAL & GLASS CANOPY
17	PRECAST / CAST STONE CAP
18	METAL PANEL FOR STAIR & ELEVATOR -OVER RUN ENCLOSURE
19	PAINTED & PARGED CONCRETE PRECAST
20	METAL RAILING
21	DECOISH WALL SCONCE TYPE 3
22	METAL CLADDING SYSTEM
23	PRECAST WATER TABLE
24	METAL SCREENINGIN FRAME SYSTEM
25	LOUVER / SCREEN ENCLOSURE
26	NANA WALL
27	BRICK VENEER TYPE 3 - STACK BOND
28	STORE FRONT GLAZING
29	SPLIT / SMOOTH FACE CMU BLOCK
30	FAUX WOOD WALL PANELS
31	DECORATIVE TRANSLUCENT GLASS
32	SPANDREL GLASS

NOTE:
#13 IS SCONCE ALONG NORTH ELEVATION
#16 IS THE CANOPY @ NORTHWEST CORNER.
ALL OTHER CANOPIES ARE JUST METAL-NO GLASS

#24 METAL SCREEN WITH MULLION FRAME
GARAGE INTAKE AND EXHAUST VIA OPEN SCREEN PANELS AT GARAGE LEVELS



KEY PLAN - N.T.S

N

GRAPHIC SCALE
0 20' 40'
1" = 20'

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4.1 SITE PLAN SUBMISSION	08-09-24
4.1 SITE PLAN RESUBMISSION	10-29-24

REVISION DATE

PROJECT TITLE
3130 LANGSTON BOULEVARD
ARLINGTON,VA 22201

4.1 SITE PLAN

PROJECT NO. 322158.00

DRAWING TITLE
BUILDING ELEVATIONS

DRAWN BY	RM
QC CHECKED BY	RV
CA REVIEWED BY	RRV

DRAWING NUMBER
A-11

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NOTE:
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1 E3 - ELEVATION
1"=20'-0"

2 E4 - ELEVATION
1"=20'-0"

EXTERIOR ELEVATIONS KEYNOTES	
01	BRICK VENEER TYPE 1
02	BRICK VENEER TYPE 2
03	BRICK VENEER TYPE 3
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NOTE:
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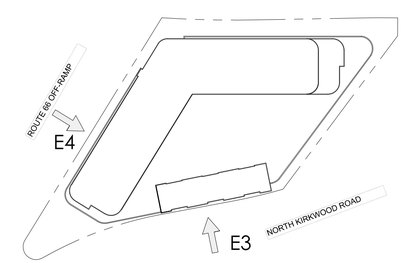
GARAGE INTAKE AND EXHAUST VIA OPEN SCREEN PANELS AT GARAGE LEVELS

LANGSTON BLVD - ROUTE 29/211



KEY PLAN - N.T.S

N

GRAPHIC SCALE
0 20' 40'
1" = 20'

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4.1 SITE PLAN SUBMISSION	08-09-24
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REVISION DATE

PROJECT TITLE
3130 LANGSTON BOULEVARD
ARLINGTON,VA 22201

4.1 SITE PLAN

PROJECT NO. 322158.00

DRAWING TITLE
BUILDING ELEVATIONS

DRAWN BY	RM
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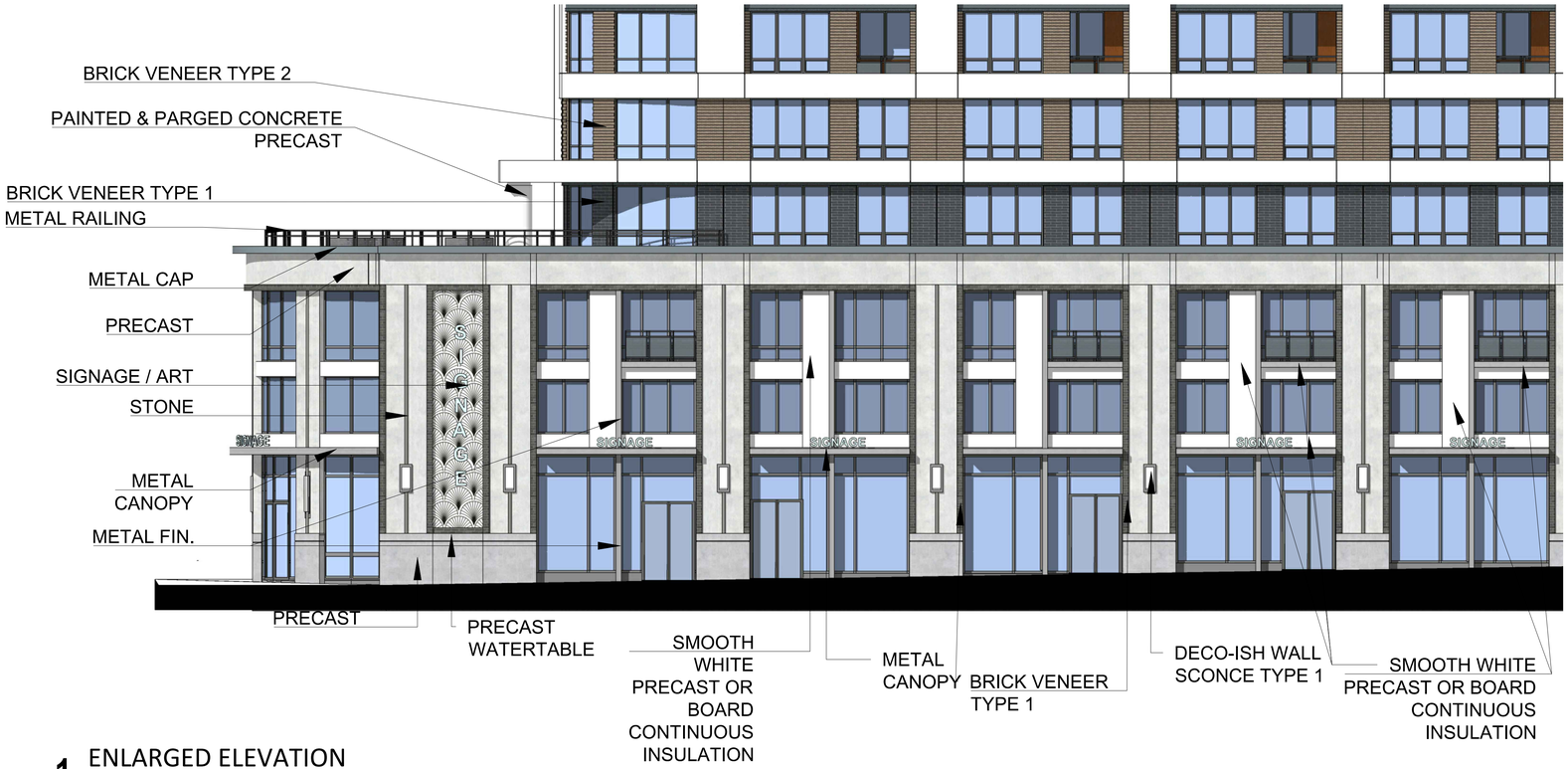
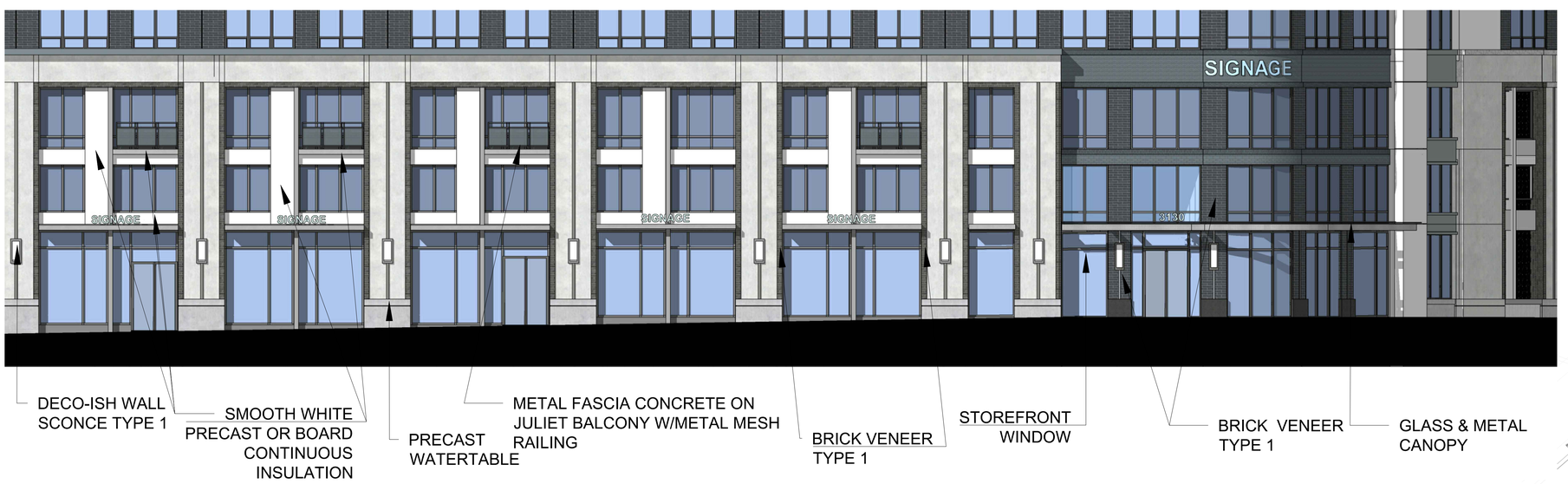


1 ENLARGED ELEVATION

1/8"=1'-0"



2 ENLARGED ELEVATION

1/8"=1'-0"

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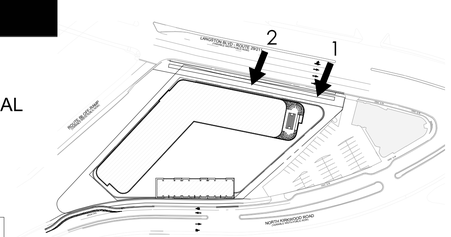

KEY PLAN - N.T.S.

GRAPHIC SCALE
0 2' 4' 8' 16'
1/8" = 1'-0"

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ARLINGTON,VA 22201

4.1 SITE PLAN

PROJECT NO. 322158.00

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ENLARGED ELEVATIONS

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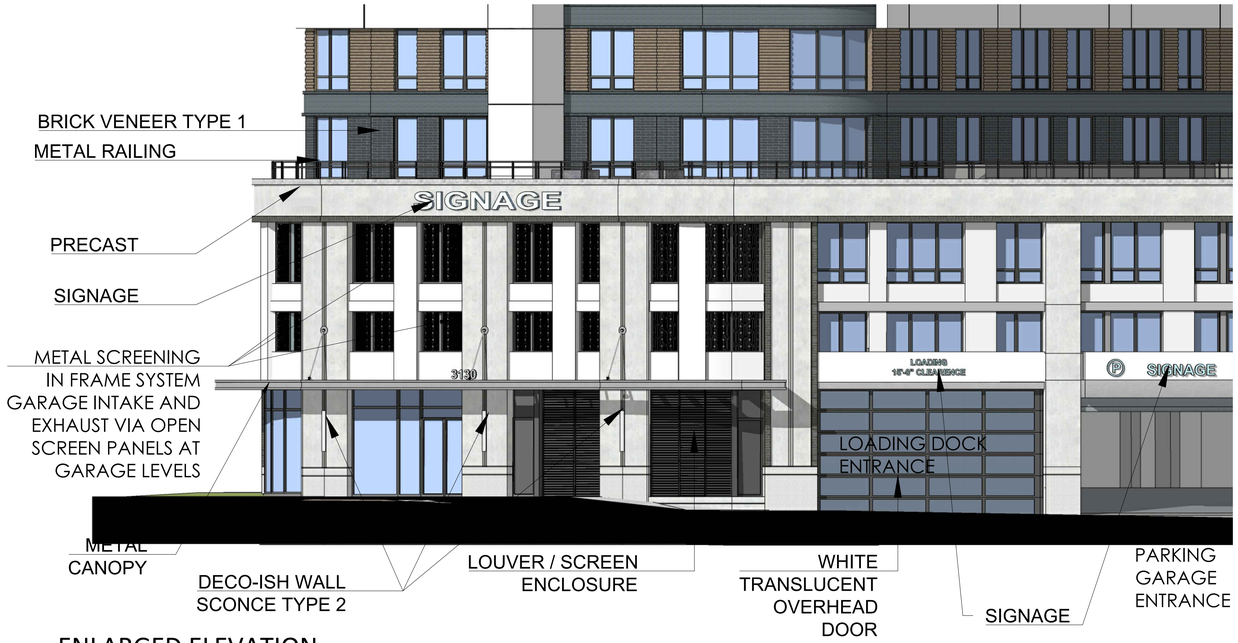

1 ENLARGED ELEVATION
1/8"=1'-0"

2 ENLARGED ELEVATION
1/8"=1'-0"

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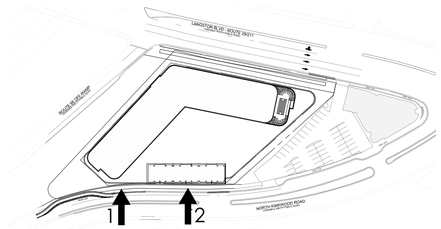

KEY PLAN - N.T.S.

GRAPHIC SCALE
0 2' 4' 8' 16'
1/8" = 1'-0"

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PROJECT TITLE
3130 LANGSTON BOULEVARD
ARLINGTON,VA 22201

4.1 SITE PLAN

PROJECT NO. 322158.00

DRAWING TITLE
ENLARGED ELEVATIONS

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CA REVIEWED BY	RRV

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SIGNAGE / ART

SMOOTH WHITE PRECAST OR BOARD CONTINUOUS INSULATION

PRECAST / CAST STONE CAP

METAL SCREENING IN FRAME SYSTEM GARAGE INTAKE AND EXHAUST VIA OPEN SCREEN PANELS AT GARAGE LEVELS

PRECAST

METAL RAILING

1 ENLARGED ELEVATION
1/8"=1'-0"

BRICK TYPE 2

BRICK TYPE 1

METAL RAILING

PRECAST

METAL SCREENING IN FRAME SYSTEM GARAGE INTAKE AND EXHAUST VIA OPEN SCREEN PANELS AT GARAGE LEVELS

PRECAST

PRECAST WITH STONE INSET

METAL SCREENING IN FRAME SYSTEM GARAGE INTAKE AND EXHAUST VIA OPEN SCREEN PANELS AT GARAGE LEVELS

PRECAST WATER TABLE

SIGNAGE / ART

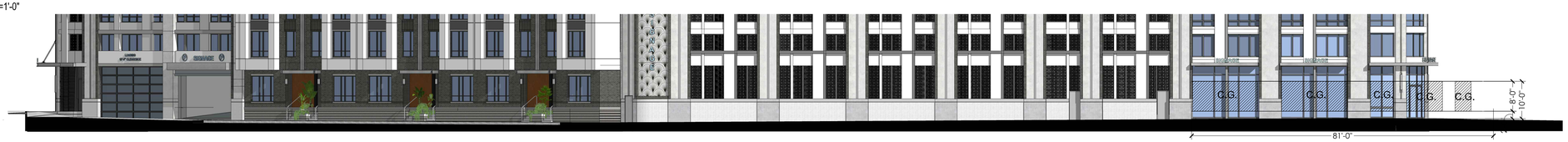
STOREFRONT WINDOW

METAL & GLASS CANOPY

2 ENLARGED ELEVATION
1/8"=1'-0"

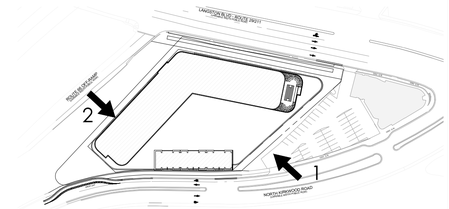
209'-8" X 8' =1,677 SF	1,197 SF TOTAL CLEAR GLASS (C.G.) AREA	1,197 SF / 1,677 SF=71% CLEAR GLASS AREA
TOTAL FACADE AREA BETWEEN 2'-10' ABOVE SIDEWALK	BETWEEN 2'-10' ABOVE SIDE WALK	BETWEEN 2'-10' ABOVE SIDEWALK

3 NORTH ELEVATION - CLEAR GLASS EXHIBIT
1/16"=1'-0"



81'-0" X 8' =648 SF	451 SF TOTAL CLEAR GLASS (C.G.) AREA	451 SF / 648 SF=70% CLEAR GLASS AREA
TOTAL FACADE AREA BETWEEN 2'-10' ABOVE SIDEWALK	BETWEEN 2'-10' ABOVE SIDE WALK	BETWEEN 2'-10' ABOVE SIDEWALK

4 EAST ELEVATION - CLEAR GLASS EXHIBIT
1/16"=1'-0"



KEY PLAN - N.T.S.

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GRAPHIC SCALE
0 2' 4' 8' 16'
1/8" = 1'-0"

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10/30/2024

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PRINT DATE	10/29/2024

ISSUE	DATE
4.1 SITE PLAN SUBMISSION	08-09-24
4.1 SITE PLAN RESUBMISSION	10-29-24

REVISION DATE

PROJECT TITLE
3130 LANGSTON BOULEVARD
ARLINGTON,VA 22201

4.1 SITE PLAN

PROJECT NO. 322158.00

DRAWING TITLE
ENLARGED ELEVATIONS

DRAWN BY	RM
QC CHECKED BY	RV
CA REVIEWED BY	RRV

DRAWING NUMBER
A-15

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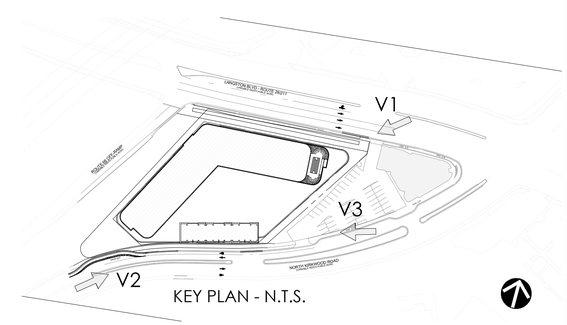
VIEW 1

VIEW 2

VIEW 3



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3130 LANGSTON BOULEVARD
ARLINGTON,VA 22201

4.1 SITE PLAN

PROJECT NO. 322158.00

DRAWING TITLE
CONCEPT - VIEWS

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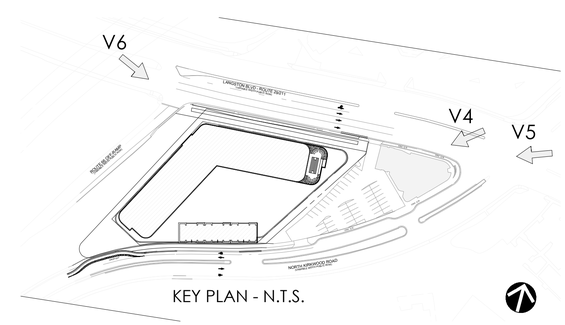
VIEW 4

VIEW 5

VIEW 6



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4.1 SITE PLAN

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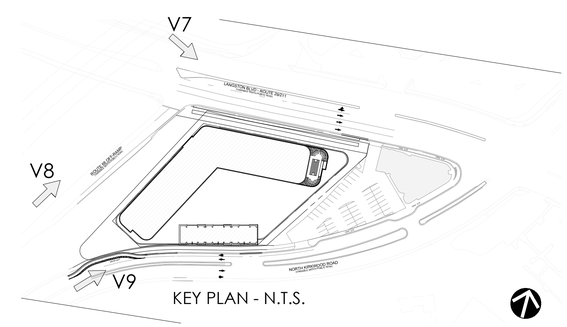
VIEW 7

VIEW 8

VIEW 9



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PROJECT TITLE
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4.1 SITE PLAN

PROJECT NO. 322158.00

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VIEW 10

VIEW 11

VIEW 12

VIEW 13

VIEW 14

VIEW 15

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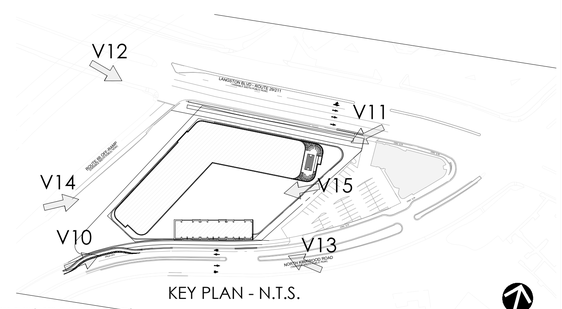

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REVISION DATE

PROJECT TITLE
3130 LANGSTON BOULEVARD
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4.1 SITE PLAN

PROJECT NO. 322158.00

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CONCEPT - VIEWS

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CA REVIEWED BY	RRV

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A-19

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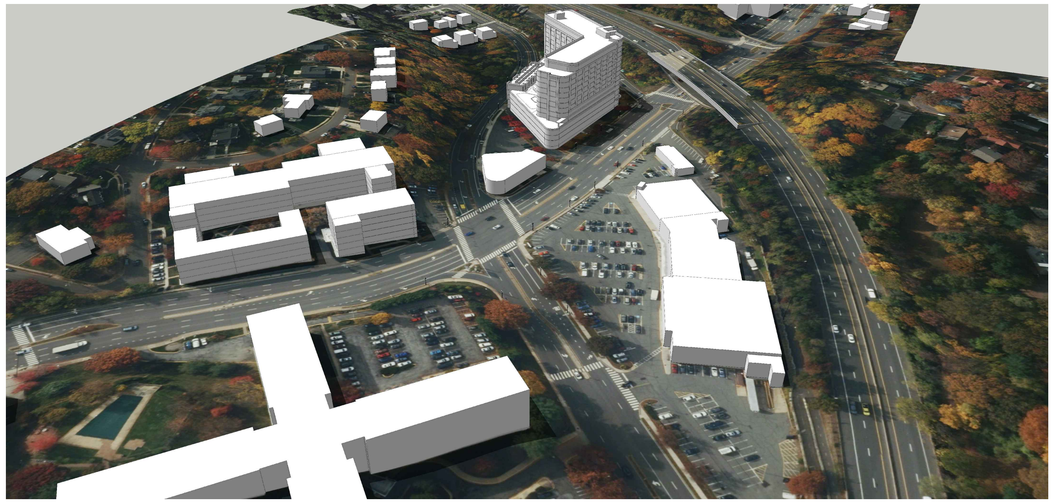
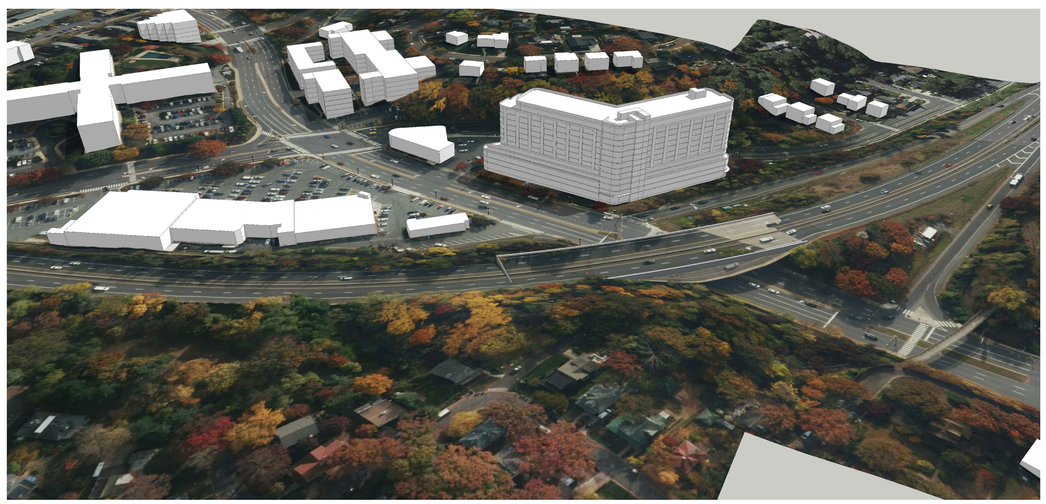
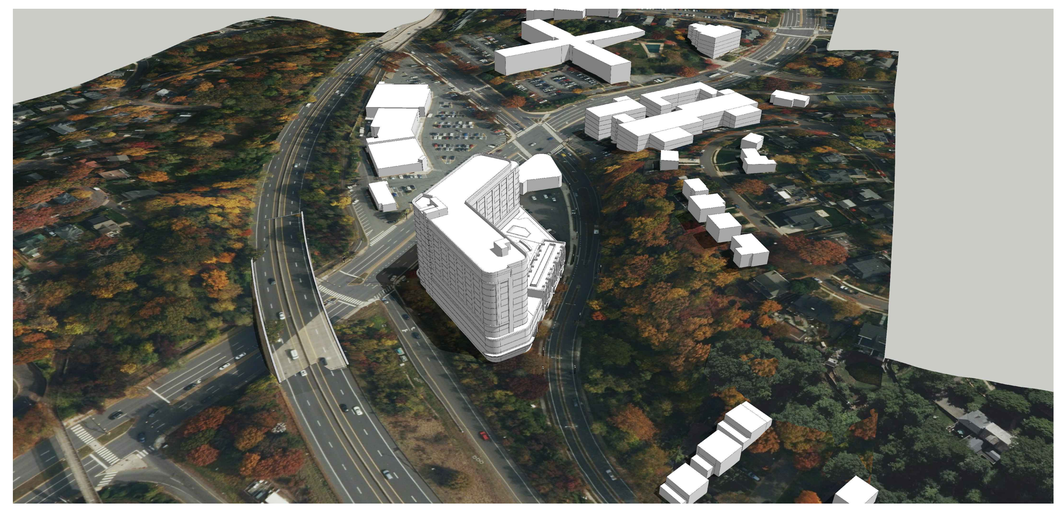


1- EXISTING VIEW FROM NE

2- EXISTING VIEW FROM SE



3- EXISTING VIEW FROM NW



4- EXISTING VIEW FROM SW

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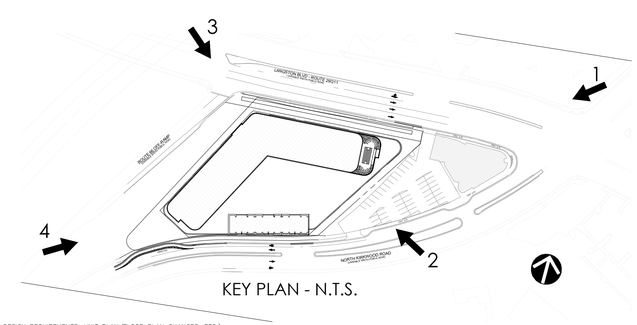

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PROJECT TITLE
3130 LANGSTON BOULEVARD
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4.1 SITE PLAN

PROJECT NO. 322158.00

DRAWING TITLE
EXISTING MASSING

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QC CHECKED BY	RV
CA REVIEWED BY	RRV

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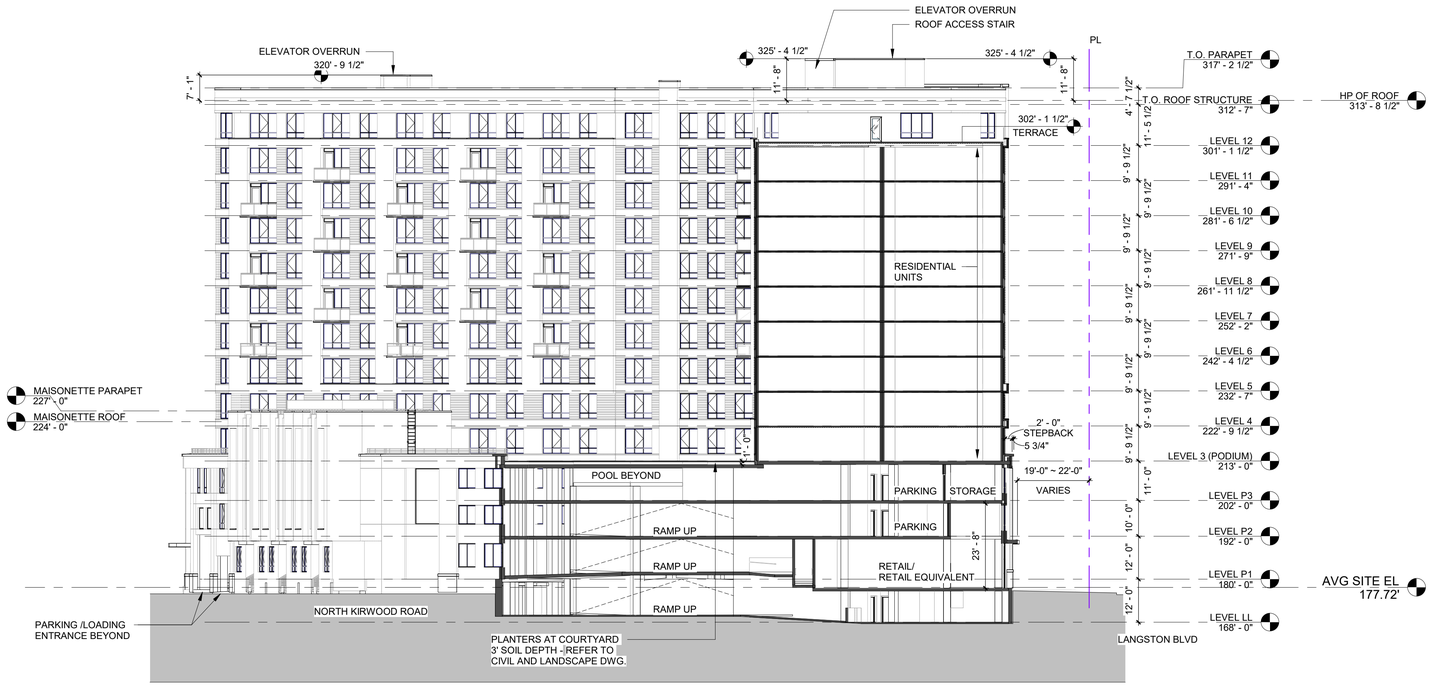
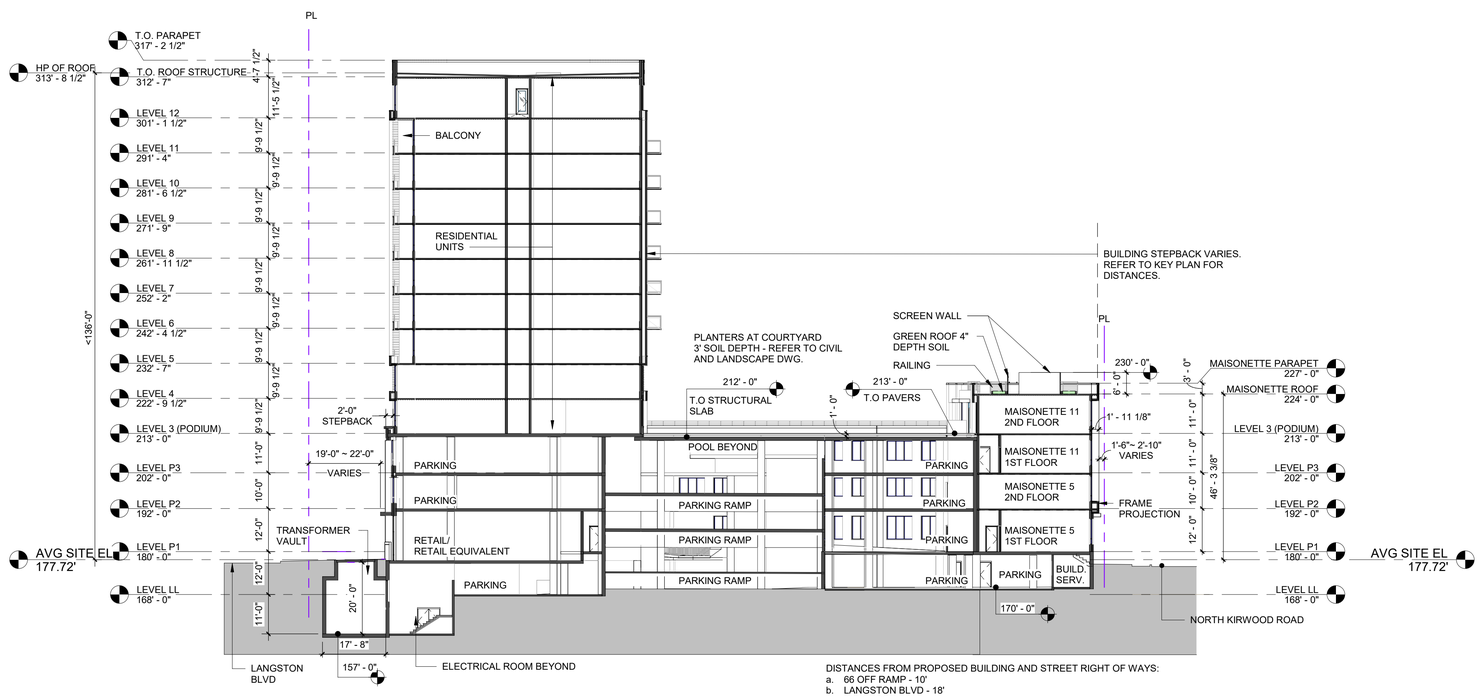


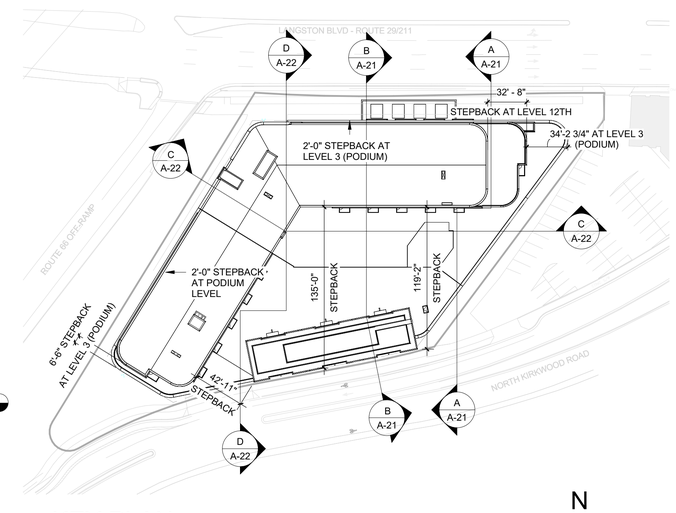
DISTANCES FROM PROPOSED BUILDING AND STREET RIGHT OF WAYS:
a. 66 OFF RAMP - 10'
b. LANGSTON BLVD - 18'
c. KIRKWOOD - 1'

A BUILDING SECTION A-A
1" = 20'-0"



DISTANCES FROM PROPOSED BUILDING AND STREET RIGHT OF WAYS:
a. 66 OFF RAMP - 10'
b. LANGSTON BLVD - 18'
c. KIRKWOOD - 1'

B BUILDING SECTION B-B
1" = 20'-0"



KEY PLAN
1"=60'-0"

N

1" = 20'-0"
0' 5' 10' 20' 40' 80'

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4.1 SITE PLAN SUBMISSION	08-09-24
4.1 SITE PLAN RESUBMISSION	10/29/2024

REVISION DATE

PROJECT TITLE
3130 LANGSTON BOULEVARD
ARLINGTON, VA 22201
4.1 SITE PLAN
PROJECT NO. 322158.00

DRAWING TITLE
BUILDING SECTIONS

DRAWN BY	RZ, YLPS
QC CHECKED BY	RV
CA REVIEWED BY	RVV

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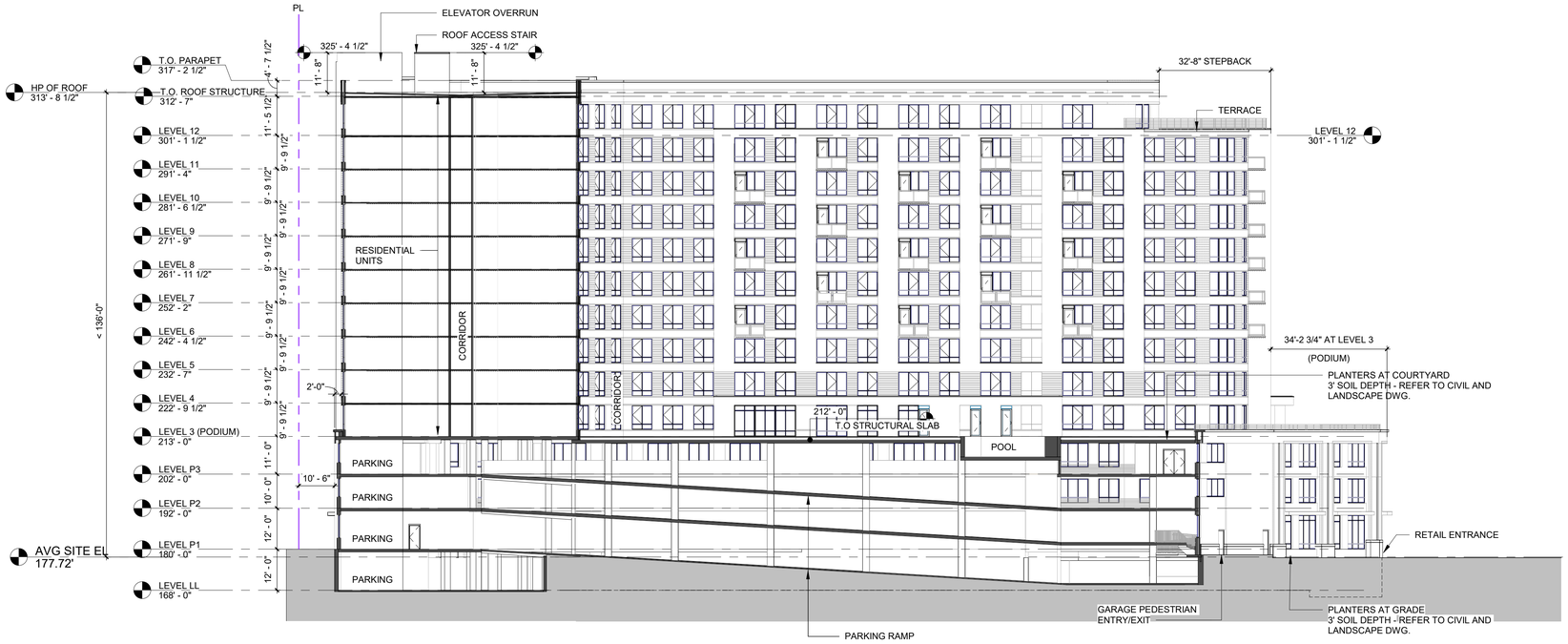
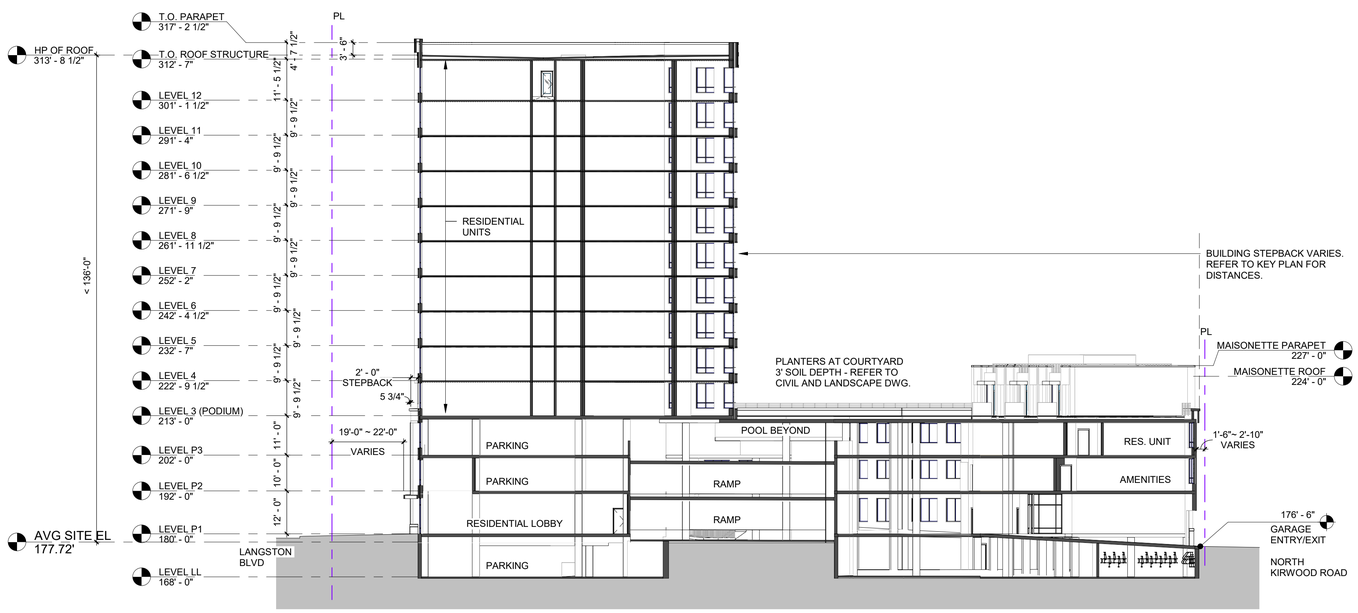


C BUILDING SECTION C-C

1" = 20'-0" ref.[1 / A202]

DISTANCES FROM PROPOSED BUILDING AND STREET RIGHT OF WAYS:
a. 66 OFF RAMP - 10'
b. LANGSTON BLVD - 18'
c. KIRKWOOD - 1'



D BUILDING SECTION D-D

1" = 20'-0"

DISTANCES FROM PROPOSED BUILDING AND STREET RIGHT OF WAYS:
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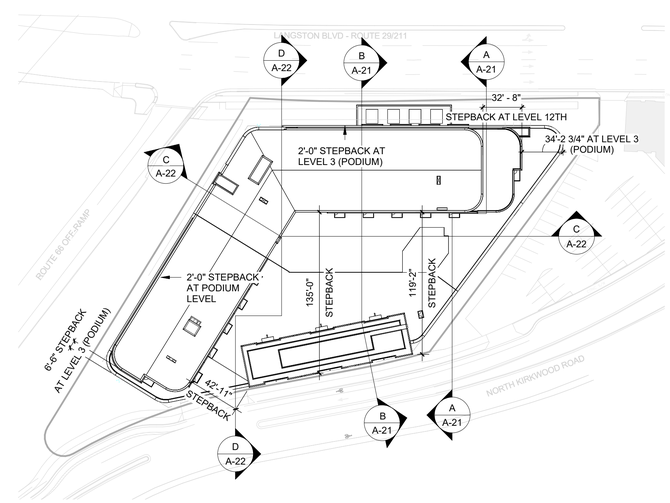

KEY PLAN

1"=60'-0"

N

1" = 20'-0"

0' 5' 10' 20' 40' 80'

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Arlington,VA 22201
P 703. 204 .1400
https://rooneypropertiesllc.com/

PRINT DATE 10/29/2024 4:19:08 PM

ISSUE DATE

4.1 SITE PLAN SUBMISSION	08-09-24
4.1 SITE PLAN RESUBMISSION	10/29/2024

REVISION DATE

PROJECT TITLE
3130 LANGSTON BOULEVARD
ARLINGTON, VA 22201

4.1 SITE PLAN

PROJECT NO. 322158.00

DRAWING TITLE
BUILDING SECTIONS

DRAWN BY	PS, YL
QC CHECKED BY	RV
CA REVIEWED BY	RVV

DRAWING NUMBER
A-22

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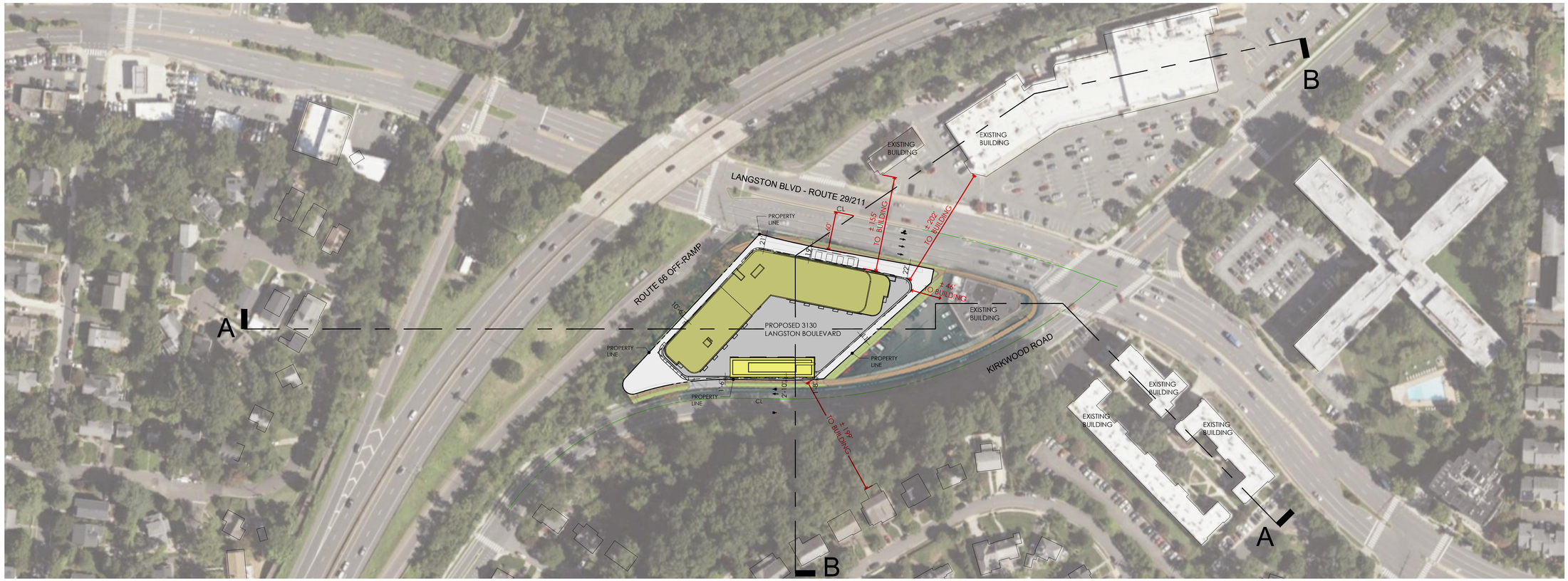
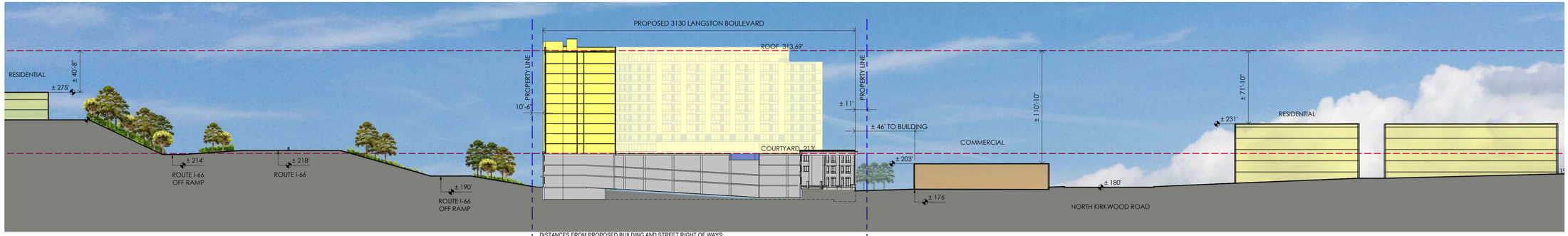


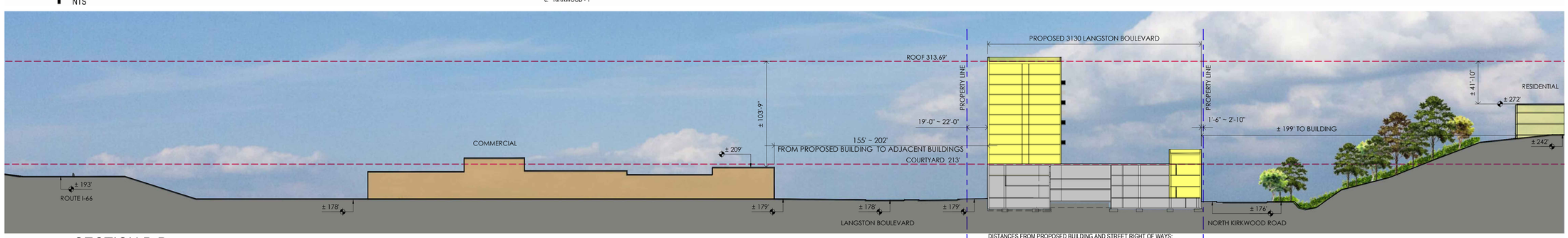
NOTE:
ARCHITECTURAL PLANS, INTERNAL PARKING LAYOUTS, PERSPECTIVES, ELEVATIONS AND SECTIONS ARE CONCEPTUAL AND SUBJECT TO REVISION IN FINAL DEVELOPMENT PLAN AND SITE PLAN APPLICATIONS. BUILDING DESIGN AND MATERIALS ARE SUBJECT TO CHANGE.

KEY PLAN
NTS



DISTANCES FROM PROPOSED BUILDING AND STREET RIGHT OF WAYS:
a. 66 OFF RAMP - 10'
b. LANGSTON BLVD - 18'
c. KIRKWOOD - 1'

1 SECTION A-A
NTS



DISTANCES FROM PROPOSED BUILDING AND STREET RIGHT OF WAYS:
a. 66 OFF RAMP - 10'
b. LANGSTON BLVD - 18'
c. KIRKWOOD - 1'

2 SECTION B-B
NTS

LANGSTON BOULEVARD

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DESIGN
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COMMONWEALTH OF VIRGINIA
DOUGLAS N. CARTER
Lic. No. 3435
ARCHITECT
10/30/2024

ROONEY PROPERTIES
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ARLINGTON,VA 22201

4.1 SITE PLAN

PROJECT NO. 322158.00

DRAWING TITLE
SITE SECTIONS

DRAWN BY	RM
QC CHECKED BY	RV
CA REVIEWED BY	RRV

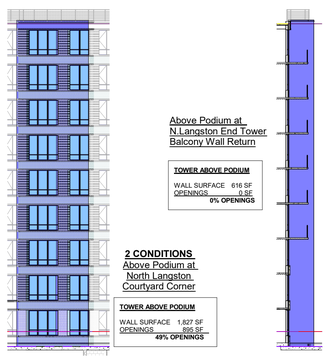
DRAWING NUMBER
A-23

Urban, Ltd. - \\DCS-FS\Data-1\#\322158.00\01_Drawings\05_CAD\07_Sheets\4.1 REVISED 322158.00 -A-23 SITE SECTIONS.dwg [A-23 SITE SECTION] October 29, 2024 - 4:38pm yikens

1/1A Elevation - North Langston Boulevard
1" = 20'-0"

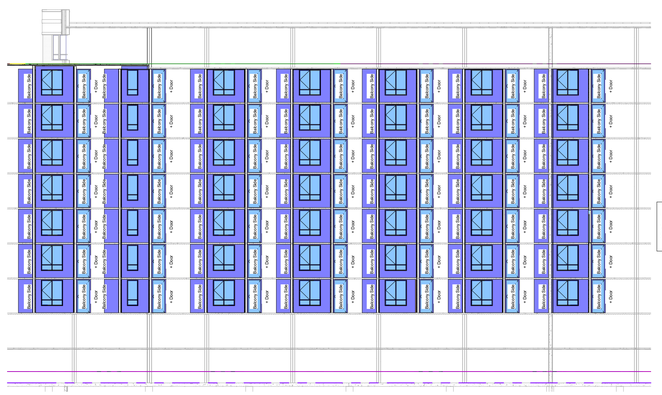
2 Elevation - Corner Entrance
1" = 20'-0"

3 Elevation - West 66
1" = 20'-0"



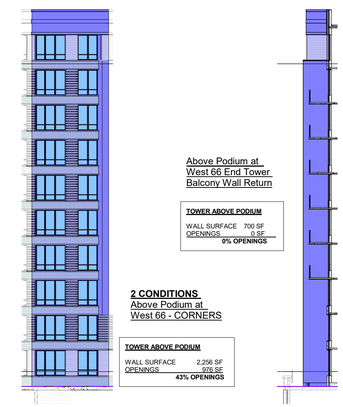
4 N.Langston-Corner A/B
1" = 20'-0"

4C N.Langston-Return
1" = 20'-0"



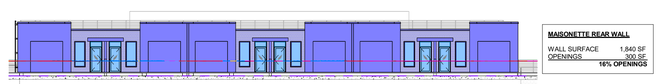
5 North Langston Boulevard - Walls Inside Balcony
1" = 20'-0"

6 West 66 - Wall Inside Balcony
1" = 20'-0"



7 West 66-Corner A/B
1" = 20'-0"

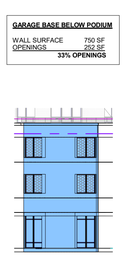
7C West 66 - Return
1" = 20'-0"



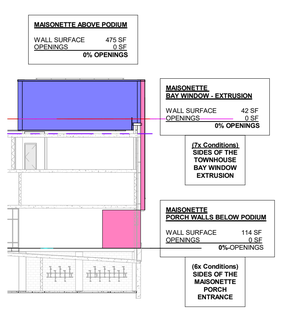
9A Maisonette Rear Wall Above Podium
1" = 20'-0"

BUILDING FENESTRATION LEGEND

- WALL SURFACE - TYPE IA CONSTRUCTION BELOW PODIUM
- WALL SURFACE - TYPE IB CONSTRUCTION ABOVE THE PODIUM
- OPENING - GLASS
- OPENING - GARAGE SCREEN

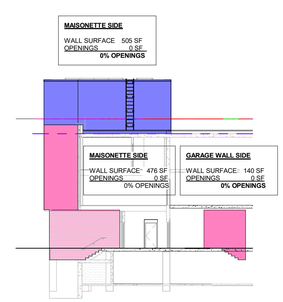


7D West 66-Corner
1" = 20'-0"

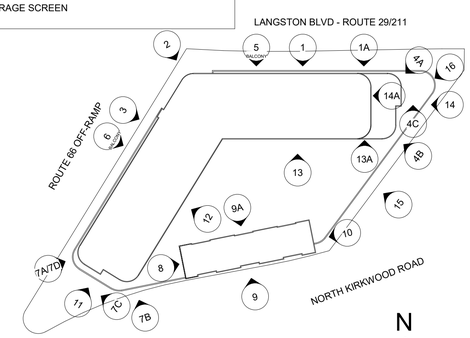


8 Maisinette Below Podium LEFT Side
1" = 20'-0"

9 Maisonette Below Podium
1" = 20'-0"



10 Maisonette Below Podium RIGHT Side
1" = 20'-0"



KEY PLAN

1" = 20'-0"
0' 5' 10' 20' 40' 80'

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3130 LANGSTON BOULEVARD
ARLINGTON, VA 22201

4.1 SITE PLAN
PROJECT NO. 322158.00

DRAWING TITLE
BUILDING FENESTRATION EXHIBIT

DRAWN BY	RZ, YL, PS
QC CHECKED BY	RV
CA REVIEWED BY	RVV

DRAWING NUMBER
A-31

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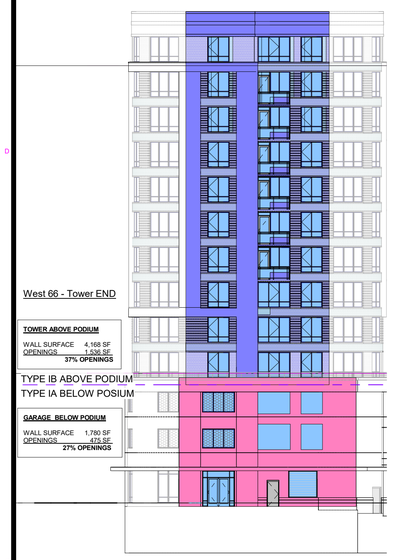

11 West 66 Tower @ END
1" = 20'-0"

12 West 66 Tower @ Courtyard
1" = 20'-0"

13/13A North Langston Tower @ Courtyard
1" = 20'-0"

14/14A North Langston Tower @ END
1" = 20'-0"

15 Garage Below Podium - North Kirkwood
1" = 20'-0"

16 N Langston-Corner Entrance
1" = 20'-0"

BUILDING FENESTRATION LEGEND

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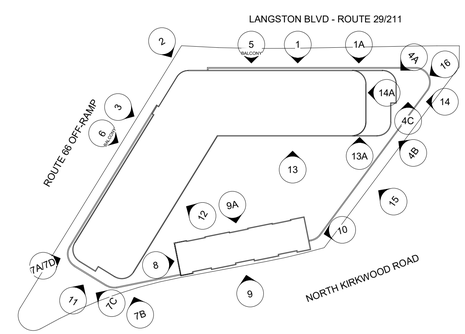

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ARLINGTON, VA 22201

4.1 SITE PLAN

PROJECT NO. 322158.00

DRAWING TITLE
BUILDING FENESTRATION EXHIBIT

DRAWN BY	RZ, YL,PS
QC CHECKED BY	RV
CA REVIEWED BY	RW

DRAWING NUMBER
A-32

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NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED ON ARLINGTON COUNTY, VIRGINIA AS REAL PROPERTY CODE (RPC) NO. 15-012-041 AND IS ZONED C-2.
2. THE SUBJECT PROPERTY IS LOCATED IN ZONE X-NOT SHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE X-SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD), AND ZONE AE (SPECIAL FOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51013C0038C, COMMUNITY PANEL 515520 038 C, FOR ARLINGTON COUNTY, DATED AUGUST 19, 2013.
3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS '83).
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 MARCH 24, 2023.
6. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY VIKA VIRGINIA, LLC.
7. THE SURVEY CONTROL ESTABLISHED BY VIKA VIRGINIA, LLC AND USED TO DETERMINE THE BOUNDARY HAS A HORIZONTAL PRECISION OF 1:291,432 WHICH EXCEEDS THE MINIMUM HORIZONTAL PRECISION OF 1:20,000 AS REQUIRED BY THE COMMONWEALTH OF VIRGINIA.
8. CONTOUR INTERVAL SHOWN HEREON IS 2'-0".
9. THE AVERAGE SITE ELEVATION TAKEN AT THE PERIMETER OF THE SUBJECT PROPERTY IS 177.72'.
10. BUILDING HEIGHT CALCULATIONS FOR THE SUBJECT PROPERTY ARE BASED UPON THE VERTICAL DIFFERENCE BETWEEN THE ROOF ELEVATION AND THE AVERAGE SITE ELEVATION (177.72').
11. THE SUBJECT PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT PER ARLINGTON COUNTY LOCAL HISTORIC SITES AND DISTRICTS MAP DATED 2004.
12. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY STREAMS, WATERSHEDS, AND RESOURCE PROTECTION AREAS MAP DATED 2007.
13. THE EXISTING CONDITIONS SURVEY WAS COMPLETED UNDER THE DIRECT RESPONSIBLE CHARGE OF LISA M. GOODWIN, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON MARCH 29, 2024 THRU APRIL 2, 2024.
14. 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.
15. STEWART TITLE GUARANTY COMPANY, COMMITMENT OF TITLE INSURANCE, FILE NO. 8083-IJATC WITH AN EFFECTIVE DATE OF JULY 26, 2022 AT 8:00 A.M HAS BEEN INCORPORATED INTO THIS SURVEY. ALL KNOWN, PLOTTABLE EASEMENTS OF RECORD ARE SHOWN.
16. COMMON BOUNDARY LINES WITH THE SUBJECT PROPERTY AND ADJOINING BOUNDARIES ARE CONTIGUOUS, WITH NO GAPS GORES OR OVERLAPS, UNLESS NOTED OTHERWISE HEREON.
17. THERE IS NO OBSERVED EVIDENCE OF WETLANDS FIELD DELINEATION ON THE SUBJECT PROPERTY.
18. THERE IS NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY.

LEGAL DESCRIPTION:

BEING ALL OF THE PROPERTY OF RP LANGSTON I LLC AS RECORDED IN INSTRUMENT 202301000005740 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A DRILL HOLE FOUND LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LANGSTON BOULEVARD – RTE 29-211 (VARIABLE WIDTH PUBLIC R/W), SAID DRILL HOLE FOUND ALSO MARKING THE COMMON NORTHERLY CORNER BETWEEN THE AFORESAID PROPERTY OF RP LP LANGSTON I LLC AND THE PROPERTY OF FAMOUS PAWN, INC. AS RECORDED IN INSTRUMENT 202301000004248 AMONG THE AFORESAID LAND RECORDS; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF LANGSTON BOULEVARD AND RUNNING WITH SAID PROPERTY OF FAMOUS PAWN, INC. THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 02°51'10" WEST, 22.41 FEET TO A PK NAIL FOUND; THENCE
2. SOUTH 39°14'10" WEST, 237.43 FEET TO AN OPEN END IRON PIPE FOUND MARKING A POINT OF CURVATURE (NON-TANGENT) LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH KIRKWOOD ROAD (VARIABLE WIDTH PUBLIC R/W); THENCE DEPARTING THE AFORESAID PROPERTY OF FAMOUS PAWN, INC. (INST 202301000004248) AND RUNNING WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF NORTH KIRKWOOD ROAD THE FOLLOWING FOUR (4) COURSES AND DISTANCES
3. 64.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 680.12 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 79°10'55" WEST, 64.37 FEET TO A REBAR FOUND MARKING A POINT OF TANGENCY; THENCE
4. SOUTH 81°53'40" WEST, 90.21 FEET TO AN IRON PIPE FOUND W/CAP MARKING A POINT OF CURVATURE (TANGENT); THENCE
5. 157.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 471.74 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 72°20'05" WEST, 156.69 FEET TO AN IRON PIPE FOUND W/CAP MARKING A POINT OF REVERSE CURVATURE; THENCE
6. 42.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 16.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 41°34'51" WEST, 31.00 FEET TO AN IRON PIPE FOUND W/CAP (BENT) (NON-TANGENT) MARKING THE INTERSECTION OF THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF NORTH KIRKWOOD ROAD AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 66 – RAMP F (VARIABLE WIDTH PUBLIC R/W); THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF NORTH KIRKWOOD ROAD AND RUNNING WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 66 – RAMP F THE FOLLOWING TWO (2) COURSES AND DISTANCES
7. NORTH 34°04'10" EAST, 171.29 FEET TO AN OPEN END IRON PIPE FOUND; THENCE
8. NORTH 34°04'10" EAST, 152.46 FEET TO A DRILL HOLE FOUND MARKING A POINT OF CURVATURE (NON-TANGENT) LYING ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF LANGSTON BOULEVARD; THENCE DEPARTING THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 66 – RAMP F AND RUNNING WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF LANGSTON BOULEVARD THE FOLLOWING THREE (3) COURSES AND DISTANCES
9. 116.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1387.60 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 86°10'29" EAST, 116.17 FEET TO A POINT OF TANGENCY MARKED BY AN 1" OPEN END IRON PIPE FOUND; THENCE
10. SOUTH 88°34'26" EAST, 129.34 FEET TO A DRILL HOLE FOUND MARKING A POINT OF CURVATURE (TANGNT); THENCE
11. 47.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1850.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 87°50'37" EAST, 47.15 FEET TO THE POINT OF BEGINNING CONTAINING 73,254 SQUARE FEET OR 1.68168 ACRES OF LAND, MORE OR LESS.

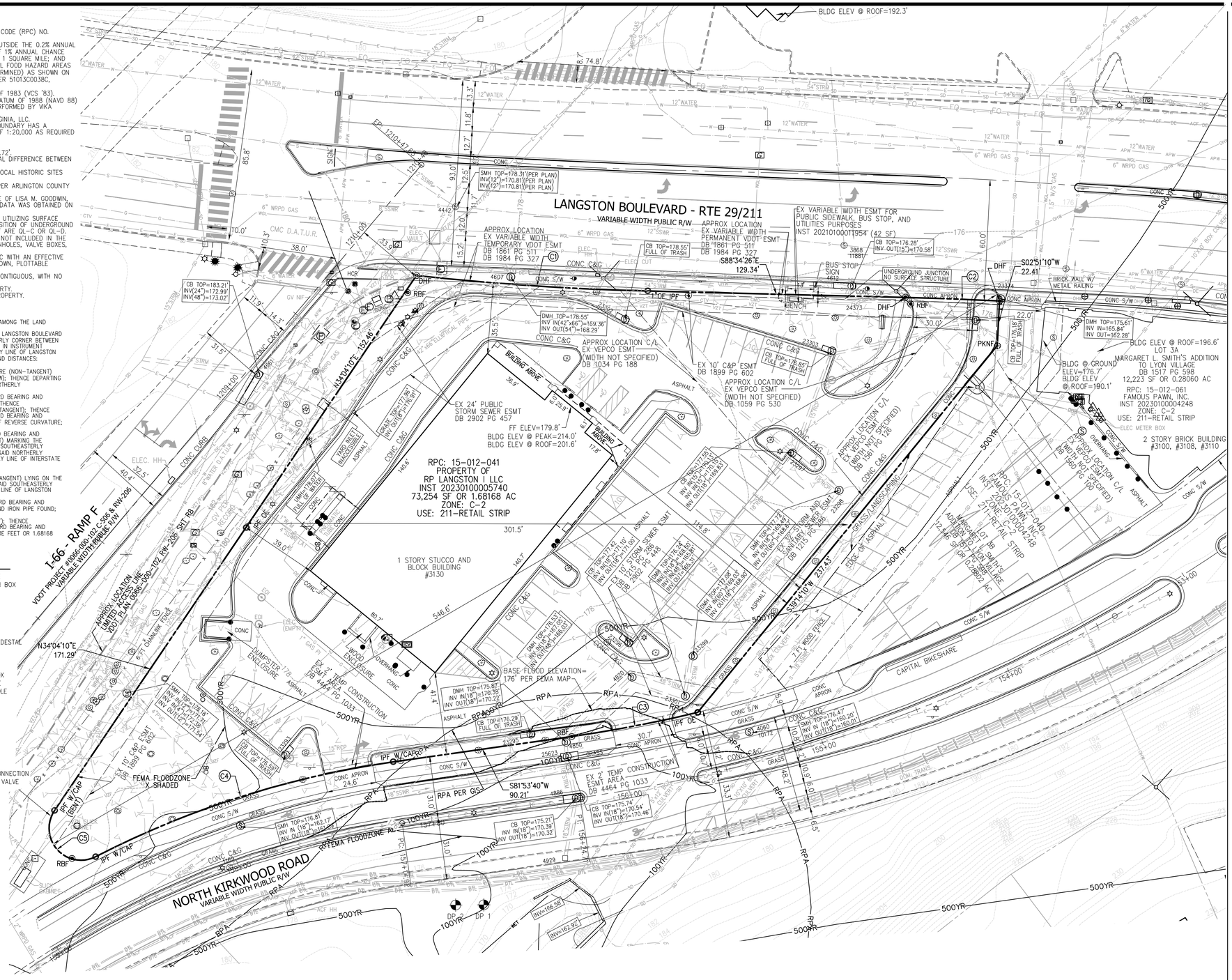
LEGEND:

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
GUARD RAIL

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
SSWR SANITARY SEWER
STRM STORM SEWER/DRAIN

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

TREE
HANDICAP
HVAC UNIT
UKNOWN UTILITY MANHOLE
BOLLARD
CENTERLINE
SIGN POST
IRON PIPE FOUND
REBAR FOUND
PKNAIL FOUND
DRILL HOLE FOUND



AREA TABULATION:

RPC 15-012-041 73,254 SF OR 1.68168 AC EX ZONE: C-2

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	116.21'	1387.60'	004°47'54"	58.14'	S86°10'29"E	116.17'
C2	47.16'	1850.00'	001°27'38"	23.58'	S87°50'37"E	47.15'
C3	64.39'	680.12'	005°25'29"	32.22'	S79°10'55"W	64.37'
C4	157.42'	471.74'	019°07'11"	79.45'	S72°20'05"W	156.69'
C5	42.24'	16.00'	151°17'18"	62.51'	N41°34'51"W	31.00'

PARKING TABULATION:

STANDARD STRIPED PARKING SPACES	58
HANDICAP STRIPED PARKING SPACES	4
TOTAL STRIPED PARKING SPACES ON SITE	62

* 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.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 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 SITE PLAN SUBMISSION	08/09/2024
4.1 SITE PLAN RESUBMISSION	10/29/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
LISA M. GOODWIN
Lic. No. 3364
10/29/2024
LAND SURVEYOR

3130 LANGSTON BOULEVARD

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

CERTIFIED SURVEY

DRAWN BY:	LMG
DESIGNED BY:	LMG
DATE ISSUED:	08/09/2024
DWG. SCALE:	1" = 25'
VIKA NO.	VV8574A
SHEET NO.	C-01

FILE: Q:\Projects\8574\8574A\CADD\SURVEYS\BASE DRAWINGS\8574A-SV.dwg USER: Goodwin DATE: October 29, 2024 TIME: 2:08:34 PM LAYOUT: C-01 CERTIFIED SURVEY

Q:\Projects\8574\8574A\CADD\SURVEYS\BASE DRAWINGS\8574A-SV.dwg, 10/29/2024 2:08:30 PM, Goodwin,
ADOBE PDF (RASTERIZED).pc3, ARCH D (36.00 x 24.00 Inches), 1:1

NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED ON ARLINGTON COUNTY, VIRGINIA AS REAL PROPERTY CODE (RPC) NO. 15-012-041 AND IS ZONED C-2.
2. THE SUBJECT PROPERTY IS LOCATED IN ZONE X-NOT SHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE X-SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD), AND ZONE AE (SPECIAL FOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51013C0038C, COMMUNITY PANEL 515520 038 C, FOR ARLINGTON COUNTY, DATED AUGUST 19, 2013.
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4. THE HORIZONTAL DATUM SHOWN HEREON IS BASED ON A GPS SURVEY PERFORMED BY VIKA VIRGINIA, LLC ON MARCH 24, 2023.
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6. THE SURVEY CONTROL ESTABLISHED BY VIKA VIRGINIA, LLC AND USED TO DETERMINE THE BOUNDARY HAS A HORIZONTAL PRECISION OF 1:291432 WHICH EXCEEDS THE MINIMUM HORIZONTAL PRECISION OF 1:20,000 AS REQUIRED BY THE COMMONWEALTH OF VIRGINIA.
7. THE SUBJECT PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT PER ARLINGTON COUNTY LOCAL HISTORIC SITES AND DISTRICTS MAP DATED 2004.
8. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY STREAMS, WATERSHEDS, AND RESOURCE PROTECTION AREAS MAP DATED 2007.
9. STEWART TITLE GUARANTY COMPANY, COMMITMENT OF TITLE INSURANCE, FILE NO. 8083-UATC WITH AN EFFECTIVE DATE OF JULY 26, 2022 AT 8:00 A.M HAS BEEN INCORPORATED INTO THIS SURVEY. ALL KNOWN, PLOTTABLE EASEMENTS OF RECORD ARE SHOWN.
10. COMMON BOUNDARY LINES WITH THE SUBJECT PROPERTY AND ADJOINING BOUNDARIES ARE CONTIGUOUS, WITH NO GAPS GORES OR OVERLAPS, UNLESS NOTED OTHERWISE HEREON.

LEGAL DESCRIPTION:

BEING ALL OF THE PROPERTY OF RP LANGSTON I LLC AS RECORDED IN INSTRUMENT 20230100005740 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A DRILL HOLE FOUND LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LANGSTON BOULEVARD – RTE 29-211 (VARIABLE WIDTH PUBLIC R/W), SAID DRILL HOLE FOUND ALSO MARKING THE COMMON NORTHERLY CORNER BETWEEN THE AFORESAID PROPERTY OF LP LANGSTON I LLC AND THE PROPERTY OF FAMOUS PAWN, INC. AS RECORDED IN INSTRUMENT 20230100004248 AMONG THE AFORESAID LAND RECORDS; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF LANGSTON BOULEVARD AND RUNNING WITH SAID PROPERTY OF FAMOUS PAWN, INC. THE FOLLOWING TWO (2) COURSES AND DISTANCES:

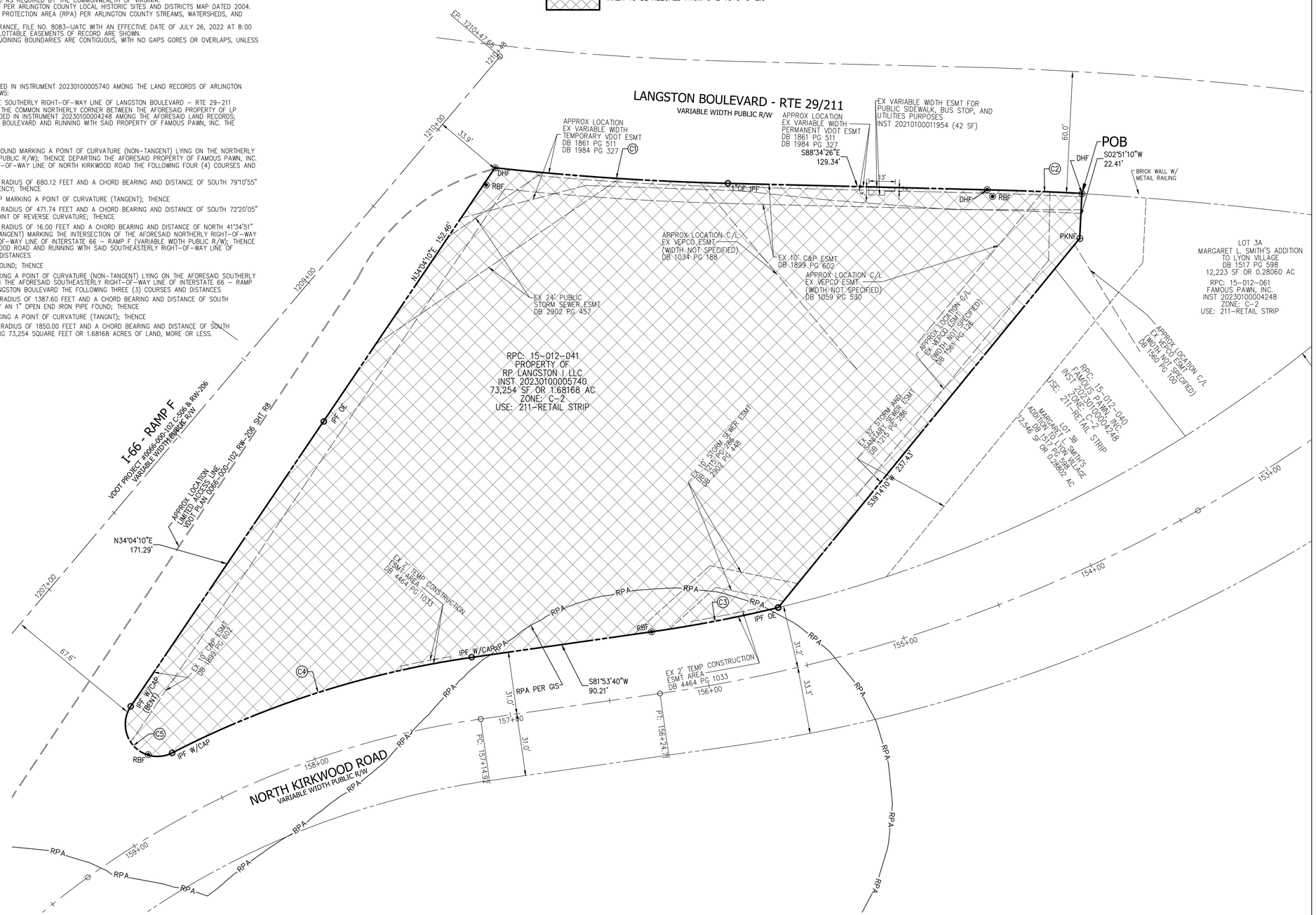
1. SOUTH 02°51'10" WEST, 22.41 FEET TO A PK NAIL FOUND; THENCE
2. SOUTH 39°14'10" WEST, 237.43 FEET TO AN OPEN END IRON PIPE FOUND MARKING A POINT OF CURVATURE (NON-TANGENT) LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH KIRKWOOD ROAD (VARIABLE WIDTH PUBLIC R/W); THENCE DEPARTING THE AFORESAID PROPERTY OF FAMOUS PAWN, INC. (INST 20230100004248) AND RUNNING WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF NORTH KIRKWOOD ROAD THE FOLLOWING FOUR (4) COURSES AND DISTANCES:
3. 64.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 680.12 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 79°10'55" WEST, 64.37 FEET TO A REBAR FOUND MARKING A POINT OF TANGENCY; THENCE
4. SOUTH 81°53'40" WEST, 90.21 FEET TO AN IRON PIPE FOUND W/CAP MARKING A POINT OF CURVATURE (TANGENT); THENCE
5. 157.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 471.74 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 72°20'05" WEST, 156.69 FEET TO AN IRON PIPE FOUND W/CAP MARKING A POINT OF REVERSE CURVATURE; THENCE
6. 42.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 16.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 41°34'51" WEST, 31.00 FEET TO AN IRON PIPE FOUND W/CAP (BENT) (NON-TANGENT) MARKING THE INTERSECTION OF THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF NORTH KIRKWOOD ROAD AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 66 – RAMP F (VARIABLE WIDTH PUBLIC R/W); THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF NORTH KIRKWOOD ROAD AND RUNNING WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 66 – RAMP F THE FOLLOWING TWO (2) COURSES AND DISTANCES
7. NORTH 34°04'10" EAST, 171.29 FEET TO AN OPEN END IRON PIPE FOUND; THENCE
8. NORTH 34°04'10" EAST, 152.46 FEET TO A DRILL HOLE FOUND MARKING A POINT OF CURVATURE (NON-TANGENT) LYING ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF LANGSTON BOULEVARD; THENCE DEPARTING THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 66 – RAMP F AND RUNNING WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF LANGSTON BOULEVARD THE FOLLOWING THREE (3) COURSES AND DISTANCES
9. 116.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1387.60 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 86°10'29" EAST, 116.17 FEET TO A POINT OF TANGENCY MARKED BY AN 1" OPEN END IRON PIPE FOUND; THENCE
10. SOUTH 88°34'26" EAST, 129.34 FEET TO A DRILL HOLE FOUND MARKING A POINT OF CURVATURE (TANGNT); THENCE
11. 47.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1850.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 87°50'37" EAST, 47.15 FEET TO THE POINT OF BEGINNING CONTAINING 73,254 SQUARE FEET OR 1.6816B ACRES OF LAND, MORE OR LESS.

REZONING AREA TABULATION:

	EXISTING ZONE	PROPOSED ZONE
RPC 15-012-041 73,254 SF OR 1.68168 AC	C-2	C-O-2.5

LEGEND:

AREA TO BE REZONED FROM C-2 TO C-O-2.5



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	116.21'	1387.60'	004°47'54"	58.14'	S86°10'29"E	116.17'
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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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703.442.7800 | vika.com

Our Site Set on the Future.

V 12.00

PLAN STATUS	DATE
4.1 SITE PLAN SUBMISSION	08/09/2024
4.1 SITE PLAN RESUBMISSION	10/29/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
LISA M. GOODWIN
Lic. No. 3364
10/29/2024
LAND SURVEYOR

3130 LANGSTON BOULEVARD

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

REZONING PLAT

DRAWN BY:	LMG
DESIGNED BY:	LMG
DATE ISSUED:	08/09/2024
DWG. SCALE:	1" = 25'
VIKA NO.	VV8574A
SHEET NO.	C-02

FILE: Q:\Projects\85741\8574A\CADD\SURVEY\BASE DRAWINGS\8574A-SV.dwg USER: Goodwin DATE: October 28, 2024 TIME: 7:46:48 PM LAYOUT: C-02 REZONING

LAYOUT: C-02 REZONING, Plotted By: Goodwin

NOTES:

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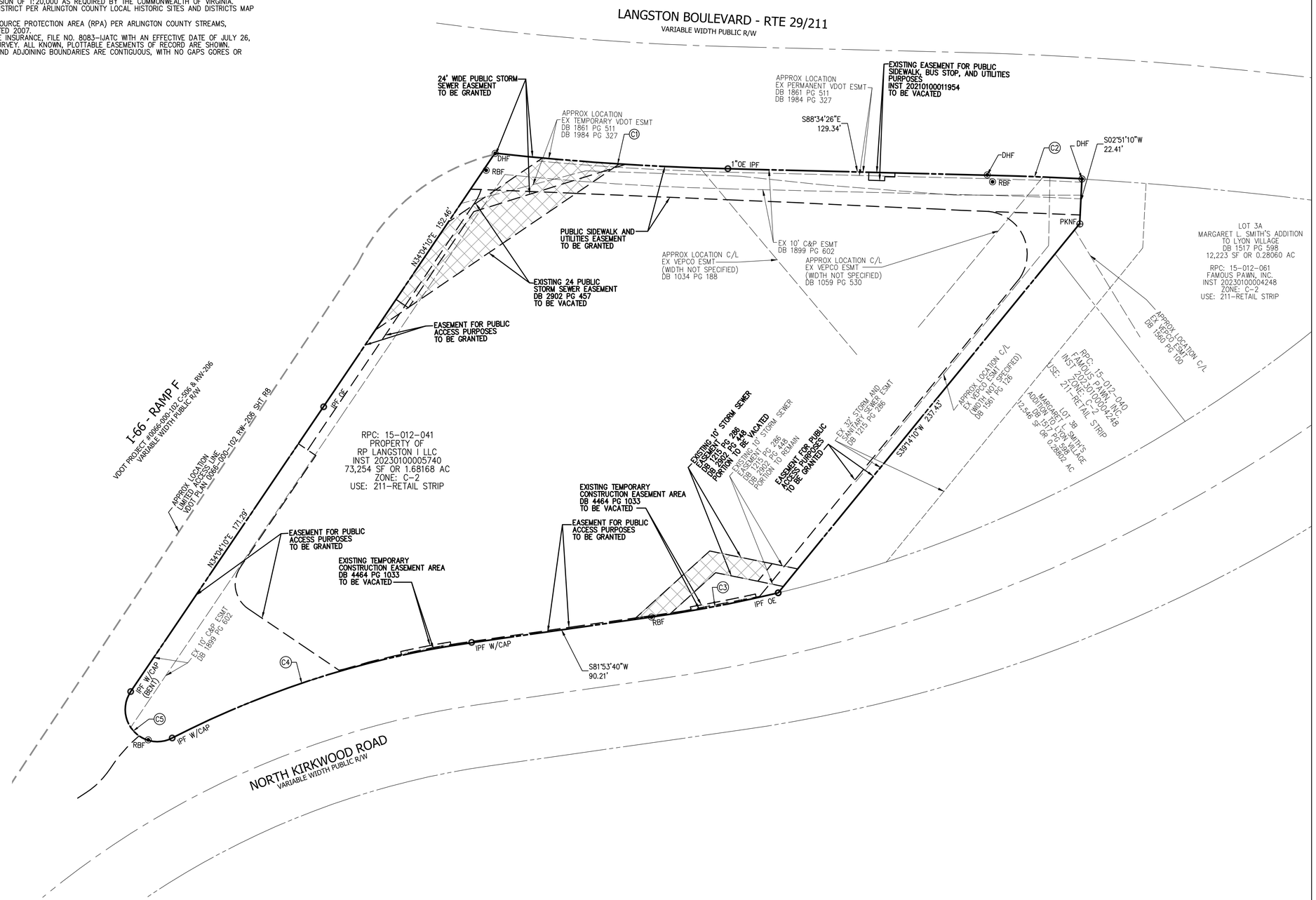

CURVE TABLE						
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GRAPHIC SCALE

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(IN FEET)
1 inch = 20 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 SITE PLAN SUBMISSION	08/09/2024
4.1 SITE PLAN RESUBMISSION	10/29/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
LISA M. GOODWIN
Lic. No. 3364
10/29/2024
LAND SURVEYOR

3130 LANGSTON BOULEVARD

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

PUBLIC EASEMENT EXHIBIT

DRAWN BY:	LMG
DESIGNED BY:	LMG
DATE ISSUED:	08/09/2024
DWG. SCALE:	1" = 25'
VIKA NO.	VV8574A
SHEET NO.	C-02A

FILE: Q:\Projects\8574\8574A\CADD\SURVEYS\EXHIBITS\OFFICIAL\8574A-SV ESMTS.dwg USER: Goodwin DATE: October 29, 2024 TIME: 10:53:29 AM LAYOUT: C-02A EASEMENT EXHIBIT

LAYOUT: C-02A EASEMENT EXHIBIT, Plotted By: Goodwin

NOTES:

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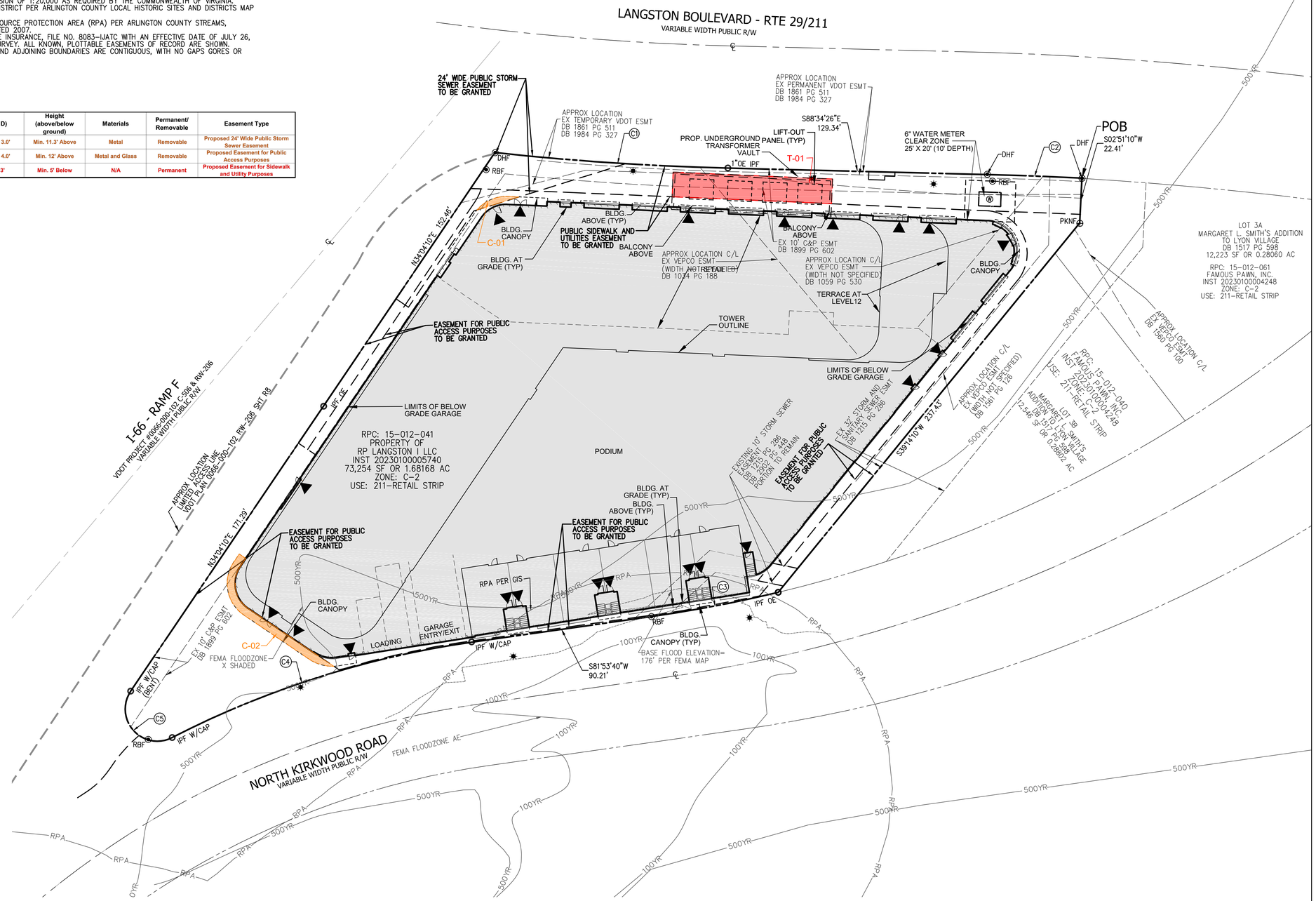
ENCROACHMENT TABULATION:

Identity	Encroachment Type	Area (sq. ft.)	Size (W X D)	Height (above/below ground)	Materials	Permanent/ Removable	Easement Type
C-01	Canopy	43	22.0' X 0.0' - 3.0'	Min. 11.3' Above	Metal	Removable	Proposed 24' Wide Public Storm Sewer Easement
C-02	Canopy	315	80.0' X 0.0' - 4.0'	Min. 12' Above	Metal and Glass	Removable	Proposed Easement for Public Access Purposes
T-01	Transformer	980	79.5' X 12.3'	Min. 5' Below	N/A	Permanent	Proposed Easement for Sidewalk and Utility Purposes



CURVE TABLE						
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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VIKA VIRGINIA, LLC
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Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

V 12.00

PLAN STATUS	DATE
4.1 SITE PLAN SUBMISSION	08/09/2024
4.1 SITE PLAN RESUBMISSION	10/29/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
LISA M. GOODWIN
Lic. No. 3364
10/29/2024
LAND SURVEYOR

3130 LANGSTON BOULEVARD

4.1 SITE PLAN

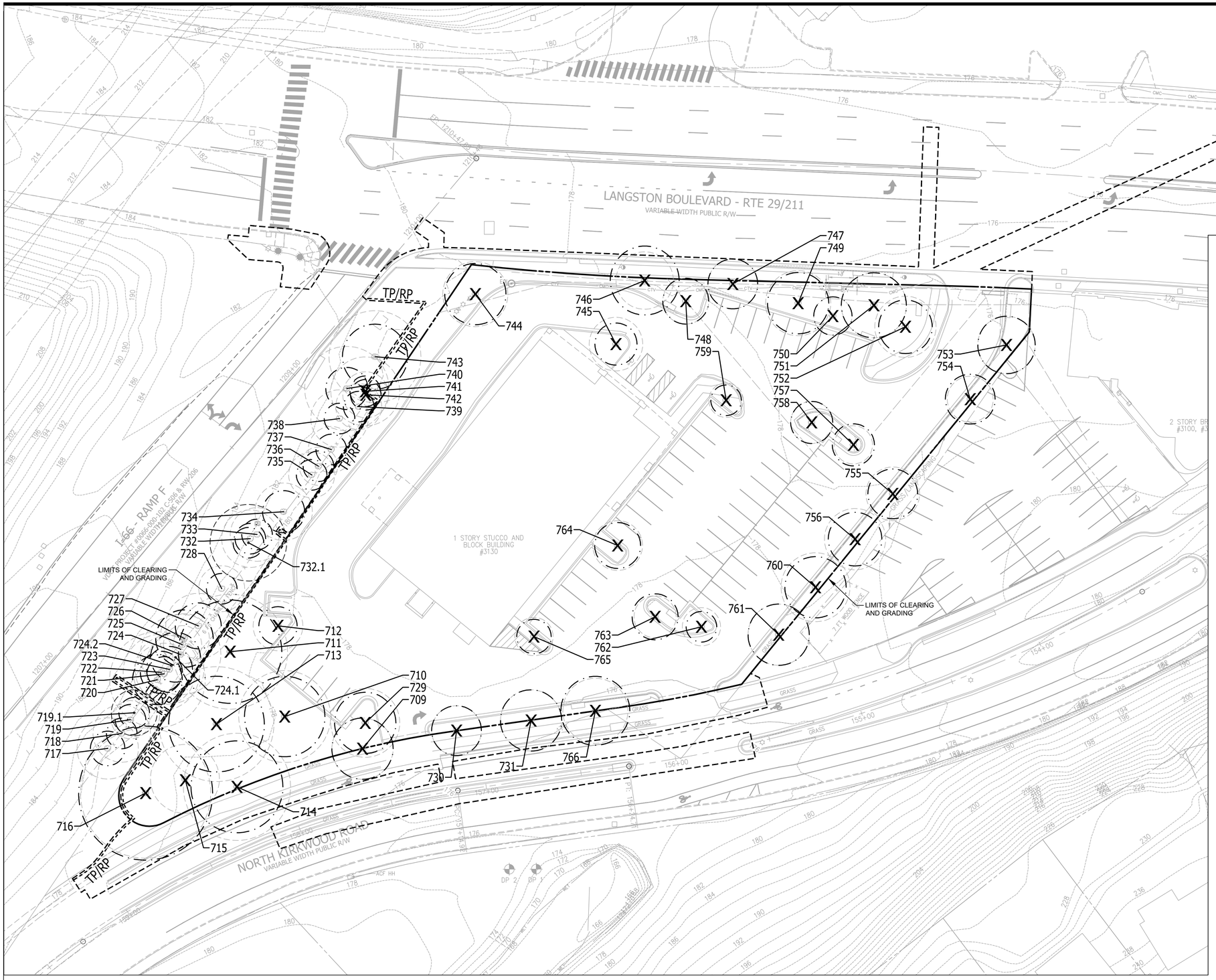
ARLINGTON COUNTY, VIRGINIA

ENCROACHMENT EXHIBIT

DRAWN BY:	LMG
DESIGNED BY:	LMG
DATE ISSUED:	08/09/2024
DWG. SCALE:	1" = 25'
VIKA NO.	VV8574A
SHEET NO.	C-03

FILE: Q:\Projects\8574\8574A\CADD\SURVEYS\EXHIBITS\OFFICIAL\8574A-SV ESMTS_1_25983_66fa99ba.DWG USER: Goodwin DATE: October 29, 2024 TIME: 11:20:35 AM LAYOUT: C-03 ENCROACHMENT EXHIBIT

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



LEGEND

- EXISTING TREE CANOPY
- EXISTING TREE TO BE PRESERVED
- EXISTING CRITICAL ROOT ZONE (CRZ)
- 104 — EXISTING TREE TO BE PRESERVED
- 109 — EXISTING TREE TO BE REMOVED
- TP/RP — 6'-FT CHAIN LINK TREE PROTECTION FENCE 311300.1 AND ROOT PRUNING 2/C-05
- LIMITS OF CLEARIDNG AND GRADING

CONDITION RATING: SCALE

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

TREE REPLACEMENT RATES

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

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
ISA CERTIFIED ARBORIST No. MA-4720AM

SIGNATURE

DATE 2024.10.29

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 SITE PLAN SUBMISSION	08/09/2024
4.1 SITE PLAN RESUBMISSION	10/29/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/29/24
ROBERT D. COCHRAN
Lic. No. 2612
LAND SURVEYOR

3130 LANGSTON BOULEVARD

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

TREE INVENTORY PLAN

DRAWN BY:	PNN
DESIGNED BY:	NPK
DATE ISSUED:	08/09/2024
DWG. SCALE:	1"=25'
VIKA NO.	VV8574A
SHEET NO.	C-04

FILE: Q:\Projects\8574\8574A\CADD\PLANNING\PLANNING DRAWINGS\8574A_ TREE INVENTORY PLAN.dwg USER: Nguyen DATE: October 29, 2024 TIME: 11:55:23 AM LAYOUT: C-04 TREE INVENTORY PLAN

LAYOUT: C-04 TREE INVENTORY PLAN, Plotted By: Nguyen

Tree No.	Species	Size	CRZ	Field Condition	Species Rating	Disturbed Area Within CRZ	Canopy Position	Total Score	Status	Invasive Species	Replacement Trees Requirement	Tree Replacement Totals For All Trees Inventoried (FOR INFORMATION ONLY)	Existing Tree Condition Observations
		*DBH (in)	R (ft)	%		%							
729	Quercus phellos, Willow Oak	15.3	16	0.75	0.75	100.0%	Dominant	8.6	Remove	NO	2	2	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE. DEADWOOD AT LOWER CANOPY. ROOT GIRDLE.
709	Quercus phellos, Willow Oak	15.7	16	0.75	0.75	100.0%	Dominant	8.8	Remove	NO	2	2	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE. DEADWOOD AT LOWER CANOPY.
710	Quercus phellos, Willow Oak	20.6	21	0.63	0.75	100.0%	Dominant	9.7	Remove	NO	2	2	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. FAIR/GOOD (F/G) STRUCTURE. DEADWOOD IN CANOPY. INVASIVE ENGLISH IVY POPULATED IN CRZ. INVASIVE VINE FROM GRADE TO CANOPY.
711	Zelkova serrata, Zelkova	27.0	27	0.63	0.75	100.0%	Dominant	12.8	Remove	NO	3	3	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD GOLOR, VIGOR & VITALITY. FAIR/GOOD (F/G) STRUCTURE. ENGLISH IVY (EI) PPOPULATED AT GRADE IN CRITICAL ROOT ZONE AND FROM GRADE TO CANOPY. MUILTI-STEM TRUNK UNION W/ LOW ANGLE "V" CONNECTIONS. DEADWOOD POPULATED W/ FUN
712	Acer rubrum, Red Maple	9.6	10	0.60	0.70	100.0%	Codominant	4.0	Remove	NO	1	1	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. ASYMETRIC CANOPY WITH DEADWOOD. ROOT GIRDLE AT GRADE. UPPER TRUNK STEM HAS AN APPROX ~12°LEAN.
713	Zelkova serrata, Zelkova	25.0	25	0.65	0.75	100.0%	Dominant	12.2	Remove	NO	3	3	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY, FAIR/GOOD STRUCTURE. DEADWOOD IN CANOPY. ENGLISH IVY (EI) PPOPULATED AT GRADE IN CRITICAL ROOT ZONE AND FROM GRADE TO CANOPY. MUILTI-STEM TRUNK UNION W/ LOW ANGLE "V" CONNECTIONS.
714	Quercus phellos, Willow Oak	24.0	24	0.75	0.75	100.0%	Dominant	13.5	Remove	NO	3	3	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. TREE SHOWS ROOT GIRDLE.
715	Tsuga canadensis, Dwarf Weepng Hemlock	18.0	0	0.00	0.60	N/A	Dominant	0.0	Remove	NO	0	0	TREE - 715 IS DEAD.
716	Zelkova serrata, Zelkova	34.7	35	0.62	0.75	26.5%	Dominant	16.1	Remove	NO	4	4	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. FAIR/POOR (F/P) STRUCTURE. MUILTI-STEM TRUNK UNION W/ LOW ANGLE "V" & INCLUDED BARKDEADWOOD IN CANOPY & INVASIVE ENGLISH IVY FROM GRADE TO UPPER TRUNK STEM..
717	Pyrus calleryana, Callery Pear	8.3	9	0.10	0.50	0.0%	Codominant	0.4	Preserve	YES	0	0	T-717 W/ EXTREAM INVASIVE ENGISH IVY & WILD GRAPE FROM GRADE TO CANOPY. TREE WITH SIGNIFICCANT DEADWOOD & POOR SCAFFOLD BRANCHING.
718	Pyrus calleryana, Callery Pear	6.7	8	0.28	0.50	0.0%	Codominant	1.1	Preserve	YES	0	1	T-718 SHOWS DECLINE. EXISTING INVASIVE ENGLISH IVY FROM GRADE TO CANOPY. ~25° UPPER CANOPY LEAN. POOR SCAFFOLD BRANCHING & LOW CANOPY RATIO. FAIR/POOR STRUCTURE.
719	Pyrus calleryana, Callery Pear	3.8	8	0.23	0.50	0.0%	Intermediate	0.4	Preserve	YES	0	0	T-719 W/ V-POOR STRUCTURE. INVASIVE ENGLISH IVY FROM GRADE TO CANOPY. ~20°UPPER CANOPY TRUNK ST4EM LEAN. V-POOR CANOPY RATION & SCAFFOLD BRANCHING.
719.1	Prunus serotina, Black Cherry	5.8	8	0.60	0.55	0.0%	Codominant	1.9	Preserve	NO	0	1	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. FAIR/GOOD SCAFFOLD BRANCHING. LOW CANOPY RATIO.
720	Robinia pseudoacacia, Black Locust	12.7	13	0.18	0.55	0.0%	Codominant	1.3	Preserve	NO	0	d	T-720 IS IN DECLINE W/ SIGNIFICANT DEADWOOD IN CANOPY. POOR CANOPY RATIO & SCAFFOLD BRANCHING. ~15°LEAN. EXFOLIATING BARK ON TRUNK STEM.
721	Robinia pseudoacacia, Black Locust	9.0	9	0.50	0.55	0.0%	Intermediate	2.5	Preserve	NO	0	1	T-720 W/ EXTREAM INVASIVE ENGLISH IVY EMBEEDDED INTO TRUNK STEM. EXFOLIATING BARK. LOW CANOPY RATIO & POOR SCAFFOD BRANCHING. DEAD STEM AT ROOT CROWN.
722	Robinia pseudoacacia, Black Locust	11.3	0	0.00	0.55	N/A	Codominant	0.0	Preserve	NO	0	0	T-722 IS DEAD.
723	Robinia pseudoacacia, Black Locust	12.0	12	0.10	0.55	0.0%	Codominant	0.7	Preserve	NO	0	0	T-723 W/ EXTREAM INVASIVE ENGLISH IVY FROM GRADE TO CANOPY. EXFOLIATING BARK ON TRUNK STEM AT GRADE. V-LOW CANOPY RATIO. . POOR SCAFFOLD BRANCHING,
724	Robinia pseudoacacia, Black Locust	14.0	0	0.00	0.55	N/A	Codominant	0.0	Preserve	NO	0	0	T-724 W/ EXTREAM EMBEDDED ENGLISH IVY FROM GRADE TO CANOPY. TREE IS TOPPED. TREE IS DEAD.
724.1	Robinia pseudoacacia, Black Locust	12.5	13	0.00	0.55	N/A	Codominant	0.0	Preserve	NO	0	0	EXTREAM EMBEDDED ENGLISH IVY FROM GRADE TO UPPER CANOPY. TREE W/ V-LOW CANOPY RATIO.
724.2	Robinia pseudoacacia, Black Locust	7.0	0	0.00	0.55	N/A	Codominant	0.0	Preserve	NO	0	0	T-724.2 IS DEAD WITH ~20°LEAN.
725	Robinia pseudoacacia, Black Locust	16.0	0	0.00	0.55	N/A	Codominant	0.0	Preserve	NO	0	0	T-725 W/ EXTREAM EMBEDDED ENGLISH IVY FROM GRADE TO CANOPY. TREE IS DEAD.
726	Robinia pseudoacacia, Black Locust	14.7	15	0.15	0.55	0.0%	Codominant	1.2	Preserve	NO	0	1	T-726 W/ EXTREAM EMBEDDED ENGLISH IVY FROM GRADE TO CANOPY. V-POOR CANOPY RATIO.
727	Catalpa speciosa, Catalpa	11.2	12	0.35	0.55	0.0%	Codominant	2.2	Preserve	YES	0	1	T-727 WITH SEVERE EMBEDDED INVASIVE ENGLISH IVY VINES FROM GRADE TO CANOPY. FAIR/POOR SCAFFOLD BRANCHING & CANOPY RATIO.
728	Pyrus calleryana, Callery Pear	3.5	8	0.15	0.50	0.0%	Intermediate	0.3	Preserve	YES	0	0	T-728 CANOPY W/ V-SEVERE INVASIVE WILD GRAPE VINE. V-POOR SCAFFOLD BRANCHING & CANOPY RATIO.
729	Quercus phellos, Willow Oak	15.3	16	0.75	0.75	100.0%	Dominant	8.6	Remove	NO	2	2	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY AND STRUCTURE. TREE WITH LOW CANOPY DEADWOOD & ROOT GIRDLE.
730	Quercus phellos, Willow Oak	12.4	13	0.73	0.75	100.0%	Dominant	6.8	Remove	NO	2	2	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY AND STRUCTURE. TREE WITH SLIGHT CANOPY DEADWOOD.
731	Quercus phellos, Willow Oak	15.8	16	0.70	0.75	100.0%	Dominant	8.3	Remove	NO	2	2	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY AND STRUCTURE. TREE WITH SLIGHT CANOPY DEADWOOD.
732	Pyrus calleryana, Callery Pear	3.5	8	0.15	0.50	0.0%	Intermediate	0.3	Preserve	YES	0	0	T-732 W/ VERY SEVERE INVASIVE GRAPE VINE IN CANOPY. ASYMMETRIC CANOPY W/ V-POOR SCAFFOLD BRANCHING & CANOPY RATIO.
732.1	Pyrus calleryana, Callery Pear	4.7	8	0.20	0.50	0.0%	Intermediate	0.5	Preserve	YES	0	0	T-732.1 W/ V-SEVERE INVASIVE WILD GRAPE VINE IN CANOPY. V-POOR SCAFFOLD BRANCHING & LOW CANOPY RATIO. ASYMMETRICAL CANOPY.
733	Pyrus calleryana, Callery Pear	4.4	8	0.30	0.50	0.0%	Intermediate	0.7	Preserve	YES	0	0	T-733 W/ VERY POOR SCAFFOLD BRANCHING. TREE W/ ~18° LEAN. INVASIVE GRAPE VINE THROUGH CANOPY.
734	Catalpa speciosa, Catalpa	10.5	11	0.55	0.45	0.0%	?	2.6	Preserve	YES	0	1	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. FAIR/GOOD STRUCTURE. TREE W/ MULTI-TRUNK STEM UNION AT ~5VF. ASYMMETRICAL CANOPY W/ DEADWOOD.
735	Pyrus calleryana, Callery Pear	8.0	8	0.45	0.50	0.0%	Intermediate	1.8	Preserve	YES	0	1	NO SEVERE BIOTIC ISSUES OBSERVED. ASYMMETRIC CANOPY. TREE W/ MULTI-TRUNK STEM UNION AT ~3VF. ASYMMETRICAL CANOPY.
736	Pyrus calleryana, Callery Pear	3.0	8	0.35	0.50	0.0%	Intermediate	0.5	Preserve	YES	0	0	T-736 W/ V-POOR CANOPY STRUCTURE. & RATIO. POOR SCAFFOLD BRANCHING. INVASIVE HONEYSUCKLE UP & INTO CANOPY.
737	Pyrus calleryana, Callery Pear	5.0	8	0.35	0.50	0.0%	Intermediate	0.9	Preserve	YES	0	0	NO SEVERE BIOTIC ISSUES OBSERVED. INVASIVE ENGLISH IVY POPULATED IN CRZ & FROM GRADE TO MID-CANOPY. POOR CANOPY STRUCTURE & RATIO.
738	Pyrus calleryana, Callery Pear	5.2	8	0.50	0.50	0.0%	Intermediate	1.3	Preserve	YES	0	1	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. FAIR/POOR STRUCTUREVERY ASYMETRICAL CANOPY W/ INVASIVE VEG. POOR CANOPY RATIO.
739	Pyrus calleryana, Callery Pear	3.0	8	0.30	0.50	0.0%	Intermediate	0.5	Preserve	YES	0	0	TR-739 WITH SEVERE INVASIVE VEG IN CANOPY & VERY POOR STRUCTURE. POOR CANOPY RATIO. TREE W/ ~20° LEAN.
									EXISTING TREE REPLACEMENT SUBTOTAL			26	

Tree No.	Species	Size	CRZ	Field Condition	Species Rating	Disturbed Area Within CRZ	Canopy Position	Total Score	Status	Invasive Species	Replacement Trees Requirement	Tree Replacement Totals For All Trees Inventoried (FOR INFORMATION ONLY)	Existing Tree Condition Observations
		*DBH (in)	R (ft)	%		%							
740	Fagus grandifolia, American Beech	11.0	11	0.53	0.80	0.0%	Dominant	4.7	Preserve	NO	0	1	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. SEVERE INVASIVE VINE EMBEDDED INTO TRUNK STEM FROM GRADE TO CANOPY.
741	Pyrus calleryana, Callery Pear	3.0	8	0.30	0.50	100.0%	Suppressed	0.5	Remove	YES	0	0	T-714 HAS POOR CANOPY STRUCTURE. VERY POOR CANOPY RATIO. INVASIVE VINE THROUGH CANOPY. TRUNK STEM W/ ~22°LEAN.
742	Pyrus calleryana, Callery Pear	4.0	8	0.30	0.50	100.0%	Suppressed	0.6	Remove	YES	0	0	T-742 WITH VERY POOR CANOPY STRUCTURE. INVASIVE VEG THROUGH CANOPY. TREE WITH ~ 32°LEAN. V-POOR CANOPY RATIO & W/ INVASIVE VEG.
743	Fagus grandifolia, American Beech	17.0	17	0.68	0.80	0.0%	Dominant	9.2	Preserve	NO	0	2	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. SEVER INVASIVE HONEYSUCKLE ROOTED IN CRZ. SLIGHT DEADWOOD IN CANOPY.
744	Acer rubrum, Red Maple	15.5	16	0.66	0.70	100.0%	Dominant	2.3	Remove	NO	1	1	NO SEVERE BIOTICISSUES OBSEVED, GOOD COLOR, VIGOR VITALITY & SRTUCTURE, INVASIVE VEG AT LOW TRUNK STEM.
745	Zelkova serrata, Zelkova	10.5	11	0.68	0.75	100.0%	Codominant	5.4	Remove	NO	2	2	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR VITALITY & STRUCTURE. SIGNIFICANT ROOT GIRDLE AT GRADE.
746	Zelkova serrata, Zelkova	17.5	18	0.65	0.75	100.0%	Codominant	8.5	Remove	NO	2	2	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. TREE W/ SIGNIFICANT CANOPY PRUNING. EMBEDDED ENGLISH IVY AT LOW TRUNK STEM.
747	Zelkova serrata, Zelkova	12.4	13	0.68	0.75	100.0%	Codominant	6.3	Remove	NO	2	2	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. SLIGHT CANOPY DEADWOOD. ROOT GIRDLE AT GRADE.
748	Zelkova serrata, Zelkova	11.4	12	0.68	0.75	100.0%	Codominant	4.1	Remove	NO	1	1	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. INVASIVE ENGLISH IVY AT LOW TRUNK STEM.
749	Quercus phellos, Willow Oak	16.0	16	0.75	0.75	100.0%	Dominant	9.0	Remove	NO	2	2	NO APPARENT BIOTIC ISSUES OBSERVED, GOOD COLOR, VIGOR, VITALITY & STRUCTURE.
750	Zelkova serrata, Zelkova	10.0	10	0.70	0.75	100.0%	Dominant	5.3	Remove	NO	2	2	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. SLIGHT CANOPY DEADWOOD. ROOT GIRDLE AT GRADE. EXPOSED CRZ AT GRADE.
751	Quercus phellos, Willow Oak	16.8	17	0.75	0.75	100.0%	Dominant	9.5	Remove	NO	2	2	NO APPARENT BIOTIC ISSUES OBSERVED, GOOD COLOR, VIGOR, VITALITY & STRUCTURE.
752	Zelkova serrata, Zelkova	14.0	14	0.70	0.75	100.0%	Dominant	7.4	Remove	NO	2	2	NO APPPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. SLIGHT CANOPY DEADWOOD. ROOT GIRDLE AT GRADE. MULTI-TRUNK STEM UNION AT ~10VF.
753	Acer rubrum, Red Maple	14.8	15	0.67	0.70	100.0%	Codominant	6.9	Remove	NO	2	2	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. LOW TO MODERATE CANOPY RATIO. ROOT GIRDLE AT GRADE. FAIR/GOOD SCAFOLD BRANCHING.
754	Acer rubrum, Red Maple	13.0	13	0.70	0.70	100.0%	Dominant	6.4	Remove	NO	2	2	NO APPARENT BIOTIC ISSUES OBSERVED, GOOD COLOR, VIGOR, VITALITY & STRUCTURE. NO ROOT FLAIR AT GRADE. SLIGHT CANOPY DEADWOOD.
755	Acer rubrum, Red Maple	12.8	13	0.72	0.70	100.0%	Dominant	6.5	Remove	NO	2	2	NO APPARENT BIOTIC ISSUES OBSERVED, GOOD COLOR, VIGOR, VITALITY & STRUCTURE. ROOT GIRDLE AT GRADE.
756	Acer rubrum, Red Maple	13.3	14	0.70	0.70	100.0%	Dominant	1.5	Remove	NO	1	1	NO APPARENT BIOTIC ISSUES OBSERVED, GOOD COLOR, VIGOR, VITALITY & STRUCTURE. ROOT GIRDLE AT GRADE. SLIGHT DEADWOOD.
757	Prunus x yedoensis, Yoshino Cherry	10.4	11	0.59	0.55	100.0%	Intermediate	3.4	Remove	NO	1	1	T-757 SHOW STRESS. LOW LEAF CANOPY DENSITY, ROOT GIRDLE AT GRADE. POOR SCAFFOLD BRANCHING.
758	Prunus x yedoensis, Yoshino Cherry	10.5	11	0.58	0.55	100.0%	Intermediate	3.3	Remove	NO	1	1	NO APPARENT BIOTIC ISSUES OBSERVED, GOOD COLOR, VIGOR, VITALITY & STRUCTURE. ROOT GIRDLE AT GRADE.
759	Pyrus calleryana, Callery Pear	7.4	8	0.70	0.50	100.0%	Intermediate	2.6	Remove	YES	1	1	NO APPARENT BIOTIC ISSUES OBSERVED, GOOD COLOR, VIGOR, VITALITY & STRUCTURE. NO ROOT FLAIR.
760	Acer rubrum, Red Maple	16.0	16	0.68	0.70	100.0%	Dominant	1.9	Remove	NO	1	1	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. SIGNIFICANT ROOT GIRDLE AT GRADE. SLIGHT CANOPY DEADWOOD.
761	Acer rubrum, Red Maple	15.7	16	0.70	0.70	100.0%	Dominant	7.7	Remove	NO	2	2	NO APPARENT BIOTIC ISSUES OBSERVED, GOOD COLOR, VIGOR, VITALITY & STRUCTURE. ROOT GORDLE AT GRADE.
762	Prunus x yedoensis, Yoshino Cherry	7.6	8	0.67	0.55	100.0%	Intermediate	2.8	Remove	NO	1	1	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR & VITALITY. FAIR/GOODSTRUCTURE & SCAFFOLD BRANCHING. SLIGHT CANOPY DEADWOOD. NO ROOT FLAIR.
763	Prunus x yedoensis, Yoshino Cherry	12.0	12	0.69	0.55	100.0%	Intermediate	4.6	Remove	NO	1	1	NO APPARENT BIOTIC ISSUES OBSERVED, GOOD COLOR, VIGOR, VITALITY & STRUCTURE. ROOT GIRDLE AT GRADE.
764	Pyrus calleryana, Callery Pear	12.0	12	0.68	0.50	100.0%	Codominant	4.1	Remove	YES	1	1	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITASLITY & STRUCTURE. MUITI-STEM UNION AT ~7VF. NO ROOT FLAIR AT GRADE.
765	Zelkova serrata, Zelkova	8.2	9	0.68	0.75	100.0%	Intermediate	4.2	Remove	NO	1	1	NO SEVERE BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. ROOT GIRDLE AT GRADE W/ EXPOSED CRZ AR GRADE.
766	Quercus phellos, Willow Oak	18.0	18	0.75	0.75	100.0%	Dominant	10.1	Remove	NO	3	3	NO APPARENT BIOTIC ISSUES OBSERVED. GOOD COLOR, VIGOR, VITALITY & STRUCTURE. CANOPY WITH DEADWOOD AND LOW CANOPY RATIO.
							EXISTING TREE REPLACEMENT SUBTOTAL				36		
							EXISTING TREE REPLACEMENT GRAND TOTAL				62		
							EXISTING TREE REPLACEMENT FOR ALL TREES INVENTORIED					73	

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.

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

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.

\\VA-PROJECTS2.vika.com\projects\Projects\8574\8574A\DATA\Landscape & Trees\[Langstn Blvd Tree Invtory (2024.10.29).xls]Sheet1

LEGEND

EXISTING TREE TO BE REMOVED

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
ISA CERTIFIED ARBORIST No. MA-4720AM

SIGNATURE

DATE 2024.10.29

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 SITE PLAN SUBMISSION	08/09/2024
4.1 SITE PLAN RESUBMISSION	10/29/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/29/24
ROBERT D. COCHRAN
Lic. No. 2412
AND SURVEYOR

3130 LANGSTON BOULEVARD

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

TREE INVENTORY AND REPLACEMENT PLAN

DRAWN BY: PNN
DESIGNED BY: NPK
DATE ISSUED: 08/09/2024
DWG. SCALE: N/A
VIKA NO. VV8574A
SHEET NO. C-05

FILE: G:\Projects\8574\8574A\CADD\PLANNING\PLANNING DRAWINGS\8574A_TREE INVENTORY PLAN.dwg USER: Nguyen DATE: October 29, 2024 TIME: 12:21:27 PM LAYOUT: C-05 TREE INVENTORY DATA

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
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V 12.00

PLAN STATUS	DATE
4.1 SITE PLAN SUBMISSION	08/09/2024
4.1 SITE PLAN RESUBMISSION	10/29/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/29/24
ROBERT D. COCHRAN
Lic. No. 2012
LAND SURVEYOR

3130 LANGSTON BOULEVARD

4.1 SITE PLAN

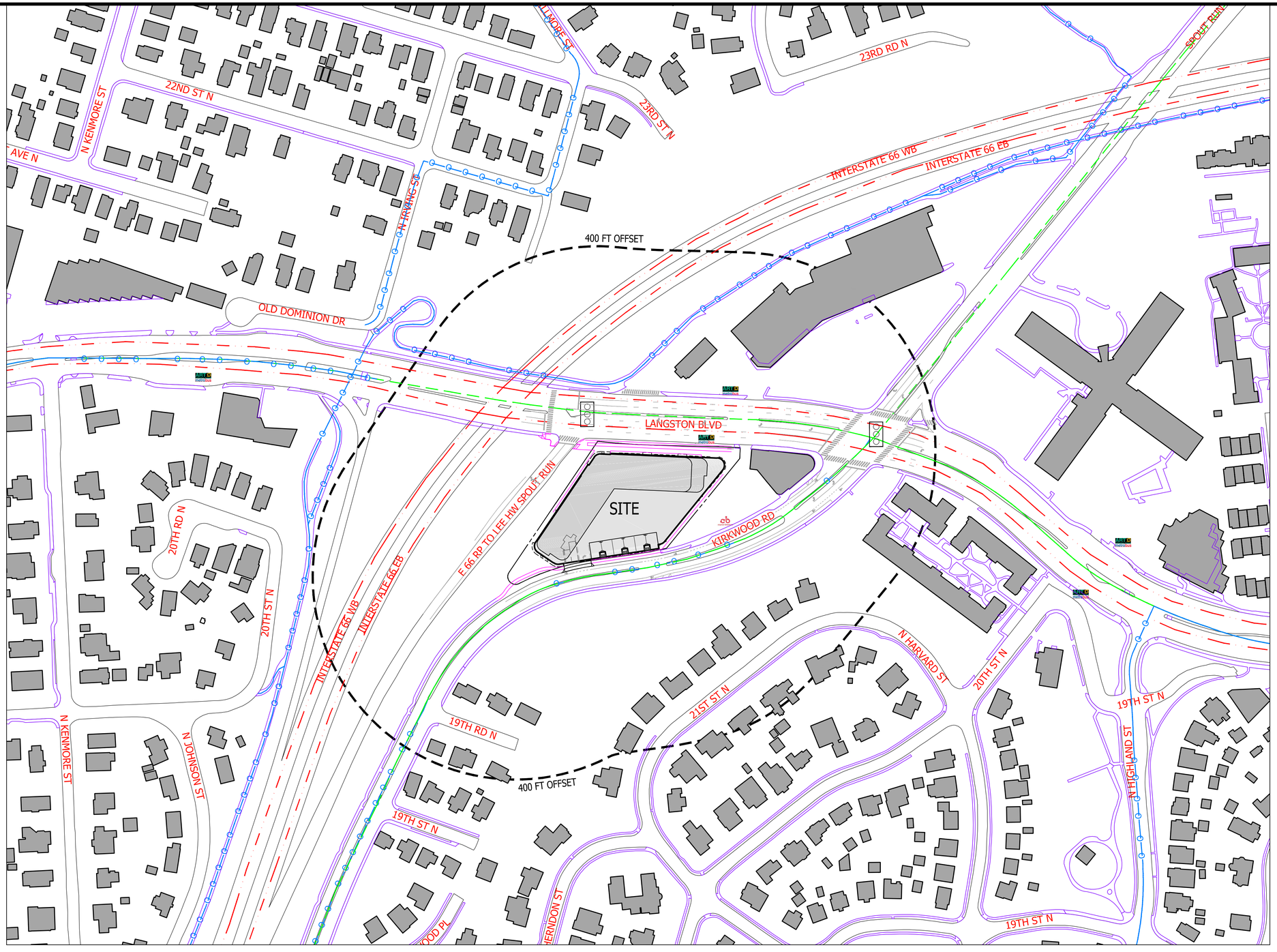
ARLINGTON COUNTY, VIRGINIA

AERIAL CONTEXT PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	08/09/2024
DWG. SCALE:	1" = 100'
VIKA NO.	VV8574A
SHEET NO.	C-06

FILE: Q:\Projects\8574\8574A\CADD\PLANNING\PLANNING DRAWINGS\8574A_AERIAL CONTEXT.dwg USER: Bentley DATE: October 29, 2024 TIME: 10:50:32 AM LAYOUT: C-06 AERIAL CONTEXT PLAN

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



LEGEND:

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

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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Our Site Set on the Future.

V 12.00

PLAN STATUS	DATE
4.1 SITE PLAN SUBMISSION	08/09/2024
4.1 SITE PLAN RESUBMISSION	10/29/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/29/24
ROBERT D. COCHRAN
Lic. No. 2012
LAND SURVEYOR

3130 LANGSTON BOULEVARD

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

OVERALL CONTEXT PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	08/09/2024
DWG. SCALE:	1" = 100'
VIKA NO.	VV8574A
SHEET NO.	C-07

FILE: Q:\Projects\85734\8574A\CADD\PLANNING\PLANNING DRAWINGS\8574A_OVERALL CONTEXT PLAN.dwg USER: Bentley DATE: October 29, 2024 TIME: 10:51:03 AM LAYOUT: C-07 OVERALL CONTEXT PLAN

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

NOTES:

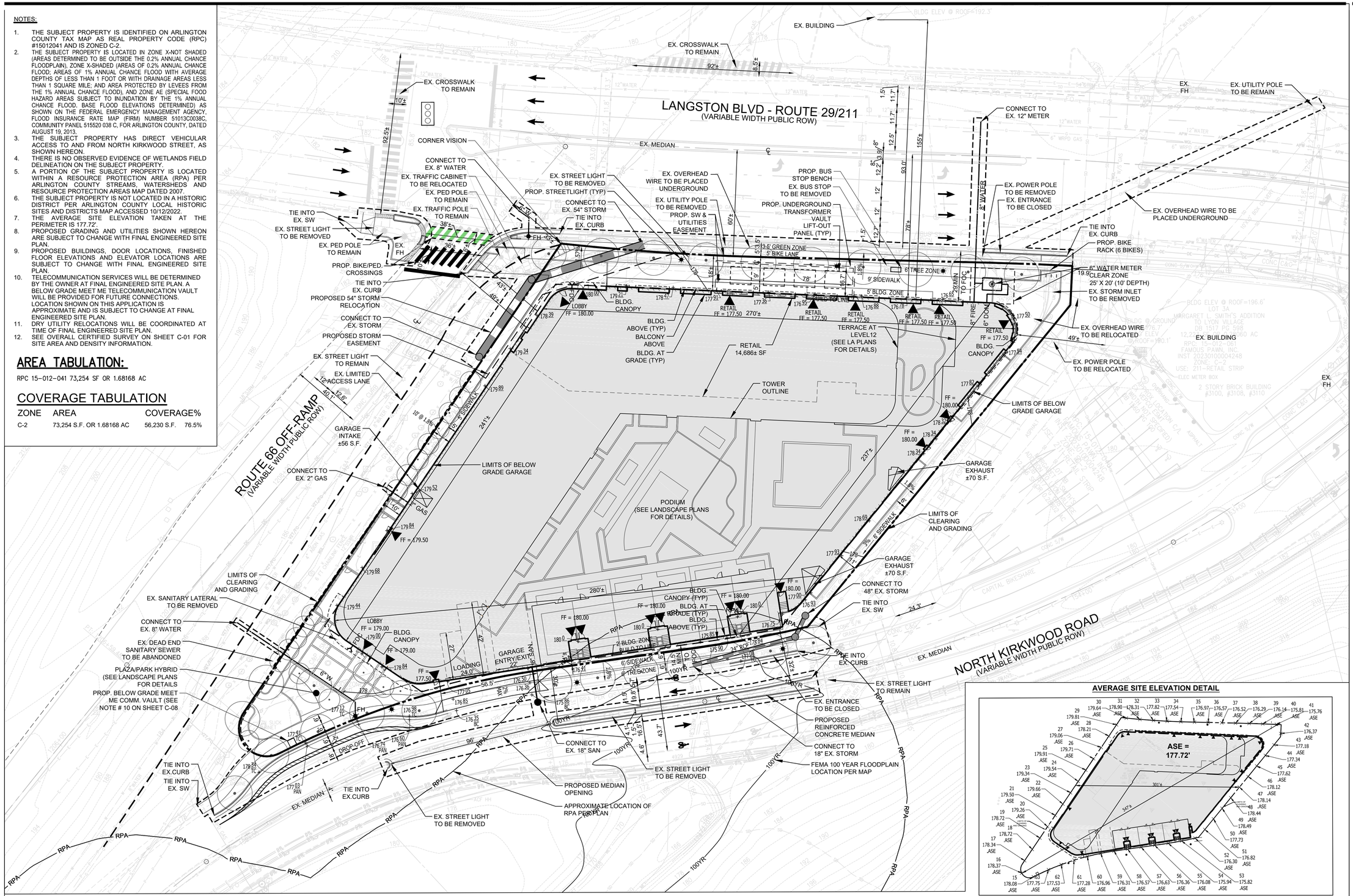
1. THE SUBJECT PROPERTY IS IDENTIFIED ON ARLINGTON COUNTY TAX MAP AS REAL PROPERTY CODE (RPC) #15012041 AND IS ZONED C-2.
2. THE SUBJECT PROPERTY IS LOCATED IN ZONE X-NOT SHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE X-SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD), AND ZONE AE (SPECIAL FOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51013C0038C, COMMUNITY PANEL 515520 038 C, FOR ARLINGTON COUNTY, DATED AUGUST 19, 2013.
3. THE SUBJECT PROPERTY HAS DIRECT VEHICULAR ACCESS TO AND FROM NORTH KIRKWOOD STREET, AS SHOWN HEREON.
4. THERE IS NO OBSERVED EVIDENCE OF WETLANDS FIELD DELINEATION ON THE SUBJECT PROPERTY.
5. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY STREAMS, WATERSHEDS AND RESOURCE PROTECTION AREAS MAP DATED 2007.
6. THE SUBJECT PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT PER ARLINGTON COUNTY LOCAL HISTORIC SITES AND DISTRICTS MAP ACCESSED 10/12/2022.
7. THE AVERAGE SITE ELEVATION TAKEN AT THE PERIMETER IS 177.72'.
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. A BELOW GRADE MEET ME TELECOMMUNICATION VAULT WILL BE PROVIDED FOR FUTURE CONNECTIONS. LOCATION SHOWN ON THIS APPLICATION IS APPROXIMATE AND IS SUBJECT TO CHANGE AT FINAL ENGINEERED SITE PLAN.
11. DRY UTILITY RELOCATIONS WILL BE COORDINATED AT TIME OF FINAL ENGINEERED SITE PLAN.
12. SEE OVERALL CERTIFIED SURVEY ON SHEET C-01 FOR SITE AREA AND DENSITY INFORMATION.

AREA TABULATION:

RPC 15-012-041 73,254 SF OR 1.68168 AC

COVERAGE TABULATION

ZONE	AREA	COVERAGE%
C-2	73,254 S.F. OR 1.68168 AC	56,230 S.F. 76.5%



AVERAGE SITE ELEVATION DETAIL

SCALE: 1"=80'

LEGEND

- PROPOSED BUILDING AT GRADE
- PROPOSED BUILDING OVERHANG ABOVE
- PROPOSED BUILDING CANOPY
- PROPOSED LIMITS OF GARAGE
- PROPERTY LINE
- PROP. PEDESTRIAN ENTRANCE
- PROP. STREET LIGHT
- PROP. FIRE HYRDANT
- PROP. FDC
- PROP. TREE
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. WATER
- PROP. GAS
- LIMITS OF DISTURBANCE
- 100YR 100 YR FLOODPLAIN
- RPA RPA
- EXISTING SIGNALIZED INTERSECTION

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 SITE PLAN SUBMISSION	08/09/2024
4.1 SITE PLAN RESUBMISSION	10/29/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/29/24
ROBERT B. COCHRAN
Lic. No. 2212
LAND SURVEYOR

3130 LANGSTON BOULEVARD

4.1 SITE PLAN

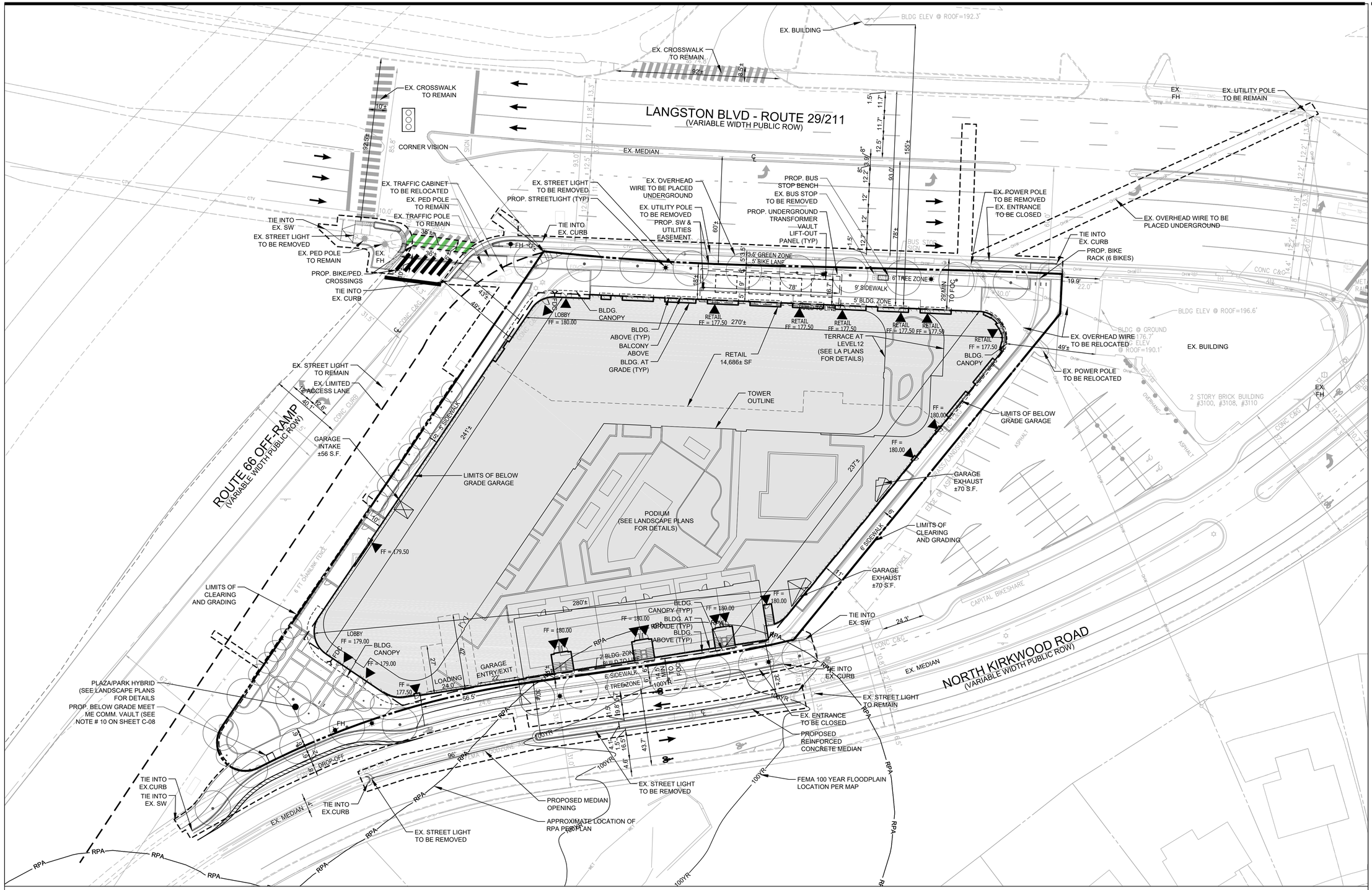
ARLINGTON COUNTY, VIRGINIA

PLOT AND LOCATION PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	08/09/2024
DWG. SCALE:	1" - 25'
VIKA NO.	VV8574A
SHEET NO.	C-08

FILE: Q:\Projects\8574\8574A\CADD\PLANNING DRAWINGS\8574A_PLOT AND LOCATION PLAN.dwg USER: Richardson DATE: November 1, 2024 TIME: 7:52:59 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
- PROPERTY LINE
- PROP. PEDESTRIAN ENTRANCE
- PROP. STREET LIGHT
- PROP. FIRE HYRDANT
- PROP. FDC
- PROP. TREE
- LIMITS OF DISTURBANCE
- 100YR — 100 YR FLOODPLAIN
- RPA — RPA
- EXISTING SIGNALIZED INTERSECTION

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.

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PLAN STATUS	DATE
4.1 SITE PLAN SUBMISSION	08/09/2024
4.1 SITE PLAN RESUBMISSION	10/29/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/29/24
ROBERT B. COCHRAN
Lic. No. 2012
LAND SURVEYOR

3130 LANGSTON BOULEVARD

4.1 SITE PLAN

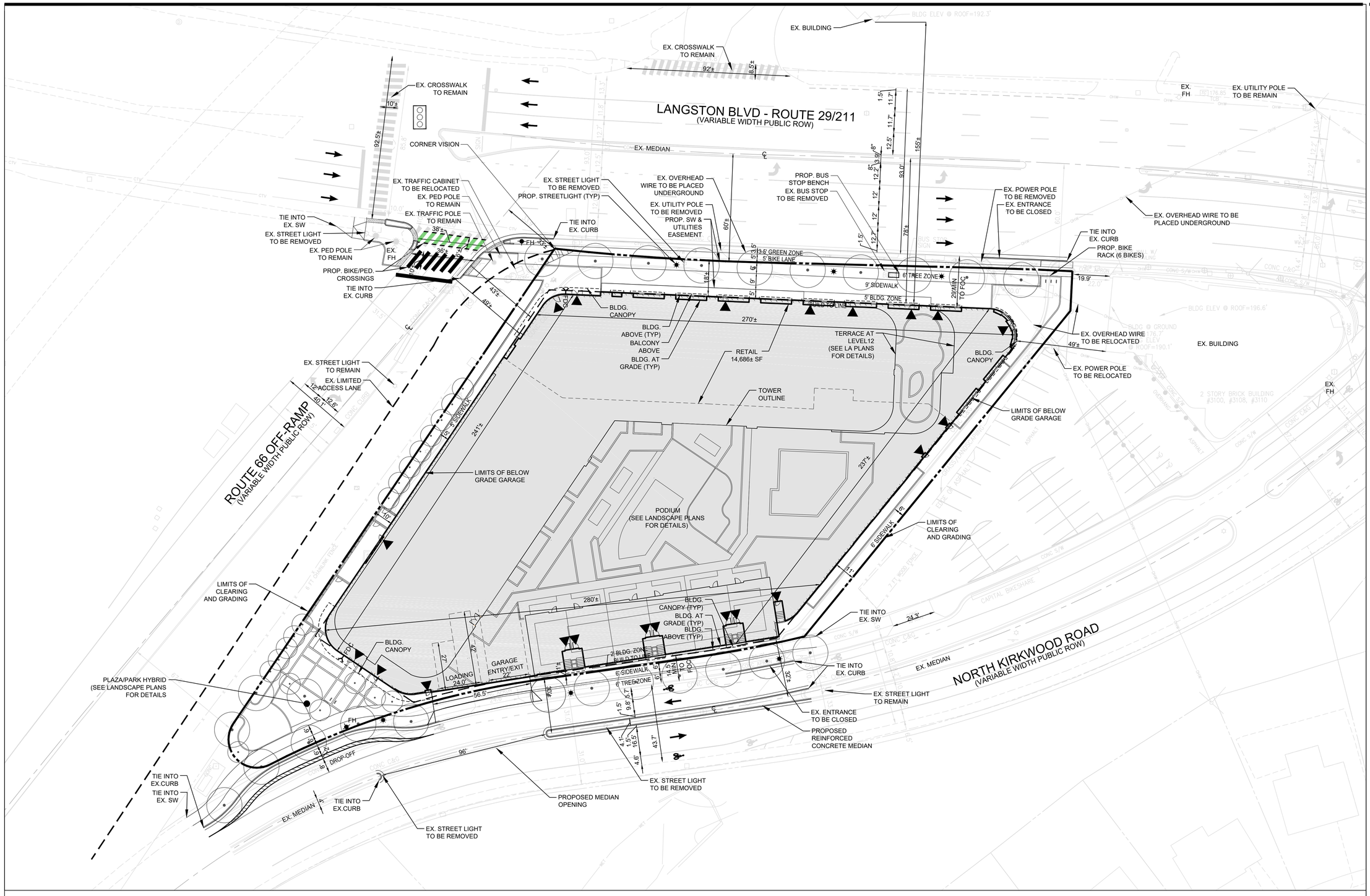
ARLINGTON COUNTY, VIRGINIA

PRESENTATION PLAN

DRAWN BY:
DESIGNED BY:
DATE ISSUED: 08/09/2024
DWG. SCALE: 1" = 25'
VIKA NO. VV8574A
SHEET NO. C-09

FILE: Q:\Projects\8574\8574A\CADD\PLANNING DRAWINGS\8574A_PRESENTATION PLAN.dwg USER: Richardson DATE: November 1, 2024 TIME: 7:53:56 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
- PROPERTY LINE
- EXISTING SIGNALIZED INTERSECTION
- PROPOSED PEDESTRIAN ENTRANCE
- PROP. STREET LIGHT
- PROP. TREE

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.

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

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PLAN STATUS	DATE
4.1 SITE PLAN SUBMISSION	08/09/2024
4.1 SITE PLAN RESUBMISSION	10/29/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/29/24
ROBERT R. COUGHAN
Lic. No. 2012
LAND SURVEYOR

3130 LANGSTON BOULEVARD

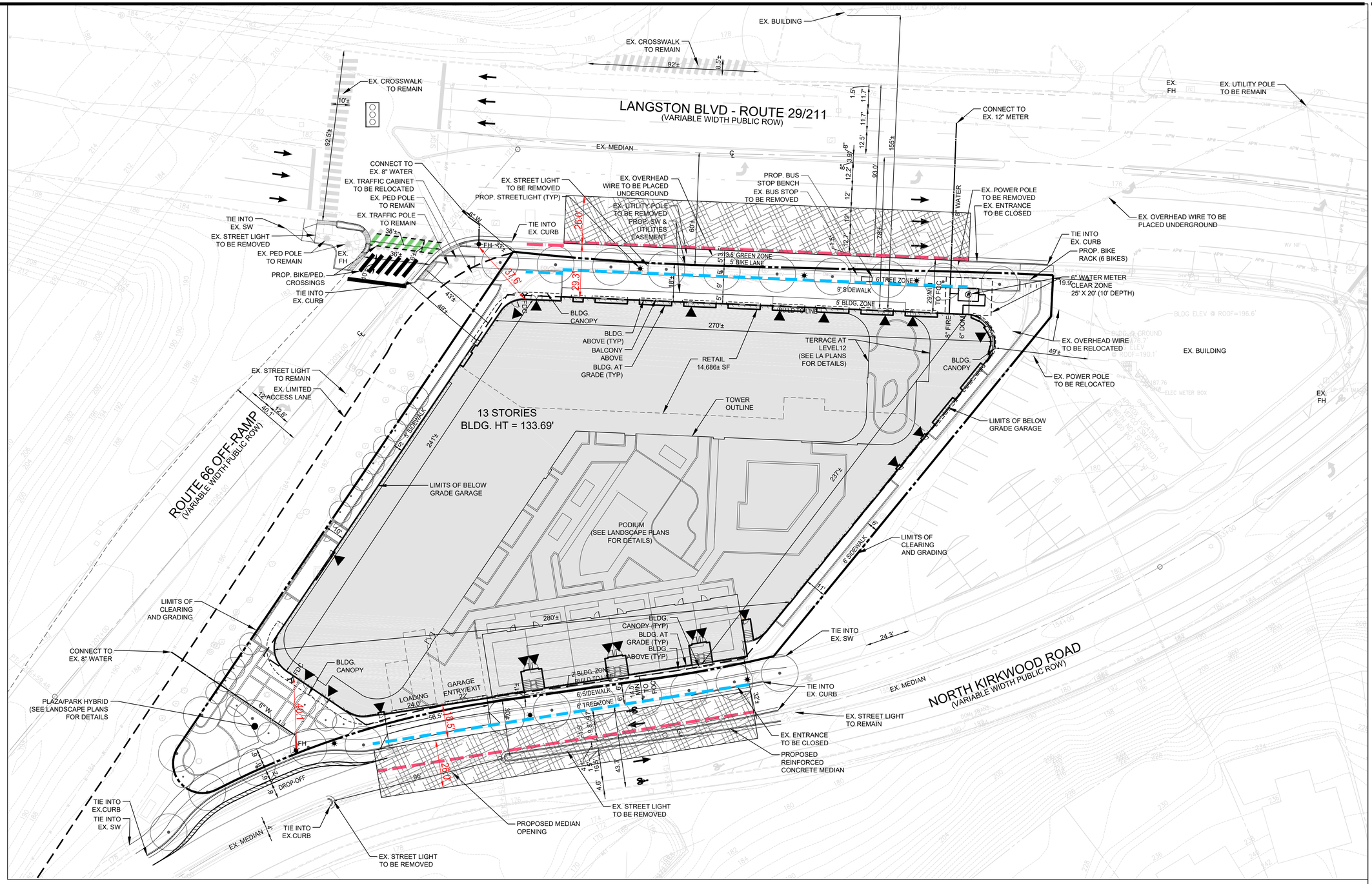
4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

STRIPING AND MARKING PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	08/09/2024
DWG. SCALE:	1" = 25'
VIKA NO.	VV8574A
SHEET NO.	C-10

FILE: Q:\Projects\85741\85741A\CADD\PLANNING\PLANNING DRAWINGS\85741A_STRIPING AND MARKING PLAN.dwg USER: Richardson DATE: November 1, 2024 TIME: 7:53:30 AM LAYOUT: C-10 STRIPING AND MARKING PLAN



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.

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PLAN STATUS	DATE
4.1 SITE PLAN SUBMISSION	08/09/2024
4.1 SITE PLAN RESUBMISSION	10/29/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/29/24
ROBERT P. COCHRAN
Lic. No. 2212
LAND SURVEYOR

3130 LANGSTON BOULEVARD

4.1 SITE PLAN

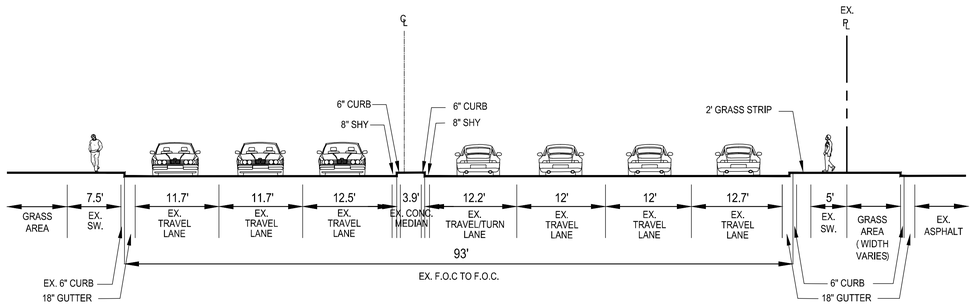
ARLINGTON COUNTY, VIRGINIA

FIRE LANE MARKING PLAN

DRAWN BY:
DESIGNED BY:
DATE ISSUED: 08/09/2024
DWG. SCALE: 1" = 25'
VIKA NO. VV8574A
SHEET NO. C-11

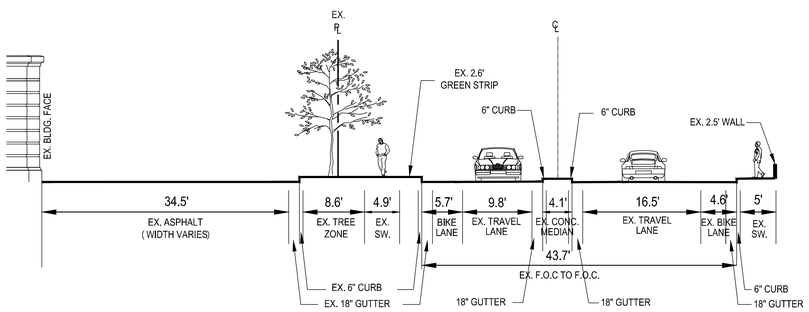
FILE: Q:\Projects\8574\8574A\CADD\PLANNING\PLANNING DRAWINGS\8574A_FIRE LANE MARKING PLAN.dwg USER: Richardson DATE: October 29, 2024 TIME: 3:08:47 PM LAYOUT: C-11 FIRE LAND MARKING PLAN

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



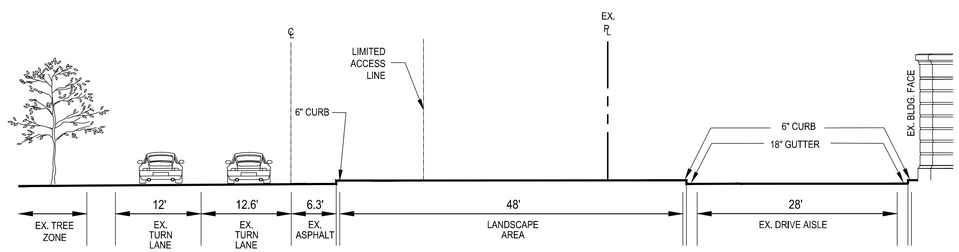
SECTION A-A (LOOKING EAST)

LANGSTON BLVD



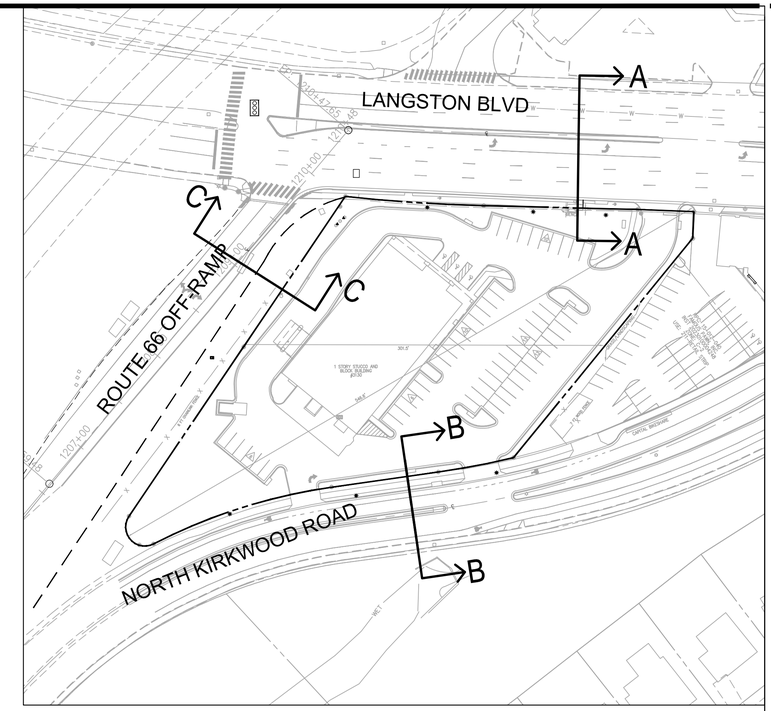
SECTION B-B (LOOKING EAST)

NORTH KIRKWOOD ROAD



SECTION C-C (LOOKING NORTH)

ROUTE 66 OFF-RAMP



SCALE: 1" = 60'

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 SITE PLAN SUBMISSION	08/09/2024
4.1 SITE PLAN RESUBMISSION	10/29/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/29/24
ROBERT D. COCHRAN
Lic. No. 2212
LAND SURVEYOR

3130 LANGSTON BOULEVARD

4.1 SITE PLAN

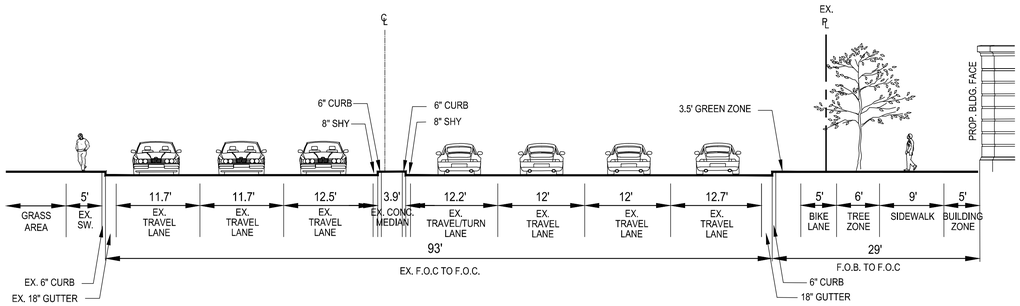
ARLINGTON COUNTY, VIRGINIA

EXISTING STREET SECTIONS

DRAWN BY:
DESIGNED BY:
DATE ISSUED: 08/09/2024
DWG. SCALE: AS NOTED
VIKA NO. VV8574A
SHEET NO. C-12

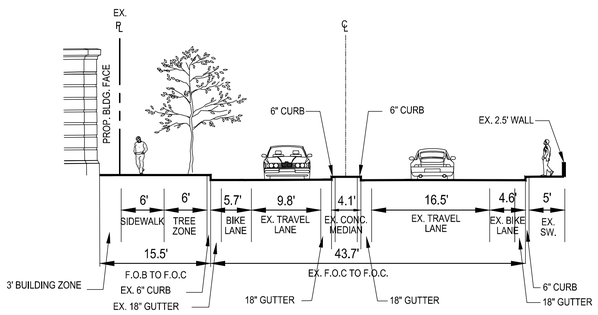
FILE: Q:\Projects\8574\8574A\CADD\PLANNING\PLANNING DRAWINGS\8574A_EXISTING STREET SECTIONS.dwg USER: Richardson DATE: October 29, 2024 TIME: 11:50:08 AM LAYOUT: C-12 EXISTING STREET SECTIONS

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



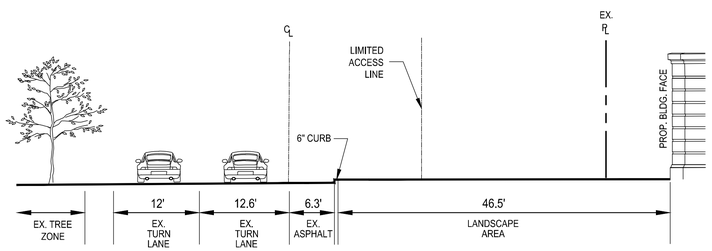
SECTION A-A (LOOKING EAST)

LANGSTON BLVD



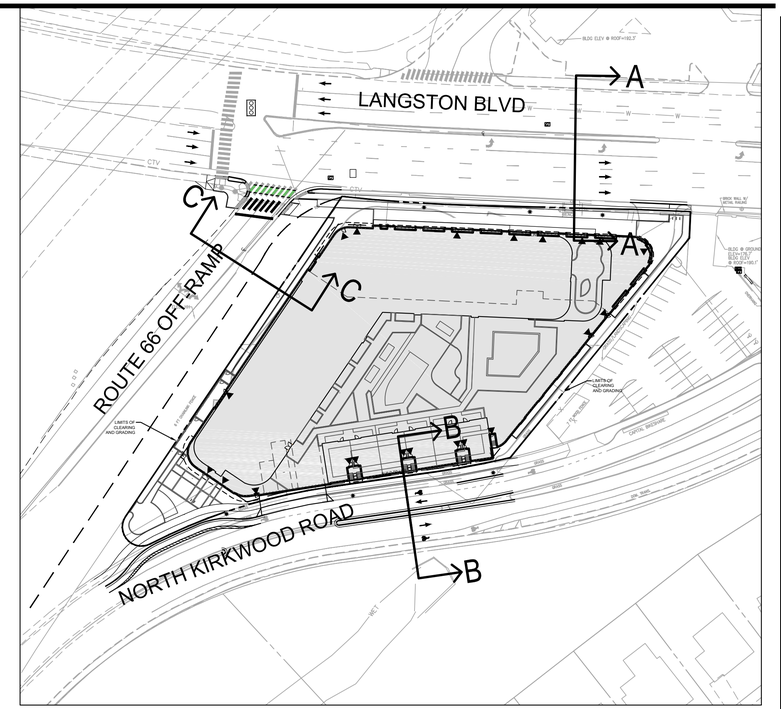
SECTION B-B (LOOKING EAST)

NORTH KIRKWOOD ROAD



SECTION C-C (LOOKING NORTH)

ROUTE 66 OFF-RAMP



SCALE: 1" = 60'

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 SITE PLAN SUBMISSION	08/09/2024
4.1 SITE PLAN RESUBMISSION	10/29/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/29/24
ROBERT D. COCHRAN
Lic. No. 2212
AND SURVEYOR

3130 LANGSTON BOULEVARD

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

PROPOSED STREET SECTIONS

DRAWN BY:
DESIGNED BY:
DATE ISSUED: 08/09/2024
DWG. SCALE: AS NOTED
VIKA NO. VV8574A
SHEET NO. C-13

FILE: Q:\Projects\8574\8574A\CADD\PLANNING\PLANNING DRAWINGS\8574A_PROPOSED STREET SECTIONS.dwg USER: Richardson DATE: October 29, 2024 TIME: 3:11:40 PM LAYOUT: C-13 PROPOSED STREET SECTIONS

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

EXISTING CONDITIONS LAND USE MAP

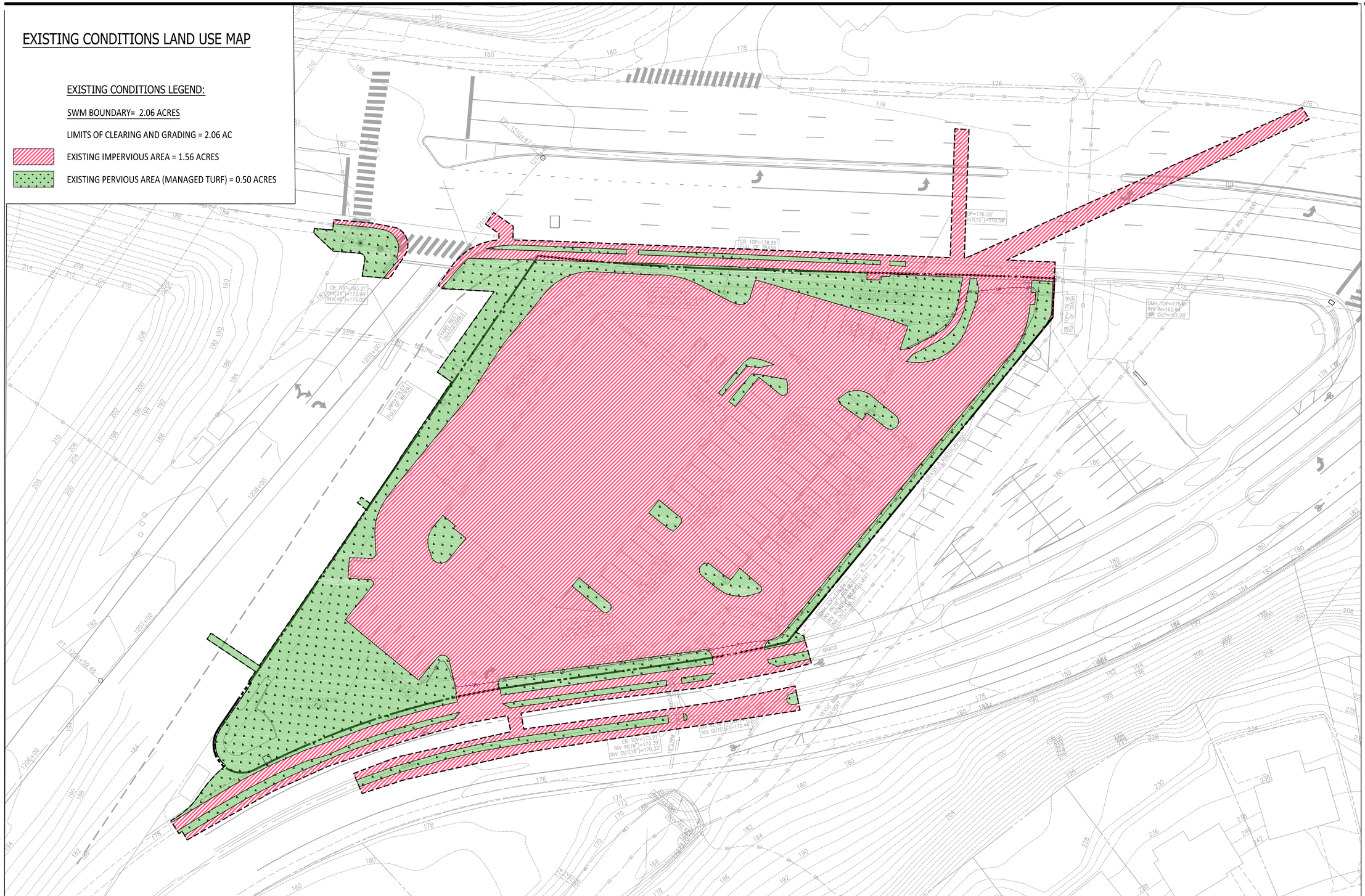
EXISTING CONDITIONS LEGEND:

SWM BOUNDARY= 2.06 ACRES

LIMITS OF CLEARING AND GRADING = 2.06 AC

EXISTING IMPERVIOUS AREA = 1.56 ACRES

EXISTING PERVIOUS AREA (MANAGED TURF) = 0.50 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 SITE PLAN SUBMISSION	08/09/2024
4.1 SITE PLAN RESUBMISSION	10/29/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
KYLE M. O'CONNOR
Lic. No. 57246
10/29/2024
PROFESSIONAL ENGINEER

3130 LANGSTON BOULEVARD

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

PRE-SWM

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	08/09/2024
DWG. SCALE:	1" = 25'
VIKA NO.	VV8574A
SHEET NO.	C-14

FILE: Q:\Projects\8574\8574A\CADD\PLANNING\PLANNING DRAWINGS\8574A_PRE-SWM.dwg USER: Bentley DATE: October 29, 2024 TIME: 10:55:59 AM LAYOUT: C-14 PRE-SWM

LAYOUT: C-14 PRE-SWM, Plotted By: Bentley

PROPOSED LAND USE MAP

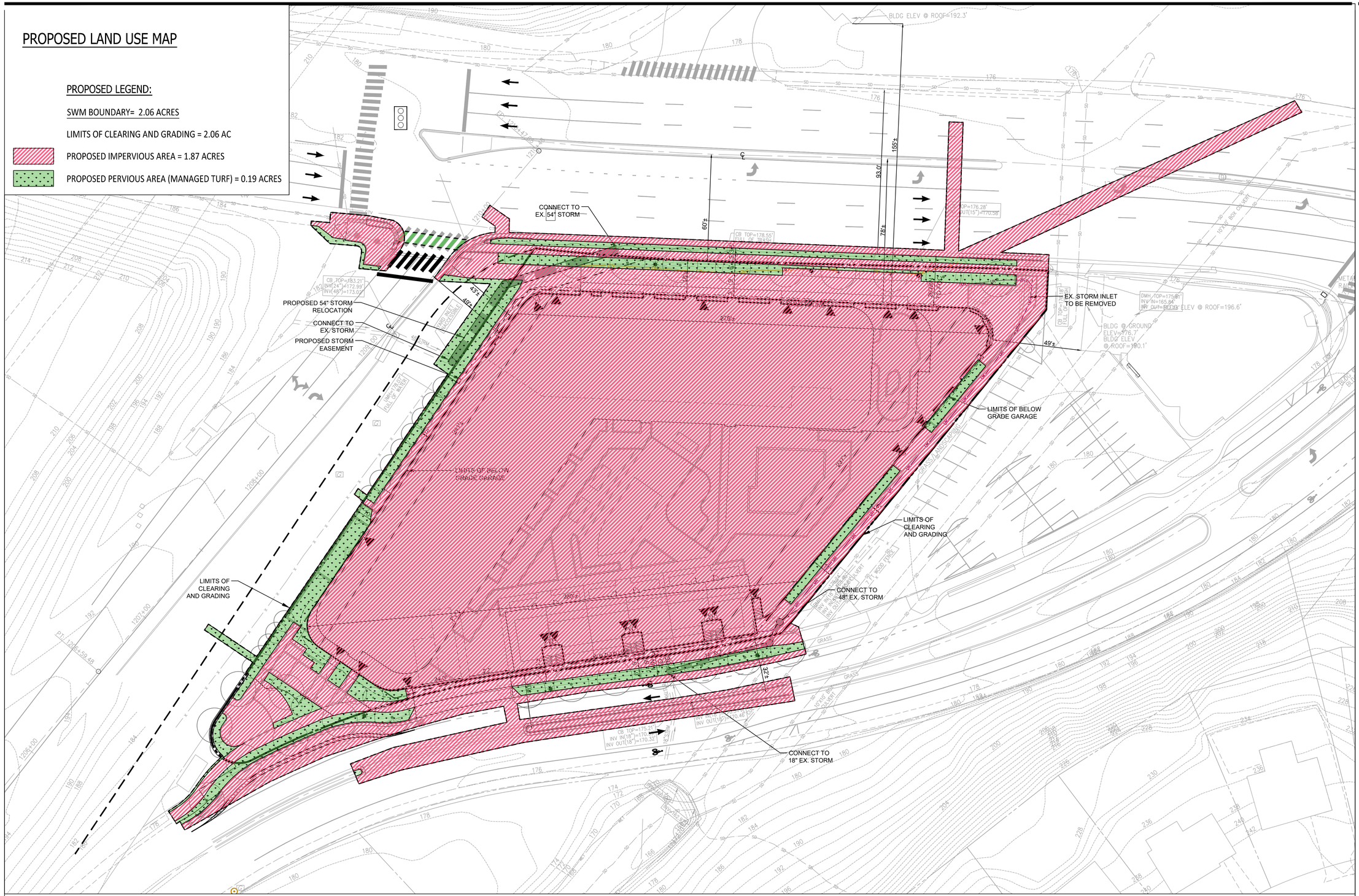
PROPOSED LEGEND:

SWM BOUNDARY= 2.06 ACRES

LIMITS OF CLEARING AND GRADING = 2.06 AC

PROPOSED IMPERVIOUS AREA = 1.87 ACRES

PROPOSED PERVIOUS AREA (MANAGED TURF) = 0.19 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 SITE PLAN SUBMISSION	08/09/2024
4.1 SITE PLAN RESUBMISSION	10/29/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
KYLE M. O'CONNOR
Lic. No. 57246
10/29/2024
PROFESSIONAL ENGINEER

3130 LANGSTON BOULEVARD

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

POST-SWM

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	08/09/2024
DWG. SCALE:	1" = 25'
VIKA NO.	VV8574A
SHEET NO.	C-15

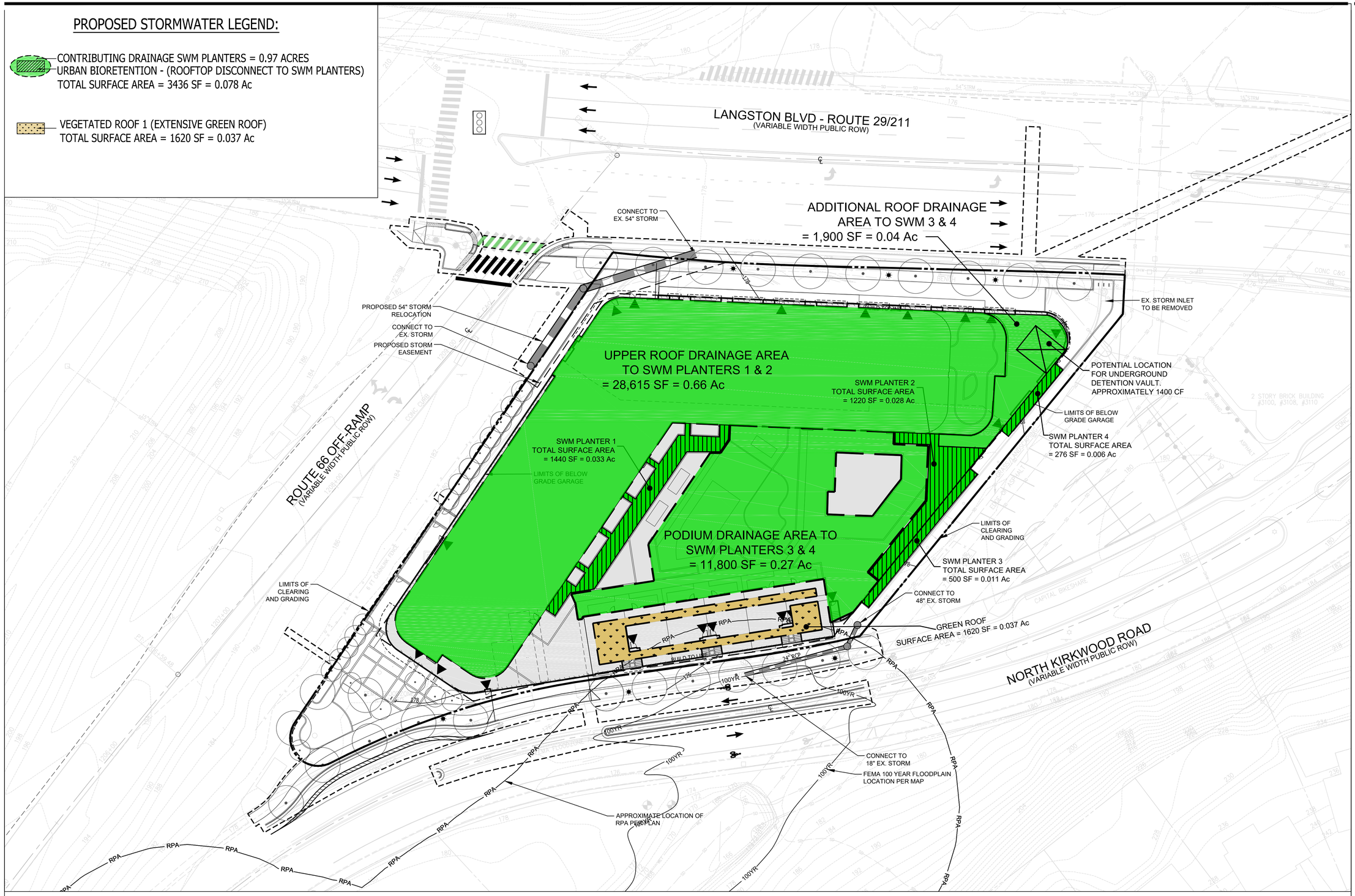
FILE: Q:\Projects\85741\8574A\CADD\PLANNING\PLANNING DRAWINGS\8574A_POST-SWM.dwg USER: Richardson DATE: October 29, 2024 TIME: 3:07:54 PM LAYOUT: C-15 POST-SWM

LAYOUT: C-15 POST-SWM, Plotted By: Richardson

PROPOSED STORMWATER LEGEND:

CONTRIBUTING DRAINAGE SWM PLANTERS = 0.97 ACRES
URBAN BIORETENTION - (ROOFTOP DISCONNECT TO SWM PLANTERS)
TOTAL SURFACE AREA = 3436 SF = 0.078 Ac

VEGETATED ROOF 1 (EXTENSIVE GREEN ROOF)
TOTAL SURFACE AREA = 1620 SF = 0.037 Ac



GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.

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8180 Greensboro Dr., Suite 200
Tysons, VA 22102
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V 12.00

PLAN STATUS	DATE
4.1 SITE PLAN SUBMISSION	08/09/2024
4.1 SITE PLAN RESUBMISSION	10/29/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
KYLE M. O'CONNOR
Lic. No. 57246
10/29/2024
PROFESSIONAL ENGINEER

3130 LANGSTON BOULEVARD

4.1 SITE PLAN

PROP. SWM PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	08/09/2024
DWG. SCALE:	1" = 25'
VIKA NO.	VV8574A
SHEET NO.	C-16

FILE: Q:\Projects\85741\85574A\CADD\PLANNING\PLANNING DRAWINGS\85574A_PROP. SWM PLAN.dwg USER: Richardson DATE: October 29, 2024 TIME: 3:02:15 PM LAYOUT: C-16 PROP. SWM PLAN

LAYOUT: C-16 PROP. SWM PLAN, Plotted By: Richardson

WATER QUALITY - VRRM

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

○ 2011 BMP Standards and Specifications ◉ 2013 Draft BMP Standards and Specifications

Project Name:	3130 LANGSTON
Date:	8/8/2024
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)* → 2.0600

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*0.3100*
Post-Development TP Load Reduction for Site (lb/yr):	*1.2422*

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 mowed/managed				0.5000	0.5000
Impervious Cover (acres)				1.5600	1.5600
					2.0600

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 land					0.0000
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.1900	0.1900
Impervious Cover (acres)				1.8700	1.8700
Area Check	OK.	OK.	OK.	OK.	2.0600

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)	0.5000	0.1900
Weighted Rv(turf)	0.2500	0.2500
% Managed Turf	24%	11%
Impervious Cover (acres)	1.5600	1.5600
Rv(impervious)	0.9500	0.9500
% Impervious	76%	89%
Total Site Area (acres)	**2.0600**	**1.7500**
Site Rv	**0.7801**	**0.8740**

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.1339	0.1275
Pre-ReDevelopment Treatment Volume (cubic feet)	5,833.4100	5,552.0850
Pre-ReDevelopment TP Load (lb/yr)	**3.6651**	**3.4884**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.7800	1.9900
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*0.7175*

[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)	0.1900
Weighted Rv (turf)	0.2500
% Managed Turf	9%
Impervious Cover (acres)	1.8700
Rv(impervious)	0.9500
% Impervious	91%
Final Site Area (acres)	**2.0600**
Final Post Dev Site Rv	**0.8854**

Land Cover Summary-Post

Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.0000
Weighted Rv(forest)	0.0000
% Forest	0%
Managed Turf Cover (acres)	0.1900
Weighted Rv (turf)	0.2500
% Managed Turf	11%
ReDev. Impervious Cover (acres)	1.5600
Rv(impervious)	0.9500
% Impervious	89%
Total ReDev. Site Area (acres)	**1.7500**
ReDev Site Rv	**0.8740**

Land Cover Summary-Post

Post-Development New Impervious	
New Impervious Cover (acres)	0.3100
Rv(impervious)	0.9500

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.1520	**Post-ReDevelopment Treatment Volume (acre-ft)**	0.1275	**Post-Development Treatment Volume (acre-ft)**	0.0245
Final Post-Development Treatment Volume (cubic feet)	6,621.1200	**Post-ReDevelopment Treatment Volume (cubic feet)**	5,552.0850	**Post-Development Treatment Volume (cubic feet)**	1,069.0350
Final Post-Development TP Load (lb/yr)	**4.1600**	**Post-ReDevelopment Load (TP) (lb/yr)***	**3.4884**	**Post-Development TP Load (lb/yr)**	**0.6717**
Final Post-Development TP Load per acre **(lb/acre/yr)**	2.0200	Post-ReDevelopment TP Load per acre **(lb/acre/yr)**	1.9900		
		Max. Reduction Required (Below Pre-ReDevelopment Load)	**20%**		
		TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.6977**	**TP Load Reduction Required for New Impervious Area (lb/yr)**	**0.5446**

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**1.2422**

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	26.2197	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	29.7602

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	0.0000	0.0000	0.0000	0.0000
Managed Turf (acres)	0.0000	0.0000	0.0000	0.1900	0.1900	0.2500
Impervious Cover (acres)	0.0000	0.0000	0.0000	1.8700	1.8700	0.9500
				Total	2.0600	

Total Phosphorus Available for Removal in D.A. A (lb/yr)	4.1600
Post Development Treatment Volume in D.A. A (ft^3)	6,621.1200

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
1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45		0.0372		57.7125	70.5375	128.2500	0		0.0805	0.0362	0.0443	
1.b. Vegetated Roof #2 (Spec #5)	60				0.0000	0.0000	0.0000	0		0.0000	0.0000	0.0000	
2. Rooftop Disconnection (RR)													
2.i. To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)	40		1.0503	0.0000	1,448.7817	2,173.1725	3,621.9542	25	0.0000	2.2731	1.2502	1.0229	

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Tysons, VA 22102
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Our Site Set on the Future.

V 12.00

PLAN STATUS	DATE
4.1 SITE PLAN SUBMISSION	08/09/2024
4.1 SITE PLAN RESUBMISSION	10/29/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
KYLE M. O'CONNOR
Lic. No. 57246
10/29/2024
PROFESSIONAL ENGINEER

3130 LANGSTON BOULEVARD
4.1 SITE PLAN
ARLINGTON COUNTY, VIRGINIA

SWM COMPUTATIONS

DRAWN BY:
DESIGNED BY:
DATE ISSUED: 08/09/2024
DWG. SCALE: AS NOTED
VIKA NO. VV8574A
SHEET NO. C-17

FILE: Q:\Projects\85734\85734A\CADD\PLANNING\PLANNING DRAWINGS\85734A_SWM COMPUTATIONS.dwg USER: Bentley DATE: October 29, 2024 TIME: 10:57:33 AM LAYOUT: C-17 SWM COMPUTATIONS

WATER QUALITY - VRRM

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

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

Site Summary

Project Title: 3130 LANGSTON
Date: 45516

Total Rainfall (in):	43
Total Disturbed Acreage:	2.0600

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	0.5000	0.5000	24.2718
Impervious Cover (acres)	0.0000	0.0000	0.0000	1.5600	1.5600	75.7282
					2.0600	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	0.1900	0.1900	9.2233
Impervious Cover (acres)	0.0000	0.0000	0.0000	1.8700	1.8700	90.7767
					2.0600	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	0.8854	0.8740	0.9500	0.8740
Treatment Volume (ft^3)	6,621.1200	5,552.0850	1,069.0350	5,552.0850
TP Load (lb/yr)	4.1600	3.4884	0.6717	3.4884

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)
1.9900	2.0200	1.9900

Total TP Load Reduction Required (lb/yr)	1.2422	0.6977	0.5446

	Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre-ReDevelopment
TN Load (lb/yr)	29.7602	26.2197

Site Compliance Summary

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%

Total Runoff Volume Reduction (ft^3)	1,506.4942
Total TP Load Reduction Achieved (lb/yr)	1.2864
Total TN Load Reduction Achieved (lb/yr)	10.6664
Remaining Post Development TP Load (lb/yr)	2.8736
Remaining TP Load Reduction (lb/yr) Required	0.0000

** TARGET TP REDUCTION EXCEEDED BY 0.0442 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)	0.1900	0.0000	0.0000	0.0000	0.0000	0.1900
Impervious Cover (acres)	1.8700	0.0000	0.0000	0.0000	0.0000	1.8700
Total Area (acres)	2.0600	0.0000	0.0000	0.0000	0.0000	2.0600

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)	1.2864	0.0000	0.0000	0.0000	0.0000	1.2864
TN Load Reduced (lb/yr)	10.6664	0.0000	0.0000	0.0000	0.0000	10.6664

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	0.1900	0.1900	9
Impervious Cover (acres)	0.0000	0.0000	0.0000	1.8700	1.8700	91
					2.0600	

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
1.a. Vegetated Roof #1 (Spec #5)		0.0372	128.2500		0.0805	0.0362	0.0443	
2.i. To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)		1.0503	3,621.9542	0.0000	2.2731	1.2502	1.0229	

Total Impervious Cover Treated (acres)	1.0875
Total Turf Area Treated (acres)	0.0000
Total TP Load Reduction Achieved in D.A. (lb/yr)	1.2864
Total TN Load Reduction Achieved in D.A. (lb/yr)	10.6664

Runoff Volume and CN Calculations

	1-year storm	2-year storm	10-year storm
Target Rainfall Event (in)	2.69	3.11	4.84

Drainage Areas	RV & CN	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D	Drainage Area E
CN		96	0	0	0	0
RR (ft^3)		1,506.4942	0.0000	0.0000	0.0000	0.0000
1-year return period	RV wo RR (ws-in)	2.2474	0.0000	0.0000	0.0000	0.0000
	RV w RR (ws-in)	2.0460	0.0000	0.0000	0.0000	0.0000
	CN adjusted	94	0	0	0	0
2-year return period	RV wo RR (ws-in)	2.6604	0.0000	0.0000	0.0000	0.0000
	RV w RR (ws-in)	2.4590	0.0000	0.0000	0.0000	0.0000
	CN adjusted	94	0	0	0	0
10-year return period	RV wo RR (ws-in)	4.3736	0.0000	0.0000	0.0000	0.0000
	RV w RR (ws-in)	4.1721	0.0000	0.0000	0.0000	0.0000
	CN adjusted	94	0	0	0	0

STORMWATER PLANTER SIZING COMPUTATIONS

SWM Planter ID	BUILDING/LOCATION	DA TO SP (Ac.) (Total)	Rv	SURFACE AREA REQ'D (SFT)	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	STORAGE DEPTH (FT)	Tv PROV'D (CFT)
SWM PLANTER SP#1	PODIUM	0.38	0.95	930	1,302	1,440	3	3	1	1	0.25	0.4	1.40	2,016
SWM PLANTER SP#2	PODIUM	0.33	0.95	804	1,125	1,220	3	3	1	1	0.25	0.4	1.40	1,708
SWM PLANTER SP#3	AT GRADE	0.21	0.95	434	716	500	6	3	1	1	0.25	0.4	1.65	825
SWM PLANTER SP#4	AT GRADE	0.12	0.95	252	430	276	6	3	1	1	0.25	0.4	1.71	471
	SWM PLANTERS TOTALS	1.04		2419.13	3572.63	3436.00								5020.19

Q:\Projects\8574\8574A\DATA\SWM\1ST SUB 4.1\[SIZING COMPS - PRELIM.xlsx]SWM PLANTERS

Note: Sizing based on DCR Spec# 9-A
SA(REQ'D)=Tv/SD
*Tv(RED'Q)=1"*Rv*A/12*
*Tv(PROV'D)=SA*SUM OF STORAGE*
g DA is the Surface Area of the SWM Planter: This is thadded to Non-Veg Area and included in V

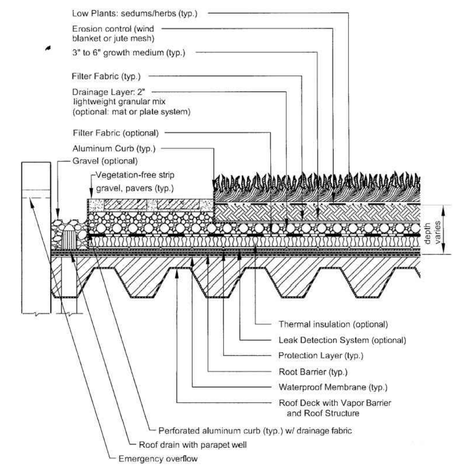
EXTENSIVE GREEN ROOF SIZING COMPUTATIONS

DEQ Extensive Green Roof Sizing Chart - 3130 LANGSTON

GREEN ROOF NUMBER	INTENSIVE/EXTENSIVE	DA (VEGETATIVE) (SQ. FT.)	DA (NON-VEGETATIVE) (SQ.FT.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv PROV'D (CFT)	
GREEN ROOF 1	EXTENSIVE	1620	0	0.95	128	1620	4	0.30	162	OK
Total		0.04	0.00		128	1620			162	

Q:\Projects\8574\8574A\DATA\SWM\1ST SUB 4.1\[SIZING COMPS - PRELIM.xlsx]Green Roof Sizing

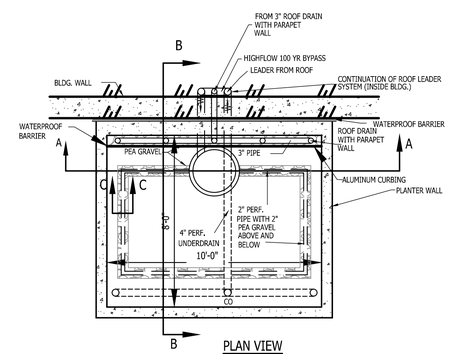
Note: Sizing based on DCR Spec# 5
Tv(RED'Q)=1.1"*Rv*DA/12
Tv(PROV'D)=(Surface Area*Soil Depth*Porosity)/12



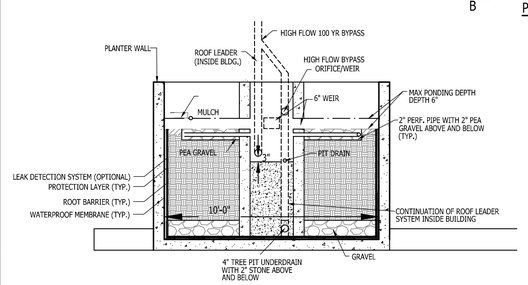
CROSS SECTION VIEW (NTS)

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

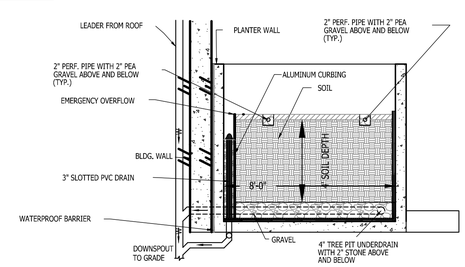
EXTENSIVE GREEN ROOF TYPICAL DETAIL



PLAN VIEW



SECTION A-A



SECTION B-B

TYPICAL STORMWATER PLANTER DETAIL ON BUILDING (RAISED PLANTER)

NOT TO SCALE

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.

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V 12.00

PLAN STATUS	DATE
4.1 SITE PLAN SUBMISSION	08/09/2024
4.1 SITE PLAN RESUBMISSION	10/29/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
KYLE M. O'CONNOR
Lic. No. 57246
10/29/2024
PROFESSIONAL ENGINEER

3130 LANGSTON BOULEVARD
4.1 SITE PLAN
ARLINGTON COUNTY, VIRGINIA

SWM COMPUTATIONS

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	08/09/2024
DWG. SCALE:	AS NOTED
VIKA NO.	VV8574A
SHEET NO.	C-18

FILE: G:\Projects\8574\8574A\CADD\PLANNING\PLANNING DRAWINGS\8574A_SWM COMPUTATIONS.dwg USER: Bentley DATE: October 29, 2024 TIME: 10:57:49 AM LAYOUT: C-18 SWM COMPUTATIONS

WATER QUANTITY - EXISTING CONDITIONS

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3130 LANGSTON
Existing
Arlington County, Virginia

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Existing	Open space; grass cover > 75% (good)	D	.5	80
	Paved parking lots, roofs, driveways	D	1.56	98
	Total Area / Weighted Curve Number		2.06	94
			====	==

kmo

3130 LANGSTON
Existing
Arlington County, Virginia

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 10-Yr (cfs)	1-Yr (cfs)
SUBAREAS		
Existing	10.37	5.37

EXISTING CONDITIONS COMPUTATION NOTE:
ALL EXISTING CONDITIONS WERE MODELED USING WINTR-55 SOFTWARE. EXISTING LAND COVER WAS TAKEN FROM FIELD SURVEY DATA AND THEN INPUTTED INTO TR-55 TO COMPUTE THE CURVE NUMBER AND PEAK FLOW RATES FOR THE 1-YEAR AND 10-YEAR 24 HOUR STORMS.

EXISTING 1-YEAR PEAK = 5.37 CFS
EXISTING 10-YEAR PEAK = 10.37 CFS

WATER QUANTITY - ENERGY BALANCE

SWM Water Quantity Energy Balance Worksheet

SITE AREA (acre) 2.06

	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.69	2.69	4.84	4.84
CN	94	94	94	94
S=1000/CN-10	0.64	0.64	0.64	0.64
0.2S	0.13	0.13	0.13	0.13
RV=(P-0.2S)^2/(P-0.2S)+S	2.05	2.05	4.15	4.15

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

I.F 0.8

CHANNEL PROTECTION		
Qpre-development	5.37	From TR55
QPost Development	5.37	From TR55
RVPost Development (with runoff reduction)	2.0459	From RRM
Qallowable	4.31	
Qallowable/QPost Development	0.80	
Vs/Vr	0.18	Fig 11.7 of DEQ Manual
Vs	0.36	
Storage required (cf)	2680	

FLOOD CONTROL		
Qpre-development	10.37	From TR55
QPost Development	10.37	From TR55
RVPost Development (with runoff reduction)	4.1721	From RRM
Qallowable	10.32	
Qallowable/QPost Development	0.99	
Vs/Vr	0.09	SEE COMPS BELOW
Vs	0.38	
Storage required (cf)	2837	

Figure B.2 can also be used to estimate V_s/V_r. For a Type II or Type III rainfall distribution, V_s/V_r can also be calculated using the following equation:

$$V_s/V_r = 0.682 - 1.43\,(q_o/q_i) + 1.64\,(q_o/q_i)^2 - 0.804\,(q_o/q_i)^3 \qquad (2.1.16)$$

Where: V_s = required storage volume (acre-feet)
V_r = runoff volume (acre-feet)
q_o = peak outflow discharge (cfs)
q_i = peak inflow discharge (cfs)

The required storage volume can then be calculated by:

$$V_s = \frac{(V_s/V_r)(Q_d)(A)}{12} \qquad (2.1.17)$$

Where: V_s and V_r are defined above
Q_d = the post-developed runoff for the design storm (inches)
A = total drainage area (acres)

STORMWATER MANAGEMENT NARRATIVE:
STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED VIA ROOFTOP DISCONNECTION TO STORMWATER PLANTERS AND VEGETATIVE ROOF. SEE SHEETS C-17 & C-18 FOR STORMWATER QUALITY COMPUTATIONS. STORMWATER DETENTION AND WATER QUANTITY IS PROVIDED VIA THE ADDITIONAL VOLUME PROVIDED WITH THE FACILITIES LISTED ABOVE (APPROXIMATELY 1450 CF) AND ADDITIONAL STORAGE PROVIDED WILL BE PROVIDED WITHIN A PROPOSED STORMWATER VAULT. SEE SHEET C-16 FOR VAULT LOCATION. THIS VAULT WILL PROVIDED APPROXIMATELY 1400 CF OF STORAGE.

AS SHOWN IN THE ENERGY BALANCE COMPUTATIONS PROVIDED ABOVE, 2,837 CUBIC FEET OF STORAGE IS REQUIRED TO MEET THE FLOOD CONTROL DETENTION REQUIREMENT (IT SHOULD BE NOTED THAT THIS VOLUME ALSO MEETS THE CHANNEL PROTECTION REQUIREMENT).

WATER QUANTITY - PROPOSED CONDITIONS

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	0.1900
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.0000	0.0000	0.0000	1.8700
	CN	98	98	98	98
					$CN_{(D.A.\ A)}$ 96

	Total Area (acres):	2.0600
Runoff Reduction Volume (ft^3):		1,506.8425

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	2.2474	2.6604	4.3736
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	2.0459	2.4589	4.1721
Adjusted CN*	94	94	94

kmo

3130 LANGSTON
Proposed
Arlington County, Virginia

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Proposed	CN directly entered by user	-	2.06	94
	Total Area / Weighted Curve Number		2.06	94
			====	==

kmo

3130 LANGSTON
Proposed
Arlington County, Virginia

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 10-Yr (cfs)	1-Yr (cfs)
SUBAREAS		
Proposed	10.37	5.37

PROPOSED CONDITIONS COMPUTATION NOTE: (CN=94 PER VRRM COMPS ABOVE)
ALL PROPOSED CONDITIONS WERE MODELED USING WINTR-55 SOFTWARE. TR-55 WAS USED TO DETERMINE THE PROPOSED CONDITION CURVE NUMBER AND PEAK RUNOFF FLOW RATE FOR BOTH THE 1 YEAR 24 HOUR STORM AND THE 10 YEAR 24 HOUR STORM.

PROPOSED 1-YEAR PEAK = 5.37 CFS
PROPOSED 10-YEAR PEAK = 10.37 CFS

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 SITE PLAN SUBMISSION	08/09/2024
4.1 SITE PLAN RESUBMISSION	10/29/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
KYLE M. O'CONNOR
Lic. No. 57246
10/29/2024
PROFESSIONAL ENGINEER

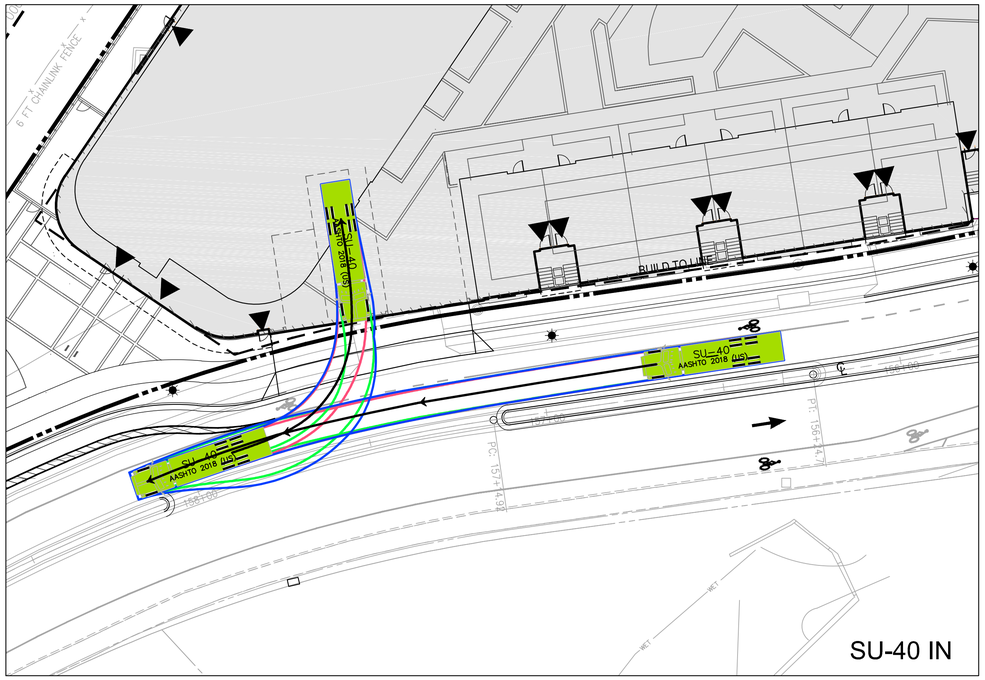
3130 LANGSTON BOULEVARD
4.1 SITE PLAN
ARLINGTON COUNTY, VIRGINIA

SWM COMPUTATIONS

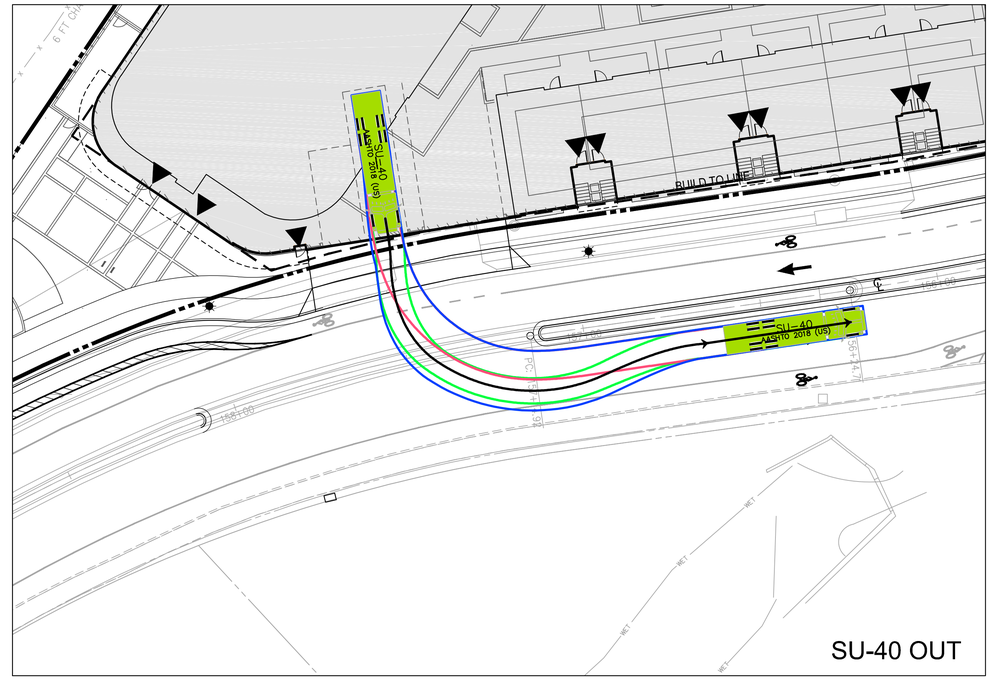
DRAWN BY:
DESIGNED BY:
DATE ISSUED: 08/09/2024
DWG. SCALE: AS NOTED
VIKA NO. VV8574A
SHEET NO. C-19

FILE: Q:\Projects\85741\85574A\CADD\PLANNING\PLANNING DRAWINGS\85574A_SWM COMPUTATIONS.dwg USER: Bentley DATE: October 29, 2024 TIME: 10:58:11 AM LAYOUT: C-19 SWM COMPUTATIONS

LAYOUT: C-19 SWM COMPUTATIONS, Plotted By: Bentley



SU-40 IN



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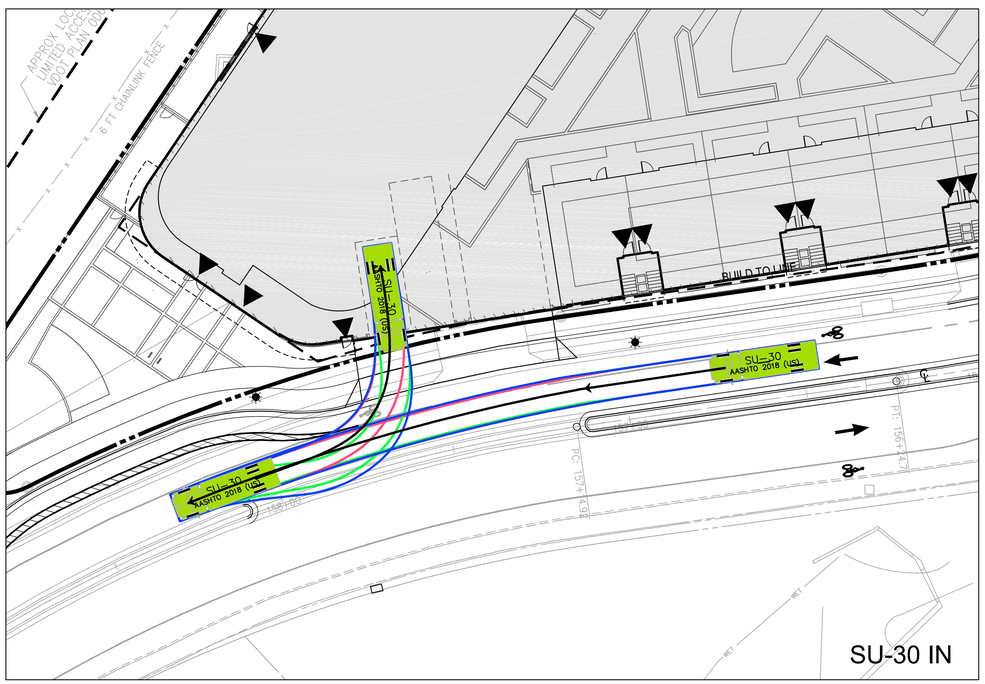

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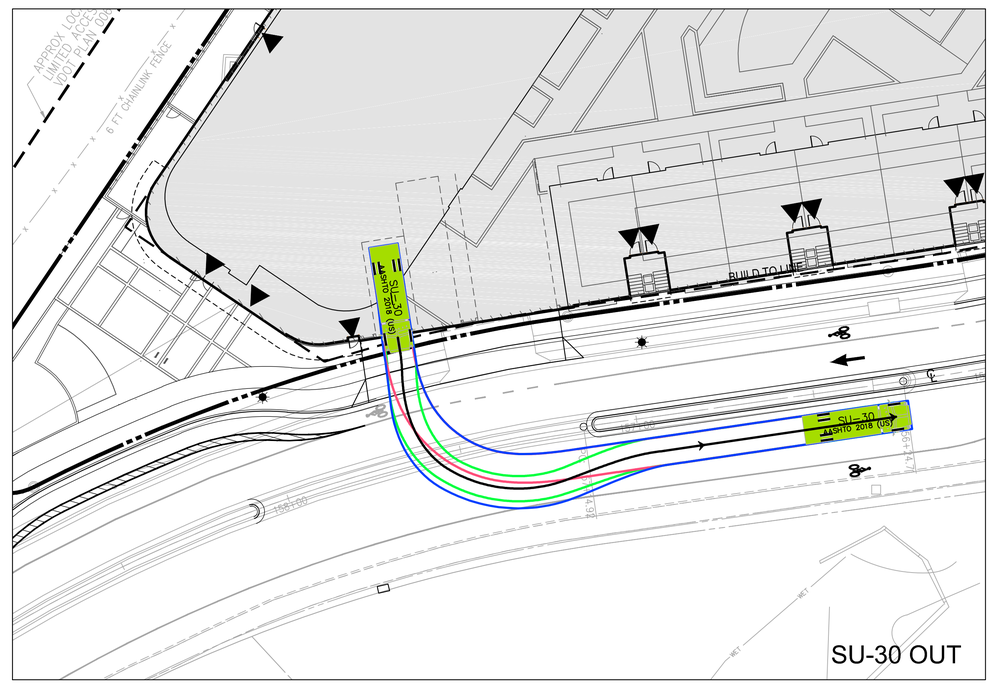

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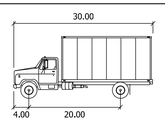
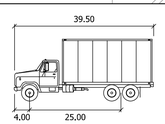


SU-30

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



SU-40

	feet
Width	: 8.00
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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V 12.00

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4.1 SITE PLAN SUBMISSION	08/09/2024
4.1 SITE PLAN RESUBMISSION	10/29/2024

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/29/24
ROBERT D. COCHRAN
Lic. No. 2012
LAND SURVEYOR

3130 LANGSTON BOULEVARD

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

AUTOTURN EXHIBIT

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	08/09/2024
DWG. SCALE:	AS NOTED
VIKA NO.	VV8574A
SHEET NO.	C-20

FILE: Q:\Projects\8574\8574A\CADD\PLANNING\PLANNING DRAWINGS\8574A_AUTOTURN EXHIBIT.dwg USER: Bentley DATE: October 29, 2024 TIME: 10:58:38 AM LAYOUT: C-20 AUTOTURN EXHIBIT

LAYOUT: C-20 AUTOTURN EXHIBIT, Plotted By: Bentley

PLANTING NOTES:

1. ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
2. ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 -2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014.
3. CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER LOCAL CITY LANDSCAPE ORDINANCE.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE.
5. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDDESIGN PRIOR TO PURCHASE.
6. SIZES LISTED ARE MIN. AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
7. LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDDESIGN PRIOR TO INSTALLING. LANDDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
8. SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY LANDDESIGN/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND OR BED PREPARATION.
9. LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN PLANTING BEDS AND LAWNS, OR AS SHOWN IN DETAILS.
10. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES. PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
12. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
13. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND /OR REMOVED.
14. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
15. FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
16. TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN(14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS, AND /OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
17. LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
18. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN AND/OR OWNER, AND SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. LANDDESIGN TO REVIEW CONDITIONS AND INFORMATION SUBMITTED BY CONTRACTOR AND WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTEE OF THE PLANT MATERIAL INSTALLED.
19. ALL NEW PLANTING AREAS SHALL BE BACKFILLED WITH PLANTING SOIL THAT IS A MIXTURE OF 40-50% IMPORTED UNSCREENED TOPSOIL, 40-45% COARSE SAND, AND 10% COMPOST. FINAL TESTED ORGANIC MATTER SHALL BE BETWEEN 2.75 AND 4% (BY DRY WEIGHT). BACKFILL SHALL BE TO A DEPTH OF 18" FOR SHRUB AND GROUNDCOVER ZONES AND 36" FOR TREE PITS.
20. AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
21. IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.
22. LANDSCAPE CONTRACTOR TO WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS, AND THAT THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THE REQUIRED SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD. THE REPLACED MATERIALS SHALL ALSO RECEIVE A WARRANTY PERIOD OF ONE YEAR WHICH STARTS AT THE DATE OF INSTALLATION. BULBS, ANNUAL FLOWERS, AND SEASONAL COLOR PLANTS SHALL ONLY BE WARRANTED FOR THE PERIOD OF THE EXPECTED BLOOM OR PRIMARY DISPLAY.

PLANTERS/POTS/SEASONAL PLANTING NOTES:

1. SOIL SHOULD BE NUTRIENT-RICH, MOISTURE CONTAINING PLANTING MEDIUM AND BE A MINIMUM 18" DEPTH FOR SEASONALS, PERENNIALS AND SMALL SHRUBS; MINIMUM 36" DEPTH FOR ALL TREES.
2. A LAYER OF RIVER ROCK SHALL BE PLACED IN THE BASE OF EACH PLANTER POT TO A MINIMUM 6" DEPTH OR AS ALLOWABLE BY REQUIRED SOIL DEPTH. PLACE FILTER FABRIC BETWEEN SOIL MEDIUM AND RIVER ROCK AND SOIL MEDIUM AND PLANTER EDGES. OVERLAP FABRIC 6" MINIMUM TO MINIMIZE SOIL WASH.
3. PLANTERS POTS WHICH DO NOT RECEIVE IRRIGATION SHALL BE HAND-WATERED. HAND WATERING SHOULD OCCUR MINIMUM 2 TIMES PER WEEK DURING COOLER AND RAINY SEASONS AND INCREASED TO EVERY 2-3 DAYS DURING HOT/DRY WEATHER. ALWAYS CHECK SOIL 6" BELOW SURFACE FOR SATURATION PRIOR TO WATERING TO PREVENT OVERWATERING/DROWNING OF PLANT MATERIAL.
4. WHEN APPLICABLE, PLANTS TO REMAIN IN CONTAINERS FOR DURATION OF SEASON ARE SHOWN IN THE "PERMANENT" LAYOUT. EACH SEASON WILL HAVE ITS OWN PLANT MATERIAL, SOME OF WHICH MAY LAST ALL YEAR. ROTATE IN THE PLANTS NOTED FOR EACH SEASON.
5. IF PLANT MATERIAL DIES DURING A SEASON AND IS EXPECTED TO REMAIN FOR AN ADDITIONAL SEASON, CONTRACTOR IS TO REPLACE AT TIME OF NEXT SEASONAL ROTATION.
6. CONTACT LANDDESIGN FOR ANY REQUIRED SUBSTITUTIONS.
7. ALL PLANTS SHOULD BE FULL AT TIME OF INSTALLATION AND COVER 75% OF POT SURFACE AREA.
8. AVOID PLANTING IN THE ROOT ZONE OF ANY PERMANENT TREES, SHRUBS, OR PERENNIALS.
9. SEASONAL PLANTS SHOULD BE REMOVED FOLLOWING THE FIRST MAJOR FROST DIEBACK AND REPLACED WITH EVERGREEN BOUGHS OR OTHER OWNER APPROVED WINTER DECOR. TREES, SHRUBS AND PERENNIALS SHOULD REMAIN IN THE CONTAINERS YEAR ROUND AND REPLACED ONLY AS NECESSARY.

IRRIGATION NOTES:

1. A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
2. ALL PLANTING BEDS/ SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
3. ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
4. IRRIGATION SYSTEM IS DESIGN/BUILD. CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
5. PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

MATERIALS + PAVING NOTES:

1. ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
2. SUBGRADE PREPARATION, PAVEMENT STRENGTH AND THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
   - 2.1. PROOF-ROLL SUBGRADE: PRIOR TO PREPARATION OF THE SUBBASE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
   - 2.2. PAVEMENT SUBGRADE SHALL BE GRADED TO PREVENT PONDING AND INFILTRATION OF EXCESSIVE MOISTURE ON OR ADJACENT TO THE PAVEMENT SUBGRADE.
3. THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE..
4. CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN THE TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AWAY FROM ARTIFICIAL HEAT.
   - 4.1. DO NOT PLACE CONCRETE WHILE IT IS RAINING OR WHEN RAIN IS IMMINENT.
5. CAST IN PLACE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
   - 5.1. MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS NOTED OTHERWISE.
   - 5.2. AGGREGATES: ASTM C33 MAX 3/4" IN SIZE, UNLESS NOTED OTHERWISE
   - 5.3. SLUMP: 3 TO 5 INCHES
   - 5.4. AIR CONTENT: 4 TO 6 PERCENT BY VOLUME
6. CONCRETE THICKNESS:
   - 6.1. PEDESTRIAN AREA: 4" THICK, UNLESS NOTED OTHERWISE.
   - 6.2. ALL OTHER CONCRETE COMPONENTS INSTALL PER SIZE SPECIFIED IN DRAWINGS
7. CONCRETE REINFORCING:
   - 7.1. 4" THICK PAVING: #3's AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
   - 7.2. 6" THICK PAVING: #4s AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
   - 7.3. 8" THICK PAVING: #5's AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
   - 7.4. ALL PAVEMENT REINFORCING BARS SHALL BE GRADE 60 KSI DEFORMED BILLET STEEL BARS, UNCOATED FINISH. SIZE AND SPACING SHALL BE IN ACCORDANCE WITH THE PAVING PLAN AND DETAILS.
   - 7.5. ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS.
8. CONTROL JOINTS (TROWEL OR SAW CUT)
   - 8.1. TO BE PLACED AS INDICATED ON PLANS AND DETAILS TO A MINIMUM DEPTH OF 1/8 OF CONCRETE THICKNESS.
   - 8.2. SAW CUT JOINTS TO BE EXECUTED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
   - 8.3. SAWN JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH ADJACENT CURBS. RADIAL JOINTS SHALL BE NO SHORTER THAN 18".
   - 8.4. SAWN JOINTS TO BE CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY AND IMMEDIATELY SEALED. SEALANT MATERIAL SHALL BE SONNEBORN SONOLASTIC SL2 MULTI-COMPONENT, SELF-LEVELING, ELASTOMERIC POLYURETHANE OR EQUIVALENT. SEALANT COLOR SHALL MATCH PAVEMENT.
9. EXPANSION JOINTS
   - 9.1. PLACE AT A MAXIMUM SPACING OF 30' O.C. AND COORDINATE WITH OVERALL PAVING PATTERN AND COLOR.
   - 9.2. PROVIDE DOWELS AS SPECIFIED IN DRAWING DETAILS.
   - 9.3. CONTRACTOR SHALL PREPARE A JOINT LAYOUT AND PROVIDE IT TO THE ENGINEER FOR REVIEW. THE JOINT LAYOUT SHALL BE PROVIDED A MINIMUM OF ONE WEEK PRIOR TO PLACING CONCRETE. PATTERN SHALL BE CAREFULLY DESIGNED BY THE CONTRACTOR TO AVOID IRREGULAR SHAPES. EXPANSION JOINTS SHALL NOT BE LOCATED ALONG VALLEYS IN PAVEMENT.
10. ALL CONSTRUCTION JOINTS SHALL BE SAWN, CONCRETE FINISHES TO BE PER DRAWING DETAILS AND SPECIFICATIONS.
11. CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS UNLESS NOTED OTHERWISE.
12. BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.
13. PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.

ACCESSIBILITY NOTES:

1. MAX CROSS SLOPE ON PAVED SURFACES SHALL BE 2% MAXIMUM, UNLESS NOTED OTHERWISE.
2. MAX RUNNING SLOPE ON PAVED SURFACES SHALL BE 5% MAXIMUM, UNLESS NOTED OTHERWISE.
3. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". CONTRACTOR SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
4. ALL CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE.
5. ALL CURB RAMPS SHALL HAVE A 1:12 MAX SLOPE IN THE DIRECTION OF TRAVEL, 2% MAX CROSS SLOPE.
6. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO COMPLY WITH ALL APPROPRIATE FAIR HOUSING ACCESSIBILITY GUIDELINES AND GENERAL NOTES FOR PUBLIC AND COMMON USE FACILITIES. REPORT ANY DISCREPANCIES TO LANDDESIGN.

GENERAL NOTES:

1. BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, AND BOUNDARY INFORMATION IS FROM PLANS BY: VIKA VIRGINIA, LLC
2. ARCHITECTURAL INFORMATION IS FROM PLANS BY: DCS DESIGN.
3. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
4. DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
6. ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO LANDDESIGN IMMEDIATELY.
7. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY LANDDESIGN. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. NOTIFY LANDDESIGN OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING.
9. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS ANY QUANTITIES PROVIDE BY LANDDESIGN ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDDESIGN SHOULD BE NOTIFIED OF ANY GRADING DISCREPANCIES.
10. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDDESIGN PRIOR TO BIDDING.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
12. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDDESIGN SHALL BE NOTIFIED IMMEDIATELY.
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
15. CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FROM CONCRETE, SOIL COMPACTION AND WELDING TO INSURE COMPLIANCE WITH PLANS, STANDARDS AND CODES. COST SHALL BE INCLUDED AS INCIDENTAL TO THE CONTRACT.
17. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.

LAYOUT NOTES:

1. ALL MATERIALS AND CONSTRUCTION WITHIN RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE ARLINGTON COUNTY STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
4. ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
5. ALL CURB RADII AND SIDEWALK RETURNS ARE 2' UNLESS NOTED OTHERWISE.
6. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT.
7. BOUNDARY SURVEY: BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY PREPARED BY VIKA VIRGINIA. REFER TO THE BOUNDARY SURVEY AND PLAT TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
8. BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
9. LAY PAVERS IN PATTERN(S) SHOWN ON DRAWINGS. PLACE UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
10. PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. AND 3/16 IN. (2 AND 5 MM) WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO ACHIEVE STRAIGHT BOND LINES.
11. JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING LINES.
12. FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT PAVERS OR EDGE UNITS.
13. CUT PAVERS TO BE PLACED ALONG THE EDGE WITH A MASONRY SAW.
14. ADJUST BOND PATTERN AT PAVEMENT EDGES SUCH THAT CUTTING OF EDGE PAVERS IS MINIMIZED.
15. IN NO CASE SHALL A CUT PAVER BE LESS THAN 1/3 FULL PAVER SIZE.
16. PAVER DIMENSIONS ARE NOMINAL. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVER FIELDS, VERIFY ACTUAL PAVER SIZES AND LAYOUT OF THE PAVER FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAVER SIZES. NOTIFY LANDDESIGN IMMEDIATELY OF DISCREPANCIES AND/OR ADJUSTMENTS.

GRADING NOTES:

1. STAKE PER SPOT ELEVATIONS AND NOTED SLOPES. CONTOURS ARE PROVIDED FOR MASS GRADING/INTENT ONLY.
2. WRITTEN DIMENSIONS AND GRADES PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
3. ALL SPOT ELEVATIONS SHOWN ON GRADING PLAN ARE TO BOTTOM OF CURB/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. ALL RIM ELEVATIONS ARE TO EDGE OF PAVEMENT.
4. REFER TO GEOTECHNICAL ENGINEER AND GEOTECH REPORT FOR INFORMATION ON SUBSURFACE MATERIALS, TOPSOIL, STRUCTURAL MATERIAL, DEEP FILLS, EXCAVATION, AND FOUNDATIONS.
5. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
6. IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF .5% SLOPE ON THE CURB.
7. ALL PLANTING ISLANDS SHALL BE GRADED TO MOUND TO PROVIDE POSITIVE DRAINAGE.
8. CONTRACTOR TO VERIFY 2% MAX. CROSS-SLOPE ON ALL SIDEWALKS.
9. CONTRACTOR TO VERIFY THAT ALL SIDEWALK SLOPES, HANDICAP RAMPS, AND HANDICAP PARKING SPACES MEET ADA REQUIREMENTS.
10. CONCRETE SIDEWALKS ADJACENT TO TREE SAVE LOCATIONS SHOULD BE POURED ON TOP OF EXISTING GRADE.
11. REFER TO LANDSCAPE PLAN FOR ALL TREE PROTECTION FENCE LOCATIONS AND INSTALLATION PROCEDURES. BEFORE GRADING/CONSTRUCTION BEGINS, CALL FOR INSPECTION OF TREE PROTECTION BARRICADES. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
12. DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT FOOTINGS.
13. GRADING CONTRACTORS SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.
14. GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.

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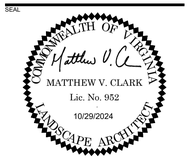


PROJECT

3130 LANGSTON BOULEVARD

ROONEY PROPERTIES, LLC

3130 LANGSTON BOULEVARD

ARLINGTON, VA 22201

LANDDESIGN PROJ.#
2024074

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN SUBMISSION	08/09/2024
2	4.1 SITE PLAN RESUBMISSION	10/29/2024

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE — NORTH (VCS 83)

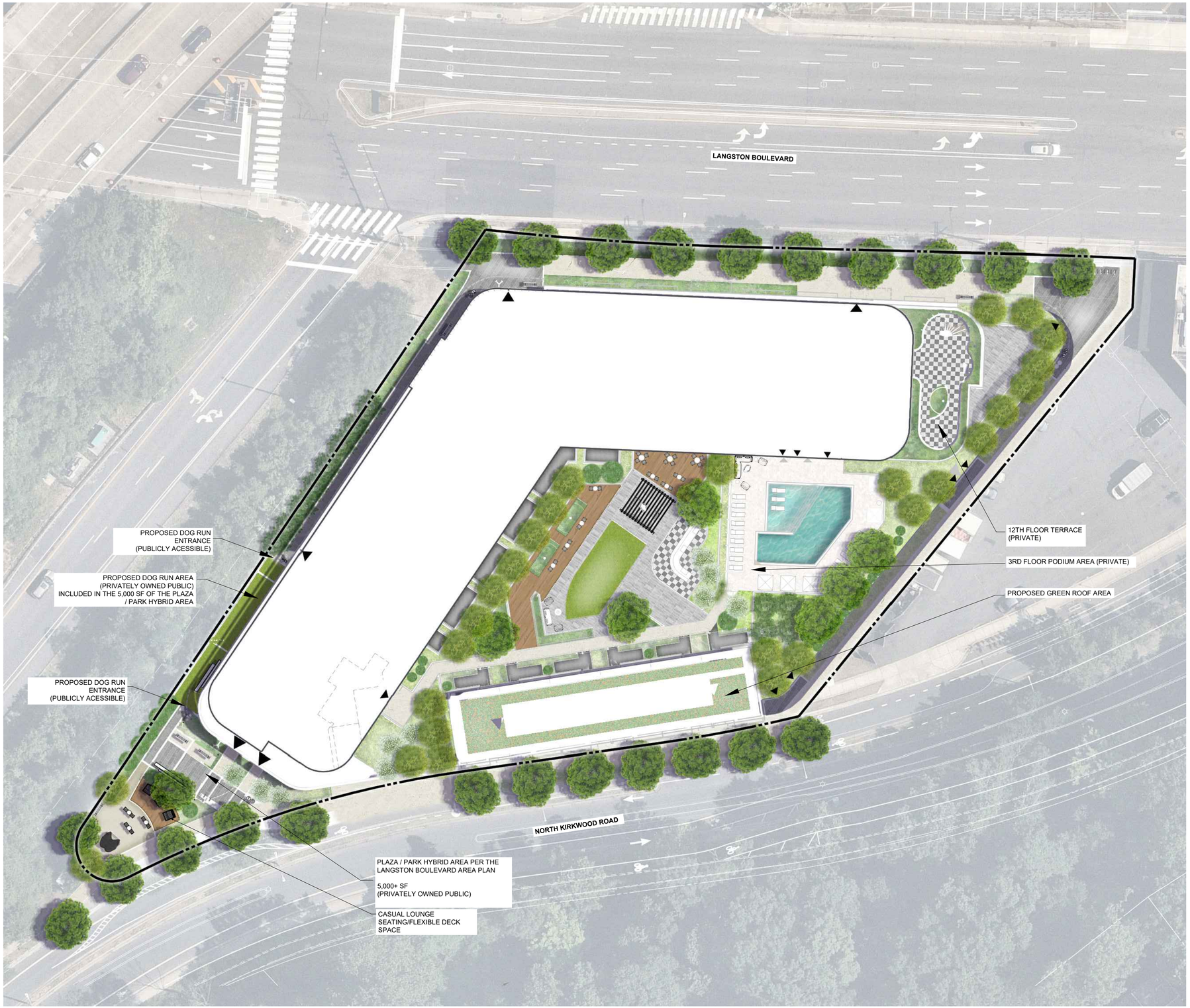
VERT: N/A
HORZ:

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

L-001



3130 LANGSTON BOULEVARD

THE PROJECT CONSISTS OF A SERIES OF STREET LEVEL, PODIUM AND ROOF LEVEL SPACES, WHICH CREATE AMENITY ZONES FOR BUILDING RESIDENTS AND COMMUNITY MEMBERS. THESE AREAS PROVIDE OPPORTUNITIES FOR BIOPHILIC DESIGNS THAT CONNECT PEOPLE TO NATURE AND ALLOW LIGHT AND AIR INTO DWELLINGS.

6 DESIGN PRINCIPLES OF BIOPHILIA:

1. GREEN ENVELOPE
2. NATURE-INSPIRED FORMS & SHAPES
3. LIGHT
4. ORGANIC PATTERNS & PROCESSES
5. HUMAN RELATIONSHIPS TO NATURE
6. SENSORY EXPERIENCES

GREEN ENVELOPE:

THE SPACE DESIGN PROVIDES A “GREEN ENVELOPE” ON ALL SIDES THAT BENEFITS FROM A LANDSCAPE PALETTE THAT INCLUDES GROUNDCOVERS, SHRUBS, AND TREES TO MAXIMIZE VERTICAL GREEN EXPOSURE AND VISUAL / TACTILE ACCESSIBILITY.

ELEMENTS OF URBAN AND STREETSCAPE DESIGN INCLUDE ALL NATURAL MATERIALS SUCH AS WOOD ON BENCHES (HIGH CONTACT, SENSE OF TOUCH) AND PLANTER WALLS WITH SEATING (HIGH CONTACT, SENSE OF SMELL).

NATURE-INSPIRED FORMS & SHAPES:

THE PUBLIC SPACE GEOMETRY REFLECTS AN ORGANIC ORGANIZATIONAL APPROACH, THAT GENTLY GUIDES PEDESTRIAN ACCESS AND WALKABILITY OF THE OVERALL SPACE.

LIGHT:

THE DESIGN AND LAYOUT ALLOW NATURAL LIGHT TO PERMEATE THROUGHOUT.

ORGANIC PATTERNS & PROCESSES:

NATURAL COMPONENTS OF THE DESIGN, SUCH AS TREES, WILL CONTRIBUTE TEXTURAL RICHNESS WITH INTERESTING BARK, LEAF AND BRANCH PATTERNS, AND COLORS DURING VARIOUS SEASONS REFLECTING CYCLICAL NATURAL PROCESSES.

HUMAN RELATIONSHIPS TO NATURE:

THE MOST BASIC CONNECTION THAT HUMANS HAVE WITH NATURE IS WITH THE VEGETATIVE ENVIRONMENT. DIVERSE PLANT PALETTES REMIND US OF EXPANSIVE OPEN FIELDS, WOODED AREAS, AND OTHER DESIRABLE NATURE SETTINGS.

THE PLANT PALETTE ENVISIONED FOR THE PROJECT INTENDS TO BRING A TRUE CONNECTION VIA PLANT SELECTIONS THAT ARE NATIVE, HAVE SEASONAL INTEREST, AND SUPPORT URBAN HABITAT SUCH AS POLLINATORS.

SENSORY EXPERIENCES:
CONNECTIONS TO OUR LIVING ENVIRONMENTS ARE THOUGH SENSORY EXPERIENCES

- TOUCH: TEXTURAL DESIGN VIA HARDSCAPE / LANDSCAPE ELEMENTS.
- SIGHT: VIEWS ARE INTERNALLY AND EXTERNALLY FOCUSED, DELIBERATELY ORCHESTRATED BY THE LOCATION AND PLACEMENT OF BENCHES.
- SMELL: BREEZY SPACES CARRIES SCENTS FROM GRASSES AND OTHER PLANTS MOVING IN THE WIND.
- SOUND: THE RUSTLING OF TREE LEAVES IN THE WIND, AS WELL AS THE TREE CANOPY, AND OTHER DESIGN FEATURES MITIGATING NOISE FROM THE OVERALL NEIGHBORING ACTIVITY.

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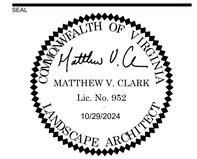


PROJECT

3130 LANGSTON BOULEVARD

ROONEY PROPERTIES, LLC

3130 LANGSTON BOULEVARD

ARLINGTON, VA 22201

LANDDESIGN PROJ.#
2024074

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN SUBMISSION	08/09/2024
2	4.1 SITE PLAN RESUBMISSION	10/29/2024

DESIGNED BY: GC
DRAWN BY: JM
CHECKED BY: AC

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

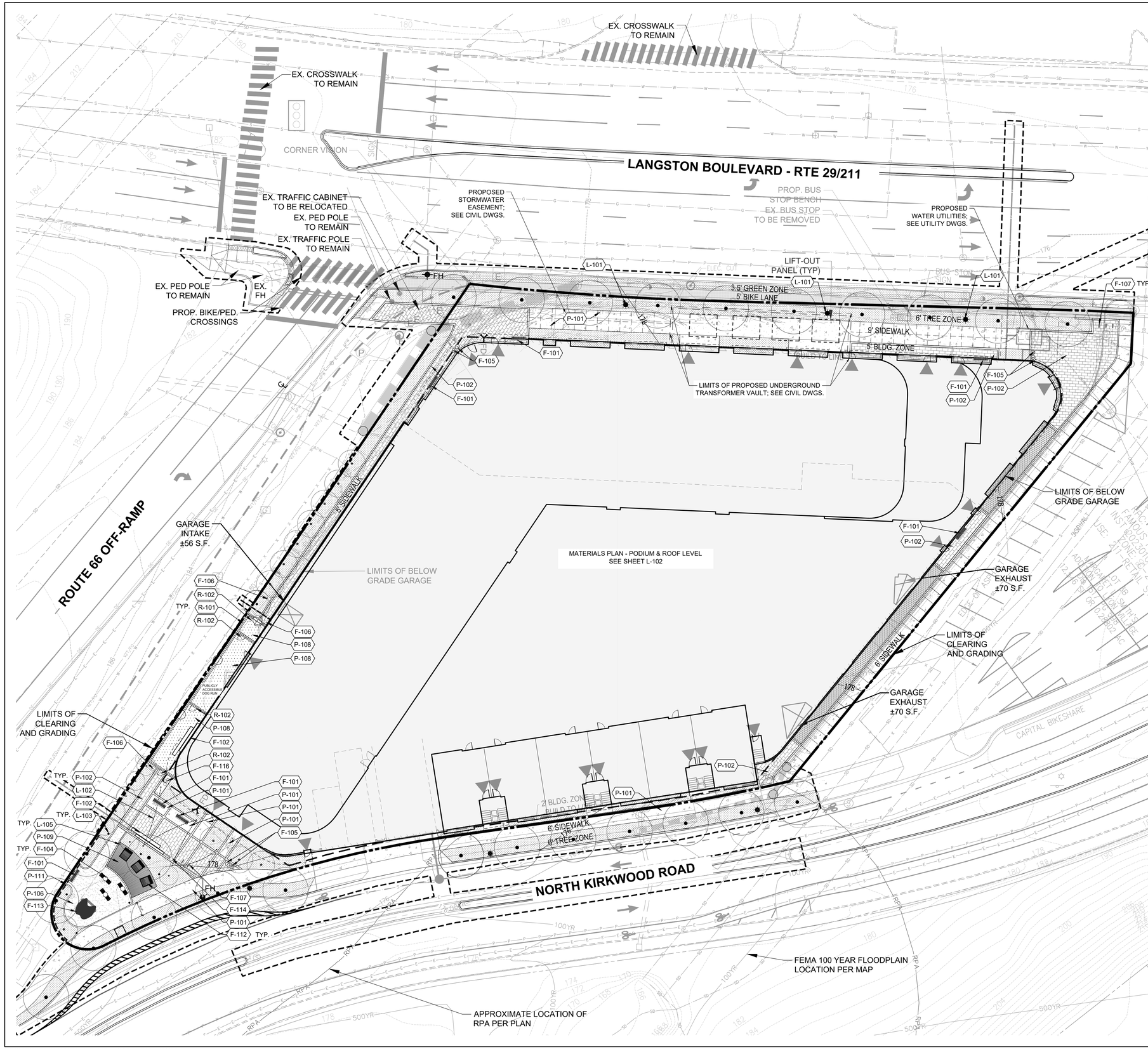
NORTH (VCS 83)

SHEET TITLE

ILLUSTRATIVE PLAN

SHEET NUMBER

L-100



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
FURNISHINGS		
F-101	BENCH - TYPE 1	1/L-511
F-102	BENCH - TYPE 2	2/L-511
F-104	BISTRO TABLE AND CHAIRS	3/L-512
F-105	TRASH + RECYCLING	5/L-511
F-106	PET WASTE STATION	6/L-511
F-107	BIKE RACK	7/L-511
F-112	LOUNGE CHAIR	3/L511
F-113	PLAY ELEMENT	5/L-512
F-114	BOTTLE FILLER & BIKE REPAIR STATION	6/L-512
F-116	WATER FOUNTAIN WITH PET BOWL	4/L-511
LIGHTING & ELECTRICAL		
L-101	STREETLIGHT - COUNTY STANDARD	1/L-521
L-102	STRING LIGHTS	2/L-521
L-103	PATH LIGHT	3/L-521
L-105	OUTDOOR OUTLET WITH USB PORTS	4/L-521
PAVING & CURBS		
P-101	CONCRETE PAVING	1/L-501
P-102	UNIT PAVERS - TYPE 1	2/L-501
P-106	DECOMPOSED GRANITE	6/L-501
P-108	SYNTHETIC LAWN	8/L-501
P-109	DECK	9/L-501
P-111	CONCRETE FLUSH CURB	
RAILINGS & FENCES		
R-101	FENCE - TYPE 1	1/L-551
R-102	GATE - TYPE 1	3/L-551

LEGEND

- PLANT BED
- BIORETENTION PLANT BED
- LAWN

UTILITY LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING STORM DRAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING DOMINION ELECTRIC
- EXISTING ELECTRIC
- EXISTING PHONE
- EXISTING VERIZON FIBER OPTIC
- EXISTING WATER MAIN
- EXISTING WATER
- EXISTING NATURAL GAS
- EXISTING GAS
- EXISTING UNIDENTIFIED UTILITY LINE
- PROPOSED WATER MAIN
- PROPOSED WATER METER CLEAR ZONE
- PROPOSED STORM SEWER

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MATTHEW V. CLARK
Lic. No. 952
10/29/2024
LANDSCAPE ARCHITECT

PROJECT

3130 LANGSTON BOULEVARD

ROONEY PROPERTIES, LLC

3130 LANGSTON BOULEVARD

ARLINGTON, VA 22201

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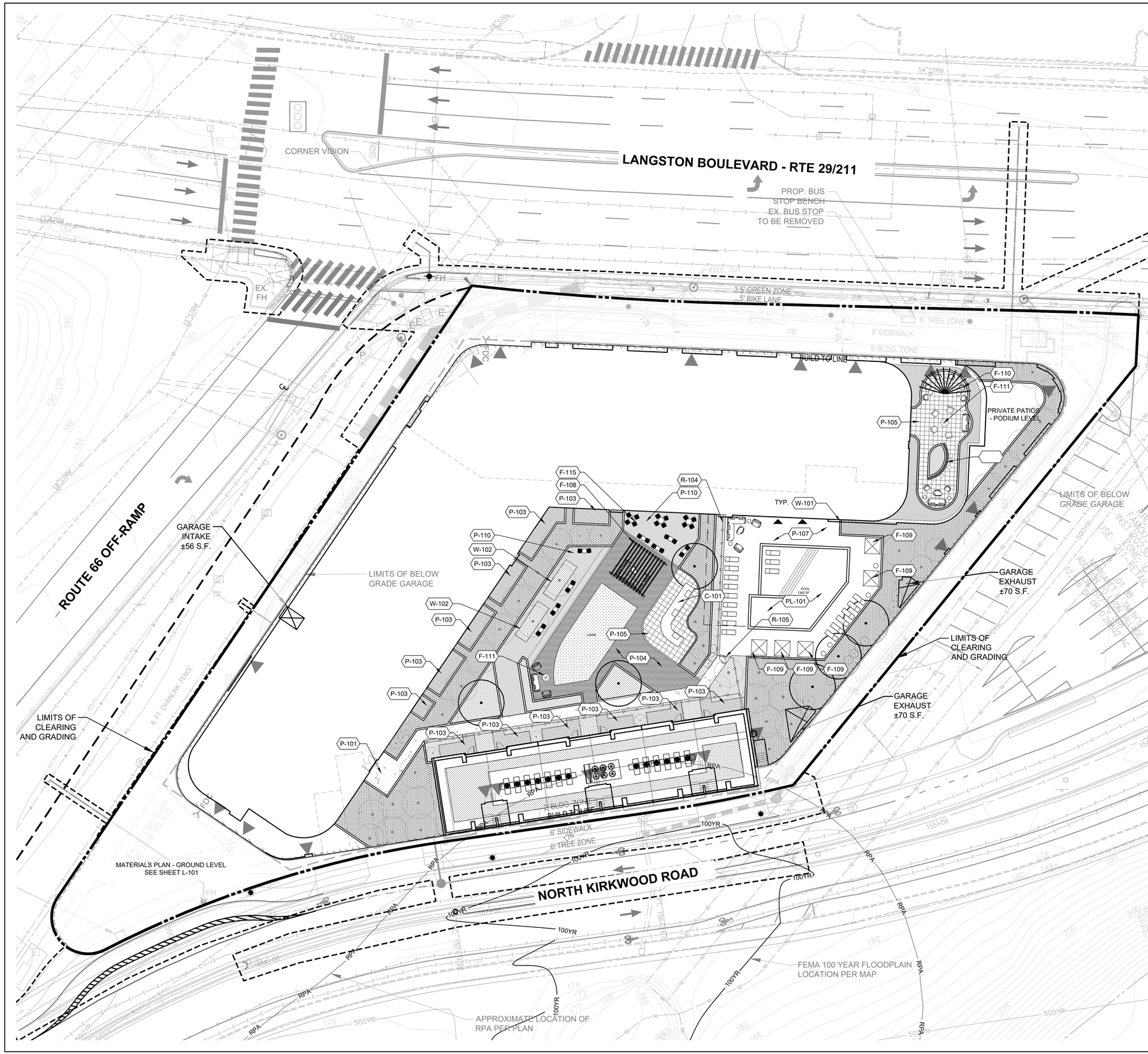
DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH (VCS 83)

SHEET TITLE
MATERIALS PLAN - GROUND LEVEL

SHEET NUMBER
L-101



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
CUSTOM		
C-101	GRILL STATION	1/L-541
FURNISHINGS		
F-108	SHADE STRUCTURE - TYPE 1	8/L-511
F-109	SHADE STRUCTURE - TYPE 2	9/L-511
F-110	SHADE STRUCTURE - TYPE 3	1/L-512
F-111	FIRE ELEMENT	2/L-512
F-115	DINING TABLE AND CHAIRS	4/L-512
PAVING & CURBS		
P-101	CONCRETE PAVING	1/L-501
P-103	UNIT PAVERS - TYPE 2	3/L-501
P-104	UNIT PAVERS - TYPE 3	4/L-501
P-105	UNIT PAVERS - TYPE 4	5/L-501
P-107	POOL DECK	7/L-501
P-110	DECK - ON STRUCTURE	1/L502
POOL		
PL-101	POOL	/
RAILINGS & FENCES		
R-104	FENCE - TYPE 2	2/L-551
R-105	GATE - TYPE 2	4/L-551
WALLS & STAIRS		
W-101	BIORETENTION WALL	1/L-531
W-102	METAL PLANTER WALL	2/L-531

LEGEND

- PLANT BED
- BIORETENTION PLANT BED
- LAWN

NOTE: UNREFERENCED MOVEABLE FURNISHINGS FOR REFERENCE ONLY. SITE FURNISHINGS TO BE FINALIZED AT TIME OF CONSTRUCTION.

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3130 LANGSTON BOULEVARD

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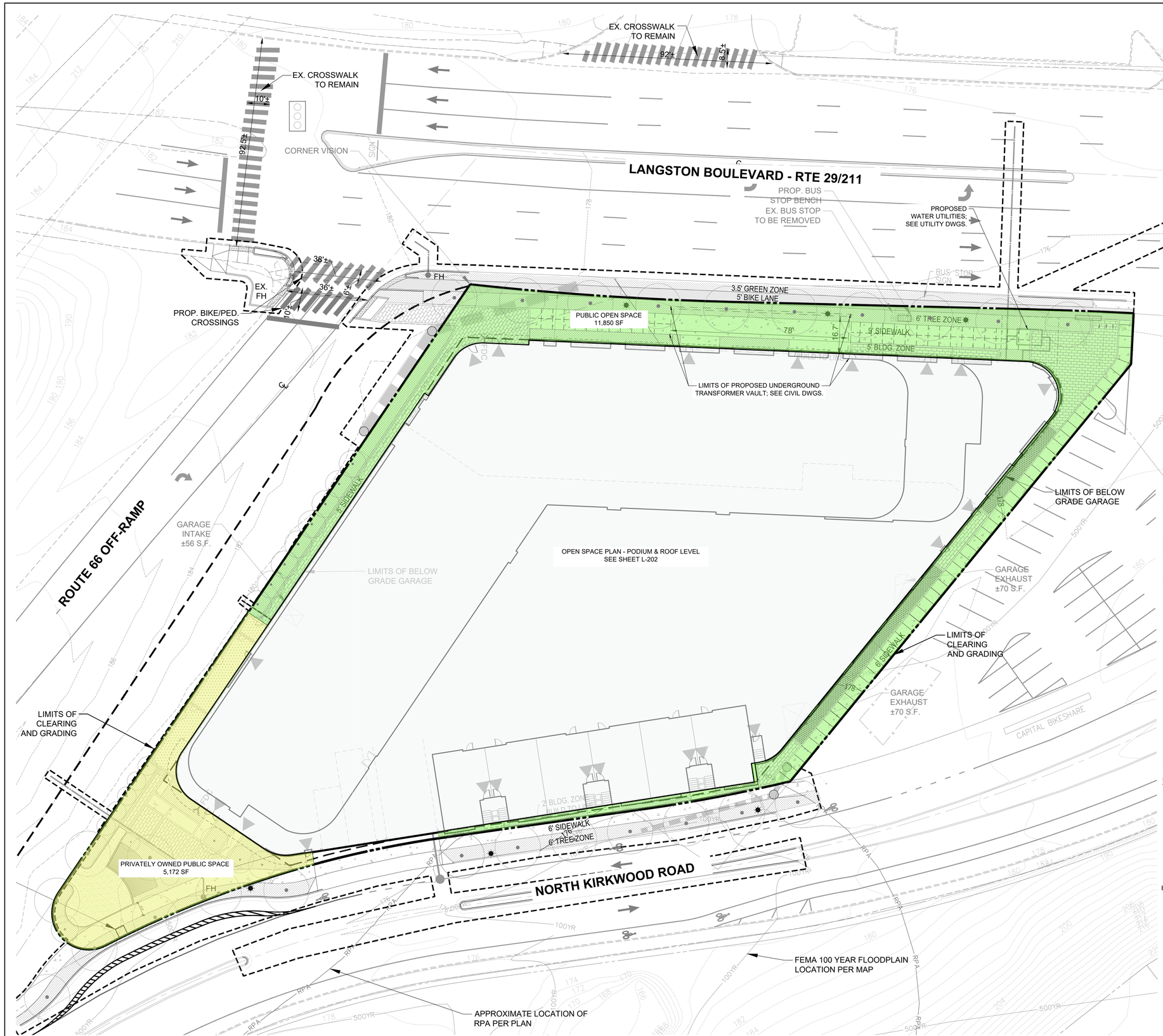
DESIGNED BY: GC
DRAWN BY: JM
CHECKED BY: AC

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH (VCS 83)

SHEET TITLE
MATERIALS PLAN - PODIUM & ROOF LEVEL

SHEET NUMBER
L-102



OPEN SPACE CALCULATIONS

- PUBLIC OPEN SPACE AREA: 11,850 SF
- PRIVATELY OWNED PUBLIC SPACE AREA: 5,172 SF

NOTE:
1. ARLINGTON COUNTY, VA ZONING ORDINANCE PER CHAPTER 7.3.4 D - MINIMUM OF 10% OF THE TOTAL SITE AREA IS REQUIRED TO BE LANDSCAPED OPEN SPACE.
2. PER LANGSTON BOULEVARD AREA PLAN AREA 5 PUBLIC SPACE NETWORK, MIN. 5,000SF PRIVATELY OWNED PUBLIC SPACE REQUIRED

OPEN SPACE PROVIDED - ON SITE	
PUBLIC OPEN SPACE	11,850 SF
PRIVATELY OWNED PUBLIC SPACE	5,172 SF
TOTAL OPEN SPACE	17,022 SF
TOTAL SITE AREA	73,254 SF
PERCENTAGE OF TOTAL OPEN SPACE	23.2 %

UTILITY LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING STORM DRAIN
- EXISTING DOMINION ELECTRIC
- EXISTING ELECTRIC
- EXISTING PHONE
- EXISTING VERIZON FIBER OPTIC
- EXISTING WATER MAIN
- EXISTING WATER
- EXISTING NATURAL GAS
- EXISTING GAS
- EXISTING UNIDENTIFIED UTILITY LINE
- PROPOSED WATER MAIN
- PROPOSED WATER METER CLEAR ZONE
- PROPOSED STORM SEWER

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3130 LANGSTON BOULEVARD

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ARLINGTON, VA 22201

LANDDESIGN PROJ.# 2024074

REVISION / ISSUANCE

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DRAWN BY: JM
CHECKED BY: AC

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH (VCS 83)

SHEET TITLE

OPEN SPACE PLAN - GROUND LEVEL

SHEET NUMBER

L-201

PRIVATE OPEN SPACE CALCULATIONS

LEVEL 3 OPEN SPACE AREA: 18,733 SF

LEVEL 12 OPEN SPACE AREA: 1,922 SF

NOTE: PER LANGSTON BOULEVARD AREA PLAN, MIN. 25% PRIVATE OPEN SPACE REQUIRED OF THE BUILDABLE AREA.

PRIVATE OPEN SPACE PROVIDED - ON SITE	
LEVEL 3	18,733 SF
LEVEL 12	1,922 SF
TOTAL OPEN SPACE	20,655
TOTAL SITE AREA	73,254 SF
PERCENTAGE OF TOTAL PRIVATE OPEN SPACE	28.1%

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PROJECT

3130 LANGSTON BOULEVARD

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SCALE
VERT: N/A
HORZ: 1"=20'
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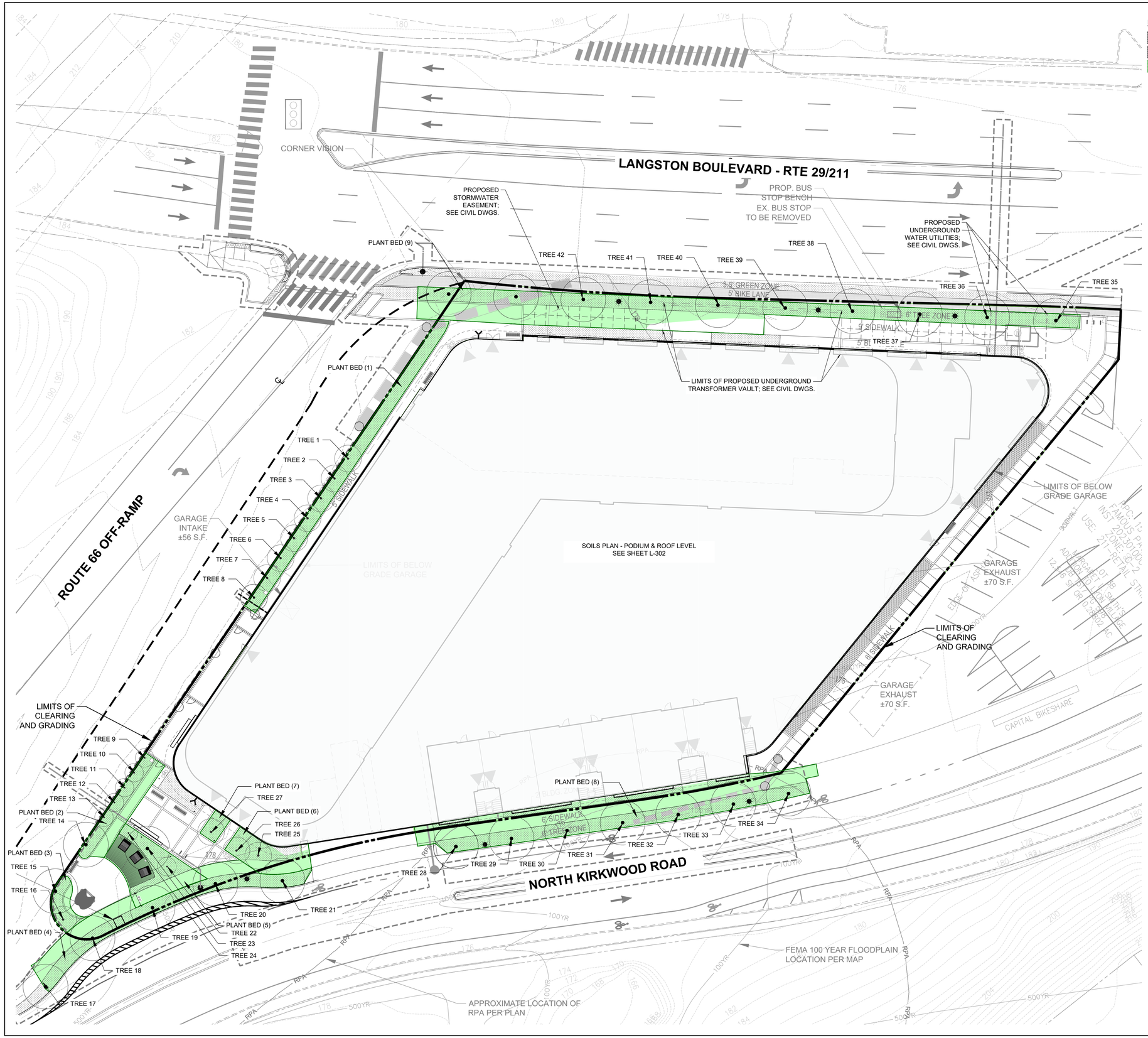
NORTH (VCS 83)

SHEET TITLE

OPEN SPACE PLAN - PODIUM & ROOF LEVEL

SHEET NUMBER

L-202



LEGEND

- PLANT BED
- BIORETENTION PLANT BED
- EXTENTS OF UNCOMPACTED SOIL PANEL

UTILITY LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING STORM DRAIN
- EXISTING DOMINION ELECTRIC
- EXISTING ELECTRIC
- EXISTING PHONE
- EXISTING VERIZON FIBER OPTIC
- EXISTING WATER MAIN
- EXISTING WATER
- EXISTING NATURAL GAS
- EXISTING GAS
- EXISTING UNIDENTIFIED UTILITY LINE
- PROPOSED WATER MAIN
- PROPOSED WATER METER CLEAR ZONE
- PROPOSED STORM SEWER

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PROJECT

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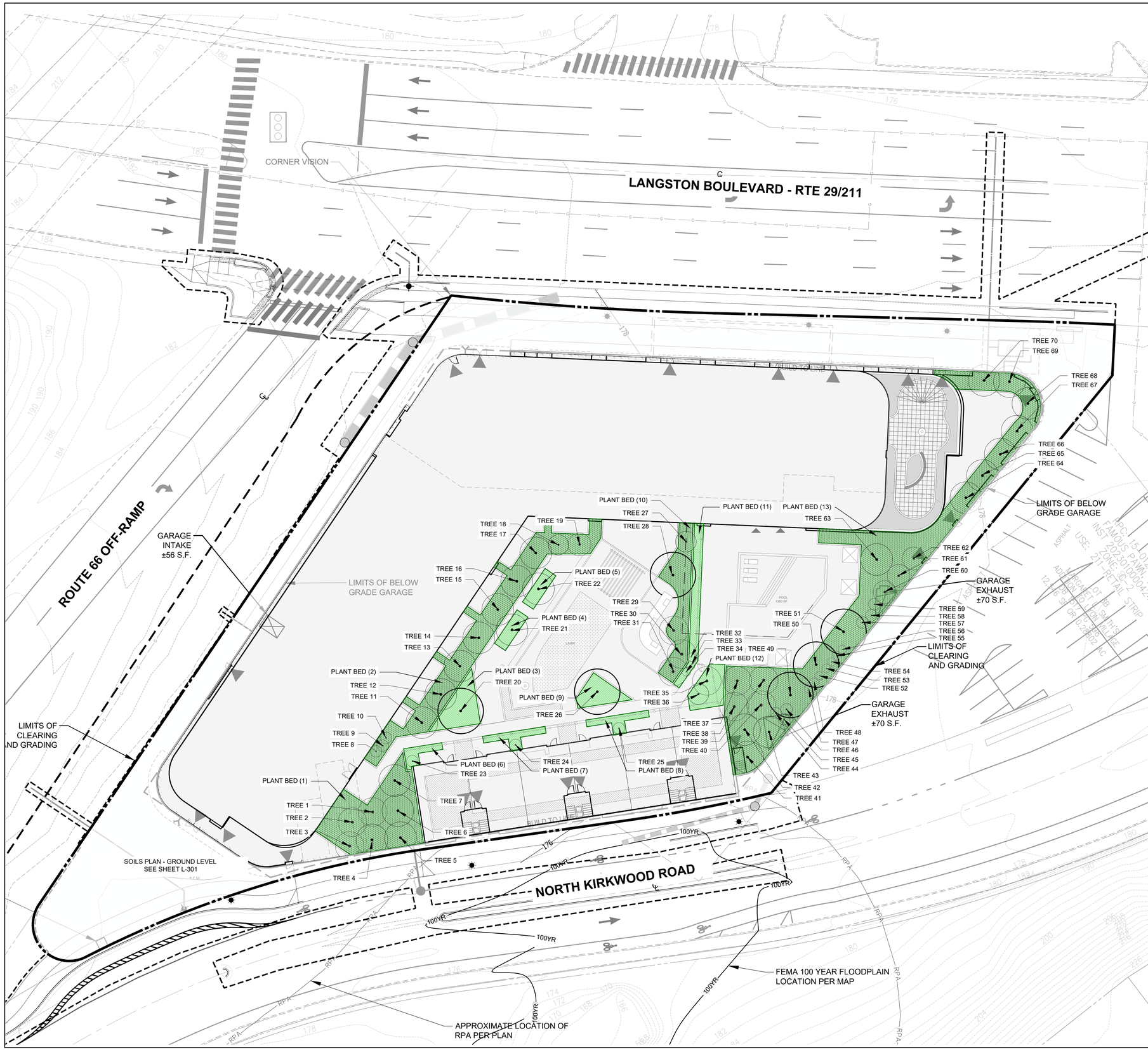
DRAWN BY: JM
CHECKED BY: AC

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH (VCS 83)

SHEET TITLE
SOILS PLAN - GROUND LEVEL

SHEET NUMBER
L-301



LEGEND

- PLANT BED
- BIORETENTION PLANT BED
- LAWN
- EXTENTS OF UNCOMPACTED SOIL

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10/29/2024
LANDSCAPE ARCHITECT

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DRAWN BY: JM
CHECKED BY: AC

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

NORTH (VCS 83)

SHEET TITLE

SOILS PLAN - PODIUM & ROOF LEVEL

SHEET NUMBER

L-302

SOIL VOLUME TABULATION - GROUND LEVEL

LOCATION	PIT SOIL AREA (SF)	TREE	TREE SOIL AREA (SF)	TREE SOIL VOLUME PROVIDED (3 FT DEPTH)	VOLUME REQUIREMENT (CU FT/ TREE)	SIZE
PLANTBED 1	865	TREE 1	108.125	324.37	300	SMALL
		TREE 2	108.125	324.37	300	SMALL
		TREE 3	108.125	324.37	300	SMALL
		TREE 4	108.125	324.37	300	SMALL
		TREE 5	108.125	324.37	300	SMALL
		TREE 6	108.125	324.37	300	SMALL
		TREE 7	108.125	324.37	300	SMALL
		TREE 8	108.125	324.37	300	SMALL
PLANTBED 2*	550	TREE 9	110	330	300	MEDIUM
		TREE 10	110	330	300	MEDIUM
		TREE 11	110	330	300	MEDIUM
		TREE 12	110	330	300	MEDIUM
		TREE 13	110	330	300	MEDIUM
		TREE 14	110	330	300	LARGE
PLANTBED 3*	203	TREE 15	101.5	304.5	300	LARGE
		TREE 16	101.5	304.5	300	SMALL
PLANTBED 4*	1260	TREE 17	252	756	300	LARGE
		TREE 18	252	756	300	LARGE
		TREE 19	252	756	300	LARGE
		TREE 20	252	756	300	LARGE
		TREE 21	252	756	300	LARGE
PLANTBED 5*	785	TREE 22	261.6	784.9	300	SMALL
		TREE 23	261.6	784.9	300	LARGE
		TREE 24	261.6	784.9	300	SMALL
PLANTBED 6*	465	TREE 25	232.5	697.5	300	SMALL
		TREE 26	232.5	697.5	300	SMALL
PLANTBED 7	101	TREE 27	101	303	300	SMALL
PLANTBED 8*	2513	TREE 28	359	1077	1000	LARGE
		TREE 29	359	1077	1000	LARGE
		TREE 30	359	1077	1000	LARGE
		TREE 31	359	1077	1000	LARGE
		TREE 32	359	1077	1000	LARGE
		TREE 33	359	1077	1000	LARGE
		TREE 34	359	1077	1000	LARGE
PLANTBED 9*	3132	TREE 35	391.5	1174.5	1000	LARGE
		TREE 36	391.5	1174.5	1000	LARGE
		TREE 37	391.5	1174.5	1000	LARGE
		TREE 38	391.5	1174.5	1000	LARGE
		TREE 39	391.5	1174.5	1000	LARGE
		TREE 40	391.5	1174.5	1000	LARGE
		TREE 41	391.5	1174.5	1000	LARGE
		TREE 42	391.5	1174.5	1000	LARGE

*NOTE: SOIL AREAS NOTED ON THIS PLAN WITH A * SYMBOL INCLUDE CONTINUOUS UNCOMPACTED SOIL PANEL UNDER SUSPENDED HARDSCAPE
**NOTE: SOIL AREAS NOTED ON THIS PLAN WITH A ◊ SYMBOL INCLUDE STRUCTURAL CELLS

SOIL VOLUME TABULATION - PODIUM AND ROOF LEVEL

LOCATION	PIT SOIL AREA (SF)	TREE	TREE SOIL AREA (SF)	TREE SOIL VOLUME PROVIDED (3 FT DEPTH)	VOLUME REQUIREMENT (CU FT/ TREE)	SIZE
PLANTBED 1	1130	TREE 1	161	483	300	SMALL
		TREE 2	161	483	300	SMALL
		TREE 3	161	483	300	SMALL
		TREE 4	161	483	300	MEDIUM
		TREE 5	161	483	300	MEDIUM
		TREE 6	161	483	300	MEDIUM
		TREE 7	161	483	300	MEDIUM
PLANTBED 2	1440	TREE 8	102	308	300	SMALL
		TREE 9	102	308	300	SMALL
		TREE 10	102	308	300	SMALL
		TREE 11	102	308	300	MEDIUM
		TREE 12	102	308	300	MEDIUM
		TREE 13	102	308	300	MEDIUM
		TREE 14	102	308	300	MEDIUM
		TREE 15	102	308	300	MEDIUM
		TREE 16	102	308	300	MEDIUM
		TREE 17	102	308	300	MEDIUM
		TREE 18	102	308	300	MEDIUM
		TREE 19	102	308	300	SMALL
PLANTBED 3	281	TREE 20	281	843	300	LARGE
PLANTBED 4	100	TREE 21	100	300	300	MEDIUM
PLANTBED 5	100	TREE 22	100	300	300	MEDIUM
PLANTBED 6	100	TREE 23	100	300	300	SMALL
PLANTBED 7	113	TREE 24	113	339	300	SMALL
PLANTBED 8	115	TREE 25	115	345	300	SMALL
PLANTBED 9	194	TREE 26	194	582	300	LARGE
PLANTBED 10	542	TREE 27	108.4	325.2	300	MEDIUM
		TREE 28	108.4	325.2	300	LARGE
		TREE 29	108.4	325.2	300	SMALL
		TREE 30	108.4	325.2	300	SMALL
		TREE 31	108.4	325.2	300	SMALL
PLANTBED 11	300	TREE 32	100	300	300	SMALL
		TREE 33	100	300	300	SMALL
		TREE 34	100	300	300	SMALL
PLANTBED 12	238	TREE 35	119	357	300	SMALL
		TREE 36	119	357	300	SMALL
PLANTBED 13	3750	TREE 37	113.6	340.8	300	SMALL
		TREE 38	113.6	340.8	300	SMALL
		TREE 39	113.6	340.8	300	SMALL
		TREE 40	113.6	340.8	300	SMALL
		TREE 41	113.6	340.8	300	MEDIUM
		TREE 42	113.6	340.8	300	MEDIUM
		TREE 43	113.6	340.8	300	MEDIUM
		TREE 44	113.6	340.8	300	SMALL
		TREE 45	113.6	340.8	300	SMALL
		TREE 46	113.6	340.8	300	SMALL
		TREE 47	113.6	340.8	300	SMALL
		TREE 48	113.6	340.8	300	SMALL
		TREE 49	113.6	340.8	300	LARGE
		TREE 50	113.6	340.8	300	LARGE
		TREE 51	113.6	340.8	300	LARGE
		TREE 52	113.6	340.8	300	SMALL
		TREE 53	113.6	340.8	300	SMALL
		TREE 54	113.6	340.8	300	SMALL
		TREE 55	113.6	340.8	300	SMALL
		TREE 56	113.6	340.8	300	SMALL
		TREE 57	113.6	340.8	300	SMALL
		TREE 58	113.6	340.8	300	SMALL
		TREE 59	113.6	340.8	300	SMALL
		TREE 60	113.6	340.8	300	MEDIUM
		TREE 61	113.6	340.8	300	MEDIUM
		TREE 62	113.6	340.8	300	MEDIUM
		TREE 63	113.6	340.8	300	MEDIUM
		TREE 64	113.6	340.8	300	MEDIUM
		TREE 65	113.6	340.8	300	MEDIUM
		TREE 66	113.6	340.8	300	MEDIUM
		TREE 67	113.6	340.8	300	MEDIUM
		TREE 68	113.6	340.8	300	MEDIUM
		TREE 69	113.6	340.8	300	MEDIUM
		TREE 70	113.6	340.8	300	MEDIUM

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SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
10/29/2024
LANDSCAPE ARCHITECT

PROJECT

3130 LANGSTON BOULEVARD

ROONEY PROPERTIES, LLC

3130 LANGSTON BOULEVARD

ARLINGTON, VA 22201

LANDDESIGN PROJ.#
2024074

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN SUBMISSION	08/09/2024
2	4.1 SITE PLAN RESUBMISSION	10/29/2024

DESIGNED BY: GC
DRAWN BY: JM
CHECKED BY: AC

SCALE — NORTH (VCS 83)

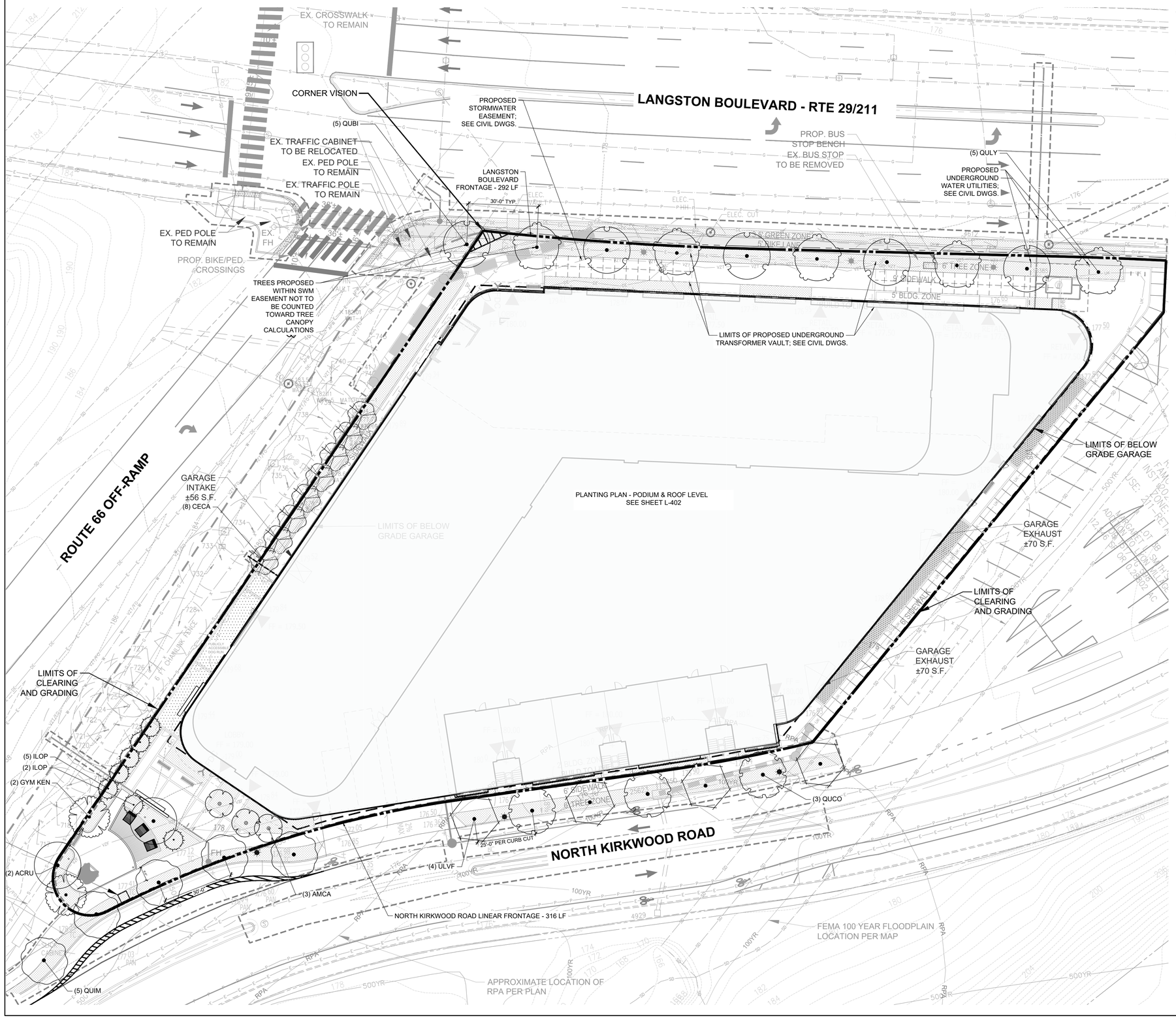
VERT: N/A
HORZ: N/A

SHEET TITLE

SOIL VOLUME TABULATIONS

SHEET NUMBER

L-303



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
EVERGREEN TREES		
	ILOP	ILEX OPACA / AMERICAN HOLLY
SHADE TREES		
	ACRU	ACER RUBRUM 'OCTOBER GLORY' TM / OCTOBER GLORY MAPLE
	GYM KEN	GYMNOCLADUS DIOICUS / KENTUCKY COFFEETREE
SMALL DECIDUOUS		
	AMCA	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY
	CECA	CERCIS CANADENSIS / EASTERN REDBUD
STREET TREES		
	QUBI	QUERCUS BICOLOR / SWAMP WHITE OAK
	QUCO	QUERCUS COCCINEA / SCARLET OAK
	QUIM	QUERCUS IMBRICARIA / SHINGLE OAK
	QULY	QUERCUS LYRATA / OVERCUP OAK
	ULVF	ULMUS AMERICANA 'VALLEY FORGE' / AMERICAN ELM

LEGEND

- PLANT BED
- BIORETENTION PLANT BED
- LAWN

NOTES:

1. ARLINGTON COUNTY ZONING PER CHAPTER 14.2.2 LANDSCAPING REQUIRES MINIMUM TWENTY FIVE PERCENT (25%) SHRUB COVERAGE AT MATURITY.
2. TREES PLANTED ABOVE STORM SEWER TO HAVE A MINIMUM OF 3' SOIL DEPTH.

SHRUB COVERAGE CALCULATIONS
GROUND LEVEL
TOTAL SHRUB COVERAGE PROVIDED: 1839 SF
TOTAL PLANT BED AREA: 7355 SF
PERCENT OF SHRUB COVERAGE PROVIDED: 25%
PODIUM LEVEL
TOTAL SHRUB COVERAGE PROVIDED: 2142 SF
TOTAL PLANT BED AREA: 8566 SF
PERCENT OF SHRUB COVERAGE PROVIDED: 25%
ROOF LEVEL
TOTAL SHRUB COVERAGE PROVIDED: 193 SF
TOTAL PLANT BED AREA: 770 SF
PERCENT OF SHRUB COVERAGE PROVIDED: 25%

UTILITY LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING STORM DRAIN
- EXISTING DOMINION ELECTRIC
- EXISTING ELECTRIC
- EXISTING PHONE
- EXISTING VERIZON FIBER OPTIC
- EXISTING WATER MAIN
- EXISTING WATER
- EXISTING NATURAL GAS
- EXISTING GAS
- EXISTING UNIDENTIFIED UTILITY LINE
- PROPOSED GAS
- PROPOSED WATER MAIN
- PROPOSED WATER METER CLEAR ZONE
- PROPOSED STORM SEWER

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DRAWN BY: JM
CHECKED BY: AC

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

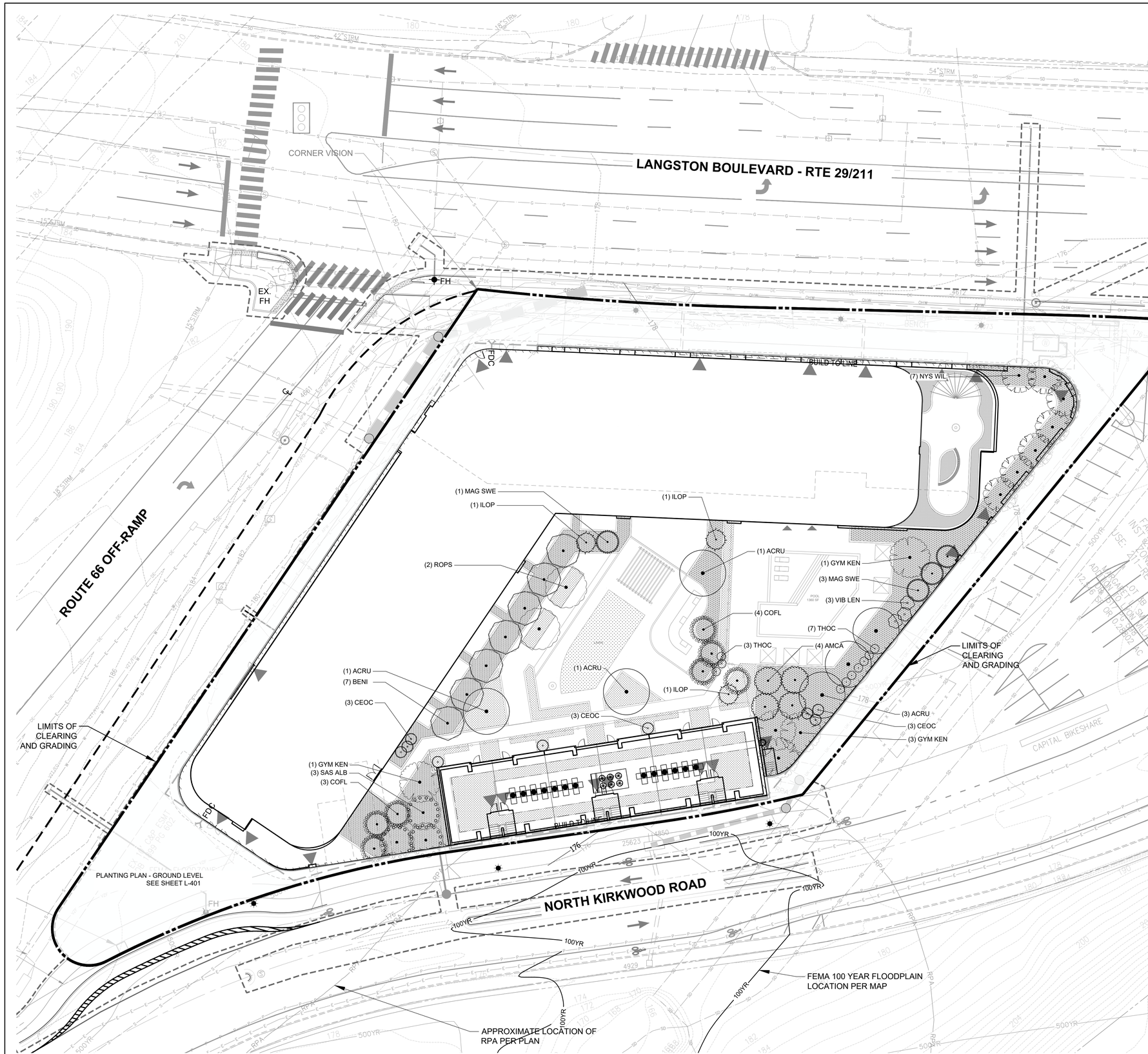
NORTH (VCS 83)

SHEET TITLE

PLANTING PLAN - GROUND LEVEL

SHEET NUMBER

L-401



PLANT SCHEDULE L-402

SYMBOL	CODE	BOTANICAL / COMMON NAME
EVERGREEN TREES		
	ILOP	ILEX OPACA / AMERICAN HOLLY
	THOC	THUJA OCCIDENTALIS / AMERICAN ARBORVITAE
SHADE TREES		
	ACRU	ACER RUBRUM `OCTOBER GLORY` TM / OCTOBER GLORY MAPLE
	BENI	BETULA NIGRA `BNMTF` TM / DURA HEAT RIVER BIRCH
	GYM KEN	GYMNOCLADUS DIOICUS / KENTUCKY COFFEETREE
	NYS WIL	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO
	ROPS	ROBINIA PSEUDOACACIA / BLACK LOCUST
	SAS ALB	SASSAFRAS ALBIDUM / SASSAFRAS
SMALL DECIDUOUS		
	AMCA	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY
	CEOC	CEPHALANTHUS OCCIDENTALIS / BUTTONBUSH
	COFL	CORNUS FLORIDA / FLOWERING DOGWOOD
	MAG SWE	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA
	VIB LEN	VIBURNUM LENTAGO / NANNYBERRY

LEGEND

- PLANT BED
- BIORETENTION PLANT BED
- LAWN

NOTE: ARLINGTON COUNTY ZONING PER CHAPTER 14.2.2 LANDSCAPING REQUIRES MINIMUM TWENTY FIVE PERCENT (25%) SHRUB COVERAGE AT MATURITY.

SHRUB COVERAGE CALCULATIONS

GROUND LEVEL
TOTAL SHRUB COVERAGE PROVIDED: 1839 SF
TOTAL PLANT BED AREA: 7355 SF
PERCENT OF SHRUB COVERAGE PROVIDED: 25%

PODIUM LEVEL
TOTAL SHRUB COVERAGE PROVIDED: 2142 SF
TOTAL PLANT BED AREA: 8566 SF
PERCENT OF SHRUB COVERAGE PROVIDED: 25%

ROOF LEVEL
TOTAL SHRUB COVERAGE PROVIDED: 193 SF
TOTAL PLANT BED AREA: 770 SF
PERCENT OF SHRUB COVERAGE PROVIDED: 25%

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PROJECT

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2	4.1 SITE PLAN RESUBMISSION	10/29/2024

DESIGNED BY: GC
DRAWN BY: JM
CHECKED BY: AC

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH (VCS 83)

SHEET TITLE

PLANTING PLAN - PODIUM & ROOF LEVEL

SHEET NUMBER

L-402

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.	SPD.
EVERGREEN TREES							
	ILOP	10	ILEX OPACA / AMERICAN HOLLY 218.75 CHESAPEAKE BAY PRESERVATION ORDINANCE COVERAGE; 900 CF SOIL REQUIRED	B & B		6` - 7`	
	THOC	10	THUJA OCCIDENTALIS / AMERICAN ARBORVITAE 600 CF SOIL VOLUME; 62.5 TREE CANOPY COVERAGE	-		6` - 7`	
SHADE TREES							
	ACRU	8	ACER RUBRUM `OCTOBER GLORY` TM / OCTOBER GLORY MAPLE 1200 CF SOIL REQUIRED; 393.75 CANOPY COVERAGE	B & B	2"-2 1/2"		
	BENI	7	BETULA NIGRA `BNMTF` TM / DURA HEAT RIVER BIRCH 900 CF SOIL REQUIRED; 218.75 CANOPY COVERAGE	B & B	3.5"CAL	8` - 10`	5` - 7`
	GYM KEN	7	GYMNOCLADUS DIOICUS / KENTUCKY COFFEETREE 1200 CF SOIL REQUIRED; 218.75 CHESAPEAK BAY PRESERVATION ORDINANCE COVERAGE	B & B	2"-2/12"		
	NYS WIL	7	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO 1200 CF SOIL VOLUME REQUIRED; 312.75 CHESAPEAKE BAY PRESERVATION ORDINANCE COVERAGE	B & B	1 3/4" - 2"		
	ROPS	2	ROBINIA PSEUDOACACIA / BLACK LOCUST 900 CF SOIL REQUIRED; 218.75 CHESAPEAKE BAY PRESERVATION ORDINANCE COVERAGE	B & B	2"-2/12"		
	SAS ALB	3	SASSAFRAS ALBIDUM / SASSAFRAS 900 CF SOIL VOLUME REQUIRED; 218.75 CHESAPEAKE BAY PRESERVATION ORDINANCE COVERAGE	B & B		6` - 7`	
SMALL DECIDUOUS							
	AMCA	7	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY 600 CF SOIL REQUIRED; 137.5 CANOPY COVERAGE; SINGLE TRUNK.	B & B		6` - 7`	
	CEOC	9	CEPHALANTHUS OCCIDENTALIS / BUTTONBUSH 600 CF SOIL VOLUME REQUIRED; 62.5 CHESAPEAKE BAY PRESERVATION ORDINANCE COVERAGE	15 GAL		6` - 7`	
	CECA	8	CERCIS CANADENSIS / EASTERN REDBUD 600 CF SOIL REQUIRED; 137.5 CANOPY COVERAGE	B & B	1" MIN.		
	COFL	7	CORNUS FLORIDA / FLOWERING DOGWOOD 600 CF SOIL VOLUME REQUIRED; 137.5 CHESAPEAKE BAY PRESERVATION ORDINANCE COVERAGE	B & B		6` - 7`	
	MAG SWE	4	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA SEMI EVERGREEN; 600 CF SOIL VOLUME REQUIRED; 137.5 CHESAPEAKE BAY PRESERVATION ORDINANCE COVERAGE	B & B		6` - 7`	
	VIB LEN	3	VIBURNUM LENTAGO / NANNYBERRY SINGLE STEM; 600 CF SOIL REQUIRED; 62.5 CHESAPEAKE BAY PRESERVATION ORDINANCE COVERAGE	15 GAL		6` - 7`	
STREET TREES							
	QUBI	5	QUERCUS BICOLOR / SWAMP WHITE OAK 1200 CF SOIL REQUIRED; 393.75 CANOPY COVERAGE	B & B	1 3/4" - 2"		
	QUCO	3	QUERCUS COCCINEA / SCARLET OAK 1200 SF SOIL VOLUME; 393.75 TREE CANOPY CREDIT	B & B	1 3/4" - 2"		
	QUIM	5	QUERCUS IMBRICARIA / SHINGLE OAK 1200 CF SOIL REQUIRED; 393.75 CHESAPEAKE BAY PRESERVATION ORDINANCE COVERAGE	B & B	1 3/4" - 2"		
	QULY	5	QUERCUS LYRATA / OVERCUP OAK 1200 SF SOIL VOLUME; 393.75 TREE CANOPY CREDIT	B & B	1 3/4" - 2"		
	ULVF	4	ULMUS AMERICANA `VALLEY FORGE` / AMERICAN ELM 1200 CF SOIL REQUIRED; 393.75 CANOPY COVERAGE	B & B	1 3/4" - 2"		

TREE REPLACEMENT AND 20-YEAR CANOPY CALCULATIONS
PER ARLINGTON COUNTY CODE AND CHESAPEAKE BAY PRESERVATION ORDINANCE

20-YR TREE CANOPY REQUIREMENT		
PROPERTY BOUNDRY AREA	73,254.00	SF
REQUIRED 20-YR TREE CANOPY (35%):	25638.9	SF
20-YR TREE CANOPY PRESERVED (SF):	0.00	SF
20-YEAR TREE CANOPY TO BE MET THROUGH PLANTING (SF):	25,638.90	SF

20-YEAR TREE CANOPY: PROPOSED PLANTINGS

QTY	SPECIES	COMMON NAME	SIZE AT PLANTING (FT)	CALIPER AT PLANTING (IN)	SPREAD AT PLANTING (FT)	SIZE	20-YR COVERAGE (SF)
10	Ilex opaca	American Holly	6-7'	-	3	SMALL	218.75
10	*Thuja occidentalis*	American arborvitae	6-7'	-	3	SMALL	62.50
8	*Acer rubrum 'October Glory'*	October Glory maple	-	2-2.5	3	LARGE	393.75
7	*Betula nigra 'BNMTF'*	Dura Heat river birch	8 - 10'	-	5 - 7	MEDIUM	218.75
7	*Gymnocladus diocus*	Kentucky Coffeetree	-	2-2.5	3	MEDIUM	218.75
7	*Nyssa sylvatica*	Black Tupelo		1.75-2	5	MEDIUM	312.50
2	*Robinia pseudoacacia*	Black Locust	-	2-2.5	3	MEDIUM	218.75
3	*Sassafras albidum*	Sassafras	6-7'	-	3	MEDIUM	218.75
7	*Amelanchier canadensis*	Canadian serviceberry	6-7'	-	3	SMALL	137.95
9	*Cephalanthus occidentalis*	Buttonbush	6-7'	-	3	SMALL	62.50
8	*Cercis canadensis*	eastern redbud	-	1"	3	SMALL	137.50
7	*Cornus florida*	Flowering Dogwood	6-7'	-	3	SMALL	137.50
4	*Magnolia virginiana*	Sweetbay Magnolia	6-7'	-	3	SMALL	137.50
3	*Viburnum lentago*	Nannyberry	6-7'	-	3	SMALL	62.50
4	*Quercus bicolor*	swamp white oak	-	1.75-2	5	LARGE	393.75
3	*Quercus coccinea*	scarlet oak	-	1.75-2	5	LARGE	393.75
5	*Quercus imbricaria*	Shingle Oak		1.75-2	5	LARGE	393.75
4	*Quercus lyrata*	overcup oak	-	1.75-2	5	LARGE	393.75
4	*Ulmus americana 'Valley Forge'*	American elm	-	1.75-2	5	LARGE	393.75
112						TOTAL 20-YR COVERAGE PROPOSED (SF)	24509.40

REQUIRED TREE CANOPY	25638.90	SF
PRESERVED TREE CANOPY	0.00	SF
PROPOSED TREE CANOPY	24509.40	SF
TOTAL TREE CANOPY	24509.40	SF

MISSING TREE CANOPY - TREE FUND
1129.50 SF

SHRUB COVERAGE CALCULATIONS

GROUND LEVEL
TOTAL SHRUB COVERAGE PROVIDED: 1839 SF
TOTAL PLANT BED AREA: 7355 SF
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PODIUM LEVEL
TOTAL SHRUB COVERAGE PROVIDED: 2142 SF
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SCALE
VERT: N/A
HORZ: N/A

NORTH (VCS 83)

SHEET TITLE
PLANT SCHEDULE AND 20 YEAR CANOPY WORKSHEET

SHEET NUMBER
L-403

Landscape Plan Notes and Details

LANDSCAPE AND PLANTING NOTES

1. MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED ON PLANS, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.

2. GRADING AND PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE, AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE AND STANDARDS. THE ACCEPTABLE PLANTING RANGE IS FROM MARCH-JUNE 15 AND SEPTEMBER-DECEMBER, FOR NON-TREE MATERIAL, AND OCTOBER 1ST – MAY 30TH FOR TREES. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS MUDDY OR FROZEN. CARE SHALL BE TAKEN TO PROVIDE PLANTS WITH ENOUGH WATER TO COMBAT HEAT STRESS DURING HOT/DRY WEATHER.

3. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN, AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT OR REPRESENTATIVE. SOIL AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM BUILDING. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT PER APPROVED PLANS. NO TREES SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS. LAYOUT OF PLANTS SHALL BE APPROVED BY LANDSCAPE ARCHITECT OR REPRESENTATIVE PRIOR TO INSTALLATION.

5. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED DENSELY FOLIATED BRANCHES, VIGOROUS ROOT SYSTEMS, AND BE FREE FROM DEFECTS AND INJURIES. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF ROOTBALL SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF ANSI "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

6. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE INSTALLER TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR ALL PLANT MATERIAL. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.

7. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF PRACTICAL. IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED, UNLESS OTHERWISE DIRECTED BY THE ARLINGTON COUNTY LANDSCAPE ARCHITECT OR REPRESENTATIVE.

8. ALL INJURED ROOTS SHALL BE PRUNED USING ANSI A300 STANDARDS.

9. CONTRACTOR SHALL PROVIDE 4 IN. MINIMUM THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHALL BE FREE OF WEEDS, DEBRIS, ROCKS LARGER THAN 2 IN., WOOD, ROOTS, VEGETABLE MATTER, AND CLAY CLODS. CLEAN, FERTILE TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED.

Landscape Plan Notes and Details

10. PLANTING PITS SHALL BE DUG PER COUNTY DETAILS. SET PLANTS PLUMB AND STRAIGHT, WITH ROOT FLARES SLIGHTLY ABOVE GRADE. DO NOT COVER THE ROOT FLARE WITH SOIL OR MULCH. BACKFILL PLANTING PITS WITH AMENDED TOPSOIL, AND THOROUGHLY WATER AND TAMP AS BACK-FILLING PROGRESSES. WATER AGAIN TO ACHIEVE SOIL SATURATION IMMEDIATELY FOLLOWING PLANTING.

11. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME, SO AS NOT TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY.

12. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH ANSI A300: STANDARDS FOR TREE CARE PRACTICES, TO PRESERVE THE HEALTH AND APPEARANCE OF THE PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

13. TREES SHALL BE SUPPORTED AFTER PLANTING ONLY AS DIRECTED BY THE URBAN FORESTER. IF INSTALLED, THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF ONE-YEAR.

14. ALL PLANTING BEDS SHALL BE MULCHED WITH A 3 IN. LAYER OF WEED-FREE DOUBLE SHREDDED HARDWOOD BARK MULCH, OR OTHER EQUIVALENT AS APPROVED BY THE LANDSCAPE ARCHITECT OR REPRESENTATIVE. KEEP MULCH AWAY FROM TRUNKS OF TREES AND OTHER PLANT MATERIALS.

15. NEW PLANTINGS AND TURF SHALL BE ADEQUATELY IRRIGATED OR WATERED THROUGHOUT ESTABLISHMENT.

16. UPON COMPLETION OF ALL PLANTING AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT AND DEBRIS. ALL PAVED AREAS SHALL BE BROOM-SWEPT AND LEFT IN A NEAT CONDITION.

17. URBAN FORESTER NOTIFICATION: THE DEVELOPER AGREES TO NOTIFY THE URBAN FORESTER AT LEAST 72 HOURS IN ADVANCE OF THE INSTALLATION OF DRAINAGE, SPECIAL SOIL EXPANSION EQUIPMENT, TREE PIT CREATION, AND SCHEDULED PLANTING OF ANY TREES IN THE PUBLIC RIGHT OF WAY, AND TO BE AVAILABLE AT THE TIME OF PLANTING TO MEET WITH DPR STAFF TO INSPECT THE PLANT MATERIAL, TREE PIT AND PLANTING TECHNIQUES. SOIL USED IN THE TREE PIT MUST MEET THE SPECIFICATIONS FOR STREET TREE PLANTING IN THE "STANDARDS FOR PLANTING AND CONSERVATION OF TREES ON SITE PLAN PROJECTS".

Landscape Plan Notes and Details

LANDSCAPE MAINTENANCE MANAGEMENT PROGRAM

1. GENERAL:
   A. ALL PLANTING AREAS, INCLUDING LAWNS, BUFFERS, AND PARKING LOTS, SHALL BE PERIODICALLY INSPECTED A MINIMUM OF ONCE PER MONTH. A FALL CLEAN-UP SHALL BE PERFORMED EACH YEAR.
   B. REMOVE ALL LITTER, DEBRIS AND WEEDS.
   C. MAINTAIN A MINIMUM OF A 2 INCH DEPTH OF ORGANIC HARDWOOD MULCH OR EQUIVALENT IN ALL PLANTING BEDS.

2. IRRIGATION:
   A. KEEP NEW TURF MOIST UNTIL ALL SEED GERMINATES AND BECOMES AN ESTABLISHED STAND OF TURF.
   B. AUTOMATIC SPRINKLERS SHALL BE CLEANED OUT AND TURNED OFF IN THE FALL PRIOR TO THE FIRST FROST, AND TESTED WHEN TURNED ON IN THE SPRING.
   C. EVALUATE SUCCESS OF IRRIGATION SYSTEM AND MODIFY AS NECESSARY.

3. PRUNING: ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH ANSI PRUNING STANDARDS. REMOVAL OF DEAD, DISEASED, INSECT INFESTED OR WEAK WOOD SHALL TAKE PLACE WHEN APPROPRIATE FOR THE SPECIES.

4. INSECT AND DISEASE CONTROL: ALL PLANTINGS, INCLUDING EXISTING MATURE TREES, SHALL BE PERIODICALLY INSPECTED FOR INSECT OR DISEASE INFESTATION, AND APPROPRIATE INTEGRATED PEST MANAGEMENT METHODS ARE TO BE USED. METHODS USED TO CONTROL INSECTS OR DISEASE MAY RANGE FROM SPRAYING AND PRUNING TO PLANT REMOVAL AND REPLACEMENT. .

5. RENOVATION:
   A. RENOVATION INCLUDES THE RESEEDING OR REPLANTING OF LANDSCAPE AREAS DAMAGED, DESTROYED OR FAILING DUE TO INSECTS, DISEASE, WEATHER OR PHYSICAL DAMAGE.
   B. ALL LAWN AREAS WHERE SOIL HAS BEEN EXPOSED SHALL BE RENOVATED DURING THE NEXT PLANTING SEASON. PROPER HORTICULTURAL AND SOIL EROSION PREVENTION METHODS SHALL BE USED. IF SOIL EROSION HAS OCCURRED, THE AREA SHALL BE REPAIRED WITH A SEED MIXTURE COMPATIBLE WITH EXISTING SOIL.
   C. ALL PLANTINGS WHICH ARE DAMAGED OR DESTROYED SHALL BE REPLACED DURING OR BEFORE THE NEXT GROWING SEASON.
   D. CARE SHALL BE TAKEN TO AVOID DAMAGE TO ESTABLISHED TREE ROOTS DURING RENOVATION OF LANDSCAPE

6. SITE AMENITIES: BENCHES, PATHS, BICYCLE RACKS, TRASH RECEPTACLES, AND SIGNS SHALL BE INSPECTED AT LEAST TWICE A YEAR, ONCE IN SPRING AND ONCE IN AUTUMN, TO DETERMINE THEIR CONDITION. ANY DAMAGED, WORN, OR UNSAFE CONDITIONS SHALL BE RECTIFIED IMMEDIATELY.

7. PAVED SURFACES:
   A. ALL PAVED SURFACES SHALL BE INSPECTED ON A MONTHLY-BASIS FOR TRASH, STAINS, DAMAGE, CRACKS, POT HOLES, AND OBSTRUCTIONS, AND RETURNED TO THEIR ORIGINAL CONDITIONS. ANY UNSAFE CONDITIONS, SUCH AS UNEVEN SURFACES OR TRIPPING HAZZARDS, SHALL BE RECTIFIED IMMEDIATELY.
   B. SNOW SHALL BE REMOVED DURING AND FOLLOWING EVERY STORM. SIDEWALKS AND PARKING AREAS SHALL BE KEPT CLEAR OF ICE AND SNOW DURING BUSINESS HOURS.

TREE PLANTING

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

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SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
10/29/2024
LANDSCAPE ARCHITECT

PROJECT

3130 LANGSTON BOULEVARD

ROONEY PROPERTIES, LLC

3130 LANGSTON BOULEVARD

ARLINGTON, VA 22201

LANDDESIGN PROJ.#
2024074

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN SUBMISSION	08/09/2024
2	4.1 SITE PLAN RESUBMISSION	10/29/2024

DESIGNED BY: GC
DRAWN BY: JM
CHECKED BY: AC

SCALE
NORTH (VCS 83)

VERT: N/A
HORZ:

SHEET TITLE

COUNTY LANDSCAPE PLAN NOTES

SHEET NUMBER

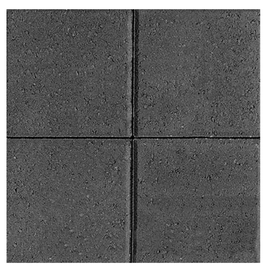
L-406

NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

1 L-501 CONCRETE PAVING
PICTORIAL NTS

NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

2 L-501 UNIT PAVERS - TYPE 1
PICTORIAL NTS

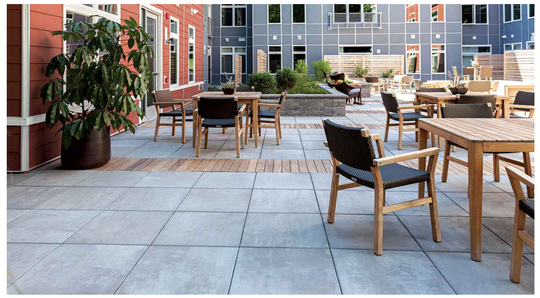


NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

3 L-501 UNIT PAVERS - TYPE 2
PICTORIAL NTS

NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

4 L-501 UNIT PAVERS - TYPE 3
PICTORIAL NTS

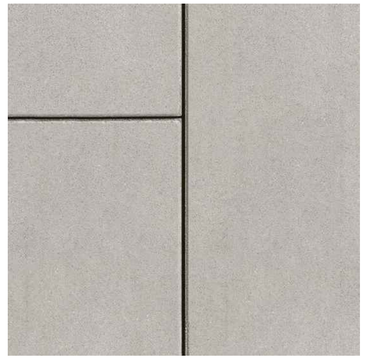


NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

5 L-501 UNIT PAVERS - TYPE 4
PICTORIAL NTS

NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

6 L-501 DECOMPOSED GRANITE
PICTORIAL NTS

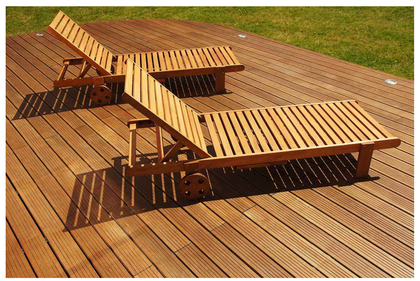


NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

7 L-501 POOL DECK
PICTORIAL NTS

NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

8 L-501 SYNTHETIC LAWN
PICTORIAL NTS



NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

9 L-501 DECK
PICTORIAL NTS

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DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH (VCS 83)

VERT: N/A
HORZ:

SHEET TITLE

DETAILS - HARDSCAPE

SHEET NUMBER

L-501

NOTE: OR CLIENT/COUNTY
APPROVED EQUAL.

1
L502

DECK - ON STRUCTURE

PICTORIAL

NTS

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DRAWN BY: JM
CHECKED BY: AC

SCALE

NORTH (VCS 83)

VERT: N/A
HORZ:

SHEET TITLE

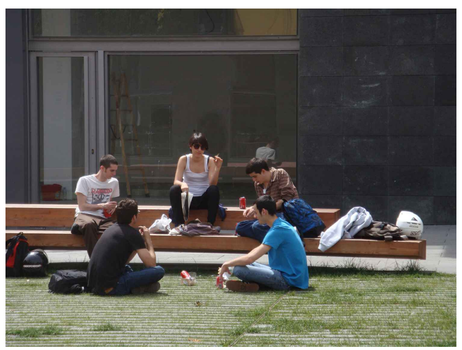
DETAILS - HARDSCAPE

SHEET NUMBER

L-502

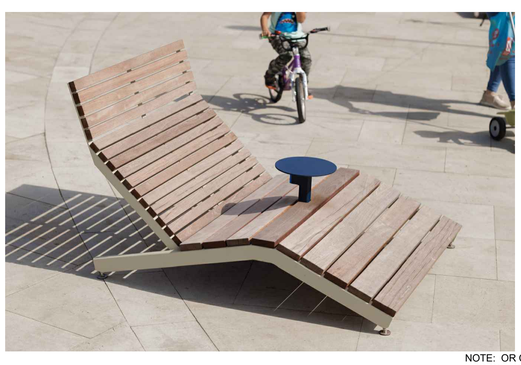
NOTE: OR CLIENT/COUNTY
APPROVED EQUAL.

1 L-511 BENCH - TYPE 1
PICTORIAL NTS



NOTE: OR CLIENT/COUNTY
APPROVED EQUAL.

2 L-511 BENCH - TYPE 2
PICTORIAL NTS

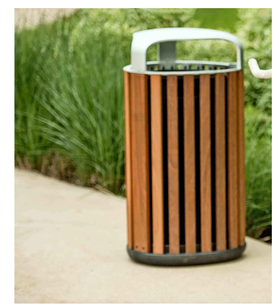


NOTE: OR CLIENT/COUNTY
APPROVED EQUAL.

3 L-511 LOUNGE CHAIR - TYPE 1
PICTORIAL NTS

NOTE: OR CLIENT/COUNTY
APPROVED EQUAL.
COLOR: CHROME

4 L-511 WATER FOUNTAIN WITH PET BOWL
PICTORIAL NTS

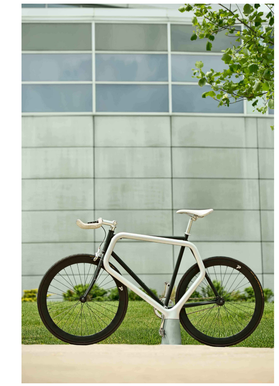


NOTE: OR CLIENT/COUNTY
APPROVED EQUAL.

5 L-511 TRASH + RECYCLING
PICTORIAL NTS

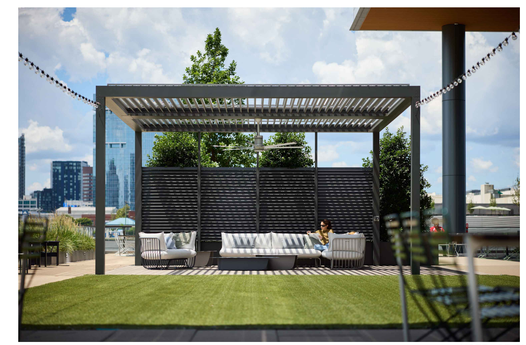
NOTE: OR CLIENT/COUNTY
APPROVED EQUAL.
COLOR: TBD

6 L-511 PET WASTE STATION
PICTORIAL NTS



NOTE: OR CLIENT/COUNTY
APPROVED EQUAL.

7 L-511 BIKE RACK
PICTORIAL NTS



NOTE: OR CLIENT/COUNTY
APPROVED EQUAL.

8 L-511 SHADE STRUCTURE - TYPE 1
PICTORIAL NTS

NOTE: OR CLIENT/COUNTY
APPROVED EQUAL.

9 L-511 SHADE STRUCTURE - TYPE 2
PICTORIAL NTS

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2	4.1 SITE PLAN RESUBMISSION	10/29/2024

DESIGNED BY: GC
DRAWN BY: JM
CHECKED BY: AC

SCALE NORTH (VCS 83)

VERT: N/A
HORZ: N/A

SHEET TITLE

DETAILS - FURNISHINGS

SHEET NUMBER

L-511

NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

1 L-512 SHADE STRUCTURE - TYPE 3

PICTORIAL NTS

NOTE: OR CLIENT/COUNTY APPROVED EQUAL.
COLORS: TBD

2 L-512 FIRE ELEMENT

PICTORIAL NTS

NOTE: OR CLIENT/COUNTY APPROVED EQUAL.
COLORS: TBD

3 L-512 BISTRO TABLE + CHAIRS

PICTORIAL NTS

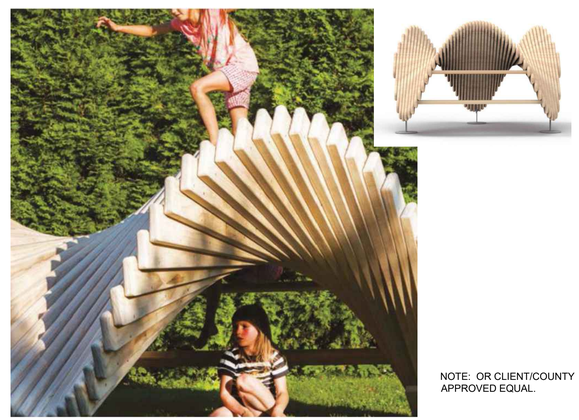
CHAIR PRECEDENT IMAGE

TABLE WITH UMBRELLA PRECEDENT IMAGE

NOTE: OR CLIENT/COUNTY APPROVED EQUAL.
COLORS: TBD

4 L-512 DINING TABLE AND CHAIRS

PICTORIAL NTS



NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

5 L-512 PLAY ELEMENT

PICTORIAL NTS

NOTE: OR CLIENT/COUNTY APPROVED EQUAL.
COLOR: CHROME

6 L-512 BOTTLE FILLER & BIKE REPAIR STATION

PICTORIAL NTS

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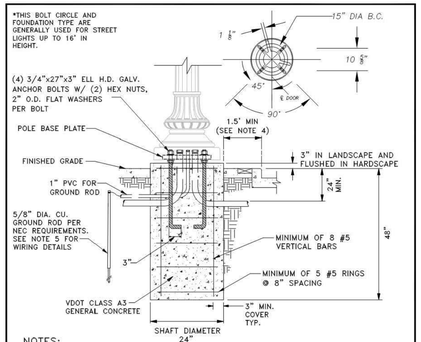
HORZ: N/A

SHEET TITLE

DETAILS - FURNISHINGS

SHEET NUMBER

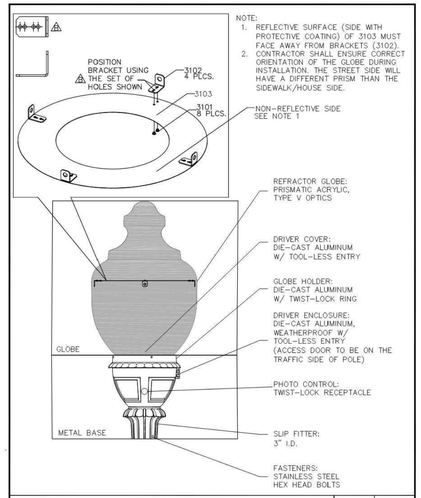
L-512



NOTES:

1. BOLT HOLE PATTERN SHALL BE PARALLEL TO THE CURB.
2. ALL BARS SHALL HAVE MINIMUM OF 3" OF CONCRETE COVER.
3. NO WIRING DETAILS ARE SHOWN IN THIS DRAWING. REFER TO DRAWING 14050-01 FOR WIRING DETAIL.
4. MINIMUM OFFSET FROM FACE OF CURB. REFER TO SPECIFIC STATION AND OFFSET DISTANCES ON PLANS. CONFIRM FIELD ADJUSTMENT AS REQUIRED.
5. THE CONTACT LENGTH SHALL BE PER NEC ARTICLE 250. GENERALLY, THE GROUND ROD SHALL BE BELOW MOISTURE LEVEL WITH MINIMUM SOIL CONTACT OF 8', OR 45 DEGREE ANGLE, OR LAID 30" DEEP HORIZONTALLY.
6. CONTRACTOR TO ENSURE ADEQUATE SPACING BETWEEN CONDUITS FOR INSTALLATION OF BUSHINGS/BELLED ENDS
7. THIS FOUNDATION IS DESIGNED BASED ON TYPICAL SOIL PARAMETERS AS DETAILED IN GENERAL PARAGRAPHS OF THE SECTION 14060 ARLINGTON COUNTY LIGHTING SPECS. IF ACTUAL SITE CONDITION VARY FROM THOSE ASSUMPTIONS, A SPECIAL FOUNDATION DESIGN MAY BE REQUIRED.
8. THE CONCRETE SHALL BE VDOT CLASS A3 GENERAL CLASS.

STREETLIGHT POLE FOUNDATION STANDARD DEPTH	1	09/23
	REVISION & DATE	
ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES	DRAWING NO. 14060-01	



NOTE:
1. REFLECTIVE SURFACE (SIDE WITH PROTECTIVE COATING) OF 3103 MUST FACE AWAY FROM BRACKETS (3102).
2. CONTRACTOR SHALL ENSURE CORRECT ORIENTATION OF THE GLOBE DURING INSTALLATION. THE STREET SIDE WILL HAVE A DIFFERENT PRISM THAN THE SIDEWALK/HOUSE SIDE.

NON-REFLECTIVE SIDE SEE NOTE 1

REFRACTOR GLOBE: PRISMATIC ACRYLIC, TYPE V OPTICS

DRIVER COVER: DIE-CAST ALUMINUM W/ TOOL-LESS ENTRY

GLOBE HOLDER: DIE-CAST ALUMINUM W/ TWIST-LOCK RING

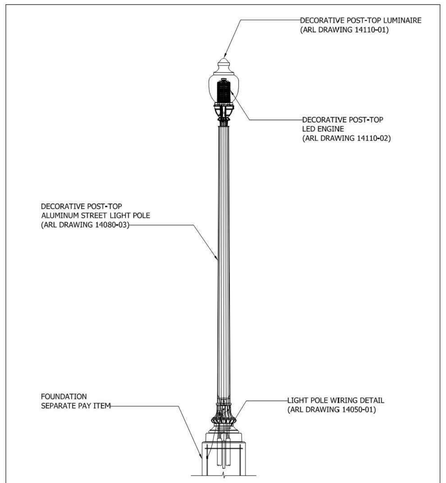
DRIVER ENCLOSURE: DIE-CAST ALUMINIUM, WEATHERPROOF W/ TOOL-LESS ENTRY (ACCESS DOOR TO BE ON THE TRAFFIC SIDE OF POLE)

PHOTO CONTROL: TWIST-LOCK RECEPTACLE

SLIP FITTER: 3" I.D.

FASTENERS: STAINLESS STEEL HEX HEAD BOLTS

DECORATIVE POST-TOP LUMINAIRE		
	REVISION & DATE	
ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES	DRAWING NO. 14110-01	



DECORATIVE POST-TOP ALUMINUM STREETLIGHT POLE WITH SINGLE POST-TOP LUMINAIRE		
	REVISION & DATE	
ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES	DRAWING NO. 14112-01	

1 STREETLIGHT - COUNTY STANDARD

L-521 PICTORIAL NTS

NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

2 STRING LIGHTS

L-521 PICTORIAL NTS

NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

3 PATH LIGHT

L-521 PICTORIAL NTS

NOTE: TO BE COVERED WITH AN OUTDOOR RATED COVER.

OR CLIENT/COUNTY APPROVED EQUAL.

COLOR: TBD

4 OUTDOOR OUTLET WITH USB PORTS

L-521 PICTORIAL NTS

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM
ENG. FIRM LICENSE # 0405002187

SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
10/29/2024
LANDSCAPE ARCHITECT

PROJECT

3130 LANGSTON BOULEVARD

ROONEY PROPERTIES, LLC

3130 LANGSTON BOULEVARD

ARLINGTON, VA 22201

LANDDESIGN PROJ.#
2024074

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN SUBMISSION	08/09/2024
2	4.1 SITE PLAN RESUBMISSION	10/29/2024

DESIGNED BY: GC
DRAWN BY: JM
CHECKED BY: AC

SCALE — NORTH (VCS 83)

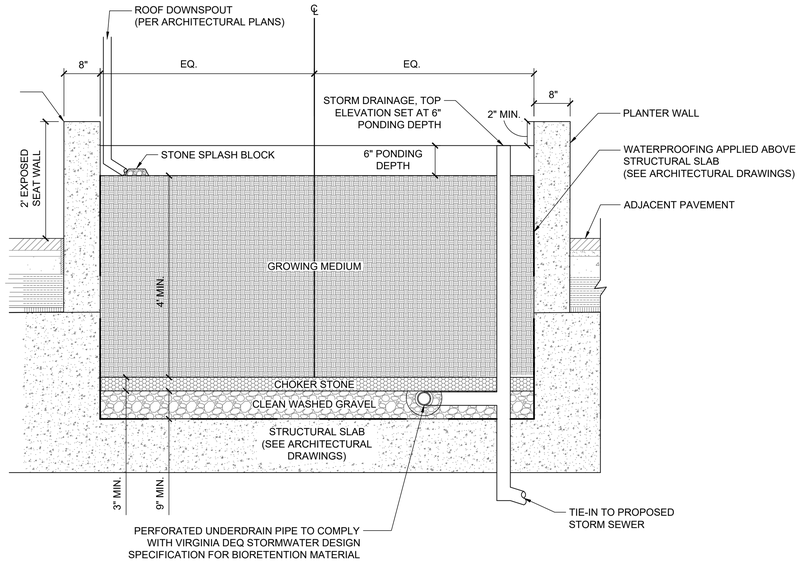
VERT: N/A
HORZ:

SHEET TITLE

DETAILS - LIGHTING & ELECTRICAL

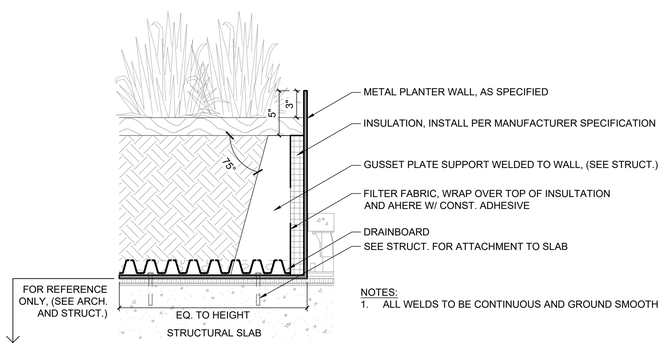
SHEET NUMBER

L-521



1 L-531 **BIORETENTION WALL**

SECTION 1" = 1'



NOTES:
1. ALL WELDS TO BE CONTINUOUS AND GROUND SMOOTH

2 L-531 **METAL PLANTER WALL**

SECTION 1 1/2" = 1'-0"

LandDesign.
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WWW.LANDDESIGN.COM
ENG. FIRM LICENSE # 0405002187

SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
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10/29/2024
LANDSCAPE ARCHITECT

PROJECT

3130 LANGSTON BOULEVARD

ROONEY PROPERTIES, LLC

3130 LANGSTON BOULEVARD

LANDDESIGN PROJ.#
2024074

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN SUBMISSION	08/09/2024
2	4.1 SITE PLAN RESUBMISSION	10/29/2024

DESIGNED BY: GC
DRAWN BY: JM
CHECKED BY: AC

SCALE NORTH (VCS 83)

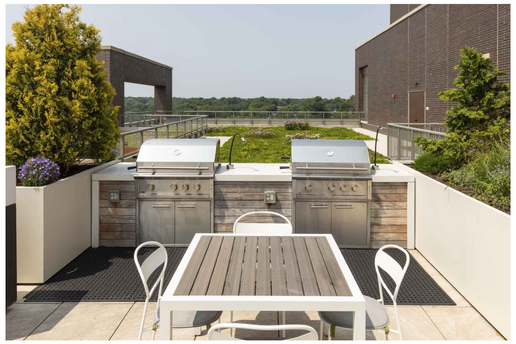
VERT: N/A
HORZ: AS NOTED

SHEET TITLE

DETAILS - WALLS

SHEET NUMBER

L-531



NOTE: OR CLIENT/COUNTY
APPROVED EQUAL.

1 / L-541 GRILL STATION

PICTORIAL NTS

LandDesign.

200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM
ENG. FIRM LICENSE # 0405002187

SEAL

COMMONWEALTH OF VIRGINIA
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10/29/2024
LANDSCAPE ARCHITECT

PROJECT

3130 LANGSTON BOULEVARD

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2024074

REVISION / ISSUANCE

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1	4.1 SITE PLAN SUBMISSION	08/09/2024
2	4.1 SITE PLAN RESUBMISSION	10/29/2024

DESIGNED BY: GC
DRAWN BY: JM
CHECKED BY: AC

SCALE NORTH (VCS 83)

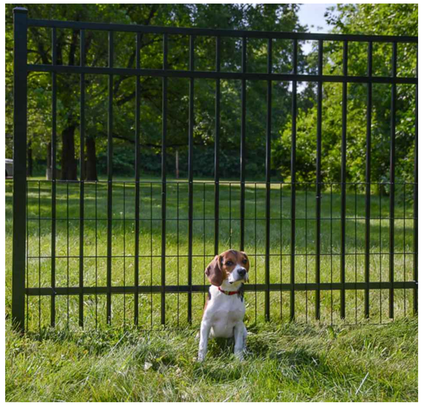
VERT: N/A
HORZ:

SHEET TITLE

DETAILS - CUSTOM

SHEET NUMBER

L-541



NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

1 L-551 FENCE - TYPE 1

PICTORIAL NTS

NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

2 L-551 FENCE - TYPE 2

PICTORIAL NTS

NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

3 L-551 GATE - TYPE 1

PICTORIAL NTS

NOTE: OR CLIENT/COUNTY APPROVED EQUAL.

4 L-551 GATE - TYPE 2

PICTORIAL NTS

LandDesign.

200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM
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ARLINGTON, VA 22201

LANDDESIGN PROJ.# 2024074

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
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2	4.1 SITE PLAN RESUBMISSION	10/29/2024

DESIGNED BY: GC
DRAWN BY: JM
CHECKED BY: AC

SCALE NORTH (VCS 83)

VERT: N/A
HORZ:

SHEET TITLE

DETAILS - FENCES

SHEET NUMBER

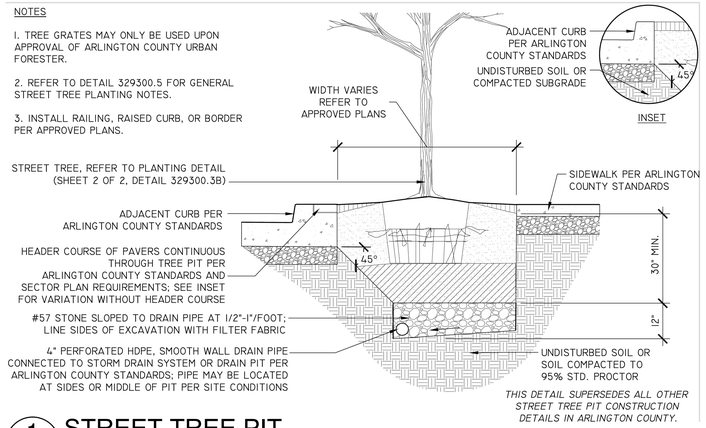
L-551

NOTES

1. TREE GRATES MAY ONLY BE USED UPON APPROVAL OF ARLINGTON COUNTY URBAN FORESTER.

2. REFER TO DETAIL 329300.5 FOR GENERAL STREET TREE PLANTING NOTES.

3. INSTALL RAILING, RAISED CURB, OR BORDER PER APPROVED PLANS.



1 STREET TREE PIT
L-601 SECTION 1/2" = 1'-0"

NOTES

1. AT PLANTING PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI 300 STANDARD.

2. PLANTING PIT/TRENCH SHALL BE DUG DEEP ENOUGH TO ALLOW AT LEAST 1/8TH OF ROOT BALL TO SET ABOVE EXISTING GRADE.

3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS IN THE CENTER OF THE PLANTING PIT. ORIENT BEST FACE OF PLANT TO BE THE MOST VISIBLE.

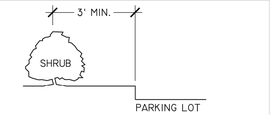
4. UNLESS OTHERWISE DIRECTED BY COUNTY URBAN FORESTER, BACKFILL SOIL MIXTURE WILL BE 3/4 EXISTING SOIL CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH 1/4 ORGANIC MATERIAL(COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS PROCESSED TO A POINT OF DECAY AND APPROVED BY THE COUNTY URBAN FORESTER. PEAT MOSS MAY NOT BE USED).

5. CONTRACTOR SHALL REMOVE EXCESS SOIL & DEBRIS FROM SITE.

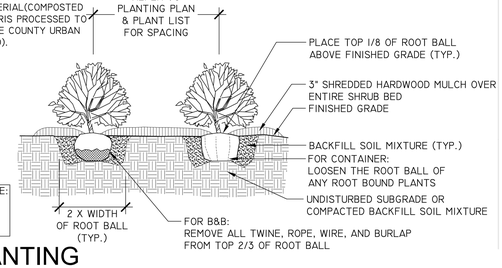
6. DO NOT PLACE MULCH IN CONTACT WITH STEM OF SHRUBS

THIS DETAIL SUPERSEDES ALL OTHER SHRUB PLANTING DETAILS IN ARLINGTON COUNTY.

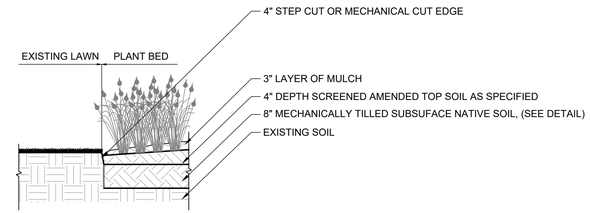
ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.



TYPICAL SHRUB PLACEMENT NEAR PARKING LOTS
NOT TO SCALE



4 SHRUB PLANTING
L-601 SECTION NTS



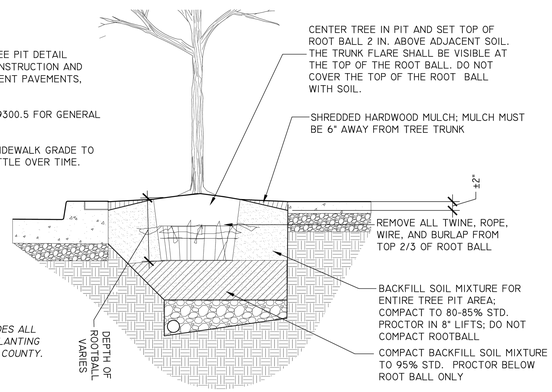
7 STEEL CUT EDGE
L-601 SECTION 1/2" = 1'-0"

NOTES

1. REFER TO STREET TREE PIT DETAIL (329300.3A) FOR PIT CONSTRUCTION AND INFORMATION ON ADJACENT PAVEMENTS, CURB, AND DRAINAGE.

2. REFER TO DETAIL 329300.5 FOR GENERAL TREE PLANTING NOTES.

3. MOUND SOIL ABOVE SIDEWALK GRADE TO ALLOW FOR SOIL TO SETTLE OVER TIME.

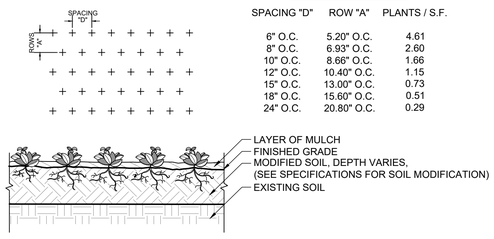


THIS DETAIL SUPERSEDES ALL OTHER STREET TREE PLANTING DETAILS IN ARLINGTON COUNTY.

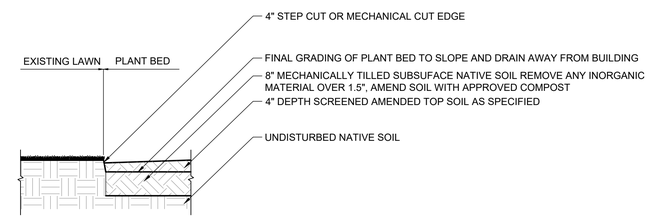
2 TREE PLANTING
L-601 SECTION 1/2" = 1'-0"

PLANT SPACING CHART

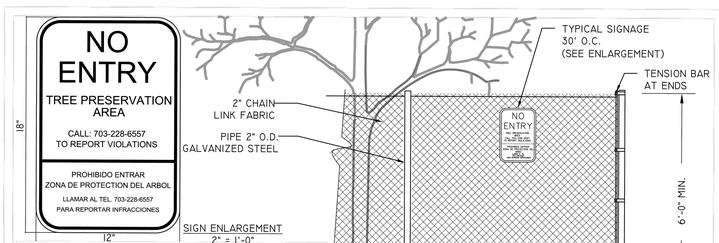
SPACING "D"	ROW "A"	PLANTS / S.F.
6" O.C.	5.20" O.C.	4.61
8" O.C.	6.93" O.C.	2.60
10" O.C.	8.66" O.C.	1.66
12" O.C.	10.40" O.C.	1.15
15" O.C.	13.00" O.C.	0.73
18" O.C.	15.60" O.C.	0.51
24" O.C.	20.80" O.C.	0.29



5 GROUNDCOVER SPACING - TRIANGULAR
L-601 SECTION 1/2" = 1'-0"



8 BED PREP
L-601 SECTION 1/2" = 1'-0"

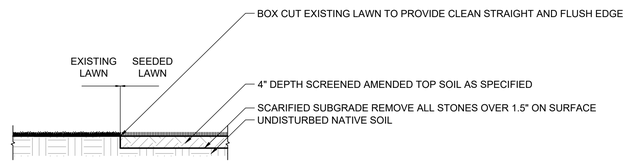


SIGN ENLARGEMENT
2" = 1'-0"

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

ELEVATION

3 PROTECTION FENCE
L-601 SECTION 1/2" = 1'-0"



6 SEEDED LAWN
L-601 SECTION 1/2" = 1'-0"

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM
ENG. FIRM LICENSE # 0405002187

SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
10/29/2024
LANDSCAPE ARCHITECT

PROJECT

3130 LANGSTON BOULEVARD

ROONEY PROPERTIES, LLC

3130 LANGSTON BOULEVARD

ARLINGTON, VA 22201

LANDDESIGN PROJ.#
2024074

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN SUBMISSION	08/09/2024
2	4.1 SITE PLAN RESUBMISSION	10/29/2024

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH (VCS 83)

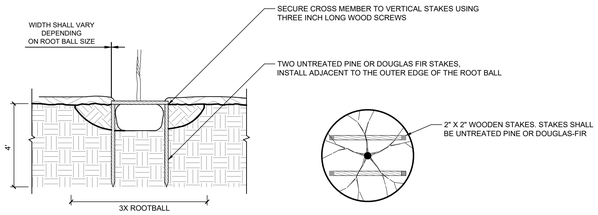
VERT: N/A
HORZ:

SHEET TITLE

DETAILS - PLANTING ON GRADE

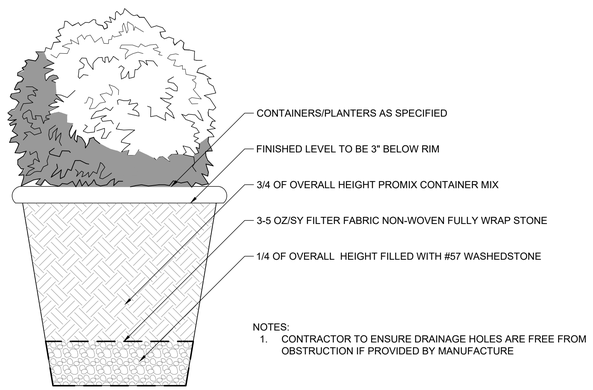
SHEET NUMBER

L-601



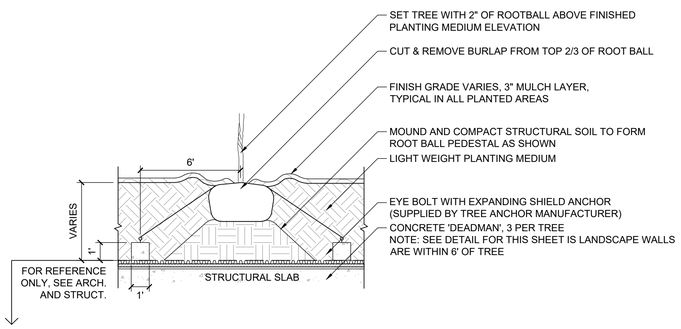
1 L-602 STAKING BELOW GROUND

SECTION 3/8" = 1'-0"



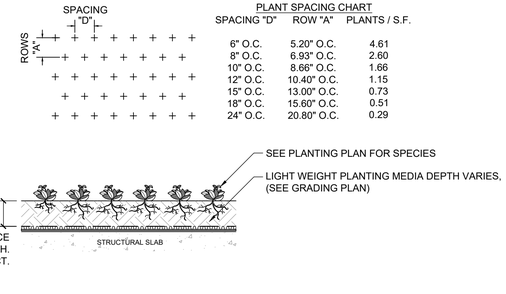
2 L-602 PLANTING IN POT

SECTION 1" = 1'-0"



3 L-602 TREE PLANTING ON STRUCTURE

SECTION 1/4" = 1'-0"

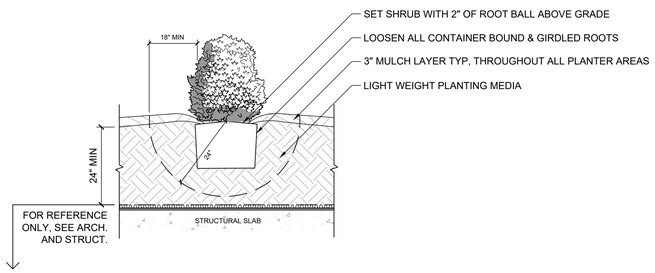


PLANT SPACING CHART

SPACING "D"	ROW "A"	PLANTS / S.F.
6" O.C.	5.20" O.C.	4.61
8" O.C.	6.93" O.C.	2.60
10" O.C.	8.66" O.C.	1.66
12" O.C.	10.40" O.C.	1.15
15" O.C.	13.00" O.C.	0.73
18" O.C.	15.60" O.C.	0.51
24" O.C.	20.80" O.C.	0.29

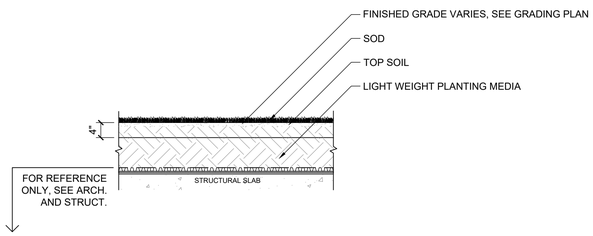
4 L-602 GROUNDCOVER ON STRUCTURE

SECTION 1/2" = 1'-0"



5 L-602 SHRUB PLANTING ON STRUCTURE

SECTION 1/2" = 1'-0"

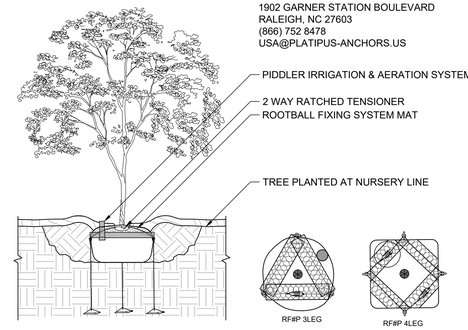


6 L-602 LAWN ON STRUCTURE

SECTION 1/2" = 1'-0"

PRODUCT INFORMATION:
PLATIPUS ROOTBALL FIXING SYSTEM W PLATI-MAT

PLATIPUS ANCHORS INC
1902 GARNER STATION BOULEVARD
RALEIGH, NC 27603
(866) 752 8478
USA@PLATIPUS-ANCHORS.US

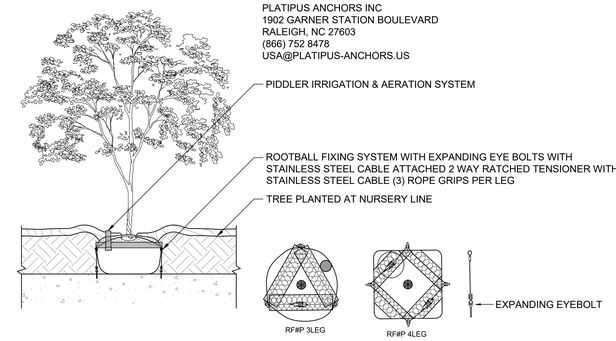


7 L-602 ROOTBALL FIXING SYSTEM W/MAT

SECTION 3/8" = 1'-0"

PRODUCT INFORMATION:
PLATIPUS EXPANDING EYEBOLT FIXING SYSTEM WITH PLATI-MAT

PLATIPUS ANCHORS INC
1902 GARNER STATION BOULEVARD
RALEIGH, NC 27603
(866) 752 8478
USA@PLATIPUS-ANCHORS.US



8 L-602 EXPANDING EYEBOLT FIXING SYSTEM W/MAT

SECTION 3/8" = 1'-0"

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM
ENG. FIRM LICENSE # 0405002187

SEAL

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ARLINGTON, VA 22201

LANDDESIGN PROJ.#
2024074

REVISION / ISSUANCE

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2	4.1 SITE PLAN RESUBMISSION	10/29/2024

DESIGNED BY: GC
DRAWN BY: JM
CHECKED BY: AC

SCALE — NORTH (VCS 83)

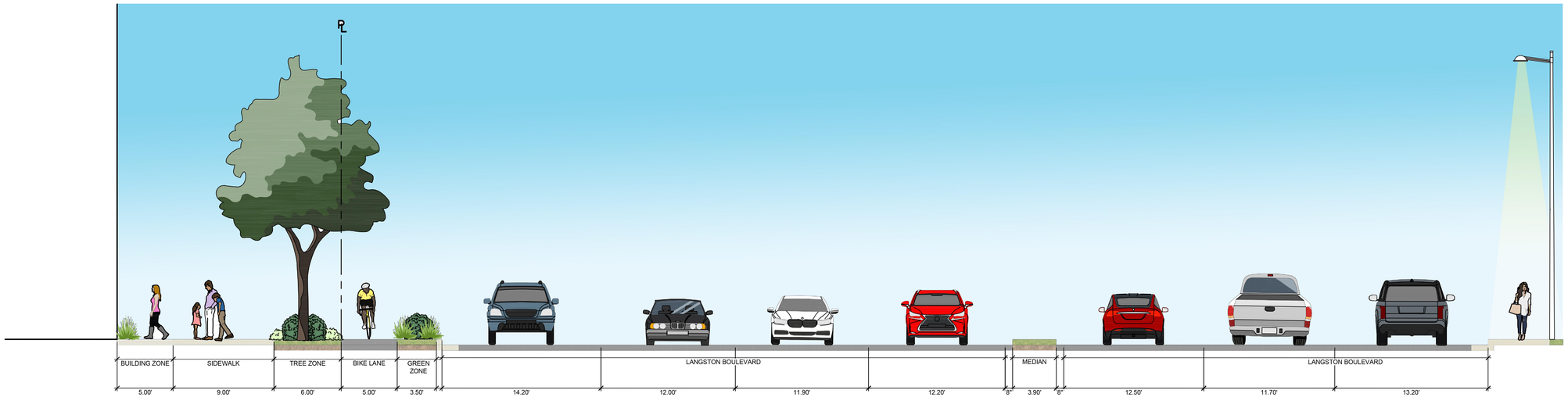
VERT: N/A
HORZ:

SHEET TITLE

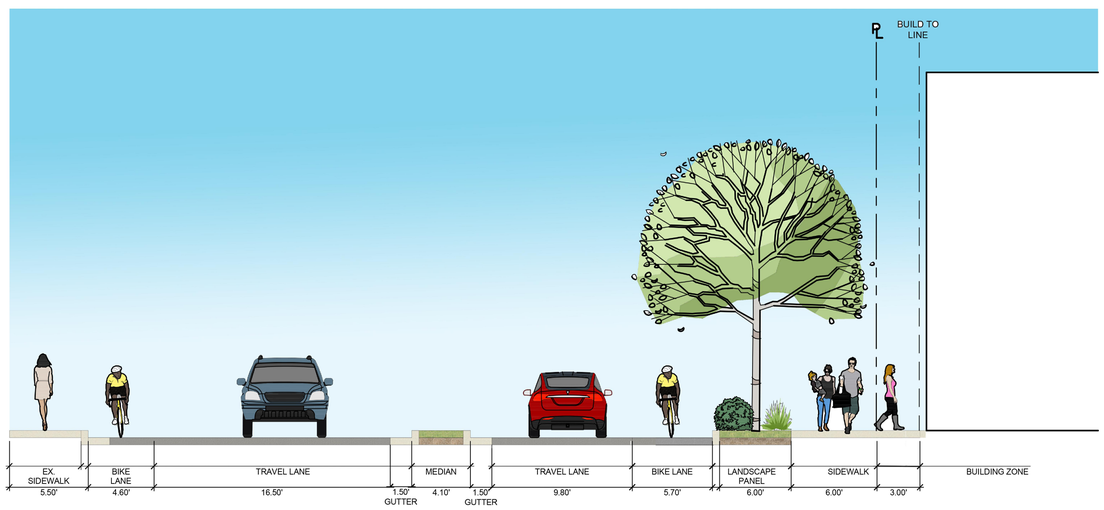
DETAILS - PLANTING ON STRUCTURE

SHEET NUMBER

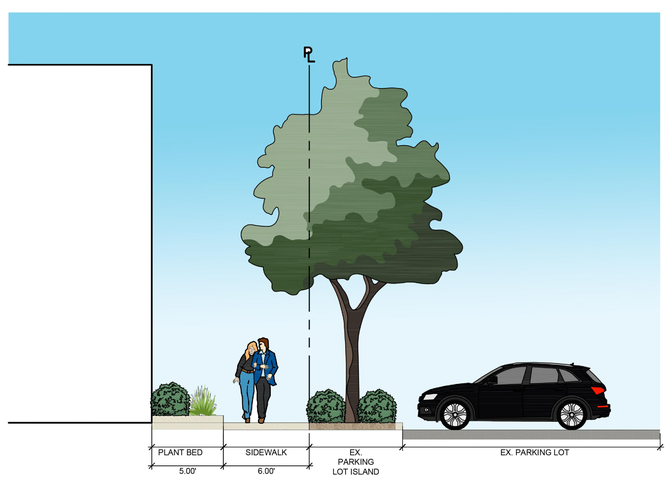
L-602



SECTION A-A - LANGSTON BOULEVARD



SECTION B-B - NORTH KIRKWOOD ROAD



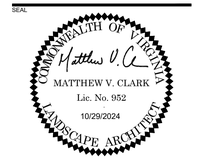
SECTION C-C - EASTERN PROPERTY BOUNDARY

LandDesign.

200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM
ENG. FIRM LICENSE # 0405002187

KEY MAP
SCALE: 1" = 200'

SEAL



PROJECT

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ROONEY PROPERTIES, LLC

3130 LANGSTON BOULEVARD

ARLINGTON, VA 22201

LANDDESIGN PROJ.#
2024074

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN SUBMISSION	08/09/2024
2	4.1 SITE PLAN RESUBMISSION	10/29/2024

DESIGNED BY: GC
DRAWN BY: JM
CHECKED BY: AC

SCALE — NORTH (VCS 83)

VERT: N/A
HORZ: 1"=5'

0 2.5' 5' 10'

SHEET TITLE

DETAILS - SECTIONS

SHEET NUMBER

L-701