SHEET INDEX

1601 FAIRFAX DRIVE

ARLINGTON COUNTY, VIRGINIA

CIVIL

C-00 COVER

C-01 OVERALL CERTIFIED SURVEY
C-01A ENCROACHMENT EXHIBIT
C-01A.1 ENCROACHMENT EXHIBIT

C-01B CONSOLIDATION & EASEMENT EXHIBIT

C-01C ZONING PLAT

C-02 VACATION EXHIBIT

C-03 EXISTING TREE INVENTORY PLAN

C-03A EXISTING TREE INVENTORY NOTES AND DETAILS

C-04 OVERALL CONTEXT PLAN
C-05 AERIAL CONTEXT PLAN
C-06 PLOT AND LOCATION PLAN

C-06A DETAILED PLOT AND LOCATION PLAN

C-06B DRY UTILITY OVERLAY EXHIBIT

C-07 PRESENTATION PLAN

C-07A DETAILED PRESENTATION PLAN

C-08 STRIPING AND MARKING PLAN - ULTIMATE C-08A STRIPING AND MARKING PLAN - INTERIM

C-08B STRIPING AND MARKING PLAN - INTERIM ALTERNATE C-09 EXISTING & PROPOSED STREET SECTIONS

C-09A EXISTING & PROPOSED STREET SECTIONS

C-10 FIRE LANE MARKING PLANC-11 PRE-SWM BMP MAPC-12 POST-SWM BMP MAP

C-13 STORMWATER MANAGEMENT PLAN

C-14 STORMWATER MANAGEMENT CALCULATIONS
C-15 STORMWATER MANAGEMENT CALCULATIONS

C-16 STORMWATER MANAGEMENT DETAILS

C-17 AUTOTURN EXHIBITS

ARCHITECTURE

GENERAL INFORMATION A-100A P2 LEVEL FLOOR PLAN P1 LEVEL FLOOR PLAN A-101 LEVEL 1 FLOOR PLAN A-102 LEVEL 2 FLOOR PLAN A-103 A-104 LEVEL 3 FLOOR PLAN A-105 LEVEL 4 FLOOR PLAN **LEVELS 5-8 FLOOR PLANS** A-106 **ROOF PLAN** A-107 A-300 **BUILDING SECTIONS** A-301 **BUILDING SECTIONS** A-400 NORTH & SOUTH ELEVATIONS A-401 **EAST & WEST ELEVATIONS** A-402 **ENLARGED ELEVATIONS**

LANDSCAPE ARCHITECTURE

3D RENDERINGS

SOLAR STUDIES

L-001 GENERAL NOTES
L-002 OVERALL SITE PLAN

A-403

A-406

L-101 HARDSCAPE PLAN - GROUND FLOOR L-102 HARDSCAPE PLAN - 2ND FLOOR

L-103 HARDSCAPE PLAN - 4TH FLOOR L-201 HARDSCAPE DETAILS

L-202 HARDSCAPE DETAILS
L-301 PRODUCT INFORMATION

L-301 PRODUCT INFORMATION

L-302 PRODUCT INFORMATION

L-401 LANDSCAPE PLAN - GROUND FLOOR L-402 LANDSCAPE PLAN - 2ND FLOOR

L-403 LANDSCAPE PLAN - 4TH FLOOR L-404 LANDSCAPE PLAN - ROOF

L-501 PLANT SCHEDULE L-502 PLANTING DETAILS

L-503 PLANTING NOTES

4.1 SUBMISSION - JULY 11, 2025



CONCEPT RENDERING
REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DETAILS

OWNER / DEVELOPER

MR 1601 FAIRFAX DRIVE PROPERTY LLC 750 17TH STREET NW, SUITE 1100 WASHINGTON, D.C. 20006 (202) 777-2000 CONTACT: JOSH OLSEN

ATTORNEY

WALSH, COLLUCI, LUBELEY & WALSH, P.C. 2200 CLARENDON BOULEVARD, SUITE 1300 ARLINGTON, VA. 22201 (703) 528-4700 CONTACT: NICK CUMINGS

ARCHITECT

DCS DESIGN 8614 WESTWOOD CENTER DRIVE, SUITE 800 TYSONS, VA 22182 (703) 556-9275 CONTACT: JASNA BIJELIC

CIVIL ENGINEER

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

LANDSCAPE ARCHITECT

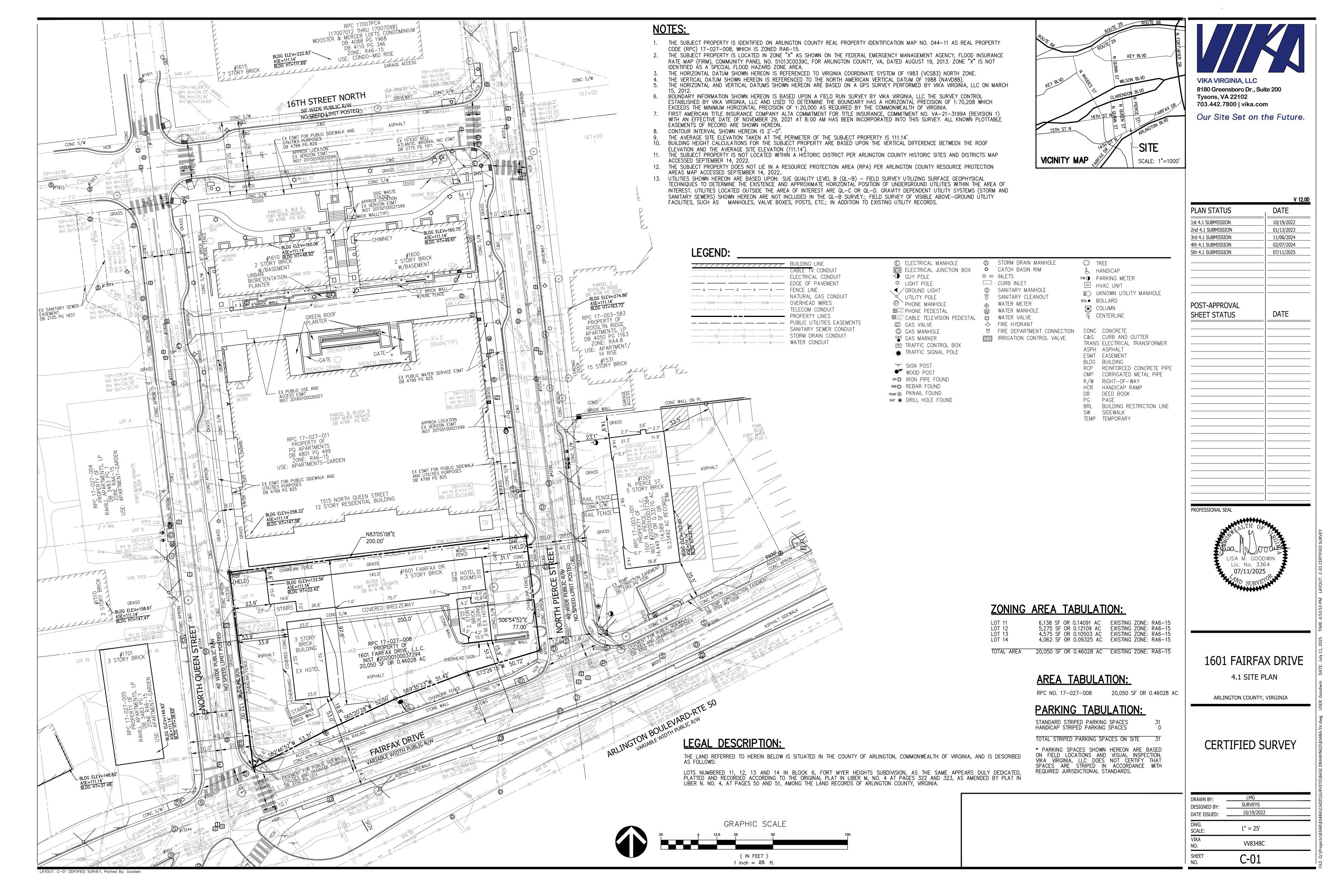
STUDIO 39 6416 GROVEDALE DRIVE ALEXANDRIA, VA 22310 (703) 719-6500 CONTACT: DAVID JUDD

TRAFFIC CONSULTANT

WELLS + ASSOCIATES, INC. 1420 SPRING HILL ROAD, SUITE 610 TYSONS, VA 22102 (703) 917-6620 CONTACT: MICHAEL J. WORKOSKY



VIKA NUMBER VV8348C SHEET C-00



NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP NO. 044-11 AS REAL PROPERTY CODE (RPC) 17-027-008, WHICH IS ZONED RA6-15.

2. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 51013C0039C, FOR ARLINGTON COUNTY, VA, DATED AUGUST 19, 2013. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.

- 3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS83) NORTH ZONE.
 4. THE HORIZONTAL DATUM SHOWN HEREON IS BASED ON A GPS SURVEY PERFORMED BY VIKA VIRGINIA, LLC ON MARCH 15, 2012.
 5. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY VIKA VIRGINIA, LLC THE SURVEY CONTROL ESTABLISHED BY VIKA VIRGINIA, LLC AND USED TO DETERMINE THE BOUNDARY HAS A HORIZONTAL PRECISION OF 1:70,208 WHICH EXCEEDS THE MINIMUM HORIZONTAL PRECISION OF 1:20,000 AS REQUIRED BY THE COMMONWEALTH OF VIRGINIA.
 6. FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. VA-21-3199A (REVISION 1) WITH AN EFFECTIVE DATE OF NOVEMBER 29, 2021 AT 8:00 AM HAS BEEN INCORPORATED INTO THIS SURVEY. ALL KNOWN PLOTTABLE EASEMENTS OF RECORD ARE SHOWN HEREON.
- RECORD ARE SHOWN HEREON.

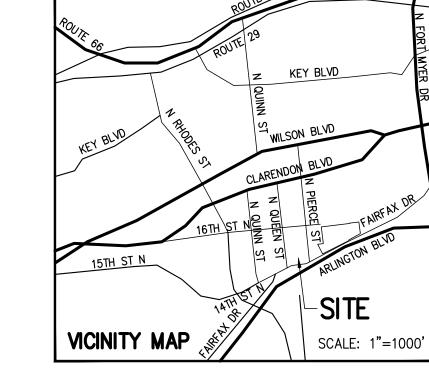
7. THE SUBJECT PROPERTY IS LOCATED IN A HISTORIC DISTRICT PER ARLINGTON COUNTY HISTORIC SITES AND DISTRICTS MAP ACCESSED SEPTEMBER 14, 2022 8. THE SUBJECT PROPERTY DOES NOT LIE IN A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY RESOURCE PROTECTION AREAS MAP ACCESSED SEPTEMBER 14, 2022.

AREA TABULATION:

SEE SECTIONS ON SHEET C-01A.1

RPC NO. 17-027-008 PORTION OF FAIRFAX DRIVE TO BE VACATED







AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. VA-21-3199A (REVISION 1) WITH AN ECTIVE DATE OF NOVEMBER 29, 2021 AT 8:00 AM HAS BEEN INCORPORATED INTO THIS SURVEY. ALL KNOWN PLOTTABLE EASEMENTS OF SORD ARE SHOWN HEREON. SUBJECT PROPERTY IS LOCATED IN A HISTORIC DISTRICT PER ARLINGTON COUNTY HISTORIC SITES AND DISTRICTS MAP ACCESSED TEMBER 14, 2022 SUBJECT PROPERTY DOES NOT LIE IN A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY RESOURCE PROTECTION AREAS MAP SESSED SEPTEMBER 14, 2022.	RPC 17-027-011 PROPERTY OF PQ APARTMENTS DB 4801 PG 499 ZONE: RA6-15 USE: APARTMENTS-GARDEN	EX ESMT FOR POURPOSES AND UTILITIES PURPOSES DB 4799 PG 825 PROP. 8.5' X 9.75' PROP. MOUNTED PROP. MOUNTERS	BUILD TO LI	16TH ST N 15TH ST N 15TH ST N 15TH ST N
EX ESMT FOR PUBLICOSES AND UTILITIES PURPOSES DB 4799 PG 825 LIMITS OF UNDERGROUND UNDERGROUND UNDERGROUND UNDERGROUND UNDERGROUND	BLDG. AT LIMITS OF UNDERGROUND UNDERGROUND GARAGE	PROD MORMEN TRANSFORMEN TRANSFORMEN BLDG. ABOVE (TYP) BLDG. ABOVE (TYP) LIMITS OF LIMITS OF UNDERGROUND GARAGE	NORTH PIERCE STREET NORTH PIERCE STREET O'CLEAF GARAGE GARAGE H GARAGE A H H H H H H H H H H H H	VICINITY MAP
EASEMENT FOR PUBLIC EASEMENT FOR UTILITIES EASEMENT FOR UTILITIES FASEMENT FOR PUBLIC ST. DE WALL & AND ST. DE WALL &	PARCEL C BLOCK 6 FORT MYER HEIGHTS 22,888 SF OR 0.52543 AC	EASEMENT FOR PUBLIC EASEMENT FOR PUTILITIES SIDEWALK AND SF) SIDEWALK (446 SF) PURPOSES (446 SF) TO BE GRANTED	SWW 5' TREE ZONE	
NORTH QUEEN STREET NORTH QUEEN STREET		EASEMENT FOR PUBLITIES EASEMENT FOR PUBLITIES SIDEWALK AND UTILITIES SIDEWALK (2,557 SF) PURPOSES (2,507 ED) TO BE RESERVED BLDG. ABOVE (TYP) BLDG. ABOVE (TYP)	BALCONY ENCROACHMENT - BY (6 SF)	L
UBLIC RVW LOADING LOADING LIMITS OF LIMITS OF UNDERGRAAGE GARAGE GARAGE (REPV) LIMITS OF UNDERGRAAGE UNDERGRAAGE (REPV) LIMITS OF UNDERGRAAGE UNDERGRAAGE REPV REPV	BUILDING OVERHANG BUILDING OVERHANG ENCROACHMENT - OZ UNDERGROUN (100 SF) (100 SF) (100 SF) (100 SF) (100 SF) (100 SF)	SE GANOPY ABOVE	CURVE LENGTH RADIUS DELTA C1 7.64' 14.50' 030"11'0 C2 6.03' 14.50' 023'48'4	01" 3.91' S83'16'32"W 7.55'
REALING TYP) LENT FOR PUBLIC BLD	FAIRF INRIABLE	WIDTH PUBLIC RIW		

PLAN STATUS	_I DATE
1st 4.1 SUBMISSION	10/19/2022
2nd 4.1 SUBMISSION	01/13/2023
3rd 4.1 SUBMISSION	11/06/2024
4th 4.1 SUBMISSION	02/07/2024
5th 4.1 SUBMISSION	07/11/2025
POST-APPROVAL	DATE
SHEET STATUS	DATE

PROFESSIONAL SEAL

ENCROACHMENT TABULATION:

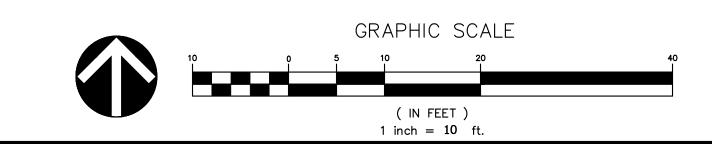
Identity	Encroachment Type	Area (sq. ft.)	Size (W X D)	Height	Building Levels	Permanent/	Easement Type
identity	Encroacimient Type	Alea (sq. it.)	312e (W X D)	neight	bulluling Levels	Removable	Lasement Type
B1	Poloomy	<u>e</u>	± 4.0' X 0.7' - ± 1.8'	Min. 10.3' Above	Levels 3 - 8	Permanent	Proposed Easement for Public Sidewali
Bil	Balcony	•	14.0 X 0.7 - 1 1.8	Willi. 10.3 Above	Levels 3 - 0	Permanent	& Utilities Purposes
01	Dulldlan Orestone	44	± 21.2' X 0.0' - ± 5.3'	.0' - ± 5.3' Min. 20.7' Above	Levels 3 - 8	Permanent	Proposed Easement for Public Sidewall
01	Building Overhang	44	1 21.2 X 0.0 - 1 5.3	Willi. 20.7 Above	Levels 3 - 0		& Utilities Purposes
02	Building Overhans	100	± 88.6' X ± 1.25' Min. 20	Min. 20.7' Above Level	Levels 3 - 8		Proposed Easement for Public Sidewall
02	Building Overhang	100	I 00.0 A I 1.25	Wiln. 20.7 Above	Levels 3 - 0	Permanent	& Utilities Purposes
03	Building Overhang	7	± 5.7' X 1.2' - ± 2.0'	Min. 19.5' Above	Levels 3 - 8	Permanent	Existing Easement for Public Sidewalk Utilities and Drainage Purposes

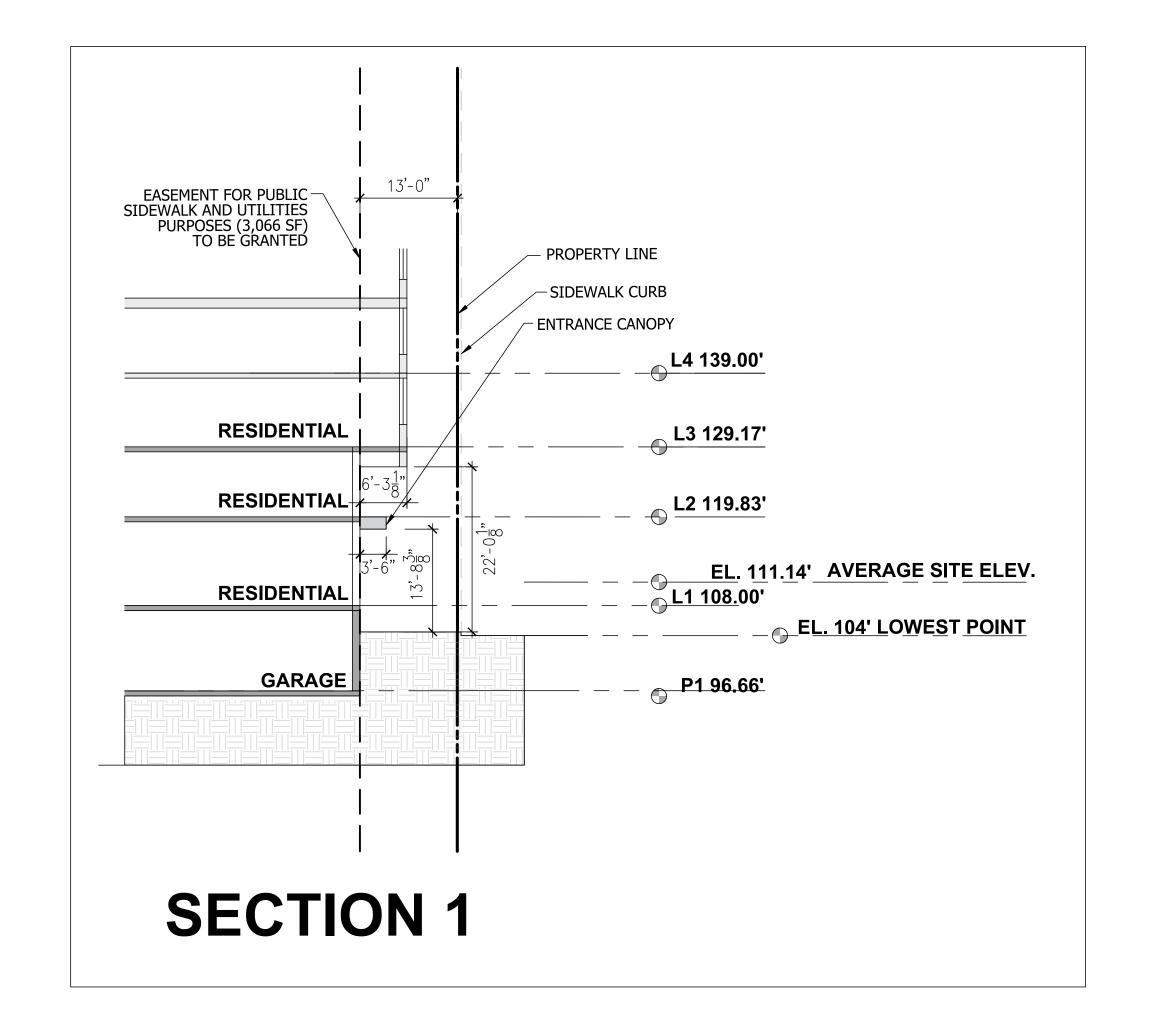
1601 FAIRFAX DRIVE 4.1 SITE PLAN

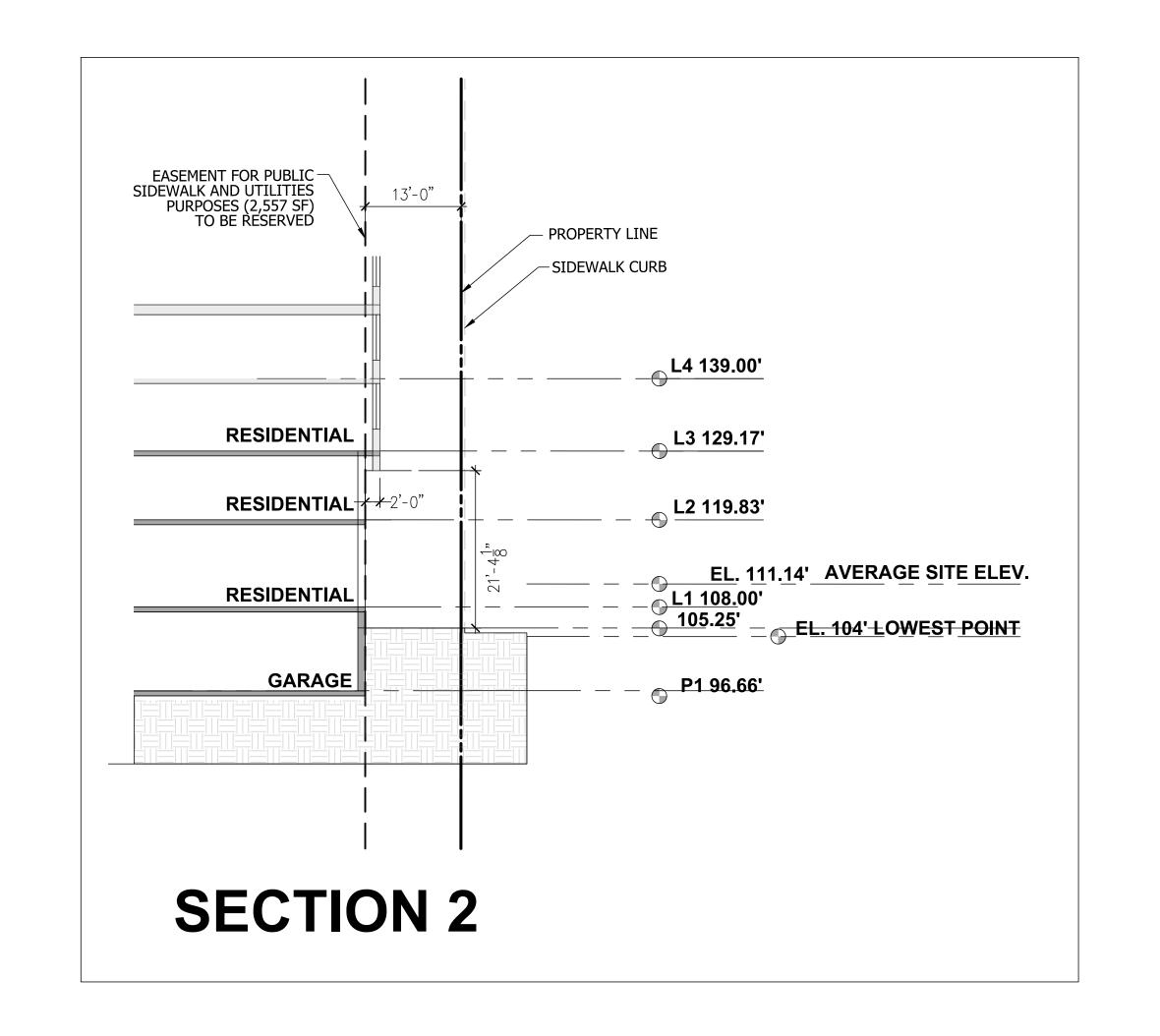
ARLINGTON COUNTY, VIRGINIA

ENCROACHMENT EXHIBIT

DRAWN BY: DESIGNED BY: DATE ISSUED:	LMG SURVEYS 10/19/2022	
DWG. SCALE:	1" = 10'	
VIKA NO.	VV8348C	
SHEET NO.	C-01A	





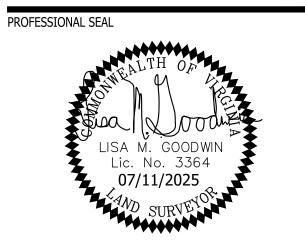




703.442.7800 | vika.com

Our Site Set on the Future.

PLAN STATUS	_I DATE
1st 4.1 SUBMISSION	
2nd 4.1 SUBMISSION	01/13/2023
3rd 4.1 SUBMISSION	11/06/2024
4th 4.1 SUBMISSION	02/07/2024
5th 4.1 SUBMISSION	07/11/2025
POST-APPROVAL SHEET STATUS	DATE
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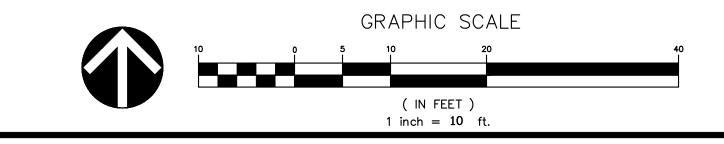
1601 FAIRFAX DRIVE

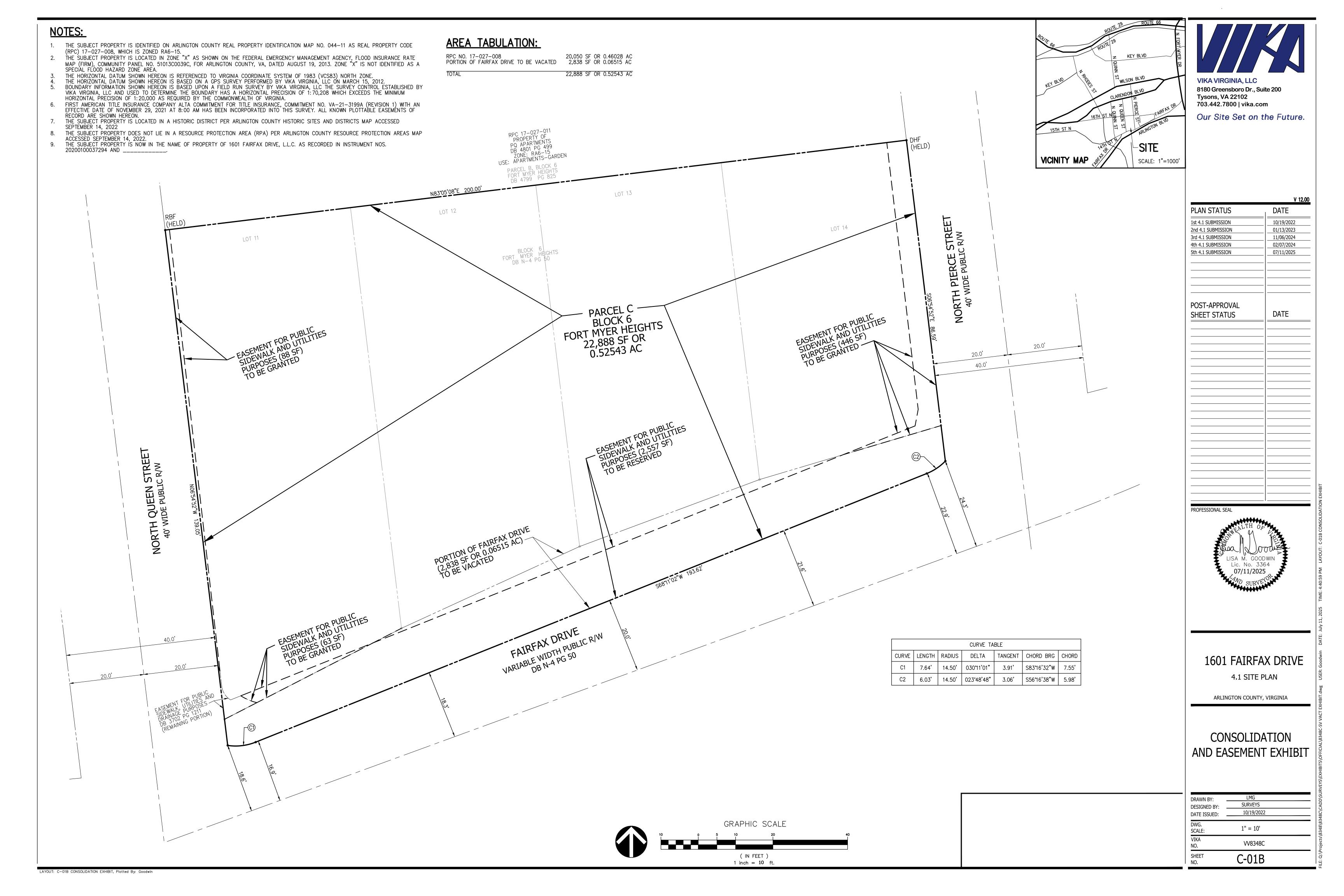
4.1 SITE PLAN

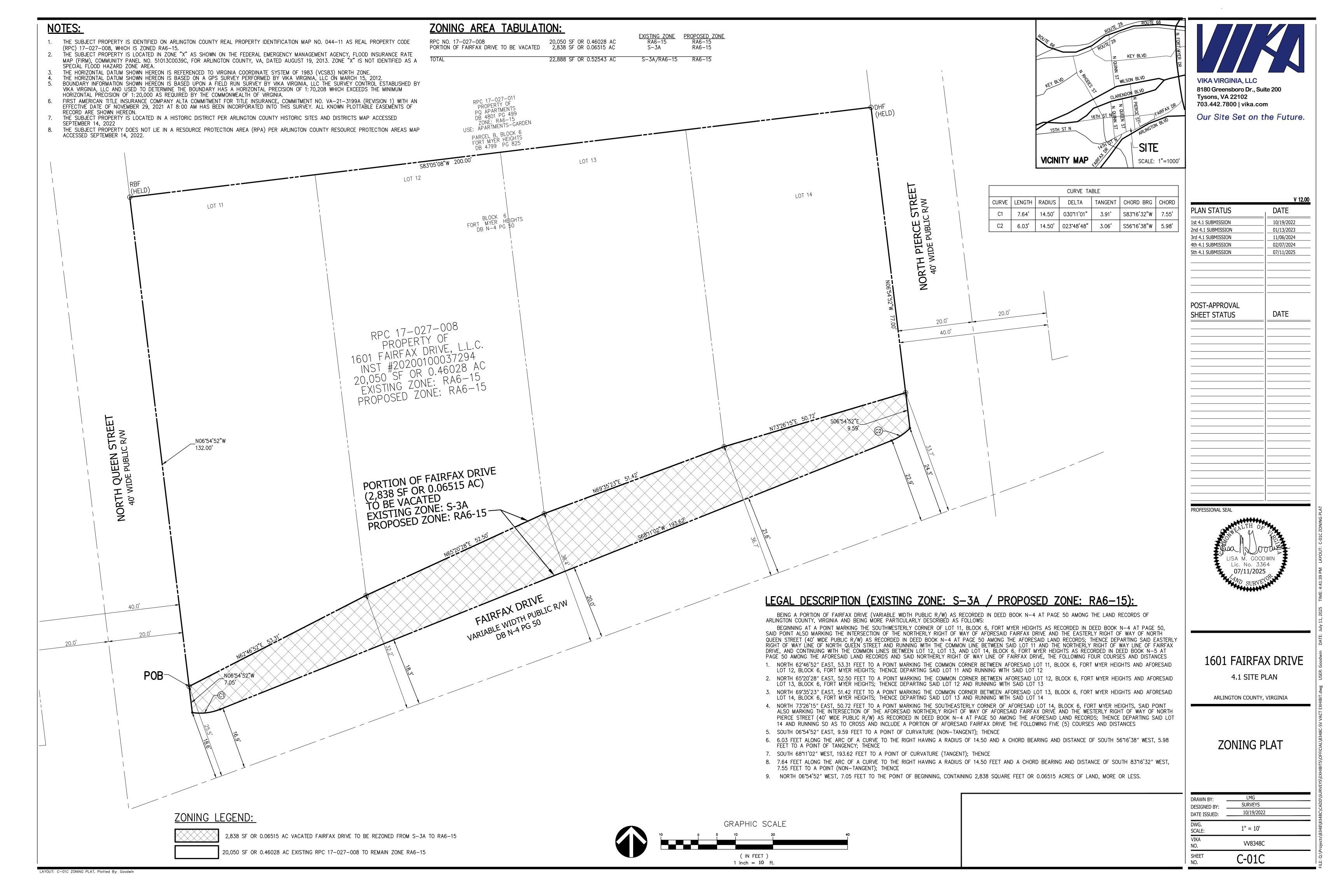
ARLINGTON COUNTY, VIRGINIA

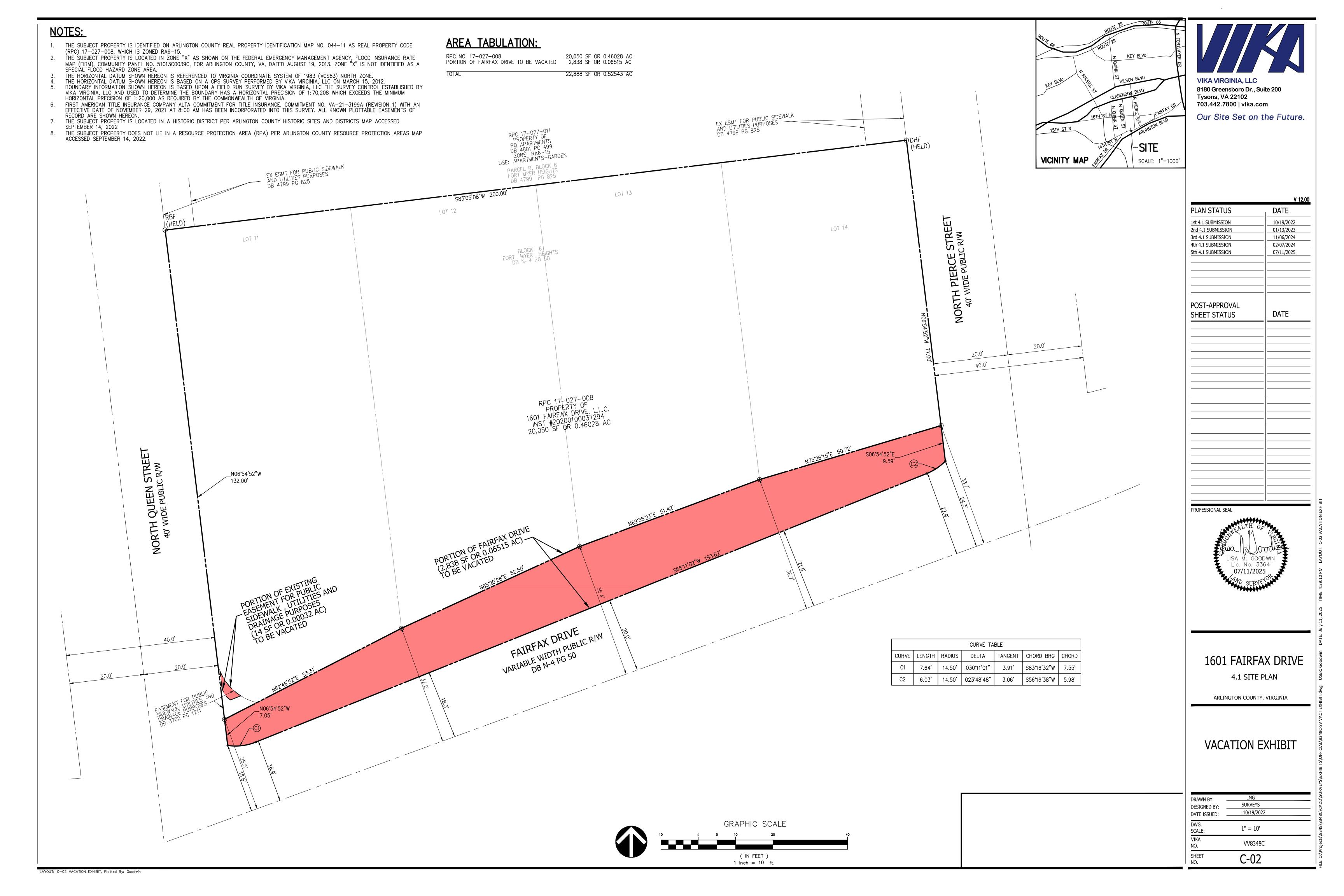
ENCROACHMENT EXHIBIT

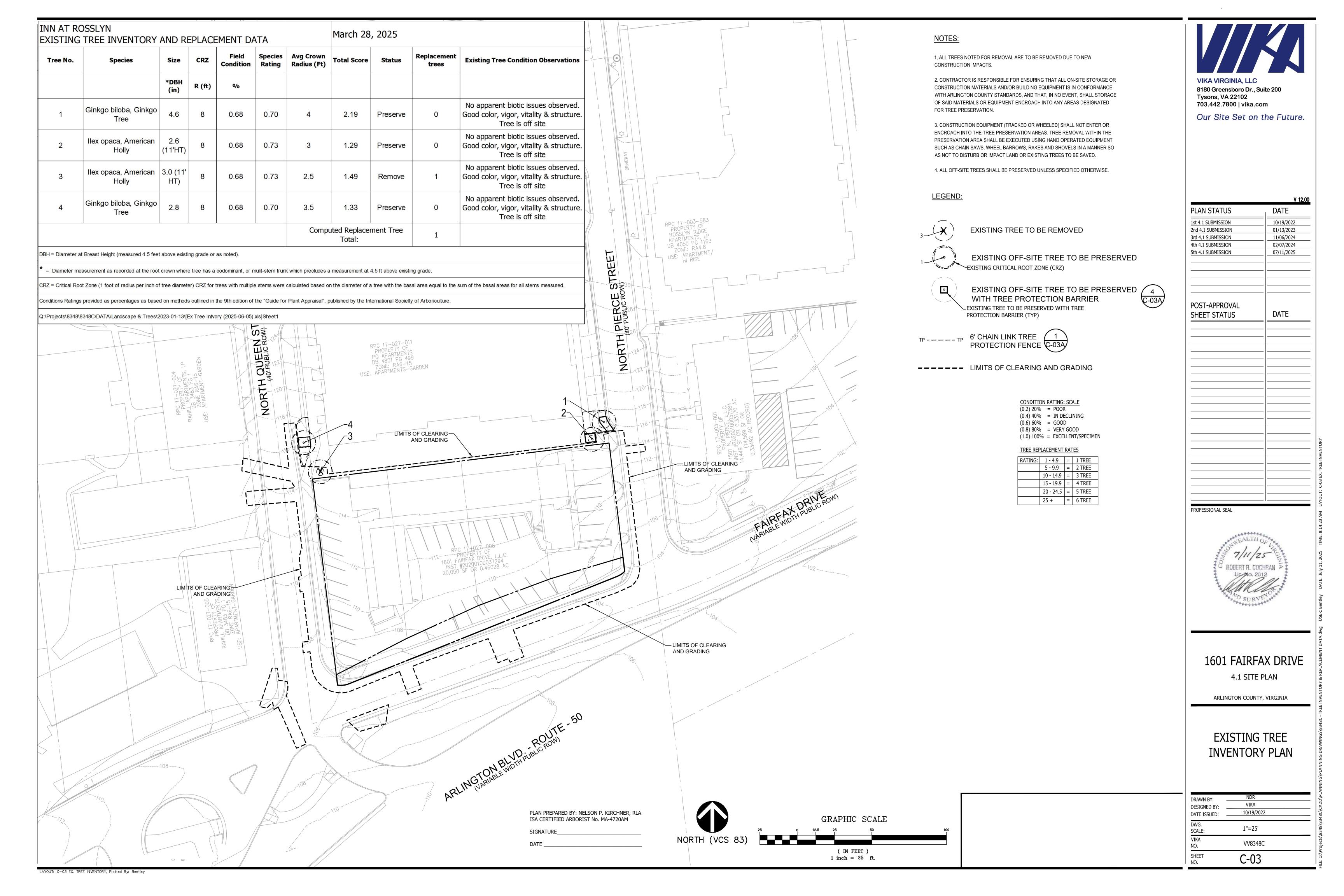
SHEET NO.	C-01A.1	
VIKA NO.	VV8348C	
DWG. SCALE:	NTS	
DATE ISSUED:	10/19/2022	
DRAWN BY: DESIGNED BY:	LMG SURVEYS	











EXISTING TREE PRESERVATION NOTES

- BEFORE ANY GRADING, DEMOLITION OR OTHER DISTURBANCE, TREE PROTECTION NEEDS TO BE INSTALLED PER PLAN AND INSPECTED BY AN ARLINGTON COUNTY PARKS AND RECREATION URBAN FORESTER. EROSION AND SEDIMENT CONTROLS ARE BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES. PROPERTY OWNER SHALL SUBMIT A TREE INVENTORY DRAWING INDICATING.
- PROPERTY OWNER SHALL SUBMIT A TREE INVENTORY DRAWING INDICATING THE DIAMETER BREAST HEIGHT (DBH), SPECIES AND LOCATION FOR ALL TREES OVER 3" IN DIAMETER ON THE PROPERTY TO BE DEVELOPED AND ANY TREES ON ADJACENT PROPERTY WHOSE CRITICAL ROOT ZONES EXTEND ONTO THE PROPERTY TO BE DEVELOPED.
- PROPERTY OWNER SHALL SUBMIT TREE PROTECTION PLAN DESIGNATING TREES TO BE PRESERVED AND TREES TO BE REMOVED ON SUBJECT AND ADJACENT PROPERTY AND REPLACEMENT TREES FOR THOSE REMOVED IN ACCORDANCE WITH MANDATORY ARLINGTON COUNTY TREE REPLACEMENT GUIDELINES. RESULTS OF TREE REPLACEMENTS GUIDELINES MUST BE SHOWN IN TABULAR FORM AS ILLUSTRATED IN SAID GUIDELINES.
- 4. THE TREE PROTECTION PLAN MUST BE APPROVED BY ARLINGTON COUNTY PRIOR TO ISSUANCE OF A CLEARING AND **GRADING PERMIT.**
- USE CRITICAL ROOT ZONE DETAIL AS A MINIMUM REQUIREMENT FOR THE AREA TO BE PROTECTED. SPECIMEN TREES WILL BE DESIGNATED BY THE URBAN FORESTER AND PROTECTED ACCORDING TO DETAIL 3/C-03A.
- TREE PROTECTION FENCING SHALL BE ERECTED AT THE CRITICAL ROOT ZONE OR BEYOND PRIOR TO START OF ANY CLEARING, GRADING OR OTHER CONSTRUCTION ACTIVITY. SIGNS STATING "NO ENTRY, TREE PROTECTION AREA, CALL 703-228-6557 TO REPORT VIOLATIONS" ARE TO BE POSTED IN BOTH ENGLISH AND SPANISH. SEE DETAILS 1/C-03A AND 4/C-03A.
- 7. TREE PROTECTION SHALL BE A MINIMUM OF 6' HIGH CHAIN LINK FENCE MOUNTED ON VERTICAL PIPES DRIVEN 2' INTO THE GROUND WITH NO GATES.
- 8. SUBMIT PHOTOGRAPHIC RECORD (2 PICTURES) OF ALL TREES TO BE PRESERVED OVER 3" DBH AFTER FENCE IS INSTALLED
- 9. NO PERSON, MATERIALS OR EQUIPMENT SHALL BE PERMITTED WITHIN THE TREE PROTECTION AREA. ANY VIOLATION OF THIS REQUIREMENT MAY RESULT IN A FINE OF \$500 PER DAY OF VIOLATION.
- 10. ANY DAMAGE TO A TREE BEING PRESERVED SHALL RESULT IN A PAYMENT BY THE OWNER/DEVELOPER TO THE COUNTY FOR THE AMOUNT OF DAMAGE BASED ON THE LATEST EDITION OF "THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS GUIDE FOR PLANT APPRAISALS" PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL TREES ARE TO BE VALUED AS LANDSCAPE TREES. FOR FURTHER GUIDANCE, SEE ARLINGTON COUNTY TREE APPRAISAL POLICY, ADOPTED BY THE ARLINGTON COUNTY BOARD OCTOBER 2004.
- 11. TREE PROTECTION SHALL NOT BE REMOVED UNTIL COMPLETION OF ALL CONSTRUCTION ACTIVITY.
- 12. NO CHANGES SHALL BE MADE TO TREE CONSERVATION OR PROPOSED LANDSCAPE UNLESS DIRECTED OR APPROVED BY AN ARLINGTON COUNTY URBAN FORESTER.
- 13. DO NOT REMOVE TREES ON OTHER PROPERTIES, OR RIGHT-OF-WAY, WITHOUT WRITTEN PERMISSION OF OWNER.
- 14. WHEN EXCAVATION IS TO TAKE PLACE WITHIN THE CRITICAL ROOT ZONE, THE DEVELOPER SHALL EMPLOY A PROFESSIONAL ARBORIST TO ROOT PRUNE IMMEDIATELY BEYOND THE LIMITS OF EXCAVATION TO A DEPTH OF 18 INCHES, PRIOR TO EXCAVATION.
- 15. ANY EXCEPTIONS TO THE ABOVE REQUIREMENTS, SUCH AS CONSTRUCTION WITHIN THE CRITICAL ROOT ZONE, MUST BE APPROVED IN ADVANCE BY ARLINGTON COUNTY BY WAY OF THE TREE PRESERVATION PLAN.
- 16. ADDITIONAL REQUIREMENTS MAY BE NECESSARY ON A CASE-BY-CASE BASIS.
- 17. AT THE END OF THE PROJECT, CONSERVED AND PLANTED TREES MUST BE INSPECTED AND APPROVED BY AN ARLINGTON COUNTY URBAN FORESTER.

TREE CONSERVATION

DEPARTMENT OF ENVIRONMENTAL SERVICES.

ARLINGTON COUNTY URBAN FORESTER.

AND APPROVED TO THE URBAN FORESTER

COUNTY URBAN FORESTER.

CUT FLUSH TO THE GROUND, WITHOUT STUMP GRINDING.

1. BEFORE ANY GRADING, DEMOLITION, OR OTHER DISTURBANCE, INCLUDING TREE REMOVAL, A PRECONSTRUCTION MEETING

SHALL BE HELD WITH AN ARLINGTON COUNTY URBAN FORESTER. CHANGES TO THE PLAN, BASED ON FIELD CONDITIONS,

2. TREE PROTECTION SHALL BE INSTALLED PER PLAN, WITH ANY CHANGES REQUESTED AT THE PRECONSTRUCTION MEETING,

3. REMOVAL OF TREES, NOTED FOR REMOVAL ON THE PLAN, INSIDE A TREE PRESERVATION AREA SHALL BE PERFORMED, BY

4. NO CHANGES SHALL BE MADE TO TREE CONSERVATION OR PROPOSED LANDSCAPE UNLESS DIRECTED OR APPROVED BY AN

5. FOLLOW ANSI STANDARDS WHEN PRUNING TREES. ANY PRUNING BEYOND 5% OF THE CANOPY SHALL BE COMMUNICATED

6. DO NOT REMOVE TREES ON OTHER PROPERTIES, OR RIGHTS-OF-WAY, WITHOUT WRITTEN PERMISSION OF THE OWNER.

7. TREE PROTECTION AREAS SHALL HAVE ALL NON-NATIVE INVASIVE VINES REMOVED AT THE END OF THE PROJECT. WHERE

DEEMED NECESSARY BY THE COUNTY URBAN FORESTER TO ENSURE TREE SURVIVAL, THE PROTECTION AREA SHALL BE

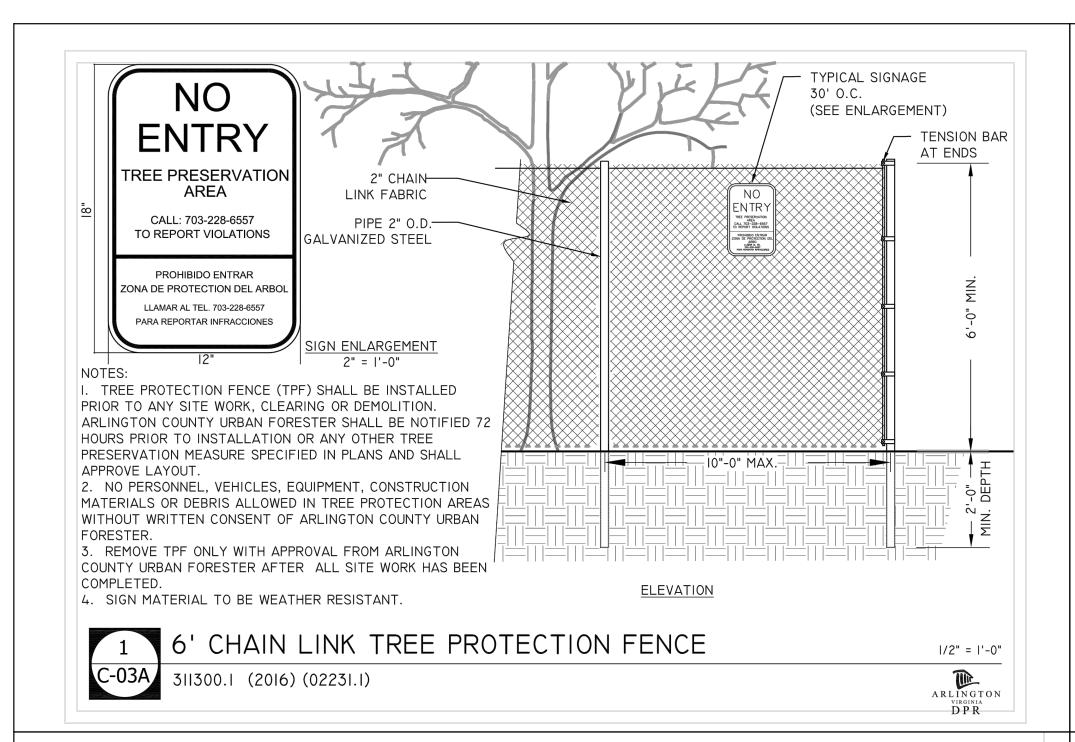
COVERED WITH SHREDDED HARDWOOD MULCH, OR OTHER ORGANIC MULCH AS APPROVED BY THE COUNTY URBAN

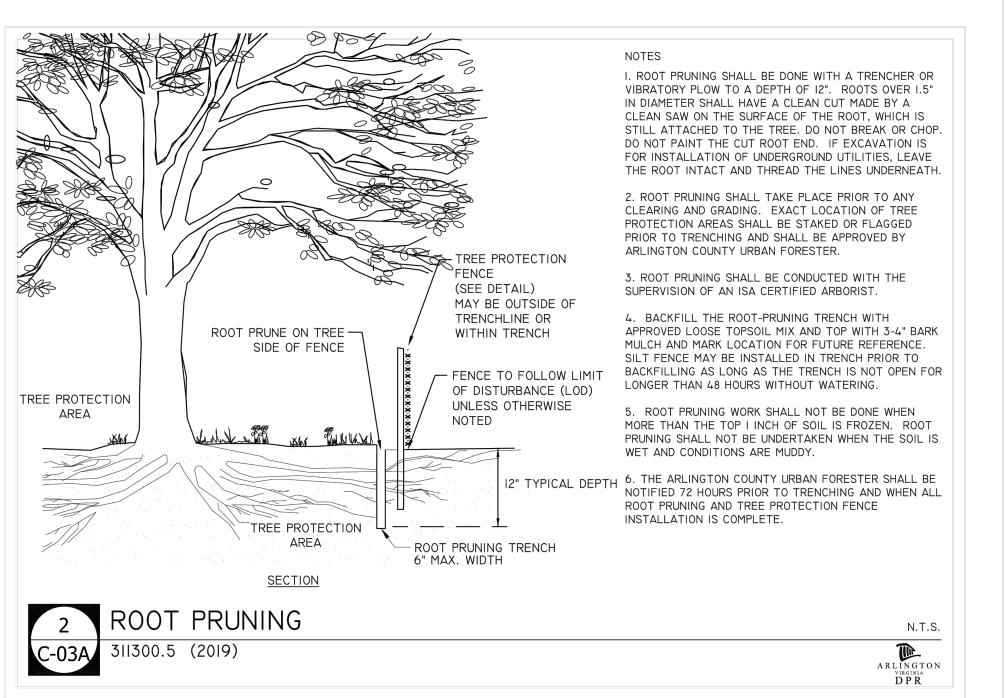
8. AT THE END OF THE PROJECT, CONSERVED AND PLANTED TREES MUST BE INSPECTED AND APPROVED BY AN ARLINGTON

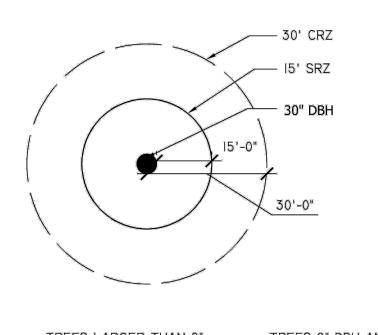
AND INSPECTED BY AN ARLINGTON COUNTY URBAN FORESTER. EROSION AND SEDIMENT CONTROLS ARE INSPECTED BY THE

HAND, WITHOUT GROUND DISTURBANCE, OR DISTURBANCE TO NEARBY PRESERVED TREES. TREES IN THESE AREAS SHALL BE

MAY BE REQUESTED BY THE URBAN FORESTER AT THE TIME OF THE PRECONSTRUCTION MEETING.







PLAN 311300.3 (2024)

ENTRY

TREE PRESERVATION

CALL: 703-228-6557

TO REPORT VIOLATIONS

PROHIBIDO ENTRAR ONA DE PROTECTION DEL ARBO

LLAMAR AL TEL. 703-228-6557

PARA REPORTAR INFRACCIONES

SIGN ENLARGEMENT

BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION.

ENSURE PROTECTION IS NOT MOVED DURING PROJECT.

SIGN MATERIAL TO BE WEATHER RESISTANT.

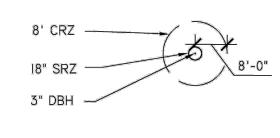
BY ARLINGTON COUNTY URBAN FORESTER.

311300.14NS (2019)

AFTER ALL SITE WORK HAS BEEN COMPLETED.

NOTES:

TREES 8" DBH AND SMALLER I" DBH = I' CRZ RADIUS 8' CRZ RADIUS



SIGN LOCATED ON-

EACH SIDE OF

4'W . x 6' H.

PLASTIC WEB

4. TREE PROTECTION BARRIERS MUST BE CONSTRUCTED WITH A SOLID WOOD

5. HEIGHT OF BOARDING MAY BE LESS THAN 6 FEET TO ACCOMMODATE ANY

7. PROVIDE I2"(WIDTH) X4"(HEIGHT) CUT-OUTS ALONG PANELS FACING PAVED

SURFACES SUCH AS SIDEWALKS, TWO CUT-OUTS PER FENCE PANEL.

FRAME CLAD WITH PLYWOOD OR APPROVED EQUIVALENT. SECURE BOARDS TO

BRANCHES THAT MAY BE LOWER. HEIGHT OF LESS THAN 6' SHALL BE APPROVED

6. REMOVE TPF ONLY WITH APPROVAL FROM ARLINGTON COUNTY URBAN FORESTER

PLYWOOD (TYP)

FENCING

1. CRZ (CRITICAL ROOT ZONE) IS THE AREA OF SOIL AROUND A TREE WHERE THE MINIMUM AMOUNT OF ROOTS CONSIDERED ESSENTIAL FOR TREE HEALTH ARE LOCATED. CRZ IS GENERALLY EQUAL TO ONE FOOT RADIUS PER INCH DBH.

2. DBH (DIAMETER BREAST HEIGHT) IS THE DIAMETER OF A TREE TRUNK MEASURED AT 4.5' FROM THE GROUND. REFER TO THE LATEST EDITION OF "GUIDE FOR PLANT APPRAISAL" WHEN TREE FORM OR SITE CONDITIONS ARE NOT STANDARD.

- DBH FOR MULTI-STEM TREES WILL BE EQUAL TO THE SQUARE ROOT OF THE SUM OF THE DBH FOR EACH STEM, SQUARED. Example: $\sqrt{(A^2+B^2+C^2)}$ = DBH
- 4. SRZ (STRUCTURAL ROOT ZONE) IS THE AREA ESSENTIAL FOR TREE STABILITY. SRZ IS GENERALLY A RADIUS OF 6X DBH, MEASURED FROM THE BASE OF THE TRUNK.
- THE CRZ MAY BE ADJUSTED BASED ON CURRENT ISA BEST MANAGEMENT PRACTICES, WHERE SIZE, SPECIES, CONDITION, OR INFRASTRUCTURE PRESENCE REQUIRE MODIFICATION. THE SRZ MAY BE ADJUSTED BASED ON URBAN FORESTER GUIDANCE.

CRITICAL ROOT ZONE DELINEATION

THIS DIETAIL SUPERSEDES ALL OTHER CRZ DETAILS IN ARLINGTON COUNTY.

TREE PROTECTION BARRIERS FOR RESTRICTED SPACE AND TREE PITS $_{
m N.T.S.}$

ARLINGTON

PROVIDE VIEWING -WINDOW COVERED WITH TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. ARLINGTON COUNTY URBAN FORESTER SHALL TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

*NO PERSONNEL, VEHICLES, EQUIPMENT

CONSENT OF ARLINGTON COUNTY URBAN

CONSTRUCTION MATERIALS OR DEBRIS ALLOWED

IN TREE PROTECTION AREAS WITHOUT WRITTEN

ARLINGTON DPR

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA

ISA CERTIFIED ARBORIST No. MA-4720AM

SIGNATURE

PROFESSIONAL SEAL



EXISTING TREE INVENTORY NOTES AND **DETAILS**

DRAWN BY: DESIGNED BY: DATE ISSUED:	NDR VIKA 10/19/2022	
DWG. SCALE:	1"=25'	
VIKA NO.	VV8348C	
SHEET NO.	C-03A	

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.

LAYOUT: C-03A EX. TREE INVENTORY, Plotted By: Bentley

V 12.00 PLAN STATUS DATE 1st 4.1 SUBMISSION 10/19/2022 2nd 4.1 SUBMISSION 01/13/2023 3rd 4.1 SUBMISSION 11/06/2024 4th 4.1 SUBMISSION 02/07/2024 5th 4.1 SUBMISSION 07/11/2025 POST-APPROVAL DATE SHEET STATUS

VIKA VIRGINIA, LLC

Tysons, VA 22102

8180 Greensboro Dr., Suite 200

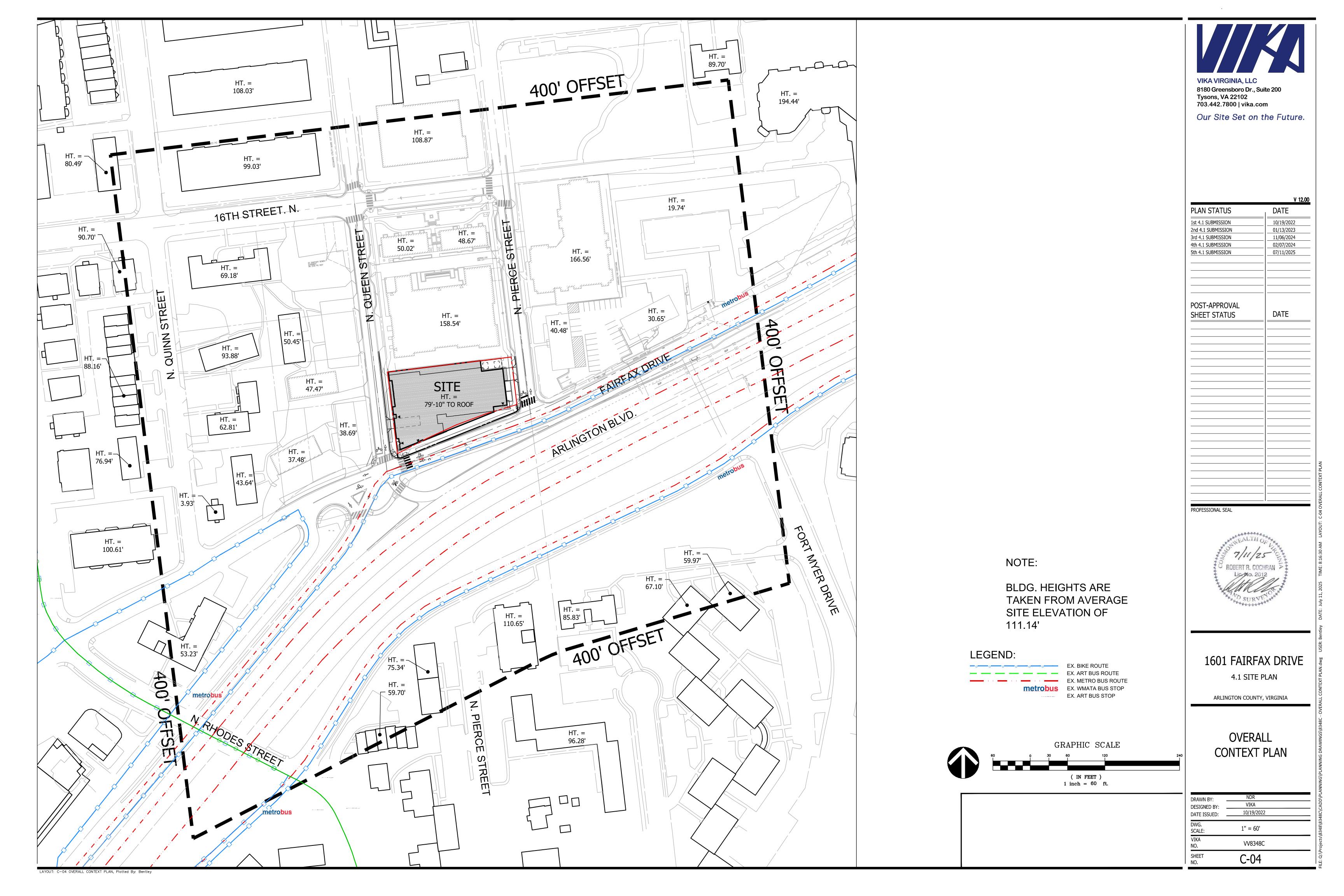
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WEALTH OF THE
7/11/25
ROBERT R. COCHRAN
Lic No. 2012
MANUEL
SURVE WALL

1601 FAIRFAX DRIVE 4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA







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	V 12.00
PLAN STATUS	DATE
1st 4.1 SUBMISSION	10/19/2022
2nd 4.1 SUBMISSION	01/13/2023
3rd 4.1 SUBMISSION	11/06/2024
4th 4.1 SUBMISSION	02/07/2024
5th 4.1 SUBMISSION	07/11/2025
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POST-APPROVAL	
SHEET STATUS	DATE
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PROFESSIONAL SEAL



1601 FAIRFAX DRIVE

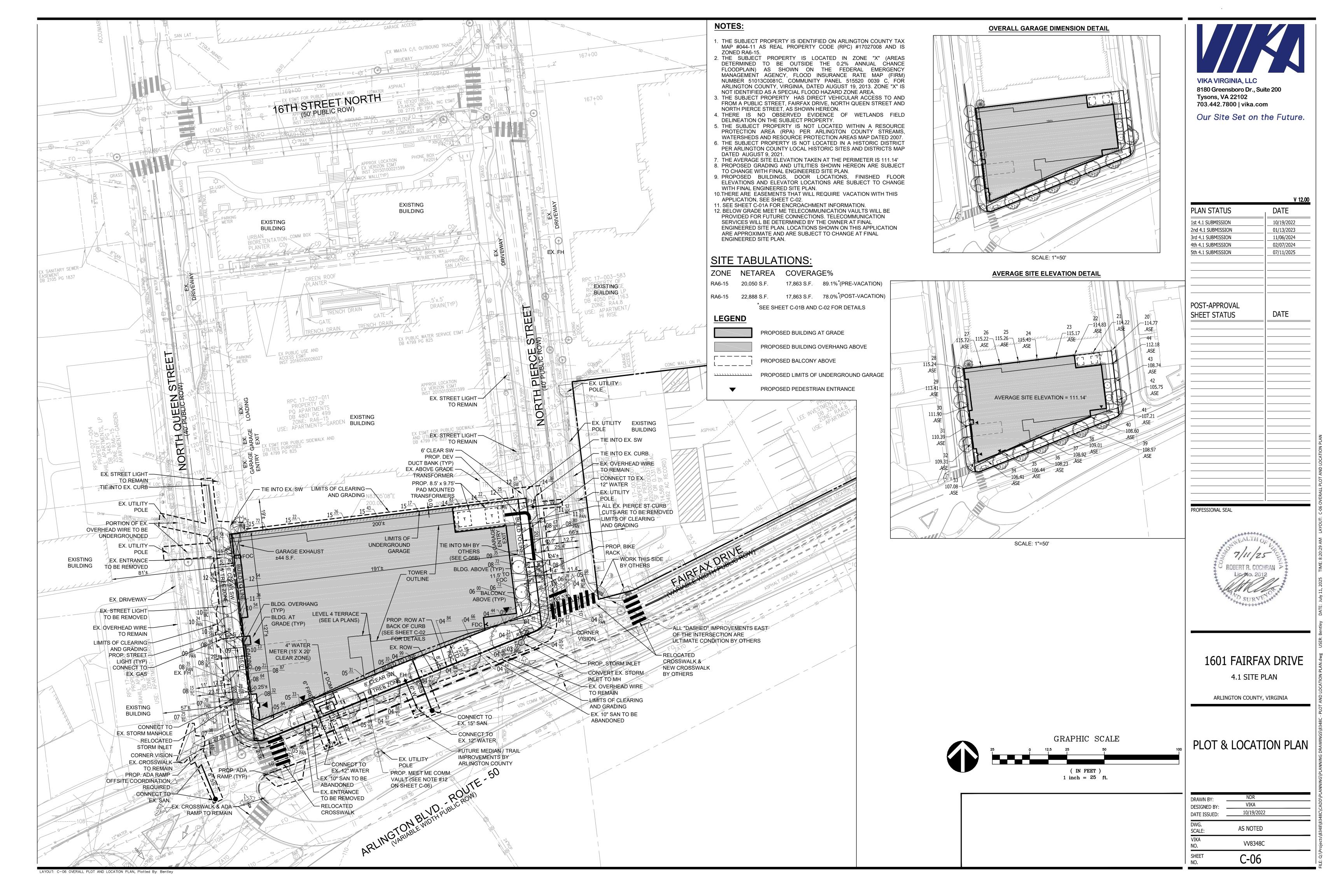
4.1 SITE PLAN

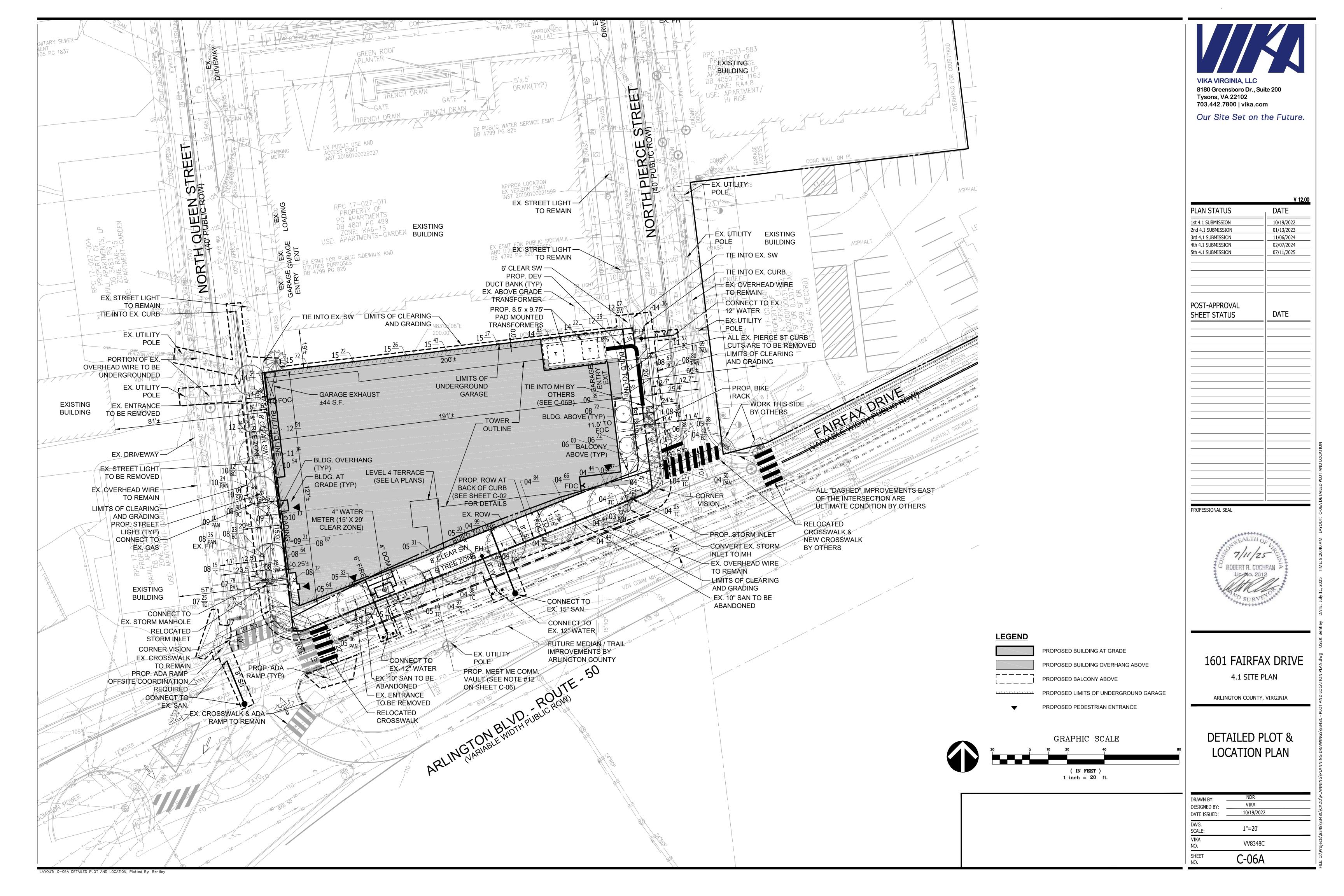
ARLINGTON COUNTY, VIRGINIA

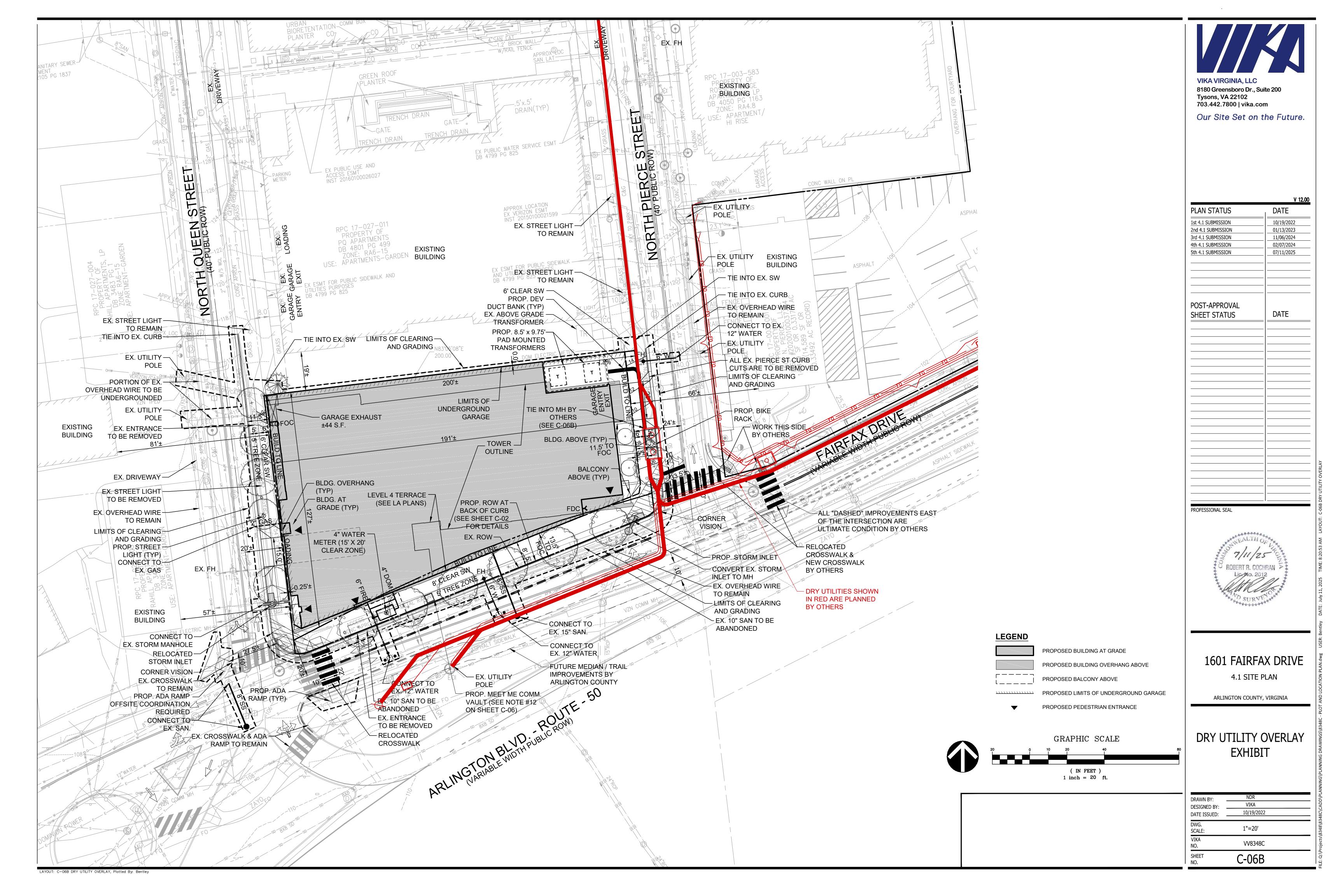
AERIAL CONTEXT PLAN

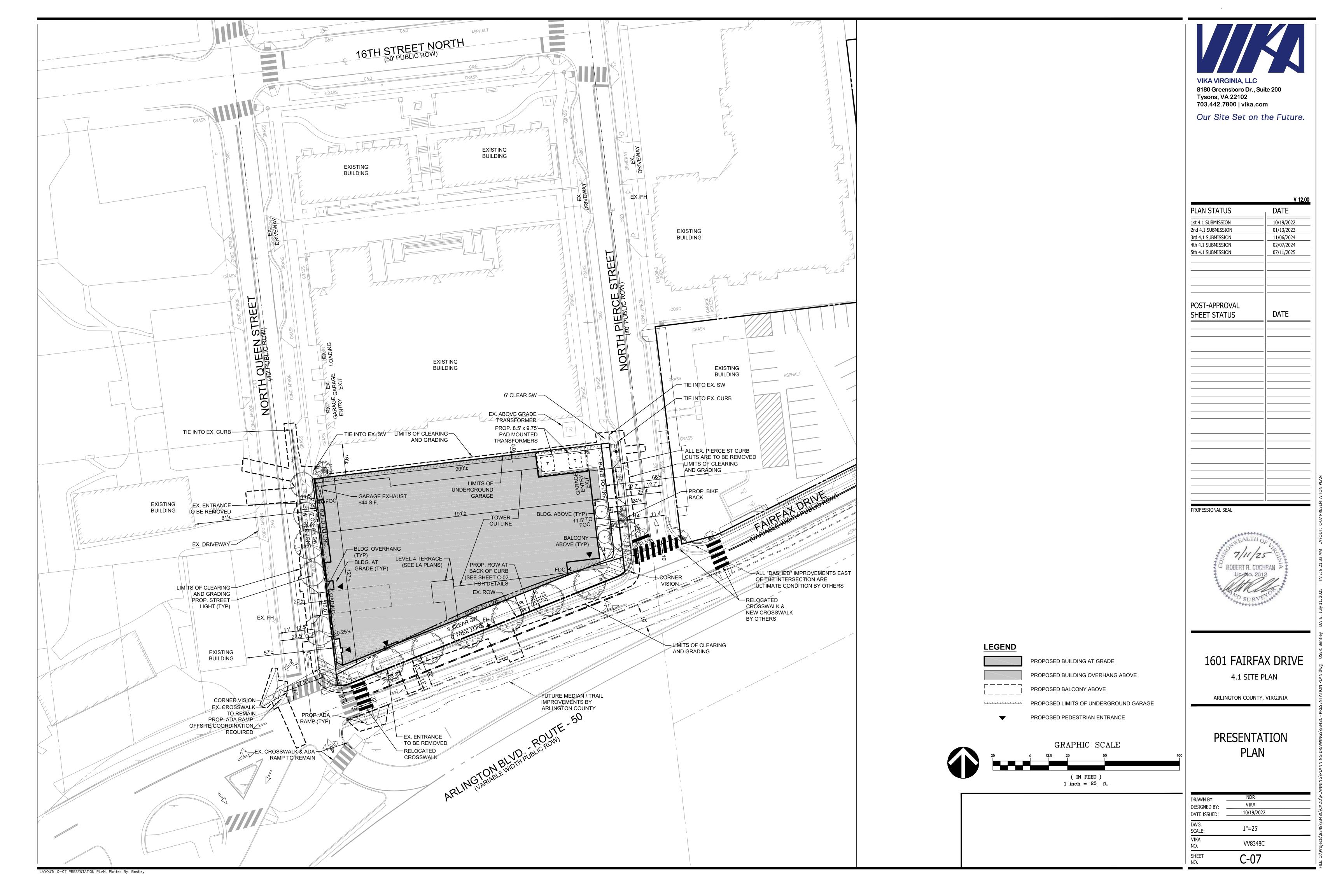
DRAWN BY:	NDR	
DESIGNED BY: _	VIKA	
DATE ISSUED:	10/19/2022	
DWG. SCALE:	1" = 60'	
VIKA NO.	VV8348C	
SHEET NO.	C-05	

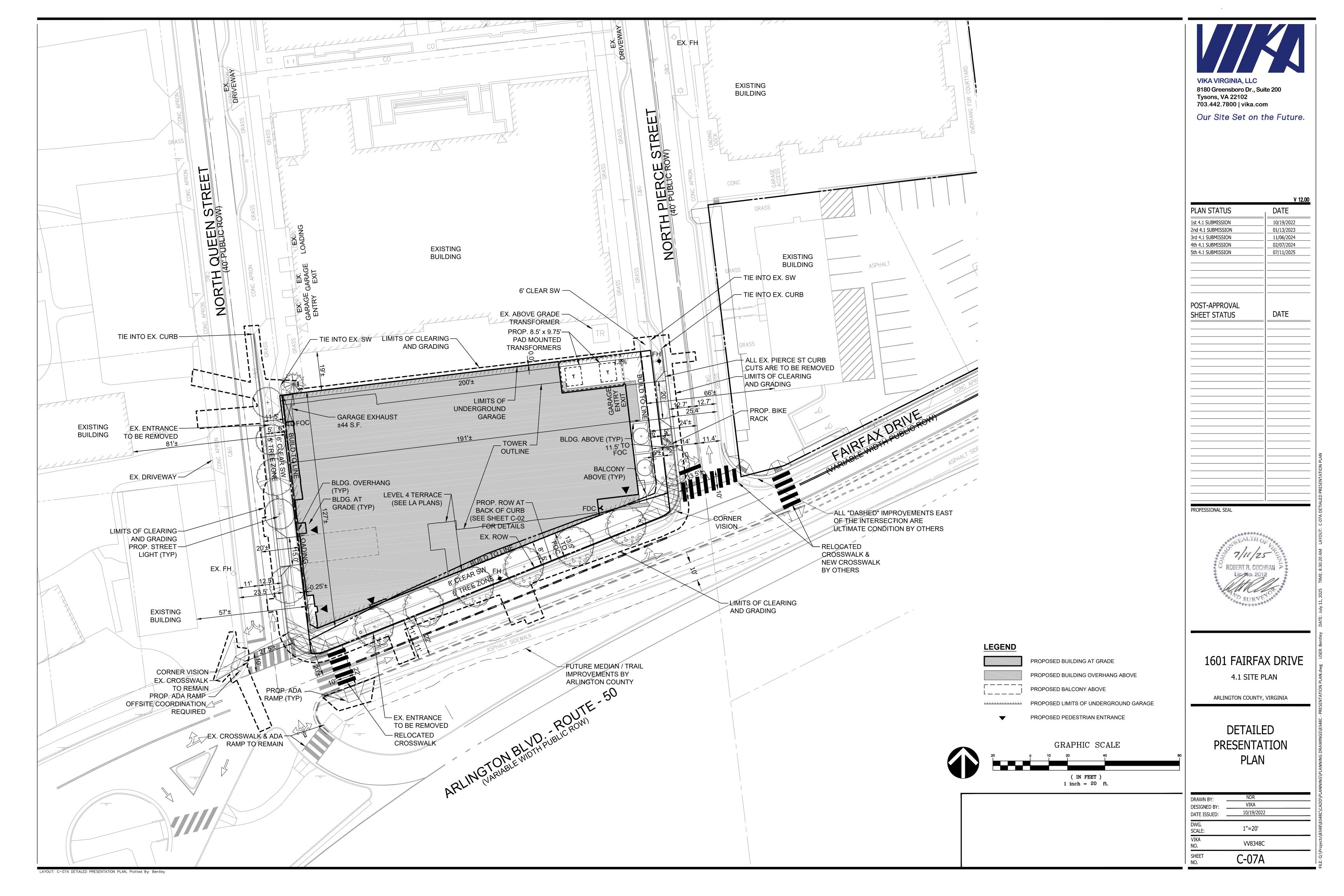
(IN FEET) 1 inch = 60 ft.

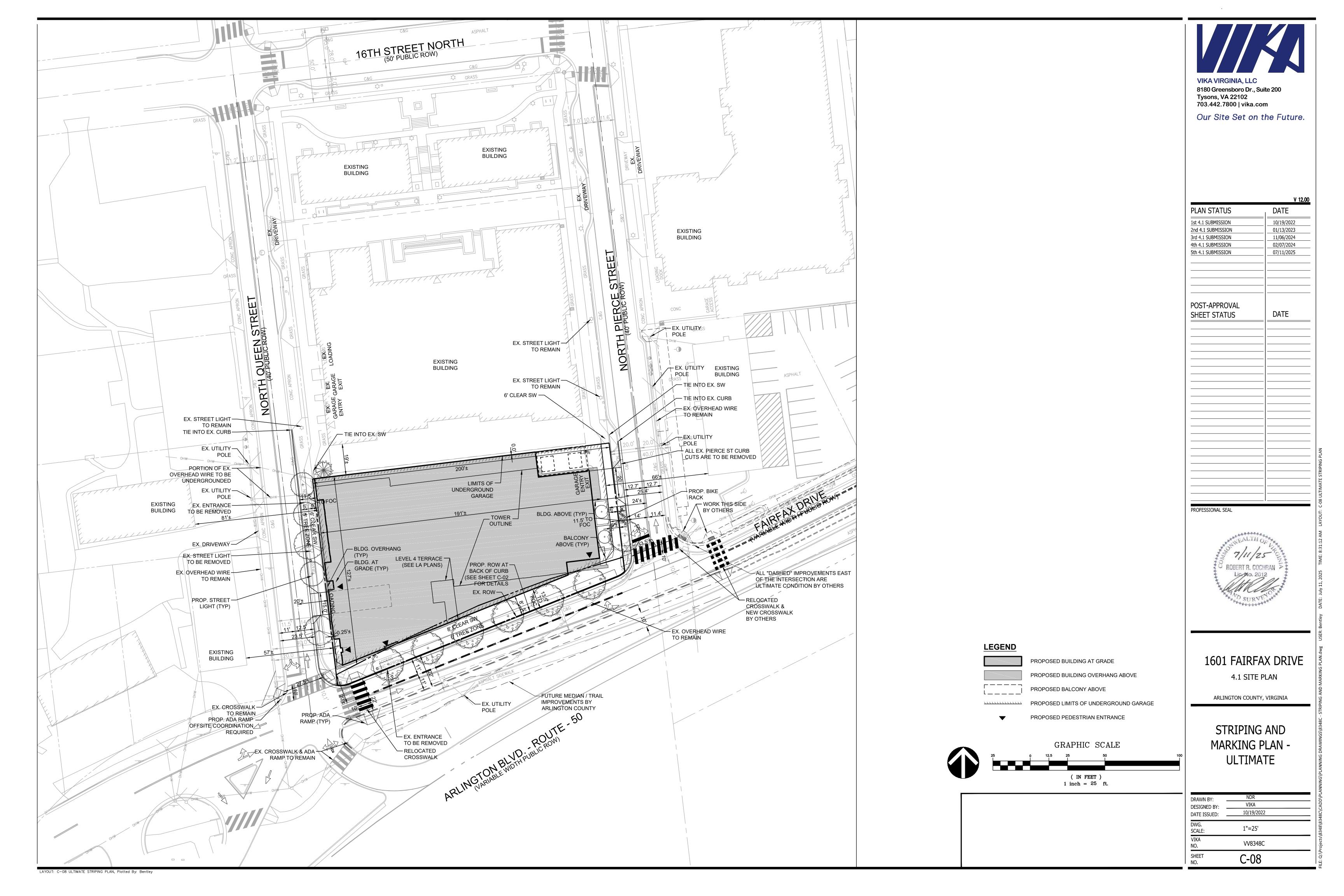


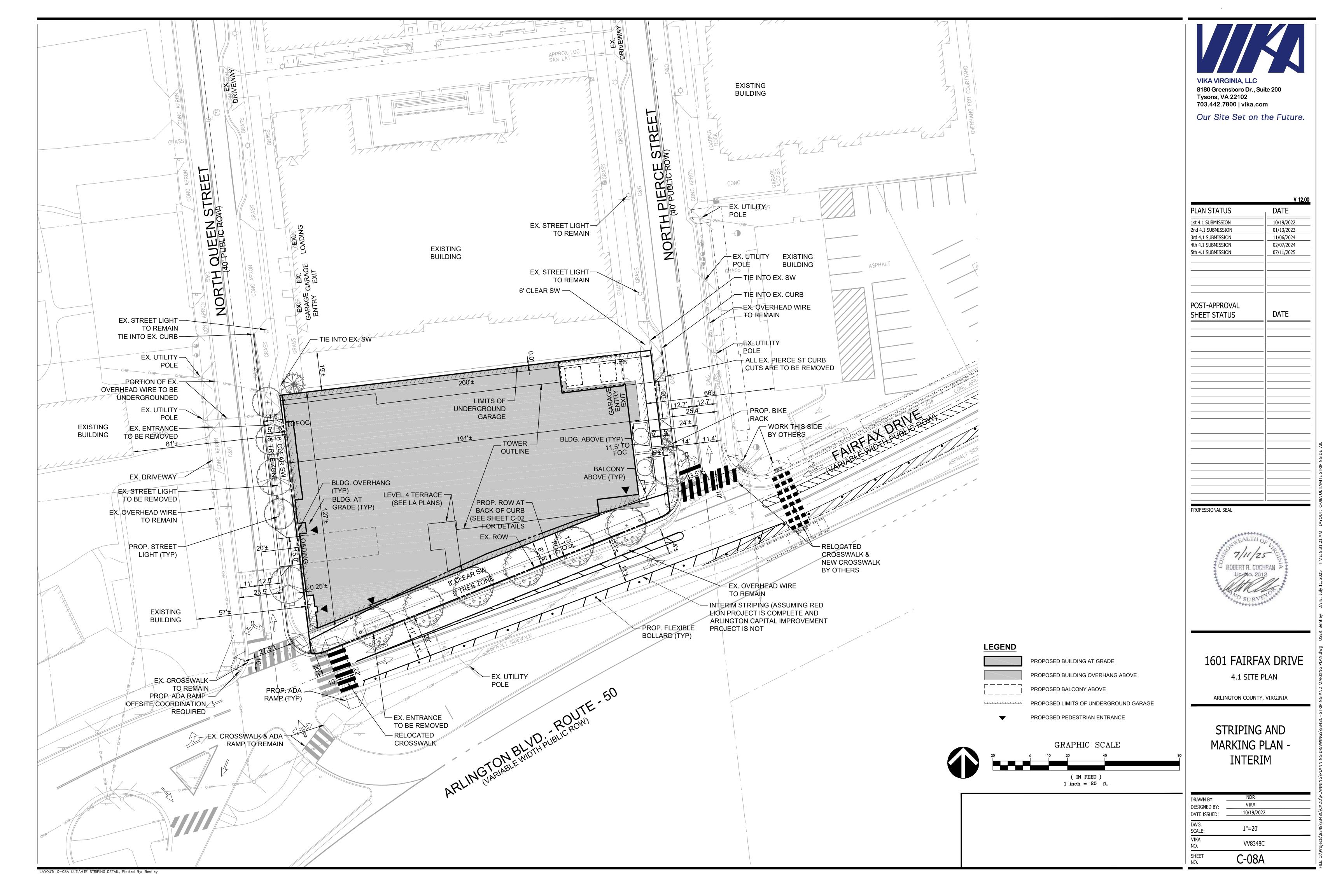


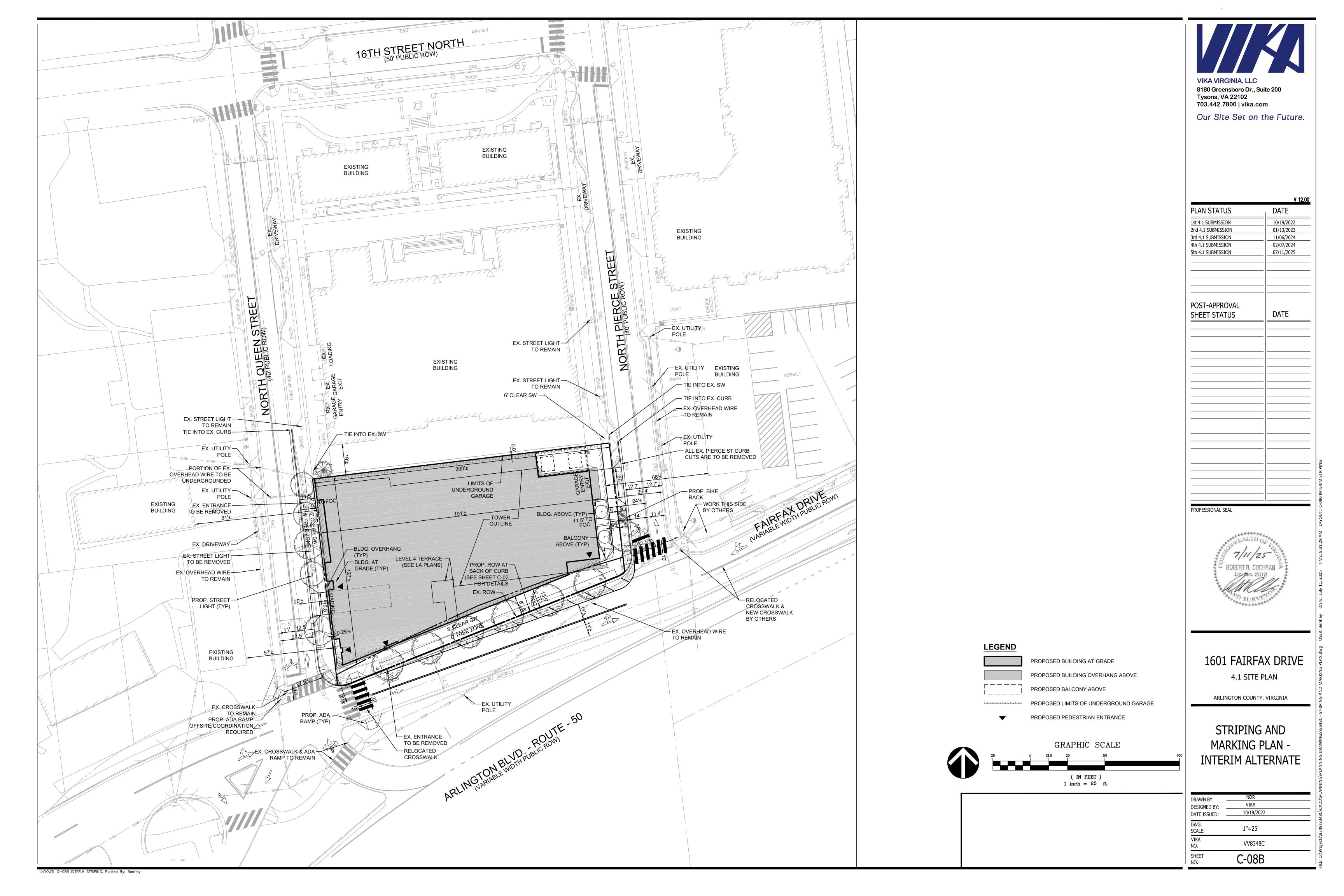


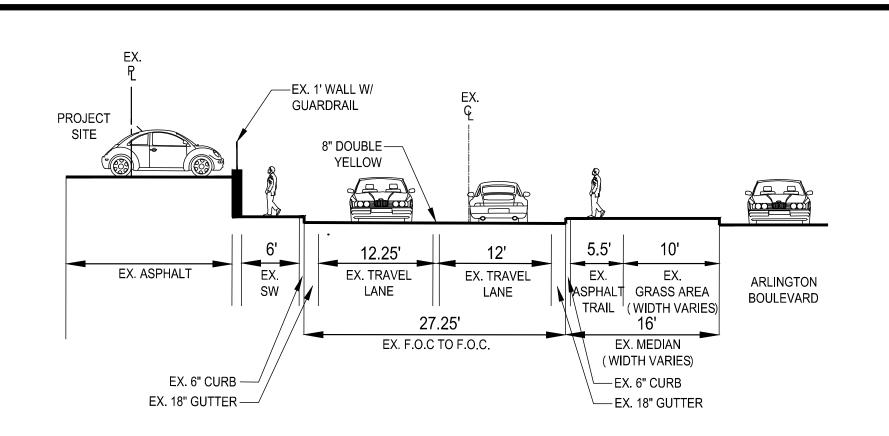






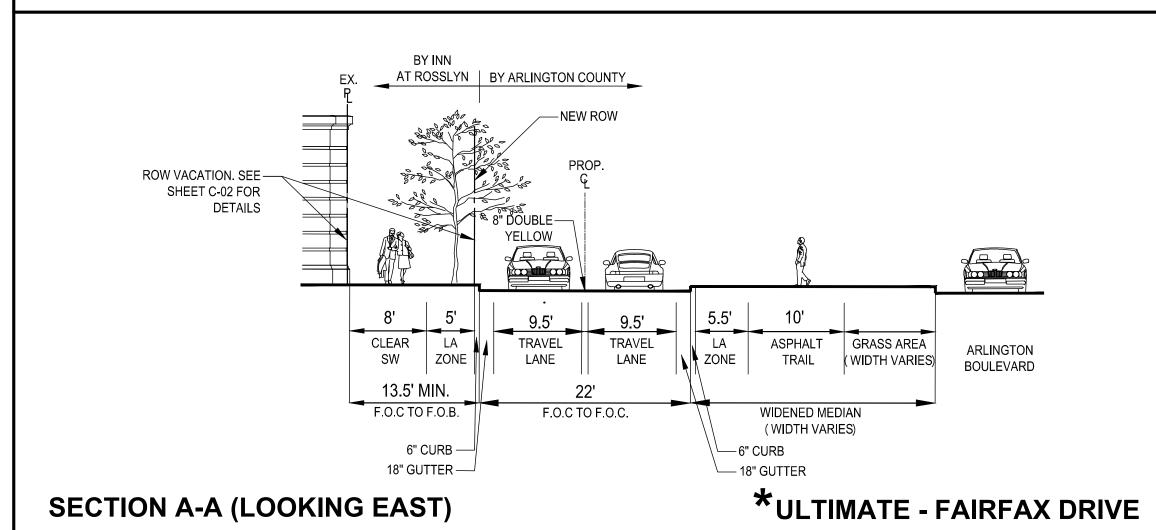






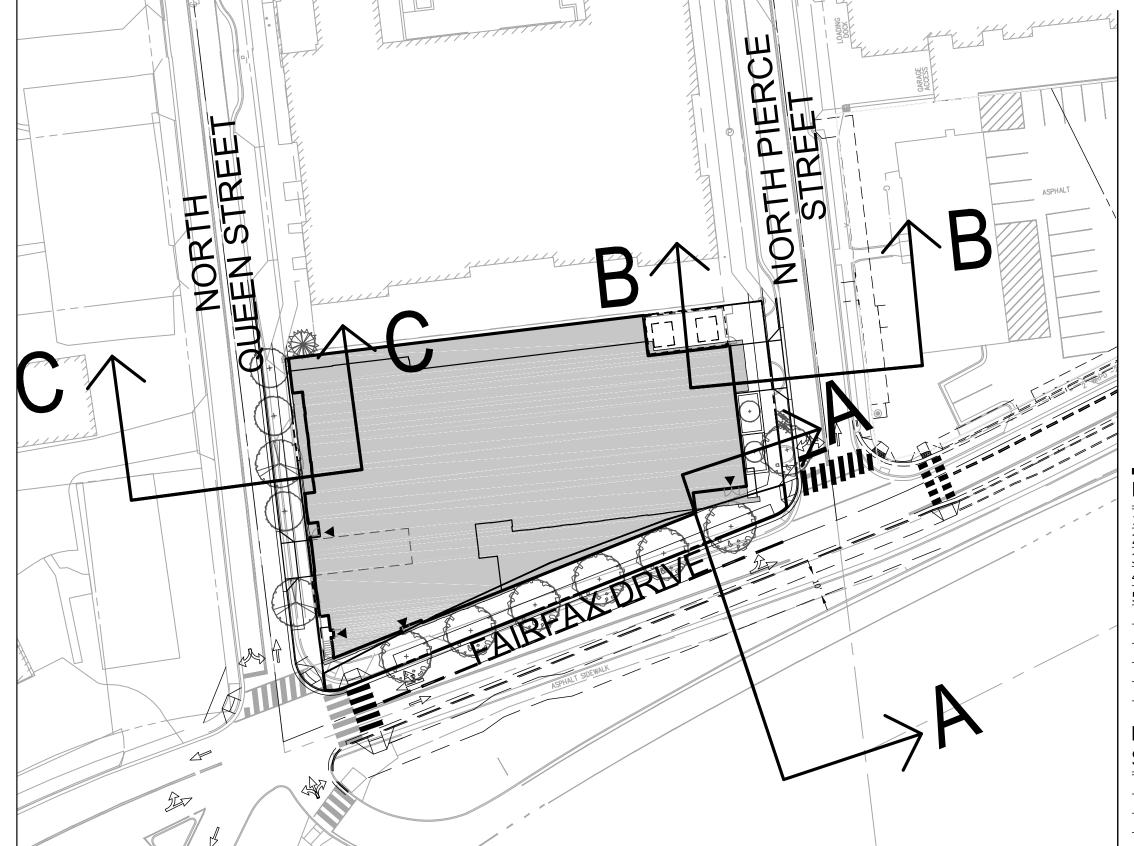
SECTION A-A (LOOKING EAST)

EXISTING - FAIRFAX DRIVE



IMPROVEMENTS SOUTH OF PROJECT FRONTAGE FACE OF CURB WILL BE CONSTRUCTED BY ARLINGTON COUNTY.

*PROPOSED ROADWAY



SCALE: 1" = 40'

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	V 12.00
PLAN STATUS	DATE
 1st 4.1 SUBMISSION	10/19/2022
2nd 4.1 SUBMISSION	01/13/2023
3rd 4.1 SUBMISSION	11/06/2024
4th 4.1 SUBMISSION	02/07/2024
5th 4.1 SUBMISSION	07/11/2025
POST-APPROVAL	
SHEET STATUS	DATE
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PROFESSIONAL SEAL



1601 FAIRFAX DRIVE
4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

EXISTING & PROPOSED

STREET SECTIONS

DRAWN BY:

DESIGNED BY:

DATE ISSUED:

DWG.

SCALE:

VIKA

NO.

VV8348C

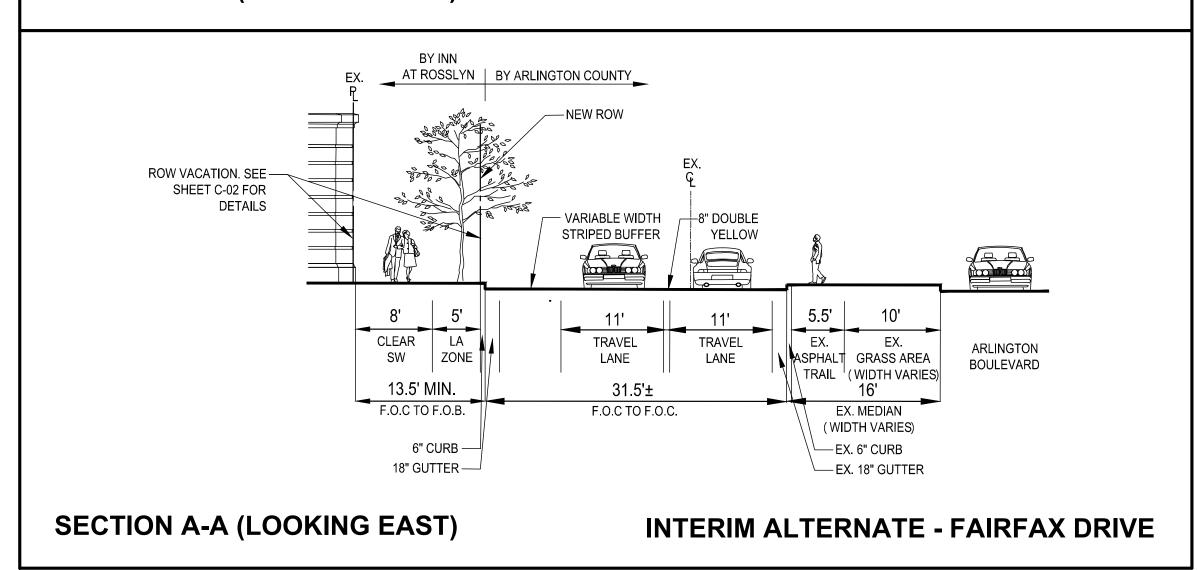
C-09

AT ROSSLYN | BY ARLINGTON COUNTY ROW VACATION. SEE — SHEET C-02 FOR DETAILS VARIABLE WIDTH STRIPED BUFFER - VARIABLE WIDTH STRIPED MEDIAN 8' 5' 9.5'

CLEAR LA TRAVEL
SW ZONE LANE 11'
TRAVEL
LANE EX. ARLINGTON BOULEVARD ASPHALT GRASS AREA TRAIL (WIDTH VARIES) 13.5' MIN. 31.5'± F.O.C TO F.O.B. FOCTOFOC. EX. MEDIAN (WIDTH VARIES) 6" CURB — −EX. 6" CURB 18" GUTTER — EX. 18" GUTTER

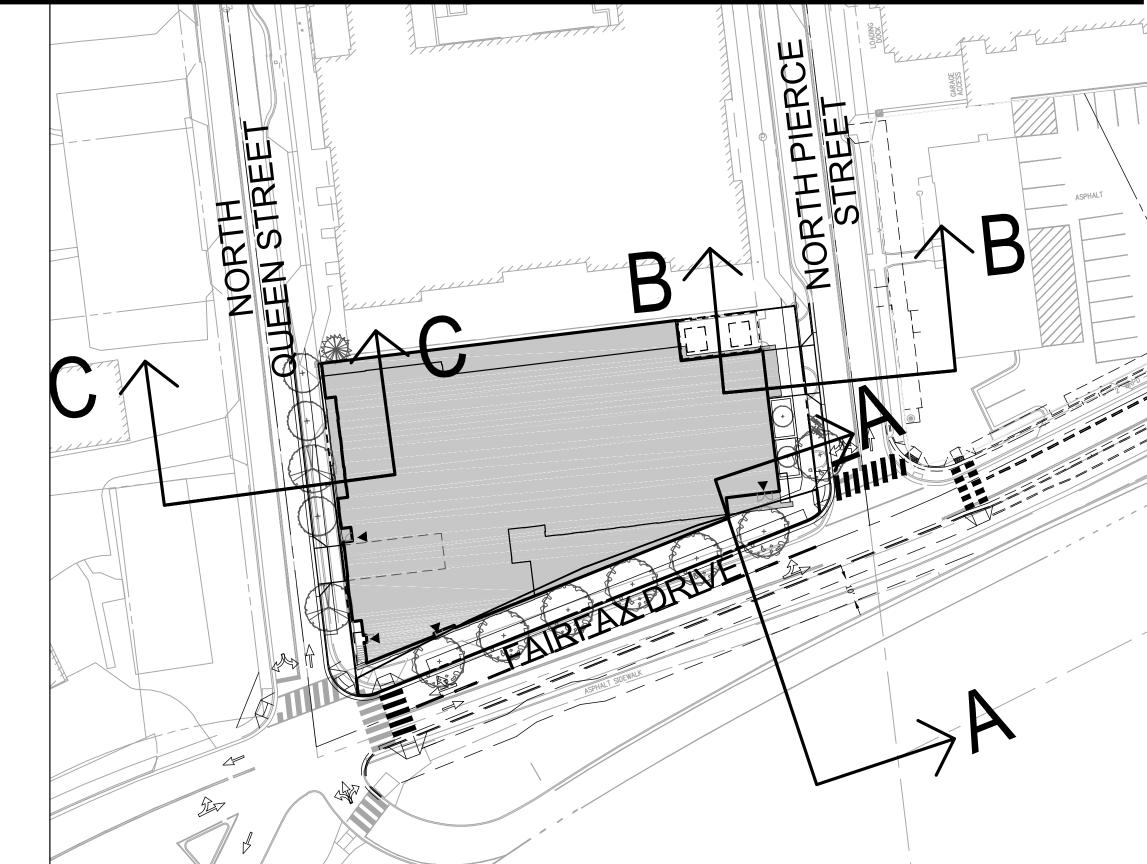
SECTION A-A (LOOKING EAST)

INTERIM - FAIRFAX DRIVE



GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

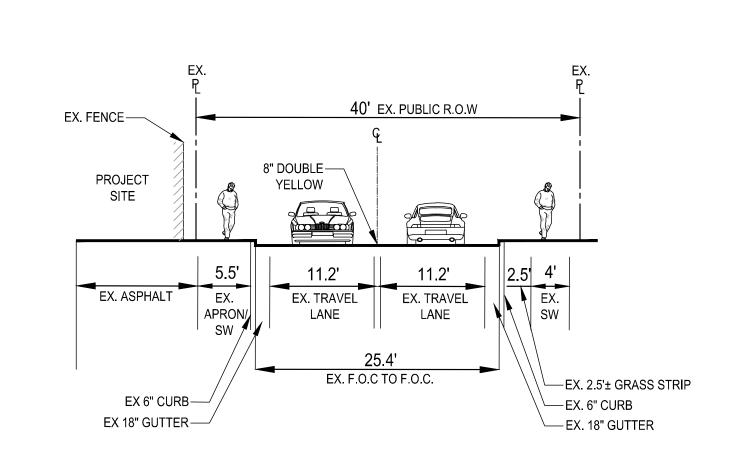


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PLAN STATUS DATE 1st 4.1 SUBMISSION 10/19/2022 01/13/2023 2nd 4.1 SUBMISSION 3rd 4.1 SUBMISSION 11/06/2024 4th 4.1 SUBMISSION 02/07/2024 5th 4.1 SUBMISSION POST-APPROVAL SHEET STATUS DATE

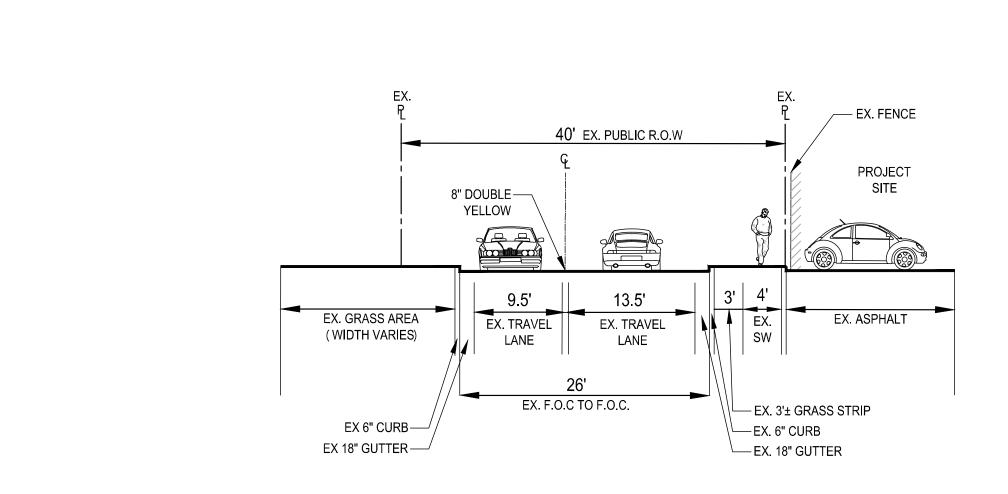
SCALE: 1" = 40'

*PROPOSED ROADWAY **IMPROVEMENTS SOUTH OF** PROJECT FRONTAGE FACE OF **CURB WILL BE CONSTRUCTED BY ARLINGTON COUNTY.**



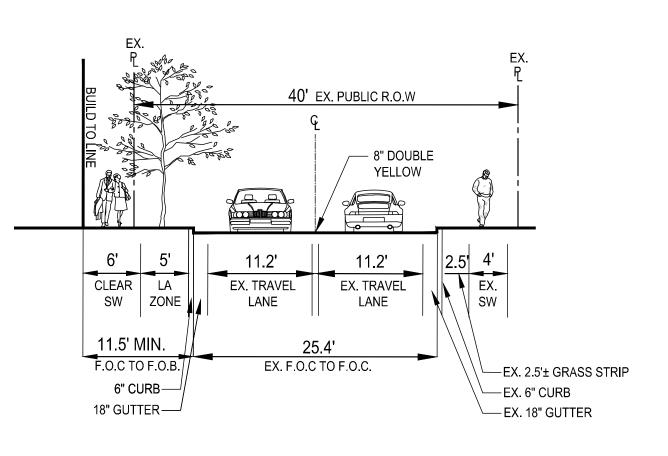
SECTION B-B(LOOKING NORTH)

EXISTING - NORTH PIERCE STREET

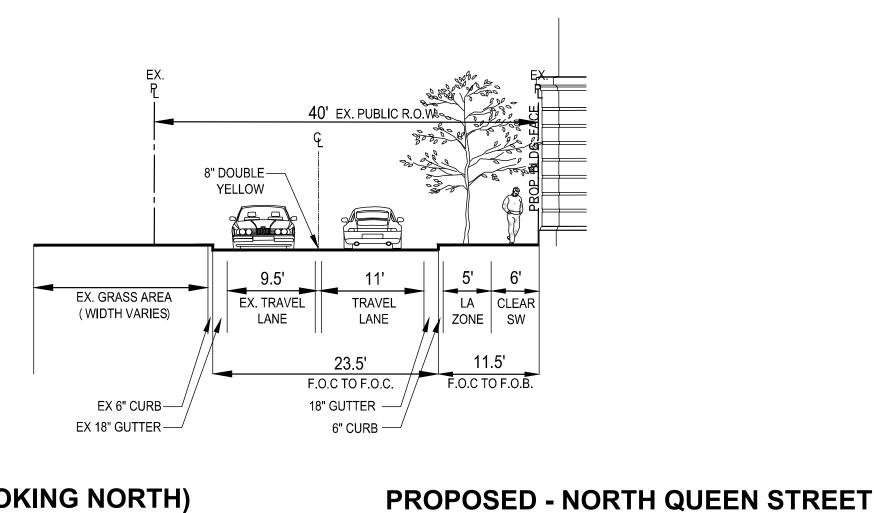


SECTION C-C (LOOKING NORTH)

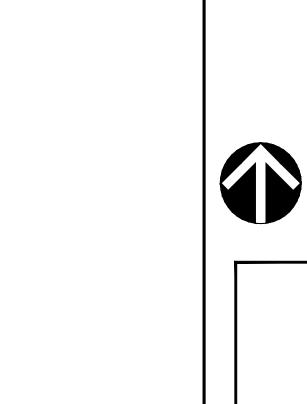
EXISTING - NORTH QUEEN STREET



PROPOSED - NORTH PIERCE STREET



SECTION C-C (LOOKING NORTH)



GRAPHIC SCALE

(IN FEET) 1 inch = 10 ft.

1601 FAIRFAX DRIVE 4.1 SITE PLAN

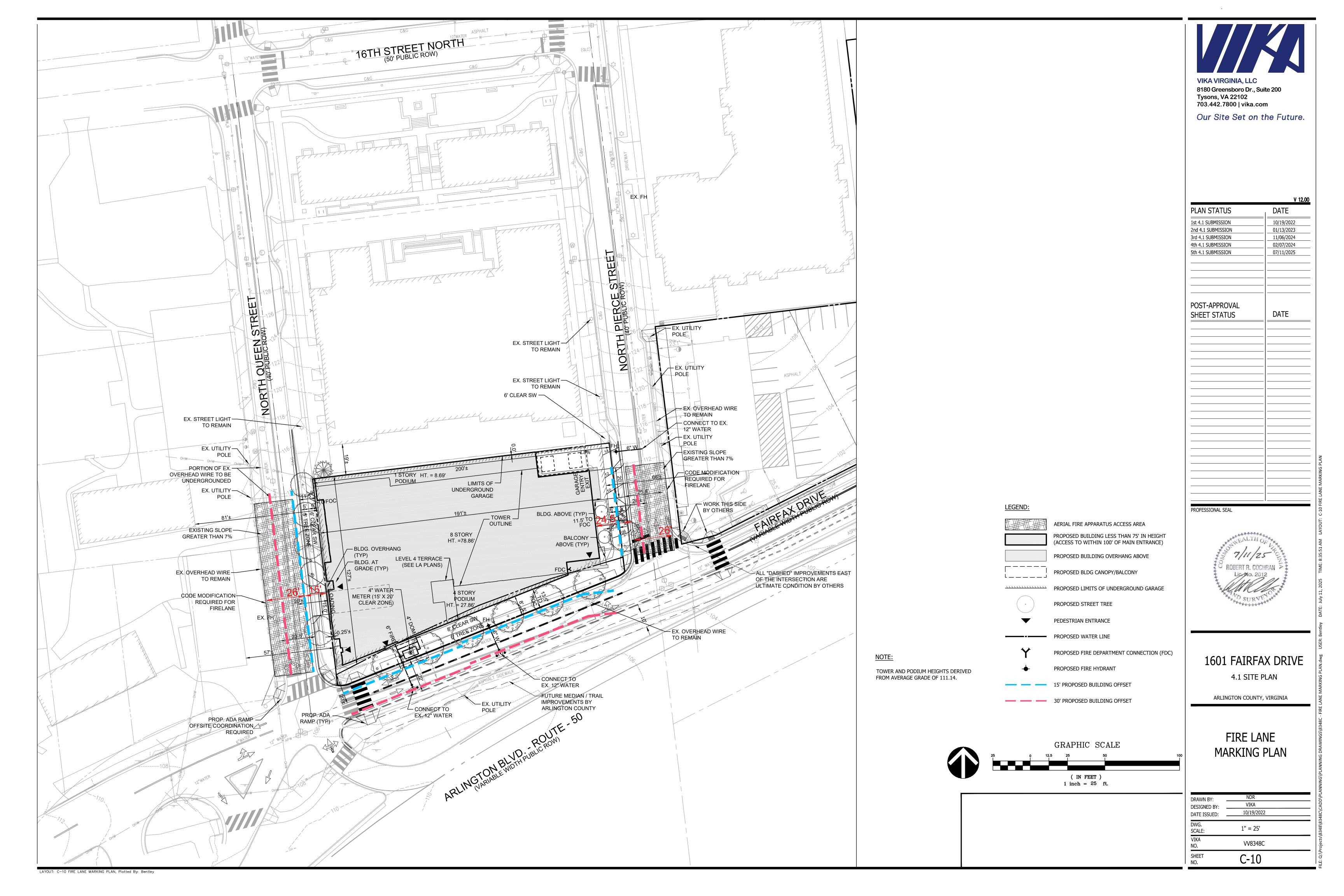
PROFESSIONAL SEAL

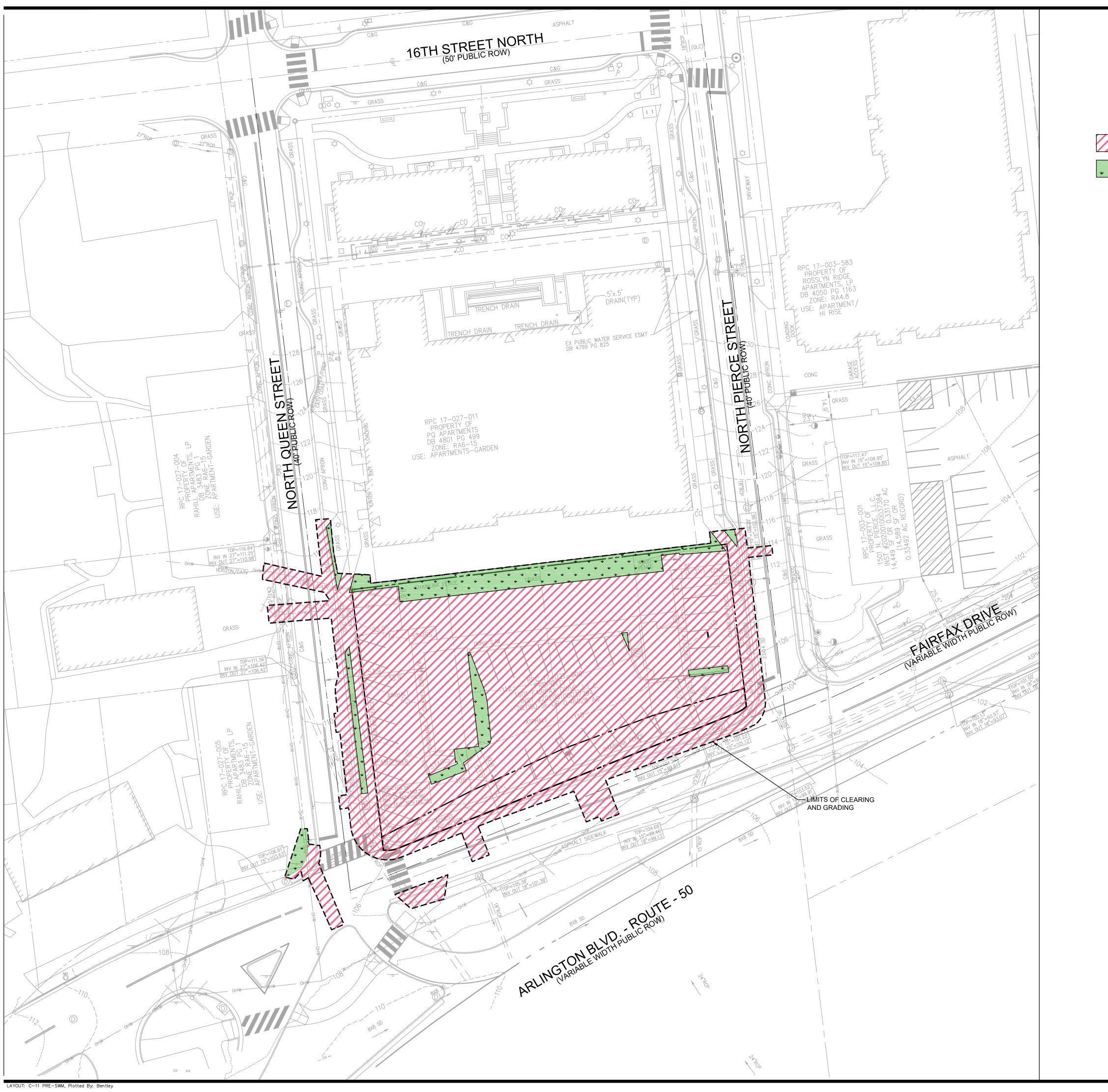
ARLINGTON COUNTY, VIRGINIA

EXISTING & PROPOSED STREET SECTIONS

DRAWN BY:	NDR	
DESIGNED BY: .	VIKA	
DATE ISSUED:	10/19/2022	
DWG. SCALE:	AS NOTED	
VIKA NO.	VV8348C	
SHEET NO.	C-09A	

SECTION B-B (LOOKING NORTH)





EXISTING CONDITIONS LAND USE MAP

EXISTING CONDITIONS LEGEND:

SWM BOUNDARY= 0.69 ACRES

EXISTING IMPERVIOUS AREA = 0.62 ACRES



EXISTING PERVIOUS AREA (MANAGED TURF) = 0.07 ACRES

GRAPHIC SCALE

(IN FEET) 1 inch = 25 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
1st 4.1 SUBMISSION	10/19/2022
2nd 4.1 SUBMISSION	01/13/2023
3rd 4.1 SUBMISSION	11/06/2024
4th 4.1 SUBMISSION	02/07/2024
5th 4.1 SUBMISSION	07/11/2025
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PROFESSIONAL SEAL	

MICHAEL D. BENTON
Lic. No. 031768

07/11/2025

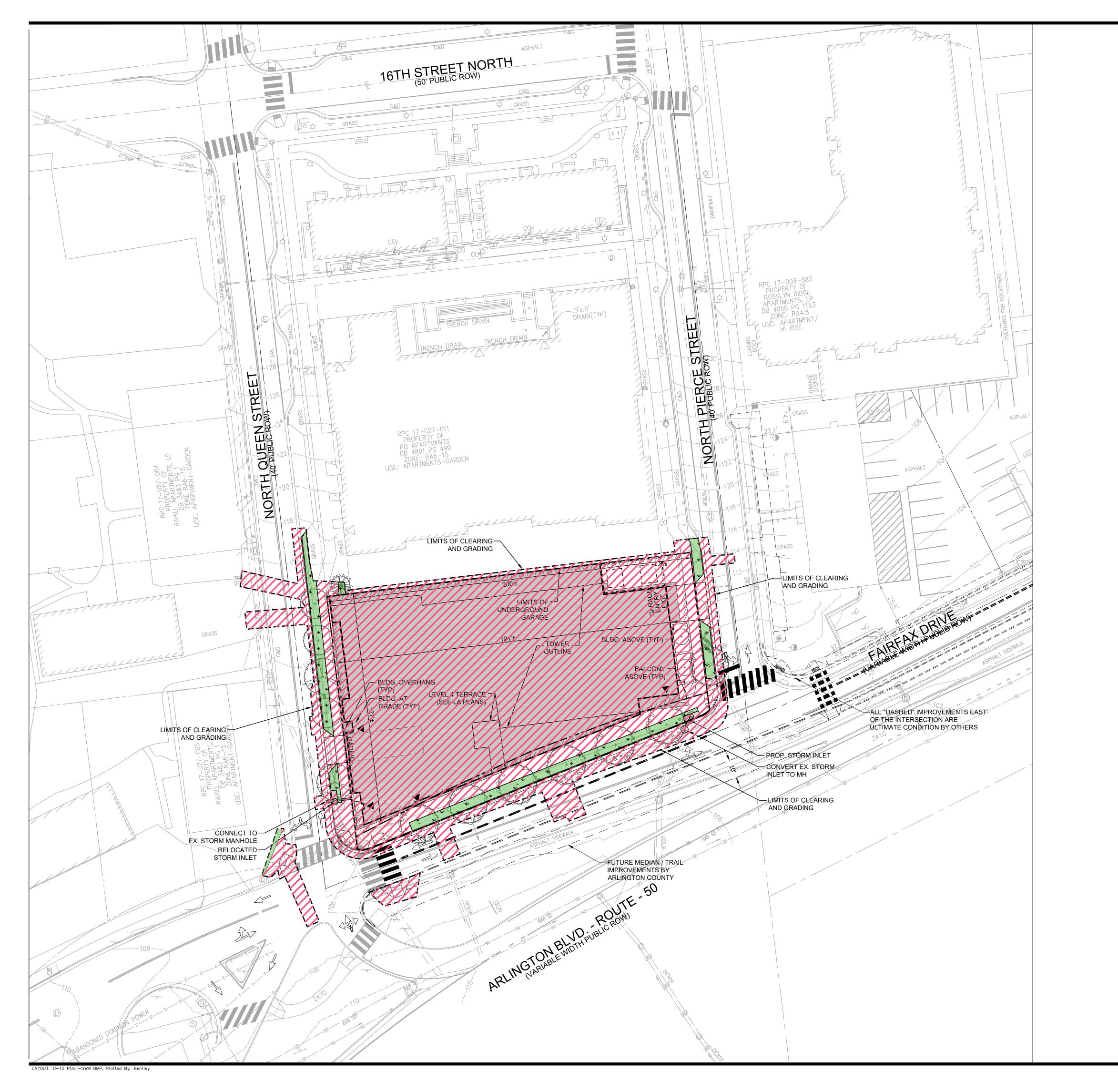
1601 FAIRFAX DRIVE

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

PRE-SWM BMP MAP

DRAWN BY: DESIGNED BY: DATE ISSUED:	NDR VIKA 10/19/2022	
DWG. SCALE:	1"=25'	
VIKA NO.	VV8348C	
SHEET NO.	C-11	



PROPOSED CONDITIONS LAND USE MAP

PROPOSED CONDITIONS LEGEND:

SWM BOUNDARY= 0.69 ACRES

\/\/\

PROPOSED IMPERVIOUS AREA = 0.65 ACRES

PROPOSED PERVIOUS AREA (MANAGED TURF) = 0.04 ACRES

GRAPHIC SCALE

(IN FEET) 1 inch = 25 ft. VIKA VIRGINIA, LLC 8180 Greensboro Dr., Suite 200 Tysons, VA 22102 703.442.7800 | vika.com

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PLAN STATUS	DATE
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2nd 4.1 SUBMISSION	01/13/2023
Brd 4.1 SUBMISSION	11/06/2024
Hth 4.1 SUBMISSION	02/07/2024
5th 4.1 SUBMISSION	07/11/2025
POST-APPROVAL SHEET STATUS	DATE
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1601 FAIRFAX DRIVE

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

POST-SWM BMP MAP

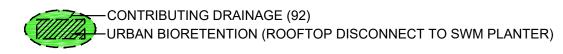
DRAWN BY:	NDR	
DESIGNED BY:	VIKA	
DATE ISSUED:	10/19/2022	
DWG.		
SCALE:	1" = 25'	F. O. Projecte (8248) 8248C (CADD) PLAN
VIKA	VV8348C	
NO.	V VOJ70C	
SHEET	C-12	-
NO.	C-12	اين



PROPOSED SWM/BMP MAP

DEVICE DCR STD./SPEC (COMMON NAME)

VEGETATED ROOF 1 (43) (EXTENSIVE GREEN ROOF)



STORMWATER MANAGEMENT NARRATIVE

THE SUBJECT SITE IS APPROXIMATELY 0.525 ACRES AND IS LOCATED BETWEEN FAIRFAX DRIVE, NORTH QUEEN STREET AND NORTH PIERCE STREET. THE APPROXIMATE LIMITS OF LAND DISTURBANCE OF THE SUBJECT APPLICATION IS 0.69 ACRES AND INCLUDES DISTURBANCE IN THE ROADWAYS. THE EXISTING SITE CURRENTLY CONSISTS OF A 3 STORY MOTEL WITH SURFACE PARKING. THE RUNOFF FROM THE PARKING LOT IS DIRECTED TO THE EXISTING STORM INLETS AT THE CORNERS OF FAIRFAX DRIVE AND NORTH PIERCE/NORTH QUEEN STREET.

THE PROPOSED DEVELOPMENT CONSISTS OF A TWO STORY UNDERGROUND PARKING STRUCTURE, A 3 STORY PODIUM AND ONE MULTI-STORY RESIDENTIAL TOWER. THE REQUIRED PHOSPHOROUS REMOVAL REDUCTION IS 10% IN ACCORDANCE WITH THE CURRENT VIRGINIA STATE REGULATIONS AND ARLINGTON COUNTY ORDINANCE REQUIREMENTS FOR REDEVELOPMENT OF AREAS LESS THAN ONE ACRE. AS SHOWN ON SHEET C-14, THE REQUIRED PHOSPHOROUS REDUCTION IS 0.0745 LB./YEAR. PHOSPHOROUS REDUCTION WILL BE ACHIEVED THROUGH A COMBINATION OF RUNOFF REDUCTION STRATEGIES INCLUDING BUT NOT LIMITED TO STORMWATER PLANTERS (ROOFTOP DISCONNECT) AND VEGETATED ROOFS. AS SHOWN ON SHEET C-15, ADDITIONAL DETENTION IS REQUIRED TO COMPLY WITH CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS PER THE ENERGY BALANCE EQUATION.

IF NEEDED, ADDITIONAL STRUCTURAL BMPS MAY BE UTILIZED TO COMPLY WITH STATE AND COUNTY REGULATIONS.

THE FINAL SIZES, LOCATIONS AND TYPES OF THE PROPOSED SWM/BMP FACILITIES MAY BE ADJUSTED WITH THE FINAL CIVIL ENGINEERING PLAN (CEP). THE VRRM SPREADSHEET AND OTHER APPLICABLE COMPUTATIONS WILL ALSO BE FINALIZED WITH THE CEP BASED ON THE FINAL LIMITS OF DISTURBANCE. ADDITIONAL SWM/BMP FACILITIES WILL BE PROVIDED WITH THE CEP AS REQUIRED TO COMPLY WITH CURRENT SWM/BMP REGULATIONS.

GRAPHIC SCALE

(IN FEET) 1 inch = 25 ft.



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	V 12.00
PLAN STATUS	DATE
st 4.1 SUBMISSION	10/19/2022
and 4.1 SUBMISSION	01/13/2023
rd 4.1 SUBMISSION	11/06/2024
th 4.1 SUBMISSION	02/07/2024
th 4.1 SUBMISSION	07/11/2025
POST-APPROVAL	5.475
SHEET STATUS	DATE

MICHAEL D. BENTON
Lic. No. 031768

07/11/2025

PROFESSIONAL SEAL

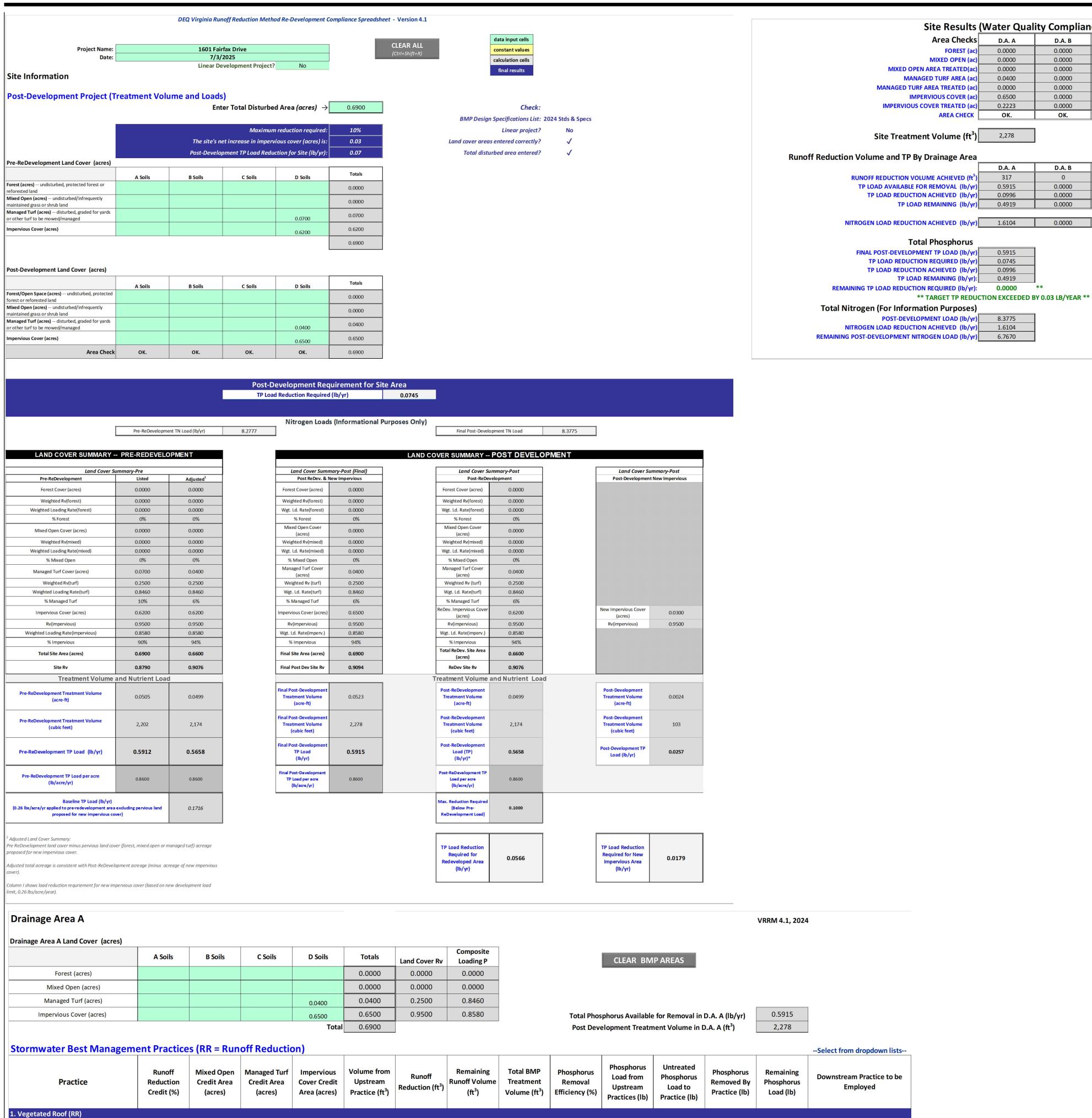
1601 FAIRFAX DRIVE

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

STORMWATER MANAGEMENT PLAN

DRAWN BY: DESIGNED BY: DATE ISSUED:	NDR VIKA 10/19/2022	
DWG. SCALE:	1" = 25'	
VIKA NO.	VV8348C	
SHEET NO.	C-13	



333

222

554

0.0529

0.1379

0.0000

0.0238

0.0758

0.0291

0.0620

None

None

Site Results (Water Quality Compliance) VRRM 4.1, 2024 **Area Checks** D.A. B D.A. C D.A. E AREA CHECK D.A. D 0.0000 FOREST (ac) 0.0000 0.0000 0.0000 0.0000 OK. MIXED OPEN (ac) 0.0000 0.0000 0.0000 0.0000 0.0000 OK. MIXED OPEN AREA TREATED(ac) 0.0000 0.0000 0.0000 OK. 0.0000 0.0000 MANAGED TURF AREA (ac) OK. 0.0400 0.0000 0.0000 0.0000 0.0000 MANAGED TURF AREA TREATED (ac) 0.0000 0.0000 0.0000 0.0000 0.0000 OK. OK. IMPERVIOUS COVER (ac) 0.6500 0.0000 0.0000 0.0000 0.0000 IMPERVIOUS COVER TREATED (ac) 0.2223 0.0000 0.0000 0.0000 0.0000 OK. AREA CHECK OK. OK. OK. OK. 2,278 Site Treatment Volume (ft³) D.A. B D.A. C D.A. D D.A. E TOTAL 317 RUNOFF REDUCTION VOLUME ACHIEVED (ft³) 317 TP LOAD AVAILABLE FOR REMOVAL (lb/yr) 0.0000 0.5915 0.0000 0.0000 0.0000 0.5915 0.0000 TP LOAD REDUCTION ACHIEVED (lb/yr) 0.0996 0.0000 0.0000 0.0000 0.0996 TP LOAD REMAINING (lb/yr) 0.4919 0.0000 0.0000 0.0000 0.0000 0.4919 NITROGEN LOAD REDUCTION ACHIEVED (lb/yr) 1.6104 0.0000 0.0000 0.0000 0.0000 1.6104 **Total Phosphorus** FINAL POST-DEVELOPMENT TP LOAD (lb/yr) 0.5915 TP LOAD REDUCTION REQUIRED (lb/yr) 0.0745



PLAN STATUS 1st 4.1 SUBMISSION 2nd 4.1 SUBMISSION 3rd 4.1 SUBMISSION 4th 4.1 SUBMISSION 5th 4.1 SUBMISSION POST-APPROVAL SHEET STATUS DATE 10/19/2022 01/13/2023 11/06/2024 02/07/2024 07/11/2025 DATE DATE		V 12.00
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3rd 4.1 SUBMISSION 4th 4.1 SUBMISSION 5th 4.1 SUBMISSION POST-APPROVAL		
4th 4.1 SUBMISSION 02/07/2024 5th 4.1 SUBMISSION 07/11/2025 POST-APPROVAL		
Sth 4.1 SUBMISSION 07/11/2025 POST-APPROVAL		
SHEET STATUS DATE DATE	POST-APPROVAL	
	SHEET STATUS	DATE



PROFESSIONAL SEAL

1601 FAIRFAX DRIVE 4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

STORMWATER MANAGEMENT **COMPUTATIONS**

DRAWN BY:	NDR	
DESIGNED BY:	VIKA	
DATE ISSUED:	10/19/2022	
DWG. SCALE:	N/A	
VIKA NO.	VV8348C	
SHEET NO.	C-14	

1.a. Vegetated Roof #1 (P-FIL-02)

2.i. To Stormwater Planter,

Urban Bioretention (P-FIL-05)

2. Rooftop Disconnection (RR)

0.0616

EXISTING CONDITIONS: CN COMPUTATIONS

PRE-DEVELOPMENT CONDITIONS

8348C - 1601 FAIRFAX DRIVE

ARLINGTON COUNTY, VIRGINIA

SUB-AREA LAND USE AND CURVE NUMBER DETAILS

SUB-AREA IDENTIFIE		HYDROLOGIC SOIL GROUP	SUB-AREA AREA (AC)	CURVE NUMBER
EXISTING	OPEN SPACE; GRASS COVER > 75% (GOOD) D	0.07	80
	PAVED PARKING LOTS, ROOFS, DRIVEWAYS	D	0.62	98
	TOTAL AREA / WEIGHTED CURVE NUMBER		. 69	96

8348C - 1601 FAIRFAX DRIVE PRE-DEVELOPMENT CONDITIONS ARLINGTON COUNTY, VIRGINIA

HYDROGRAPH PEAK/PEAK TIME TABLE

PEAK FLOW AND PEAK TIME (HR) BY RAINFALL RETURN PERIOD SUB-AREA OR REACH 1-YR 2-YR 10-YR (CFS) (CFS) (CFS) IDENTIFIER

_____ SUBAREAS 1.85 2.38 3.57 1 YEAR & 10-YEAR ALLOWABLE RELEASE RATES

(HR)

PROPOSED (ADJUSTED) CONDITIONS: CN COMPUTATIONS

8348C - 1601 FAIRFAX DRIVE

POST-DEVELOPMENT (ADJUSTED) ARLINGTON COUNTY, VIRGINIA

SUB-AREA LAND USE AND CURVE NUMBER DETAILS

SUB-AREA SUB-AREA CURVE AREA NUMBER IDENTIFIER ______ PROPOSED CN directly entered by user TOTAL AREA / WEIGHTED CURVE NUMBER 0.69

EXISTING

ARLINGTON COUNTY, VIRGINIA HYDROGRAPH PEAK/PEAK TIME TABLE

POST-DEVELOPMENT (ADJUSTED)

8348C - 1601 FAIRFAX DRIVE

SUB-AREA PEAK FLOW AND PEAK TIME (HR) BY RAINFALL RETURN PERIOD

OR REACH 1-YR 2-YR 10-YR (CFS) (CFS) (CFS) (HR) (HR)

______ 1.85 2.38 3.57 1 YEAR & 10-YEAR POST DEVELOPMENT RELEASE RATES

Worksheet			
0.72			
1-ye	ear	10-year	
PRE	POST (adjusted)	PRE	POST (adjusted)
2.69	2.69	4.84	4.84
96	96	96	96
0.42	0.42	0.42	0.42
0.08	0.08	0.08	0.08
2.25	2.25	4.37	4.37
	0.72 1-ye PRE 2.69 96 0.42 0.08	0.72 1-year PRE POST (adjusted) 2.69 2.69 96 0.42 0.42 0.08 0.08	0.72 1-year 10-year PRE POST (adjusted) PRE 2.69 2.69 4.84 96 96 96 0.42 0.42 0.42 0.08 0.08 0.08

I.F	0.9			
CHANNEL PRO	TECTION		FLOOD CONT	ROL
Qpre-development	1.85	From TR55	Qpre-development	3.57
QPost Development	1.85	From TR55	QPost Development	3.57
RVPost Development (with runoff			RVPost Development (with runoff	
reduction)	2.2248	From RRM	reduction)	4.361
Qallowable	1.68		Qallowable	3.58
and the second desired the second sec	TOTAL TRACT IN			The second

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

Qallowable/QPost Development 0.91 0.133287823 Fig 11.7 of DEQ Manual 0.30 775 Storage required (cf)

Qallowable/QPost Development 0.00 Storage required (cf)

NOTE:

A DETENTION VAULT (APPROXIMATELY 800 CUBIC FEET) WILL BE LOCATED IN THE PROPOSED GARAGE. FINAL LOCATION AND SIZE IS SUBJECT TO CHANGE AND WILL BE FINALIZED WITH THE CEP.

Runoff Volume and Curve Number Calculations, VRRM 4.1, 2024

Enter design storm rainfall depths (in):

1-year storm	2-year storm	10-year storm			
2.69	3.11	4.84			
Use NOAA Atlas 14 (http://hdsc.nws.noaa.gov/hdsc/nfds/)					

*Notes (see below):

[1] The curve numbers and runoff volumes computed in this spreadsheet for each drainage area are limited in their applicability for determining and demonstrating compliance with water quantity requirements. See VRRM User's Guide and Documentation for additional information.

[2] Runoff Volume (RV) for pre- and post-development drainage areas must be in volumetric units (e.g., acre-feet or cubic feet) when using the Energy Balance Equation. Runoff measured in watershed-inches and shown in the spreadsheet as RV(watershed-inch) can only be used in the Energy Balance Equation when the pre- and post-development drainage areas are equal. Otherwise RV(watershed-inch) must be multiplied by the drainage area.

[3] Adjusted CNs are based on runoff reduction volumes as calculated in D.A. tabs. An alternative CN adjustment calculation for Vegetated Roofs is included in BMP specification No. 5.

Drainage Area Curve Numbers and Runoff Depths*

Total Area (acres): 0.6900

(ft³): 317

Runoff Reduction Volume

Drainage Area A	A Soils	B Soils	C Soils	D Soils	
Forest undisturbed, protected forest or reforested land	Area (acres)	0.0000	0.0000	0.0000	0.0000
Forest undisturbed, protected forest or reforested faild	CN	30	55	70	77
Mixed Open undisturbed/infrequently maintained grass	Area (acres)	0.0000	0.0000	0.0000	0.0000
or shrub land	CN	34	59	72	79
Managed Turf disturbed, graded for yards or other turf to	Area (acres)	0.0000	0.0000	0.0000	0.0400
be mowed/managed	CN	39	61	74	80
Importious Cover	Area (acres)	0.0000	0.0000	0.0000	0.6500
Impervious Cover	CN	98	98	98	98
					CN _(D.A. A)

10-year storm 1-year storm 2-year storm RV_{Developed} (watershed-inch) with no Runoff Reduction* 2.3514 2.7674 4.4877 RV_{Developed} (watershed-inch) with Runoff Reduction* 2.2248 2.6407 4.3610 Adjusted CN*

*See Notes above

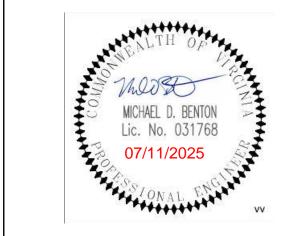
VIKA VIRGINIA, LLC

8180 Greensboro Dr., Suite 200

Tysons, VA 22102 703.442.7800 | vika.com Our Site Set on the Future.

PLAN STATUS	_I DATE
1st 4.1 SUBMISSION	10/19/2022
2nd 4.1 SUBMISSION	01/13/2023
3rd 4.1 SUBMISSION	11/06/2024
4th 4.1 SUBMISSION	02/07/2024
5th 4.1 SUBMISSION	07/11/2025
POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

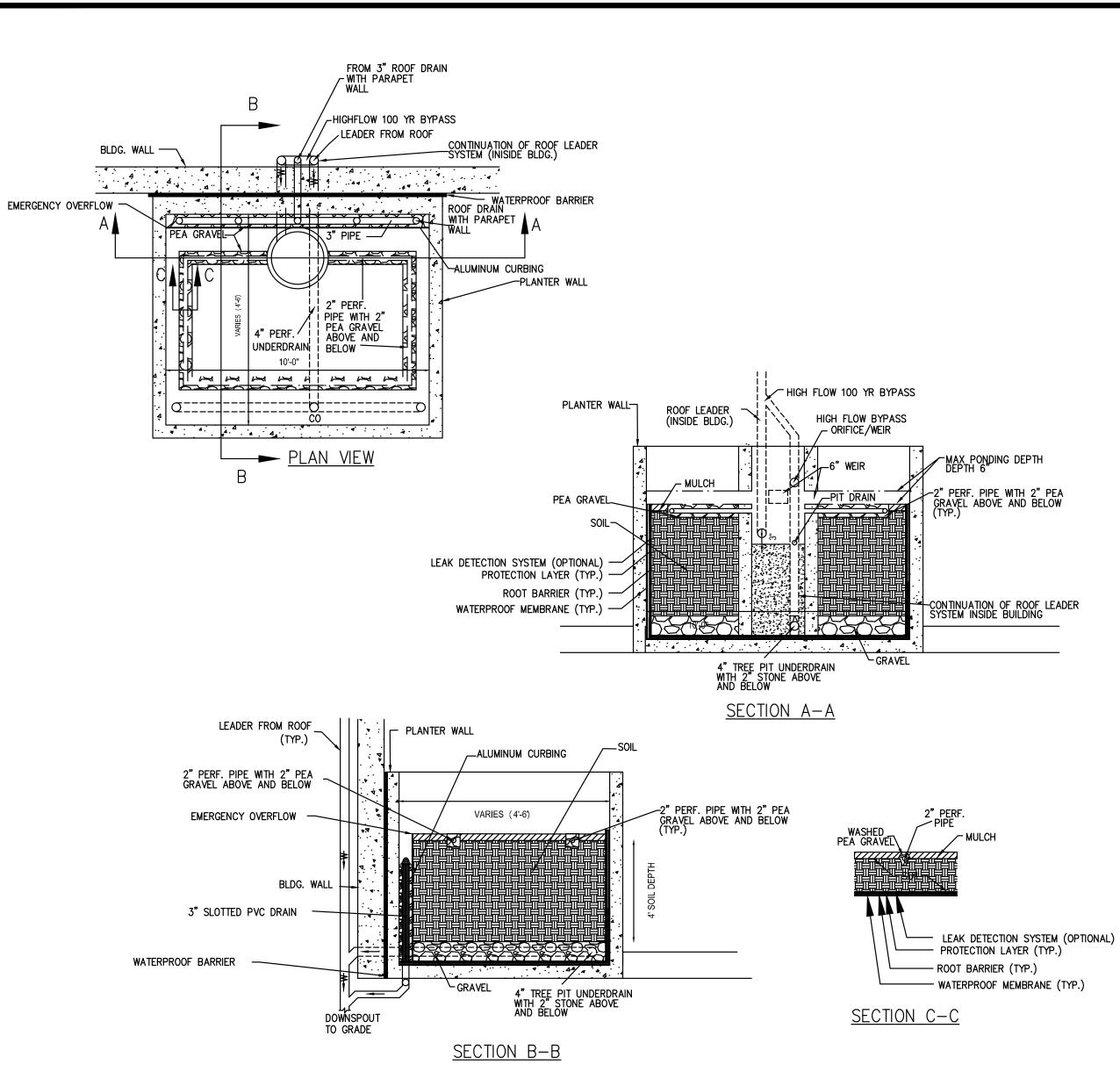


1601 FAIRFAX DRIVE 4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS

DRAWN BY: _	NDR	
DESIGNED BY: _	VIKA	
DATE ISSUED: _	10/19/2022	
DWG. SCALE:	N/A	
VIKA NO.	VV8348C	
SHEET NO.	C-15	



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.

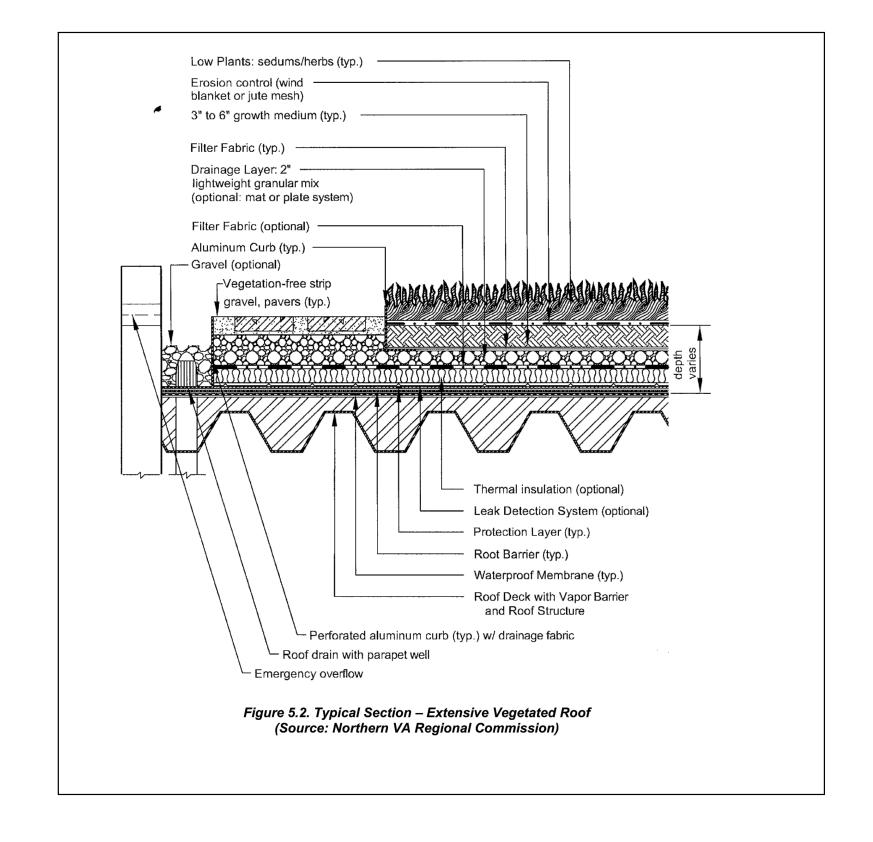
Tv(PROV'D)=SA*SUM OF STORAGE

STORMWATER PLANTER DETAIL

NOT TO SCALE

NOTE: SWM PLANTER DETAILS ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

			-:	LEVEL	ISTORMW	ATER PLA	NTER S	SIZING CON	ИРИТАТІОІ	NS FOR URBAN	N PLANTERS							
STORMWATER PLANTER NUMBER	IMPERVIOUS DA	PERMEABLE DA	TOTAL DA	TOTAL DA		RAINFALL DEPTH (P)	Rv	Tv	SURFACE AREA REQ'D	EQUIVALAENT STORAGE DEPTH (FT)	PONDING	SOIL	GRAVEL	PONDING	SOIL	GRAVEL	Tv	% WATER QUALITY VOLUME CAPTURED
																		Must be >= 100%
#	(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%)
1	7,000	535	7,535	0.1730	535	1.00	0.95	563	442	1.28	6	1.50	1.00	1	0.25	0.4	682	121.1%
TOTALS =	7,000	535	7,535	0	535			563	442								682	
#N/A																		
Note: Sizing based on D	CR Spec# 9-A																	
SA(REQ'D)=Tv/2																		
Tv(RED'Q)=1"*Rv*A/12																		



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	V 12.00
PLAN STATUS	_I DATE
1st 4.1 SUBMISSION	10/19/2022
2nd 4.1 SUBMISSION	01/13/2023
3rd 4.1 SUBMISSION	11/06/2024
4th 4.1 SUBMISSION	02/07/2024
5th 4.1 SUBMISSION	07/11/2025
POST-APPROVAL SHEET STATUS	DATE
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MICHAEL D. BENTON
Lic. No. 031768

07/11/2025

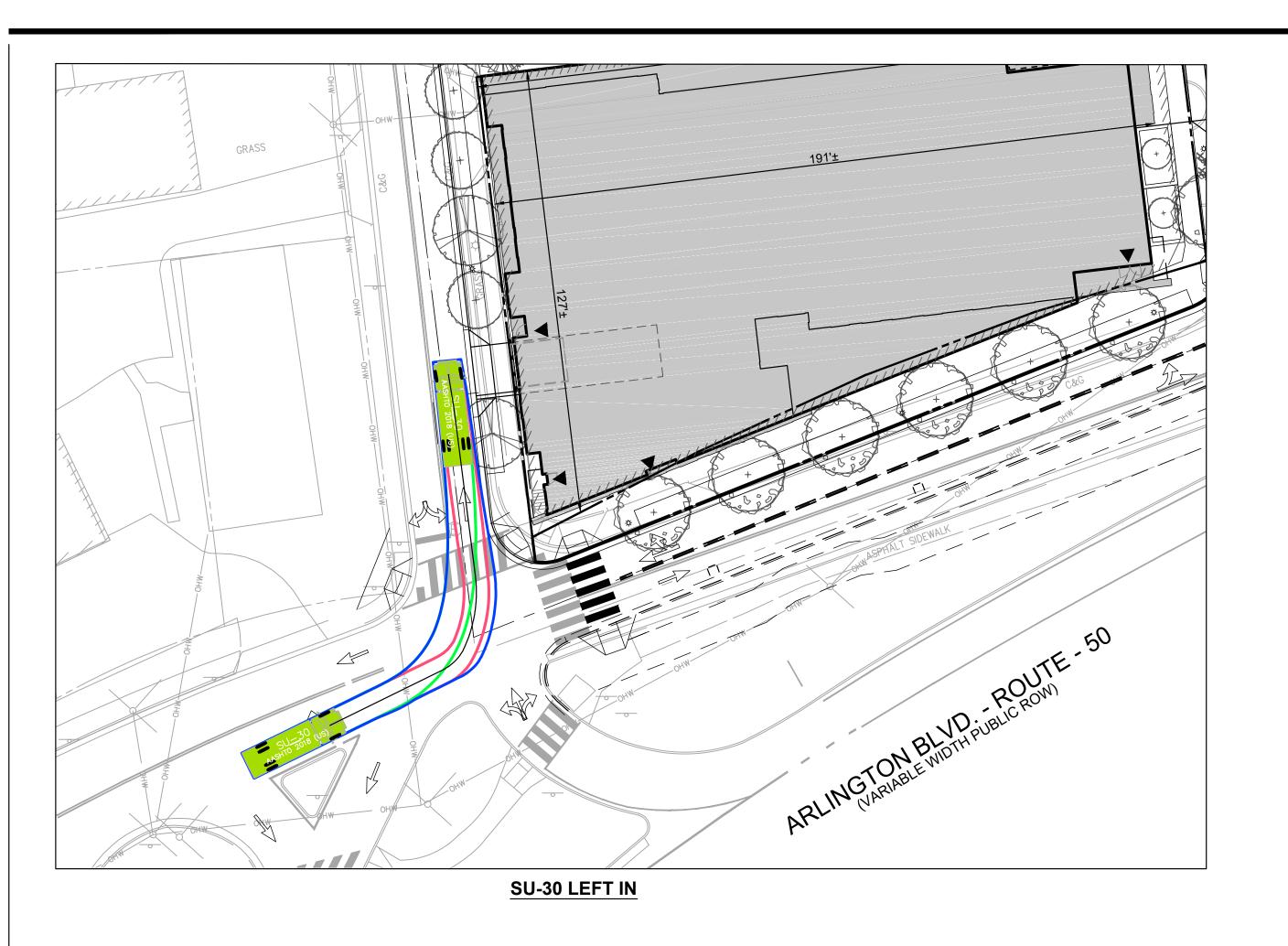
PROFESSIONAL SEAL

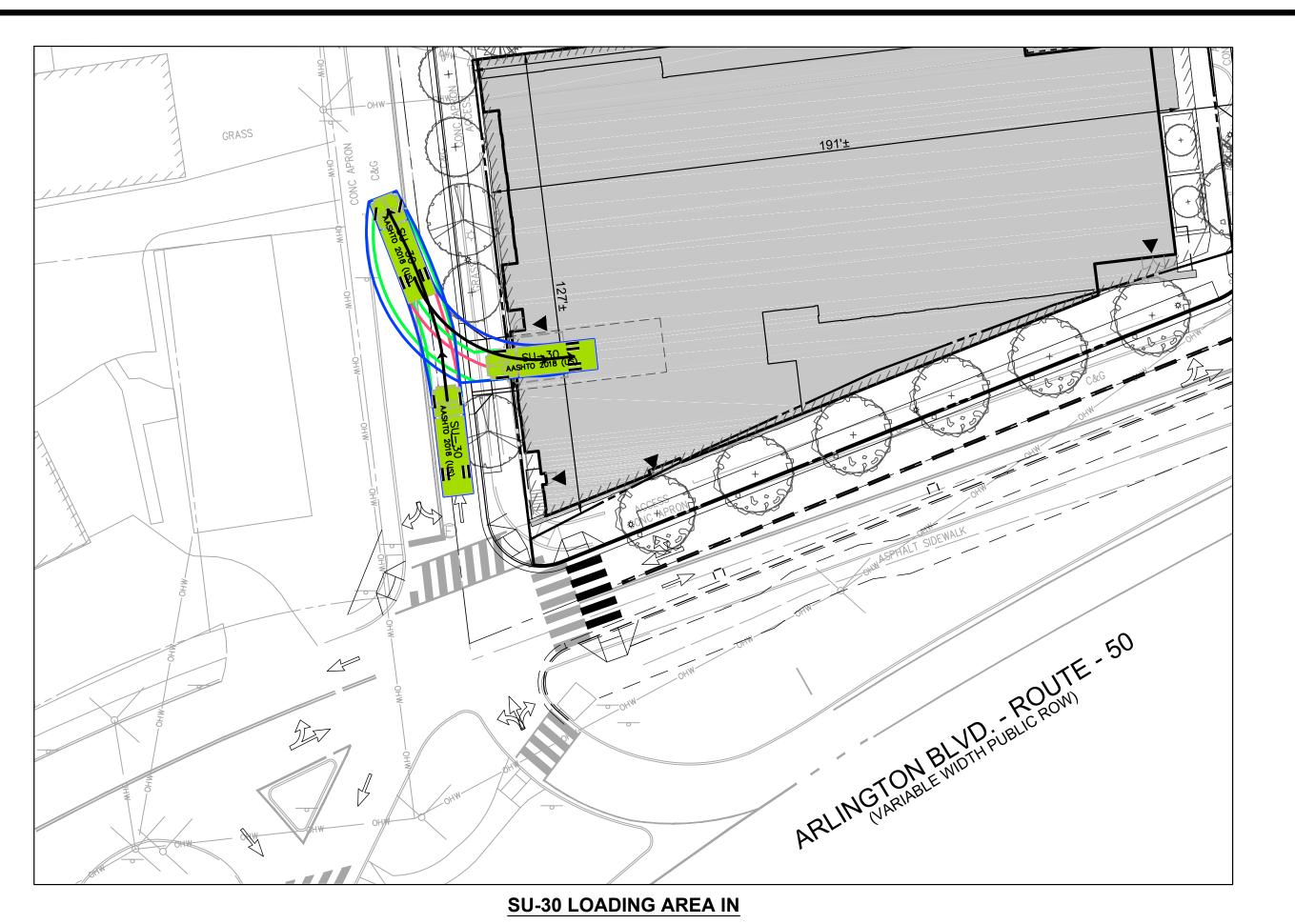
1601 FAIRFAX DRIVE
4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

STORMWATER
MANAGEMENT DETAILS

RAWN BY:	NDR	
ESIGNED BY:	VIKA	
ATE ISSUED:	10/19/2022	
WG. CALE:	N/A	
TKA O.	VV8348C	
HEET O.	C-16	

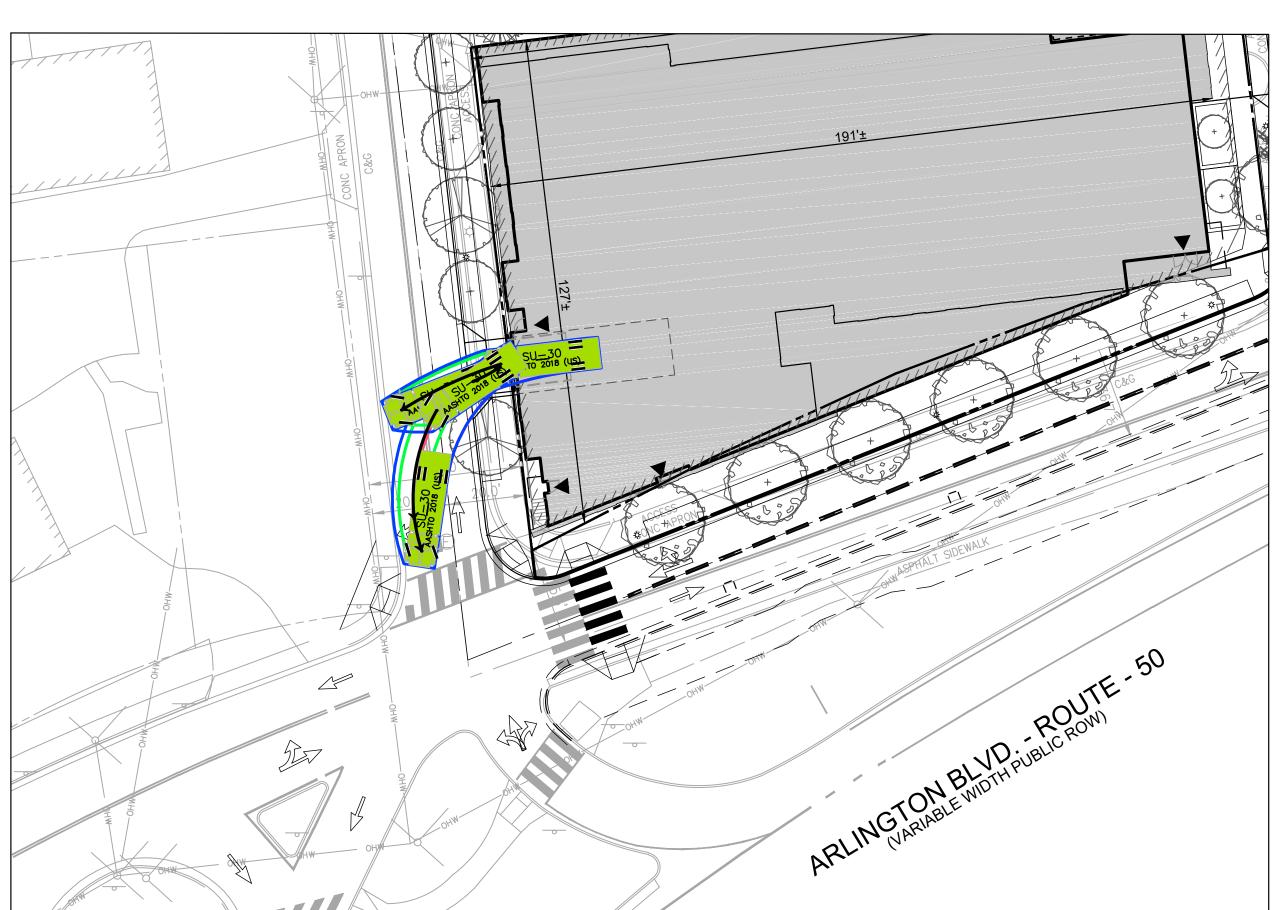




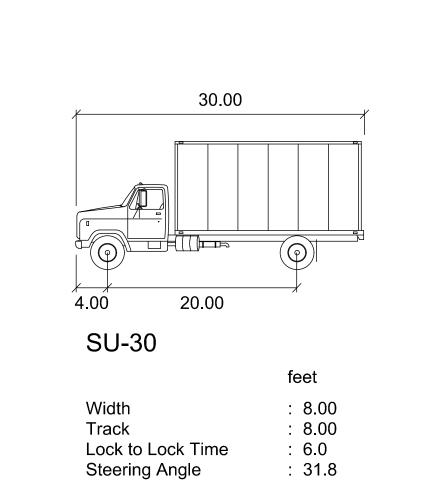
LEGEND

FRONT TIRES

VEHICLE BODY



SU-30 LOADING AREA OUT



	GRAPHIC SCALE								
	25 0	12.5 	25 	50 					
			(IN FE 1 inch =	ET) 25 ft.					

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4.1 SUBMISSION 4.1 SUBMISSION 4.1 SUBMISSION 4.1 SUBMISSION 02/07/2024 07/11/2025 OST-APPROVAL	PLAN STATUS	, DATE
4.1 SUBMISSION 4.1 SUBMISSION 4.1 SUBMISSION 4.1 SUBMISSION 02/07/2024 07/11/2025 OST-APPROVAL	Lst 4.1 SUBMISSION	
4.1 SUBMISSION 11/06/2024 4.1 SUBMISSION 02/07/2024 4.1 SUBMISSION 07/11/2025	2nd 4.1 SUBMISSION	
4.1 SUBMISSION 02/07/2024 4.1 SUBMISSION 07/11/2025 OST-APPROVAL	Brd 4.1 SUBMISSION	
4.1 SUBMISSION 07/11/2025 OST-APPROVAL	1th 4.1 SUBMISSION	
	5th 4.1 SUBMISSION	
	POST-APPROVAL SHEET STATUS	DATE



1601 FAIRFAX DRIVE 4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

AUTOTURN EXHIBITS

		AN
DRAWN BY:	NDR	
DESIGNED BY:	VIKA	 AD
DATE ISSUED:	10/19/2022	28
DWG.		 834
SCALE:	1"=25'	II F: O:\Projects\8348\8348C\CADD\PLAN
VIKA	VV/02/40C	cts/
NO.	VV8348C	roje
SHEET	C-17	0.4
NO.	C-1/	Ë