



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

Our Site Set on the Future.

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PLAN STATUS	DATE
4.1 SITE PLAN AMENDMENT	08/13/2025
4.1 SITE PLAN RESUBMISSION	10/17/2025
4.1 SITE PLAN RESUBMISSION	12/16/2025
4.1 SITE PLAN RESUBMISSION	04/10/2026
4.1 SITE PLAN RESUBMISSION	05/22/2026

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

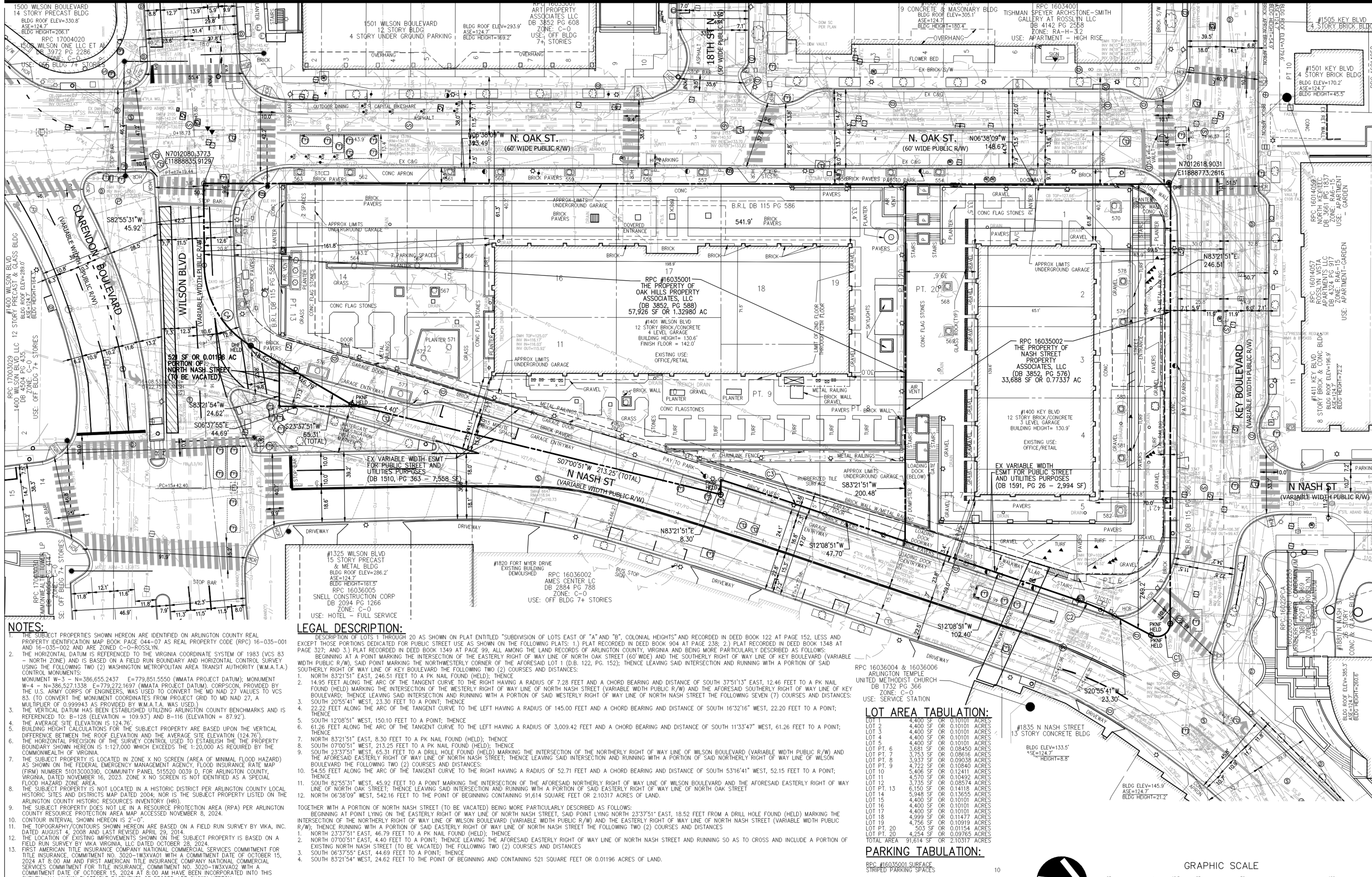


1401 WILSON BLVD.  
 4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

CERTIFIED SURVEY

DRAWN BY: NDR  
 DESIGNED BY: VIKA  
 DATE ISSUED: 08/13/2025  
 DWG. SCALE: 1"=25'  
 VIKA NO. W7193J  
 SHEET NO. C-01



**NOTES:**

- THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP BOOK PAGE 044-07 AS REAL PROPERTY CODE (RPC) 16-035-001 AND 16-035-002 AND ARE ZONE C-0-R-OSSLYN.
- THE HORIZONTAL DATUM IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83 - NORTH ZONE) AND IS BASED ON A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY, USING THE FOLLOWING TWO (2) WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (W.M.A.T.A.) CONTROL MONUMENTS: MONUMENT W-3 - N=386,655.2437 E=779,851.5550 (WMATA PROJECT DATUM); MONUMENT W-4 - N=386,527.1338 E=779,272.1697 (WMATA PROJECT DATUM). CORPSON, PROVIDED BY THE U.S. ARMY CORPS OF ENGINEERS, WAS USED TO CONVERT THE MD NAD 27 VALUES TO VCS 83. (TO CONVERT THE MONUMENT COORDINATES FROM PROJECT GRID TO MD NAD 27, A MULTIPLIER OF 0.999943 AS PROVIDED BY W.M.A.T.A. WAS USED).
- THE VERTICAL DATUM HAS BEEN ESTABLISHED UTILIZING ARLINGTON COUNTY BENCHMARKS AND IS REFERENCED TO: B-128 (ELEVATION = 109.93') AND B-116 (ELEVATION = 87.92').
- THE AVERAGE SITE ELEVATION IS 124.76'
- BUILDING HEIGHT CALCULATIONS FOR THE SUBJECT PROPERTY ARE BASED UPON THE VERTICAL DIFFERENCE BETWEEN THE ROOF ELEVATION AND THE AVERAGE SITE ELEVATION (124.76').
- THE HORIZONTAL PRECISION OF THE SURVEY CONTROL USED TO ESTABLISH THE PROPERTY BOUNDARY SHOWN HEREON IS 1:127,000 WHICH EXCEEDS THE 1:20,000 AS REQUIRED BY THE COMMONWEALTH OF VIRGINIA.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X NO SCREEN (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 5101300300, COMMUNITY PANEL 515520 0030 D FOR ARLINGTON COUNTY, VIRGINIA, DATED NOVEMBER 16, 2023. ZONE X NO SCREEN IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
- THE SUBJECT PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT PER ARLINGTON COUNTY LOCAL HISTORIC SITES AND DISTRICTS MAP DATED 2004; NOR IS THE SUBJECT PROPERTY LISTED ON THE ARLINGTON COUNTY HISTORIC RESOURCES INVENTORY (HRI).
- THE SUBJECT PROPERTY DOES NOT LIE IN A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY RESOURCE PROTECTION AREA MAP ACCESSED NOVEMBER 8, 2024.
- CONTOUR INTERVAL SHOWN HEREON IS 2'-0".
- THE TOPOGRAPHY/CONTOURS SHOWN HEREON ARE BASED ON A FIELD RUN SURVEY BY VIKA, INC. DATED AUGUST 4, 2008 AND LAST REVISED APRIL 29, 2014.
- THE LOCATION EXISTING IMPROVEMENTS SHOWN ON THE SUBJECT PROPERTY IS BASED ON A FIELD RUN SURVEY BY VIKA VIRGINIA, LLC DATED OCTOBER 28, 2024.
- FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 3020-1W3XV02 WITH A COMMITMENT DATE OF OCTOBER 15, 2024 AT 8:00 AM HAVE BEEN INCORPORATED INTO THIS SURVEY. ALL KNOWN PLOTTABLE EASEMENTS OF RECORD ARE SHOWN HEREON.

**LEGAL DESCRIPTION:**

DESCRIPTION OF LOTS 1 THROUGH 20 AS SHOWN ON PLAT ENTITLED "SUBDIVISION OF LOTS EAST OF 'A' AND 'B', COLONIAL HEIGHTS" AND RECORDED IN DEED BOOK 122 AT PAGE 152, LESS AND EXCEPT THOSE PORTIONS DEDICATED FOR PUBLIC STREET USE AS SHOWN ON THE FOLLOWING PLATS: 1) PLAT RECORDED IN DEED BOOK 904 AT PAGE 238; 2) PLAT RECORDED IN DEED BOOK 1348 AT PAGE 327; AND 3) PLAT RECORDED IN DEED BOOK 1349 AT PAGE 99, ALL AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF NORTH OAK STREET (60' WIDE) AND THE SOUTHERLY RIGHT OF WAY LINE OF KEY BOULEVARD (VARIABLE WIDTH PUBLIC R/W), SAID POINT MARKING THE NORTHWESTERLY CORNER OF THE AFORESAID LOT 1 (D.B. 122, PG. 152); THENCE LEAVING SAID INTERSECTION AND RUNNING WITH A PORTION OF SAID SOUTHERLY RIGHT OF WAY LINE OF KEY BOULEVARD THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- NORTH 83°21'51" EAST, 246.51 FEET TO A PK NAIL FOUND (HELD); THENCE
- 14.95 FEET ALONG THE ARC OF THE TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 7.28 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 37°51'13" EAST, 12.46 FEET TO A PK NAIL FOUND (HELD) MARKING THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF NORTH NASH STREET (VARIABLE WIDTH PUBLIC R/W) AND THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF KEY BOULEVARD; THENCE LEAVING SAID INTERSECTION AND RUNNING WITH A PORTION OF SAID WESTERLY RIGHT OF WAY LINE OF NORTH NASH STREET THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:
- SOUTH 20°55'41" WEST, 23.30 FEET TO A POINT; THENCE
- 22.22 FEET ALONG THE ARC OF THE TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 145.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 16°32'16" WEST, 22.20 FEET TO A POINT; THENCE
- SOUTH 12°08'51" WEST, 150.10 FEET TO A POINT; THENCE
- 61.26 FEET ALONG THE ARC OF THE TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,009.42 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 11°33'47" WEST, 61.26 FEET TO A POINT; THENCE
- NORTH 83°21'51" EAST, 8.30 FEET TO A PK NAIL FOUND (HELD); THENCE
- SOUTH 07°00'51" WEST, 213.25 FEET TO A PK NAIL FOUND (HELD); THENCE
- SOUTH 23°37'51" WEST, 65.31 FEET TO A DRILL HOLE FOUND (HELD) MARKING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF WILSON BOULEVARD (VARIABLE WIDTH PUBLIC R/W) AND THE AFORESAID EASTERLY RIGHT OF WAY LINE OF NORTH NASH STREET; THENCE LEAVING SAID INTERSECTION AND RUNNING WITH A PORTION OF SAID NORTHERLY RIGHT OF WAY LINE OF WILSON BOULEVARD THE FOLLOWING TWO (2) COURSES AND DISTANCES:
- 54.55 FEET ALONG THE ARC OF THE TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 52.71 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 53°16'41" WEST, 52.15 FEET TO A POINT; THENCE
- NORTH 82°55'31" WEST, 45.92 FEET TO A POINT MARKING THE INTERSECTION OF THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF WILSON BOULEVARD AND THE AFORESAID EASTERLY RIGHT OF WAY LINE OF NORTH OAK STREET; THENCE LEAVING SAID INTERSECTION AND RUNNING WITH A PORTION OF SAID EASTERLY RIGHT OF WAY LINE OF NORTH OAK STREET THE FOLLOWING TWO (2) COURSES AND DISTANCES:
- NORTH 06°38'09" WEST, 542.16 FEET TO THE POINT OF BEGINNING CONTAINING 91,614 SQUARE FEET OR 2.10317 ACRES OF LAND.

TOGETHER WITH A PORTION OF NORTH NASH STREET (TO BE VACATED) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF NORTH NASH STREET, SAID POINT LYING NORTH 23°37'51" EAST, 18.52 FEET FROM A DRILL HOLE FOUND (HELD) MARKING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF WILSON BOULEVARD (VARIABLE WIDTH PUBLIC R/W) AND THE EASTERLY RIGHT OF WAY LINE OF NORTH NASH STREET (VARIABLE WIDTH PUBLIC R/W); THENCE RUNNING WITH A PORTION OF SAID EASTERLY RIGHT OF WAY LINE OF NORTH NASH STREET THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- NORTH 23°37'51" EAST, 46.79 FEET TO A PK NAIL FOUND (HELD); THENCE
- NORTH 07°00'51" EAST, 4.40 FEET TO A POINT; THENCE LEAVING THE AFORESAID EASTERLY RIGHT OF WAY LINE OF NORTH NASH STREET AND RUNNING SO AS TO CROSS AND INCLUDE A PORTION OF EXISTING NORTH NASH STREET (TO BE VACATED) THE FOLLOWING TWO (2) COURSES AND DISTANCES:
- SOUTH 06°37'55" EAST, 44.69 FEET TO A POINT; THENCE
- SOUTH 83°21'54" WEST, 24.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 521 SQUARE FEET OR 0.01196 ACRES OF LAND.

**LOT AREA TABULATION:**

LOT	AREA (SQ FT)	AREA (ACRES)
LOT 1	4,400	0.10101
LOT 2	4,400	0.10101
LOT 3	4,400	0.10101
LOT 4	4,400	0.10101
LOT 5	4,400	0.10101
LOT 6	3,681	0.08450
LOT 7	3,753	0.08616
LOT 8	3,937	0.09038
LOT 9	4,722	0.10840
LOT 10	5,408	0.12411
LOT 11	4,570	0.10492
LOT 12	3,735	0.08574
LOT 13	6,150	0.14118
LOT 14	5,945	0.13655
LOT 15	4,400	0.10101
LOT 16	4,400	0.10101
LOT 17	4,400	0.10101
LOT 18	4,999	0.11477
LOT 19	4,756	0.10919
LOT 20	503	0.01154
LOT 21	4,254	0.09765
TOTAL AREA	91,614	2.10317

**PARKING TABULATION:**

RPC #16035001 SURFACE STRIPPED PARKING SPACES	10
RPC #16035001 GARAGE STRIPPED PARKING SPACES	100
STRIPPED TANDEM PARKING SPACES	307
STRIPPED HANDICAP PARKING SPACES	6
STRIPPED MOTORCYCLE PARKING SPACES	6
STRIPPED ELECTRIC VEHICLE PARKING SPACES	5
SUB-TOTAL STRIPPED PARKING SPACES	420
RPC #16035002 GARAGE STRIPPED PARKING SPACES	89
STRIPPED TANDEM PARKING SPACES	58
STRIPPED HANDICAP PARKING SPACES	4
SUB-TOTAL STRIPPED PARKING SPACES	151
TOTAL STRIPPED PARKING SPACES ON SITE	581*

\* STREET PARKING SPACES ARE NOT INCLUDED.

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

**LEGEND:**

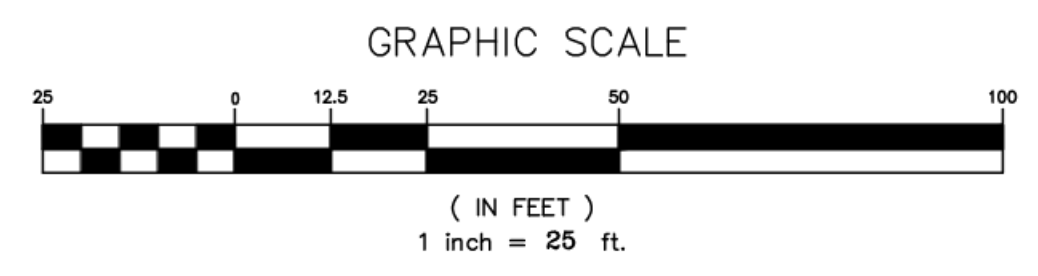
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[Symbol]	INDEX CONTOUR
[Symbol]	INTERMEDIATE CONTOUR
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[Symbol]	UTILITY POLE
[Symbol]	PHONE MANHOLE
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[Symbol]	CABLE TELEVISION PEDESTAL
[Symbol]	GAS VALVE
[Symbol]	GAS MANHOLE
[Symbol]	GAS MARKER
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[Symbol]	RIGHT-OF-WAY
[Symbol]	HANDICAP RAMP
[Symbol]	DEED BOOK
[Symbol]	PAGE
[Symbol]	BUILDING RESTRICTION LINE
[Symbol]	SIDEWALK
[Symbol]	EXISTING
[Symbol]	APPROXIMATE
[Symbol]	SQUARE FEET
[Symbol]	ACRES

**RPC AREA TABULATION:**

RPC #16035001	57,926	OR	1,32980	AC	ZONE: C-0-ROSSLYN
RPC #16035002	33,688	OR	0.77337	AC <td>ZONE: C-0-ROSSLYN</td>	ZONE: C-0-ROSSLYN
TOTAL SITE AREA	91,614	SF	OR	2.10317	AC

**CURVE TABLE:**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	14.95'	7.28'	117°33'50"	12.02'	N37°51'14"W	12.46'
C2	22.22'	145.00'	008°46'50"	11.13'	S16°32'16"W	22.20'
C3	61.26'	3009.42'	001°09'59"	30.63'	S11°33'47"W	61.26'
C4	54.55'	52.71'	059°17'40"	30.00'	N53°16'41"E	52.15'













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4.1 SITE PLAN RESUBMISSION	05/22/2026

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

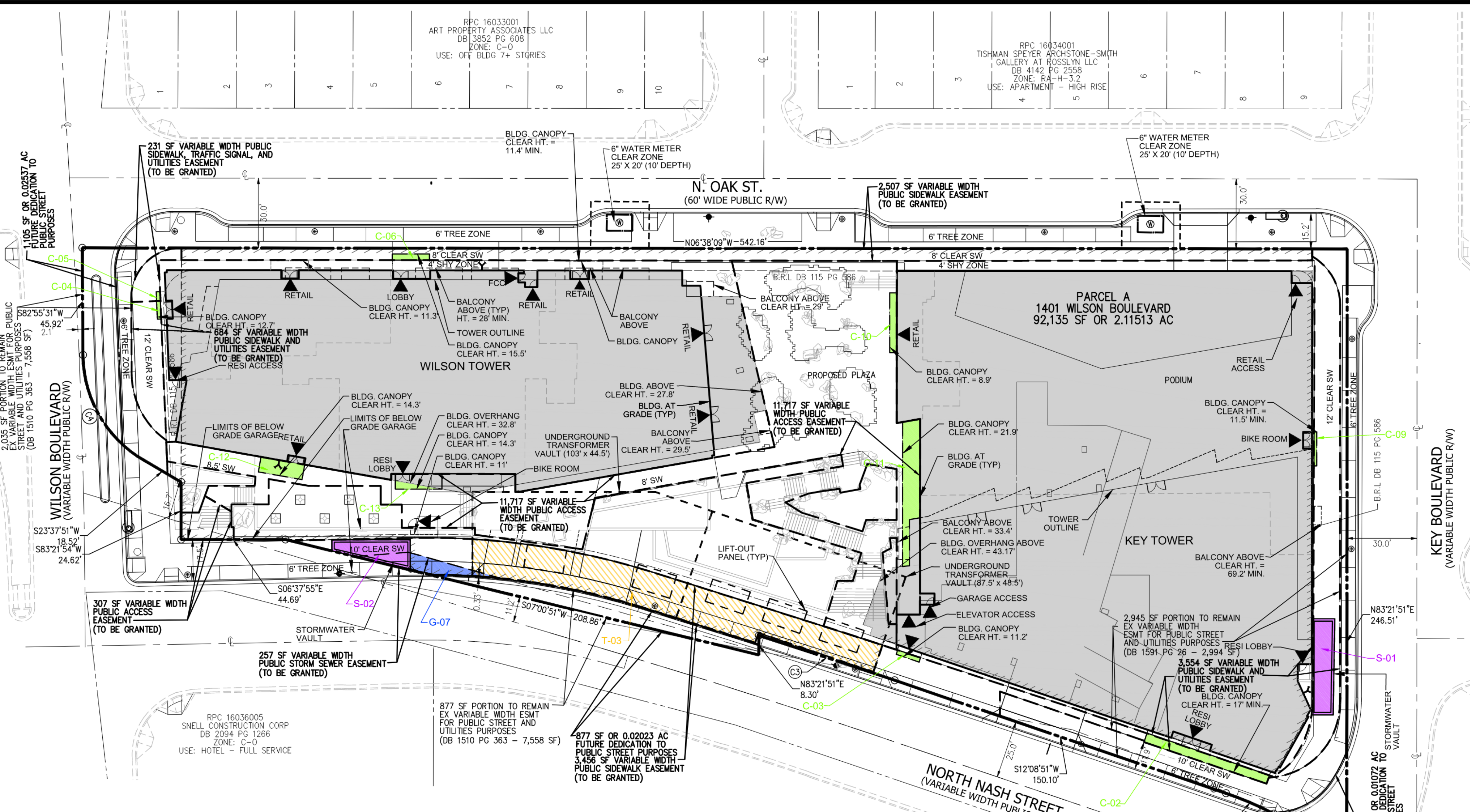


# 1401 WILSON BLVD. 4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

## ENCROACHMENT EXHIBIT

DRAWN BY: NDR  
 DESIGNED BY: VIKA  
 DATE ISSUED: 08/13/2025  
 DWG. SCALE: 1"=25'  
 VIKA NO.: WV7193J  
 SHEET NO.: C-02B

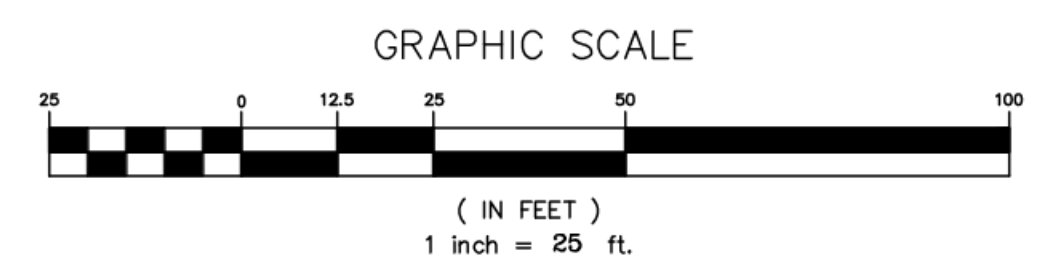


### ENCROACHMENT TABULATION

Identity	Encroachment Type	Area (sq. ft.)	Size (W X D)	Clear Height	Materials	Permanent/Removable	Easement Type
C-02*	Canopy	217	55.8' x 3.8' - 4.6'	Min. 17' above sidewalk	Steel & Metal	Removable	Proposed Easement for Public Sidewalk & Utilities Purposes
C-03*	Canopy	21	10.3' x 2.1'	Min. 11.2' above sidewalk	Steel & Metal	Removable	Proposed Easement for Public Sidewalk & Utilities Purposes
C-04*	Canopy	13	7.7' x 1.7'	Min. 12.7' above sidewalk	Steel & Metal	Removable	Proposed Easement for Public Sidewalk & Utilities Purposes
C-05*	Canopy	7	4.0' x 1.7'	Min. 12.7' above sidewalk	Steel & Metal	Removable	Proposed Easement for Public Sidewalk, Traffic Signal & Utilities Purposes
C-06*	Canopy	42	15.9' X 2.6'	Min. 15.5' above sidewalk	Steel & Metal	Removable	Proposed Public Sidewalk Easement
C-09*	Canopy	17	14.6' - 1.2'	Minimum 11.5' above sidewalk	Steel & Metal	Removable	Proposed Easement for Public Sidewalk & Utilities Purposes
C-10	Canopy	77	25.6 x 3.0'	Minimum 8.9' above sidewalk	Steel & Metal	Removable	Proposed Public Access Easement
C-11	Canopy	378	61.9' x 3.0' - 7.5'	Minimum 21.9' above sidewalk	Steel & Metal	Removable	Proposed Public Access Easement
C-12	Canopy	124	19.0' - 6.5'	Minimum 14.3' above sidewalk	Steel & Metal	Removable	Proposed Public Access Easement
C-13	Canopy	130	20.0' - 6.5'	Minimum 14.3' above sidewalk	Steel & Metal	Removable	Proposed Public Access Easement
G-07	Garage	152	39.6' x 0.0' - 7.0'	Minimum 5' below surface	N/A	Permanent	Proposed Easement for Public Storm Sewer Purposes
T-03	Transformer Vault	2807	597.4' x 12.1' - 15.7'	Minimum 5' below surface	N/A	Permanent	Proposed Public Sidewalk Easement
S-01	Stormwater Vault	369	44.2' x 9.2'	Minimum 5' below surface	N/A	Permanent	Proposed Easement for Public Sidewalk & Utilities Purposes
S-02	Stormwater Vault	291	33.8' x 4.8' - 12.5'	Minimum 5' below surface	N/A	Permanent	Proposed Public Sidewalk Easement

\* Encroachment will be handled administratively under Chapter 70 of the Arlington County Code. Ordinance Not Required.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	14.95'	7.28'	117°33'50"	12.02'	N37°51'14"W	12.46'
C2	22.22'	145.00'	008°46'50"	11.13'	S16°32'16"W	22.20'
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 MONUMENT W-3 - N=386,655.2437 E=779,851.5550 (WMATA PROJECT DATUM); MONUMENT W-4 - N=386,527.1338 E=779,272.1697 (WMATA PROJECT DATUM), CORPSON, PROVIDED BY THE U.S. ARMY CORPS OF ENGINEERS, WAS USED TO CONVERT THE MD NAD 27 VALUES TO VCS 83. (TO CONVERT THE MONUMENT COORDINATES FROM PROJECT GRID TO MD NAD 27, A MULTIPLIER OF 0.999943 AS PROVIDED BY WMATA, WAS USED.)
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- THE SUBJECT PROPERTY IS LOCATED IN ZONE X NO SCREEN (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51013C0039D, COMMUNITY PANEL 515520 0039 D, FOR ARLINGTON COUNTY, VIRGINIA, DATED NOVEMBER 16, 2023. ZONE X NO SCREEN IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
- THE SUBJECT PROPERTIES SHOWN HEREON WERE ACQUIRED BY THE FOLLOWING: 1.) BY OAK HILL PROPERTY ASSOCIATES, LLC BY DEED RECORDED IN DEED BOOK 3852 AT PAGE 588 (RPC 16-035-001); AND 2.) BY NASH STREET PROPERTY ASSOCIATES, LLC BY DEED RECORDED IN DEED BOOK 3852 AT PAGE 576 (RPC 16-035-002), ALL AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
- THE SUBJECT PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT PER ARLINGTON COUNTY LOCAL HISTORIC SITES AND DISTRICTS MAP DATED 2004, NOR IS THE SUBJECT PROPERTY LISTED ON THE ARLINGTON COUNTY HISTORIC RESOURCES INVENTORY (HRI).
- FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 3020-1W3XVA01 WITH A COMMITMENT DATE OF OCTOBER 15, 2024 AT 8:00 AM AND FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 3020-1W3XVA02 WITH A COMMITMENT DATE OF OCTOBER 15, 2024 AT 8:00 AM HAVE BEEN INCORPORATED INTO THIS SURVEY. ALL KNOWN PLOTTABLE EASEMENTS OF RECORD ARE SHOWN HEREON.











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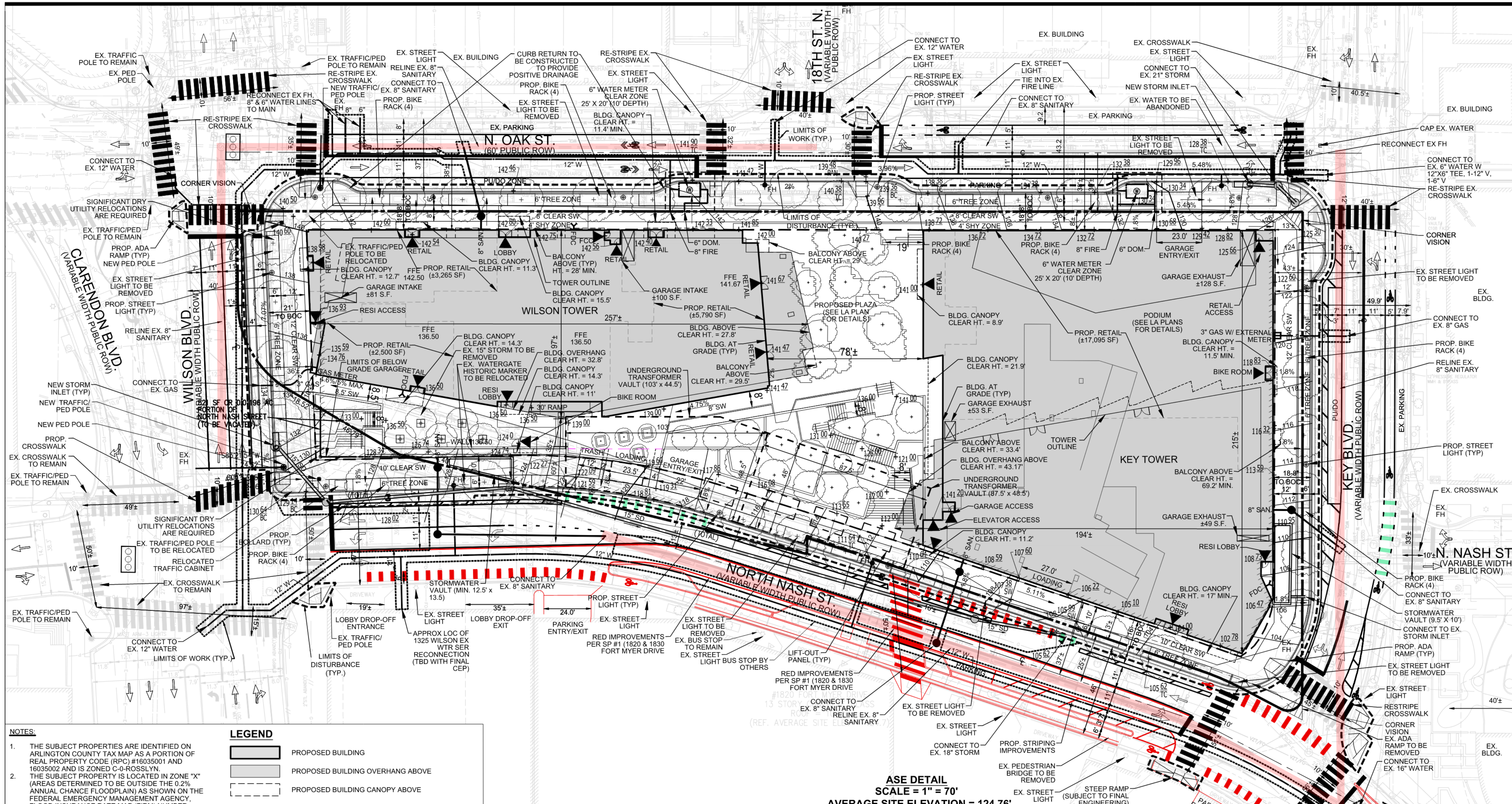


**1401 WILSON BLVD.**  
**4.1 SITE PLAN AMENDMENT**

ARLINGTON COUNTY, VIRGINIA

**PLOT & LOCATION PLAN - ULTIMATE**

DRAWN BY:	NDR
DESIGNED BY:	VIKA
DATE ISSUED:	08/13/2025
DWG. SCALE:	1"=25'
VIKA NO.:	W7193J
SHEET NO.:	<b>C-05</b>



- NOTES:**
- THE SUBJECT PROPERTIES ARE IDENTIFIED ON ARLINGTON COUNTY TAX MAP AS A PORTION OF REAL PROPERTY CODE (RPC) #16035001 AND 16035002 AND IS ZONED C-0-ROSSLYN.
  - THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51013C0081C, COMMUNITY PANEL 515520 0081 C, FOR ARLINGTON COUNTY, VIRGINIA, DATED AUGUST 19, 2013. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
  - THE SUBJECT PROPERTY AND EACH PARCEL THEREOF HAS DIRECT VEHICULAR ACCESS TO AND FROM A PUBLIC STREET, NORTH NASH ST AND N. OAK ST., AS SHOWN HEREON.
  - THERE IS NO OBSERVED EVIDENCE OF WETLANDS FIELD DELINEATION ON THE SUBJECT PROPERTY. THE SUBJECT PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT PER ARLINGTON COUNTY LOCAL HISTORIC SITES AND DISTRICTS MAP DATED 2004.
  - THE AVERAGE SITE ELEVATION IS 124.76'.
  - PROPOSED GRADING AND UTILITIES SHOWN HEREON ARE SUBJECT TO CHANGE WITH FINAL ENGINEERED SITE PLAN.
  - PROPOSED BUILDINGS, DOOR LOCATIONS, FINISHED FLOOR ELEVATIONS AND ELEVATOR LOCATIONS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERED SITE PLAN.
  - TELECOMMUNICATION SERVICES WILL BE DETERMINED BY THE OWNER AT FINAL ENGINEERED SITE PLAN. BELOW GRADE MEET ME TELECOMMUNICATION VAULTS WILL BE PROVIDED FOR FUTURE CONNECTIONS. LOCATIONS SHOWN ON THIS APPLICATION ARE APPROXIMATE AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERED SITE PLAN.
  - SEE OVERALL CERTIFIED SURVEY ON SHEET C-01 FOR SITE AREA AND ADDITIONAL EXISTING INFORMATION.
  - ALL EXISTING TREES ON SITE ARE TO BE REMOVED.

**LEGEND**

[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED BUILDING OVERHANG ABOVE
[Symbol]	PROPOSED BUILDING CANOPY ABOVE
[Symbol]	LIMITS OF UNDERGROUND GARAGE
[Symbol]	PROPERTY LINE
[Symbol]	LIMITS OF DISTURBANCE
[Symbol]	LIMITS OF WORK (EXCLUDED FROM SWM)
[Symbol]	PROPOSED STORM
[Symbol]	PROPOSED SANITARY
[Symbol]	EXISTING SANITARY TO BE RELINED
[Symbol]	PROPOSED WATER
[Symbol]	PROPOSED GAS
[Symbol]	PROPOSED PEDESTRIAN ENTRANCE
[Symbol]	PROPOSED TREE
[Symbol]	PROPOSED FDC
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	PROPOSED STREET LIGHT
[Symbol]	EXISTING STREET LIGHT
[Symbol]	EXISTING SIGNALIZED INTERSECTION

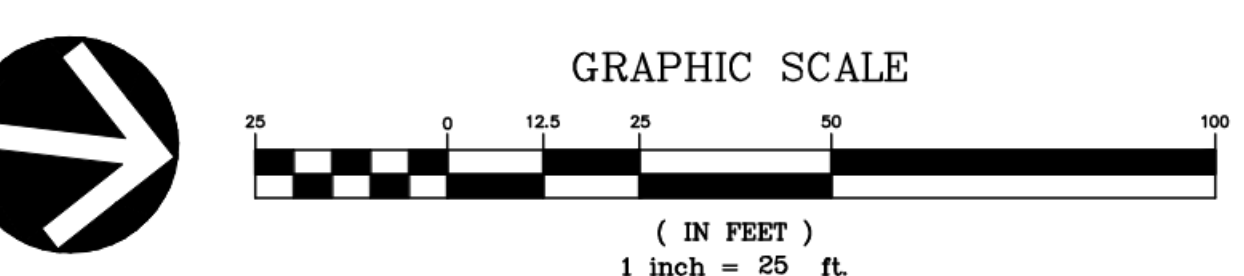
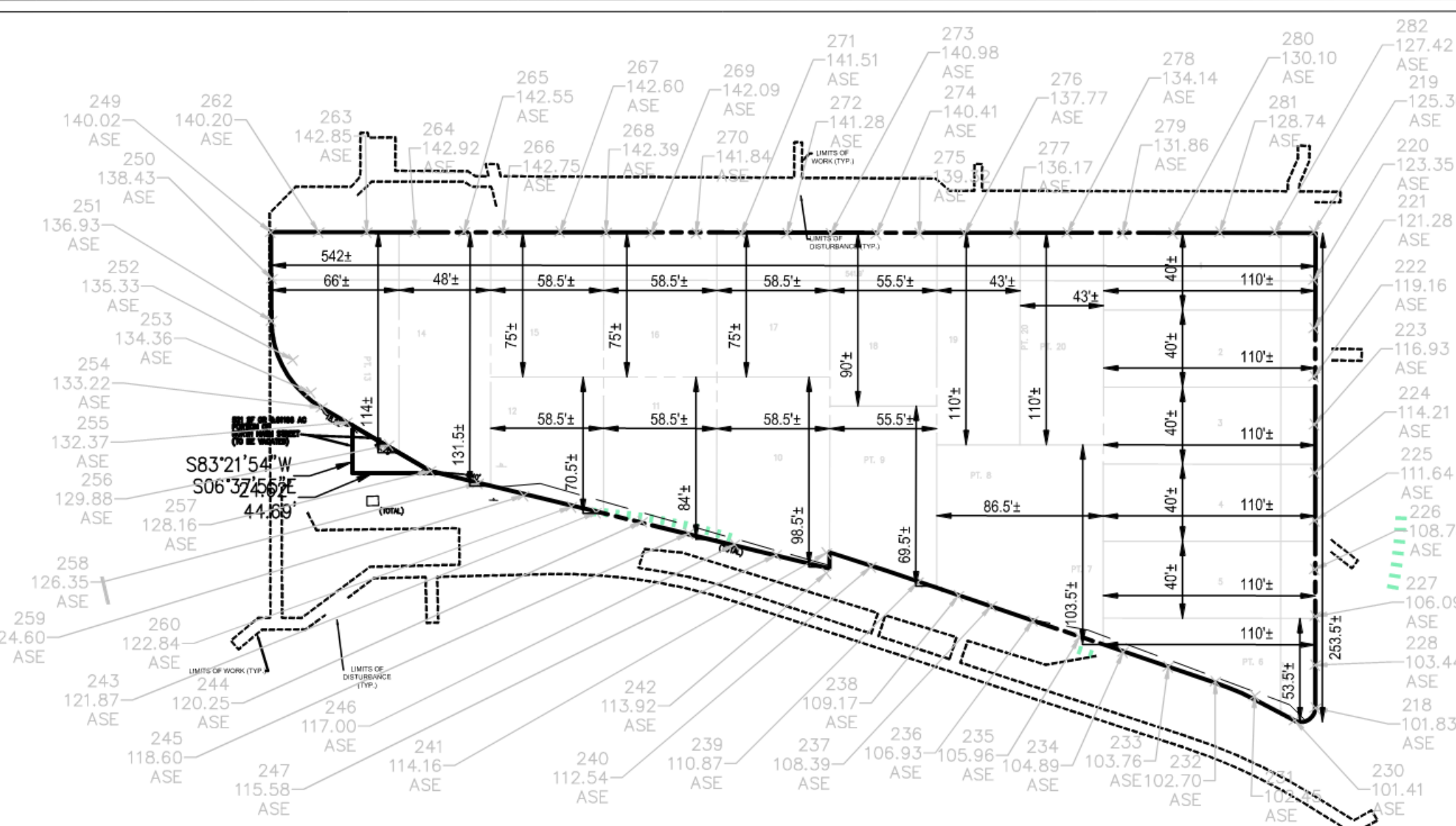
**LOT AREA TABULATION:**

LOT 1	4,400 SF	OR	0.10101 ACRES
LOT 2	4,400 SF	OR	0.10101 ACRES
LOT 3	4,400 SF	OR	0.10101 ACRES
LOT 4	4,400 SF	OR	0.10101 ACRES
LOT 5	4,400 SF	OR	0.10101 ACRES
LOT PT. 6	3,681 SF	OR	0.08450 ACRES
LOT PT. 7	3,753 SF	OR	0.08616 ACRES
LOT PT. 8	3,937 SF	OR	0.09038 ACRES
LOT PT. 9	4,722 SF	OR	0.10840 ACRES
LOT 10	5,406 SF	OR	0.12411 ACRES
LOT 11	4,570 SF	OR	0.10492 ACRES
LOT 12	3,735 SF	OR	0.08574 ACRES
LOT PT. 13	6,150 SF	OR	0.14118 ACRES
LOT 14	5,948 SF	OR	0.13655 ACRES
LOT 15	4,400 SF	OR	0.10101 ACRES
LOT 16	4,400 SF	OR	0.10101 ACRES
LOT 17	4,400 SF	OR	0.10101 ACRES
LOT 18	4,999 SF	OR	0.11477 ACRES
LOT 19	4,756 SF	OR	0.10919 ACRES
LOT PT. 20	503 SF	OR	0.01154 ACRES
LOT PT. 20	4,254 SF	OR	0.09765 ACRES
TOTAL AREA	91,614 SF	OR	2.10317 ACRES

**SITE TABULATIONS:**

ZONE	AREA	COVERAGE%
C-0-ROSSLYN	91,614 S.F.	58,905 S.F. 64.3%

**ASE DETAIL**  
 SCALE = 1" = 70'  
 AVERAGE SITE ELEVATION = 124.76'





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

*Our Site Set on the Future.*

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PLAN STATUS	DATE
4.1 SITE PLAN AMENDMENT	08/13/2025
4.1 SITE PLAN RESUBMISSION	10/17/2025
4.1 SITE PLAN RESUBMISSION	12/16/2025
4.1 SITE PLAN RESUBMISSION	04/10/2026
4.1 SITE PLAN RESUBMISSION	05/22/2026

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

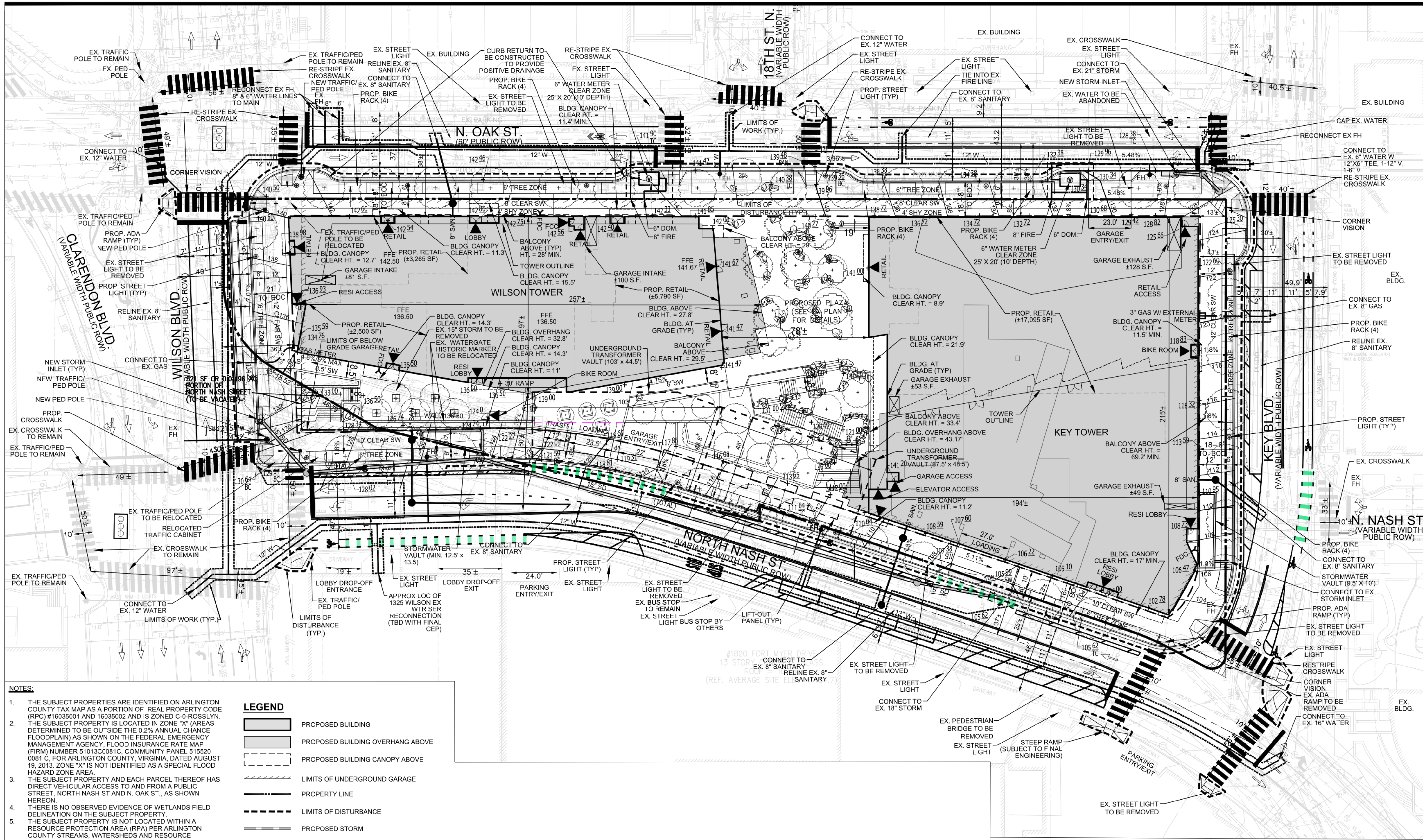


**1401 WILSON BLVD.**  
**4.1 SITE PLAN AMENDMENT**

ARLINGTON COUNTY, VIRGINIA

**PLOT & LOCATION PLAN - INTERIM**

DRAWN BY:	NDR
DESIGNED BY:	VIKA
DATE ISSUED:	08/13/2025
DWG. SCALE:	1"=25'
VIKA NO.	W7193J
SHEET NO.	<b>C-05A</b>



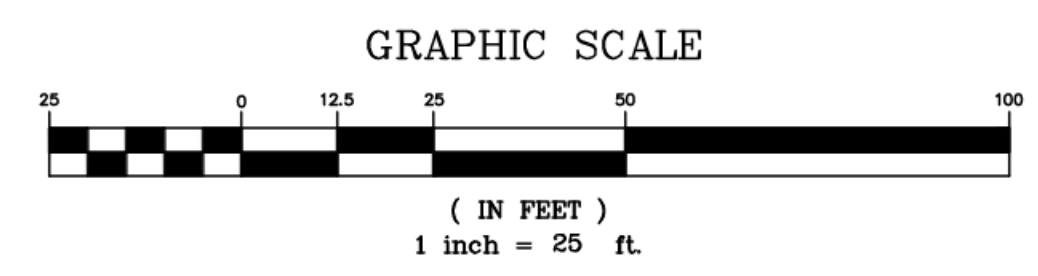
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  - THE SUBJECT PROPERTY AND EACH PARCEL THEREOF HAS DIRECT VEHICULAR ACCESS TO AND FROM A PUBLIC STREET, NORTH NASH ST AND N. OAK ST., AS SHOWN HEREON.
  - THERE IS NO OBSERVED EVIDENCE OF WETLANDS FIELD DELINEATION ON THE SUBJECT PROPERTY.
  - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY STREAMS, WATERSHEDS AND RESOURCE PROTECTION AREAS MAP DATED 2007.
  - THE SUBJECT PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT PER ARLINGTON COUNTY LOCAL HISTORIC SITES AND DISTRICTS MAP DATED 2004.
  - THE AVERAGE SITE ELEVATION IS 124.76'.
  - PROPOSED GRADING AND UTILITIES SHOWN HEREON ARE SUBJECT TO CHANGE WITH FINAL ENGINEERED SITE PLAN.
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  - ALL EXISTING TREES ON SITE ARE TO BE REMOVED.

**LEGEND**

	PROPOSED BUILDING
	PROPOSED BUILDING OVERHANG ABOVE
	PROPOSED BUILDING CANOPY ABOVE
	LIMITS OF UNDERGROUND GARAGE
	PROPERTY LINE
	LIMITS OF DISTURBANCE
	PROPOSED STORM
	PROPOSED SANITARY
	PROPOSED WATER
	PROPOSED GAS
	PROPOSED PEDESTRIAN ENTRANCE
	PROPOSED TREE
	PROPOSED FDC
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	EXISTING STREET LIGHT
	EXISTING SIGNALIZED INTERSECTION

**SITE TABULATIONS:**

ZONE	AREA	COVERAGE%
C-ROSSLYN	91,612 S.F.	58,905 S.F. 64.3%







**VIKA VIRGINIA, LLC**  
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4.1 SITE PLAN RESUBMISSION	05/22/2026

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

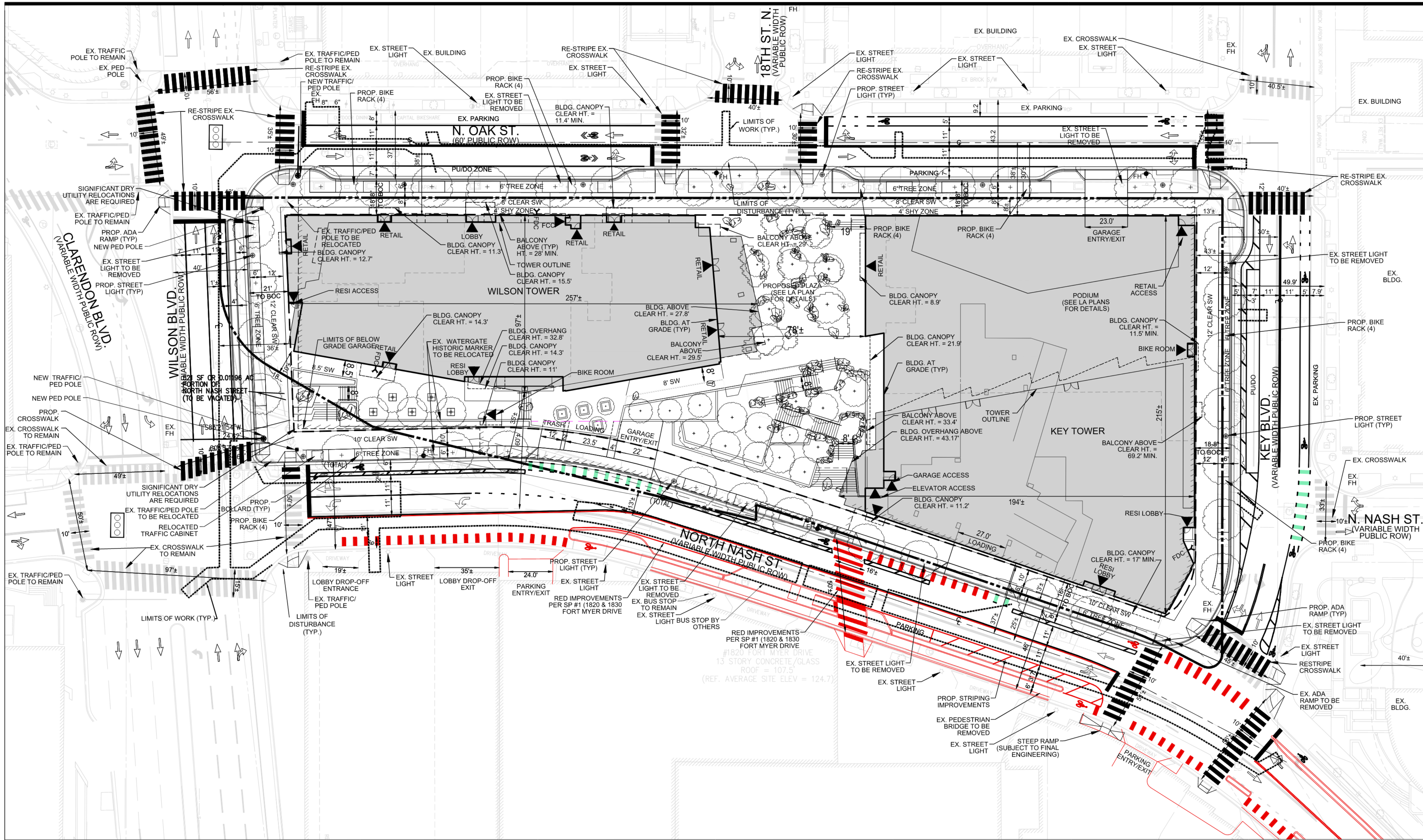


**1401 WILSON BLVD.**  
 4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

**STRIPING AND MARKING PLAN - ULTIMATE**

DRAWN BY:	NDR
DESIGNED BY:	VIKA
DATE ISSUED:	08/13/2025
DWG. SCALE:	1"=25'
VIKA NO.:	W7193J
SHEET NO.:	C-07

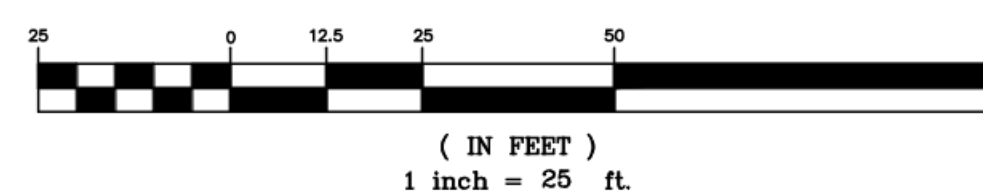


**LEGEND**

- PROPOSED BUILDING
- PROPOSED BUILDING OVERHANG ABOVE
- PROPOSED BUILDING CANOPY ABOVE
- LIMITS OF UNDERGROUND GARAGE
- PROPERTY LINE
- EXISTING SIGNALIZED INTERSECTION
- PROPOSED PEDESTRIAN ENTRANCE
- PROPOSED TREE
- PROPOSED FDC
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT



GRAPHIC SCALE





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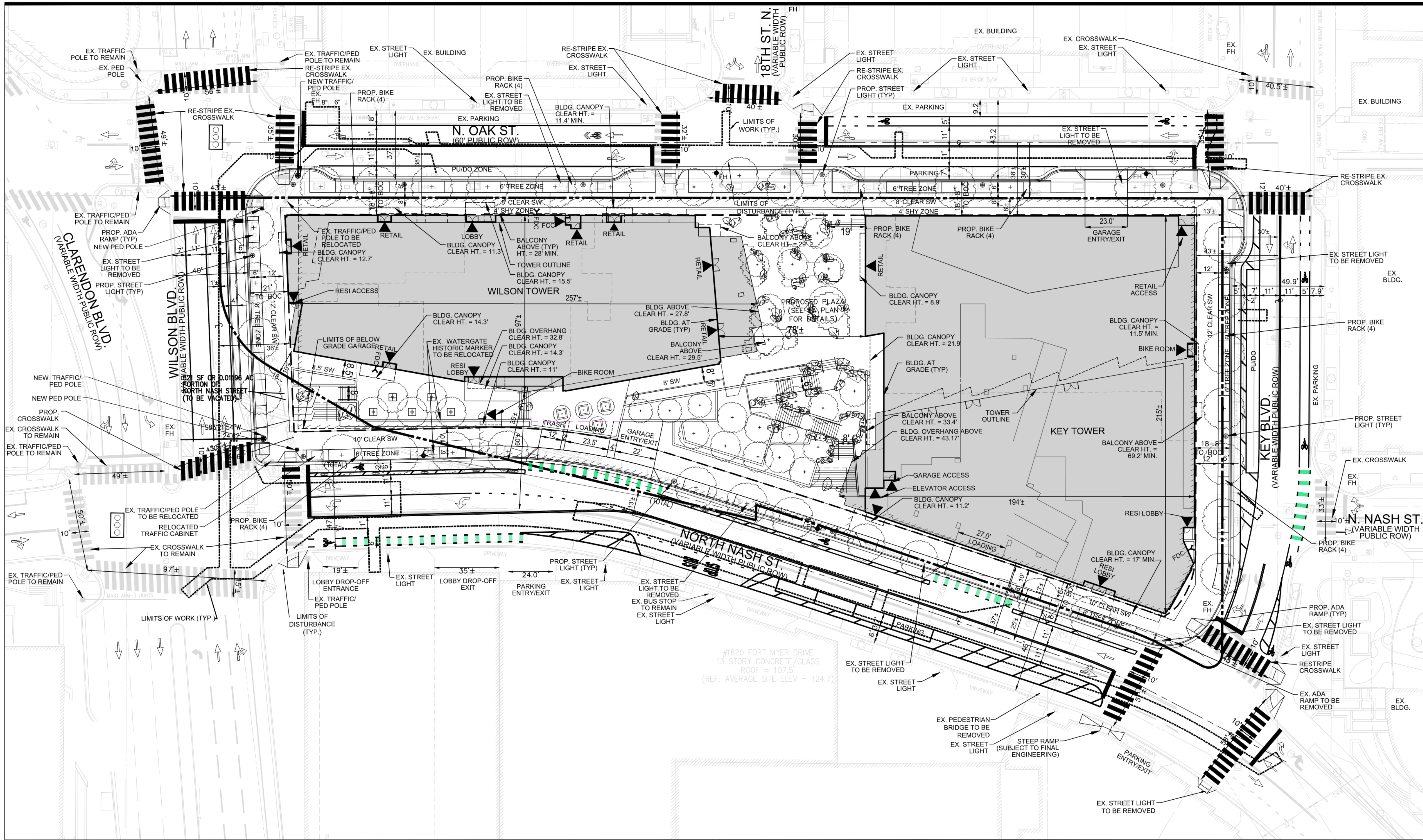


**1401 WILSON BLVD.**  
**4.1 SITE PLAN AMENDMENT**

ARLINGTON COUNTY, VIRGINIA

**STRIPING AND MARKING PLAN - INTERIM**

DRAWN BY:	NDR
DESIGNED BY:	VIKA
DATE ISSUED:	08/13/2025
DWG. SCALE:	1"=25'
VIKA NO.:	W7193J
SHEET NO.:	<b>C-07A</b>

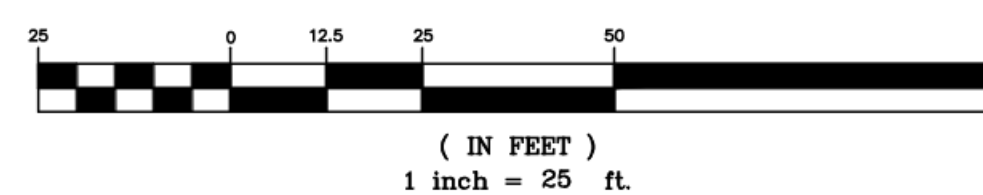


**LEGEND**

- PROPOSED BUILDING
- PROPOSED BUILDING OVERHANG ABOVE
- PROPOSED BUILDING CANOPY ABOVE
- LIMITS OF UNDERGROUND GARAGE
- PROPERTY LINE
- EXISTING SIGNALIZED INTERSECTION
- PROPOSED PEDESTRIAN ENTRANCE
- PROPOSED TREE
- PROPOSED FDC
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT



**GRAPHIC SCALE**













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PROFESSIONAL SEAL

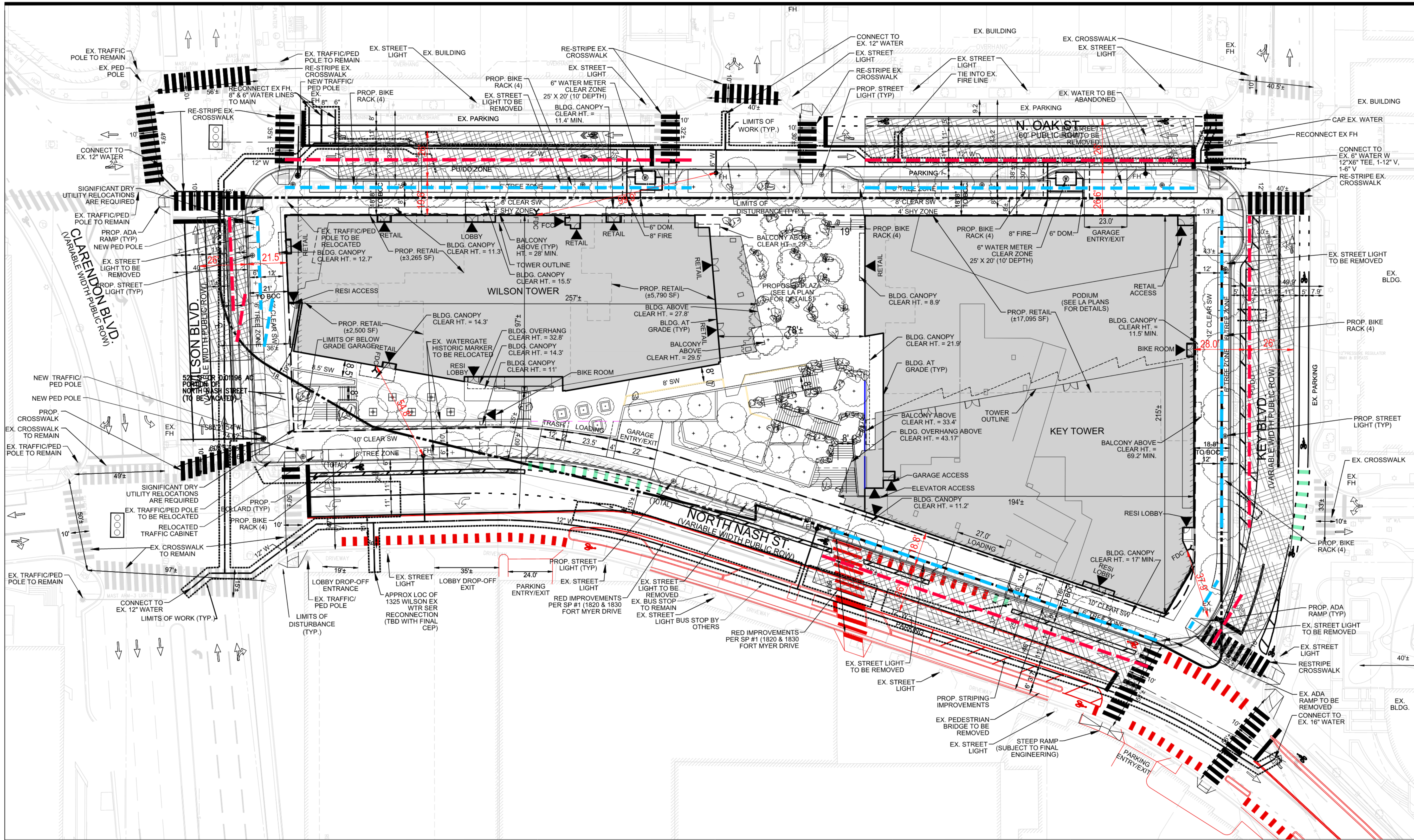


**1401 WILSON BLVD.**  
**4.1 SITE PLAN AMENDMENT**

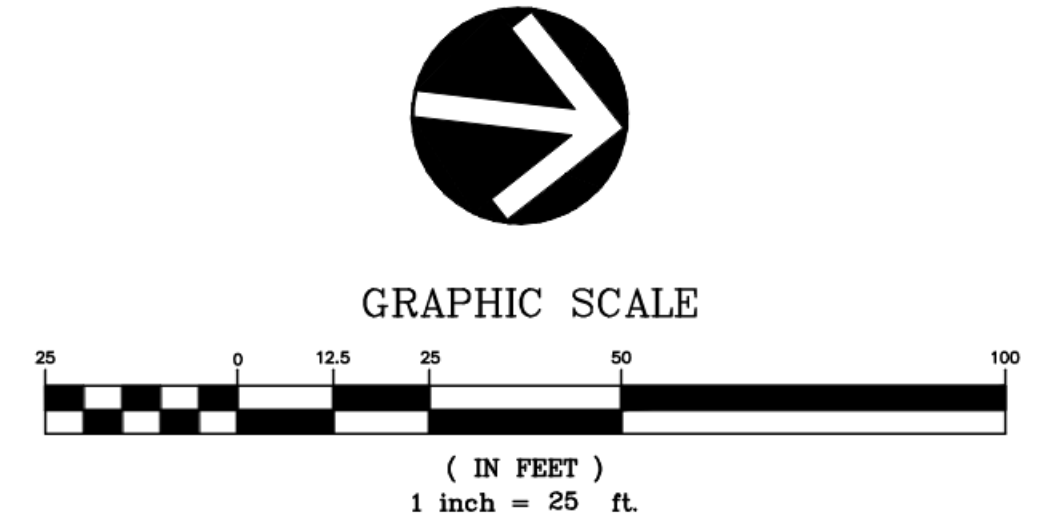
ARLINGTON COUNTY, VIRGINIA

**FIRE LANE MARKING PLAN**

DRAWN BY:	NDR
DESIGNED BY:	VIKA
DATE ISSUED:	08/13/2025
DWG. SCALE:	1"=25'
VIKA NO.:	W7193J
SHEET NO.:	C-10



LEGEND	
	AERIAL FIRE APPARATUS ACCESS AREA (6% SLOPE OR LESS)
	PROPOSED BUILDING AT GRADE
	PROPOSED BUILDING OVERHANG ABOVE
	PROPOSED BUILDING CANOPY
	PROPOSED PEDESTRIAN ENTRANCE
	PROPERTY LINE
	LIMITS OF UNDERGROUND GARAGE
	PROPOSED WATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	PROPOSED FIRE HYDRANT
	15' PROPOSED BUILDING OFFSET
	30' PROPOSED BUILDING OFFSET
	PROPOSED STREET TREE
	EXISTING SIGNALIZED INTERSECTION









# VRRM COMPUTATIONS

Virginia Runoff Reduction Method Worksheet

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 4.1

BMP Design Specifications List: 2024 Stds & Specs

## Site Summary

Project Title: 1401 Wilson Blvd  
Date: 4/6/21

Total Disturbed Acreage:	2.4943
--------------------------	--------

## Site Land Cover Summary

### Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest (acres)	0.0000	0.0000	0.0000	0.0000	0.0000	0
Mixed Open (acres)	0.0000	0.0000	0.0000	0.0000	0.0000	0
Managed Turf (acres)	0.0000	0.0000	0.0000	0.0592	0.0592	2
Impervious Cover (acres)	0.0000	0.0000	0.0000	2.4351	2.4351	98
				2.4943	2.4943	100

### Post-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest (acres)	0.0000	0.0000	0.0000	0.0000	0.0000	0
Mixed Open (acres)	0.0000	0.0000	0.0000	0.0000	0.0000	0
Managed Turf (acres)	0.0000	0.0000	0.0000	0.0943	0.0943	4
Impervious Cover (acres)	0.0000	0.0000	0.0000	2.4000	2.4000	96
				2.4943	2.4943	100

\* Forest/Open Space areas must be protected in accordance with the Virginia Runoff Reduction Method

### Site Tv and Land Cover Nutrient Loads

	Final Post-Development (Post-ReDevelopment & New Impervious)	Post-ReDevelopment	Post-Development (New Impervious)	Adjusted Pre-Development
Site Rv	0.9235	0.9235	0.0000	0.9334
Treatment Volume (ft <sup>3</sup> )	8,362	8,362	--	8,451
TP Load (lb/yr)	2,1390	2,1390	--	2,1394

Total TP Load Reduction Required (lb/yr)	0.4275	0.4275	0
--	--------	--------	---

	Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre-Development
TN Load (lb/yr)	30,4511	30,5679

## Site Compliance Summary

Maximum % Reduction Required Below Pre-Development Load	20%
---	-----

Total Runoff Volume Reduction (ft <sup>3</sup> )	1,480
Total TP Load Reduction Achieved (lb/yr)	0.4790
Total TN Load Reduction Achieved (lb/yr)	7,8409
Remaining Post Development TP Load (lb/yr)	1.6600
Remaining TP Load Reduction (lb/yr) Required	0.0000

**\*\* TARGET TP REDUCTION EXCEEDED BY 0.05 LB/YR \*\***

## Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mixed Open (acres)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Managed Turf (acres)	0.0943	0.0000	0.0000	0.0000	0.0000	0.0943
Impervious Cover (acres)	2.4000	0.0000	0.0000	0.0000	0.0000	2.4000
Total Area (acres)	2.4943	0.0000	0.0000	0.0000	0.0000	2.4943

## Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Reduced (lb/yr)	0.4790	0.0000	0.0000	0.0000	0.0000	0.4790
TN Load Reduced (lb/yr)	7,8409	0.0000	0.0000	0.0000	0.0000	7,8409

## Runoff Volume and CN Calculations

Target Rainfall Event (in)	1-year storm	2-year storm	10-year storm
	2.62	3.17	4.87

Drainage Areas	RV & CN	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D	Drainage Area E
CN		97	0	0	0	0
RR (ft <sup>3</sup> )		1,480	0	0	0	0
1-year return period	RV w/ RR (ws-in)	2.2822	0.0000	0.0000	0.0000	0.0000
	RV w/ RR (ws-in)	2.1188	0.0000	0.0000	0.0000	0.0000
	CN adjusted	95	0	0	0	0
2-year return period	RV w/ RR (ws-in)	2.8269	0.0000	0.0000	0.0000	0.0000
	RV w/ RR (ws-in)	2.6634	0.0000	0.0000	0.0000	0.0000
	CN adjusted	95	0	0	0	0
10-year return period	RV w/ RR (ws-in)	4.5176	0.0000	0.0000	0.0000	0.0000
	RV w/ RR (ws-in)	4.3541	0.0000	0.0000	0.0000	0.0000
	CN adjusted	95	0	0	0	0

# Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft <sup>3</sup> )	Runoff Reduction (ft <sup>3</sup> )	Remaining Runoff Volume (ft <sup>3</sup> )	Total BMP Treatment Volume (ft <sup>3</sup> )	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
<b>1. Vegetated Roof (RR)</b>														
1.a. Vegetated Roof #1 (P-FIL-02)	45			0.1883		292	357	649	0		0.1616	0.0727	0.0889	
<b>2. Rooftop Disconnection (RR)</b>														
2.1. To Stormwater Planter, Urban Bioretention (P-FIL-05)	40			0.8609	0	1,188	1,781	2,969	25	0.0000	0.7387	0.4063	0.3324	

# BIOPLANTER SIZING COMPUTATIONS

STORMWATER PLANTER NUMBER	IMPERVIOUS DA	PERMEABLE DA	TOTAL DA	TOTAL DA	SURFACE AREA	RAINFALL DEPTH (P)	Rv	Tv	SURFACE AREA REQ'D	EQUIVALENT STORAGE DEPTH (FT)	PONDING	SOIL	GRAVEL	PONDING	SOIL	GRAVEL	Tv	% WATER QUALITY VOLUME CAPTURED
#	(SF.)	(SF.)	(SF.)	(SF.)	PROV'D (SF.)	(IN.)	REQ'D (CFT)	(SF)	DEPTH (INCH)	DEPTH (FT)	DEPTH (FT)	Vr	Vr	Vr	PROV'D (CFT)	(Max. 200%)		
1A	6,000	346	6,346	0.1457	346	1.00	0.96	487	295	1.65	9	2.00	1.00	1	0.25	0.4	571	117.3%
1B	15,000	773	15,773	0.3621	773	1.00	0.96	1,220	687	1.78	9	2.50	1.00	1	0.25	0.4	1,372	112.4%
2	16,500	737	17,237	0.3957	737	2.00	0.97	1,346	626	2.15	12	3.00	1.00	1	0.25	0.4	1,585	117.7%
<b>TOTALS =</b>	<b>37,500</b>	<b>1,856</b>	<b>39,356</b>	<b>1</b>	<b>1,856</b>			<b>3,053</b>	<b>1,609</b>									<b>3,528</b>

Q:\Projects\1913\1913\DATA\SWM\BMP\_COMP\BIOPLANTER Sizing

Note: Sizing based on DCR Spec# 9-A

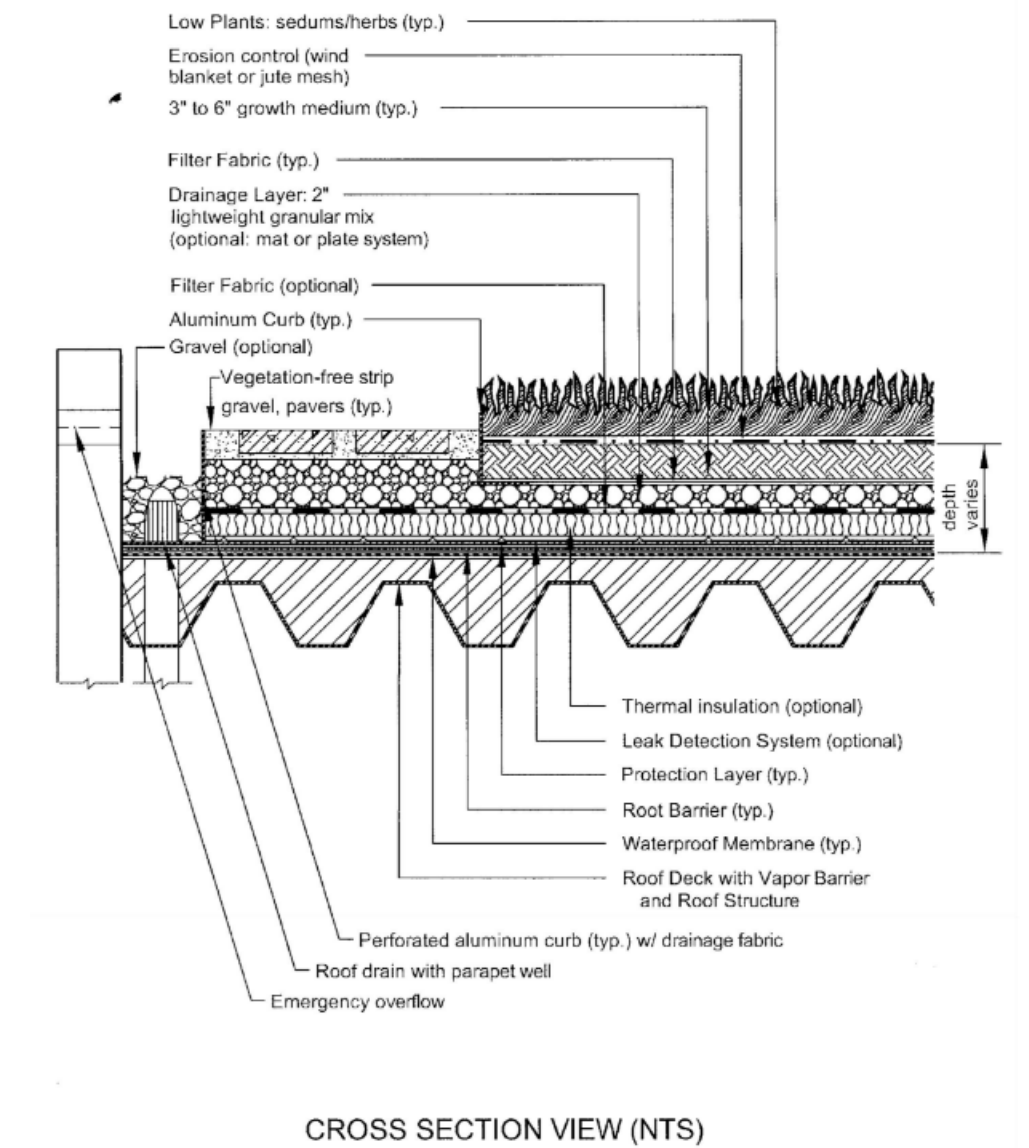
SA(REQ'D)=Tv/2

Tv(REQ'D)=1"\*Rv\*A/12

Tv(PROV'D)=SA\*SUM OF STORAGE

## VA DEQ STORMWATER DESIGN SPECIFICATION NO. 5

## VEGETATED ROOF



CROSS SECTION VIEW (NTS)

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

Version 2.1, 2010

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# TYPICAL GREEN ROOF DETAIL

## GREEN ROOF SIZING COMPUTATIONS

### DEQ Extensive Green Roof Sizing Chart

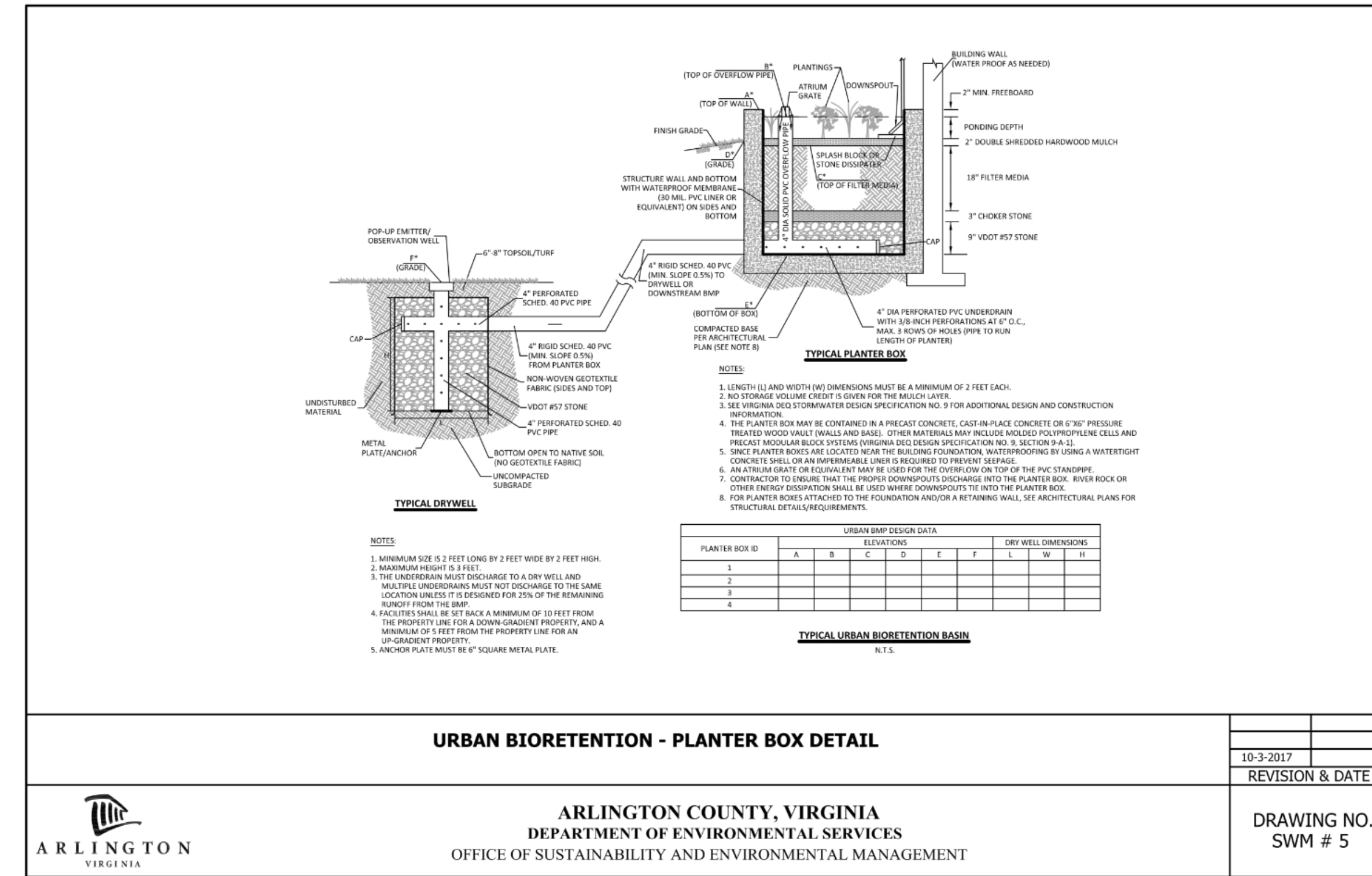
GREEN ROOF NUMBER	INTENSIVE/EXTENSIVE	DA (VEGETATIVE) (SQ. FT.)	DA (NON-VEGETATIVE) (SQ. FT.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SF)	SOIL DEPTH (IN)	MEDIA POROSITY	Tv PROV'D (CFT)
GR #1	EXTENSIVE	3380	0	0.90	254	3380	4	0.30	338
GR #2	EXTENSIVE	4822	0	0.90	362	4822	4	0.30	482
<b>Total</b>		<b>8202</b>	<b>0</b>		<b>615</b>	<b>8202</b>			<b>820</b>

Q:\Projects\1913\1913\DATA\SWM\NRRM V.4.1 Re-development.xlsm\Summary

Note: Sizing based on DCR Spec# 5

Tv(REQ'D)=1"\*Rv\*DA/12

Tv(PROV'D)=(Surface Area\*Soil Depth\*Porosity)/12



## URBAN BIORETENTION - PLANTER BOX DETAIL

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

## TYPICAL BIOPLANTER DETAIL



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

Our Site Set on the Future.

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## PLAN STATUS

PLAN STATUS	DATE
4.1 SITE PLAN AMENDMENT	08/13/2025
4.1 SITE PLAN RESUBMISSION	10/17/2025
4.1 SITE PLAN RESUBMISSION	12/16/2025
4.1 SITE PLAN RESUBMISSION	04/10/2026

## POST-APPROVAL SHEET STATUS

DATE

PROFESSIONAL SEAL

1401 WILSON BLVD.  
4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

## SWM COMPUTATIONS

DRAWN BY: NDR  
DESIGNED BY: VIKA  
DATE ISSUED: 08/13/2025

DWG. SCALE: NA

VIKA NO. W7193J

SHEET NO. C-14

















