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11TH & VERMONT ST. ARLINGTON COUNTY, VIRGINIA

ADMINISTRATIVE REGULATION 4.1 PRELIMINARY SUBMISSION - 09/16/2016
ADMINISTRATIVE REGULATION 4.1 PRELIMINARY SUBMISSION - 06/26/2017
ADMINISTRATIVE REGULATION 4.1 PRELIMINARY SUBMISSION - 07/07/2017
ADMINISTRATIVE REGULATION 4.1 FORMAL SUBMISSION - 08/25/2017
ADMINISTRATIVE REGULATION 4.1 RESUBMISSION - 01/16/2018
ADMINISTRATIVE REGULATION 4.1 RESUBMISSION - 02/02/2018



CONCEPT RENDERING
NOT TO SCALE

DEVELOPMENT TEAM

OWNER / DEVELOPER

NVR, INC.
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VA. 20190
(703) 956-4775
CONTACT: MARK COLETTA AND JAY JOHNSON

ATTORNEY

MCQUIRE WOODS, LLP
1750 TYSONS BOULEVARD
18TH FLOOR
TYSONS CORNER, VA. 22102
(703) 712-5000
CONTACT: TAD LUNGER

ARCHITECT

R2L:ARCHITECTS
3222 N. ST NW #500
WASHINGTON, DC 20007
(202) 600-7230
CONTACT: LEE RUBENSTEIN

CIVIL ENGINEER

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

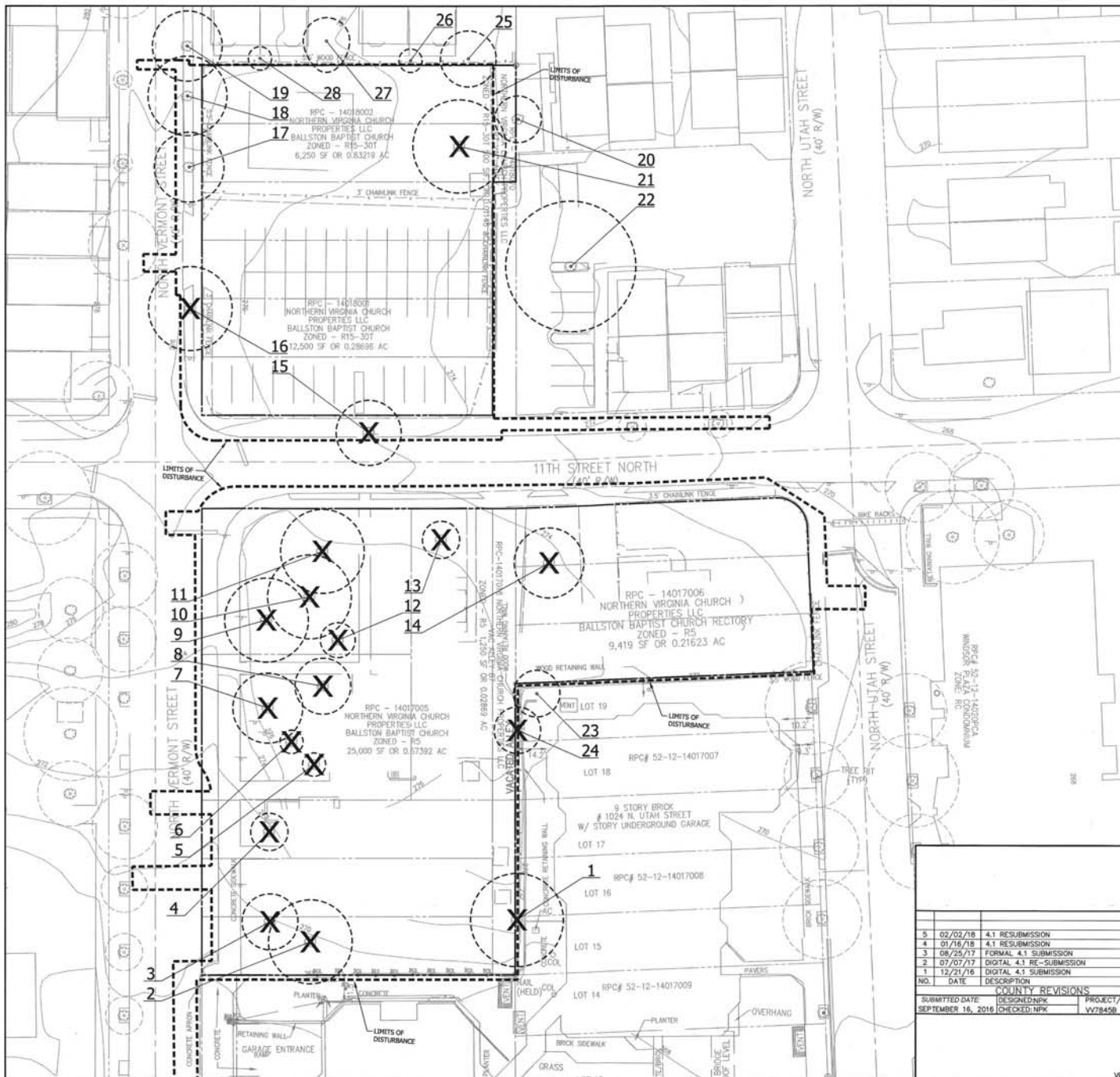
LANDSCAPE ARCHITECT

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

		ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES	
		COVER SHEET	
11th & VERMONT 4.1 SUBMISSION Arlington County, Virginia		SCALE: NTS	SHEET: C-01
VER. 10.24			

NO.	DATE	DESCRIPTION
5	02/02/18	4.1 RESUBMISSION
4	01/16/18	4.1 RESUBMISSION
3	08/25/17	FORMAL 4.1 SUBMISSION
2	07/07/17	DIGITAL 4.1 RE-SUBMISSION
1	12/21/16	DIGITAL 4.1 SUBMISSION

COUNTY REVISIONS	
SUBMITTED DATE:	PROJECT/FILE NO.
DESIGNED: JAK SEPTEMBER 16, 2016 CHECKED: JAK	VV784598



LEGEND

- XX EXISTING TREES TO BE REMOVED
- XX EXISTING TREES TO BE PRESERVED
- TP — TREE PROTECTION FENCE
- LIMITS OF CLEARING AND GRADING

NOTES:

- OFFSITE LOCATION / INVENTORY OF TREES IS FROM FIELD OBSERVATION.
- THIS PLAN IS FOR EXISTING TREE INVENTORY AND PRESERVATION PLAN ONLY.



NORTH (VCS 83)
GRAPHIC SCALE



PLAN PREPARED BY: NELSON P. KROHNER, RLA
ISA CERTIFIED ARBORIST No. RA-47254H
SIGNATURE:
DATE: 1.1.2016

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
VKA VIRGINIA, LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ FLYNN, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 781-2787
WWW.VIKA.COM



VKA REVISIONS

NO.	DATE	DESCRIPTION
5	02/02/18	4.1 RESUBMISSION
4	01/16/18	4.1 RESUBMISSION
3	08/25/17	FORMAL 4.1 SUBMISSION
2	07/07/17	DIGITAL 4.1 RE-SUBMISSION
1	12/21/16	DIGITAL 4.1 SUBMISSION
COUNTY REVISIONS		
SUBMITTED DATE: SEPTEMBER 16, 2016		DESIGNED: NPK
		CHECKED: NPK
		PROJECT/FILE NO.: VV78458

VER: 10.24

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

EXISTING TREE INVENTORY

11th & VERMONT
4.1 SUBMISSION
Arlington County, Virginia


SCALE: 1" = 20' SHEET: C-05

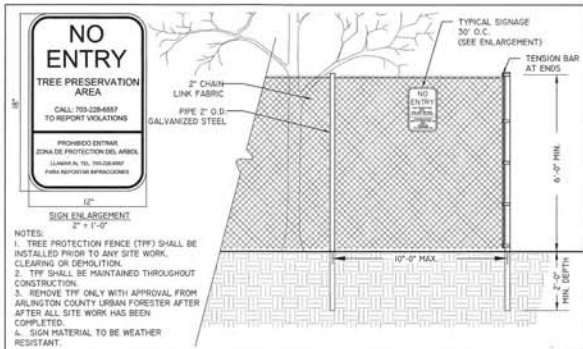
Tree No.	Species	Size	CRZ	Field Condition	Species Rating	Canopy Position	Total Score	Status	Invasive Species	Replacement trees	Activities	Existing Tree Condition Observations
		DBH (in)	R (ft)	%							Root Prune Tree Protection Crown Clean Crown Reduction Crown Raising Remove Invasive	
1	Morus alba, White Mulberry	12, 7, 9.4	10	0.57	0.45	Codominant	2.6	Remove	Yes	0		No severe biotic issues observed. Good color, vigor & vitality. 3-stem clump at root crown. Slime flux. Root exposure at grade. Tree is offsite.
2	Prunus serrulata, Kwanzan Cherry	13.2	14	0.57	0.55	Codominant	4.4	Remove	No	1		No severe biotic issues observed. Good color, vigor & vitality. Root girdle at grade.
3	Magnolia soulangiana, Saucer Magnolia	5, 3.5, 4.5, 3.5	8	0.59	0.70	Codominant	3.3	Remove	No	1		No apparent biotic issues observed. Good color, vigor, vitality & structure. Slight girdle at root crown.
4	Ilex cornata 'Burfordii', Burford Chinese Holly	5, 5, 6, 3	8	0.63	0.73	Codominant	3.7	Remove	No	1		No apparent biotic issues observed. Good color, vigor, vitality & structure. Clump stems at root crown.
5	Ilex cornata 'Burfordii', Burford Chinese Holly	4, 4, 5	8	0.65	0.73	Codominant	3.8	Remove	No	1		No apparent biotic issues observed. Good color, vigor, vitality & structure.
6	Ilex cornata 'Burfordii', Burford Chinese Holly	3.2	8	0.60	0.73	Intermediate	3.5	Remove	No	1		No apparent biotic issues observed. Good color, vigor & vitality. Moderate scaffold branch density.
7	Prunus serrulata, Kwanzan Cherry	12.5	13	0.59	0.55	Codominant	4.2	Remove	No	1		No apparent biotic issues observed. Good color, vigor, vitality & structure. Girdle at root crown.
8	Magnolia soulangiana, Saucer Magnolia	6-clump stem (3.5)	8	0.58	0.70	Intermediate	3.2	Remove	No	1		No apparent biotic issues observed. Good color, vigor, vitality & structure. Invasive english ivy at low trunk stem.
9	Prunus serrulata, Kwanzan Cherry	15.8	16	0.57	0.55	Codominant	5.0	Remove	No	2		No apparent biotic issues observed. Good color, vigor, vitality & structure. Girdle at root crown.
10	Prunus serrulata, Kwanzan Cherry	14	14	0.57	0.55	Codominant	4.4	Remove	No	1		No apparent biotic issues observed. Good color, vigor, vitality & structure. Girdle at root crown.
11	Prunus serrulata, Kwanzan Cherry	15	15	0.56	0.55	Codominant	4.6	Remove	No	1		No apparent biotic issues observed. Good color, vigor, vitality & structure. Girdle at root crown. Mower damage at root crown.
12	Cornus florida, Flowering Dogwood	3.3, 3, 2.5	9	0.56	0.60	Intermediate	3.0	Remove	No	1		No severe biotic issues observed. Good color, vigor & vitality. Slight scaffold damage. Slight root girdle.
13	Cornus florida, Flowering Dogwood	3.5, 2	8	0.48	0.60	Intermediate	2.3	Remove	No	1		No severe biotic issues observed. Shows slight stress in canopy. Deadwood. Root girdle at grade.
14	Lagerstroemia indica, Crepe myrtle	8-clump stem (3.5)	8	0.58	0.78	Codominant	3.6	Remove	No	1		No apparent biotic issues observed. Good color, vigor, vitality & structure.
15	Pyrus calleryana, Callery pear	9*	9	0.42	0.50	Codominant	1.9	Remove	No	1		6-3.5" trunk stems at 3.5V. Included bark. 1-stem shows decline. Tree 25 has ~10° lean towards 11th Street.
16	Quercus phellos, Willow Oak	14	14	0.64	0.75	Codominant	6.7	Remove	No	2		No apparent biotic issues observed. Good color, vigor, vitality & structure.
17	Quercus phellos, Willow Oak	12.2	13	0.64	0.75	Codominant	5.9	Preserve	No	0		No apparent biotic issues observed. Good color, vigor, vitality & scaffold branching.
18	Quercus phellos, Willow Oak	15	15	0.64	0.75	Codominant	7.2	Preserve	No	0		No apparent biotic issues observed. Good color, vigor, vitality & scaffold branching.

Tree No.	Species	Size	CRZ	Field Condition	Species Rating	Canopy Position	Total Score	Status	Invasive Species	Replacement trees	Activities	Existing Tree Condition Observations
		DBH (in)	R (ft)	%							Root Prune Tree Protection Crown Clean Crown Reduction Crown Raising Remove Invasive	
19	Quercus phellos, Willow Oak	13	13	0.64	0.75	Codominant	6.2	Preserve	No	0		No apparent biotic issues observed. Good color, vigor, vitality & scaffold branching.
20	Lagerstroemia indica, Crepe myrtle	4-stem clump (4)	8	0.64	0.78	Codominant	4.0	Preserve	No	0		No apparent biotic issues observed. Good color, vigor, vitality & scaffold branching.
21	Salix babylonica, Weeping Willow	15.4	16	0.64	0.50	Codominant	5.1	Remove	No	2		No apparent biotic issues observed. Good color, vigor, vitality & scaffold branching.
22	Quercus phellos, Willow Oak	25.4	26	0.65	0.75	Dominant	12.7	Preserve	No	0		No apparent biotic issues observed. Good color, vigor, vitality & scaffold branching. Tree located in small soil panel.
23	Acer rubrum, Red Maple	8	8	0.62	0.70	Codominant	3.5	Preserve	No	0		No apparent biotic issues observed. Good color, vigor, vitality & scaffold branching. Tree is offsite.
24	Paulownia tomentosa, Royal Paulownia	7	8	0.53	0.40	Codominant	1.7	Remove	No	1		No apparent biotic issues observed. Good color, vigor, vitality & scaffold branching. Tree is offsite & rooted at retaining wall.
25	Prunus serrulata, Kwanzan Cherry	9	9	0.54	0.55	Codominant	2.7	Preserve	No	0		No severe biotic issues observed. Good color, vigor, vitality w/ fair scaffold branching. Tree is offsite.
26	Thuja occidentalis, Northern White Cedar	4.5	8	0.60	0.60	Codominant	2.9	Preserve	No	0		No apparent biotic issues observed. Good color, vigor, vitality & structure. Tree is offsite.
27	Prunus serrulata, Kwanzan Cherry	8	8	0.58	0.55	Codominant	2.6	Preserve	No	0		No apparent biotic issues observed. Good color, vigor, vitality & structure. Tree is offsite.
28	Thuja occidentalis, Northern White Cedar	4.5	8	0.60	0.60	Codominant	2.9	Preserve	No	0		No apparent biotic issues observed. Good color, vigor, vitality & structure. Tree is offsite.
Computed Replacement Tree Total:										20		
DBH = Diameter at Breast Height (measured 4.5 feet above existing grade or as noted)												
* = Diameter measurement as recorded at the root crown where tree has a codominant, or multi-stem trunk which precludes a measurement at 4.5 ft above existing grade.												
Critical Root Zone (CRZ): For trees with < 8" caliper trunk stem, CRZ shall be 8-ft radius around the trunk of the tree. Those trees with > 8" caliper trunk stem, for each 1" diameter trunk stem at breast height equals 1-ft of CRZ diameter. CRZ for trees												
Conditions Ratings provided as percentages as based on methods outlined in the 9th edition of the "Guide for Plant Appraisal", published by the International Society of Arboriculture.												
\\192.168.10.82\projects\projects\7840\7845A\DATA - JLandscape & Trees\E4 Tree Inventory Replacement.xls\Sheet1												

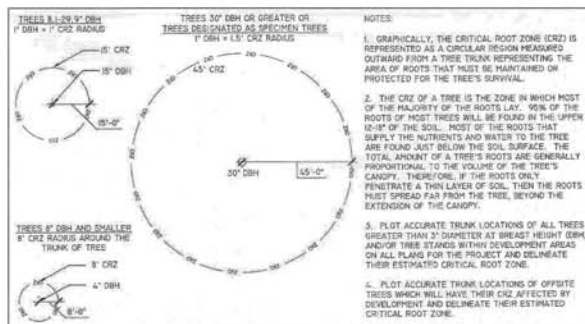
PLAN PREPARED BY: NELSON P. KROHNER, RLA
ISA CERTIFIED ARBORIST No. 146-472044
SIGNATURE: 
DATE: 2/2/2016



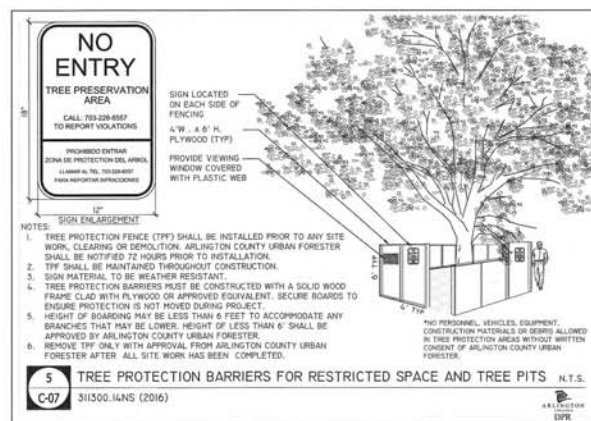
ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES		EXISTING TREE REPLACEMENT DATA 11th & VERMONT 4.1 SUBMISSION Arlington County, Virginia	
SCALE: NTS		SHEET: C-06	
COUNTY REVISIONS SUBMITTED DATE: SEPTEMBER 16, 2016 DESIGNED: NPK CHECKED: NPK		PROJECT/FILE NO. VV7845B	
VER. 10.24			



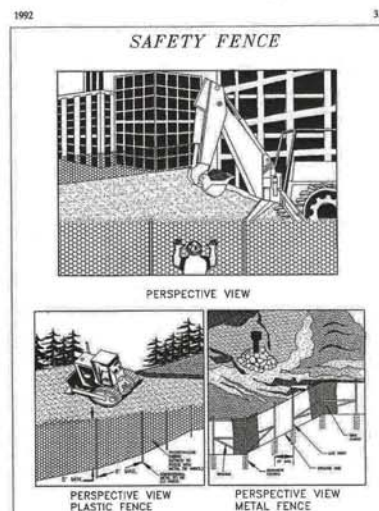
1 6' CHAIN LINK TREE PROTECTION FENCE
C-07 NOT TO SCALE



2 TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE
C-07 NOT TO SCALE



5 TREE PROTECTION BARRIERS FOR RESTRICTED SPACE AND TREE PITS N.T.S.
C-07 311500.IJANS (2016) ARLINGTON DPE



Source: Adapted from Concrete Plastic and VDOT Road and Bridge Standards Plate 3.01-1

3 SAFETY FENCE
C-07 NOT TO SCALE



4 TREE PROTECTION FENCE SIGN DETAIL
C-07 NOT TO SCALE

TREE PRESERVATION NOTES

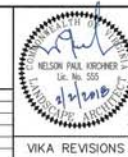
ALL WORK PERFORMED SHALL MEET OR EXCEED INDUSTRY STANDARDS AS MOST RECENTLY PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), AND/OR THE TREE CARE INDUSTRY ASSOCIATION (TCIA). IN THE EVENT TREATMENTS PRESCRIBED ARE NOT COVERED BY AN EXISTING STANDARD, WORK SHALL MEET OR EXCEED STANDARDS APPROVED BY ARLINGTON COUNTY URBAN FORESTER.

- BEFORE ANY GRADING, DEMOLITION, OR OTHER DISTURBANCE, TREE PROTECTION NEEDS TO BE INSTALLED PER PLAN AND INSPECTED BY AN ARLINGTON COUNTY PARKS AND RECREATION URBAN FORESTER. EROSION AND SEDIMENT CONTROLS ARE INSPECTED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES.
- THE TREE PROTECTION PLAN MUST BE APPROVED BY ARLINGTON COUNTY PRIOR TO ISSUANCE OF A CLEARING AND GRADING PERMIT.
- USE CRITICAL ROOT ZONE DETAIL (P-3) AS A MINIMUM REQUIREMENT FOR THE AREA TO BE PROTECTED. SPECIMEN TREES WILL BE DESIGNATED BY THE URBAN FORESTER AND PROTECTED ACCORDING TO DETAIL R-7.7. (TREES 30\"/>

PLAN PREPARED BY: NELSON P. KROHNER, RLA
ISA CERTIFIED ARBORIST No. 14147204H
SIGNATURE: [Signature]
DATE: 2/2/2016

VKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ LASER SCANNING
VKA VIRGINIA, LLC
8180 GREENBROOK DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 781-2787
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ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
TREE PRESERVATION NOTES AND DETAILS
11th & VERMONT
4.1 SUBMISSION
Arlington County, Virginia

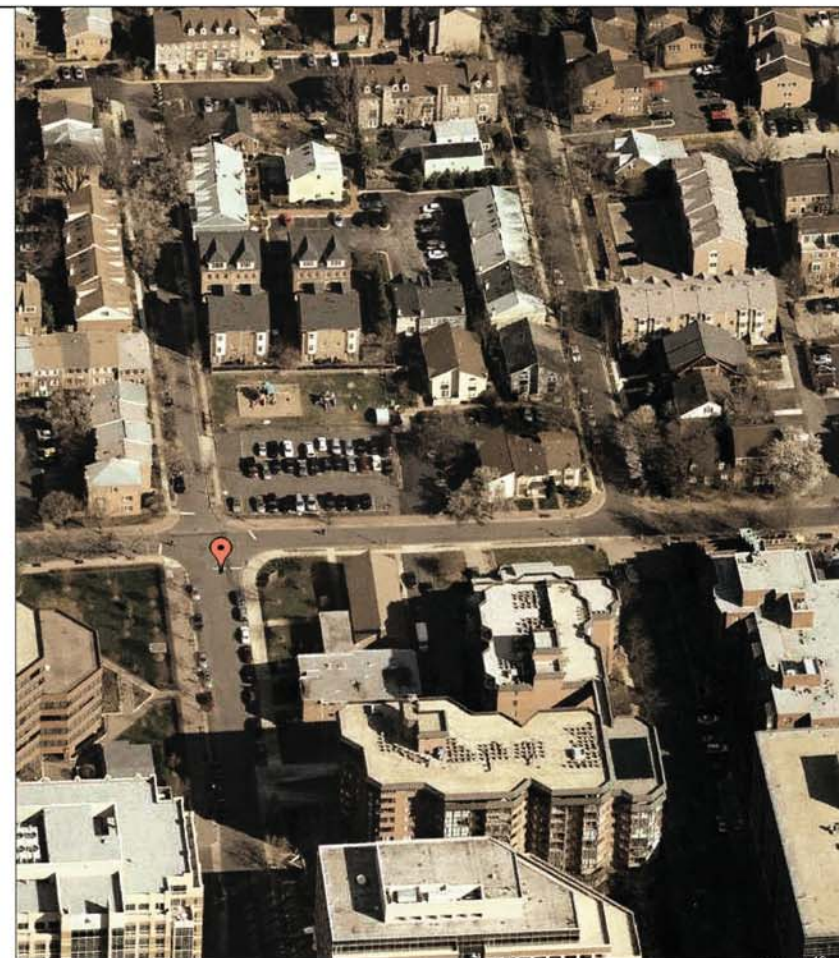
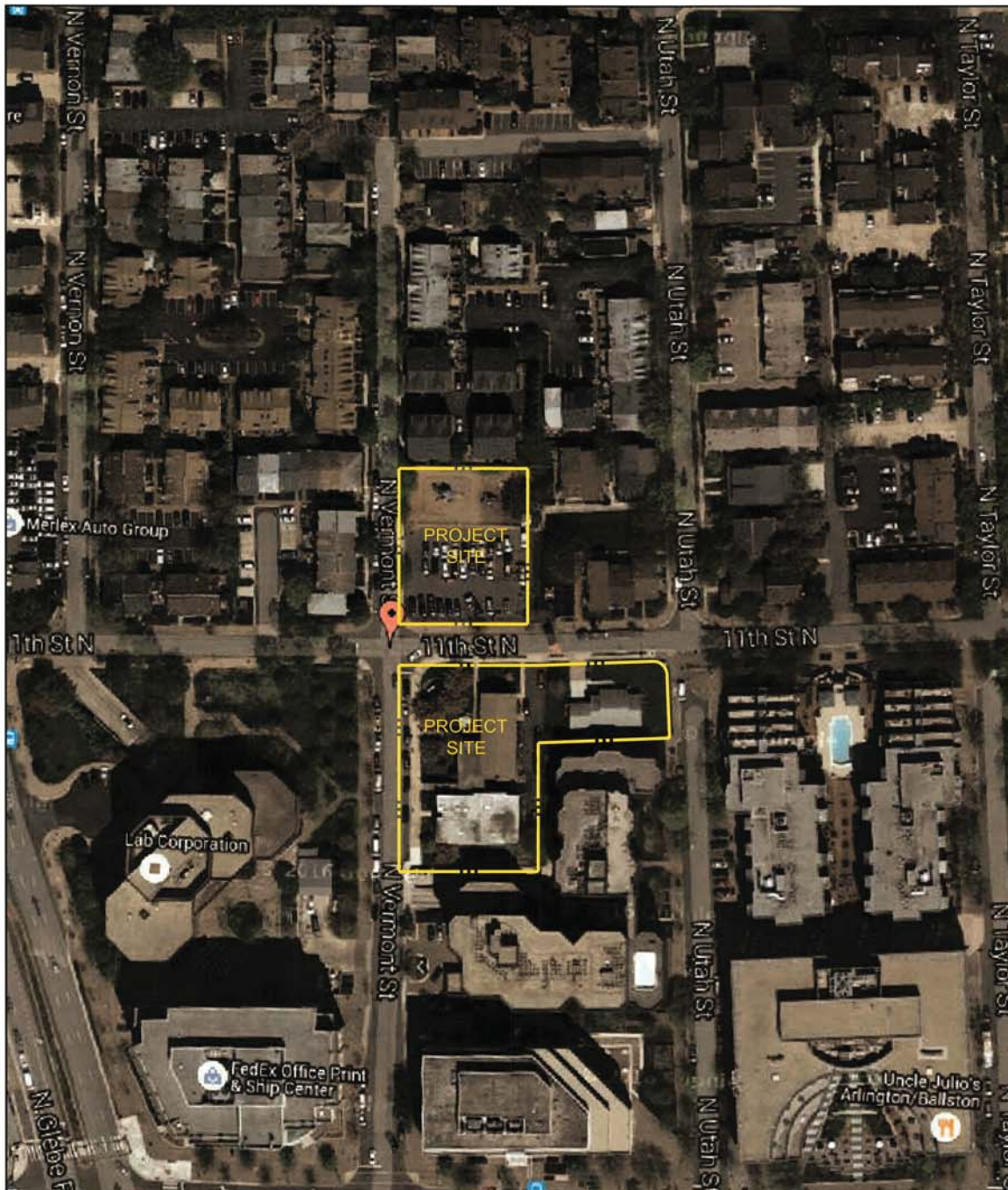


VKA REVISIONS

SCALE: NTS SHEET: C-07

NO.	DATE	DESCRIPTION
5	02/02/18	4.1 RESUBMISSION
4	01/16/18	4.1 RESUBMISSION
3	08/25/17	FORMAL 4.1 SUBMISSION
2	07/07/17	DIGITAL 4.1 RE-SUBMISSION
1	12/21/16	DIGITAL 4.1 SUBMISSION
NO.	DATE	DESCRIPTION
COUNTY REVISIONS		
SUBMITTED DATE: SEPTEMBER 16, 2016		
DESIGNED/NPK		
PROJECT/FILE NO. VV78458		
CHECKED/NPK		

VER. 10.24



BIRDS EYE VIEW - N.T.S.



NORTH (VCS 83)



ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

VIKA VIRGINIA LLC
8180 GREENGROVE DRIVE, SUITE 200 • TYSONS, VIRGINIA 22102
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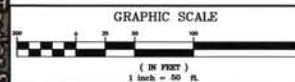
ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

AERIAL EXHIBIT

11th & VERMONT
4.1 SUBMISSION
Arlington County, Virginia

SCALE: 1" = 50'

SHEET: C-08



NO.	DATE	DESCRIPTION
5	02/02/18	4.1 RESUBMISSION
4	01/16/18	4.1 RESUBMISSION
3	08/25/17	FORMAL 4.1 SUBMISSION
2	07/07/17	DIGITAL 4.1 RE-SUBMISSION
1	12/21/16	DIGITAL 4.1 SUBMISSION

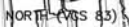


VIKA REVISIONS

SUBMITTED DATE: SEPTEMBER 16, 2016
DESIGNED BY: JAK
CHECKED BY: JAK

COUNTY REVISIONS
PROJECT/FILE NO. VV78459

VER. 10.24



ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

11th & VERMONT
4.1 SUBMISSION
Arlington County, Virginia

SCALE: 1" = 50'	SHEET: C-09
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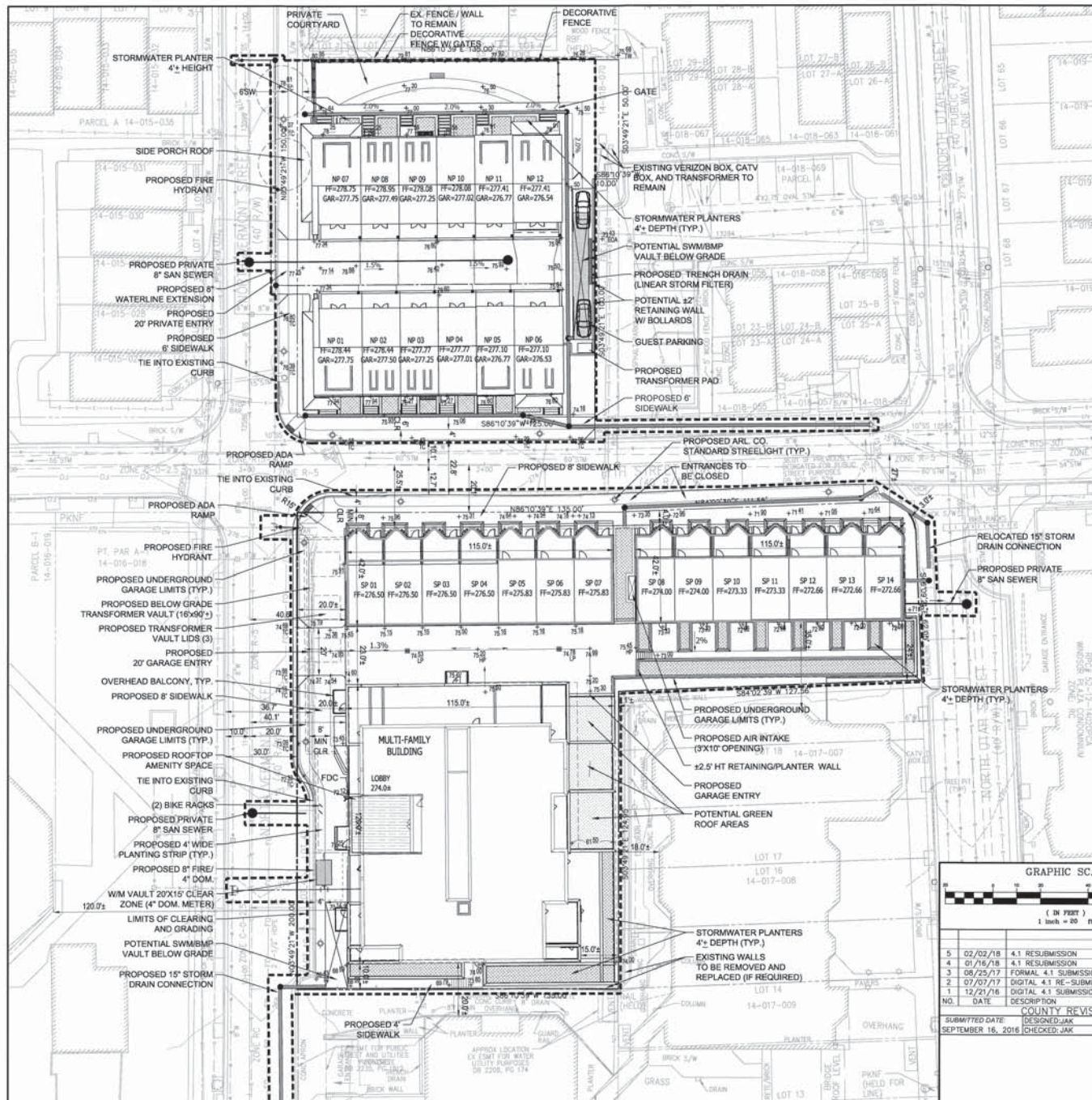
VIKA REVISIONS

VER. 10.24

BIKE ROUTE		MTA BUS STOP
ART BUS ROUTE		ART BUS STOP
METRO BUS ROUTE		CAPITAL BIKE SHARE LOCATION



BALLSTON METRO STATION



NOTES

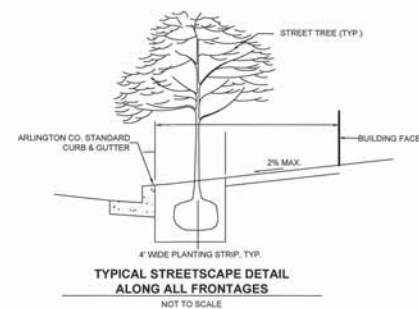
- UTILITY INFORMATION OBTAINED FROM AVAILABLE RECORDS AND FIELD SURVEY.
- DATUM: SEE CERTIFIED SURVEY SHEET C-02
- CONTOUR INTERVAL: 2 FEET
- THE SUBJECT PROPERTIES ARE IDENTIFIED ON ARLINGTON COUNTY, VIRGINIA REAL PROPERTY IDENTIFICATION MAP AS RPC 14017005, 14017006, 14017016, 14018001 AND 14018002, AND ARE ZONED R-5 AND R15-30T.
- THE AVERAGE SITE ELEVATION TAKEN AT THE PERIMETER OF THE SUBJECT PROPERTY (NORTH SITE) IS 275.74' AND THE AVERAGE SITE ELEVATION TAKEN AT THE PERIMETER OF THE SUBJECT PROPERTY (SOUTH SITE) IS 272.74'.
- LOT AREA: PARCEL A: 18,750 SF OR 0.4304 AC (PARCEL B: 38,417 SF OR 0.8302 AC)
- SITE COVERAGE: NORTH PARCEL = 41.65% SF OR 47% AND SOUTH PARCEL = 42.36% SF OR 66.6%
- THERE WILL BE NO PUBLIC STREET RIGHT OF WAY DEDICATION THERE WILL BE PUBLIC ACCESS EASEMENTS OVER THE PUBLIC SIDEWALKS.
- THERE WILL BE NO PROPOSED VACATIONS.
- THERE WILL BE FUTURE ENCROACHMENTS INTO FUTURE PUBLIC SIDEWALK AND UTILITIES EASEMENTS.
- THERE ARE NO HISTORIC DISTRICTS AND/OR STRUCTURES ON THE SITE OR ADJACENT SITES.
- THERE ARE NO RESOURCE PROTECTION AREAS ON SITE.
- FINAL PROPOSED CURB LOCATIONS TO BE COORDINATED WITH ARLINGTON COUNTY AT TIME OF FINAL ENGINEERED SITE PLAN.
- ELECTRICAL TRANSFORMER IS TO BE SCREENED.
- TOWNHOUSE STEPS SHOWN ARE ILLUSTRATIVE. FINAL NUMBER OF STEPS WILL BE DETERMINED WITH FINAL GRADING PLAN AT TIME OF FINAL ENGINEERING.

UTILITY NOTES

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE ON SHEET C-02 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 THE UTILITY COMPANIES NOTED ON SHEET C-02 HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY SPECIFICALLY NOTED ON THE DRAWING. DRAWINGS LISTED ON SHEET C-02 ARE SPECIFIC PLAN SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

STORMWATER MANAGEMENT NOTES

STORMWATER MANAGEMENT IS TO BE PROVIDED BY THROUGH A COMBINATION OF SWM PLANTERS, GREEN ROOF AREAS AND STRUCTURAL BMPs. THE FINAL LOCATIONS AND QUANTITIES OF THESE SWM FACILITIES WILL BE DETERMINED AT TIME OF FINAL ENGINEERED SITE PLAN.



OVERALL MINIMUM SIDEWALK DIMENSIONS REQUIRED (B.O.C. TO F.O.B.):

- NORTH VERMONT STREET (NORTH OF 11TH) = 10' MIN SIDEWALK (B.O.C. TO F.O.B.)
- NORTH VERMONT STREET (SOUTH OF 11TH) = 13' MIN SIDEWALK (B.O.C. TO F.O.B.)
- NORTH 11TH STREET (NORTH SIDE) = 10' MIN SIDEWALK (B.O.C. TO F.O.B.)
- NORTH 11TH STREET (SOUTH SIDE) = 12' MIN SIDEWALK (B.O.C. TO F.O.B.)

MINIMUM CLEAR SIDEWALK WIDTHS REQUIRED & PROVIDED:

- NORTH VERMONT STREET (NORTH OF 11TH) = 8' MIN CLEAR
- NORTH VERMONT STREET (SOUTH OF 11TH) = 8' MIN CLEAR
- NORTH 11TH STREET (NORTH SIDE) = 8' MIN CLEAR
- NORTH 11TH STREET (SOUTH SIDE) = 8' MIN CLEAR

LEGEND

- STORMWATER PLANTERS TYP.
- GREEN ROOF TYP.



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ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

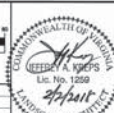
PLOT & LOCATION PLAN

11th & VERMONT
4.1 SUBMISSION
Arlington County, Virginia

SCALE: 1" = 20'

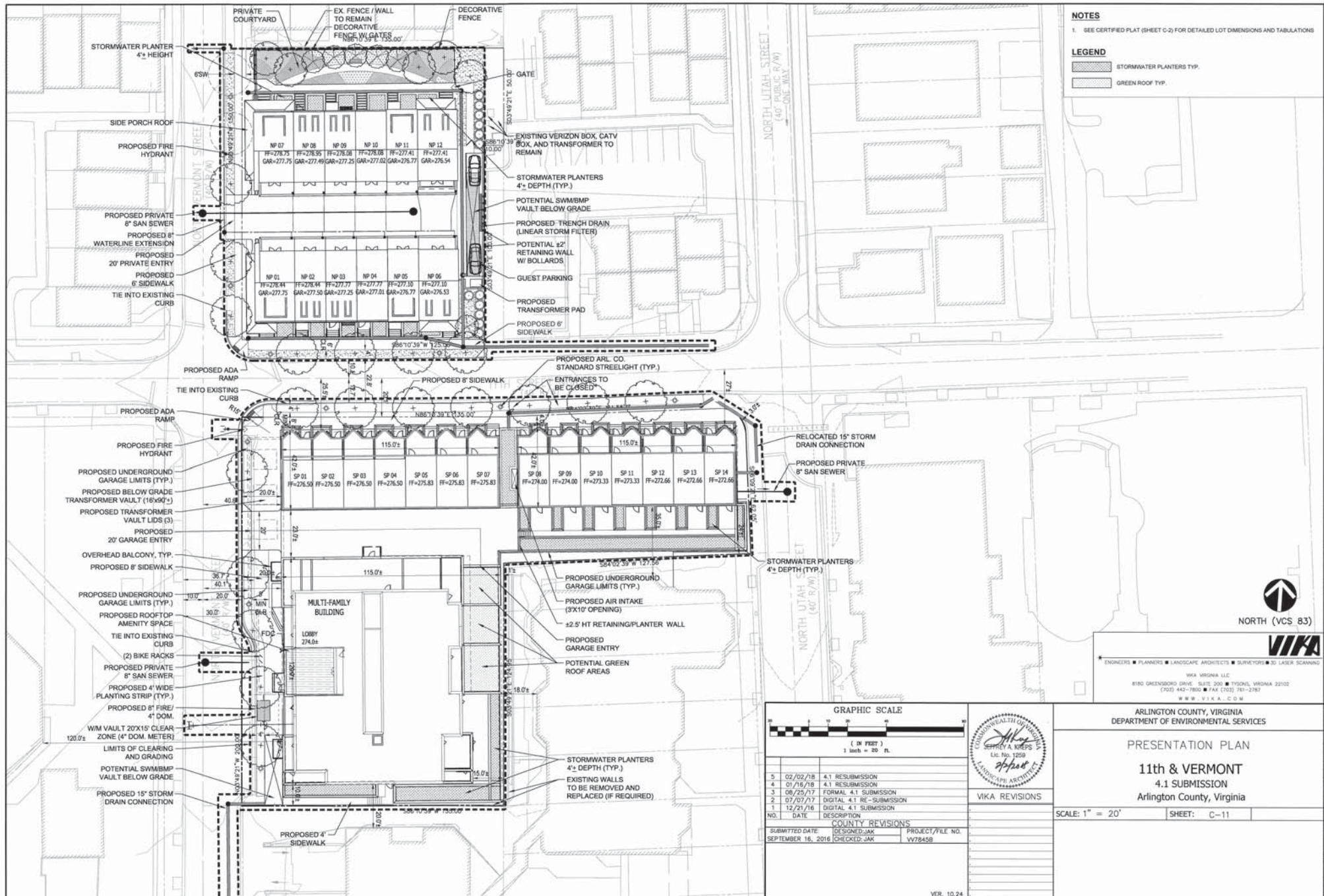
SHEET: C-10

GRAPHIC SCALE			
(IN FEET)			
1 inch = 20 ft			
NO.	DATE	DESCRIPTION	COUNTY REVISIONS
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4	01/16/18	4.1 RESUBMISSION	
3	08/25/17	FORMAL 4.1 SUBMISSION	
2	07/07/17	DIGITAL 4.1 RE-SUBMISSION	
1	12/21/16	DIGITAL 4.1 SUBMISSION	
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SEPTEMBER 16, 2016 CHECKED: JAK			



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NOTES

1. SEE CERTIFIED PLAT (SHEET C-2) FOR DETAILED LOT DIMENSIONS AND TABULATIONS

LEGEND

STORMWATER PLANTERS TYP.

GREEN ROOF TYP.

NORTH (VCS 83)



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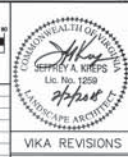
ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

PRESENTATION PLAN

11th & VERMONT
4.1 SUBMISSION
Arlington County, Virginia

SCALE: 1" = 20' SHEET: C-11

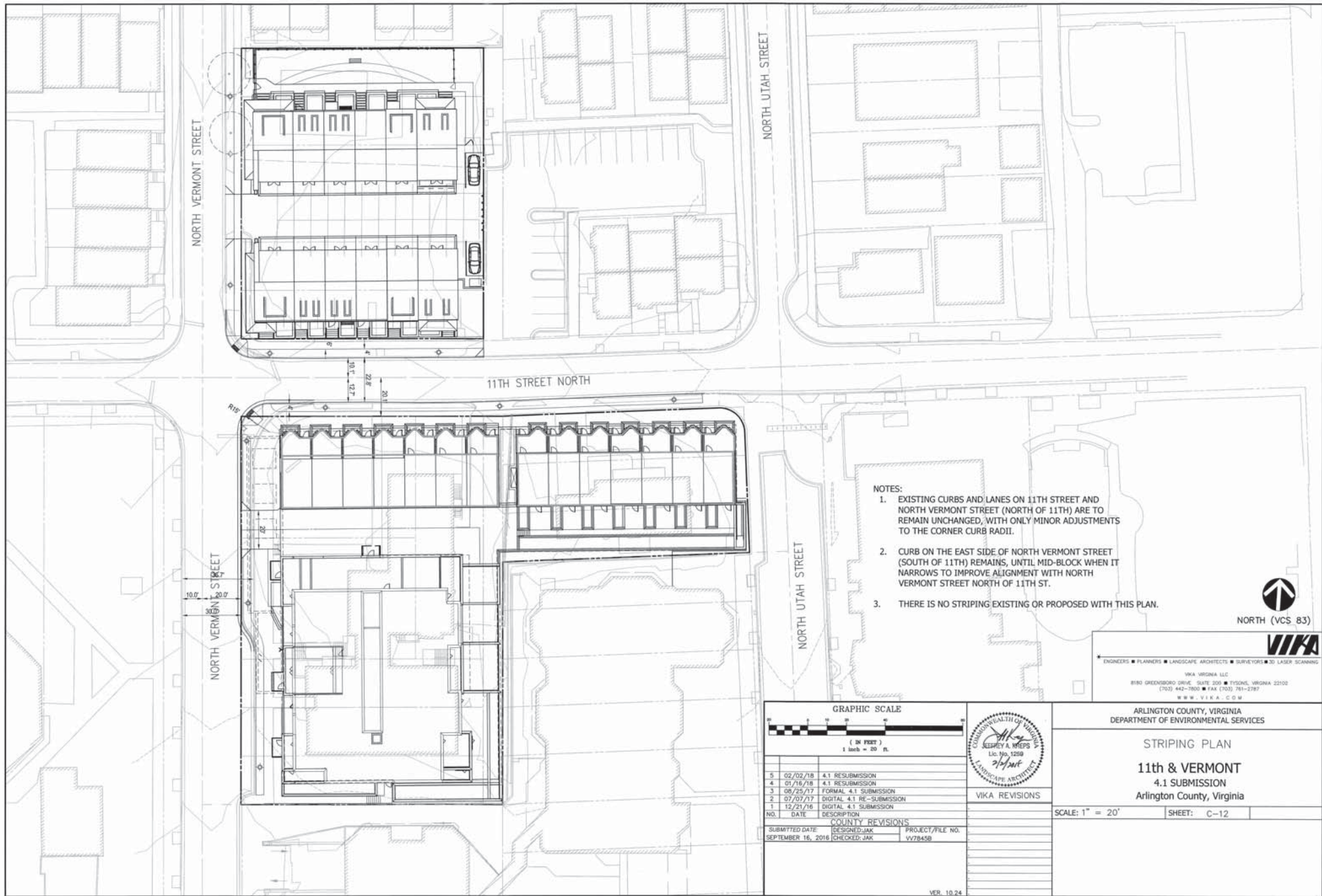
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(IN FEET)		
1 inch = 20 ft		
NO.	DATE	DESCRIPTION
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4	01/16/18	4.1 RESUBMISSION
3	08/25/17	FORMAL 4.1 SUBMISSION
2	07/07/17	DIGITAL 4.1 RE-SUBMISSION
1	12/21/16	DIGITAL 4.1 SUBMISSION
COUNTY REVISIONS		
SUBMITTED DATE: DESIGNED: JAK		PROJECT/FILE NO. VV78458
SEPTEMBER 16, 2016		CHECKED: JAK



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FILE: P:\projects\11th & Vermont\LANDSCAPE\PLANNING\11th & Vermont\11th & Vermont Presentation Plan.dwg USER: jkier DATE: January 25, 2018 TIME: 4:46:20 PM



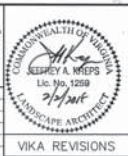
- NOTES:
1. EXISTING CURBS AND LANES ON 11TH STREET AND NORTH VERMONT STREET (NORTH OF 11TH) ARE TO REMAIN UNCHANGED, WITH ONLY MINOR ADJUSTMENTS TO THE CORNER CURB RADII.
 2. CURB ON THE EAST SIDE OF NORTH VERMONT STREET (SOUTH OF 11TH) REMAINS, UNTIL MID-BLOCK WHEN IT NARROWS TO IMPROVE ALIGNMENT WITH NORTH VERMONT STREET NORTH OF 11TH ST.
 3. THERE IS NO STRIPING EXISTING OR PROPOSED WITH THIS PLAN.



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GRAPHIC SCALE		
(IN FEET)		
1 inch = 20 ft.		
5	02/02/18	4.1 RESUBMISSION
4	01/16/18	4.1 RESUBMISSION
3	08/25/17	FORMAL 4.1 SUBMISSION
2	07/07/17	DIGITAL 4.1 RE-SUBMISSION
1	12/21/16	DIGITAL 4.1 SUBMISSION
NO.	DATE	DESCRIPTION
COUNTY REVISIONS		
SUBMITTED DATE: SEPTEMBER 16, 2016		DESIGNED: JAK
		CHECKED: JAK
		PROJECT/FILE NO. VV78459



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ARLINGTON COUNTY, VIRGINIA
 DEPARTMENT OF ENVIRONMENTAL SERVICES

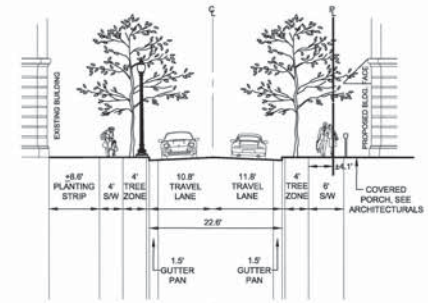
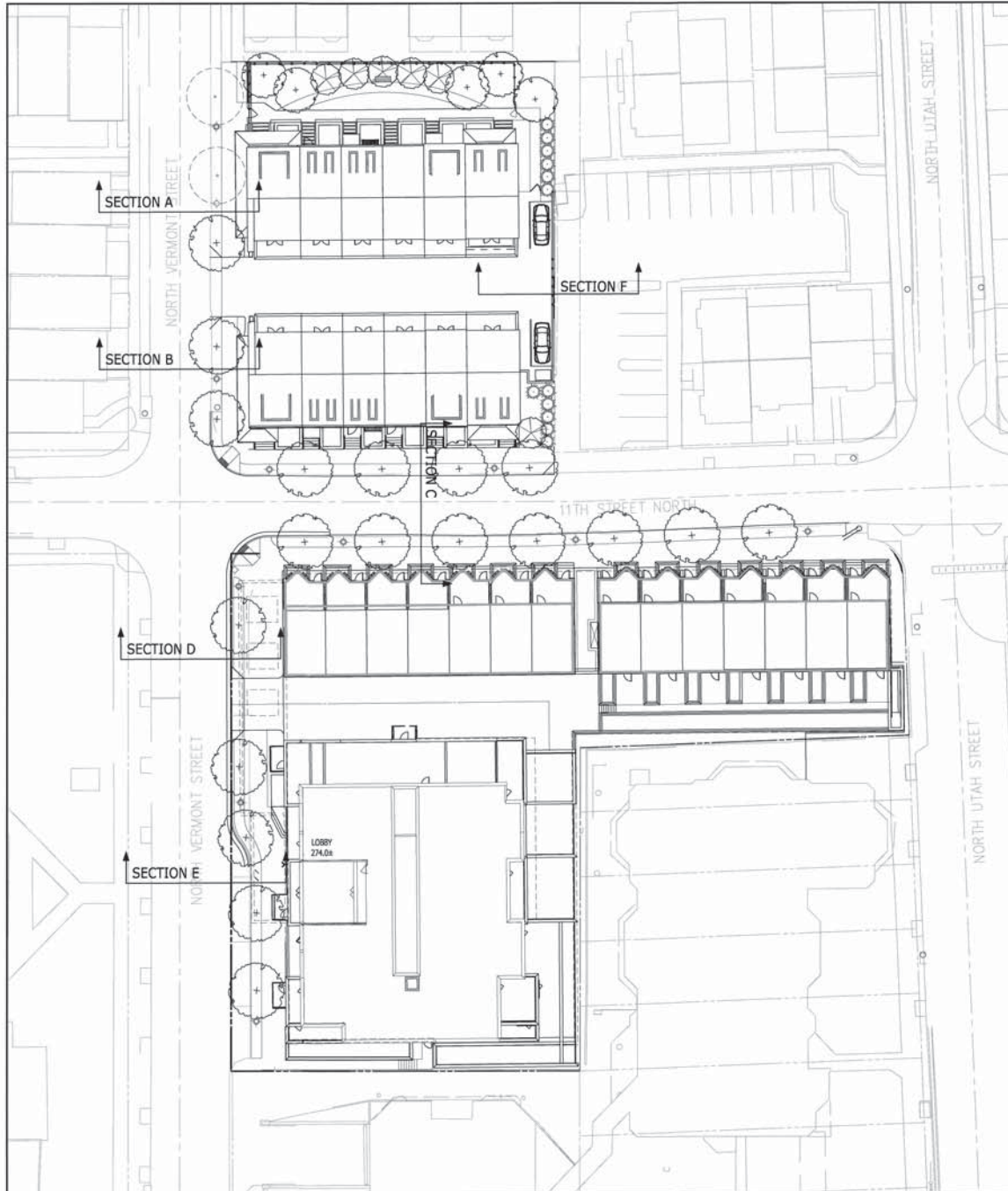
STRIPING PLAN

11th & VERMONT
 4.1 SUBMISSION
 Arlington County, Virginia

SCALE: 1" = 20'

SHEET: C-12

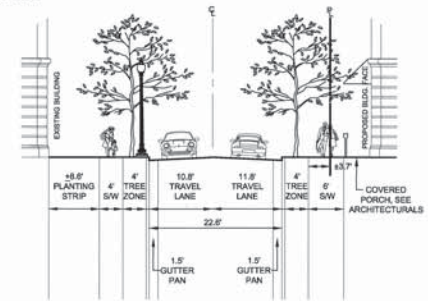
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SECTION A
NORTH VERMONT STREET (LOOKING NORTH)

NOTES:

1. EXISTING CURBS AND LANES ON 11TH STREET AND NORTH VERMONT STREET (NORTH OF 11TH) ARE TO REMAIN UNCHANGED, WITH ONLY MINOR ADJUSTMENTS TO THE CORNER CURB RADII.
2. CURB ON THE EAST SIDE OF NORTH VERMONT STREET (SOUTH OF 11TH) REMAINS, UNTIL MID-BLOCK WHEN IT NARROWS TO IMPROVE ALIGNMENT WITH NORTH VERMONT STREET NORTH OF 11TH ST.



SECTION B
NORTH VERMONT STREET (LOOKING NORTH)

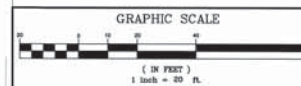


NORTH (VCS 83)



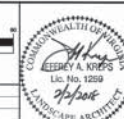
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5	02/02/18	4.1 RESUBMISSION
4	01/16/18	4.1 RESUBMISSION
3	08/25/17	FORMAL 4.1 SUBMISSION
2	07/07/17	DIGITAL 4.1 RE-SUBMISSION
1	12/21/16	DIGITAL 4.1 SUBMISSION

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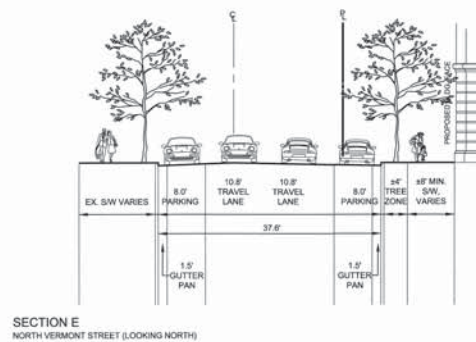
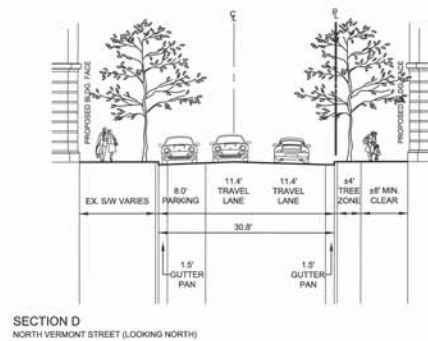
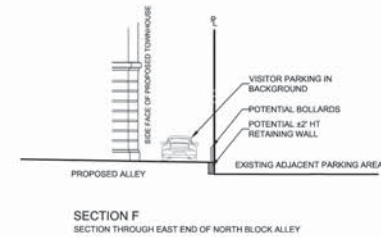
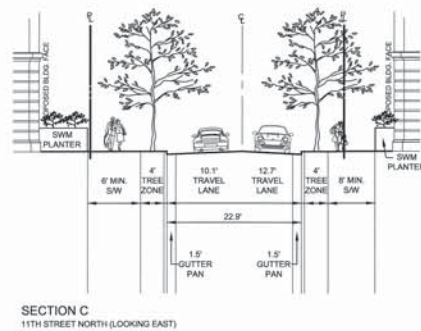
ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

STREET SECTIONS

11th & VERMONT
4.1 SUBMISSION
Arlington County, Virginia

SCALE: 1" = 20' SHEET: C-13

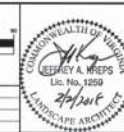
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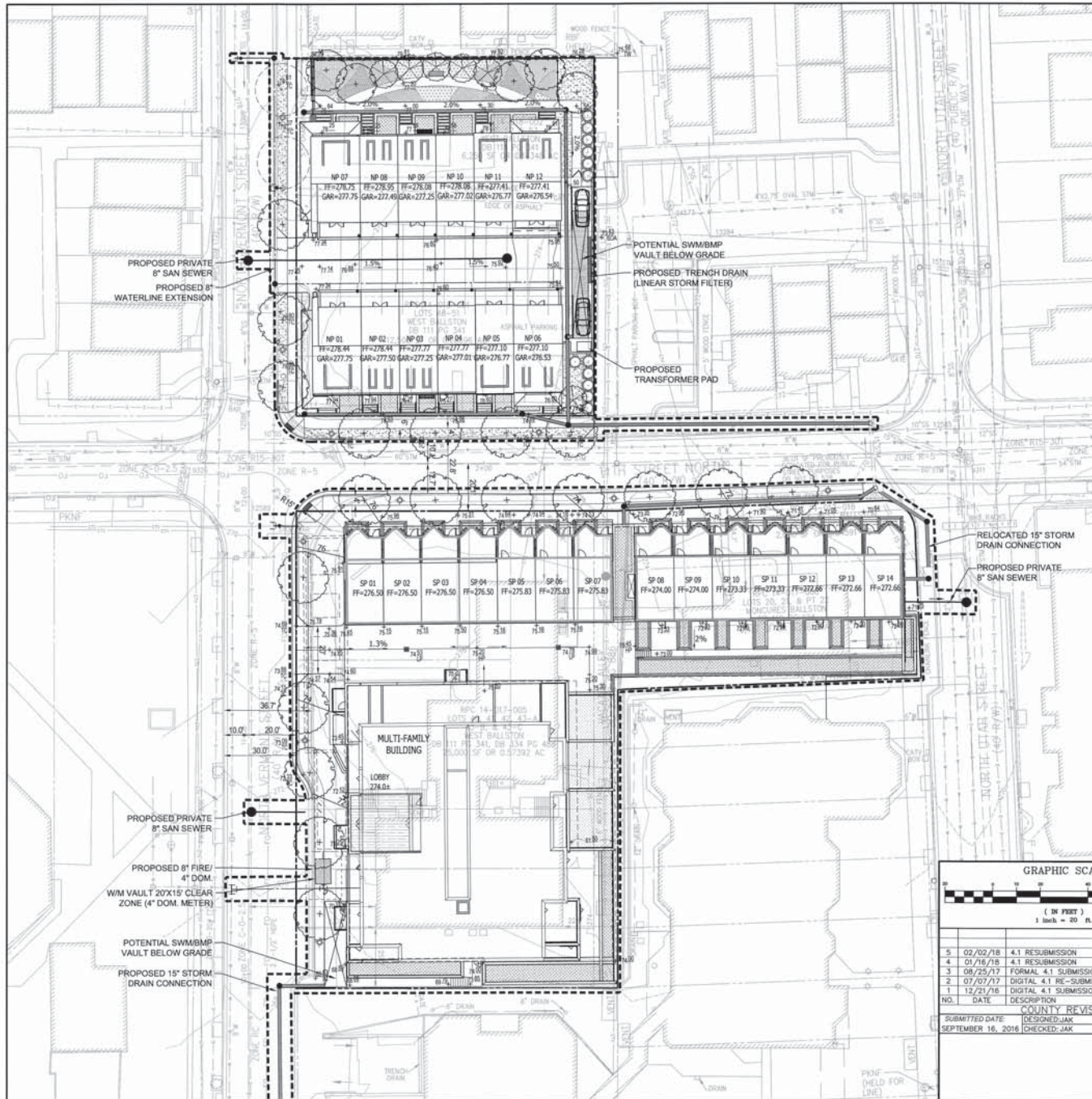
NORTH (VCS 83)

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GRAPHIC SCALE		
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NO.	DATE	DESCRIPTION
5	02/02/18	4.1 RESUBMISSION
4	01/16/18	4.1 RESUBMISSION
3	08/25/17	FORMAL 4.1 SUBMISSION
2	07/07/17	DIGITAL 4.1 RE-SUBMISSION
1	12/21/16	DIGITAL 4.1 SUBMISSION
COUNTY REVISIONS		
SUBMITTED DATE: SEPTEMBER 16, 2016		PROJECT/FILE NO. VV7845B
DESIGNED: JAK		CHECKED: JAK



ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES		
STREET SECTIONS		
11th & VERMONT 4.1 SUBMISSION Arlington County, Virginia		
SCALE: 1" = 20'	SHEET: C-13A	



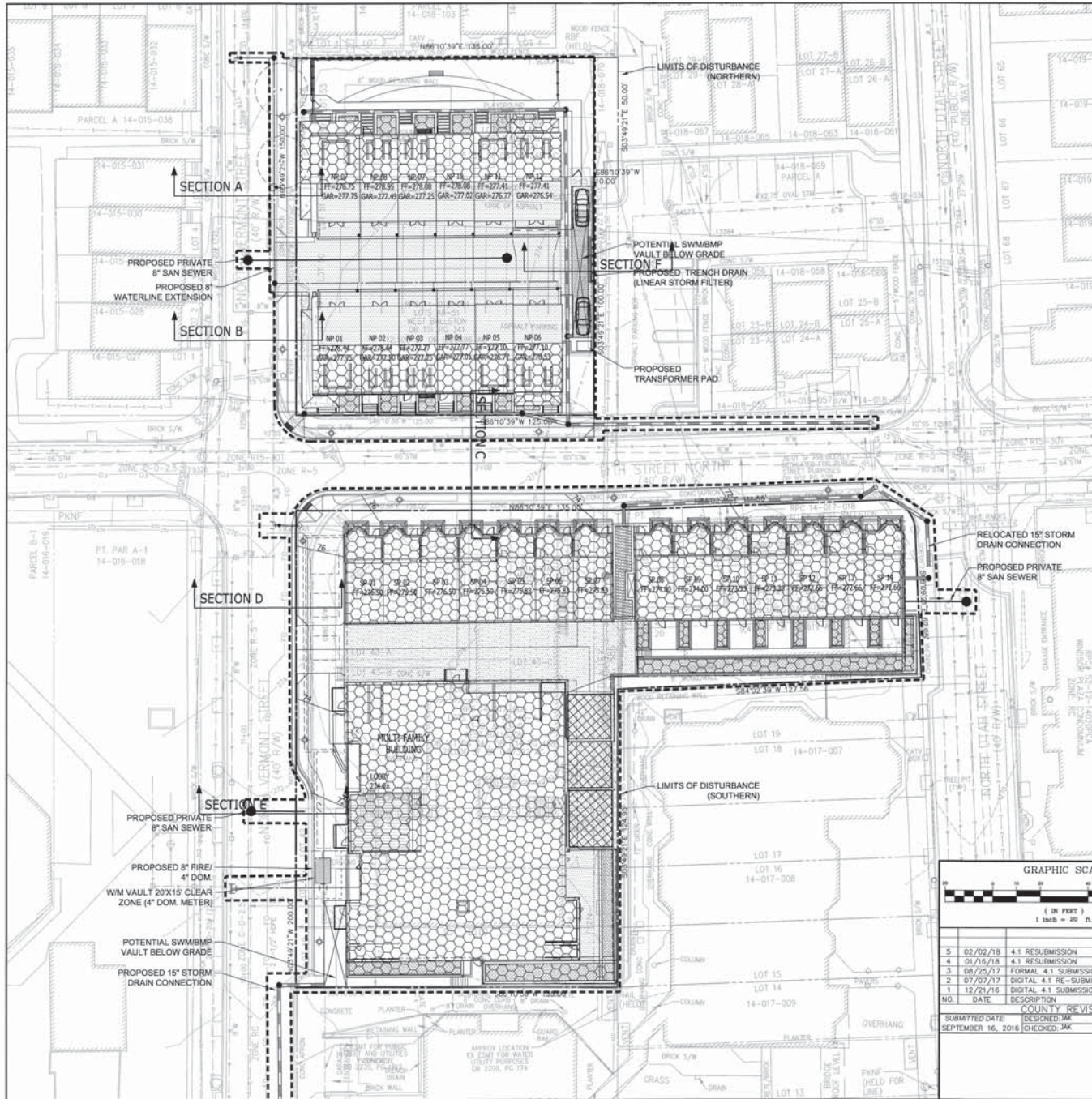
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5	02/02/18	4.1 RESUBMISSION
4	01/16/18	4.1 RESUBMISSION
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1	12/21/16	DIGITAL 4.1 SUBMISSION
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SEPTEMBER 16, 2016		
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PROJECT/FILE NO. VV7845B		



ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES	
UTILITY AND GRADING PLAN	
11th & VERMONT	
4.1 SUBMISSION	
Arlington County, Virginia	
SCALE: 1" = 20'	SHEET: C-14

VER. 10.24



LEGEND

- AREA TO SWM PLANTERS
- AREA TO STRUCTURAL BMP
- AREA OF GREEN ROOFS

SITE STORMWATER MANAGEMENT NARRATIVE

THE SUBJECT DEVELOPMENT CONSISTS OF TWO DRAINAGE AREAS. THE NORTHERN SITE AREA IS 0.8407 ACRES AND CONSISTS OF AN EXISTING PARKING LOT AND PLAYGROUND AND IS APPROXIMATELY 60.0% IMPERVIOUS WITH NO EVIDENCE OF EXISTING STORMWATER MANAGEMENT. THE SOUTHERN SITE AREA IS APPROXIMATELY 0.8448 ACRES AND CONSISTS OF AN EXISTING CHURCH AND ASSOCIATED PARKING AND IS APPROXIMATELY 50.0% IMPERVIOUS WITH NO EVIDENCE OF EXISTING STORMWATER MANAGEMENT. THE PROPOSED STORMWATER BOUNDARY ENCOMPASSES THE SITE AREA AND ADDITIONAL AREAS OF DISTURBANCE.

THE PROPOSED REDEVELOPMENT CONSISTS OF THE FOLLOWING: NORTHERN AREA- 12 SINGLE FAMILY ATTACHED HOMES WITH ONE CAR GARAGES AND A PRIVATE DRIVE AND WILL BE APPROXIMATELY 80.0% IMPERVIOUS AREA. SOUTHERN AREA- 7 STORY RESIDENTIAL BUILDING, 14 TOWNHOUSES/CONDOMINIUMS, DRIVE AISLE, LANDSCAPING ATOP A TWO STORY BELOW GRADE PARKING GARAGE AND IS APPROXIMATELY 95% IMPERVIOUS.

FOR PURPOSES OF STORMWATER COMPLIANCE, EACH AREA IS BEING TREATED AS TWO SEPARATE DEVELOPMENTS. STORMWATER COMPLIANCE FOR EACH DEVELOPMENT WILL BE PROVIDED IN ACCORDANCE WITH THE NEW 2014 VIRGINIA STATE REGULATIONS FOR REDEVELOPMENT. AS SHOWN ON SHEETS C-15 AND C-16 THE REQUIRED PHOSPHORUS REMOVAL RATE IS 0.2446 LBS/YR. FOR THE NORTHERN SITE AREA AND 0.799 LBS/YR. FOR THE SOUTHERN SITE AREA AND WILL BE PROVIDED BY THE STORMWATER PRACTICES INTEGRATED INTO EACH DEVELOPMENT. STORMWATER PRACTICES INCLUDE STORMWATER PLANTERS, STRUCTURAL BMP AND GREEN ROOFS.

THE PROPOSED SITE IMPERVIOUSNESS FOR EACH SITE IS GREATER THAN THE EXISTING IMPERVIOUSNESS. THE PROPOSED SWM DETENTION VAULTS WILL PROVIDE ANY ADDITIONAL DETENTION TO SUPPLEMENT THE RUNOFF REDUCTION STRATEGIES PROVIDED TO MEET DETENTION REQUIREMENTS. RUNOFF REDUCTION STRATEGIES HAVE BEEN PROVIDED TO THE MAXIMUM EXTENT POSSIBLE, BUT ARE LIMITED DUE TO SITE CONSTRAINTS.

THE USE OF STRUCTURAL STORMWATER TREATMENT SYSTEMS ON THE SUBJECT DEVELOPMENTS IS IN ACCORDANCE WITH THE SEPTEMBER 15, 2015 MEMORANDUM.

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



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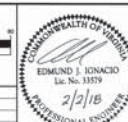
ARLINGTON COUNTY, VIRGINIA
 DEPARTMENT OF ENVIRONMENTAL SERVICES

STORMWATER PLAN AND NARRATIVE

11th & VERMONT
 4.1 SUBMISSION
 Arlington County, Virginia

SCALE: 1" = 20' SHEET: C-15

GRAPHIC SCALE



VIKA REVISIONS

NO.	DATE	DESCRIPTION
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4	01/16/18	4.1 RESUBMISSION
3	08/25/17	FORMAL 4.1 SUBMISSION
2	07/07/17	DIGITAL 4.1 RE-SUBMISSION
1	12/21/16	DIGITAL 4.1 SUBMISSION

COUNTY REVISIONS

SUBMITTED DATE: DESIGNED: JAK PROJECT/FILE NO: VV7845B
 SEPTEMBER 16, 2016 CHECKED: JAK

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NORTHERN AREA

Drainage Area A

Drainage Area A Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Total	Land Cover %
Forest/Open Space (acres)					0.0000	0.0000
Managed Turf (acres)					0.1000	0.1000
Impervious Cover (acres)					0.4157	0.9000
Total					0.5157	

Total Phosphorus Available for Removal in D.A. A (lb/yr)
Post Development Treatment Volume in D.A. A (ft³)

0.0007
1,537.4677

Stormwater Best Management Practices (RR = Runoff Reduction)

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Runoff Volume (ft ³)	Total BMP Treatment Volume (ft ³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed by Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Roofing Disconnection (RR)													
2. To Stormwater Ponds	40		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
3. To Stormwater Ponds	40		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
14. Manufactured Treatment Device (Filtering)	0		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.0000	0.0000	0.0000	0.0000	0.0000	OK
IMPERVIOUS COVER (ac)	0.4157	0.0000	0.0000	0.0000	0.0000	OK
IMPERVIOUS COVER TREATED (ac)	0.2100	0.0000	0.0000	0.0000	0.0000	OK
MANAGED TURF AREA (ac)	0.1000	0.0000	0.0000	0.0000	0.0000	OK
MANAGED TURF AREA TREATED (ac)	0.0000	0.0000	0.0000	0.0000	0.0000	OK
AREA CHECK	OK	OK	OK	OK	OK	

Site Treatment Volume (ft³) 1,537.4677

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft ³)	137.9400	0.0000	0.0000	0.0000	0.0000	137.9400
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.9597	0.0000	0.0000	0.0000	0.0000	0.9597
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.2500	0.0000	0.0000	0.0000	0.0000	0.2500
TP LOAD REMAINING (lb/yr)	0.7097	0.0000	0.0000	0.0000	0.0000	0.7097
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.9509	0.0000	0.0000	0.0000	0.0000	0.9509

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	0.9597
TP LOAD REDUCTION REQUIRED (lb/yr)	0.2446
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.2500
TP LOAD REMAINING (lb/yr)	0.7097
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.0000

** TARGET TP REDUCTION EXCEEDED BY 0.0054 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	6.8856
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.9909
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	5.8747

SOUTHERN AREA

Drainage Area A

Drainage Area A Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Total	Land Cover %
Forest/Open Space (acres)					0.0000	0.0000
Managed Turf (acres)					0.0184	0.2000
Impervious Cover (acres)					0.2225	0.9000
Total					0.2409	

Total Phosphorus Available for Removal in D.A. A (lb/yr)
Post Development Treatment Volume in D.A. A (ft³)

0.4920
1,537.4677

Stormwater Best Management Practices (RR = Runoff Reduction)

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Runoff Volume (ft ³)	Total BMP Treatment Volume (ft ³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed by Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Roofing Disconnection (RR)													
2. To Stormwater Ponds	40		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
14. Manufactured Treatment Device (Filtering)	0		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	

Drainage Area B

Drainage Area B Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Total	Land Cover %
Forest/Open Space (acres)					0.0000	0.0000
Managed Turf (acres)					0.0257	0.2500
Impervious Cover (acres)					0.6803	0.9000
Total					0.7060	

Total Phosphorus Available for Removal in D.A. B (lb/yr)
Post Development Treatment Volume in D.A. B (ft³)

1.4882
1,537.4677

Stormwater Best Management Practices (RR = Runoff Reduction)

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Runoff Volume (ft ³)	Total BMP Treatment Volume (ft ³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed by Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Roofing Disconnection (RR)													
2. To Stormwater Ponds	40		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
14. Manufactured Treatment Device (Filtering)	0		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.0000	0.0000	0.0000	0.0000	0.0000	OK
IMPERVIOUS COVER (ac)	0.2225	0.6803	0.0000	0.0000	0.0000	OK
IMPERVIOUS COVER TREATED (ac)	0.2197	0.3449	0.0000	0.0000	0.0000	OK
MANAGED TURF AREA (ac)	0.0184	0.0257	0.0000	0.0000	0.0000	OK
MANAGED TURF AREA TREATED (ac)	0.0000	0.0000	0.0000	0.0000	0.0000	OK
AREA CHECK	OK	OK	OK	OK	OK	

Site Treatment Volume (ft³) 3,152.9817

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft ³)	302.0542	398.2569	0.0000	0.0000	0.0000	700.3111
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.4926	1.4882	0.0000	0.0000	0.0000	1.9808
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.2615	0.5403	0.0000	0.0000	0.0000	0.8018
TP LOAD REMAINING (lb/yr)	0.2311	0.9479	0.0000	0.0000	0.0000	1.1790
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	2.1770	2.7518	0.0000	0.0000	0.0000	4.9287

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	1.9810
TP LOAD REDUCTION REQUIRED (lb/yr)	0.7998
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.8018
TP LOAD REMAINING (lb/yr)	1.1792
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.0000

**No further TP load reduction required

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	14.1718
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	4.9287
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	9.2431

NORTH (VCS 83)

VIFA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

VIRGINIA ILLINOIS
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
WWW.VIFA.COM

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

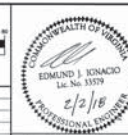
STORMWATER CALCULATIONS & DETAILS

11th & VERMONT
4.1 SUBMISSION
Arlington County, Virginia

SCALE: 1" = 20'

SHEET: C-17

GRAPHIC SCALE



VIFA REVISIONS

NO.	DATE	DESCRIPTION
5	02/02/18	4.1 RESUBMISSION
4	01/16/18	4.1 RESUBMISSION
3	08/25/17	FORMAL 4.1 SUBMISSION
2	07/07/17	DIGITAL 4.1 RE-SUBMISSION
1	12/21/16	DIGITAL 4.1 SUBMISSION

SUBMITTED DATE: DESIGNED-JAK PROJECT/FILE NO.
SEPTEMBER 16, 2016 CHECKED-JAK VV7845B

VER. 10.24

NORTH PARCEL

SITE AREA: 18,739 SF

OF UNITS: 12 UNITS

PROJECT SIZE: 25,636 GFA

FAR: 1.37

RESIDENTIAL PARKING 2 PRIVATE

SPACES PER UNIT

24 PARKING SPACES

2 VISITOR SPACES

1 IN SOUTH PARCEL GARAGE

SOUTH PARCEL

SITE AREA: 36,417 SF

OF UNITS: 72 UNITS

PROJECT SIZE: 100,098 GFA

FAR: 2.75

RESIDENTIAL PARKING

-109 SPACES - 1 SPACE NP VISITOR

(14 OF THE SPACES ARE TANDEM AND COULD

PARK 2 IN PRIVATE GARAGE UNDER

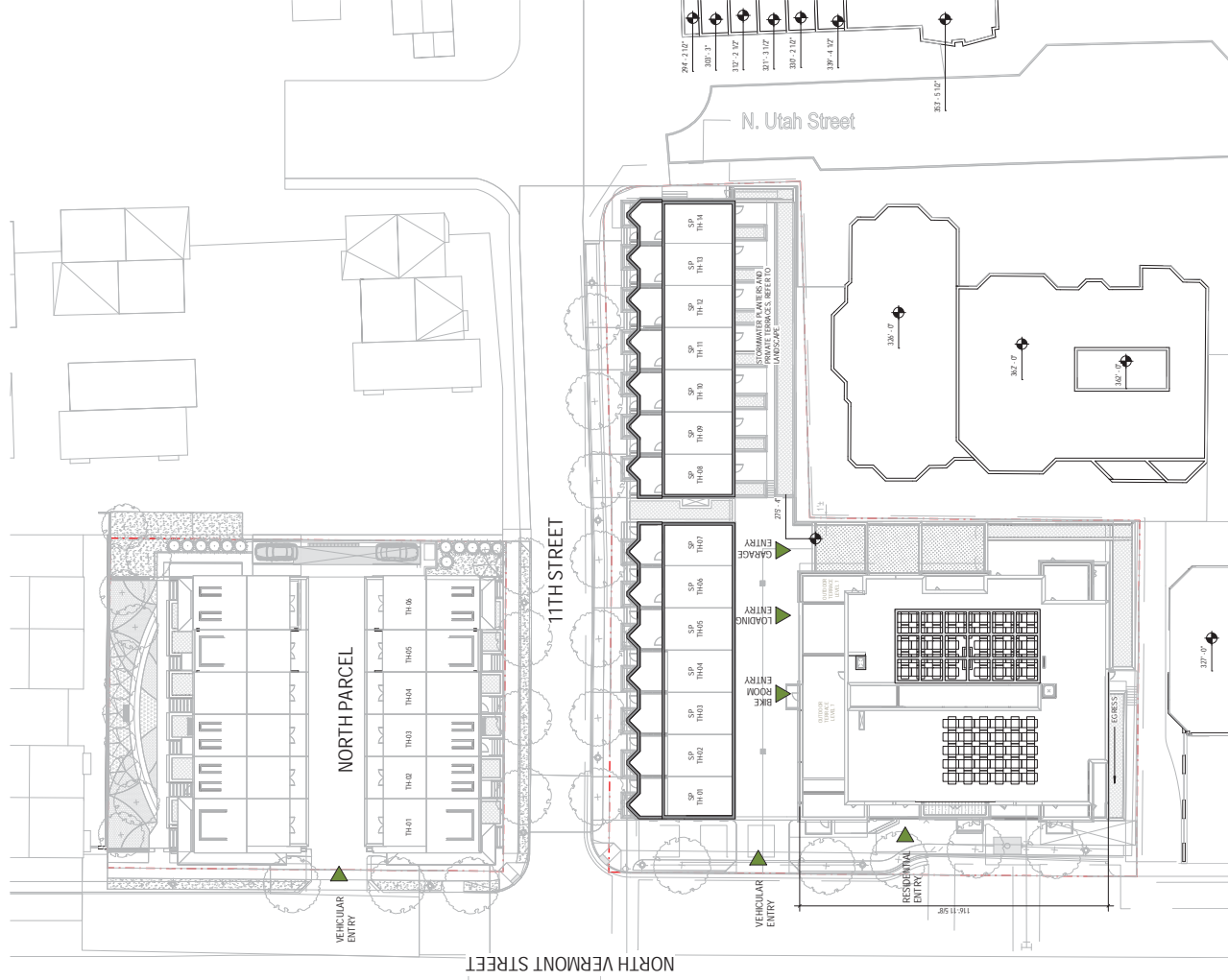
TOWNHOME STYLE UNITS)

$$109/72 = 1.51 \text{ RATIO}$$

BICYCLE PARKING

-40 SPACES (30% HORIZONTAL)

-30 REQUIRED.



SEI ARCHITECTS
1001 N. 1st Street
Suite 100
Pittsford, NY 14226
Tel: 516.434.1000
Fax: 516.434.1001
www.seiarchitects.com

Sei & A Engineers
Architects
Said & Co., Mechanical & Acoustic, Inc., PA
11205 Park Performance Ave, S-110 200
Pittsford, NY 14226
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L. Andriano Architects

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Rockville, MD 20850
T 246.403.6905


Simpson Gumpertz & Heger
1422 L Street NW, Suite 600
Washington, DC 20036
T 202.239.6190
www.sgh.com

Examining a Course of Study

DATE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465
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NVR INC.
11700 PLAZA AMERICA
DRIVE
SUITE 500
RESTON, VA 20190
OFFICE

BALLSTON
BALLSTON, VA 22203

PROJECT		PLAN N. GRTIN
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GRAPHIC SCALE

ARCHITECTURAL SITE
PLAN

1:1

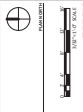
A-100

Quantity	Unit	Price	Total
100	kg	100	10000
200	kg	100	20000
300	kg	100	30000
400	kg	100	40000
500	kg	100	50000
600	kg	100	60000
700	kg	100	70000
800	kg	100	80000
900	kg	100	90000
1000	kg	100	100000

[illegible]

NVR INC.,
11700 PLAZA AMERICA
DRIVE
SUITE 500
RESTON, VA 20190
crescent

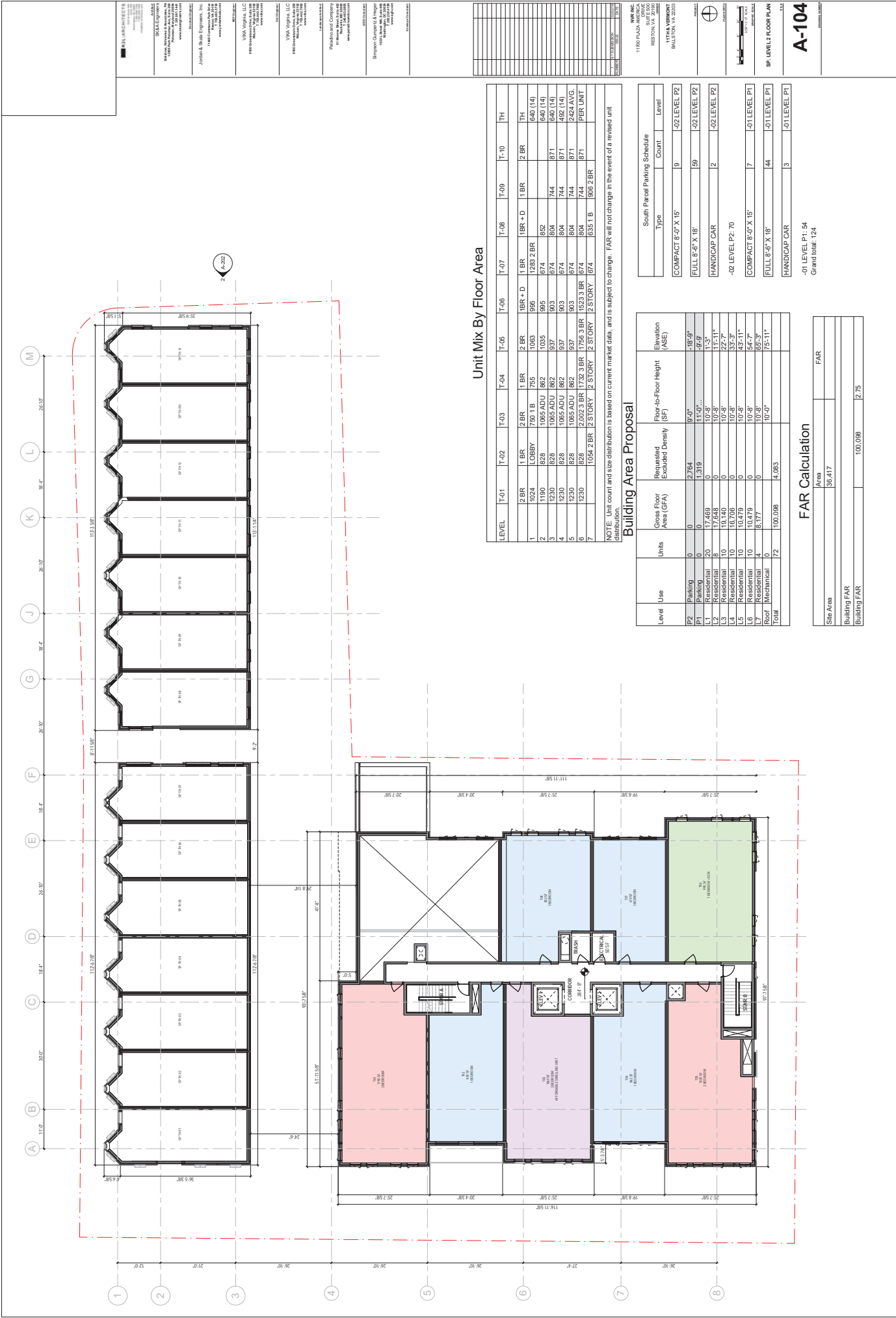
11TH & VERMONT
BALLSTON, VA 22203



SP. LEVEL 1 FLOOR PLAN

A-103

Site Area	Area	FAR
	36.417	
Building FAR		
Building FAR	100.098	2.75



Unit Mix By Floor Area

LEVEL	T-01	T-02	T-03	T-04	T-05	T-06	T-07	T-08	T-09	T-10	TH
1	2 BR	1 BR	2 BR	1 BR	2 BR	1 BR + D	1 BR	1 BR + D	1 BR	2 BR	TH
2	1024	LOBBY	750.1 B	745	1083	995	1385 2 BR	995	1385 2 BR	995	640 (14)
3	1190	828	1065 ADU	862	1035	805	924	862	924	805	640 (14)
4	1230	828	1065 ADU	862	937	903	874	804	744	871	640 (14)
5	1230	828	1065 ADU	862	937	903	874	804	744	871	482 (14)
6	1230	828	2,002.3 BR	1752.3 BR	1756.3 BR	1523.3 BR	674	804	744	871	242 AVG
7	1054 2 BR	2 STORY	2 STORY	2 STORY	2 STORY	674	635.1 B	906 2 BR			PER UNIT

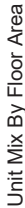
NOTE: Unit count and size distribution is based on current market data, and is subject to change. FAR will not change in the event of a revised unit distribution.

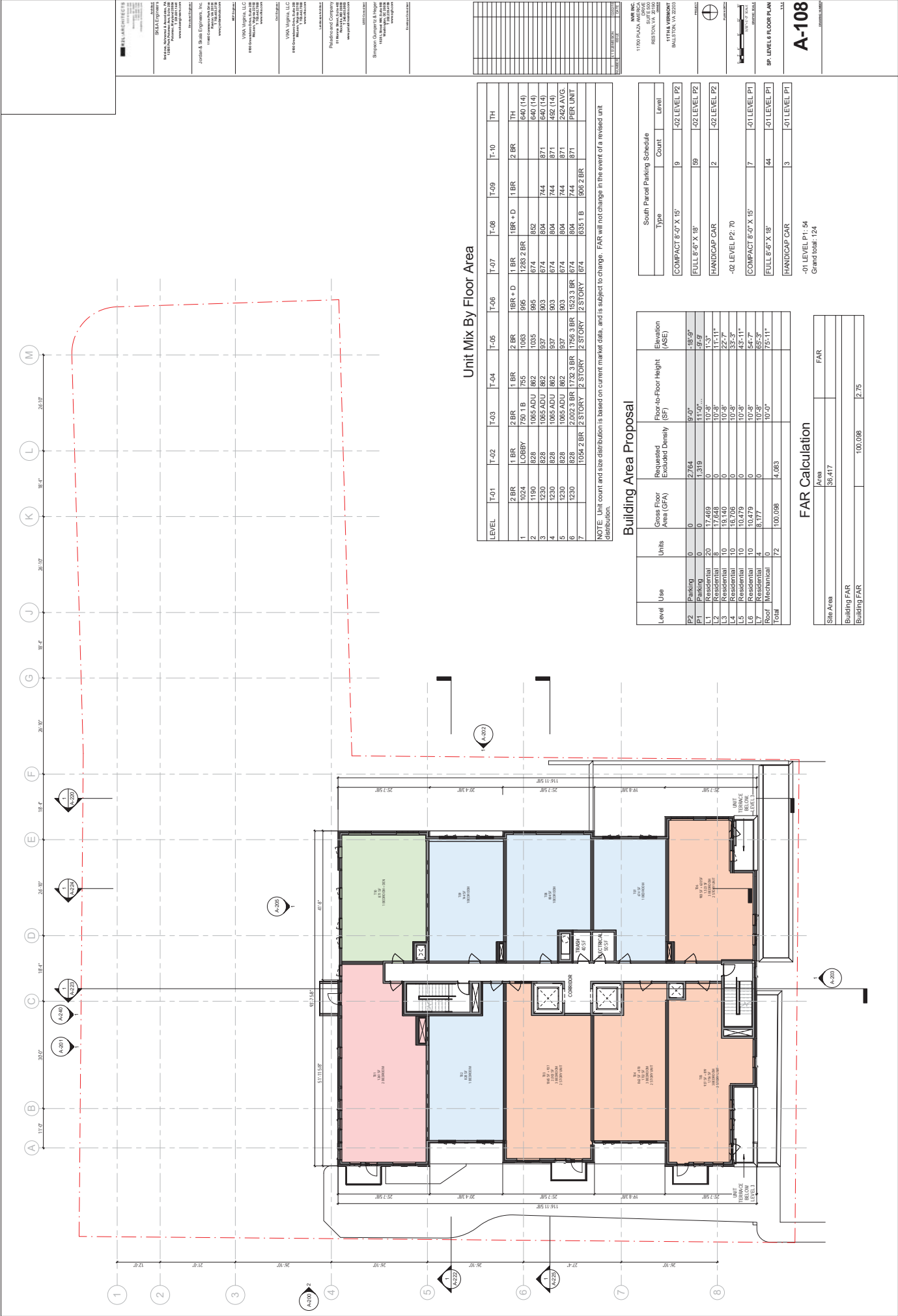
Building Area Proposal

Level	Use	Units	Gross Floor Area (GFA)	Requested Excluded Density (SF)	Floor-to-Floor Height (Elevation) (ASE)
P2	Parking	0	0	21,664	38.5'
L1	Residential	20	17,469	10.4'	11'-11"
L2	Residential	10	15,140	10.4'	11'-11"
L3	Residential	10	15,140	10.4'	11'-11"
L4	Residential	10	15,140	10.4'	11'-11"
L5	Residential	10	15,140	10.4'	11'-11"
L6	Residential	10	15,140	10.4'	11'-11"
L7	Residential	4	8,177	10.4'	11'-11"
Roof	Mechanical	0	0	10.4'	75'-11"
Total		72	100,098	4,083	

FAR Calculation

Area	FAR
Site Area	36,417
Building FAR	100,098
Building FAR	2.75





Unit Mix By Floor Area

LEVEL	T-01	T-02	T-03	T-04	T-05	T-06	T-07	T-08	T-09	T-10	T-11
1	2 BR	1 BR	2 BR	1 BR	2 BR	1 BR	2 BR	1 BR	2 BR	1 BR	2 BR
2	102.4	COBBY	750 1 B	750	1003	1003	1003	1003	1003	1003	1003
3	102.4	COBBY	750 1 B	750	1003	1003	1003	1003	1003	1003	1003
4	102.4	COBBY	750 1 B	750	1003	1003	1003	1003	1003	1003	1003
5	102.4	COBBY	750 1 B	750	1003	1003	1003	1003	1003	1003	1003
6	102.4	COBBY	750 1 B	750	1003	1003	1003	1003	1003	1003	1003
7	102.4	COBBY	750 1 B	750	1003	1003	1003	1003	1003	1003	1003

NOTE: Unit count and size distribution is based on current market data, and is subject to change. FAR will not change in the event of a revised unit distribution.

Building Area Proposal

Level	Use	Units	Gross Floor Area (GFA)	Requested Excluded Density (SF)	Floor-to-Floor Height (ASE)	Elevation (ASE)
P2	Parking	0	0	27,664	9'-0"	38'-9"
L1	Residential	20	17,469	0	10'-0"	11'-11"
L2	Residential	10	15,140	0	10'-0"	11'-11"
L3	Residential	10	15,140	0	10'-0"	11'-11"
L4	Residential	10	15,140	0	10'-0"	11'-11"
L5	Residential	10	15,140	0	10'-0"	11'-11"
L6	Residential	10	15,140	0	10'-0"	11'-11"
L7	Residential	10	15,140	0	10'-0"	11'-11"
Roof	Mechanical	4	8,177	0	10'-0"	75'-11"
Total		72	100,098	4,083		

FAR Calculation

Area	FAR
Site Area	36,417
Building FAR	100,098
Building FAR	2.75

South Parcel Parking Schedule	Type	Count	Level
COMPACT 8'-0" X 15'		9	-02 LEVEL P2
FULL 8'-6" X 16'		59	-02 LEVEL P2
HANDICAP CAR		2	-02 LEVEL P2
-02 LEVEL P2: 70			
COMPACT 8'-0" X 15'		7	-01 LEVEL P1
FULL 8'-6" X 16'		44	-01 LEVEL P1
HANDICAP CAR		3	-01 LEVEL P1

-01 LEVEL P1: 54
Grand Total: 124



Unit Mix By Floor Area

LEVEL	T-01	T-02	T-03	T-04	T-05	T-06	T-07	T-08	T-09	T-10	TH
1	2 BR	1 BR	2 BR	1 BR	2 BR	1 BR + D	1 BR	1 BR + D	1 BR	2 BR	TH
2	1024	LOBBY	750.1 B	745	1093	996	1385 2 BR	862	924	862	640 (14)
3	1190	828	1065 ADU	862	937	903	874	804	744	871	640 (14)
4	1230	828	1065 ADU	862	937	903	874	804	744	871	482 (14)
5	1230	828	1065 ADU	862	937	903	874	804	744	871	242 AVG
6	1230	828	2,002.3 BR	1752.3 BR	1756.3 BR	1523.3 BR	674	804	744	871	PER UNIT
7	1054	2 BR	2 STORY	2 STORY	2 STORY	674	635.1 B	906 2 BR			

NOTE: Unit count and size distribution is based on current market data, and is subject to change. FAR will not change in the event of a revised unit distribution.

Building Area Proposal

Level	Use	Units	Gross Floor Area (GFA)	Requested Excluded Density (SF)	Floor-to-Floor Height (ASE)	Elevation (ASE)
P2	Parking	0	0	21,664	9'-0"	38'-9"
L1	Residential	20	17,469	0	10'-0"	11'-11"
L2	Residential	10	15,140	0	10'-0"	11'-11"
L3	Residential	10	15,140	0	10'-0"	11'-11"
L4	Residential	10	15,140	0	10'-0"	11'-11"
L5	Residential	10	15,140	0	10'-0"	11'-11"
L6	Residential	10	15,140	0	10'-0"	11'-11"
L7	Residential	10	15,140	0	10'-0"	11'-11"
Roof	Mechanical	4	8,177	0	10'-0"	75'-11"
Total		72	100,098	4,083		

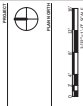
FAR Calculation

Area	FAR
Site Area	36,417
Building FAR	100,098
Building FAR	2.75

[illegible]

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SUITE 500
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NP. LEVEL 1

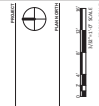
A-111

(continued) No. A-90678

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№. LEVEL 2

181

A-112

(SHAW) MARKEN

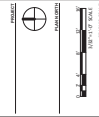
2 VISITOR SURFACE PARKING SPACES
1 VISITOR SPACE LOCATED IN SOUTH
PARCEL GARAGE



[illegible]

NVR INC.
11700 PLAZA AMERICA
DRIVE
SUITE 500
RESTON, VA 20190
703.441.1100
www.nvr.com

11TH & VERMONT
BALLSTON, VA 22203
703.441.1100
www.11thandvermont.com



NP. LEVEL 4

A-114

(20 October) 10.00 AM to 12.00 PM

■ R2L ARCHITECTS
 801 E. 10th Ave.
 Suite 200
 Minneapolis, MN 55414
 1-800-441-1234
 612-338-1234
 minneapolis.architects.com

SKAA Engineers
Architects

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12355 Park Potomac Ave, Suite 200
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 Y 703.442.7100
 www.vba.com

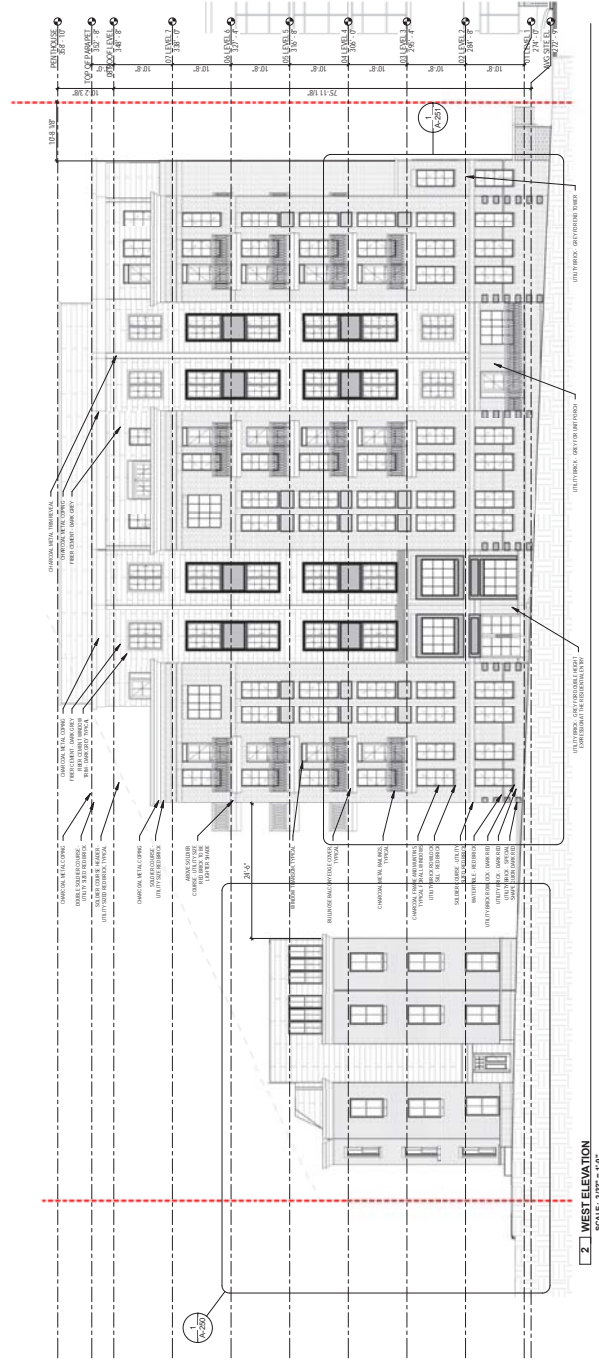
CallEngine.net
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BMS, Inc. Virginia 22102
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www.sgh.com

Exemplary Course of Study

9020 L Street NW, Suite 900
Westborough, MA 01581
T 508.339.4100
www.sigfl.com



NOTE: NUMBER AND STYLES OF WINDOWS AND BALCONIES SUBJECT TO CHANGE
31.76% OPENINGS
UNIT EXHAUSTS ON THIS FACADE TO EXHAUST VERTICALLY THROUGH THE ROOF.

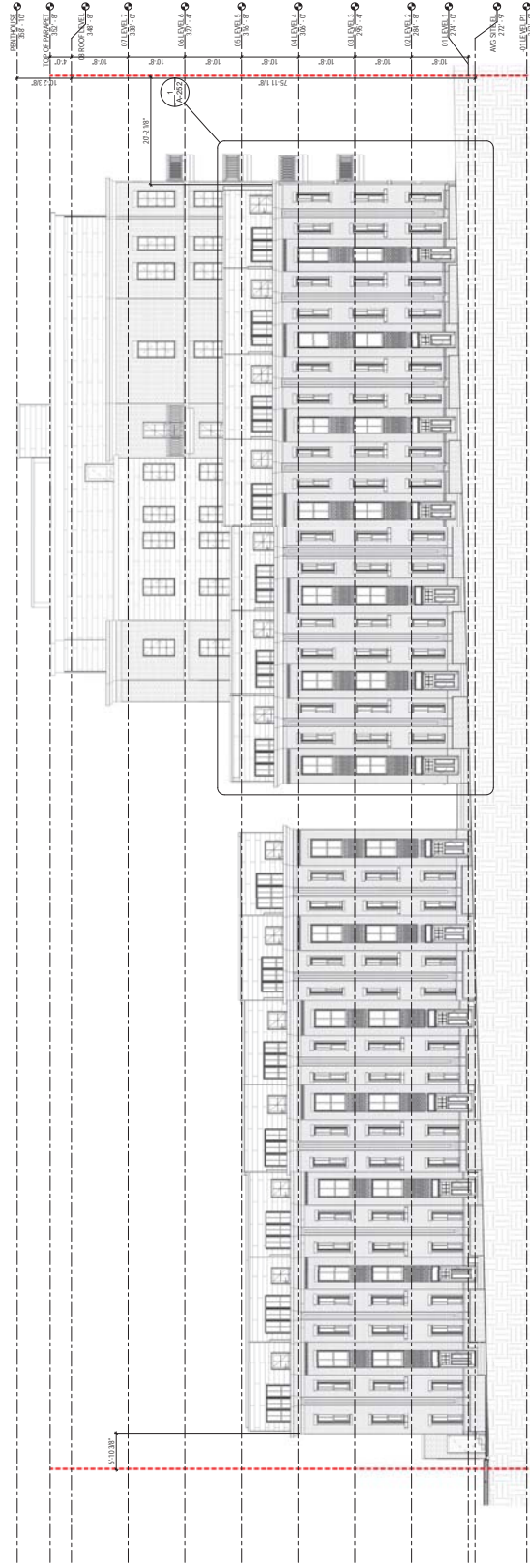
GENERAL NOTES

1. REFER TO A0.0 SERIES FOR ADDITIONAL NOTES, SYMBOLS & ABBREVIATIONS.

LEGEND

DOOR TYPE - SEE SCHEDULE
WINDOW TYPE - SEE SCHEDULE
RAILING TYPE - SEE SCHEDULE
LOUVER TYPE - SEE SCHEDULE

[illegible]



NOTE: NUMBER AND STYLES OF WINDOWS AND BALCONIES SUBJECT TO CHANGE
32.32% OPENING
UNIT EXHAUSTS ON THIS FACADE TO EXHAUST VERTICALLY THROUGH THE ROOF.

1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

GENERAL NOTES

1. REFER TO A0.0 SERIES FOR ADDITIONAL NOTES, SYMBOLS & ABBREVIATIONS.

LEGEND

- XX** DOOR TYPE - SEE SCHEDULE
XX WINDOW TYPE - SEE SCHEDULE
XX RAILING TYPE - SEE SCHEDULE
XX LOUVER TYPE - SEE SCHEDULE



FIBER CEMENT

GLAZING - TYPE 1 (GLASS)

NORTH ELEVATION

A-201

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R2L ARCHITECTS
 1000 E. 10th Ave.
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 Denver, CO 80202
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 www.r2larchitects.com

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11411 Commerce Park Drive
Reston, VA 20190

8150 Greenbriar Drive, Suite 100
RVA, VA 22106
800.442.7600
F 703.442.7600

Call Exigence

Paladino and Company
51 Monroe Street, Suite 405
Rockville, MD 20850
Tel: 301/761-1100

1828 L Street NW, Suite 800
Washington, DC 20036

Expenditure on Corporate Social Responsibility

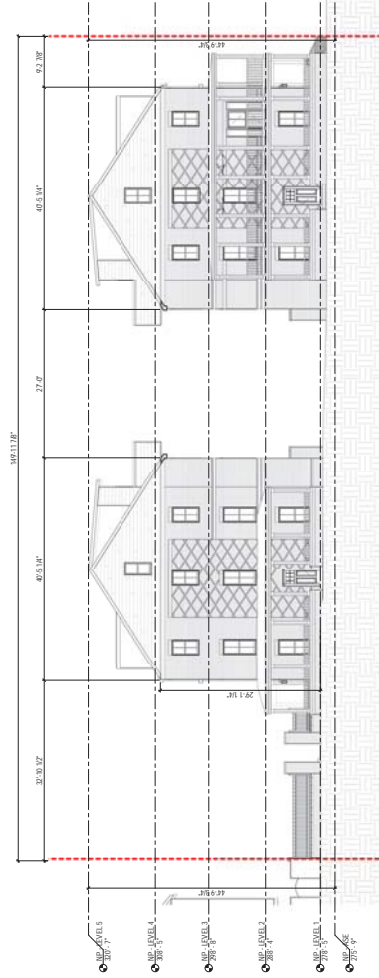
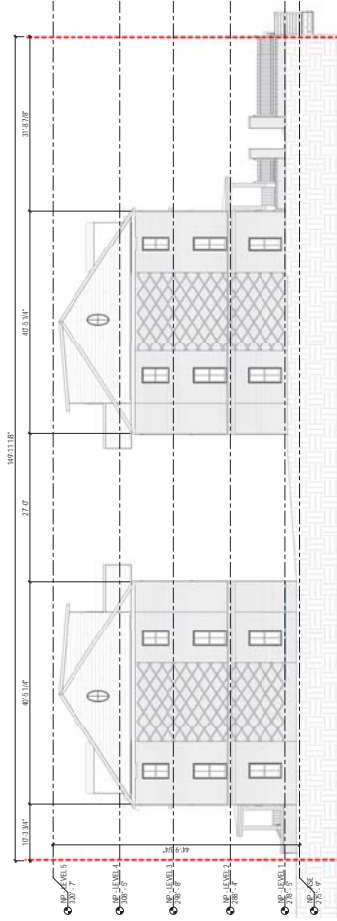
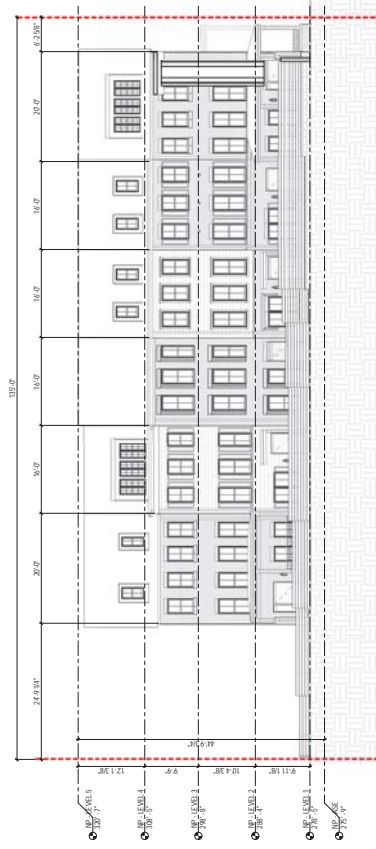
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NVR INC
11700 PLAZA AMERICA
DRIVE
SUITE 500
RESTON, VA 20190

11TH & VERMONT
BALLSTON, VA 22203

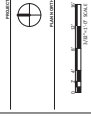
NORTH ELEVATION

A-201

[illegible]

NVR INC.
11700 PLAZA AMERICA
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SUITE 5000
RESTON, VA 20190
crescent@nvr.com

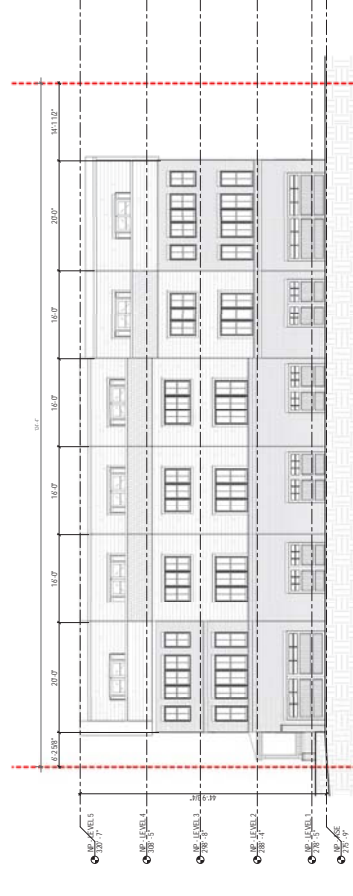
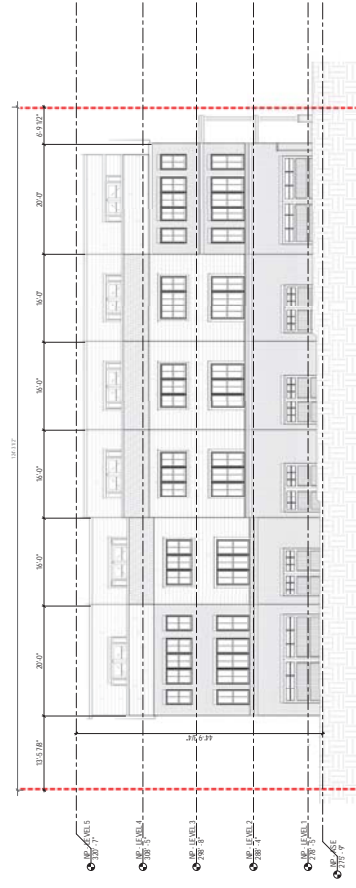
11TH & VERMONT
BALLSTON, VA 22203



NP TOWNHOUSE ELEVATIONS

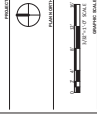
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_____ (Signature) Mr. A. J. Smith

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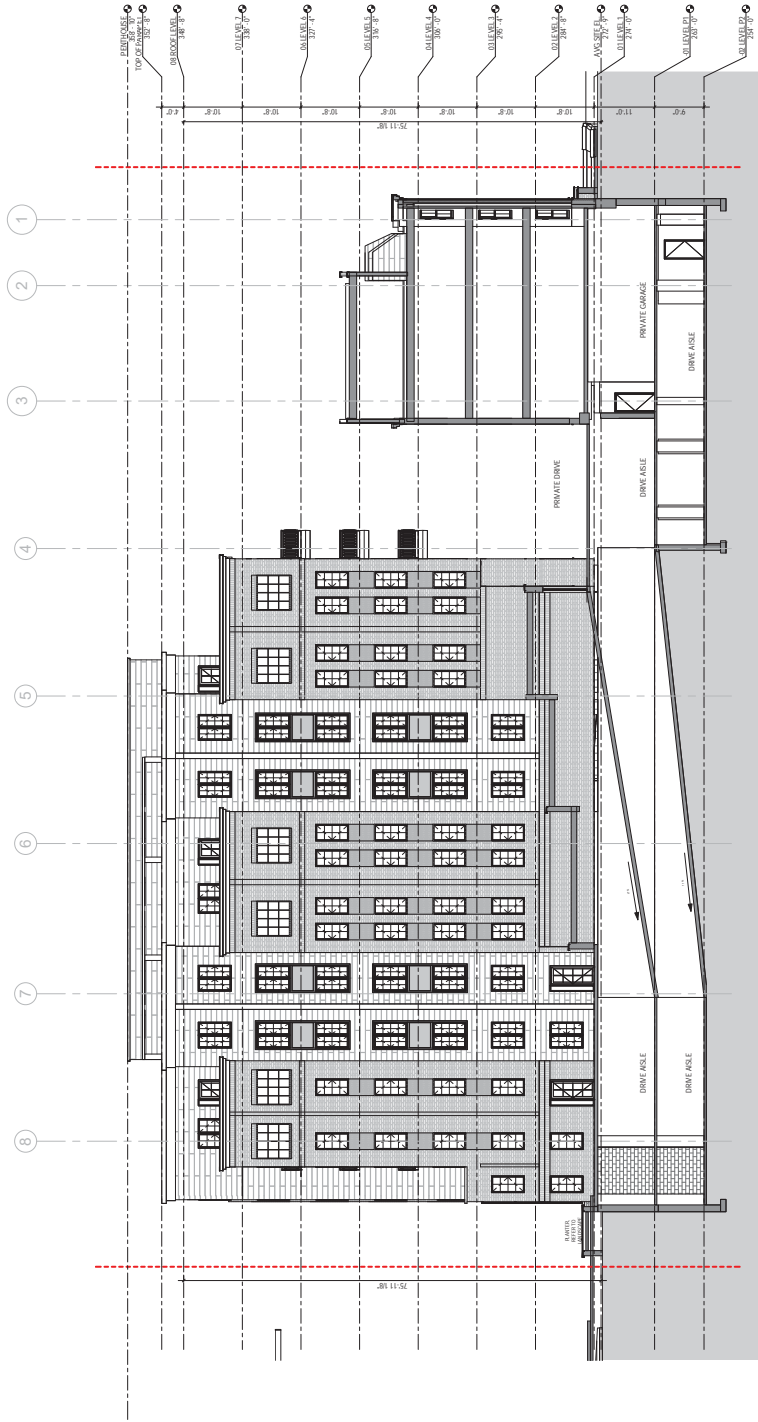
NVR INC.
11700 PLAZA AMERICA
DRIVE
SUITE 500
RESTON, VA 20190
Contact: P

11TH & VERMONT
BALLSTON, VA 22203

NP TOWNHOUSE
ELEVATIONS

A-207

_____ (Signature)

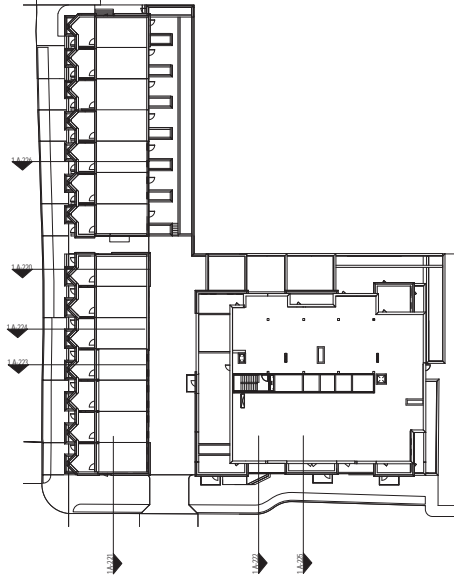


1 SECTION THROUGH SPEED RAMP VIEWING WEST
SCALE: 3/32" = 1'-0"

REFER TO SHEET A-220 FOR RELATIONSHIPS TO ADJACENT PROPERTIES

Building Area Proposal

Level	Use	Units	Gross Floor Area (GFA)	Requested Excluded Density (SR)	Floor-to-Floor Height (SF)	Elevation (ASE)
P2	Parking	0	0	2.764	9'-0"	-18'-9"
P1	Parking	0	0	1.319	11'-0"	-9'-9"
L1	Residential	20	17,469	0	10'-8"	1'-3"
L2	Residential	20	17,469	0	10'-8"	1'-3"
L3	Residential	10	16,140	0	10'-8"	22'-7"
L4	Residential	10	16,706	0	10'-8"	33'-3"
L5	Residential	10	10,479	0	10'-8"	43'-11"
L6	Residential	10	10,479	0	10'-8"	54'-7"
L7	Residential	4	8,177	0	10'-8"	65'-3"
Roof	Roof	0	0	0	10'-8"	75'-11"
Total		72	100,068	4,083		



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www.josephandjames.com

STRUCTURAL ENGINEER
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SCULPTOR
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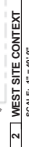
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A-240



VIEW OF NORTH PARCEL TOWNHOUSE AND PRIVATE COURT



VIEW WEST FROM NORTH PARCEL PRIVATE COURT



VIEW OF NORTH PARCEL TOWNHOUSES FROM 11TH STREET



VIEW OF SOUTH PARCEL TOWNHOUSE STYLE UNIT AND MULTI-FAMILY BUILDING FROM NORTH VERMONT STREET



VIEW OF SOUTH PARCEL TOWNHOMES ALONG 11TH STREET

PROJECT INFORMATION	PROJECT NAME		11TH AND VERMONT	
	PROJECT ADDRESS		11TH AND VERMONT, FALLS CHURCH, VA 22044	
ARCHITECT	ARCHITECT FIRM		JANIS ARCHITECTS	
	ARCHITECT ADDRESS		11TH AND VERMONT, FALLS CHURCH, VA 22044	
ENGINEER	ENGINEER FIRM		JANIS ARCHITECTS	
	ENGINEER ADDRESS		11TH AND VERMONT, FALLS CHURCH, VA 22044	
LANDSCAPE ARCHITECT	LANDSCAPE ARCHITECT FIRM		JANIS ARCHITECTS	
	LANDSCAPE ARCHITECT ADDRESS		11TH AND VERMONT, FALLS CHURCH, VA 22044	
GENERAL CONTRACTOR	GENERAL CONTRACTOR FIRM		JANIS ARCHITECTS	
	GENERAL CONTRACTOR ADDRESS		11TH AND VERMONT, FALLS CHURCH, VA 22044	
PERMITS	PERMITS FIRM		JANIS ARCHITECTS	
	PERMITS ADDRESS		11TH AND VERMONT, FALLS CHURCH, VA 22044	
PERSPECTIVE VIEW	PERSPECTIVE VIEW		A-790	
	PERSPECTIVE VIEW		A-790	

BALLSTON, VA SOUTH PARCEL

Project Summary		
Site Area	36,417	Project Size (GFA) FAR Gross Parking Area...
		100,534 SF 2,767 FAR 59,281 SF

Zoning Category	Allowable/Required	Proposed - Deviation in %/feet
-----------------	--------------------	--------------------------------

Height	95'	75'-11"
--------	-----	---------

Units	3.24 FAR Maximum	2.76 FAR Proposed <i>LEED FAR Bonus Density: No Bonus Density Requested</i> <i>ADU Bonus Density: No Bonus Density Requested</i> 72 Units
-------	------------------	--

Trash/Loading	1/200 Units or Partial	1 Trash Bay
Bike Parking	1 per 2.5 Units Visitors: 1 per 50 Units 30 Bikes	40 Bike Spaces Proposed Accessed directly from the exterior of the building on the Ground Floor Level

Car Parking	1.125 Spaces per Apartment Dwelling Units 83 Required By-Right	96 Proposed Spaces + 26 Tandem Spaces in Private Garages 1.22 Spaces Per Dwelling Unit in Main Garage 1.68 Spaces per Dwelling Unit for Multiunit
-------------	--	---

Lot Coverage		57.34% Coverage
--------------	--	-----------------

Setbacks	25' Setbacks	Relief from all setbacks
----------	--------------	--------------------------

BALLSTON, VA NORTH PARCEL

Project Summary		
Site Area	18,739 SF	Project Size (GSF) FAR Floor Area (GFA) Gross Parking Area...
		34,188 SF 25 (836 SF (1.37 FAR)) 6,652 SF

Zoning Category	Allowable/Required	Proposed - Deviation in %/feet
Height	45'	44'-0"
Units Per Acre Site Area	18,739 SF 30 Units Per Acre 430' x 30' = 12.9 Units	12 Units <i>LEED FAR Bonus Density: No Bonus Density Requested</i> <i>ADU Bonus Density: No Bonus Density Requested</i>
Trash/Loading	Not Required	
Car Parking	2 Units Per Townhouse 3 Visitor Spaces Required	24 Tandem Spaces Provided with First Level of Townhome 2 Surface/Visitor Spaces Provided + 1 in South Parcel garage at request of staff
Lot Coverage		48% Coverage
Setbacks	25' Setbacks	Relief from all setbacks

Unit Mix By Floor Area

LEVEL	T-01	T-02	T-03	T-04	T-05	T-06	T-07	T-08	T-09	T-10	TH
	2 BR	1 BR	2 BR	1 BR	2 BR	1BR + D	1 BR	1BR + D	1 BR	2 BR	TH
1	1024	LOBBY	750 1 B	755	1083	995	1283 2 BR				640 (14)
2	1190		1085 ADU	862	1035	995	674	852			640 (14)
3	1230	828	1085 ADU	862	937	903	674	804	744	871	462 (14)
4	1230	828	1085 ADU	862	937	903	674	804	744	871	462 (14)
5	1230	828	1085 ADU	862	937	903	674	804	744	871	228 AVG.
6	1230	828	1085 ADU	862	937	903	674	804	744	871	PER UNIT
7	1230	828	2,002 3 BR	1732 3 BR	1786 3 BR	1523 3 BR	674	804	744	871	
		1054 2 BR	12 STORY	2 STORY	2 STORY	12 STORY	674	1053 1 B			

NOTE: Unit count and size distribution is based on current market data, and is subject to change. FAR will not change in the event of a revised unit distribution.

Room Data By Use

Room	Area
Room Data: P2	
Residential Storage	297 SF
Yardroom	104 SF
Air Intake (not included)	142 SF
Trunk Room/Vault	1014 SF
Water Room	208 SF
Emergency Generator Room	121 SF
Electrical Room	532 SF
Residential Storage	250 SF
Utility Room	96 SF
Garage Exhaust (not included)	115 SF
Corridor	176 SF
Total	2,903 SF
Room Data: P1	
Generator Room	545 SF
Storage	403 SF
Air Intake (not included)	448 SF
Utility Room	98 SF
Residential Storage	250 SF
Garage Exhaust (not included)	115 SF
Corridor	236 SF
Total	1,532 SF
Room Data: Level 1	
Fire Pump Room	139 SF
Storage	120 SF
Vestibule	149 SF
Trash Room	216 SF
Blue Storage	614 SF
Loading (19.4' Clear)	1134 SF
Residential Lobby	844 SF
Room Data: Level 2 - Level 6	
Trash	43 SF
Electrical	50 SF
Room Data: Level 7	
Trash	43 SF
Electrical	50 SF

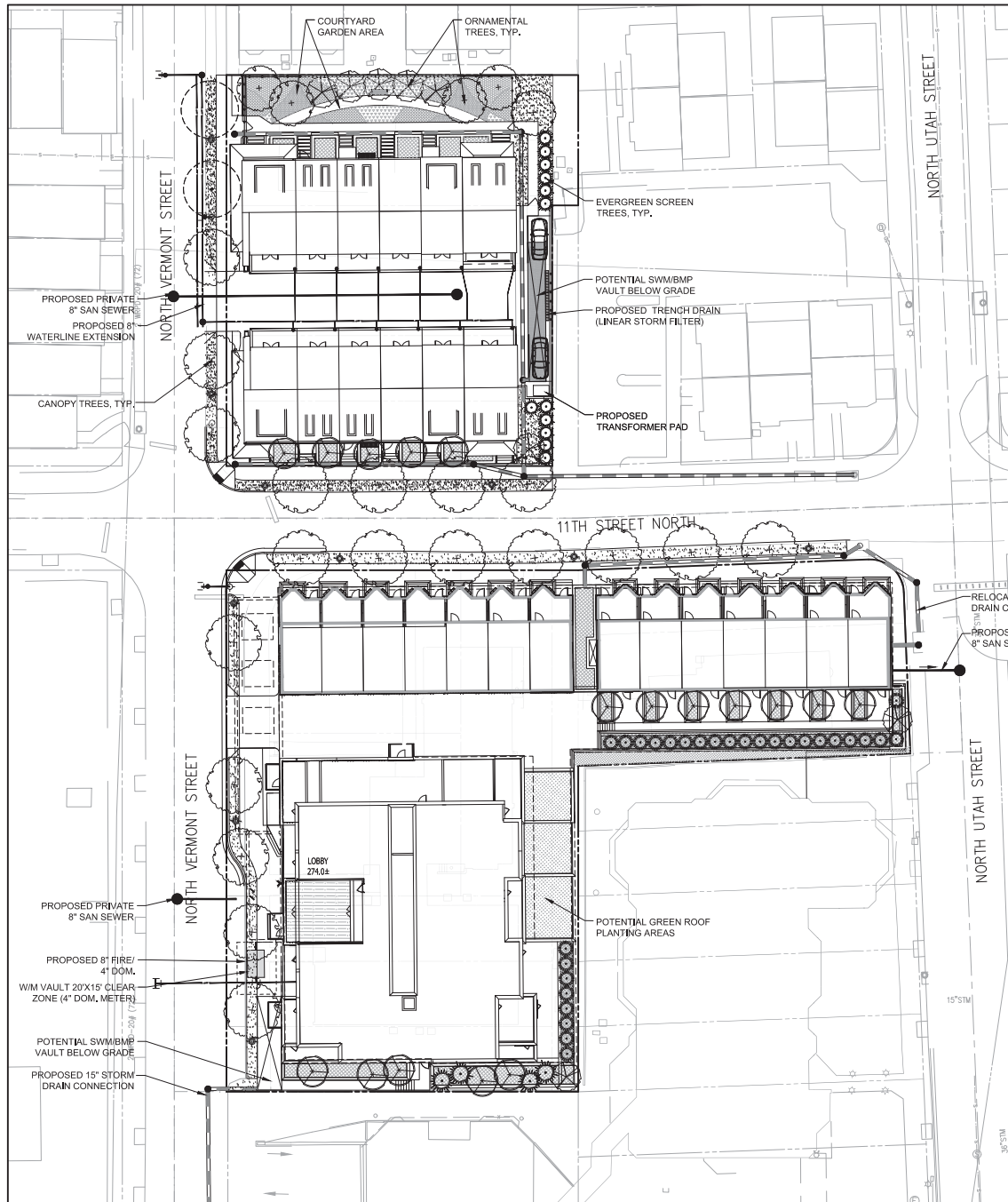
South Parcel Parking Schedule

Type	Count	Level
COMPACT 8'-0" X 15'	9	-02 LEVEL P2
FULL 8'-6" X 18'	59	-02 LEVEL P2
HANDICAP CAR	2	-02 LEVEL P2
-02 LEVEL P2: 70		
COMPACT 8'-0" X 15'	7	-01 LEVEL P1
FULL 8'-6" X 18'	44	-01 LEVEL P1
HANDICAP CAR	3	-01 LEVEL P1
-01 LEVEL P1: 54		
Grand total: 124		

FAR Calculation

Area	FAR
Site Area	36,417
Building FAR	
Building FAR	100.098
Building FAR	2.75

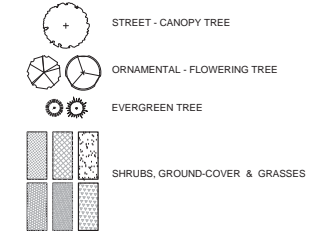
2 VISITOR SURFACE PARKING SPACES
1 VISITOR SPACE LOCATED IN SOUTH PARCEL GARAGE



PRELIMINARY PLANT SCHEDULE: TREES - SHADE, ORNAMENTAL AND EVERGREEN

KEY	BOTANICAL / COMMON NAME	SIZE	QTY. TOTAL	REMARKS
AC	AMELANCHIER CANADENSIS			MULTI. MATCHING, FULL/DENSE
CC	CERCIS CANADENSIS		5	MULTI. MATCHING, FULL/DENSE
CF	CORNUS FLORIDA		7	STRONG CENTRAL LEADER
CJ	CRYPTOMERIA JAPONICA			STRONG LEADER, FULL/DENSE
CL	X CUPRESSOCYPARIS LEYLANDII			STRONG LEADER, FULL/DENSE
CV	CHONANTHUS VIRGINICUS		8	STRONG CENTRAL LEADER
GT	GLEDITSIA TRIACANTHOS V. INERMIS			STRONG CENTRAL LEADER
HT	HALESIA TETRAPTERA			STRONG CENTRAL LEADER
IF	ILEX ATTENUATA 'FOSTERI'			STRONG LEADER, FULL/DENSE
MS	MAGNOLIA STELLATA			MULTI. MATCHING, FULL/DENSE
MV	MAGNOLIA VIRGINIANA			MULTI. MATCHING, FULL/DENSE
QB	QUERCUS BICOLOR		5	STRONG CENTRAL LEADER
QP	QUERCUS PHELLOS			STRONG CENTRAL LEADER
TO	THUJA OCCIDENTALIS			STRONG LEADER, FULL/DENSE

CONCEPT PLANT LEGEND:



PRELIMINARY CANOPY COVERAGE CALCULATIONS: TO COMPLY WITH SECTION 61-10.C OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE

GOAL: 10% LOT COVERAGE WITH CANOPY TREES AT 20 YEARS' MATURITY			
TOTAL SITE AREA:			55,667 s.f.
5-10 (10%) REQUIRED CANOPY COVERAGE AT 20 YEARS =			5,567 s.f.
EXISTING TREE CANOPY TO REMAIN			0 s.f.
PROPOSED TREE CANOPY COVERAGE	QUANTITY	20 YEAR COVERAGE (SQ. FT.)	TOTAL (SQ. FT.)
		NON-NATIVE	NATIVE
Cercis canadensis	5	218.75	1,093.75 s.f.
Chonanthus virginicus	8	137.5	1,100 s.f.
Cornus florida	7	218.75	1,531.25 s.f.
Quercus bicolor	5	393.75	1,968.75 s.f.
			5,693.75 s.f.
PROPOSED CANOPY COVERAGE AT 20 YEARS:			0 s.f. + 5,693.75 s.f. = 5,693.75 s.f.
TOTAL CANOPY COVERAGE AT 20 YEARS (FROM ABOVE):			0 s.f. + 5,693.75 s.f. = 5,693.75 s.f.
GOAL IS MET: 5,693.75 SQ. FT. IS GREATER THAN 5,567 SQ. FT.			
NOTES:			
A. PUBLIC STREET TREES (14) WERE NOT INCLUDED IN THIS CALCULATION.			
B. 20 YEAR CANOPY DATA FROM: 20-YR CANOPY WORKSHEET IN ARLINGTON COUNTY STORMWATER MANUAL.			
C. FINAL TREE COUNT, SPECIES SELECTION, AND LOCATIONS WILL BE DETERMINED AT FINAL LANDSCAPE PLAN.			

OPEN SPACE CALCULATION (R-C SOUTH BLOCK ONLY)

TOTAL SITE AREA:	36,417 S.F.
REQUIRED OPEN SPACE:	10% OR 3,642 S.F.
PROPOSED OPEN SPACE:	15% OR 5,470 S.F.

(INCLUDES ROOF TERRACES, GREEN ROOFS & AMENITIES. EXCLUDES STREETSCAPE)

NOTES:

- FOR EXISTING CONDITIONS, SEE CERTIFIED SURVEY--SHEET C-02.
- FOR PROPOSED UTILITY INFORMATION, SEE SHEET C-14.
- THE TOTAL OF EXISTING TREES TO BE REMOVED IS 18, WITH A COMPUTED REPLACEMENT TOTAL OF 20. FOR EXISTING TREE INVENTORY AND REPLACEMENT INFORMATION, SEE SHEETS C-05 TO C-07. ALSO SEE THE TABLE ON THIS SHEET.
- TREES SHOWN (SPECIES & LOCATION) ARE PRELIMINARY AND FOR ILLUSTRATIVE PURPOSE ONLY. FINAL TREE LOCATIONS AND QUANTITIES ARE SUBJECT TO REVISION AT TIME OF FINAL LANDSCAPE PLAN REVIEW.

TREE REPLACEMENT TABULATION


TOTAL TREE REPLACEMENT REQUIREMENT = 20 (SEE SHEET C-06)
CANOPY TREES PROVIDED = 19 (INCLUDES STREET TREES)
30 UNDERSTORY @ 3:1 = 10
TOTAL = 29 TREES



NORTH (VCS 83)

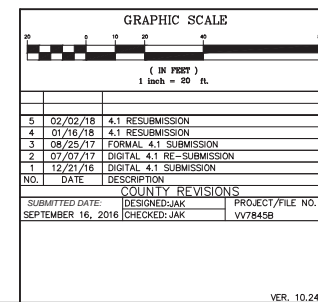
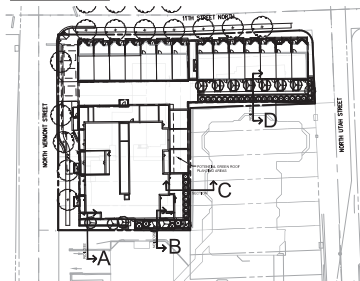
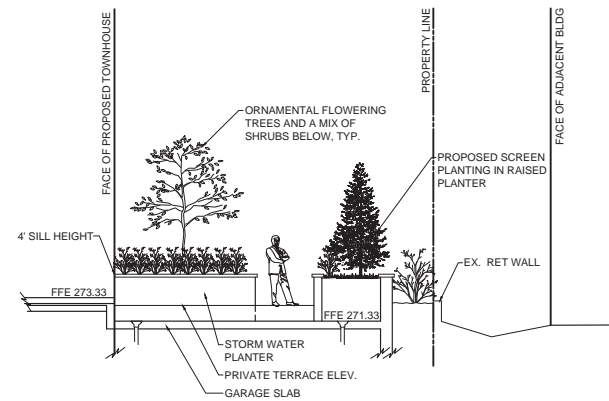
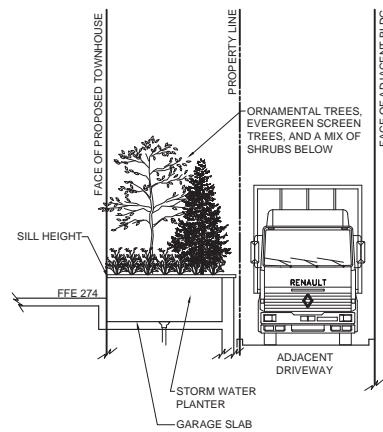
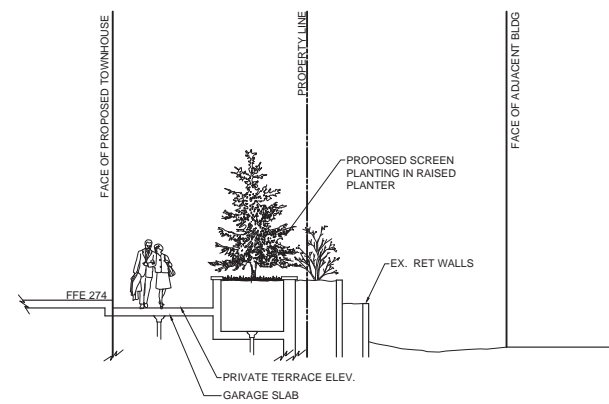
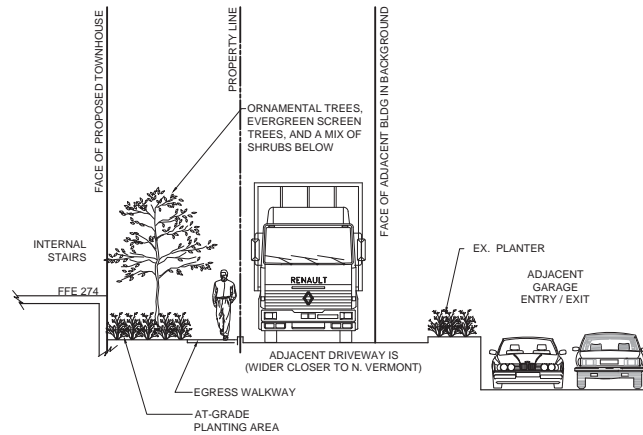


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VIFA VIRGINIA, LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
WWW.VIFA.COM

GRAPHIC SCALE		
		
(IN FEET)		
1 inch = 20 ft.		
5	02/02/18	4.1 RESUBMISSION
4	01/16/18	4.1 RESUBMISSION
3	08/25/17	FORMAL 4.1 SUBMISSION
2	07/07/17	DIGITAL 4.1 RE-SUBMISSION
1	12/21/16	DIGITAL 4.1 SUBMISSION
NO.	DATE	DESCRIPTION
COUNTY REVISIONS		
SUBMITTED DATE:	DESIGNED:JAK	PROJECT/FILE NO.
SEPTEMBER 16, 2016	CHECKED: JAK	VY78458

VIR. 10.2

ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES	
LANDSCAPE PLAN	
11th & VERMONT	
4.1 SUBMISSION	
Arlington County, Virginia	
SCALE: 1" = 20'	SHEET: L-01
VER. 10.24	



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V I K A VIRGINIA LLC
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WWW.VIKA.COM

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

LANDSCAPE SECTIONS

11th & VERMONT
4.1 SUBMISSION
Arlington County, Virginia

SCALE: 1" = 20'

SHEET: L-02

VER. 10,24