THE CLEAN TECHNOLOGY CENTER, CTC

2311 WILSON BOULEVARD - ARLINGTON, VA 22201

AMENDMENT TO APPROVED SITE PLAN 263

PRELIMINARY ADMINISTRATIVE REGULATION 4.1 SUBMISSION APRIL 18, 2011
PRELIMINARY ADMINISTRATIVE REGULATION 4.1 SUBMISSION JUNE 14, 2011
PRELIMINARY ADMINISTRATIVE REGULATION 4.1 SUBMISSION JANUARY 17, 2012
PRELIMINARY ADMINISTRATIVE REGULATION 4.1 SUBMISSION FEBRUARY 15, 2012
PRELIMINARY ADMINISTRATIVE REGULATION 4.1 SUBMISSION APRIL 19, 2012
PRELIMINARY ADMINISTRATIVE REGULATION 4.1 SUBMISSION JUNE 22, 2012
PLANNING COMMISSION - STAFF 4.1 SUBMISSION AUGUST 6, 2012
TRANSPORTATION COMMISSION 4.1 SUBMISSION AUGUST 27, 2012
PLANNING COMMISSION 4.1 SUBMISSION SEPT. 04, 2012
COUNTY BOARD - STAFF 4.1 SUBMISSION SEPT. 07, 2012
COUNTY BOARD 4.1 SUBMISSION SEPTEMBER 28, 2012

DEVELOPMENT TEAM

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2311 WILSON BOULEVARD, SUITE 200
ARLINGTON, VA. 22201
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CIVIL ENGINEER/LANDSCAPE ARCHITECT

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CONCEPT RENDERING

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VIKA
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ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

2311 WILSON BOULEVARD
INTERSECTION OF N. ADAMS ST AND WILSON BLVD
COVER SHEET

SCALE HOR 1"=25' VER N/A	DESIGNED MTFA	CHECKED RC	
SUBMITTED DATE: SEPTEMBER 28, 2012	APPROVED DATE CHIEF TRANSPORTATION PLANNING BUREAU	APPROVED DATE CHIEF TRANSPORTATION ENGINEERING BUREAU	
APPROVED DATE CHIEF BRIDGE, ROAD & STREET BUREAU	APPROVED DATE CHIEF ENGINEERING BUREAU	APPROVED DATE DIRECTOR OF ENVIRONMENTAL SERVICES	
PROJECT/FILE NO. VV7150D	SHEET C-1	CONTRACT H- SHEET C-1 OF C-12	

P:\Planning\Projects\7150\dwg\cover.dwg 3/7/2011 10:46:08 AM EST

NOTES:

1. THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED ON ARLINGTON COUNTY TAX MAP NOS. 44-09 AND 44-13 AS REAL PROPERTY CODE NOS. (RPC) 15058016, 15058017 AND 15059001 THROUGH 15059010 AND ARE ALL ZONED RC. SEE PROPERTY TABLE FOR OWNERSHIP AND LAND AREAS.
2. THE SUBJECT PROPERTIES SHOWN HEREON LIE IN ZONE "C" (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP (F.I.R.M.) ON COMMUNITY-PANEL 515520 0010 B, REVISED MAY 3, 1982 FOR ARLINGTON COUNTY, VIRGINIA.
3. THE HORIZONTAL DATUM SHOWN HEREON, VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) IS BASED ON THE DATUM OF VIRGINIA STATE GRID NORTH (NAD 27) AS SET FORTH ON PLAT ENTITLED "PLAT SHOWING VACATION AND ABANDONMENT OF A PORTION OF NORTH CUSTIS ROAD FROM N. ADAMS ST. TO 248' SOUTH" PREPARED BY GORDON AND ASSOCIATES, DATED NOVEMBER 9, 1989 AND RECORDED IN DEED BOOK 2423 AT PAGE 290 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA. THE CONVERSION FROM NAD 27 TO VCS 83 WAS PERFORMED USING CORPSCON VERSION 6.0.1 SOFTWARE PROVIDED BY THE U.S. ARMY CORPS OF ENGINEERS.
4. BOUNDARY SURVEY PROVIDED BY GORDON AND ASSOCIATES AND FIELD VERIFIED INSOFAR AS POSSIBLE BY VIKA, INC. ON JANUARY 25, 2008. THE SURVEY CONTROL ESTABLISH BY VIKA, INC. AND USED TO DETERMINE THE BOUNDARY HAS A HORIZONTAL PRECISION OF 1:185,000 WHICH EXCEEDS THE MINIMUM HORIZONTAL PRECISION OF 1:20,000 AS REQUIRED BY THE COMMONWEALTH OF VIRGINIA.
5. THE VERTICAL DATUM SHOWN HEREON IS BASED ON ARLINGTON COUNTY BENCHMARK #A-432, CHISELED CROSS ON P.C. OF CURB RETURN S.E. CORNER INTERSECTION WILSON BLVD. AND N. BARTON STREET – ELEVATION 232.66 AND RECOVERED AND ORIGINALLY TIED BY VIKA, INC. ON JUNE 28, 1995.
6. THE CONTOUR INTERVAL SHOWN HEREON IS 1'-0".
7. THE AVERAGE SITE ELEVATION TAKEN AT THE PERIMETER OF THE SUBJECT PROPERTY IS 224.98'
8. TITLE REPORT PROVIDED PORTIONS OF THE SUBJECT PROPERTY (SEE TITLE REPORT NOTES).
9. BUILDING HEIGHT CALCULATIONS BASED ON THE VERTICAL DIFFERENCE BETWEEN THE ROOF ELEVATION AND THE AVERAGE SITE ELEVATION LISTED IN NOTE #7 ABOVE.
10. THE AREAS LISTED IN THE PROPERTY TABULATION SHOWN HEREON IS BASED ON ARLINGTON COUNTY RECORD INFORMATION. THE TOTAL RECORD AREA OF THE SITE IS 109,458 SQ. FT.
11. THE SUBJECT PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT PER ARLINGTON COUNTY LOCAL HISTORIC SITES AND DISTRICTS MAP DATED 2004; HOWEVER, BUILDINGS LOCATED AT #3311 AND #2317 WILSON BOULEVARD ARE CATEGORIZED ON ARLINGTON COUNTY HISTORIC RESOURCES INVENTORY (HRI) AS MINOR (ALTERED SUBSTANTIALLY OVER TIME AND/OR NOT DISTINCTIVE EXAMPLES OF THEIR BUILDING TYPE). THE REMAINING BUILDINGS ON THE SUBJECT PROPERTY ARE NOT LISTED ON THE HRI.
12. THE SUBJECT PROPERTY DOES NOT LIE IN A RESOURCE PROTECTION AREA (RPA) PER ARLINGTON COUNTY STREAMS, WATERSHEDS, AND RESOURCE PROTECTION AREAS MAP DATED 2007.

PROPERTY TABULATION

RPC NO.	ZONE	OWNER	DB	PG	AREA(SF)
15058015*	RC	SMITH PROPERTY HOLDINGS WILSON LLC	4557	445	57,732
15058015*	RC	OTTER EQUITIES LC	4563	418	17,068
15059001	RC	OMAR SIDER	4341	2208	5,110
15059002	RC	OTTER EQUITIES LC	2795	128	4,906
15059003	RC	BEER EQUITIES LC	2804	1062	6,136
15059004	RC	BEER EQUITIES LC	2804	1062	4,752
15059005	RC	OTTER EQUITIES LC	4129	1789	4,861
15059006	RC	OMAR SIDER	4341	2208	1,000
15059007	RC	OMAR SIDER	4341	2208	090
15059008	RC	OTTER EQUITIES LC	4129	1789	1,145
15059009	RC	OTTER EQUITIES LC	2795	128	402
15059010	RC	OTTER EQUITIES LC	4129	1789	5,256
TOTAL SITE AREA					109,458

*RPC 15058015 TO BE KNOWN AS RPCS 15058016 & 15058017 EFFECTIVE 2013.

SURVEY CONTROL MONUMENTS

PT#	NORTHING	EASTING	ELEV
900	7,010,576.837	11,885,056.789	231.82
905	7,010,876.602	11,884,835.554	236.56
906	7,010,767.348	11,885,004.283	236.09
910	7,010,916.148	11,885,092.586	239.82
911	7,010,999.501	11,885,336.824	232.83
912	7,010,725.215	11,885,363.511	234.15

ON-SITE PARKING TAB

SURFACE SPACE	
– REGULAR SPACES	32
– HANDICAP	0
TOTAL PARKING	38

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD
C1	11.68'	5.00'	133°50'30"	11.73'	N48°16'31"E	9.20'
C2	18.50'	61.00'	17°22'36"	9.32'	N08°57'10"W	18.43'
C3	42.77'	18.00'	136°07'22"	44.69'	N03°21'23"E	33.40'
C4	27.32'	591.14'	2°38'51"	13.66'	S86°08'01"W	27.31'
C5	25.19'	604.64'	2°23'14"	12.60'	S69°53'11"W	25.19'

VICINITY MAP
SCALE: 1" = 1000'

TITLE REPORT NOTE:

RPC NO. 15059005, 15059008, 15059010
TITLE REPORT PROVIDED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. A0700386-56 WITH AN EFFECTIVE DATE OF JULY 10, 2007 AND REVISED JULY 18, 2007 HAS BEEN INCORPORATED INTO THIS SURVEY.

THE FOLLOWING ITEM LISTED IN SCHEDULE B – SECTION II OF THE ABOVE-MENTIONED TITLE COMMITMENT APPEAR TO EFFECT THE SUBJECT PROPERTY BUT CANNOT BE GRAPHICALLY SHOWN HEREON DUE TO A LACK OF ADEQUATE SKETCHES, DIMENSIONS OR METES AND BOUNDS DESCRIPTION.

ITEM #03 – COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DB 201 AT PG 198.

ITEM #04 – EASEMENT RECORDED IN DB 2455 AT PG 13.
(EASEMENT FOR PUBLIC PEDESTRIAN PASSAGE AND PARK PURPOSES, NO LOCATION)

UTILITY NOTE:

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION, AERIAL SURVEY LOCATIONS, AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING.
THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS. LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY – MISS UTILITY #[illegible]	PLAN # / SHEET #
AT&T MCI WORLDCOM VERIZON COMMUNICATIONS	01-28-08 – NO FACILITIES ON SITE 02-05-08 – SKETCH PROVIDED 01-15-08 – SKETCH PROVIDED
WASHINGTON GAS	01-22-08 – MAP NO. WC-102AC
DOMINION VIRGINIA POWER	05-20-08 – SKETCH PROVIDED
CABLE TV OF ARLINGTON	NO RESPONSE AT THIS TIME
ARLINGTON COUNTY PUBLIC WORKS (WATER & SEWER)	WATER– MAP QUAD 44EW SEWER– MAP QUAD 44EW

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

LEGEND OF SYMBOLS, LINE TYPES AND ABREVIATIONS:

BUILDING LINE
BUILDING RESTRICTION LINE
CABLE TELEVISION CONDUIT
CENTERLINE
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
INGRESS-EGRESS EASEMENT
STORM DRAIN EASEMENT
SEWER EASEMENT
SIGHT DISTANCE EASEMENT
WATER AUTHORITY EASEMENT
FENCE LINE
INDEX CONTOUR
INTERMEDIATE CONTOUR
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELEPHONE/COMMUNICATIONS CONDUIT
PROPERTY LINES
PUBLIC UTILITIES EASEMENTS
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
MAJOR VEGETATION LINE (TREES)
WATER CONDUIT

CABLE TELEVISION PEDESTAL
UNKNOWN UTILITY MANHOLE
WELL
WATER METER
WATER MANHOLE
WATER VALVE
BENCHMARK
BOLLARD
DRILL HOLE
BRASS DISC
TRAVERSE STATION
IRON PIPE FOUND
IRON RE-BAR FOUND
PK NAIL FOUND
PARKING METER
CATCH BASIN RIM
SIGN POST
WOOD POST

SANITARY CLEANOUT
STORM DRAIN MANHOLE
ELECTRICAL JUNCTION BOX
ELECTRICAL MANHOLE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GROUND LIGHT/FLOOD LIGHT
GAS MANHOLE
GUY POLE
GAS VALVE
LIGHT POLE
PHONE PEDESTAL
PHONE MANHOLE
UTILITY POLE
SANITARY MANHOLE
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE
TREE

EX. .... EXISTING
CONC. .... CONCRETE
C.B. .... CATCH BASIN
C&G .... CURB AND GUTTER
INV. .... INVERT OF PIPE
S/W .... SIDEWALK
BLDG. .... BUILDING
STY. .... STORY
DMH .... STORM DRAIN MANHOLE
SMH .... SANITARY SEWER MANHOLE
TRF .... ELECTRICAL TRANSFORMER
DB .... DEED BOOK
PG. .... PAGE
ASPH. .... ASPHALT
F.F. .... FINISHED FLOOR ELEVATION
ESMT. .... EASEMENT
RCP .... REINFORCED CONCRETE PIPE
CMP .... CORRUGATED METAL PIPE
SAN. SEW. .... SANITARY SEWER
STM. DRN. .... STORM DRAIN
BRL .... BUILDING RESTRICTION LINE
R/W .... RIGHT-OF-WAY
RTE. .... ROUTE

DESCRIPTION OF
ALL OF LOTS A, B, C
LOTS 1 THROUGH 4, AND 10 THROUGH 12
AND PART OF LOT 9
BLOCK 1
PRESTON'S ADDITION TO AURORA HEIGHTS
D.B. 181 PG. 155 AND D.B. 414 PG. 520
AND
ALL OF VACATED PORTIONS OF NORTH CUSTIS ROAD
BEING OUTLOTS 1, 2, C, D AND E
D.B. 2407 PG. 802 AND 2423 PG. 290
AND
ALL OF PARCELS H1 AND H2
FOSTER'S SUBDIVISION
D.B. 4557 PG. 445
ARLINGTON COUNTY, VIRGINIA

BEING ALL OF LOTS A, B, C AND LOTS 1 THROUGH 4, AND 10 THROUGH 12 AND PART OF LOT 9, BLOCK 1, PRESTON'S ADDITION TO AURORA HEIGHTS AS RECORDED IN DEED BOOK 181 AT PAGE 155 AND DEED BOOK 414 AT PAGE 520, AND ALL OF THOSE VACATED PORTIONS OF NORTH CUSTIS ROAD BEING OUTLOTS 1, 2, C, D AND E AS RECORDED IN DEED BOOK 2407 AT PAGE 802 AND DEED BOOK 2423 AT PAGE 290 AND ALL OF PARCELS H1 AND H2, FOSTER'S SUBDIVISION AS RECORDED IN DEED BOOK 4557 AT PAGE 445, ALL AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED IN THE MERIDIAN OF THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) AS FOLLOWING:

BEGINNING AT A POINT MARKING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF WILSON BOULEVARD (WIDTH VARIES) AND THE EASTERLY RIGHT OF WAY LINE OF NORTH ADAMS STREET (WIDTH VARIES), SAID POINT MARKING THE SOUTHWESTERLY CORNER OF THE AFORESAID LOT 8, BLOCK 1, PRESTON'S ADDITION TO AURORA HEIGHTS (D.B. 414, PG. 520); THENCE LEAVING SAID INTERSECTION AND RUNNING WITH A PORTION OF THE EASTERLY RIGHT OF WAY LINE OF NORTH ADAMS STREET FOUR (4) COURSES AND DISTANCES:

1.) NORTH 18°38'05" WEST, 110.00 FEET TO A POINT; THENCE
2.) NORTH 79°33'55" EAST, 3.03 FEET TO AN IRON PIPE (FOUND); THENCE
3.) NORTH 18°38'05" WEST, 77.63 FEET TO A POINT; THENCE
4.) 11.68 FEET ALONG THE ARC OF THE TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 48°16'31" EAST, 9.20 FEET TO AN IRON PIPE (FOUND) LYING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF NORTH CUSTIS ROAD (38 FEET WIDE); THENCE RUNNING WITH A PORTION OF SAID SOUTHWESTERLY RIGHT OF WAY LINE OF NORTH CUSTIS ROAD
5.) SOUTH 64°47'21" EAST, 0.75 FEET TO A POINT MARKING THE SOUTHWESTERLY CORNER OF THE AFORESAID OUTLOT "C" (D.B. 2423, PG. 290); THENCE RUNNING WITH A PORTION OF VACATED AND ABANDONED NORTH CUSTIS ROAD THE FOLLOWING TWO (2) COURSES AND DISTANCES
6.) NORTH 18°38'05" WEST, 31.80 FEET TO A POINT; THENCE
7.) 18.50 FEET ALONG THE ARC OF THE TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 61.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 08°57'10" WEST, 18.43 FEET TO A POINT LYING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE AFORESAID NORTH CUSTIS ROAD; THENCE RUNNING WITH A PORTION OF SAID NORTHEASTERLY RIGHT OF WAY LINE OF NORTH CUSTIS ROAD
8.) NORTH 64°47'21" WEST, 0.37 FEET TO A POINT; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE OF NORTH CUSTIS ROAD AND RUNNING WITH A PORTION OF THE VACATED AND ABANDONED SOUTHERLY RIGHT OF WAY LINE 18TH STREET NORTH (D.B. 2533, PG. 341) THE FOLLOWING TWO (2) COURSES AND DISTANCES:
9.) 42.77 FEET ALONG THE ARC OF THE TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 03°21'23" EAST, 33.40 FEET TO A POINT; THENCE
10.) NORTH 71°22'09" EAST, 380.36 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF NORTH VEITCH STREET (WIDTH VARIES); THENCE RUNNING WITH A PORTION OF SAID WESTERLY RIGHT OF WAY LINE OF NORTH VEITCH STREET
11.) SOUTH 08°41'21" EAST, 323.66 FEET TO A POINT MARKING THE INTERSECTION OF THE AFORESAID WESTERLY RIGHT OF WAY LINE OF NORTH VEITCH STREET AND THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF WILSON BOULEVARD; THENCE LEAVING SAID INTERSECTION AND RUNNING WITH A PORTION OF SAID NORTHERLY RIGHT OF WAY LINE OF WILSON BOULEVARD THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:
12.) SOUTH 78°03'39" WEST, 29.70 FEET TO A POINT; THENCE
13.) NORTH 64°47'21" WEST, 41.87 FEET TO A POINT; THENCE
14.) 27.32 FEET ALONG THE ARC OF THE NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 591.14 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 86°08'01" WEST, 27.31 FEET TO A POINT; THENCE
15.) SOUTH 64°47'21" EAST, 17.54 FEET TO A POINT; THENCE
16.) 25.19 FEET ALONG THE ARC OF THE NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 604.64 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 69°53'11" WEST, 25.19 FEET TO A POINT; THENCE
17.) SOUTH 64°47'21" EAST, 12.24 FEET TO A POINT; THENCE
18.) SOUTH 10°26'05" EAST, 10.00 FEET TO A POINT; THENCE
19.) SOUTH 79°33'55" WEST, 235.81 FEET TO THE POINT OF BEGINNING CONTAINING A RECORD AREA OF 109,458 SQUARE FEET OF LAND.

COMMONWEALTH OF VIRGINIA
9/7/2012
J. THOMAS HARDING
Lic. No. 1836
LAND SURVEYOR

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTIONS
VIKA INCORPORATED
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(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

NO.	DATE	DESCRIPTION
7	9/27/2012	4.1 2d-SUBMISSION – [illegible]
6	9/7/2012	4.1 RE-SUBMISSION
5	9/4/2012	4.1 RE-SUBMISSION
4	8/27/2012	4.1 RE-SUBMISSION
3	8/6/2012	4.1 RE-SUBMISSION
2	4/19/2012	4.1 RE-SUBMISSION
1	1/17/2012	4.1 RE-SUBMISSION

REVISIONS

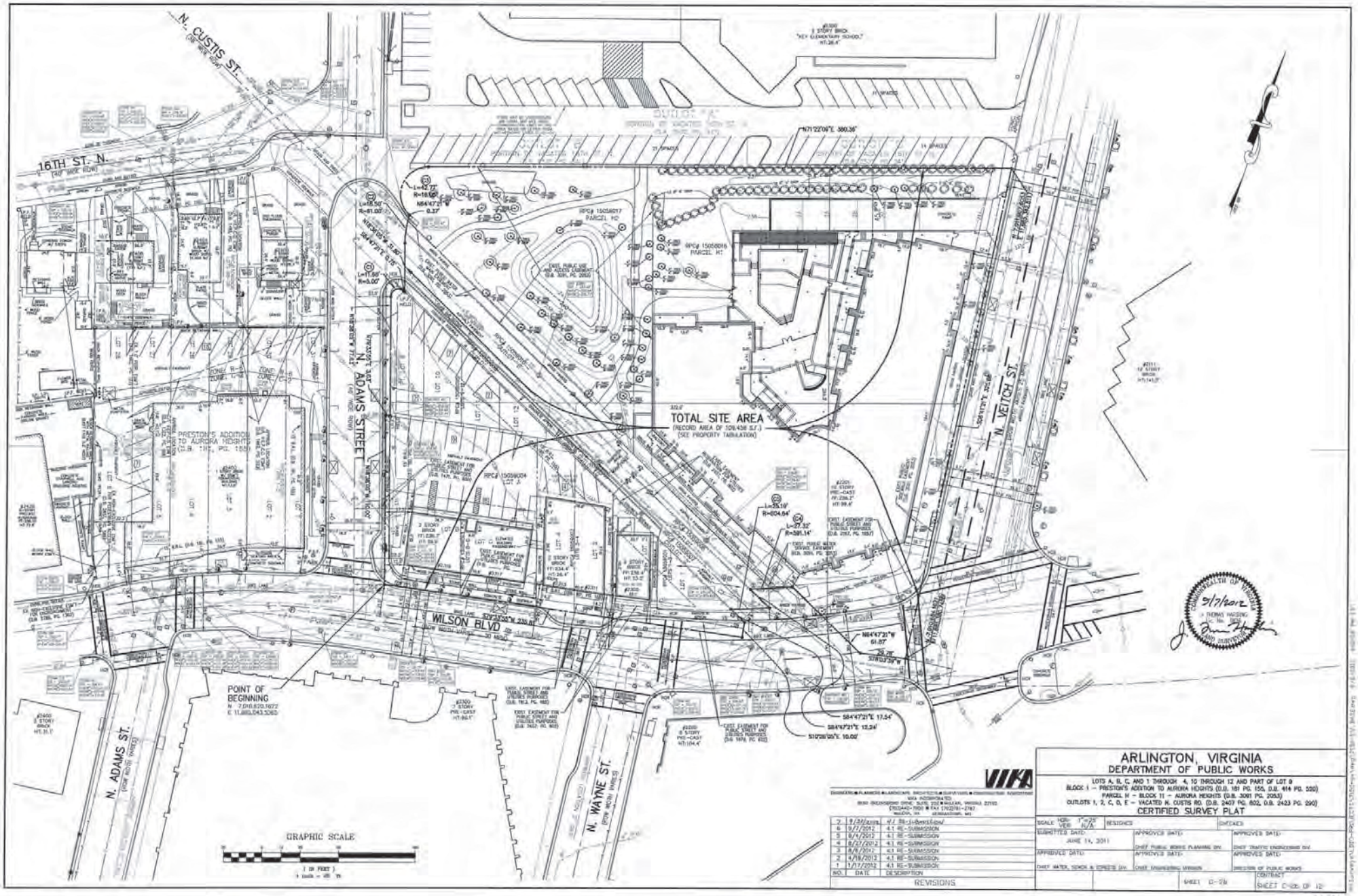
ARLINGTON, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

LOTS A, B, C, AND 1 THROUGH 4, 10 THROUGH 12 AND PART OF LOT 9
BLOCK 1 – PRESTON'S ADDITION TO AURORA HEIGHTS (D.B. 181 PG. 155, D.B. 414 PG. 520)
PARCEL H – BLOCK 11 – AURORA HEIGHTS (D.B. 3091 PG. 2053)
OUTLOTS 1, 2, C, D, E – VACATED N. CUSTIS RD. (D.B. 2407 PG. 802, D.B. 2423 PG. 290)

CERTIFIED SURVEY PLAT

SCALE: HOR. 1"=25' VER. N/A	DESIGNED	CHECKED
SUBMITTED DATE: JUNE 14, 2011	APPROVED DATE: CHIEF PUBLIC WORKS PLANNING DIV.	APPROVED DATE: CHIEF TRAFFIC ENGINEERING DIV.
APPROVED DATE: CHIEF WATER, SEWER & STREETS DIV.	APPROVED DATE: CHIEF ENGINEERING DIVISION	APPROVED DATE: DIRECTOR OF PUBLIC WORKS
	SHEET C-2a	CONTRACT SHEET C-2a OF 12

SP-020


N. CUSTIS ST.
16TH ST. N.
N. ADAMS STREET
N. VEITCH ST.
N. ADAMS ST.
N. WAYNE ST.
WILSON BLVD
TOTAL SITE AREA
(RECORD AREA OF 109,438 S.F.)
(SEE PROPERTY TABULATION)
PRESTON'S ADDITION TO AURORA HEIGHTS
POINT OF BEGINNING
N 7,018,820.1672
E 11,880,043.5363
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
VIKA
ARLINGTON, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
LOTS A, B, C, AND 1 THROUGH 4, 10 THROUGH 12 AND PART OF LOT 9
BLOCK 1 – PRESTON'S ADDITION TO AURORA HEIGHTS (D.B. 181 PG. 155, D.B. 414 PG. 520)
PARCEL H – BLOCK 11 – AURORA HEIGHTS (D.B. 3091 PG. 2053)
OUTLOTS 1, 2, C, D, E – VACATED N. CUSTIS RD. (D.B. 2407 PG. 802, D.B. 2423 PG. 290)
CERTIFIED SURVEY PLAT
SCALE HOR: 1"=25' VER: N/A
DESIGNED
CHECKED
SUBMITTED DATE: JUNE 14, 2011
APPROVED DATE:
CHIEF PUBLIC WORKS PLANNING DIV.
CHIEF TRAFFIC ENGINEERING DIV.
CHIEF WATER, SEWER & SOPHETS DIV.
CHIEF ENGINEERING DIVISION
DIRECTOR OF PUBLIC WORKS
SHEET C-26
CONTRACT
SHEET C-26 OF 12
REVISIONS
9/7/2012

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 25 ft.

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

NO.	DATE	DESCRIPTION

REVISIONS

VIKA REVISIONS
1. 4.1 Sub. 4.18.11
2. 4.1 Sub. 6.14.11
3. 4.1 Sub. 1.17.12
4. 4.1 Sub. 2.15.12
5. 4.1 Sub. 4.19.12
6. 4.1 Sub. 6.22.12
7. 4.1 Sub. 8.6.12
8. 4.1 Sub. 8.27.12
9. 4.1 Sub. 9.4.12
10. 4.1 Sub. 9.7.12
11. 4.1 Sub. 9.28.12

PROJECT/FILE NO.
VV7150D

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

2311 WILSON BOULEVARD
INTERSECTION OF N. ADAMS ST AND WILSON BLVD
CONCEPTUAL RENDERING

SCALE HOR: 1"=25' VER: N/A	DESIGNED BDR		CHECKED RRC
SUBMITTED DATE: April 18, 2011	APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU		APPROVED DATE: CHIEF TRANSPORTATION ENGINEERING BUREAU
APPROVED DATE: CHIEF WATER, SEWER & STREETS BUREAU	APPROVED DATE: CHIEF ENGINEERING BUREAU		APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES
		SHEET L1	CONTRACT #- SHEET L1 OF L3

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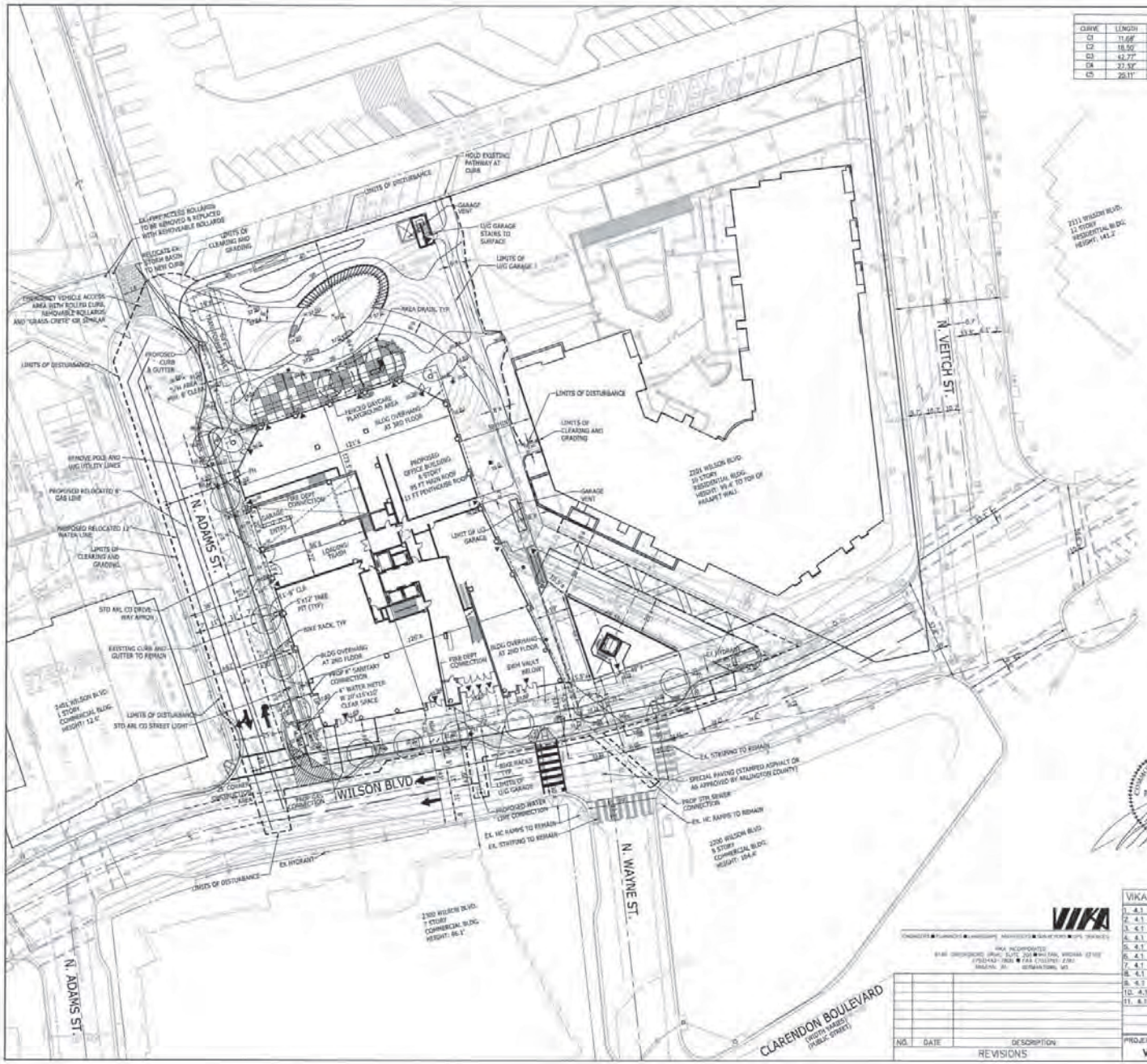


CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD
C1	11.68'	5.00'	133°49'08"	11.73'	N48°17'18"E	9.20'
C2	18.50'	61.00'	17°22'26"	9.32'	N09°57'11"W	18.43'
C3	62.77'	18.00'	136°07'02"	44.89'	N03°21'23"E	33.40'
C4	37.39'	840.14'	2°36'51"	13.66'	S68°05'11"W	37.31'
C5	25.11'	804.84'	2°22'47"	12.56'	S68°25'00"W	25.11'

VICINITY MAP
SCALE: 1" = 1000'

SITE TABULATIONS:

TOTAL SITE AREA: 108,285 SF OR 2.48568 AC
EXISTING ZONES: R-C
COVERAGE: 51,065 SF = OR 47%

NOTE:

1. UTILITY INFORMATION OBTAINED FROM RECORDS AND FIELD SURVEY.
2. DATUM: SEE CERTIFIED SURVEY PLAT SHEET C-2.
3. CONTOUR INTERVALS: 2 FEET.
4. THE SUBJECT PROPERTY SHOWN HEREON IS IDENTIFIED ON ARLINGTON COUNTY TAX ASSESSMENT MAP NO. 44-9 AND 44-13 (SEE SHEET C-2 FOR MPC NUMBERS) AND IS ZONED R-C.
5. AVERAGE SITE ELEVATION= 231.41'
6. FINAL LOCATION OF PROPOSED UTILITIES TO BE DETERMINED AT FINAL ENGINEERING.
7. THERE WILL BE NO PUBLIC STREET OR RIGHT OF WAY DEDICATIONS.
8. SEE SHEETS C-10 THROUGH C-12 FOR TREE PRESERVATION AND REPLACEMENT TABULATIONS.
9. TRANSFORMER AND SWITCH GEAR UNITS ARE TO BE LOCATED AS SHOWN ON PLOT AND LOCATION PLAN SUBJECT TO FINAL ENGINEERING DESIGN AND COORDINATION WITH DOMINION VIRGINIA POWER CO.
10. SEE SHEETS C-6 AND 7 FOR EXISTING AND PROPOSED ROADWAY SECTIONS.
11. SEE SHEET L-1 AND L-2 FOR PROPOSED LANDSCAPE PLAN AND DETAILS.
12. SEE ARCHITECTURAL PLANS SHEETS A-201 AND A-202 FOR PARKING DETAILS.

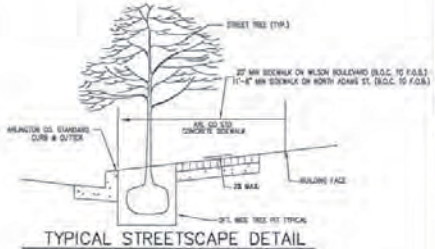
UTILITY NOTE:

THE UNDERGROUND UTILITY LOCATIONS GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION, AERIAL SURVEY LOCATIONS, AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING.

STORMWATER MANAGEMENT NOTE

STORMWATER TREATMENT AND DETENTION TO BE PROVIDED IN FACILITIES LOCATED WITHIN A PORTION OF THE PROPOSED TRIANGULAR STRUCTURE'S BASEMENT FOOTPRINT. SEE SHEET C-9 FOR DETAILS.

▲ SYMBOL DENOTES PEDESTRIAN ENTRANCE



TYPICAL STREETSCAPE DETAIL
NOT TO SCALE

COMMONWEALTH OF VIRGINIA
9/28/12
ROBERT R. COCHRAN
Lic. No. 2012

NORTH
GRAPHIC SCALE

VIKA

VIKA INCORPORATED

VIKA REVISIONS
1. 4.1 Sub. 4.16.11
2. 4.1 Sub. 6.14.11
3. 4.1 Sub. 1.17.12
4. 4.1 Sub. 2.15.12
5. 4.1 Sub. 4.19.12
6. 4.1 Sub. 6.22.12
7. 4.1 Sub. 8.6.12
8. 4.1 Sub. 8.27.12
9. 4.1 Sub. 9.4.12
10. 4.1 Sub. 9.7.12
11. 4.1 Sub. 9.28.12

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT/FILE NO.
VV71500

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

2311 WILSON BOULEVARD
INTERSECTION OF N. ADAMS ST AND WILSON BLVD
PLOT AND LOCATION PLAN

SCALE: HOR. 1"=20' VER. N/A	DESIGNED: MFA	CHECKED: BC	
SUBMITTED DATE: SEPT. 28, 2012	APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU	APPROVED DATE: CHIEF TRANSPORTATION ENGINEERING BUREAU	
APPROVED DATE: CHIEF WATER, SEWER & STREETS BUREAU	APPROVED DATE: CHIEF ENGINEERING BUREAU	APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES	
	SHEET 3A	CONTRACT #: SWM-IC-3A(2) C-12	

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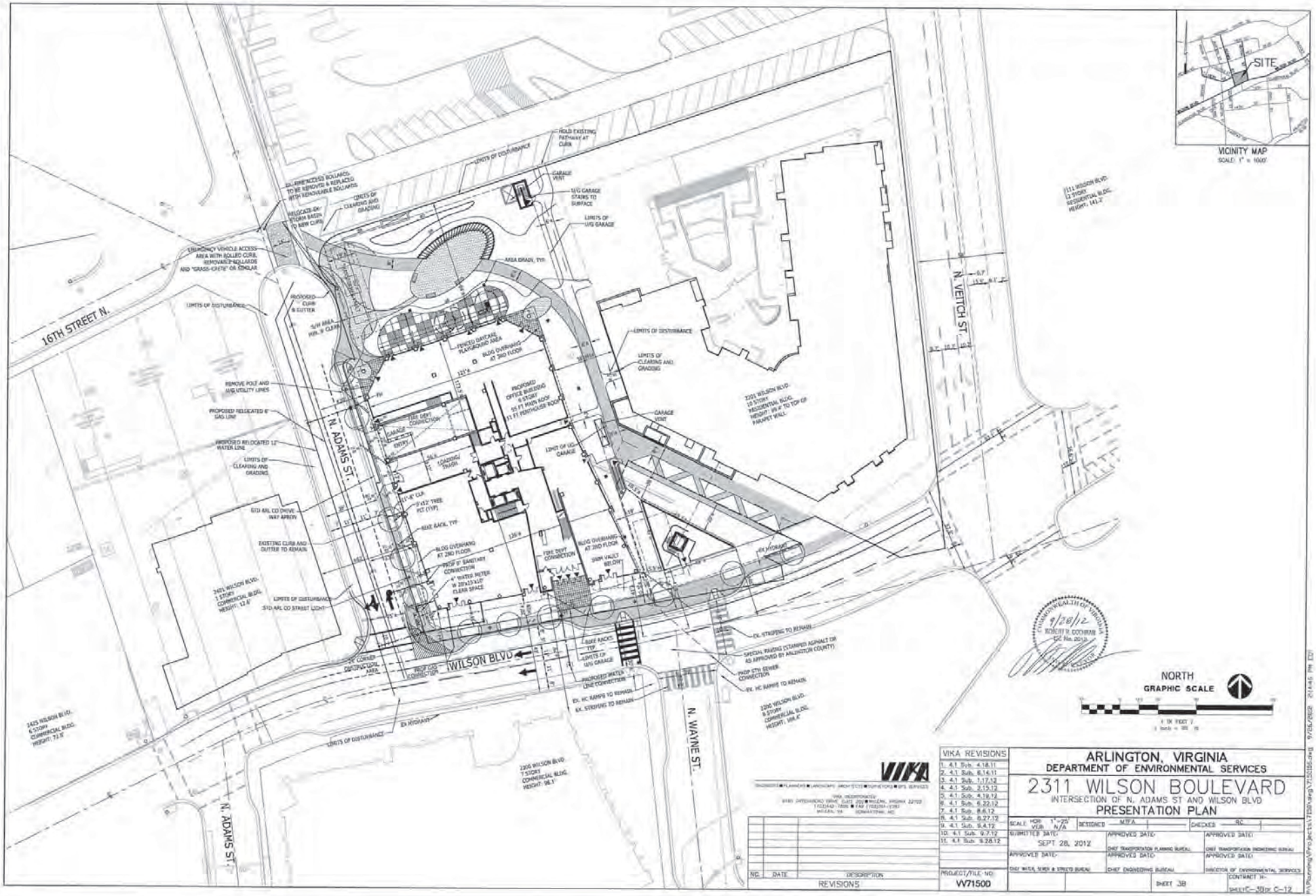

16TH STREET N.
N. ADAMS ST.
N. VEITCH ST.
N. WAYNE ST.
WILSON BLVD
SITE
VICINITY MAP
SCALE: 1" = 1000'
NORTH
GRAPHIC SCALE
1 IN FEET
1 inch = 100 ft
HOLD EXISTING PATHWAY AT CURB
LIMITS OF DISTURBANCE
GARAGE VENT
U/G GARAGE STAIRS TO SURFACE
LIMITS OF U/G GARAGE
AREA DRAIN, TYP.
EX. FIRE ACCESS BOLLARDS TO BE REMOVED & REPLACED WITH REMOVEABLE BOLLARDS
RELOCATE EX. STORM BASIN TO NEW CURB
LIMITS OF CLEARING AND GRADING
EMERGENCY VEHICLE ACCESS AREA WITH ROLLED CURB, REMOVABLE BOLLARDS AND "GRASS-CRETE" OR SIMILAR
PROPOSED CURB & GUTTER
S/W AREA MIN. 8' CLEAR
FENCED DAYCARE PLAYGROUND AREA
BLDG OVERHANG AT 2ND FLOOR
PROPOSED OFFICE BUILDING 6 STORY 55 FT MAIN ROOF 11 FT PENTHOUSE ROOF
REMOVE POLE AND U/G UTILITY LINES
PROPOSED RELOCATED 6" GAS LINE
PROPOSED RELOCATED 12" WATER LINE
FIRE DEPT CONNECTION
GARAGE ENTRY
LOADING/ TRASH
LIMIT OF U/G GARAGE
2201 WILSON BLVD. 10 STORY RESIDENTIAL BLDG. HEIGHT: 99.4' TO TOP OF PARAPET WALL
2401 WILSON BLVD. 3 STORY COMMERCIAL BLDG. HEIGHT: 12.6'
STD ARL CO DRIVE WAY APRON
EXISTING CURB AND GUTTER TO REMAIN
BIKE RACK, TYP.
BLDG OVERHANG AT 2ND FLOOR
PROP 8" SANITARY CONNECTION
4" WATER METER W 20'x13'x10' CLEAR SPACE
FIRE DEPT CONNECTION
BLDG OVERHANG AT 2ND FLOOR
SWM VAULT BELOW
EX. HYDRANT
STD ARL CO STREET LIGHT
EX. CORNER CONSTRUCTION AREA
PROP GAS CONNECTION
BIKE RACKS TYP.
LIMITS OF U/G GARAGE
PROPOSED WATER LINE CONNECTION
EX. HC RAMPS TO REMAIN
EX. STRIPING TO REMAIN
EX. STRIPING TO REMAIN
SPECIAL PAVING (STAMPED AGRAMAT OR AS APPROVED BY ARLINGTON COUNTY)
PROP 5TH SEWER CONNECTION
EX. HC RAMPS TO REMAIN
2200 WILSON BLVD. 8 STORY COMMERCIAL BLDG. HEIGHT: 104.4'
2425 WILSON BLVD. 6 STORY COMMERCIAL BLDG. HEIGHT: 73.8'
2300 WILSON BLVD 7 STORY COMMERCIAL BLDG. HEIGHT: 98.1'
1111 WILSON BLVD. 12 STORY RESIDENTIAL BLDG. HEIGHT: 141.2'
COMMONWEALTH OF VIRGINIA
9/28/12
ROBERT R. COCHRAN
CC No. 2012
VIKA
VIKA REVISIONS
1. 4.1 Sub. 4.18.11
2. 4.1 Sub. 6.14.11
3. 4.1 Sub. 1.17.12
4. 4.1 Sub. 2.15.12
5. 4.1 Sub. 4.19.12
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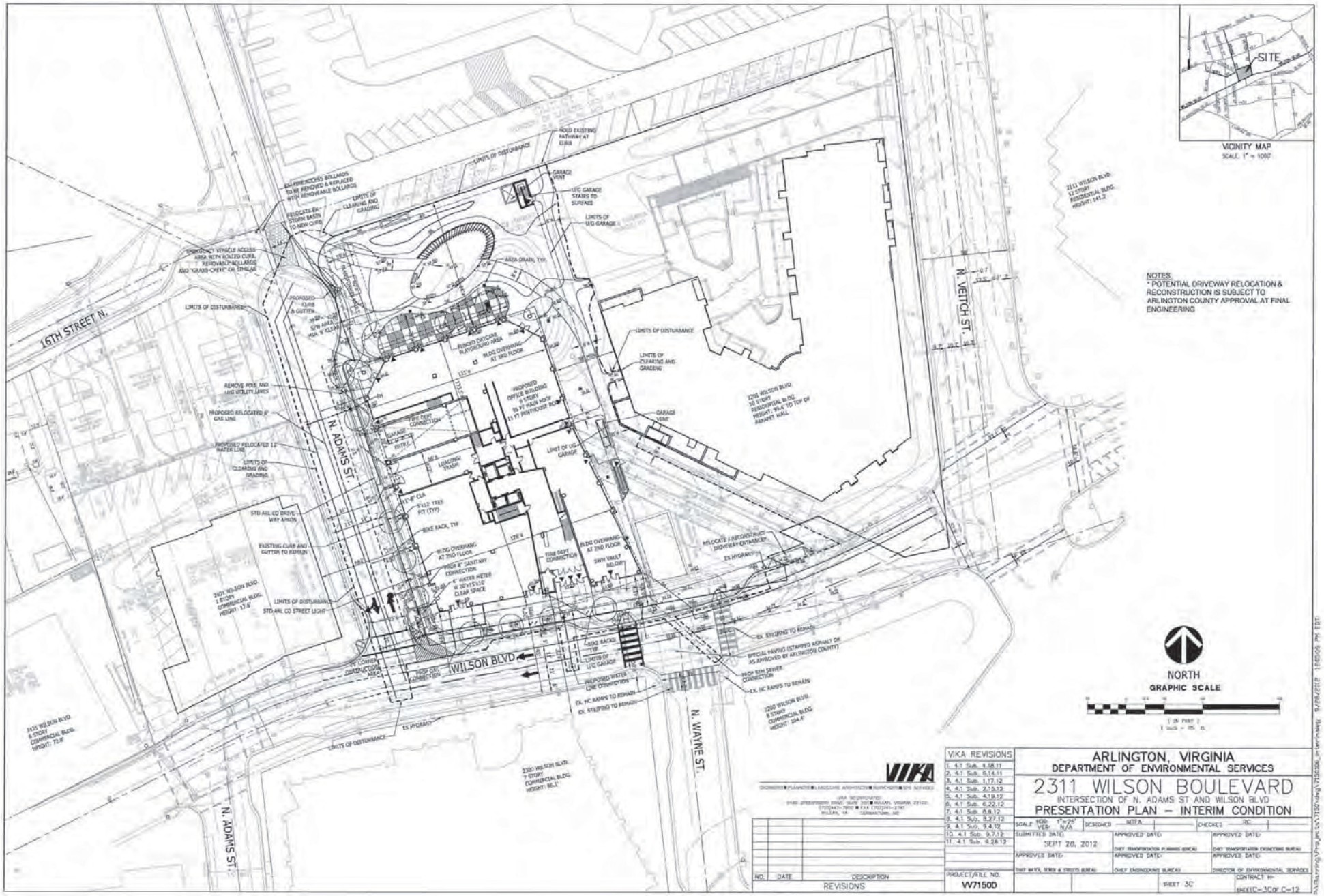
8. 4.1 Sub. 8.27.12
9. 4.1 Sub. 9.4.12
10. 4.1 Sub. 9.7.12
11. 4.1 Sub. 9.28.12
ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
2311 WILSON BOULEVARD
INTERSECTION OF N. ADAMS ST AND WILSON BLVD
PRESENTATION PLAN
SCALE HOR 1"=25' VER N/A
DESIGNED MTFA
CHECKED RC
SUBMITTED DATE: SEPT 28, 2012
APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU
APPROVED DATE: CHIEF TRANSPORTATION ENGINEERING BUREAU
APPROVED DATE: CHIEF WATER, SEWER & STREETS BUREAU
APPROVED DATE: CHIEF ENGINEERING BUREAU
APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES
NO. DATE DESCRIPTION
REVISIONS
PROJECT/FILE NO. W71500
SHEET 3B
CONTRACT H-
SHEET C-3B OF C-12



NOTES:
* POTENTIAL DRIVEWAY RELOCATION & RECONSTRUCTION IS SUBJECT TO ARLINGTON COUNTY APPROVAL AT FINAL ENGINEERING

VIKA

VIKA REVISIONS
1. 4.1 Sub. 4.18.11
2. 4.1 Sub. 6.14.11
3. 4.1 Sub. 1.17.12
4. 4.1 Sub. 2.15.12
5. 4.1 Sub. 4.19.12
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8. 4.1 Sub. 8.27.12
9. 4.1 Sub. 9.4.12
10. 4.1 Sub. 9.7.12
11. 4.1 Sub. 9.28.12

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT/FILE NO. VV7150D

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

2311 WILSON BOULEVARD

INTERSECTION OF N. ADAMS ST AND WILSON BLVD

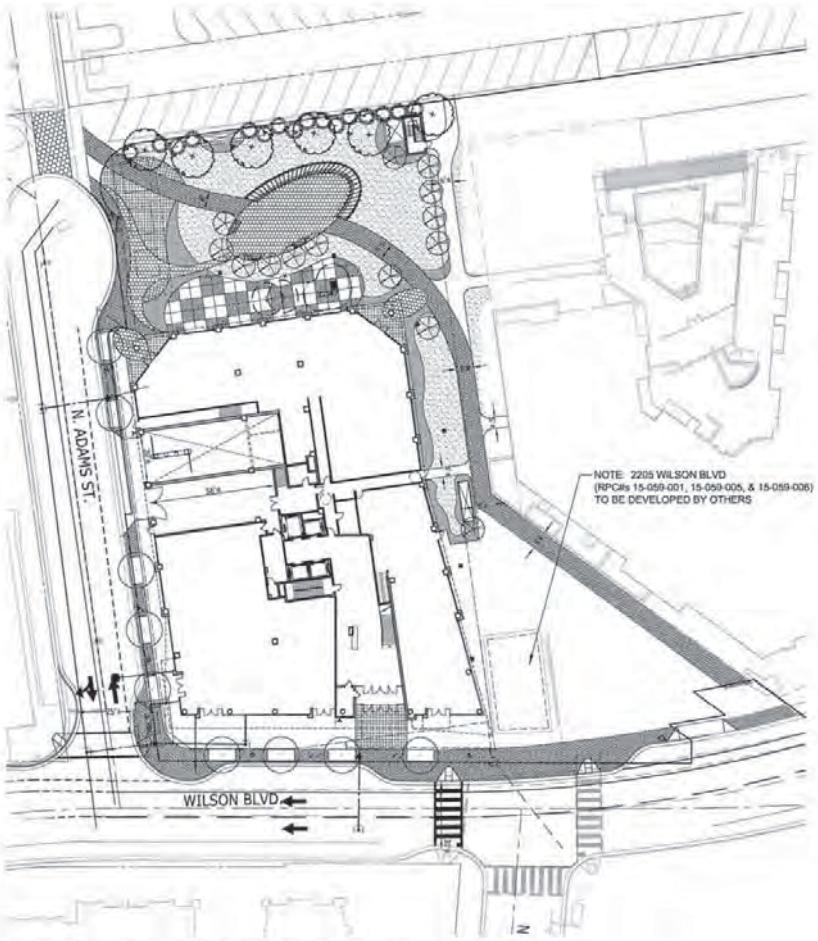
PRESENTATION PLAN – INTERIM CONDITION

SCALE: HOR: 1"=25' VER: N/A | DESIGNED: MTFA | CHECKED: RC

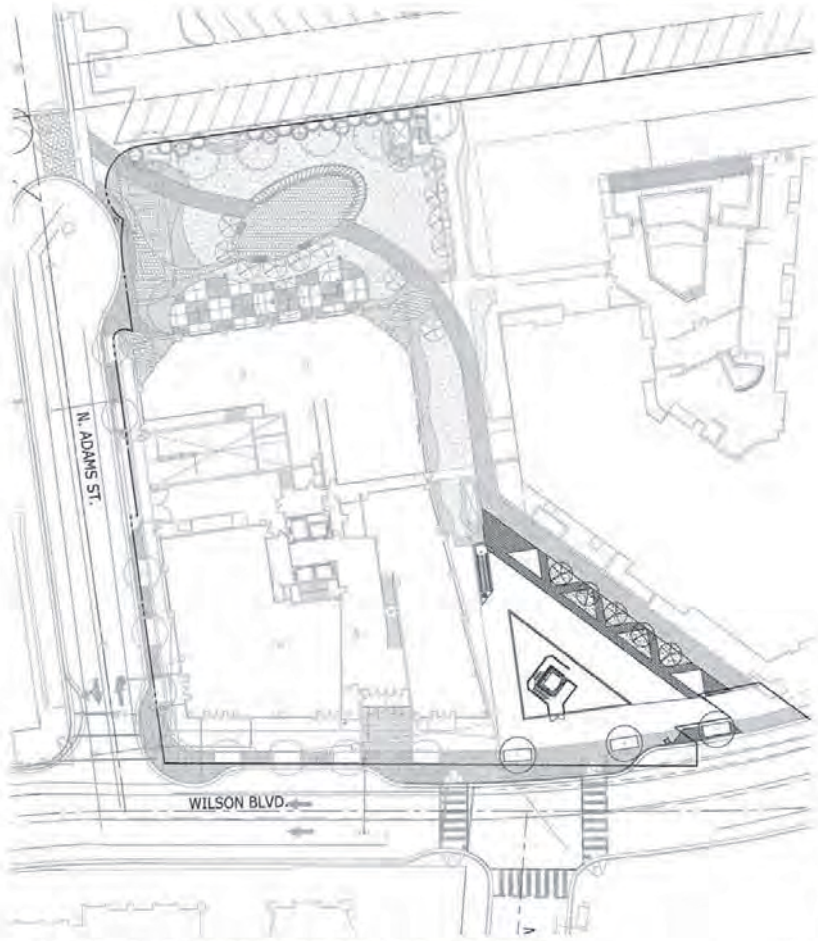
SUBMITTED DATE: SEPT 28, 2012 | APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU | APPROVED DATE: CHIEF TRANSPORTATION ENGINEERING BUREAU

APPROVED DATE: CHIEF WATER, SEWER & STREETS BUREAU | APPROVED DATE: CHIEF ENGINEERING BUREAU | APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES

SHEET 3C | CONTRACT #: SHEET C-3C OF C-12



1 PHASE 1 - INTERIM CONDITION & SCOPE OF WORK
SCALE: 1" = 25'



2 PHASE 2 - ULTIMATE CONDITION & SCOPE OF WORK
SCALE: 1" = 25'

VICINITY MAP
SCALE: 1" = 1000'

COMMONWEALTH OF VIRGINIA
9/28/12
ROBERT R. COCHRAN
Lic. No. 2912
PROFESSIONAL ENGINEER

NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = 25 ft.

NOTES:
FINAL GEOMETRIES ARE SUBJECT TO ARLINGTON COUNTY APPROVAL AT FINAL ENGINEERING

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VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)741-2787
MCLEAN, VA GERMANTOWN, MD

NO.	DATE	DESCRIPTION

REVISIONS

VIKA REVISIONS
1. 4.1 Sub. 4.18.11
2. 4.1 Sub. 8.14.11
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5. 4.1 Sub. 4.19.12
6. 4.1 Sub. 6.22.12
7. 4.1 Sub. 8.6.12
8. 4.1 Sub. 8.27.12
9. 4.1 Sub. 9.4.12
10. 4.1 Sub. 9.7.12
11. 4.1 Sub. 9.28.12

PROJECT/FILE NO.
VV71500

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

2311 WILSON BOULEVARD
INTERSECTION OF N. ADAMS ST AND WILSON BLVD
PHASING PLAN

SCALE HOR 1"=25' VER N/A | DESIGNED MTFA | CHECKED RC

SUBMITTED DATE: SEPT 28, 2012
APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU
APPROVED DATE: CHIEF TRANSPORTATION ENGINEERING BUREAU
APPROVED DATE: CHIEF WATER, SEWER & STREETS BUREAU
APPROVED DATE: CHIEF ENGINEERING BUREAU
APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES

SHEET 30
CONTRACT #-
SHEET C-30 OF C-12

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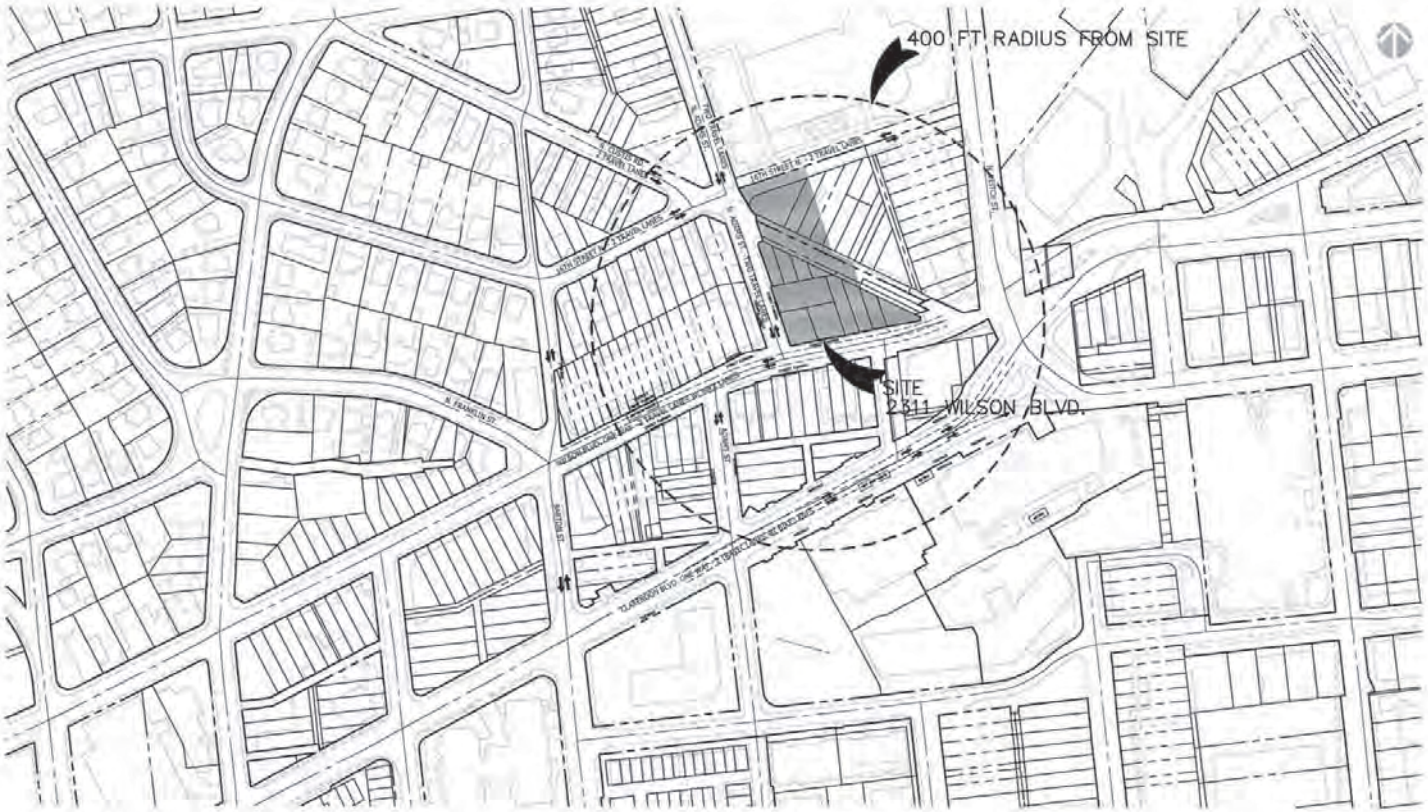

CONTEXT PLAN MAP

SCALE: 1" = 100'

STREET ALIGNMENTS, PARKING AND TRAVEL LANE DESIGNATIONS, SIDEWALKS, BUILDING LINES, BIKE AND TRANSIT FACILITIES WITHIN 400 FEET.

VIKA

NO.	DATE	DESCRIPTION

REVISIONS

VIKA REVISIONS
1. 4.1 Sub. 4.18.11
2. 4.1 Sub. 6.14.11
3. 4.1 Sub. 1.17.12
4. 4.1 Sub. 2.15.12
5. 4.1 Sub. 4.19.12
6. 4.1 Sub. 6.22.12
7. 4.1 Sub. 8.6.12
8. 4.1 Sub. 8.27.12
9. 4.1 Sub. 9.4.12
10. 4.1 Sub. 9.7.12
11. 4.1 Sub. 9.28.12

PROJECT/TILE NO.
VV7150D

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

2311 WILSON BOULEVARD

INTERSECTION OF N. ADAMS ST AND WILSON BLVD

CONTEXT PLAN

SCALE: HOR. 1"=20' VER. N/A	DESIGNED: INC.		CHECKED: INC.
SUBMITTED DATE: SEPTEMBER 28, 2012	APPROVED DATE: CHIEF PUBLIC WORKS PLANNING DIVISION		APPROVED DATE: CHIEF TRAFFIC ENGINEERING DIVISION
APPROVED DATE: CHIEF WATER, SEWER & STREETS BUREAU	APPROVED DATE: CHIEF ENGINEERING BUREAU		APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES
		SHEET C-4	CONTRACT #: SHEET C-4 OF C-12

9/28/12
ROBERTA COCHRAN
No. 2018
PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA

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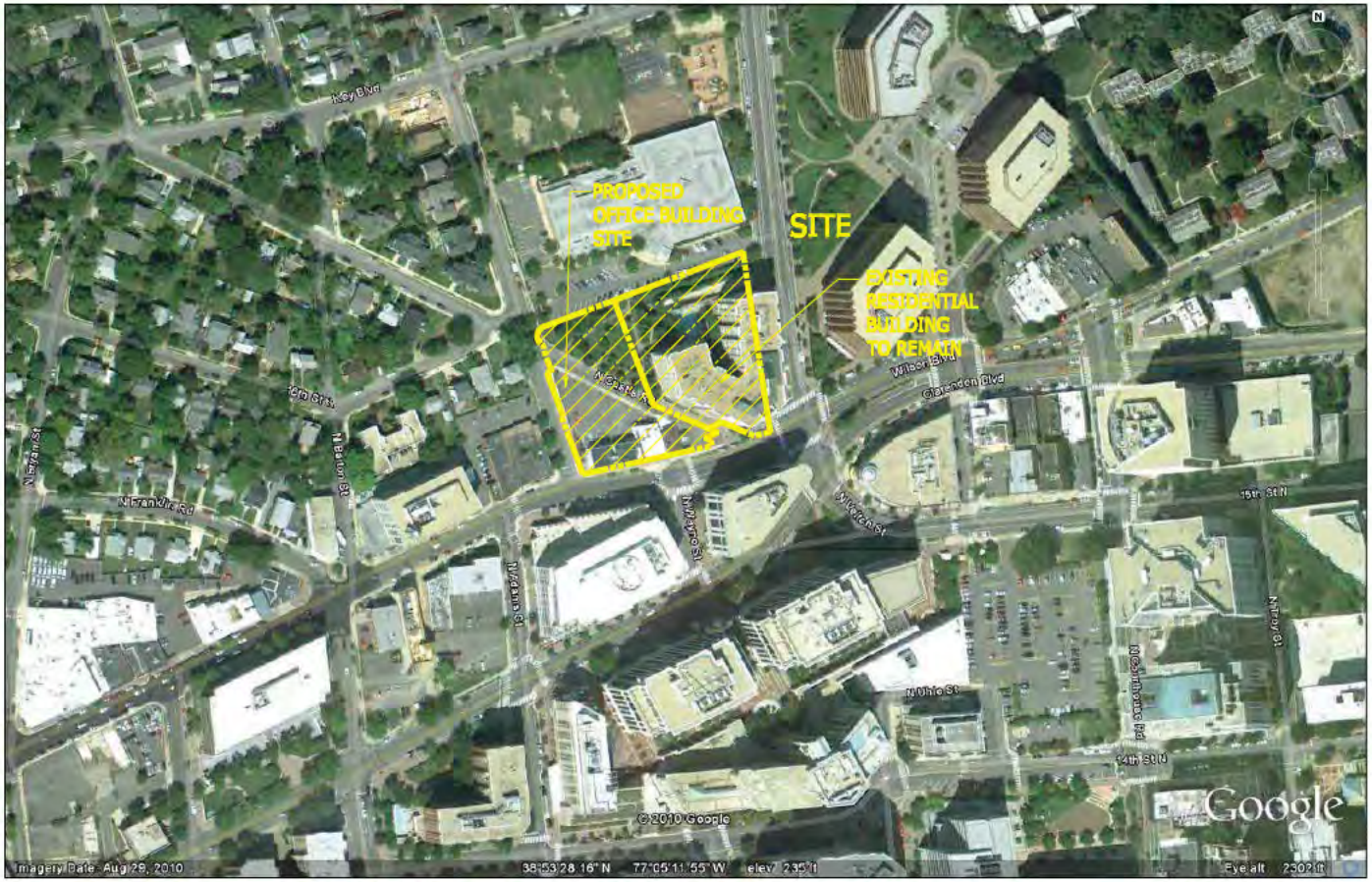

APPROXIMATE SCALE: 1"=100'

VICINITY MAP
SCALE: 1" = 1000'

NORTH

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

NO.	DATE	DESCRIPTION

REVISIONS

VIKA REVISIONS
1. 4.1 Sub. 4.18.11
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11. 4.1 Sub. 9.28.12

PROJECT/FILE NO.
VV7150D

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

2311 WILSON BOULEVARD
INTERSECTION OF N. ADAMS ST AND WILSON BLVD
AERIAL EXHIBIT

SCALE HOR. 1"=25' VER. N/A	DESIGNED XXX	CHECKED XXX	
SUBMITTED DATE SEPT 28, 2012	APPROVED DATE CHIEF TRANSPORTATION PLANNING BUREAU	APPROVED DATE CHIEF TRANSPORTATION ENGINEERING BUREAU	
APPROVED DATE CHIEF WATER, SEWER & STREETS BUREAU	APPROVED DATE CHIEF ENGINEERING BUREAU	APPROVED DATE DIRECTOR OF ENVIRONMENTAL SERVICES	
	SHEET C-5 OF	CONTRACT H- SHEET C-5 OF C-12	

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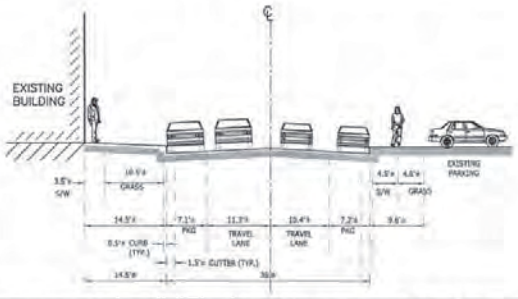
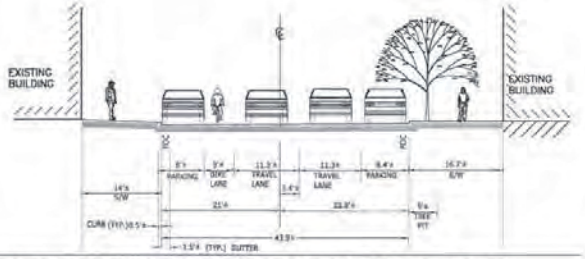
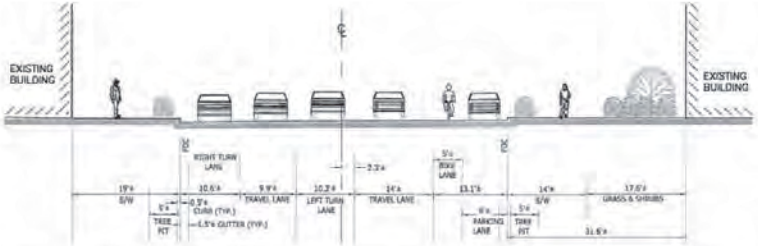


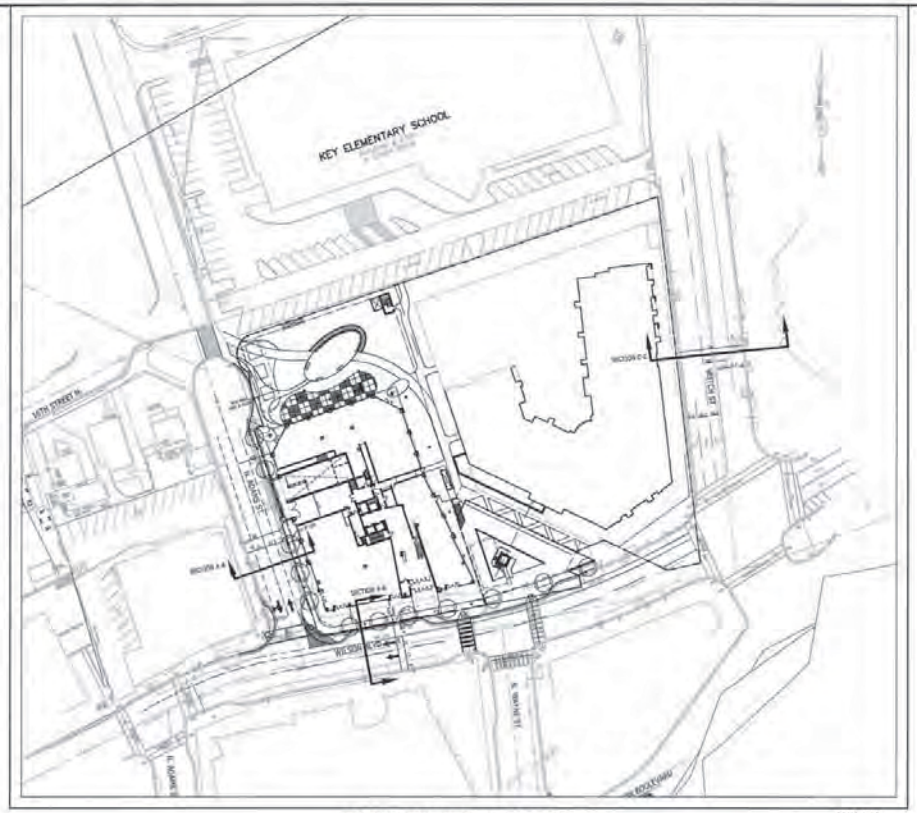
EXISTING SECTION A-A NORTH ADAMS STREET 1"=10'



EXISTING SECTION B-B WILSON BOULEVARD 1"=10'



EXISTING SECTION C-C NORTH VEITCH STREET 1"=10"



CROSS SECTION LOCATION MAP

VICINITY MAP
SCALE: 1" = 1000'

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GIS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
MCLEAN, VA SUMMERTON, MD

NO.	DATE	DESCRIPTION

REVISIONS

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1. 4.1 Sub. 4.18.11
2. 4.1 Sub. 6.14.11
3. 4.1 Sub. 7.17.12
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5. 4.1 Sub. 4.19.12
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PROJECT/FILE NO.
VV71500

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

2311 WILSON BOULEVARD
INTERSECTION OF N. ADAMS ST AND WILSON BLVD
EXISTING STREET SECTIONS

SCALE: HOR. 1"=25' VER. N/A | DESIGNED XXX | CHECKED XXX

SUBMITTED DATE: SEPT 28, 2012 | APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU | APPROVED DATE: CHIEF TRANSPORTATION ENGINEERING BUREAU

APPROVED DATE: CHIEF WATER, SEWER & STRUCTURE BUREAU | APPROVED DATE: CHIEF ENGINEERING BUREAU | APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES

SHEET C-6 OF | CONTRACT #: SHEET C-6 OF C-12

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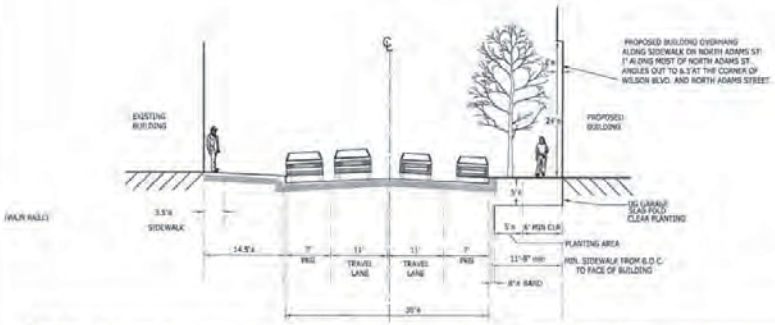
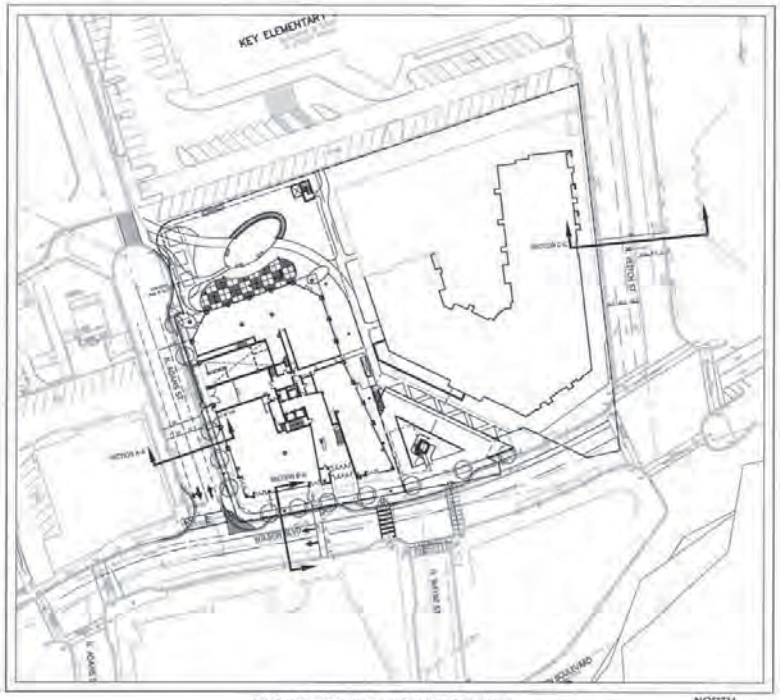
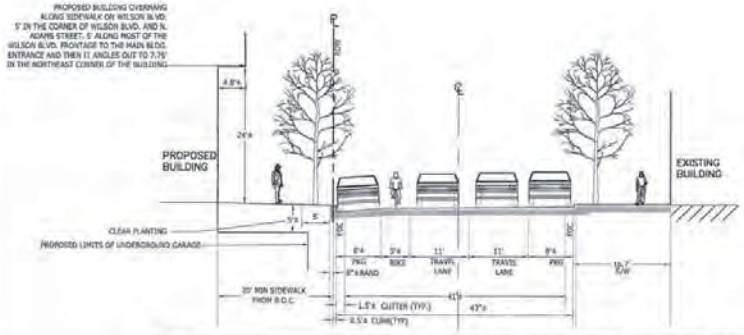


PROPOSED SECTION A-A NORTH ADAMS STREET 1"=10'



CROSS SECTION LOCATION KEY

VICINITY MAP
SCALE: 1" = 1000'



PROPOSED SECTION B-B WILSON BOULEVARD 1"=10'

NORTH

GRAPHIC SCALE

(IN FEET)
1 INCH = 50 FT.

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
MCLEAN, VA. GERMANTOWN, MD.

NO.	DATE	DESCRIPTION
		REVISIONS

VIKA REVISIONS

1. 4.1 Sub. 4.18.11
2. 4.1 Sub. 6.14.11
3. 4.1 Sub. 1.17.12
4. 4.1 Sub. 2.15.12
5. 4.1 Sub. 4.19.12
6. 4.1 Sub. 6.22.12
7. 4.1 Sub. 8.6.12
8. 4.1 Sub. 8.27.12
9. 4.1 Sub. 9.4.12
10. 4.1 Sub. 9.7.12
11. 4.1 Sub. 9.28.12

PROJECT/FILE NO.
VV71508

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

2311 WILSON BOULEVARD
INTERSECTION OF N. ADAMS ST AND WILSON BLVD
PROPOSED STREET SECTIONS

SCALE: FOR N/A VER N/A | DESIGNED: MTFA | CHECKED: RC

SUBMITTED DATE: SEPT 28, 2012 | APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU | APPROVED DATE: CHIEF TRANSPORTATION ENGINEERING BUREAU

APPROVED DATE: CHIEF WATER, SEWER & STRUCTURE BUREAU | APPROVED DATE: CHIEF ENGINEERING BUREAU | APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES

SHEET C-7 | CONTRACT No. SHEET C-7 OF C-12

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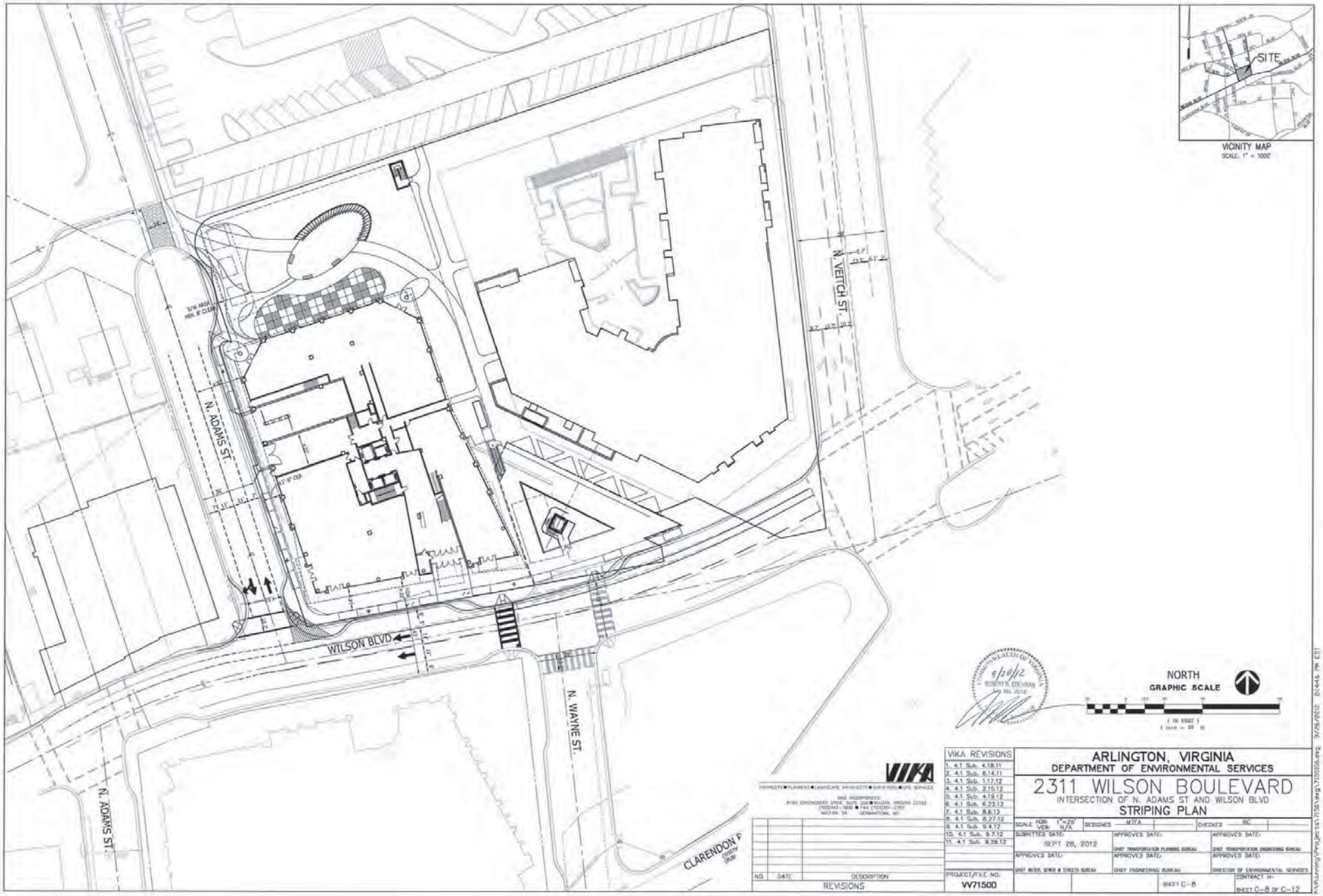

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)790-1267
MALTON, VA GERMANTOWN, MD

NO.	DATE	DESCRIPTION

REVISIONS

VIKA REVISIONS
1. 4.1 Sub. 4.18.11
2. 4.1 Sub. 6.14.11
3. 4.1 Sub. 1.17.12
4. 4.1 Sub. 2.15.12
5. 4.1 Sub. 4.19.12
6. 4.1 Sub. 6.22.12
7. 4.1 Sub. 8.6.12
8. 4.1 Sub. 8.27.12
9. 4.1 Sub. 9.4.12
10. 4.1 Sub. 9.7.12
11. 4.1 Sub. 9.28.12

PROJECT/FILE NO.
VV7150D

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

2311 WILSON BOULEVARD
INTERSECTION OF N. ADAMS ST AND WILSON BLVD

STRIPING PLAN

SCALE HOR. 1"=20' VER. N/A	DESIGNED MTA		CHECKED RC
SUBMITTED DATE: SEPT 26, 2012	APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU		APPROVED DATE: CHIEF TRANSPORTATION ENGINEERING BUREAU
APPROVED DATE: CHIEF WATER, SEWER & STREETS BUREAU	APPROVED DATE: CHIEF ENGINEERING BUREAU		APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES
		SHEET C-8	CONTRACT #: SHEET C-8 OF C-12

9/26/12
ROBERT R. COCHRAN
Lic. No. 2012

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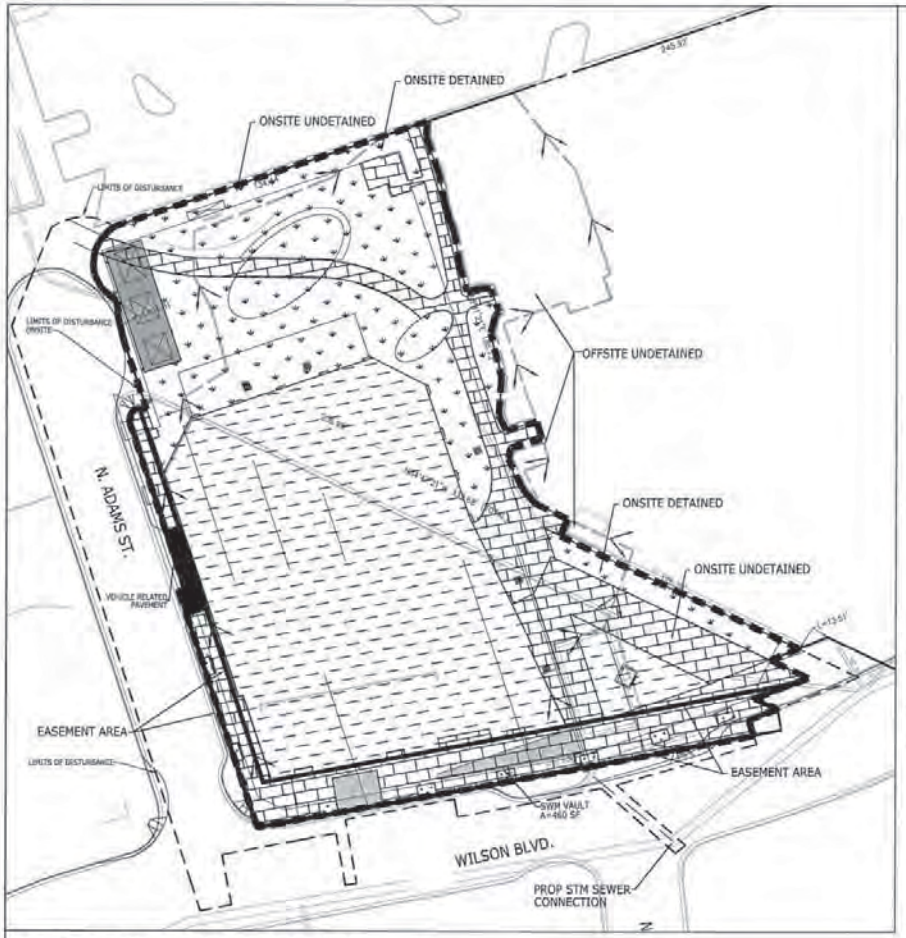

STORMWATER DETENTION

ARLINGTON COUNTY STORMWATER DETENTION CALCULATION

*C=0.80 TO ACCOUNT FOR SOM-PERVIOUS AREA OVER GARAGE

WATER QUALITY

Arlington County Chesapeake Bay Preservation Ordinance Stormwater Requirements Worksheet

Step 1: Determine site characteristics and determine impact area

	Area (sf)	%
Total Site Area	51,301	
Existing Impervious Cover	36,120	70.4%
Proposed Impervious Cover	36,789	71.7%
Average Land Cover condition	8,538	16.6%
90% of Existing Impervious Cover	32,508	63.3%

		Impact Area (sf)
pervious, pervious	No	--
pervious, pervious	No	--
pervious	Yes	4291
	Total Impact Area	4291
	Water drainage to low impervious area?	No
	Impact Area Requirement	4291
Maximum Volume Control Management Fund fee	$ 0.33	$ 10,701

Step 2: Determine vehicle related pavement requirements

	Area (sf)
Vehicle-related pavement	325
Vehicle-related pavement required to be treated	325
Required minimum treatment efficiency	50%
Treatment credit needed	130

Onsite vehicle-related pavement treatment	Impervious area treated (sf)	Treatment efficiency	Treatment Credit (sf)
BMP type	(A)	(B)	(A X B)
n/a		50%	0
Total onsite vehicle-related treatment credits			0

If onsite pervious treatment is required, please prepare the way of the maintenance plan described in Section 4.2 of the Arlington Ordinance. Provide maintenance logs and other supporting documentation.

Is onsite treatment requirement met? NO

Step 3: Add onsite treatment

	Impervious area treated (sf)	Treatment efficiency	Treatment Credit (sf)
BMP type	(A)	(B)	(A X B)
	0	50%	0
Total additional treatment credits			0

Step 4: Determine impact area

	Area (sf)
Impact area	4291
Total treatment credits	0
Remaining impact area	4291
Total Watershed Management fund fee	$ 10,701

WE HEREBY REQUEST AN ADMINISTRATIVE EXCEPTION AS DESCRIBED IN SECTION 4.2 OF THE INTERIM GUIDANCE MANUAL TO THE ARLINGTON COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE. IF ONSITE VEHICLE RELATED PAVEMENT COMPRISES LESS THAN 10% OF THE TOTAL SITE IMPERVIOUS COVER AND IS LESS THAN 10,000 SF, A WATERSHED MANAGEMENT FUND CONTRIBUTION MAY BE MADE IN LIEU OF PROVIDING BMP TREATMENT.

FOR THIS DEVELOPMENT, THE TOTAL SITE IMPERVIOUS COVER IS 36,789 SF. THE VEHICLE RELATED PAVEMENT IS 325 SF, WHICH IS ONLY 0.9% OF THE TOTAL IMPERVIOUS COVER AND IS LESS THAN 10,000 SF. THEREFORE, THE SUBJECT DEVELOPMENT MEETS THE CRITERIA OF THIS EXCEPTION.

VICINITY MAP
SCALE: 1" = 1000'

STORMWATER VAULT:

MAX STORAGE= 1,350 CF
AREA OF VAULT= APPROXIMATELY 460 SF

NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

- LIMITS OF DISTURBANCE WITHIN SITE BOUNDARY
- LIMITS OF DISTURBANCE
- EASEMENT AREA

BUILDING FOOTPRINT= 22,062 (0.5065 AC)
SIDEWALKS, PATHS, VAULTS=14,402 SF (0.3306 AC)
VEHICLE RELATED PAVEMENT= 325 SF (.0075 AC)
IMPERVIOUS AREAS= 36,789 SF (0.8446 AC)
PERVIOUS AREAS= 14,512 SF (0.3331 AC)

LOD within site= 51,301 sf (1.18 AC)

EASEMENT FOR PUBLIC STREET AND SIDEWALK = 5,662 SF (0.13 AC)
UNDETAINED AREA=15,351 SF (.35 AC)
UNDETAINED ONSITE=9,111 SF (0.21 AC)
OFFSITE= 6,240 SF (0.14 AC)
PERVIOUS=4,319 SF (0.10 AC)
IMPERVIOUS= 4,792 SF (0.11 AC)
DETAINED AREA=36,487 SF (0.84 AC)
PERVIOUS= 10,351 SF (0.24 AC)
IMPERVIOUS= 26,136 SF (0.60 AC)

STORMWATER MANAGEMENT NARRATIVE:

TOTAL SITE= 108,286 sf (2.4859 AC)
LOD (WITHIN SITE) = 51,301 sf (1.18 AC)
TOTAL LOD (INCLUDING R.O.W.)= 64,303 sf (1.48 AC)

STORMWATER MANAGEMENT FOR THIS SITE WAS LIMITED TO THE DISTURBED AREA AS THE EASTERN PORTION OF THIS SITE IS EXISTING AND NO CHANGES ARE PROPOSED WITH THIS PORTION AT THIS TIME. THE GRAPHIC ON THIS SHEET IS REPRESENTATIVE OF 1.18 AC. BEING COUNTED TOWARDS STORMWATER MANAGEMENT REQUIREMENTS. AN UNDERGROUND DETENTION VAULT IS PROPOSED AT THE SOUTHERN PORTION OF OUR SITE ALONG WILSON BOULEVARD. THE STORMWATER VAULT PROPOSED WITH THIS PLAN WILL BE PRIVATELY OWNED AND MAINTAINED.

VIKA

DATE	DESCRIPTION

REVISIONS

VIKA REVISIONS
1. 4.1 Sub. 4.18.11
2. 4.1 Sub. 6.14.11
3. 4.1 Sub. 1.17.12
4. 4.1 Sub. 2.15.12
5. 4.1 Sub. 4.19.12
6. 4.1 Sub. 6.22.12
7. 4.1 Sub. 8.8.12
8. 4.1 Sub. 8.27.12
9. 4.1 Sub. 9.4.12
10. 4.1 Sub. 9.7.12
11. 4.1 Sub. 9.28.12

PROJECT/FILE NO. VV7150D

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

2311 WILSON BOULEVARD
INTERSECTION OF N. ADAMS ST AND WILSON BLVD
SWM/BMP COMPUTATIONS

SCALE: HOR. 1"=25' VER. N/A | DESIGNED: KRB | CHECKED: VIKA
SUBMITTED DATE: SEPT 28, 2012
APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU
APPROVED DATE: CHIEF TRANSPORTATION ENGINEERING BUREAU
APPROVED DATE: CHIEF WATER, SEWER & STREETS BUREAU
APPROVED DATE: CHIEF ENGINEERING BUREAU
APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES
SHEET C-9 | CONTRACT #: | SHEET C-9 OF C-12

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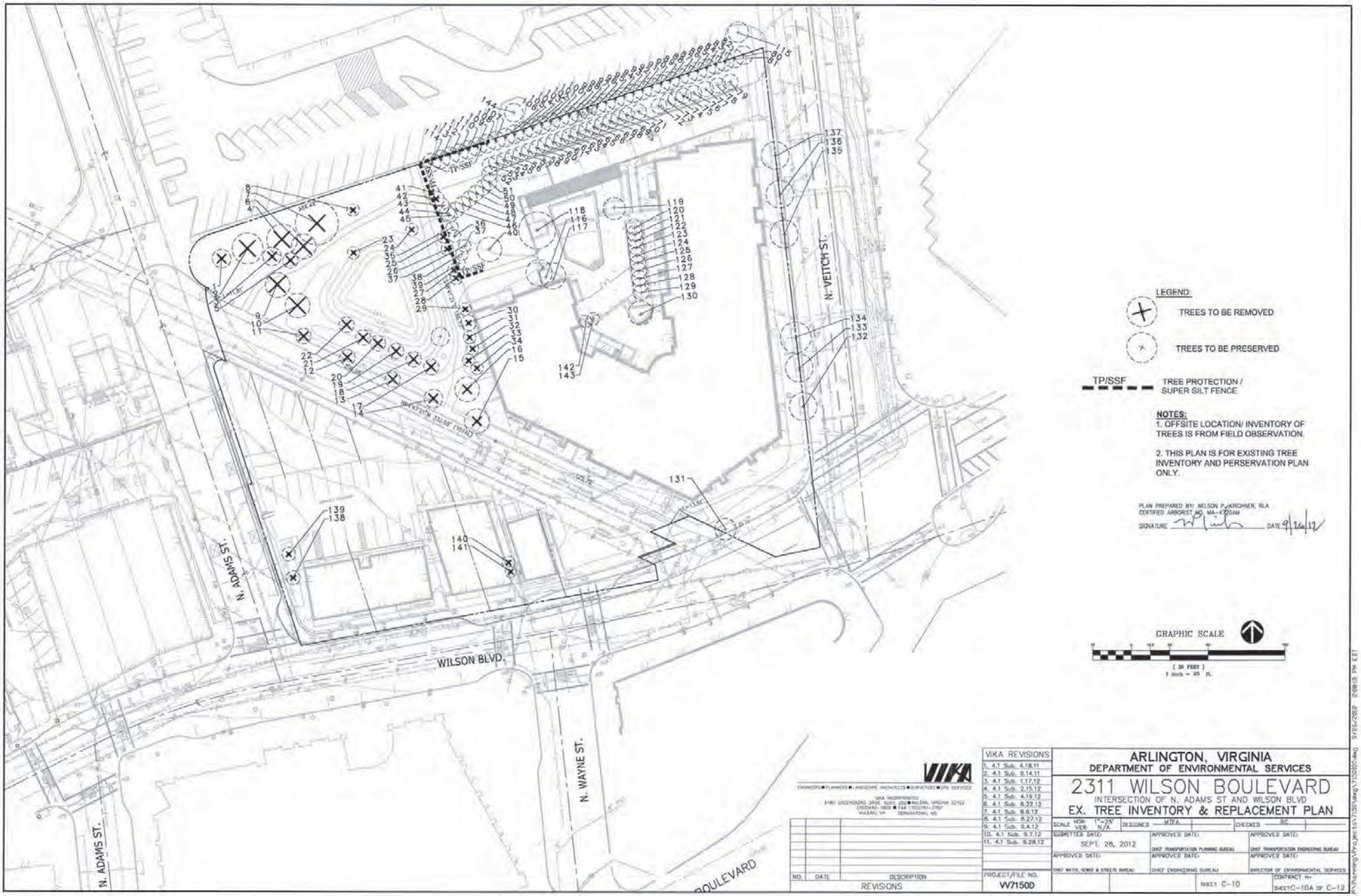
N. ADAMS ST.
N. VEITCH ST.
N. WAYNE ST.
WILSON BLVD.
TP/SSF
LEGEND:
TREES TO BE REMOVED
TREES TO BE PRESERVED
TP/SSF
TREE PROTECTION / SUPER SILT FENCE
NOTES:
1. OFFSITE LOCATION/ INVENTORY OF TREES IS FROM FIELD OBSERVATION.
2. THIS PLAN IS FOR EXISTING TREE INVENTORY AND PERSERVATION PLAN ONLY.
PLAN PREPARED BY: NELSON P. KIRCHNER, ISA CERTIFIED ARBORIST NO. MA-4705AM
SIGNATURE
DATE 9/26/12
GRAPHIC SCALE
(IN FEET)
1 inch = 25 ft.
VIKA
VIKA REVISIONS
1. 4.1 Sub. 4.18.11
2. 4.1 Sub. 8.14.11
3. 4.1 Sub. 1.17.12
4. 4.1 Sub. 2.15.12
5. 4.1 Sub. 4.19.12
6. 4.1 Sub. 6.22.12
7. 4.1 Sub. 8.6.12
8. 4.1 Sub. 8.27.12
9. 4.1 Sub. 9.4.12
10. 4.1 Sub. 9.7.12
11. 4.1 Sub. 9.28.12
NO. DATE DESCRIPTION
REVISIONS
PROJECT/FILE NO.
VV7150D
ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
2311 WILSON BOULEVARD
INTERSECTION OF N. ADAMS ST AND WILSON BLVD
EX. TREE INVENTORY & REPLACEMENT PLAN
SCALE HOR. 1"=25' VER. N/A
DESIGNED MTA
CHECKED RC
SUBMITTED DATE: SEPT. 28, 2012
APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU
APPROVED DATE: CHIEF TRANSPORTATION ENGINEERING BUREAU
APPROVED DATE: CHIEF WATER, SEWER & STREETS BUREAU
APPROVED DATE: CHIEF ENGINEERING BUREAU
APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES
SHEET C-10
CONTRACT No.
SHEET C-10A OF C-12

SITE TREE INVENTORY

Tree No.	Species	Size DBH (IN)	CRZ R (ft)	Field Condition %	Species Rating	Total Score	Status	Replacement Trees
1	Quercus palustris, Pin Oak	8	8	0.60	0.65	3.12	Remove	1
2	Acer rubrum, Red Maple	8	8	0.60	0.70	3.36	Remove	1
3	Pinus strobus, Eastern White Pine	8	8	0.60	0.55	2.64	Remove	1
4	Acer rubrum, Red Maple	12	12	0.60	0.70	5.04	Remove	2
5	Pinus strobus, Eastern White Pine	6	6	0.55	0.55	1.82	Remove	1
6	Pinus strobus, Eastern White Pine	10	10	0.65	0.55	3.58	Remove	1
7	Acer rubrum, Red Maple	12	12	0.68	0.70	5.71	Remove	2
8	Acer rubrum, Red Maple	4	4	0.70	0.70	1.96	Remove	1
9	Acer rubrum, Red Maple	8	8	0.70	0.70	3.92	Remove	1
10	Acer rubrum, Red Maple	8	8	0.55	0.70	3.08	Remove	1
11	Zelkova serrata, Japanese Zelkova	5	5	0.55	0.75	2.06	Remove	1
12	Zelkova serrata, Japanese Zelkova	5	5	0.63	0.75	2.36	Remove	1
13	Zelkova serrata, Japanese Zelkova	5	5	0.68	0.75	2.55	Remove	1
14	Zelkova serrata, Japanese Zelkova	8	8	0.68	0.75	4.08	Remove	1
15	Zelkova serrata, Japanese Zelkova	8	8	0.70	0.75	4.20	Remove	1
16	Acer rubrum, Red Maple	8	8	0.67	0.70	3.75	Remove	1
17	Prunus serrulata, Kwanzan Cherry	5	5	0.70	0.55	1.93	Remove	1
18	Prunus serrulata, Kwanzan Cherry	4	4	0.70	0.55	1.54	Remove	1
19	Prunus serrulata, Kwanzan Cherry	4	4	0.35	0.55	0.77	Remove	0
20	Prunus serrulata, Kwanzan Cherry	5	5	0.40	0.55	1.10	Remove	1
21	Prunus serrulata, Kwanzan Cherry	5	5	0.40	0.55	1.10	Remove	1
22	Prunus serrulata, Kwanzan Cherry	5	5	0.68	0.55	1.87	Remove	1
23	Prunus serrulata, Kwanzan Cherry	3	3	0.15	0.55	0.25	Remove	0
24	Acer rubrum, Red Maple	4	4	0.30	0.70	0.84	Remove	0
25	Carpinus betulus, European Hornbeam	4	4	0.55	0.80	1.76	Remove	1
26	Carpinus betulus, European Hornbeam	4	4	0.60	0.80	1.92	Remove	1
27	Carpinus betulus, European Hornbeam	4	4	0.50	0.80	1.60	Remove	1
28	Carpinus betulus, European Hornbeam	4	4	0.55	0.80	1.76	Remove	1
29	Carpinus betulus, European Hornbeam	4	4	0.60	0.80	1.92	Remove	1
30	Carpinus betulus, European Hornbeam	5	5	0.65	0.80	2.60	Remove	1
31	Cornus kousa, Kousa Dogwood	2	2	0.45	0.88	0.79	Remove	0
32	Cornus kousa, Kousa Dogwood	2	2	0.58	0.88	1.02	Remove	1
33	Cornus kousa, Kousa Dogwood	3	3	0.65	0.88	1.72	Remove	1
34	Cornus kousa, Kousa Dogwood	9	9	0.60	0.88	4.75	Remove	1
35	Carpinus betulus, European Hornbeam	4	4	0.60	0.80	1.92	Preserve	0
36	Carpinus betulus, European Hornbeam	4	4	0.65	0.80	2.08	Preserve	0
37	Carpinus betulus, European Hornbeam	4	4	0.65	0.80	2.08	Preserve	0
38	Carpinus betulus, European Hornbeam	4	4	0.53	0.80	1.70	Preserve	0
39	Carpinus betulus, European Hornbeam	4	4	0.62	0.80	1.98	Preserve	0
40	Acer rubrum, Red Maple	8	8	0.64	0.70	3.58	Preserve	0
41	Cupressocyparis leylandii, Leyland Cypress	8	8	0.60	0.60	2.88	Remove	1
42	Cupressocyparis leylandii, Leyland Cypress	8	8	0.60	0.60	2.88	Remove	1
43	Cupressocyparis leylandii, Leyland Cypress	8	8	0.60	0.60	2.88	Preserve	0
44	Cupressocyparis leylandii, Leyland Cypress	8	8	0.60	0.60	2.88	Preserve	0
45	Cupressocyparis leylandii, Leyland Cypress	8	8	0.60	0.60	2.88	Preserve	0
46	Cupressocyparis leylandii, Leyland Cypress	8	8	0.60	0.60	2.88	Preserve	0
47	Cupressocyparis leylandii, Leyland Cypress	8	8	0.60	0.60	2.88	Preserve	0
48	Cupressocyparis leylandii, Leyland Cypress	8	8	0.60	0.60	2.88	Preserve	0
49	Cupressocyparis leylandii, Leyland Cypress	8	8	0.60	0.60	2.88	Preserve	0
50	Cupressocyparis leylandii, Leyland Cypress	8	8	0.60	0.60	2.88	Preserve	0
51	Cupressocyparis leylandii, Leyland Cypress	8	8	0.60	0.60	2.88	Preserve	0
52	Cupressocyparis leylandii, Leyland Cypress	8	8	0.60	0.60	2.88	Preserve	0
53	Cupressocyparis leylandii, Leyland Cypress	8	8	0.30	0.60	1.44	Preserve	0
54	Cupressocyparis leylandii, Leyland Cypress	8	8	0.70	0.60	3.36	Preserve	0
55	Cupressocyparis leylandii, Leyland Cypress	8	8	0.70	0.60	3.36	Preserve	0
56	Cupressocyparis leylandii, Leyland Cypress	8	8	0.70	0.60	3.36	Preserve	0
57	Cupressocyparis leylandii, Leyland Cypress	8	8	0.70	0.60	3.36	Preserve	0
58	Cupressocyparis leylandii, Leyland Cypress	8	8	0.60	0.60	2.88	Preserve	0
59	Cupressocyparis leylandii, Leyland Cypress	8	8	0.65	0.60	3.12	Preserve	0
60	Cupressocyparis leylandii, Leyland Cypress	8	8	0.60	0.60	2.88	Preserve	0
61	Cupressocyparis leylandii, Leyland Cypress	8	8	0.62	0.60	2.98	Preserve	0
62	Cupressocyparis leylandii, Leyland Cypress	8	8	0.62	0.60	2.98	Preserve	0
63	Cupressocyparis leylandii, Leyland Cypress	8	8	0.62	0.60	2.98	Preserve	0
64	Cupressocyparis leylandii, Leyland Cypress	8	8	0.65	0.60	3.12	Preserve	0
65	Cupressocyparis leylandii, Leyland Cypress	8	8	0.62	0.60	2.98	Preserve	0
66	Cupressocyparis leylandii, Leyland Cypress	8	8	0.70	0.60	3.36	Preserve	0
67	Cupressocyparis leylandii, Leyland Cypress	8	8	0.68	0.60	3.26	Preserve	0
68	Cupressocyparis leylandii, Leyland Cypress	8	8	0.70	0.60	3.36	Preserve	0
69	Cupressocyparis leylandii, Leyland Cypress	8	8	0.65	0.60	3.12	Preserve	0
70	Cupressocyparis leylandii, Leyland Cypress	8	8	0.65	0.60	3.12	Preserve	0
71	Cupressocyparis leylandii, Leyland Cypress	5	5	0.65	0.60	1.95	Preserve	0
72	Cupressocyparis leylandii, Leyland Cypress	5	5	0.65	0.60	1.95	Preserve	0
73	Cupressocyparis leylandii, Leyland Cypress	5	5	0.60	0.60	1.80	Preserve	0
74	Cupressocyparis leylandii, Leyland Cypress	5	5	0.60	0.60	1.80	Preserve	0
75	Cupressocyparis leylandii, Leyland Cypress	6	6	0.64	0.60	2.30	Preserve	0
76	Cupressocyparis leylandii, Leyland Cypress	8	8	0.60	0.60	2.88	Preserve	0
77	Cupressocyparis leylandii, Leyland Cypress	8	8	0.65	0.60	3.12	Preserve	0
78	Cornus florida, Flowering Dogwood	8	8	0.65	0.60	3.12	Preserve	0
79	Cornus florida, Flowering Dogwood	8	8	0.65	0.60	3.12	Preserve	0
80	Cornus kousa, Kousa Dogwood	8	8	0.60	0.88	4.22	Preserve	0
81	Cornus kousa, Kousa Dogwood	8	8	0.60	0.88	4.22	Preserve	0
82	Cornus kousa, Kousa Dogwood	8	8	0.60	0.88	4.22	Preserve	0
83	Cornus kousa, Kousa Dogwood	8	8	0.60	0.88	4.22	Preserve	0
84	Cornus kousa, Kousa Dogwood	8	8	0.60	0.88	4.22	Preserve	0
85	Cornus kousa, Kousa Dogwood	8	8	0.60	0.88	4.22	Preserve	0
86	Cornus kousa, Kousa Dogwood	8	8	0.65	0.88	4.58	Preserve	0
87	Cornus kousa, Kousa Dogwood	8	8	0.60	0.88	4.22	Preserve	0
88	Cornus kousa, Kousa Dogwood	8	8	0.65	0.88	4.58	Preserve	0

PLAN PREPARED BY: NELSON P. KIRCHNER, CLA
CERTIFIED ARBORIST NO. MA-1795A
SIGNATURE _____ DATE 9/26/12

VIKA

NO.	DATE	DESCRIPTION

REVISIONS

VIKA REVISIONS
1. 4.1 Sub. 4.18.11
2. 4.1 Sub. 6.14.11
3. 4.1 Sub. 1.17.12
4. 4.1 Sub. 2.15.12
5. 4.1 Sub. 4.10.12
6. 4.1 Sub. 6.22.12
7. 4.1 Sub. 8.6.12
8. 4.1 Sub. 8.27.12
9. 4.1 Sub. 9.4.12
10. 4.1 Sub. 9.7.12
11. 4.1 Sub. 9.26.12

PROJECT/FILE NO. VV71500

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
2311 WILSON BOULEVARD
INTERSECTION OF N. ADAMS ST AND WILSON BLVD
TREE INVENTORY & REPLACEMENT DATA

SCALE HOR. 1"=25' VER. N/A | DESIGNED MTA | CHECKED RC
SUBMITTED DATE: SEPT. 26, 2012
APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU
APPROVED DATE: CHIEF TRANSPORTATION ENGINEERING BUREAU
APPROVED DATE: CHIEF WATER, SEWER & STREETS BUREAU
APPROVED DATE: CHIEF ENGINEERING BUREAU
APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES
SHEET C-11
CONTRACT #:
SHEET C-11 OF C-12

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Tree No.	Species	Size	CRZ	Field Condition	Species Rating	Total Score	Status	Replacement Trees
		DBH (IN)	R (ft)	%				
89	Cornus kousa, Kousa Dogwood	8	8	0.63	0.88	4.44	Preserve	0
90	Cornus kousa, Kousa Dogwood	8	8	0.63	0.88	4.44	Preserve	0
91	Cornus kousa, Kousa Dogwood	8	8	0.20	0.88	1.41	Preserve	0
92	Cornus kousa, Kousa Dogwood	8	8	0.65	0.88	4.58	Preserve	0
93	Cornus kousa, Kousa Dogwood	8	8	0.65	0.88	4.58	Preserve	0
94	Cornus kousa, Kousa Dogwood	8	8	0.65	0.88	4.58	Preserve	0
95	Cornus kousa, Kousa Dogwood	8	8	0.65	0.88	4.58	Preserve	0
96	Cornus kousa, Kousa Dogwood	8	8	0.65	0.88	4.58	Preserve	0
97	Cornus kousa, Kousa Dogwood	8	8	0.45	0.88	3.17	Preserve	0
98	Cornus kousa, Kousa Dogwood	8	8	0.65	0.88	4.58	Preserve	0
99	Cornus kousa, Kousa Dogwood	8	8	0.65	0.88	4.58	Preserve	0
100	Cornus kousa, Kousa Dogwood	8	8	0.65	0.88	4.58	Preserve	0
101	Cornus kousa, Kousa Dogwood	8	8	0.65	0.88	4.58	Preserve	0
102	Cornus kousa, Kousa Dogwood	8	8	0.65	0.88	4.58	Preserve	0
103	Cornus kousa, Kousa Dogwood	8	8	0.65	0.88	4.58	Preserve	0
104	Cornus kousa, Kousa Dogwood	8	8	0.65	0.88	4.58	Preserve	0
105	Cornus kousa, Kousa Dogwood	8	8	0.65	0.88	4.58	Preserve	0
106	Cornus kousa, Kousa Dogwood	8	8	0.65	0.88	4.58	Preserve	0
107	Cornus kousa, Kousa Dogwood	8	8	0.65	0.88	4.58	Preserve	0
108	Cornus kousa, Kousa Dogwood	8	8	0.65	0.88	4.58	Preserve	0
109	Cornus kousa, Kousa Dogwood	8	8	0.65	0.88	4.58	Preserve	0
110	Cornus kousa, Kousa Dogwood	8	8	0.65	0.88	4.58	Preserve	0
111	Cornus kousa, Kousa Dogwood	8	8	0.65	0.88	4.58	Preserve	0
112	Cornus kousa, Kousa Dogwood	8	8	0.65	0.88	4.58	Preserve	0
113	Cornus kousa, Kousa Dogwood	8	8	0.65	0.88	4.58	Preserve	0
114	Cornus kousa, Kousa Dogwood	8	8	0.60	0.88	4.22	Preserve	0
115	Betula nigra, River Birch	6, 6, 6, 4	8	0.70	0.70	2.94	Preserve	0
116	Cornus florida, Flowering Dogwood	2, 2, 3, 3	3	0.66	0.60	1.19	Preserve	0
117	Cornus florida, Flowering Dogwood	3.5, 2.5	3	0.60	0.60	1.08	Preserve	0
118	Gleditsia tricanthos, Common Honeylocust	9	9	0.65	0.55	3.22	Preserve	0
119	Gleditsia tricanthos, Common Honeylocust	9	9	0.60	0.55	2.97	Preserve	0
120	Amelanchier arborea, Downy Serviceberry	4, 3.5	4	0.65	0.80	2.08	Preserve	0
121	Amelanchier arborea, Downy Serviceberry	4, 3.5, 1	4	0.63	0.80	2.02	Preserve	0
122	Amelanchier arborea, Downy Serviceberry	3, 3.5, 2	3	0.65	0.80	1.56	Preserve	0
123	Amelanchier arborea, Downy Serviceberry	4, 4	4	0.65	0.80	2.08	Preserve	0
124	Amelanchier arborea, Downy Serviceberry	4, 3, 2	3	0.65	0.80	1.56	Preserve	0
125	Amelanchier arborea, Downy Serviceberry	3.5, 3.5	4	0.65	0.80	2.08	Preserve	0
126	Amelanchier arborea, Downy Serviceberry	3, 3, 2, 2	5	0.63	0.80	2.52	Preserve	0
127	Amelanchier arborea, Downy Serviceberry	3.5, 3, 1	4	0.62	0.80	1.98	Preserve	0
128	Amelanchier arborea, Downy Serviceberry	2, 2, 3, 1.5	5	0.64	0.80	2.56	Preserve	0
129	Amelanchier arborea, Downy Serviceberry	2, 2	3	0.63	0.80	1.51	Preserve	0
130	Zelkova serrata, Japanese Zelkova	7.5	8	0.60	0.75	3.60	Preserve	0
131	Quercus palustris, Pin Oak	8	8	0.65	0.65	3.38	Preserve	0
132	Quercus palustris, Pin Oak	7	7	0.60	0.65	2.73	Preserve	0
133	Quercus palustris, Pin Oak	8	8	0.60	0.65	3.12	Preserve	0
134	Quercus palustris, Pin Oak	9	9	0.60	0.65	3.51	Preserve	0
135	Quercus palustris, Pin Oak	9	9	0.57	0.65	3.33	Preserve	0
136	Quercus palustris, Pin Oak	9	9	0.60	0.65	3.51	Preserve	0
137	Quercus palustris, Pin Oak	7.5	8	0.60	0.65	3.12	Preserve	0
138	Pinus thunbergii, Japanese Black Pine	6	5	0.60	0.65	1.95	Remove	1
139	Cupressocyparis leylandii, Leyland Cypress	4.5	5	0.60	0.60	1.80	Remove	1
140	Cupressocyparis leylandii, Leyland Cypress	2	2	0.60	0.60	0.72	Preserve	0
141	Cupressocyparis leylandii, Leyland Cypress	1, 1, 1, 1	4	0.63	0.60	1.51	Remove	1
142	Cornus kousa, Kousa Dogwood	4	4	0.60	0.88	2.11	Preserve	1
143	Cornus kousa, Kousa Dogwood	4	4	0.60	0.88	2.11	Preserve	1
144	Cupressocyparis leylandii, Leyland Cypress	1, 1, 1	3	0.63	0.60	1.13	Preserve (off-site)	0
					Total Tree Replacement			39

DBH = Diameter at Breast Height (measured 4.5 feet above ground)

TRZ = Typical Root Zone (1 foot of radius per inch of tree diameter). TRZ for trees with multiple stems were calculated based on the diameter of a tree with the basal area equal to the sum of the basal areas for all stems measured.

Condition Rating provided as percentages, as based on methods outlined in the "Guide for Plant Appraisal", 9th edition, published by the International Society of Arboriculture and the Arlington County DPW Engineering Division - Tree Replacement Guidelines, Approved July 1993 and last modified April 13, 2000.

PLAN PREPARED BY: NELSON F. KIRCHNER, RLA
CERTIFIED ARBORIST NO. MA-4720AM
SIGNATURE DATE 9/26/12

VIKA

VIKA INCORPORATED

NO.	DATE	DESCRIPTION

REVISIONS

VIKA REVISIONS
1. 4.1 Sub. 4.18.11
2. 4.1 Sub. 6.14.11
3. 4.1 Sub. 1.17.12
4. 4.1 Sub. 2.15.12
5. 4.1 Sub. 4.19.12
6. 4.1 Sub. 6.22.12
7. 4.1 Sub. 8.6.12
8. 4.1 Sub. 8.27.12
9. 4.1 Sub. 9.4.12
10. 4.1 Sub. 9.7.12
11. 4.1 Sub. 9.26.12

PROJECT/FILE NO.: VV7150D

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

2311 WILSON BOULEVARD
INTERSECTION OF N. ADAMS ST AND WILSON BLVD
TREE INVENTORY & REPLACEMENT DATA

SCALE: HOR. 1"=20' VER. N/A | DESIGNED: MFA | DRAWN: | CHECKED: RC

SUBMITTED DATE: SEPT. 26, 2012
APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU
APPROVED DATE: CHIEF TRANSPORTATION ENGINEERING BUREAU
APPROVED DATE: CHIEF WATER, SEWER & STREETS BUREAU
APPROVED DATE: CHIEF ENGINEERING BUREAU
APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES

SHEET C-12 | CONTRACT No. | SHEET C-12 OF C-12

P:\Projects\7150\dwg\7150D.dwg 9/26/2012 2:32:25 PM EDT

1 AERIAL VIEW – SOUTH
Scale: NA

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703.442.7800

Job # 10032

Date	Issue
06/14/11	4.1 SUBMISSION
09/29/11	TRANSPORTATION REVIEW SET
04/19/12	4.1 RESUBMISSION
06/22/12	4.1 RESUBMISSION
06/27/12	TRANSPORTATION
09/04/12	PLANNING COMMISSION
09/28/12	COUNTY BOARD

0 12.5 25 50 FT
SCALE:

Drawn: PAJ
Checked: MTF

Scale: NA

Sheet Title: AERIAL VIEW

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Sheet #: A101a

1 AERIAL VIEW – EAST
Scale: NA

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08/27/12	TRANSPORTATION
09/04/12	PLANNING COMMISSION
09/28/12	COUNTY BOARD

0 12.5 25 50 FT
SCALE:

Drawn: PAJ
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Scale: NA

Sheet Title: AERIAL VIEW

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Sheet #: A101b

1 WILSON BOULEVARD MONTAGE
Scale: NA

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09/04/12	PLANNING COMMISSION
09/28/12	COUNTY BOARD

0 12.5 25 50 FT
SCALE:

Drawn: PAJ
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Scale: NA

Sheet Title: Montage

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Sheet #: A101c

1 WILSON BOULEVARD MONTAGE
Scale: NA

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09/28/12	COUNTY BOARD

0 12.5 25 50 FT
SCALE:

Drawn: PAJ
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Scale: NA
Sheet Title: Montage

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Sheet #
A101c_alt

1 SOUTHWEST STEET MONTAGE
Scale: NA

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08/27/12	TRANSPORTATION
09/04/12	PLANNING COMMISSION
09/28/12	COUNTY BOARD

0 12.5 25 50 FT
SCALE:

Drawn: PAJ
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Scale: NA
Sheet Title: Montage

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Sheet #
A101d

1 Rear View Perspective
Scale: NA

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Job # 10032

Date:	Issue:
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06/22/12	4.1 RESUBMISSION
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09/04/12	PLANNING COMMISSION
09/28/12	COUNTY BOARD

0 12.5 25 50 FT
SCALE:

Drawn: PAJ
Checked: MTF
Scale: NA

Sheet Title: Rear View Perspective

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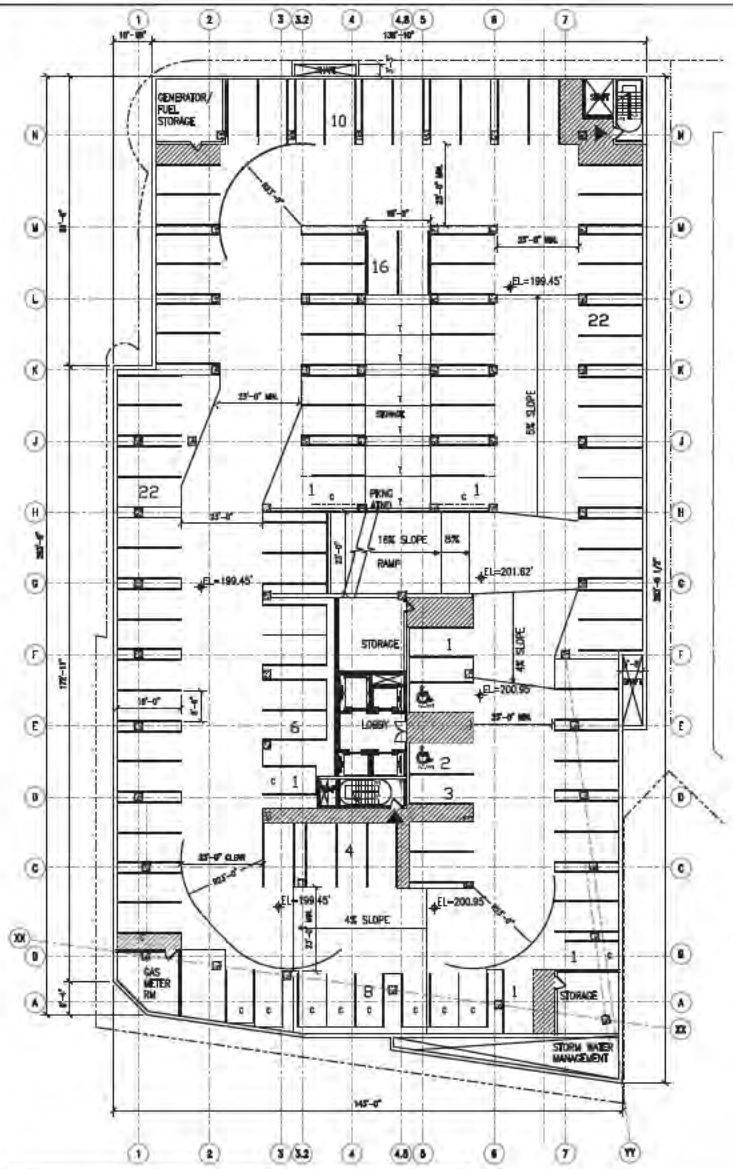
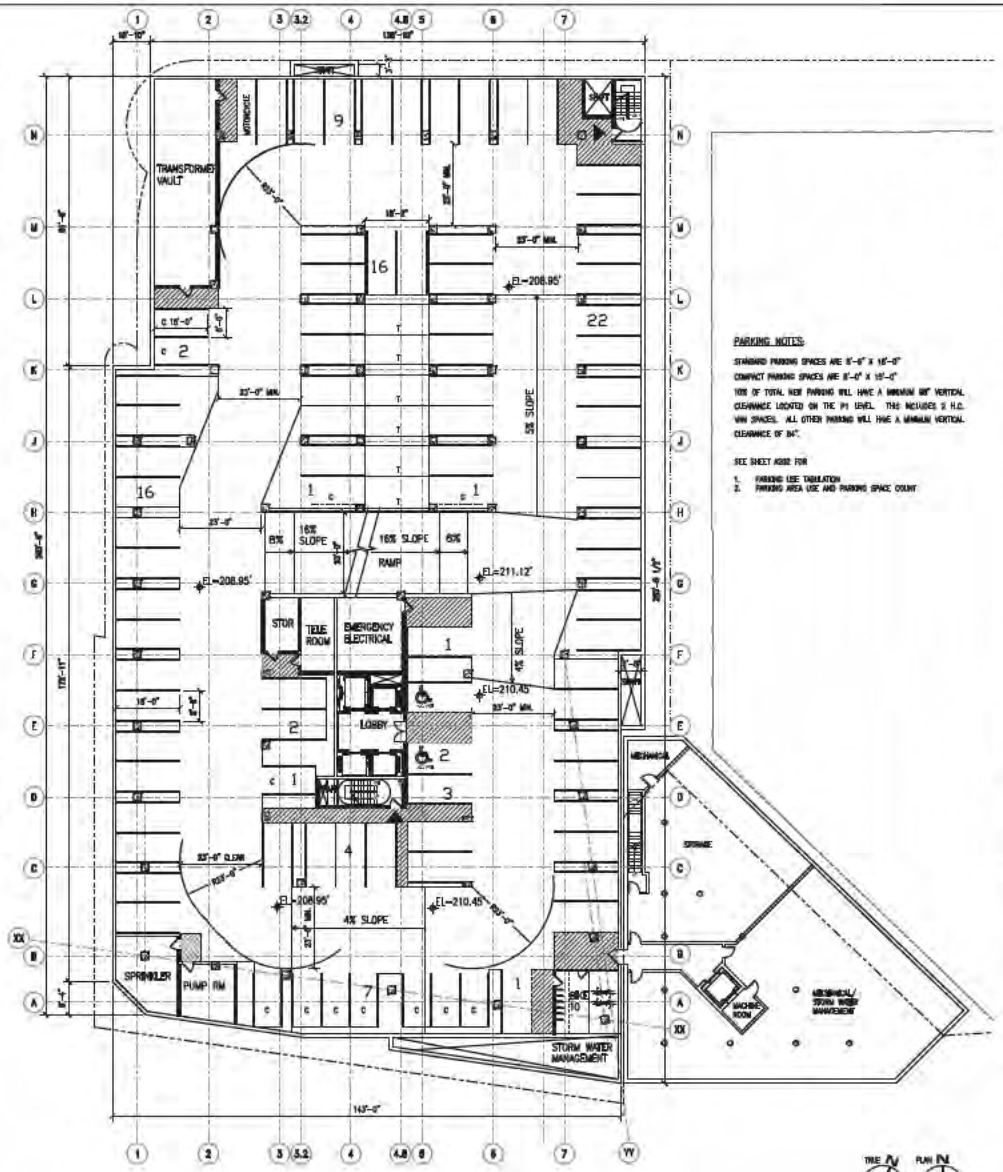
Sheet #: A101e



2 PARKING LEVEL P3
Scale: 1/16" = 1'-0"



1 PARKING LEVEL P2
Scale: 1/16" = 1'-0"

PARKING NOTES:

STANDARD PARKING SPACES ARE 8'-0" X 16'-0"
COMPACT PARKING SPACES ARE 8'-0" X 16'-0"
10% OF TOTAL NEW PARKING WILL HAVE A MINIMUM 98" VERTICAL CLEARANCE LOCATED ON THE P1 LEVEL. THIS INCLUDES 2 H.C. VAN SPACES. ALL OTHER PARKING WILL HAVE A MINIMUM VERTICAL CLEARANCE OF 84".

SEE SHEET A202 FOR

1. PARKING USE TABULATION
2. PARKING AREA USE AND PARKING SPACE COUNT

NOTE:

ALL MATERIALS, DIMENSIONS AND LOCATIONS CALLED OUT AND SHOWN HEREIN ARE APPROXIMATE AND MAY CHANGE DURING THE 4.1 SITE PLAN APPROVAL SESSION AND REVIEW PROCESS. AFTER APPROVAL OF THESE PLANS BY THE COUNTY BOARD OF ARLINGTON COUNTY, ANY SPECIFIC DIMENSIONS, LOCATIONS AND/OR MATERIAL DETAILS CALLED OUT HEREIN MAY BE MODIFIED ADMINISTRATIVELY BY THE ZONING ADMINISTRATOR BASED ON REVIEW AND INPUT FROM THE PLANNING DEPARTMENT IN ACCORDANCE WITH THE APPLICABLE TERMS AND CONDITIONS OF SECTION 36 OF THE ZONING ORDINANCE OF ARLINGTON COUNTY, VIRGINIA.

LEGEND:

REQUIRED EXIT
ENTRY POINT

TRUE N
PLAN N

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Job # 10032

Date	Issue
06/14/11	4.1 SUBMISSION
06/29/11	TRANSPORTATION REVIEW SET
04/19/12	4.1 RESUBMISSION
06/22/12	4.1 RESUBMISSION
08/27/12	TRANSPORTATION
09/04/12	PLANNING COMMISSION
09/28/12	COUNTY BOARD

0 8 16 32 FT
SCALE:

Drawn: KLN
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Scale: 1/16" = 1'-0"

Sheet Title
PARKING PLANS LEVEL P3, P2

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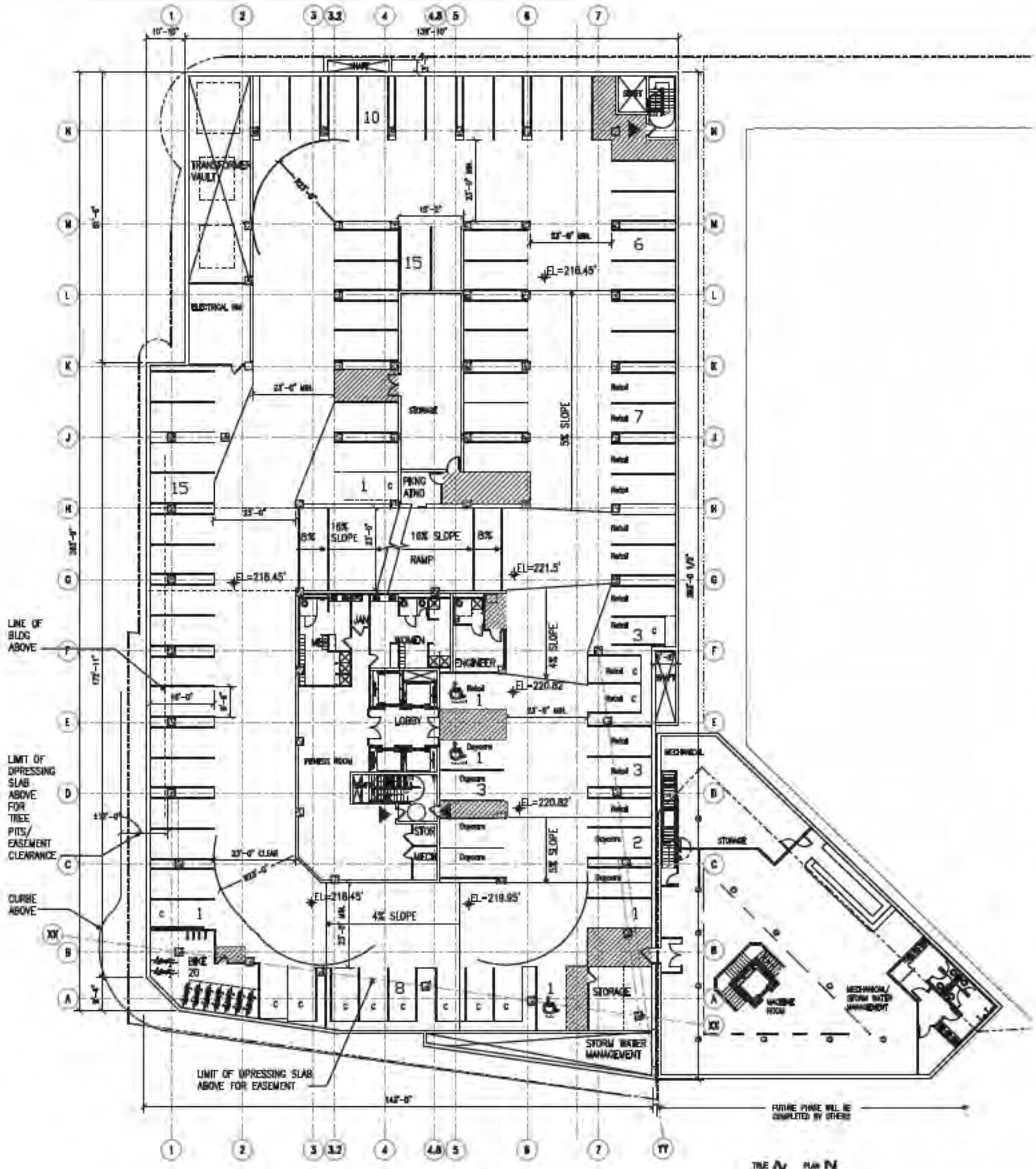
Sheet #
A201



1 PARKING LEVEL P1
Scale: 1/16" = 1'-0"

GARAGE AREA USE & PARKING SPACE COUNT								
LEVEL	USE	AREA	STANDARD	COMPACT	H2	VAN(NOT COUNTED)	TOTAL PER LEVEL	BIKE
P1	PARKING/ CIRCULATION	30,363	62	13	3		78	
	MECH / PLUMB / ELEC	1,027						
	FITNESS CENTER	2,300						
	BLDG COMMON	723						
	VERTICAL PENETRATIONS	2,265						
	BIKE/ STORAGE	1,729						20
P2	PARKING/ CIRCULATION	34,338	74	12	2	6	88	
	MECH / PLUMB / ELEC	1,993						
	BLDG COMMON	100						
	VERTICAL PENETRATIONS	1,462						
	BIKE /STORAGE	334						10
P3	PARKING/ CIRCULATION	38,618	80	12	2	6	94	
	MECH / PLUMB / ELEC	767						
	BLDG COMMON	100						
	VERTICAL PENETRATIONS	1,462						
	STORAGE	713						
STORM MANAGEMENT VAULT EXCLUDED ON ALL FLOORS AREA CALCULATIONS								
EXTERIOR BIKE RACKS								8
TOTAL PARKING			221	37	7	12	265	
TOTAL BIKES								38

PARKING NOTES:

STANDARD PARKING SPACES ARE 8'-6" X 18'-0"

COMPACT PARKING SPACES ARE 8'-0" X 15'-0"

10% OF TOTAL NEW PARKING WILL HAVE A MINIMUM 96" VERTICAL CLEARANCE LOCATED ON THE P1 LEVEL. THIS INCLUDES 2 H.C. VAN SPACES. ALL OTHER PARKING WILL HAVE A MINIMUM VERTICAL CLEARANCE OF 84".

PARKING USE TABULATION						
LEVEL	USE	STANDARD	COMPACT	H2	TOTAL PER FLOOR	
P1	SHORT TERM SHOPPING	5	0	1	6	78
	SHORT TERM RETAIL	10	3	1	14	
	COMMERCIAL	47	10	1	58	
P2	COMMERCIAL	74	12	2		88
P3	COMMERCIAL	80	12	2		94
TOTAL						265

NOTE:

ALL MATERIALS, DIMENSIONS AND LOCATIONS CALLED OUT AND SHOWN HEREIN ARE APPROXIMATE AND MAY CHANGE DURING THE 4.1 SITE PLAN APPROVAL DESIGN AND REVIEW PROCESS. AFTER APPROVAL OF THESE PLANS BY THE COUNTY BOARD OF ARLINGTON COUNTY, ANY SPECIFIC DIMENSIONS, LOCATIONS AND/OR MATERIAL DETAILS CALLED OUT HEREIN MAY BE MODIFIED ADMINISTRATIVELY BY THE ZONING ADMINISTRATOR BASED ON REVIEW AND INPUT FROM THE PLANNING DEPARTMENT IN ACCORDANCE WITH THE APPLICABLE TERMS AND CONDITIONS OF SECTION 36 OF THE ZONING ORDINANCE OF ARLINGTON COUNTY, VIRGINIA.

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Job # 10032

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06/14/11	4.1 SUBMISSION
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06/22/12	4.1 RESUBMISSION
08/27/12	TRANSPORTATION
09/04/12	PLANNING COMMISSION
09/29/12	COUNTY BOARD

0 8 16 32 FT
SCALE:

Drawn: KLN
Checked: MTF
Scale: 1/16" = 1'-0"

Sheet Title
PARKING PLAN LEVEL P1

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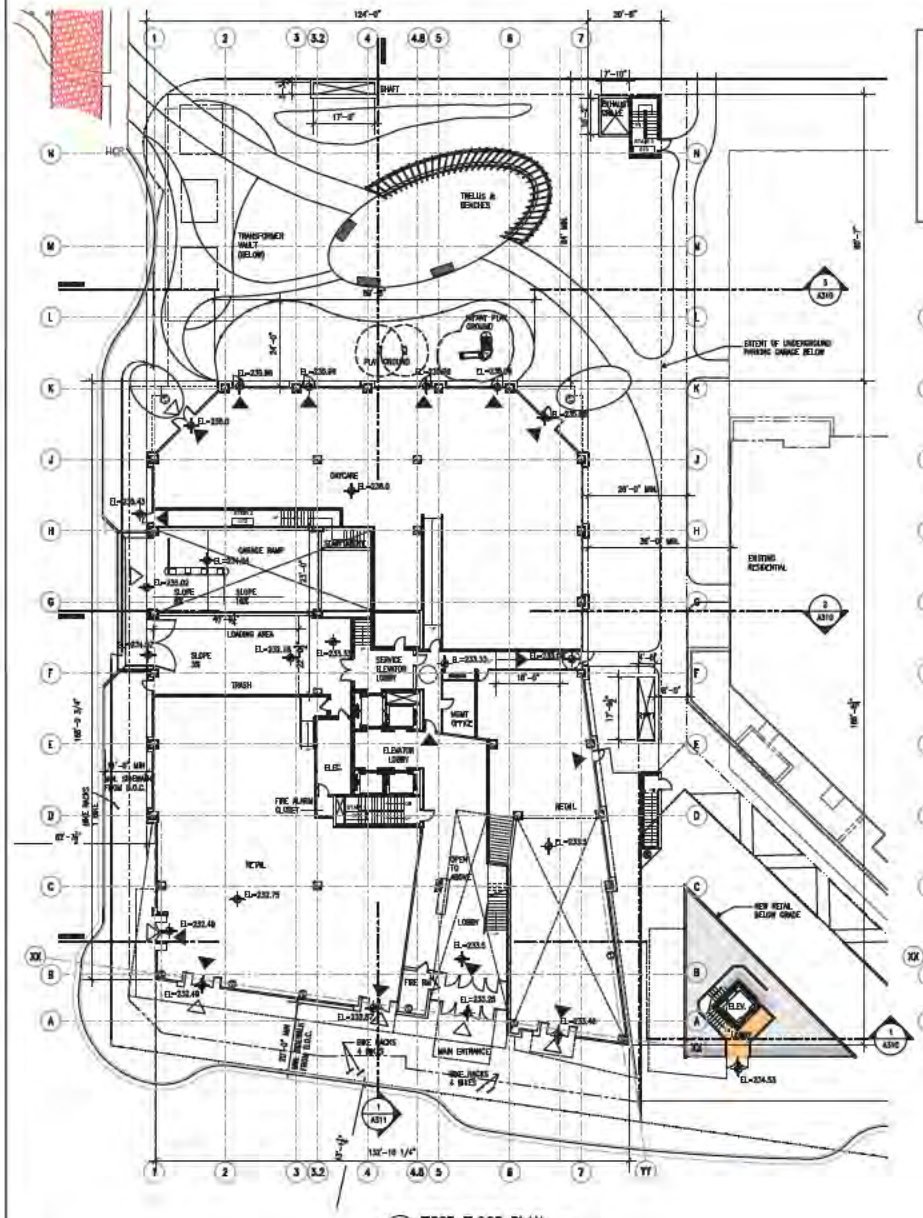
Sheet #
A202



1 FIRST FLOOR PLAN
Scale: 1/16" = 1'-0"

NOTE:

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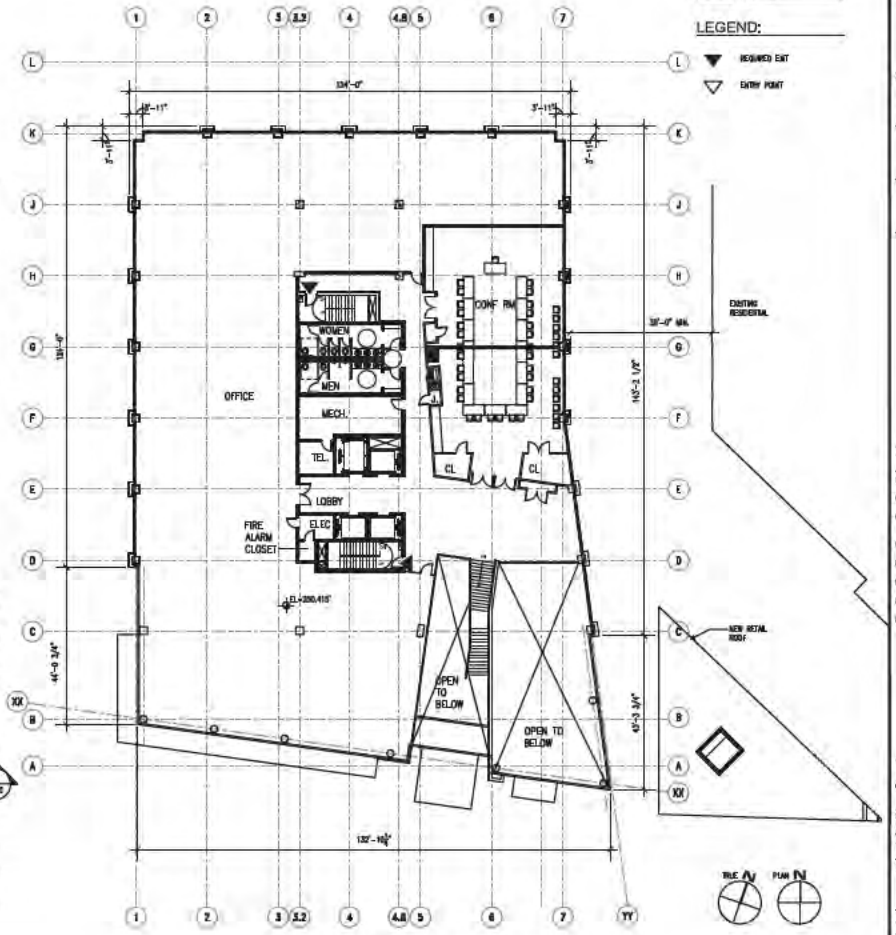
LEVEL	USE	AREA (SF)	CLNG HT (FT)
1	BUILDING COMMON	3,224	12'-0"
	VERTICAL PENETRATION	883	
	RETAIL	7,013	12'-0"
	DAYCARE	7,000	10'-0"
	LOADING AREA	1,541	14'-0"
2	CONFERENCE & SUPPORT	5,020	9'-0"
	VERTICAL PENETRATION	881	
	OFFICE	11,205	9'-0"
	FLOOR COMMON	883	8'-0"

GROSS FLOOR AREA (GFA)	
LEVEL	TOTAL PER FLOOR
P3	38,787
P2	38,787
P1	38,787
1	18,921
2	18,459
3 TO 5	22,510
6	22,299
7	21,612
8	21,408
PENTHOUSE	6,638
TOTAL HEATED AREA (EXCLUDING PARKING LEVELS AND PENTHOUSE)	170,444

LEGEND:

▼ REQUIRED EXIT

▽ ENTRY POINT



2 2ND FLOOR PLAN
Scale: 1/16" = 1'-0"

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Job # 10032

Date	Issue
06/14/11	4.1 SUBMISSION
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08/27/12	TRANSPORTATION
09/04/12	PLANNING COMMISSION
09/28/12	COUNTY BOARD

0 8 16 32 FT
SCALE:

Drawn: KLN Checked: MTF
Scale: 1/16" = 1'-0"

Sheet Title: FLOOR PLANS LEVEL 1 & 2

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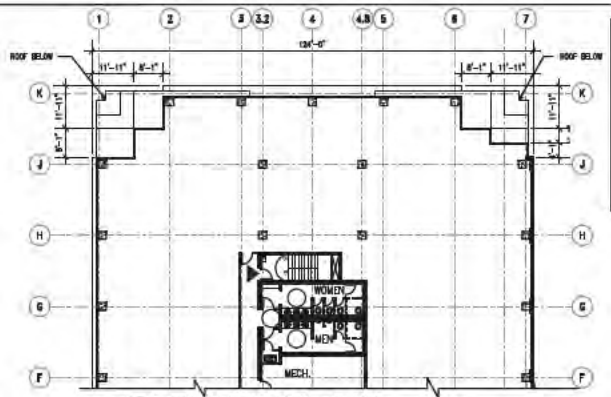
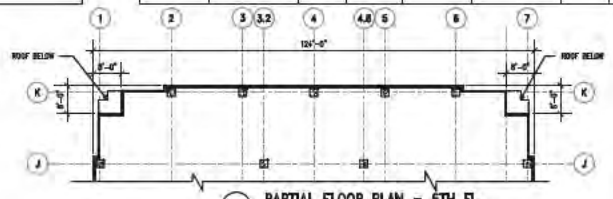
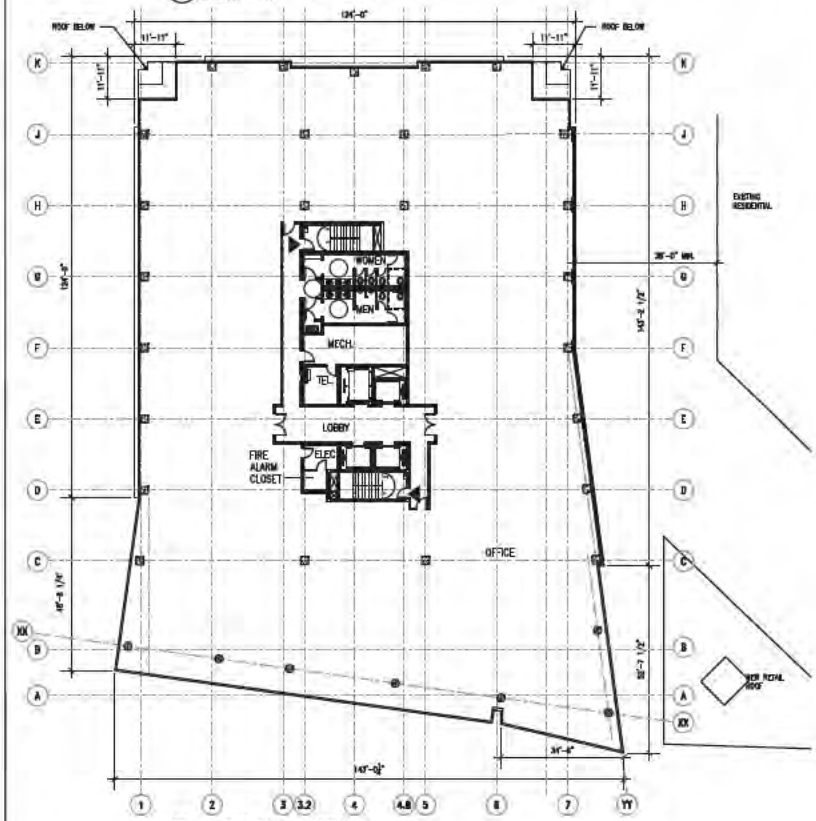
Sheet #: A203



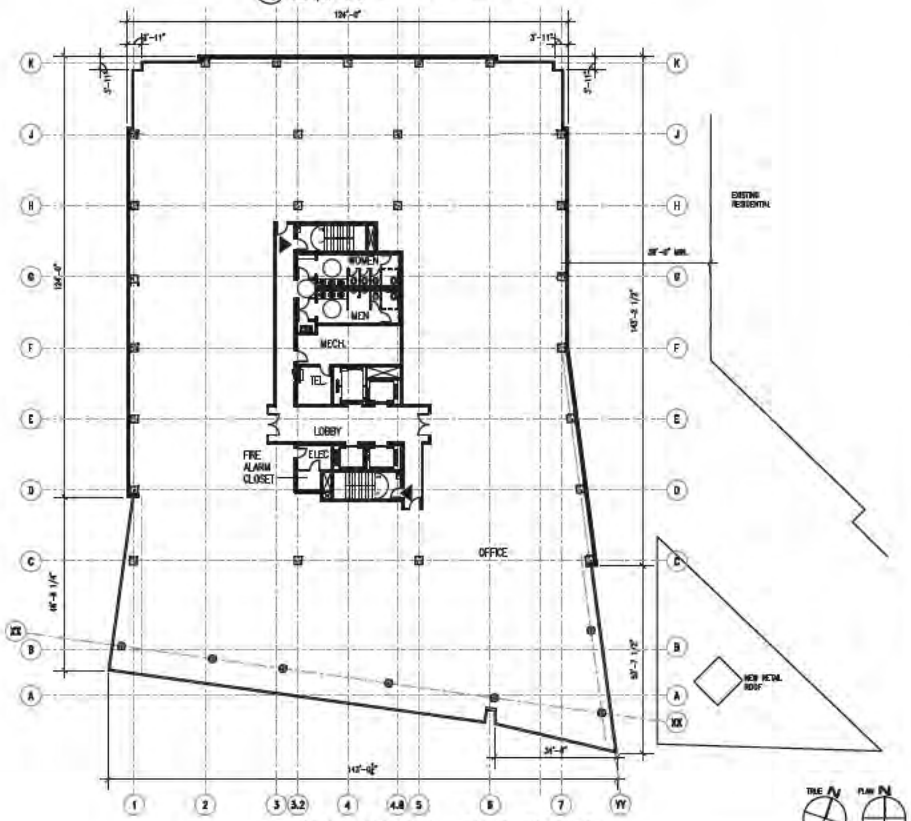
4 PARTIAL FLOOR PLAN - 8TH FL.
Scale: 1/16" = 1'-0"



2 PARTIAL FLOOR PLAN - 6TH FL.
Scale: 1/16" = 1'-0"



3 FLOOR PLAN - 7TH FL.
Scale: 1/16" = 1'-0"



1 TYPICAL FLOOR PLAN - 3RD FL. TO 5TH FL.
Scale: 1/16" = 1'-0"

NOTE:

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LEVEL	USE	AREA (SF)	CLNG HT (FT)	LEVEL	USE	AREA (SF)	CLNG HT (FT)
3 TO 5/ PER FLOOR	FLOOR COMMON	1,840	8'-0"	7	FLOOR COMMON	1,840	8'-0"
	VERTICAL PENETRATION	783			VERTICAL PENETRATION	783	
	OFFICE	20,883	9'-0"		OFFICE	16,388	9'-0"
6	FLOOR COMMON	1,840	8'-0"	8	FLOOR COMMON	1,840	8'-0"
	VERTICAL PENETRATION	783			VERTICAL PENETRATION	783	
	OFFICE	18,876	9'-0"		OFFICE	18,082	9'-0"

GROSS FLOOR AREA (GFA)	
LEVEL	TOTAL PER FLOOR
P3	38,787
P2	38,787
P1	38,787
1	18,421
2	18,450
3 TO 5	22,516
6	22,399
7	21,812
8	21,405
PENTHOUSE	6,828
TOTAL HEATED AREA (EXCLUDING PARKING LEVELS AND PENTHOUSE)	170,444

LEGEND:

▼ REQUIRED EXIT

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Job # 10032

Date:	Issue:
08/14/11	4.1 SUBMISSION
09/29/11	TRANSPORTATION REVIEW SET
04/19/12	4.1 RESUBMISSION
06/22/12	4.1 RESUBMISSION
05/27/12	TRANSPORTATION
09/04/12	PLANNING COMMISSION
09/26/12	COUNTY BOARD

0 8 16 32 FT
SCALE:

Drawn: KLN Checked: MTF
Scale: 1/16" = 1'-0"
Sheet Title: FLOOR PLANS 3 TO 8

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Sheet #
A204

NOTE:

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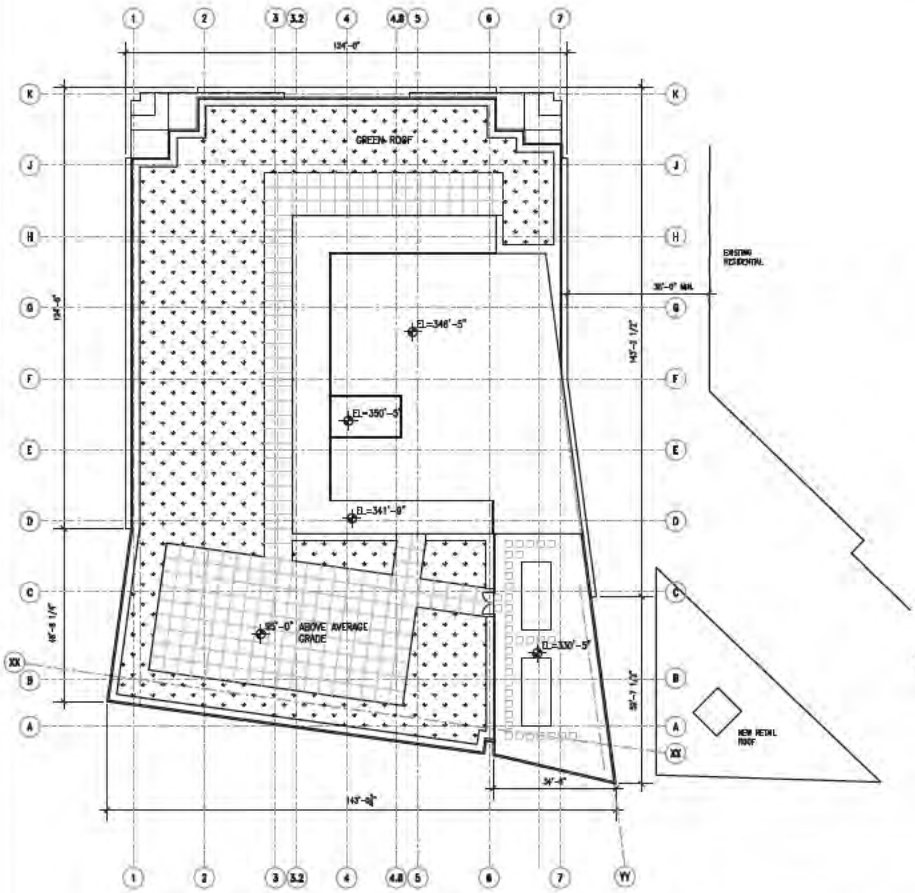
LEVEL	USE	AREA (SF)	CLNG HT (FT)
PENTHOUSE	VERTICAL PENETRATION	763	
	MECHANICAL/BLDG COMMON	5,846	15'-0"

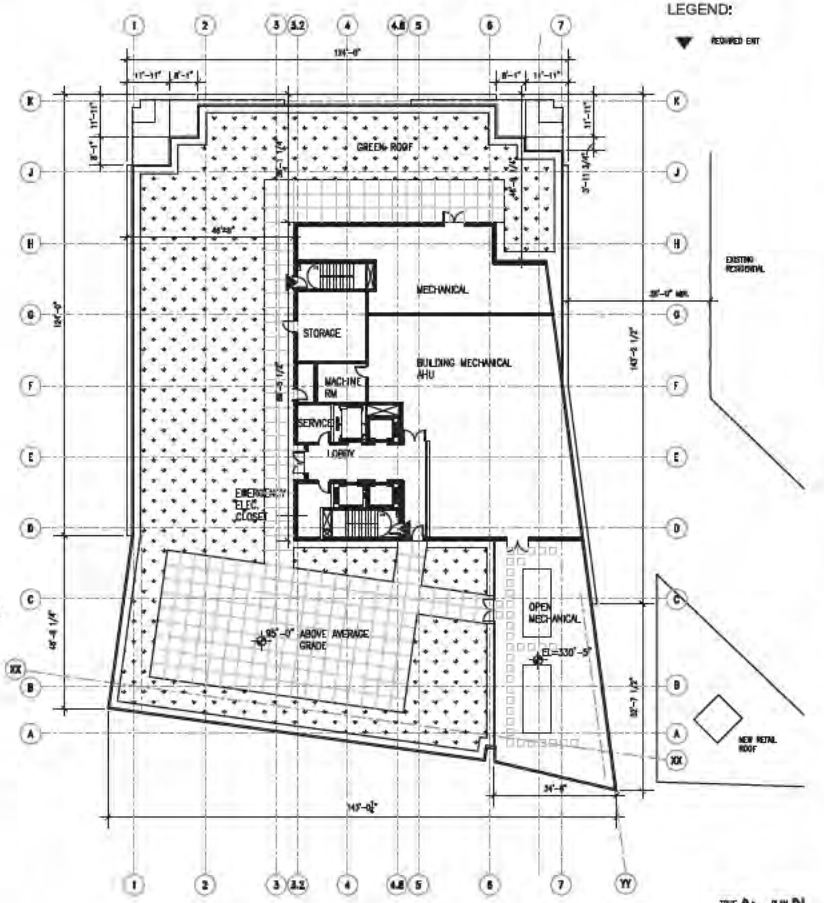
GROSS FLOOR AREA (GFA)	
LEVEL	TOTAL PER FLOOR
P3	38,767
P2	38,767
P1	38,767
1	18,921
2	18,459
3 TO 5	22,516
6	22,399
7	21,812
8	21,405
PENTHOUSE	6,828
TOTAL HEATED AREA (EXCLUDING PARKING LEVELS AND PENTHOUSE)	170,444

LEGEND:

REQUIRED EXIT



2 ROOF PLAN
Scale: 1/16" = 1'-0"



1 PENTHOUSE FLOOR PLAN
Scale: 1/16" = 1'-0"

TRUE N PLAN N

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McLean, VA 22102
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Job # 10032

Date	Issue	△
06/14/11	4.1 SUBMISSION	
06/29/11	TRANSPORTATION REVIEW SET	
04/19/12	4.1 RESUBMISSION	
06/22/12	4.1 RESUBMISSION	
08/27/12	TRANSPORTATION	
09/04/12	PLANNING COMMISSION	
09/28/12	COUNTY BOARD	

0 8 16 32 FT
SCALE:

Drawn: KLN
Checked: MTF
Scale: 1/16" = 1'-0"

Sheet Title
PENTHOUSE PLAN & ROOF PLAN

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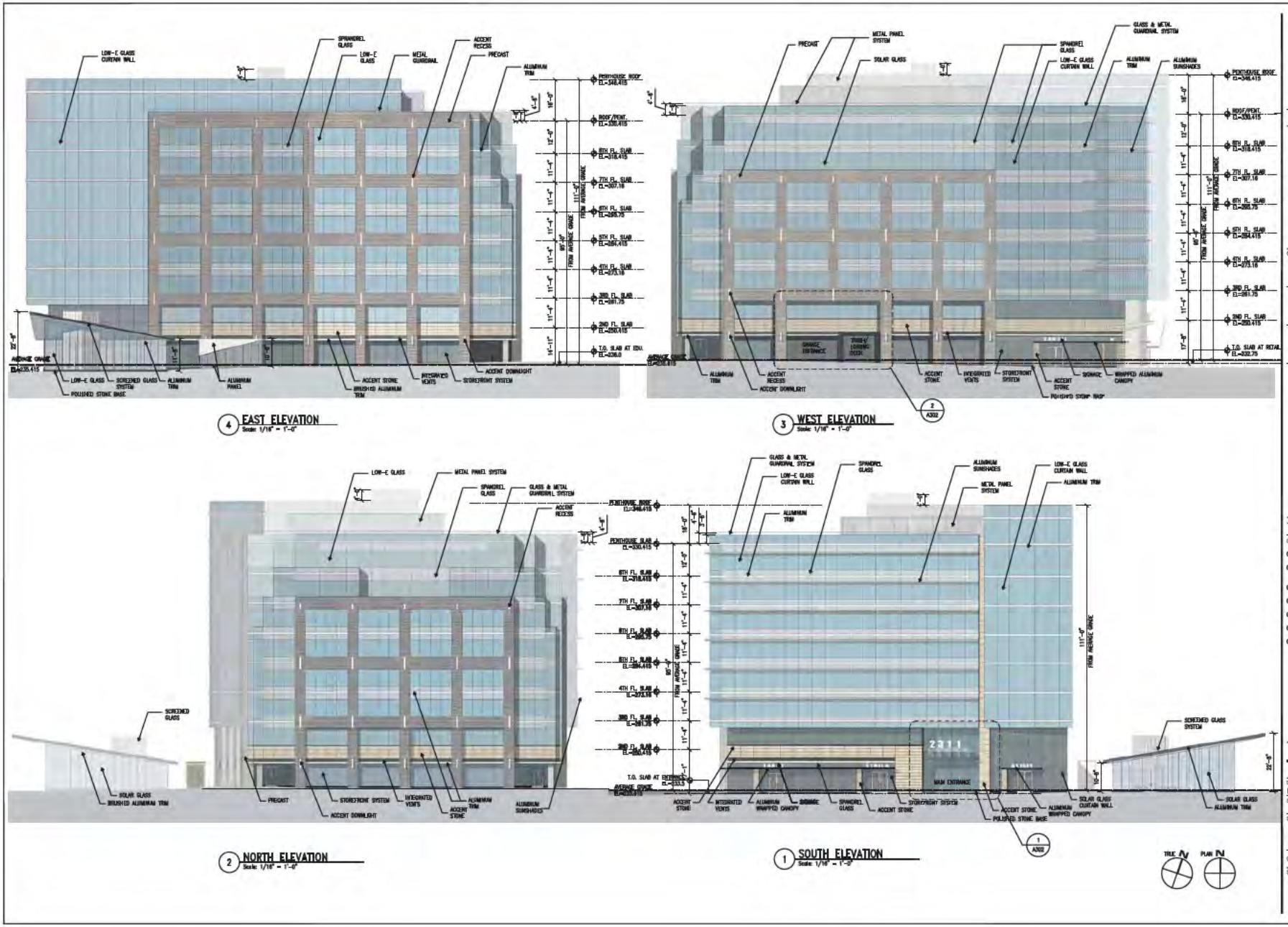
Sheet #
A205



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Date	Issue
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04/19/12	4.1 RESUBMISSION
06/22/12	4.1 RESUBMISSION
08/27/12	TRANSPORTATION
09/04/12	PLANNING COMMISSION
09/28/12	COUNTY BOARD

Job # 10032

0 8 16 32 FT
SCALE:

Drawn: PJ
Checked: MTF

Scale: 1/16" = 1'-0"

Sheet Title: BUILDING ELEVATIONS

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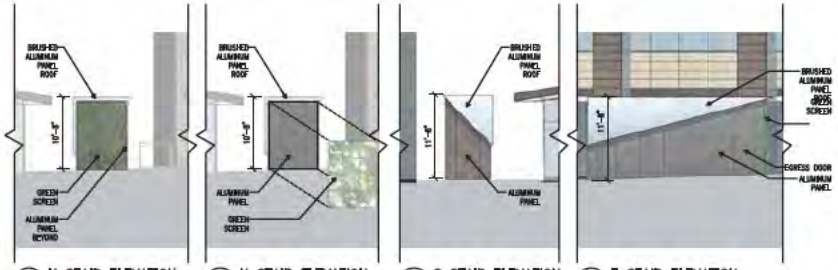
Sheet #: A301

8 RETAIL/LOADING DOCK STREETSCAPE VIEW
Scale: N/A

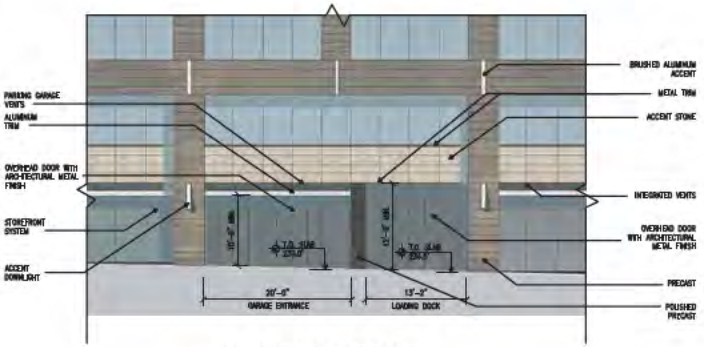


3 N STAIR ELEVATION
Scale: 1/8" = 1'-0"

4 N STAIR ELEVATION
Scale: 1/8" = 1'-0"

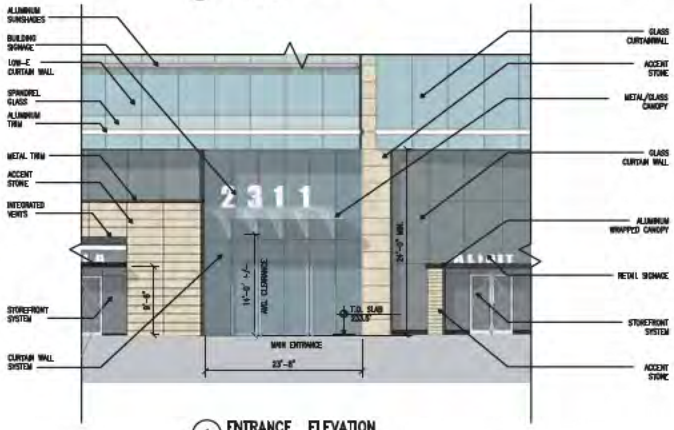
5 S STAIR ELEVATION
Scale: 1/8" = 1'-0"

6 E STAIR ELEVATION
Scale: 1/8" = 1'-0"



2 LOADING DOCK ELEVATION
Scale: 1/8" = 1'-0"

7 RETAIL/ENTRANCE STREETSCAPE VIEW
Scale: N/A



1 ENTRANCE ELEVATION
Scale: 1/8" = 1'-0"

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Date	Issue
06/14/11	4.1 SUBMISSION
09/29/11	TRANSPORTATION REVIEW SET
04/19/12	4.1 RESUBMISSION
06/22/12	4.1 RESUBMISSION
08/27/12	TRANSPORTATION
09/04/12	PLANNING COMMISSION
09/28/12	COUNTY BOARD

0 4 8 16 FT
SCALE:

Drawn: PJ
Checked: MTF

Scale: 1/8" = 1'-0"

Sheet Title: BUILDING ELEVATION DETAILS

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Sheet #: A302

4 PEDESTRIAN PATH & PAVILION VIEW (FROM WILSON BLVD)
Scale: N/A

2 PATH VIEW (FROM PARK TOWARDS WILSON BLVD)
Scale: N/A

3 RETAIL & ENTRANCE VIEW (FROM WILSON)
Scale: N/A

1 PLAZA & PEDESTRIAN PATH VIEW (TOWARDS PARK)
Scale: N/A

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Date:	Issue:
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06/22/12	4.1 RESUBMISSION
08/27/12	TRANSPORTATION
09/04/12	PLANNING COMMISSION
09/28/12	COUNTY BOARD

0 4 8 16 FT
SCALE:

Drawn: PJ
Checked: MTF

Scale: 1/8" = 1'-0"

Sheet Title: ADDITIONAL BUILDING VIEWS

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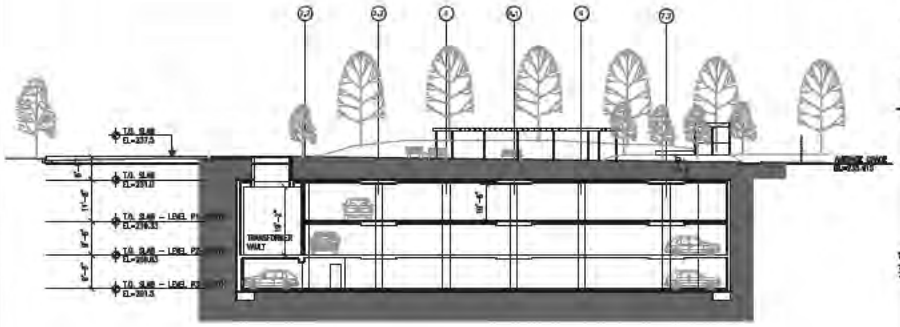
Sheet #: A303



3 BUILDING SECTION @ TRANSFORMER VAULT
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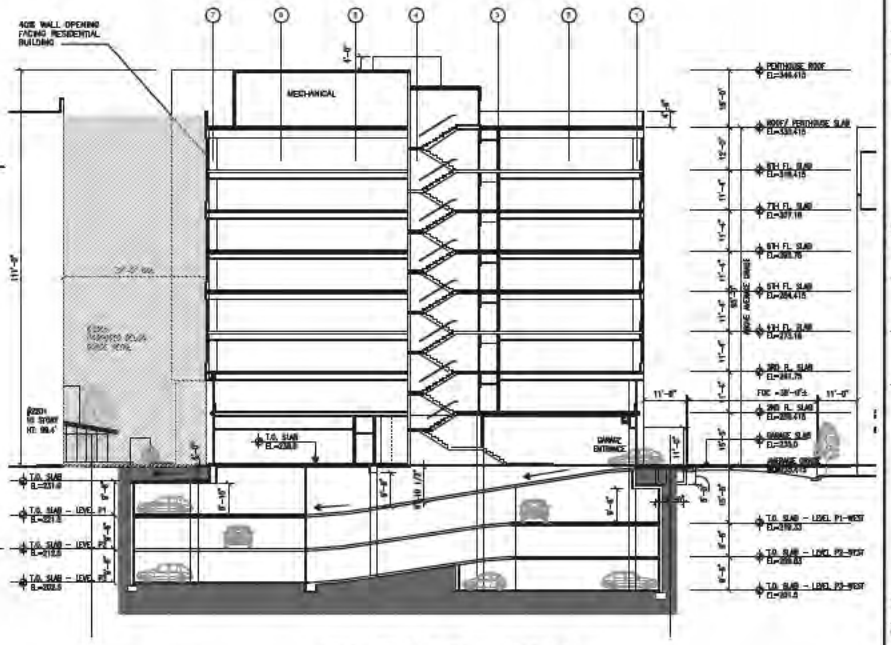
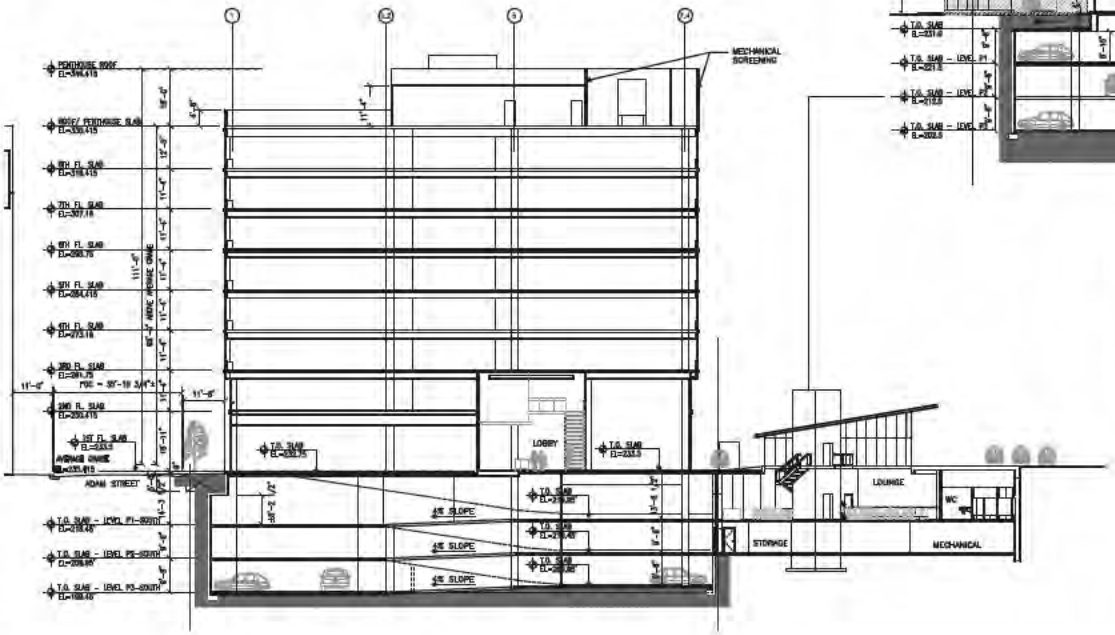


2 BUILDING SECTION - EAST/ WEST
Scale: 1/16" = 1'-0"



1 BUILDING SECTION - WEST/ EAST
Scale: 1/16" = 1'-0"

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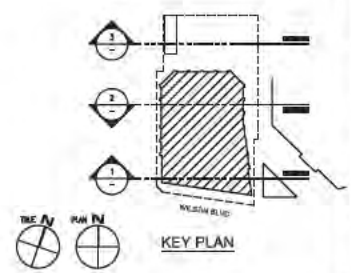

KEY PLAN

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Date:	Issue:
08/14/11	4.1 SUBMISSION
09/29/11	TRANSPORTATION REVIEW SET
04/19/12	4.1 RESUBMISSION
06/22/12	4.1 RESUBMISSION
06/27/12	TRANSPORTATION
09/04/12	PLANNING COMMISSION
09/26/12	COUNTY BOARD

0 8 16 32 FT
SCALE:

Drawn: KLN Checked: MTF
Scale: 1/16" = 1'-0"

Sheet Title: BUILDING SECTIONS

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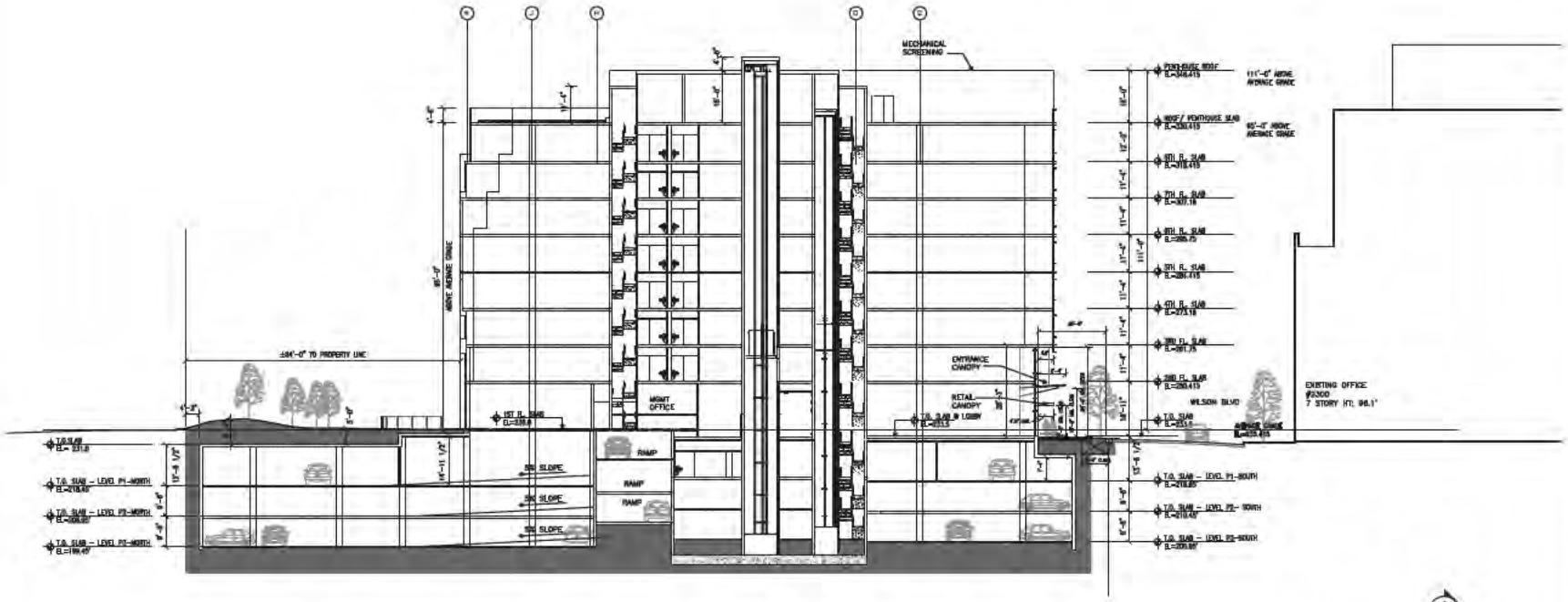
Sheet #: A310



1 BUILDING SECTION – NORTH/ SOUTH
Scale: 1/16" = 1'-0"

NOTE:

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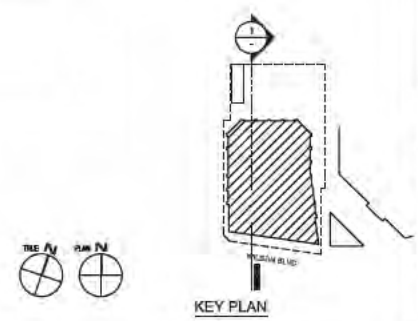

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Job # 10032

Date:	Issue:
08/14/11	4.1 SUBMISSION
09/29/11	TRANSPORTATION REVIEW SET
04/19/12	4.1 RESUBMISSION
06/22/12	4.1 RESUBMISSION
06/27/12	TRANSPORTATION
09/04/12	PLANNING COMMISSION
09/26/12	COUNTY BOARD

0 8 16 32 FT
SCALE:

Drawn: KLN Checked: MTF
Scale: 1/16" = 1'-0"

Sheet Title: BUILDING SECTION EAST - WEST

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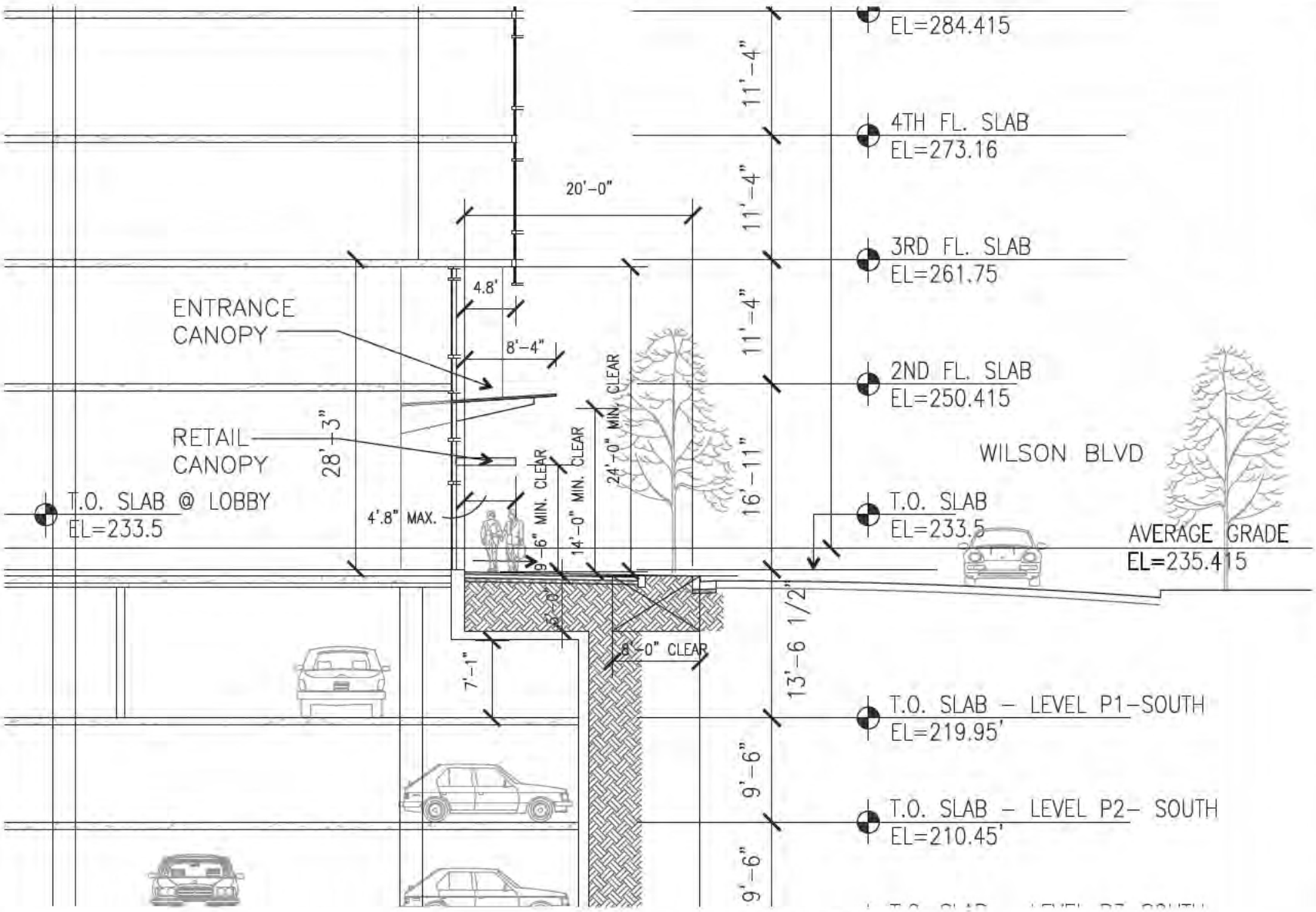
Sheet #: A311



1 BUILDING SECTION – NORTH/ SOUTH – DETAIL
Scale: 1/4" = 1'-0"

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Date:	Issue:
08/14/11	4.1 SUBMISSION
09/29/11	TRANSPORTATION REVIEW SET
04/19/12	4.1 RESUBMISSION
06/22/12	4.1 RESUBMISSION
08/27/12	TRANSPORTATION
09/04/12	PLANNING COMMISSION
09/26/12	COUNTY BOARD

0 8 16 32 FT
SCALE:

Drawn: KLN Checked: MTF
Scale: 1/4" = 1'-0"

Sheet Title: BUILDING SECTION DETAIL EAST - WEST

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Sheet #: A311b

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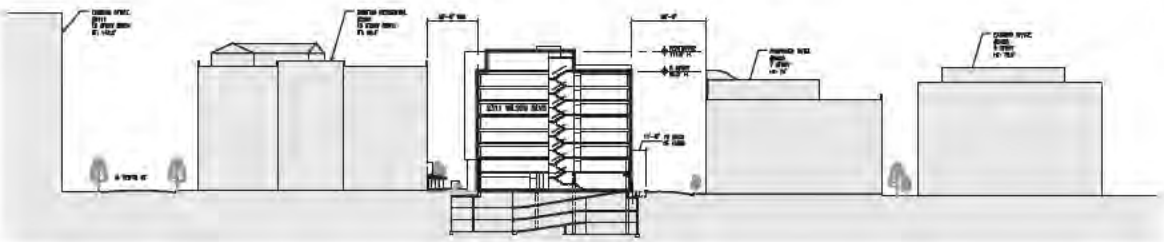
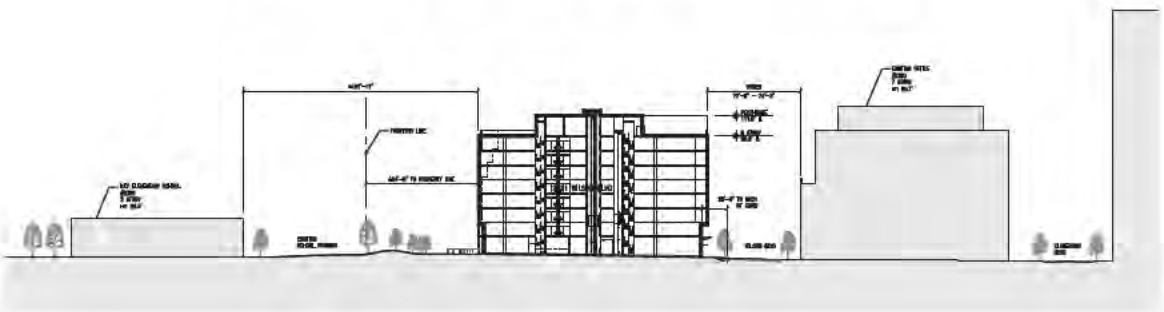
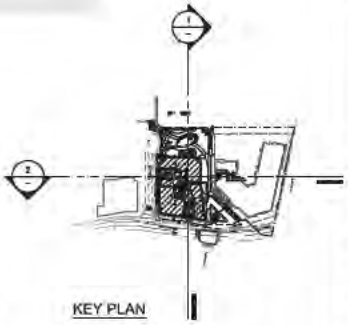


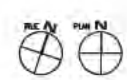
2 MASSING CONTEXT SECTION – EAST/ WEST
Scale: 1/32" = 1'-0"



1 MASSING CONTEXT SECTION – NORTH/ SOUTH
Scale: 1/32" = 1'-0"



KEY PLAN



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Date:	Issue:
08/14/11	4.1 SUBMISSION
09/29/11	TRANSPORTATION REVIEW SET
04/19/12	4.1 RESUBMISSION
06/22/12	4.1 RESUBMISSION
06/27/12	TRANSPORTATION
09/04/12	PLANNING COMMISSION
09/26/12	COUNTY BOARD

0 16 32 64 FT
SCALE:

Drawn: KLN Checked: MTF

Scale: 1/32" = 1'-0"

Sheet Title: STREET LEVEL & MASSING CONTEXT
ELEVATIONS & SECTIONS

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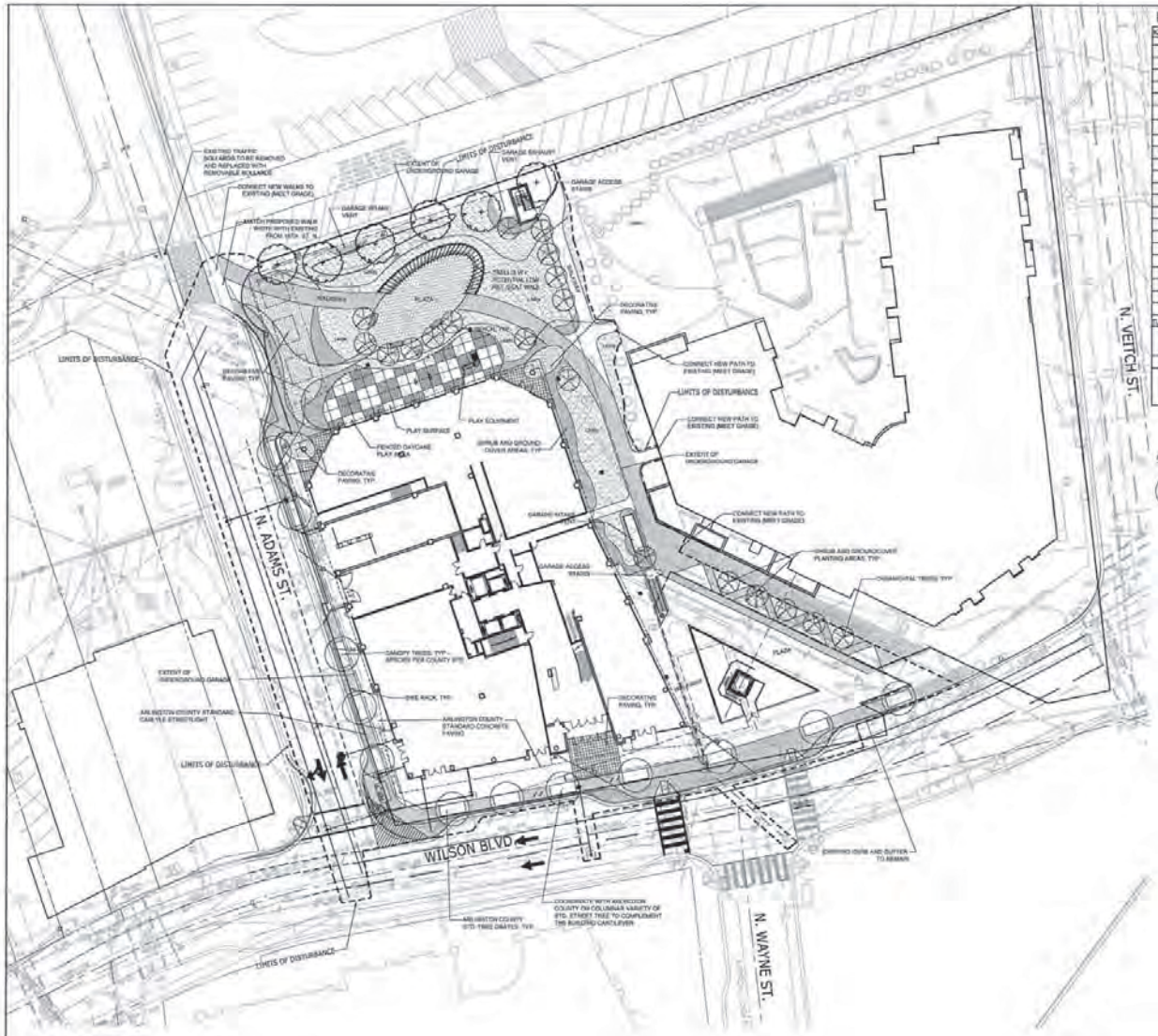
Sheet #

A312



PRELIMINARY PLANT SCHEDULE (ALL SELECTIONS SUBJECT TO FINAL DESIGN, COUNTY APPROVAL, & AVAILABILITY)

Key	Qty.	Botanical Name	Common Name	Size	Type	Spacing	Remarks
		STREET TREES					
		Quercus bicolor	Swamp White Oak	2" min. ht., 4" DBH min.	B & B	as shown	Full, mature
		Quercus phellos	Willow Oak	2" min. ht., 4" DBH min.	B & B	as shown	Full, mature
		ORNAMENTAL TREES					
		Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly	10'-12' ht.	B & B	as shown	Full, mature, multi
		Magnolia stellata 'Royal Star'	Royal Star Magnolia	10'-12' ht.	B & B	as shown	Full, mature, multi
		Halesia carolina	Carolina Silverbell	10'-12' ht.	B & B	as shown	Full, mature, multi
		SHRUBS					
		Camellia x 'Long Island Pink'	Long Island Pink Camellia	24"-30"	cont.	as shown	Full, dense, mature
		Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	24"-30"	cont.	as shown	Full, dense, mature
		Itea Virginica	Virginia Sweetspire	24"-30"	cont.	as shown	Full, dense, mature
		Aronia arbutifolia	Red Chokeberry	24"-30"	cont.	as shown	Full, dense, mature
		Calycanthus floridus	Carolina Allspice	24"-30"	cont.	as shown	Full, dense, mature
		Fatsia japonica	Japanese Fatsia	24"-30"	cont.	as shown	Full, dense, mature
		GROUNDCOVERS/PERENNIALS					
		Panicum virgatum	Switchgrass	1 Gal.	cont.	18" o.c.	Full, dense, mature
		Schizachyrium scoparium	Little Bluestem	1 Gal.	cont.	18" o.c.	Full, dense, mature
		Rudbeckia hirta	Black-eyed Susan	1 Gal.	cont.	as shown	Full, dense, mature
		Chrysogonum virginianum	Green and Gold	1 Gal.	cont.	as shown	Full, dense, mature
		Phlox stolonifera	Creeping Phlox	1 Gal.	cont.	as shown	Full, mature, well rooted
		Baptisia australis	Blue False Indigo	1 Gal.	cont.	as shown	Full, mature, well rooted
		LAWN AREAS					
TURF		Sod, 100% Turf-type Tall Fescue Mix					

Note: Refer to Virginia Crop Improvement Association and Maryland/Virginia Turfgrass Variety Recommendation Work Group for Category I tall fescue turf variety recommendations**

ENTRY PLANTERS:

Note: Containers to be planted with annuals/perennials which will typically be exchanged on a predetermined schedule to coincide with seasonal/market availability, etc.. Plants may include but are not limited to Allium (Chives), Tagetes (Marigold), Ocimum (Basil), Petunia, Chrysanthemum, Geranium, Begoniacea (Begonia), and Viola (Violets)

CONCEPTUAL PLANT LEGEND:

STREET - CANOPY TREE

ORNAMENTAL - FLOWERING TREE

EVERGREEN TREE

SHRUBS, GROUND-COVER & GRASSES

TURF

▲ SYMBOL DENOTES PEDESTRIAN ENTANCE

NOTES:

1. THE PROPOSED LANDSCAPE PLAN IS INTENDED TO MEET MINIMUM FORM BASED CODE AND ARLINGTON COUNTY LANDSCAPE STANDARD REQUIREMENTS. THE LOCATION OF DESIGN FEATURES AND ELEMENTS REMAINS SUBJECT TO FINAL SITE DESIGN AND ENGINEERING.
2. FUTURE CHANGES IN LANDSCAPE DESIGN OR INTENT PREDICATED UPON FINAL SITE DESIGN AND ENGINEERING WILL REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE USE, CHARACTER AND QUALITY OF AMENITIES SHOWN WITHIN THIS PLAN.
3. ALL PLANT MATERIAL (INCLUDING TREES) WILL CONFORM TO ARLINGTON COUNTY LANDSCAPE STANDARDS, COLUMBIA PIKE FORM BASED CODE, THE AMERICAN ASSOCIATION OF NURSERYMEN, AND PASS ANY INSPECTIONS REQUIRED UNDER COMMONWEALTH OF VIRGINIA REGULATIONS.
4. DEVELOPER WILL REMOVE ALL EXOTIC SPECIES FOUND WITHIN THE PROJECT WORK AREA.
5. STREET TREES TO BE LIMBED UP SO AS NOT TO INTERFERE WITH PEDESTRIAN AND AUTO/TURCK TRAVEL (MINIMUM 7' CLEAR OVER SIDEWALK AND 14' OVER TRAVEL LANES OF THE STREET)
6. ALL STREETSCAPE FURNISHINGS (INCLUDING BUT NOT LIMITED TO BENCHES, WASTE RECEPTACLES AND BIKE RACKS WILL CONFORM TO ARLINGTON COUNTY LANDSCAPE STANDARDS AND COLUMBIA PIKE FORM BASED CODE.
7. PORTIONS OF THE STREETSCAPE BETWEEN THE LOT LINE AND BACK OF CURB (EXISTING AND OR PROPOSED) ARE TO BE OWNER MAINTAINED.

PROPOSED BICYCLE SPACES:
ON STREET: 8
INTERNAL (GARAGE): 40 (SEE ARCHITECTURAL SHEET A 202)

COMMONWEALTH OF VIRGINIA
JEFFREY A. VIKO
Lic. No. 1259
LANDSCAPE ARCHITECT

NORTH

GRAPHIC SCALE

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GIS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)790-9591
SINCE 1964 FORMERLY VIKA, MD

NO.	DATE	DESCRIPTION

REVISIONS

VIKA REVISIONS
1. 4.1 Sub. 4.18.11
2. 4.1 Sub. 9.14.11
3. 4.1 Sub. 1.17.12
4. 4.1 Sub. 2.15.12
5. 4.1 Sub. 4.19.12
6. 4.1 Sub. 6.22.12
7. 4.1 Sub. 8.6.12
8. 4.1 Sub. 8.27.12
9. 4.1 Sub. 9.4.12
10. 4.1 Sub. 8.7.13
11. 4.1 Sub. 9.26.13

PROJECT/FILE NO.
VV7150D

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
2311 WILSON BOULEVARD
INTERSECTION OF N. ADAMS ST AND WILSON BLVD
CONCEPT LANDSCAPE PLAN

SCALE HOR. 1"=20' VER. N/A | DESIGNED JDS | CHECKED RRC

SUBMITTED DATE: SEPT 28, 2012
APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU
APPROVED DATE: CHIEF TRANSPORTATION ENGINEERING BUREAU
APPROVED DATE: CHIEF WATER, SEWER & STREETS BUREAU
APPROVED DATE: CHIEF ENGINEERING BUREAU
APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES

SHEET L-1
CONTRACT #-
SHEET L-1 OF L-5

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PART 1 - GENERAL

1.1 Description of Work

Decorative broom-finished concrete walkways shall consist of placing poured-in-place concrete which is finished using standard concrete tooling procedures, and finished in their center panels with a light broom surfacing. This work shall utilize the following materials, installation tools and equipment:

A. Portland cement concrete – may include integral dyes.
B. detailed jointing, grooving and edging tools including:
   a. combination edger/groover tool, such as Model [model #7TH 3646], Bon [model #13-441-B9], or Marshalltown [model #300-SLE] or approved equivalent.
C. wide, light and medium bristle finishing brushes.

1.2 Related Work Specified Elsewhere

Section 02100 - Concrete Formwork, Reinforcement and Materials

1.3 Applicable Specifications

A. American Concrete Institute (ACI)
B. American Society for Testing and Materials (ASTM)
C. Virginia Department of Transportation, Road and Bridge Specifications (VDOT)

1.4 Quality Assurance

A. All finished concrete work shall be installed by an experienced contractor as per Specifications, above. [For CIP projects only: Proof of this contractor's qualification shall be provided to complete the project in a workmanlike manner, exhibiting sufficient skill working with the specified techniques, including satisfactory installations using stamping/texturing tools in conjunction with colored release agents, and specific knowledge and experience applying the specified sealers.]
B. All textured concrete work shall comply with these specifications and quality standards applicable to the selected materials.
C. One-off sidewalk layout and design details shall be coordinated with and approved by the County's designated project or construction manager prior to construction.

1.5 Design

Overall sidewalk layout and design details shall be shown on the approved civil engineering drawings and/or landscape plan. The concrete installation shall be constructed consistent with the design drawings.

A. Each poured section shall consist of a large central broom finished field (*See sec. 2.4 "Finishes"*) surrounded on all sides by a border that includes the following: a ½" radius or chamfered edge, 6"-wide, smooth-troweled border, ½" deep expansion line groove, and, a 2" smooth-troweled return shoter band. (*See drawings 2.x*) Non-finished border width may be approved based on site-specific design issues or acceptable job site margins. Contractor shall coordinate construction and control joint spacing with project manager.

1 ARL. STD. CONCRETE SIDEWALK
SCALE: NTS

B. Expansion lines may be enhanced by saw-cutting. Intersecting expansion lines shall not cross one another or extend to the end of panel. In most cases, expansion lines that encounter obstructions such as manhole covers, utility boxes, street lights, fire hydrants, etc. should be held to as fit go around (rather than through) the obstruction. Intersions into the central field to accommodate these adjustments are allowed as needed. *See drawing R-2.x.*)

PART 2 - MATERIALS

2.1 Aggregate Base

The aggregate base shall be VDOT #21A aggregate *subbase or approved other graded aggregate base* conforming to VDOT Section 301 gradation D3 or 26 or coarse aggregate of size 88 in conformance with Section 203 of the VDOT Specifications. (May require preparation of compacted sub-grade).

2.2 Concrete

The concrete shall have a minimum compressive strength of 4,000 psi, reinforced with impregnating fibers at 1.5 lbs. per cubic yard. Portland cement shall conform to ASTM C150 Type I, II or V depending on soil conditions. Aggregate shall conform to ASTM C 33. Mixing water shall be fresh, clean and potable. An admixture complying with ASTM C 260 shall be used to achieve an *entrained air* content of 6%. No admixtures containing calcium chloride CaCl shall be permitted.

2.3 Tint

Integral color – if used – shall be approved and based by sample provided to County landscape plan administrator, and specified by name and manufacturer approved landscape plan.

2.4 Texture

All fields will be finished with a light or medium broom finish, applied with a wide, concrete or paper-bristle broom.

2.5 Joint Filler

Joint filler shall be 1/2-inch preformed asphalt impregnated fiber material conforming to ASTM D994 or ASTM D1751, or closed cell polyethylene foam (extruded, cross-linked) conforming to A.S.T.M. D1752, Sections 3.1 through 3.4.

PART 3 - EXECUTION

3.1 Concrete testing shall be conducted in conformance with Section 03100.

3.2 Grades shall be set by the approved engineering drawings and established in the field by the Contractor. Thoroughly compact and compact the sub grade as specified in Section 02201.

3.3 The contractor shall secure access to clear potable water adjacent to the job site for purposes of cleaning tools, adjusting consistent and pressure washing the surface prior to sealing.

3.4. Place 4-inches minimum of aggregate base conforming to Section 309 of VDOT Specifications.

3.5. Formwork shall be installed according to drawings. Sub thickness shall be 4 inches minimum for pedestrian uses only, or 6 inches minimum for all others. *(See drawing 4.R.2.0 from Arlington County Construction Standards and Specifications.)*

3.6. Place any specified reinforcements (if needed) as designated on construction drawings.

3.7. Prior the concrete in conformance with Section 504 of the VDOT Specifications. The amount of concrete poured at one time shall be limited, based on workabilities such as weather, temperature,

2 ARL. STD. CONCRETE SIDEWALK
SCALE: NTS

rate and crew strength, to allow adequate time for proper floating, edging and jointing while maintaining sufficient plasticity for texture impartation.

3.8. Control and/or expansion joints shall be provided in accordance with the design drawings and guidelines established by the American Concrete Institute (ACI). Joints shall be constructed at intervals of no more than 40 feet, except for closures, but a slab shall not be less than 6 feet in length. The contractor shall advise and work with the project engineer and/or designer to determine the best locations for joints to minimize the effects of cracking. Transverse control joints shall be used on panel lengths of 10 ft. or more and shall be saw-cut at the mid-point.

3.9. Isolation slabs by transverse expansion joint filler (See sec. 2.6 *"Joint Filler"*) for the full width of the slab, extending from the bottom of the slab to within one-quarter (1/4) inch of its top surface. Divide the slab between expansion joints into blocks in accordance with design parameters. (*See sec. 1.5A "Design"*). Where slabs are more than 7-feet in width, they shall be scored longitudinally to assure uniform blocks approximately square. Tooling transverse and longitudinal scoring to at least 1/3 of the depth of the concrete slab. Scoring of transverse and longitudinal joints may be done with trowels, finishing and edging tools or by other means approved by the Engineer.

3.10. Concrete shall be placed and screeded to the finished grade and floated to a uniform flat finish using standard finishing techniques. Entire surface should be given a smooth troweled finish prior to finishing.

3.11. Texture shall be applied while concrete is still in the plastic stage of set. All fields will be finished with a light or medium broom finish, perpendicular to the major direction of traffic. Broom finishes should be applied with an fine broom strokes as possible, to minimize overlaps and secondary surface roughness.

3.12. Borders will be troweled using an edger/groover tool (*or specified dimensions*) in accordance with design parameters. (*See sec. 1.5B of "Design"*).

3.13. Where sidewalks are scored and adjacent to permanent structures or other rigid construction on one side and floating on the other, install an expansion joint of pre-molded material only along back at curb and place full-depth of the slab. Place a pre-molded expansion joint between the sidewalk and adjacent curb at all intersections both public and private. Fasten pre-molded material using glue to prevent displacement.

3.14. Where sidewalk is constructed in conjunction with adjacent curb, the expansion joiner in the curb and sidewalk shall coincide. Where such construction is adjacent to existing curb, the expansion joint should, if practicable, coincide. Prior to placing concrete around any permanent structure, place pre-molded expansion joint material around such structure for the full depth of the sidewalk.

3.15. Where manhole structures, such as light standards, poles, fire hydrants, etc., are within the limits of the sidewalk, place pre-molded expansion joint around the structure for the full depth of the concrete.

3.16. The surface tolerance of the completed walk shall be as specified in Section 316 of the VDOT Specifications.

PART 4 - MEASUREMENT AND PAYMENT (for CIP projects only).

4.1 Concrete sidewalks shall be measured to the width shown in the plans, regardless of the actual dimension constructed, unless otherwise approved by the Engineer, from its actual length. Payment for concrete sidewalks shall include the base (4 in. min. 21-A, or approved equal) and removal to spoils yards.

3 ARL. STD. CONCRETE SIDEWALK
SCALE: NTS

4.2 Excavation shall be measured in cubic yards in its original condition based on the cut sheets and typical sections. Payment shall be in cubic yards as described in Section 02201.

PART 5 – SUPPORTING GRAPHICS and ILLUSTRATIONS

5.1 Detail of a typical tool during finishing. Note the hand being used in a combination edger/groover/jointer. (*Tool for the mentioned manufacturer's models.*) The outside panel is 6' by the grooves is ½" deep, and the outside "return" band is 2".

4 ARL. STD. CONCRETE SIDEWALK
SCALE: NTS

5.2 Details of brooms finish texture and borders. Note the determined relationships the width of the sidewalk. The clean edges are achieved by separating the broom finish before the expansion line and border, but after finishing the entire surface.

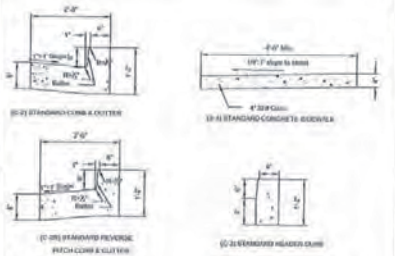
5.3 Application of broom finish. Note: finished broom lines are visible because of minimal overlap.

5 ARL. STD. CONCRETE SIDEWALK
SCALE: NTS

5.4 Concrete sidewalk installation can be adapted to the contours. This sidewalk gradually returns to 4.5 feet to avoid tree roots. Note that the tree determines where contours, however.

5.5 Attention to detail is critical. Creative border treatments are encouraged around embedded objects.

6 ARL. STD. CONCRETE SIDEWALK
SCALE: NTS



NOTES:

1. MAINTAIN DIMENSIONING IN THE SYMBOL INDICATE WIDTH OF SIDEWALK IN FEET, I.E. 5-A OR 5-35
2. SECTIONS 5-35 TO BE USED ONLY WITH RIGID TYPE PAVEMENT UPHILL/DOWNHILL DIRECTION IN PARTING OR WHERE SHOWN ON APPROVED PLANS.
3. EXPANSION JOINTS IN WEAKER CURB AND STANDARD CURB AND GUTTERSHALL BE 50 APART OR AT EXPANSION JOINTS IN CONCRETE PAVEMENT.
4. EXPANSION JOINTS MAY BE OMITTED IF 100' JOINTS ARE PLACED EVERY 10' OF LESS
5. EXPANSION JOINTS IN THE SIDEWALK SHALL BE 50' APART. IF ADJACENT TO CONCRETE CURB EXPANSION JOINTS SHALL MATCH JOINT OF CURB. AN EXPANSION JOINT SHALL BE PLACED BETWEEN CURB AND SIDEWALK.
6. SEE DRAWING R-2.2 FOR DETAIL OF SIDEWALK STRESS COLUMN TO BE PLACED UNDER SIDEWALK WHEN PLACED ADJACENT TO BACK OF CURB.
7. SEE ARLINGTON COUNTY SPECIFICATION MEETING GRADE AND ENTER FOR MATERIAL SPECS.
8. PROVIDE 6" MINIMUM AGGREGATE BASE MEETING CBR-30 UNDER CURB AND GUTTER.
9. PROVIDE 6" MINIMUM AGGREGATE BASE MEETING CBR-30 UNDER SIDEWALK

CONCRETE CURB & GUTTER AND SIDEWALK

REVISION & DATE

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

DRAWING NO. R-2.0

7 ARL. STD. CURB & GUTTER DETAIL
SCALE: NTS

VIKA

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8180 GREENSBORO DRIVE SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703) 610-1000 ■ FAX (703) 610-9471
WEBSITE: VIKA.COM ■ E-MAIL: INFO@VIKA.COM

NO.	DATE	DESCRIPTION

REVISIONS

VIKA REVISIONS
1. 4.1 Sub. 4.18.11
2. 4.1 Sub. 6.14.11
3. 4.1 Sub. 1.17.12
4. 4.1 Sub. 2.10.12
5. 4.1 Sub. 4.19.12
6. 4.1 Sub. 6.22.12
7. 4.1 Sub. 8.6.12
8. 4.1 Sub. 8.27.12
9. 4.1 Sub. 9.4.12
10. 4.1 Sub. 9.7.12
11. 4.1 Sub. 9.28.12

PROJECT/FILE NO. W71501

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

2311 WILSON BOULEVARD
INTERSECTION OF N. ADAMS ST AND WILSON BLVD
LANDSCAPE DETAILS

SCALE HOR. N/A VER. N/A	DESIGNED MTFA	CHECKED RC
SUBMITTED DATE: SEPT 7, 2012	APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU	APPROVED DATE: CHIEF TRANSPORTATION ENGINEERING BUREAU
APPROVED DATE: CHIEF WATER, SEWER & STREETS BUREAU	APPROVED DATE: CHIEF ENGINEERING BUREAU	APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES
	SHEET L-2	CONTRACT H-- SHEET L-2 OF L-5

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DRAFT

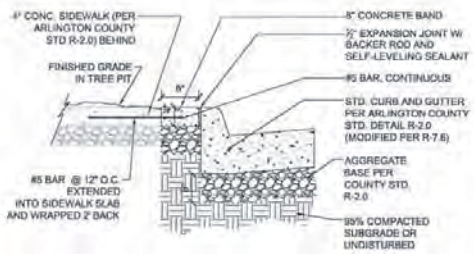
ARLINGTON COUNTY STANDARD SIDEWALK SUPPLEMENTAL DETAILS

SCALE: 1/4" = 1'-0"

**NOTE: Refer to County std. detail R-7.9.B for conc. slab construction between pits where a continuous soil panel is required. If no special soil or root enhancement is required, refer to County std. detail R-2.0 for concrete sidewalk section. This detail is intended to supplement and clarify Arlington County Standard Details.

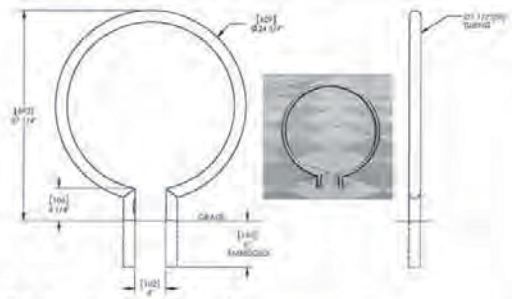
Paving pattern shown is for illustrative purposes, only. Refer to plans for job-specific patterns and layout.

1 PUBLIC SIDEWALK PAVEMENT OPTIONS
SCALE: 1/4" = 1'-0"



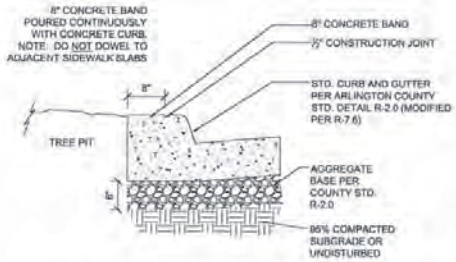
CONCRETE BAND AT BACK OF CURB BEHIND TREE PIT--WHEN ADJACENT TO COUNTY STANDARD 4" CONCRETE SIDEWALK SLAB

3 DETAIL A--OPTION 2
SCALE: 1" = 1'-0"



4 BIKE RACK - OPTION
SCALE: NTS

X DETAIL
SCALE: NTS



CONCRETE BAND AT BACK OF CURB BEHIND TREE PIT

2 DETAIL A--PAVER BAND AT BACK OF TREE PIT
SCALE: 1" = 1'-0"

VHB

NO.	DATE	DESCRIPTION
		REVISIONS

WBA REVISIONS
1. 4.1 Sub. 4.18.11
2. 4.1 Sub. 0.14.11
3. 4.1 Sub. 1.17.12
4. 4.1 Sub. 2.15.12
5. 4.1 Sub. 4.19.12
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8. 4.1 Sub. 8.27.12
9. 4.1 Sub. 9.4.12
10. 4.1 Sub. 9.7.12
11. 4.1 Sub. 9.28.12

PROJECT/FILE NO. WW1994

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

2311 WILSON BOULEVARD
INTERSECTION OF N. ADAMS ST. AND WILSON BLVD.
LANDSCAPE DETAILS

SCALE HOR. N/A VER. N/A	DESIGNED MTFA		CHECKED RC
SUBMITTED DATE: SEPT. 7, 2012	APPROVED DATE: DIST. TRANSPORTATION PLANNING BUREAU		APPROVED DATE: DIST. TRANSPORTATION OPERATIONS BUREAU
APPROVED DATE: DIST. WATER, SEWER & STREETS BUREAU	APPROVED DATE: DIST. ENGINEERING BUREAU		APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES
		SHEET L-3	CONTRACT No. SHEET L-3 OF L-3

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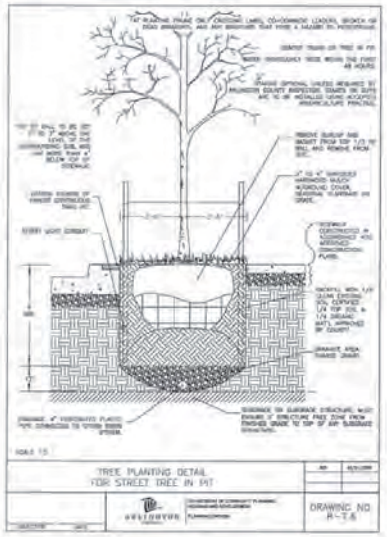
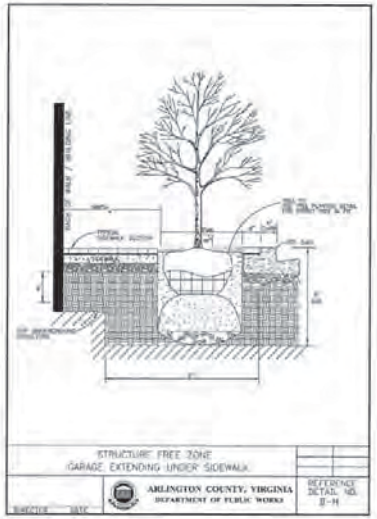
1 ARL. STD. TREE PLANTING
SCALE: NTS



2 ARL. STD. TREE PLANTING DETAIL
SCALE: NTS



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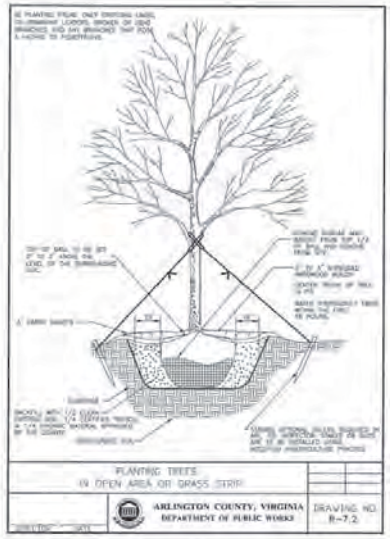
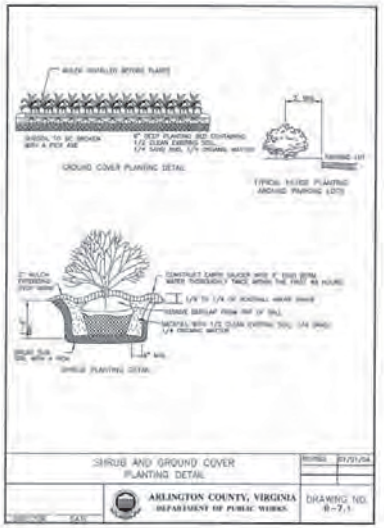
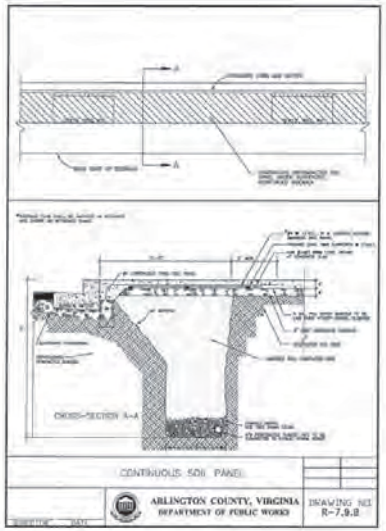


4 ARL. STD. TREE PLANTING DETAIL
SCALE: NTS



5 ARL. STD. PLANTING DETAIL
SCALE: NTS



7 ARL. STD. SOIL PANEL DETAIL
SCALE: NTS

VIKA

NO.	DATE	DESCRIPTION
		REVISIONS

VIKA REVISIONS
1. 4.1 Sub. 4.18.11
2. 4.1 Sub. 6.14.11
3. 4.1 Sub. 1.17.12
4. 4.1 Sub. 2.15.12
5. 4.1 Sub. 4.19.12
6. 4.1 Sub. 6.22.12
7. 4.1 Sub. 8.6.12
8. 4.1 Sub. 8.27.12
9. 4.1 Sub. 9.4.12
10. 4.1 Sub. 9.7.12
11. 4.1 Sub. 9.28.12

PROJECT/FILE NO.
VV7150A

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

2311 WILSON BOULEVARD
INTERSECTION OF N. ADAMS ST AND WILSON BLVD
LANDSCAPE DETAILS

SCALE HOR: N/A VER: N/A | DESIGNED: MTFA | CHECKED: RC

SUBMITTED DATE: SEPT 7, 2012 | APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU | APPROVED DATE: CHIEF TRANSPORTATION ENGINEERING BUREAU

APPROVED DATE: CHIEF WATER, SEWER & STREETS BUREAU | APPROVED DATE: CHIEF ENGINEERING BUREAU | APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES

SHEET L-4 | CONTRACT H- SHEET L-4 OF L-5

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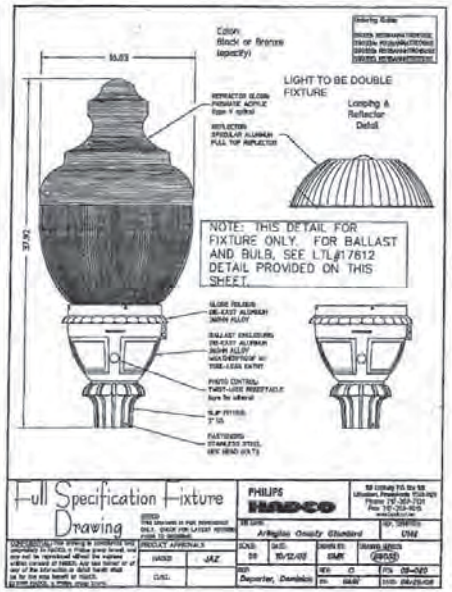


1 ARL. STD. LIGHTING DETAIL
SCALE: NTS

LTL LUMINAIRE TESTING LABORATORY, INC.

LTL NUMBER: 17612 DATE: 02-15-2010
PREPARED FOR: DELOME TECHNOLOGIES
CATALOG NUMBER: UNIVERSAL ACORN
LUMINAIRE: FORMED AND EXTRUDED ALUMINUM HOUSING. NO ENCLOSURE.
LAMP: 48 WHITE LEDS
LED POWER SUPPLY: ONE ADVANCE LED-INTA-700C-140-P35
ELECTRICAL VALUES: 120.0VAC, 0.4933A, 57.59W, PF=0.993
LUMINAIRE EFFICACY: 81.2 LUMENS/WATT
NOTE: THIS TEST WAS PERFORMED USING THE CALIBRATED PHOTODETECTOR METHOD OF ABSOLUTE PHOTOMETRY.*

IES CLASSIFICATION: AREA LIGHT
CUTOFF CLASSIFICATION: NON-CUTOFF**

FLUX DISTRIBUTION

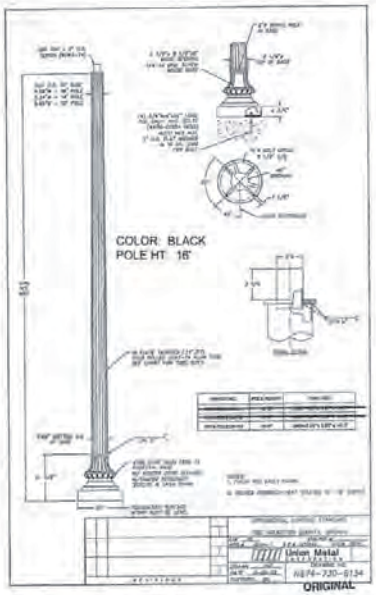
LUMENS	DOWNWARD	UPWARD	TOTALS
HOME SIDE	1871.89	365.80	2237.68
STREET SIDE	1871.89	365.80	2237.68
TOTALS	3743.77	731.60	4475.37

Approved By: JS

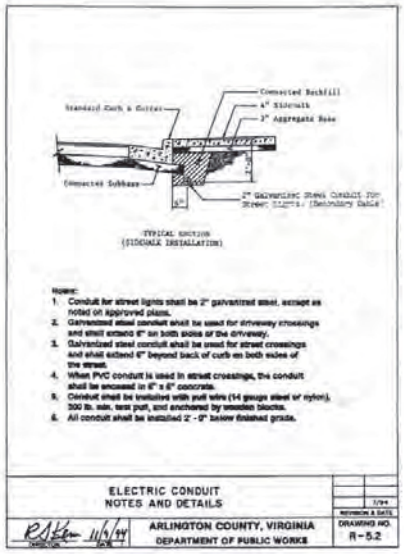
*DATA WAS ACQUIRED USING THE CALIBRATED PHOTODETECTOR METHOD OF ABSOLUTE PHOTOMETRY. A LUX MONITOR PHOTODETECTOR AND LUX MODEL 4410 OPTOMETER COMPUTATION WERE USED AS A STANDARD. A SPECTRAL MISMATCH CORRECTION FACTOR WAS EMPLOYED BASED ON THE SPECTRAL RESPONSIVITY OF THE PHOTODETECTOR AND THE SPECTRAL POWER DISTRIBUTION OF THE TEST SUBJECT.

TESTING WAS PERFORMED IN ACCORDANCE WITH IES LM-79-08.
TEST ANGULAR INCREMENTS AND REPORT FORMATTING WAS BASED ON IES LM-31-95

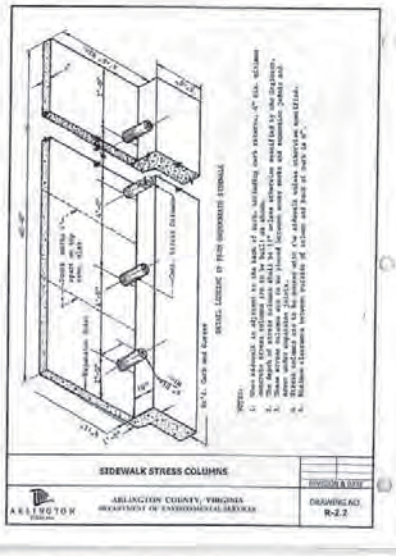
2 ARL. STD. LIGHTING DETAIL
SCALE: NTS



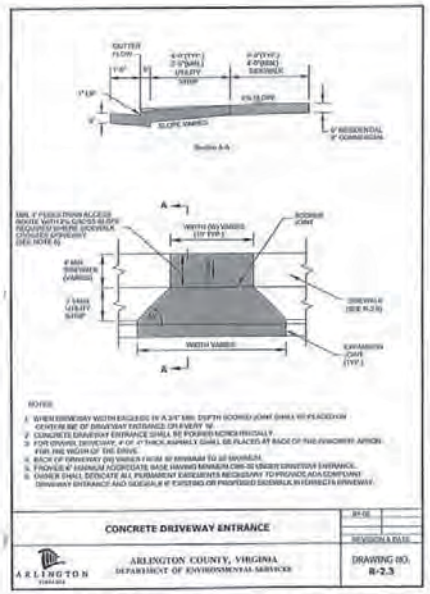
3 ARL. STD. LIGHTING DETAIL
SCALE: NTS



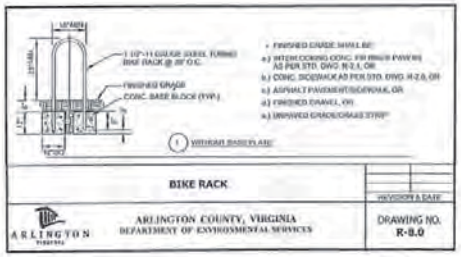
4 ARL. STD. ELECTRICAL CONDUIT DETAIL
SCALE: NTS



5 ARLINGTON COUNTY STD.
SCALE: NTS



6 ARL. STD. CONC. DRIVEWAY ENTRY DETAIL
SCALE: NTS



7 ARL. STD. EXTERIOR BIKE RACK - OPTION
SCALE: NTS

X DETAIL
SCALE: NTS

VIKA

NO.	DATE	DESCRIPTION

VIKA REVISIONS
1. 4.1 Sub. 4.18.11
2. 4.1 Sub. 9.14.11
3. 4.1 Sub. 1.17.12
4. 4.1 Sub. 2.13.12
5. 4.1 Sub. 4.19.12
6. 4.1 Sub. 6.22.12
7. 4.1 Sub. 8.6.12
8. 4.1 Sub. 8.27.12
9. 4.1 Sub. 9.4.12
10. 4.1 Sub. 9.7.12
11. 4.1 Sub. 9.28.12

PROJECT/FILE NO.

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
2311 WILSON BOULEVARD
INTERSECTION OF N. ADAMS ST. AND WILSON BLVD.
LANDSCAPE DETAILS

SCALE HOR. N/A VER. N/A | DESIGNED MTFA | CHECKED MC

SUBMITTED DATE: SEPT 7, 2012
APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU
APPROVED DATE: CHIEF TRANSPORTATION ENGINEERING BUREAU
APPROVED DATE: CHIEF WATER, SEWER & STREETS BUREAU
APPROVED DATE: CHIEF ENGINEERING BUREAU
APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES

SHEET L-5
CONTRACT No.
SHEET L-5 OF L-5

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