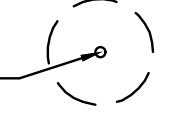




LEGEND:

-  EXISTING TREE TO BE PRESERVED
-  EXISTING TREE TO BE REMOVED
-  LIMITS OF CLEARING AND GRADING



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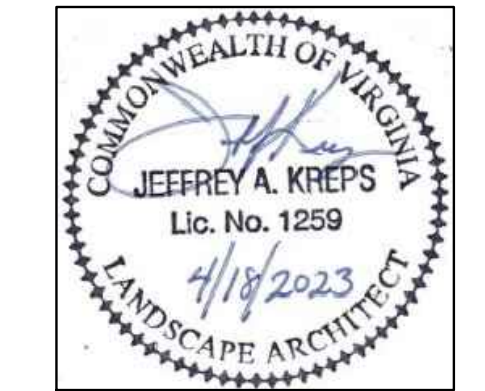
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PLAN STATUS	DATE
4.1.2 USE PERMIT 1ST SUBMISSION	4/18/2023

POST-APPROVAL SHEET STATUS	DATE
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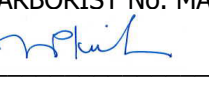
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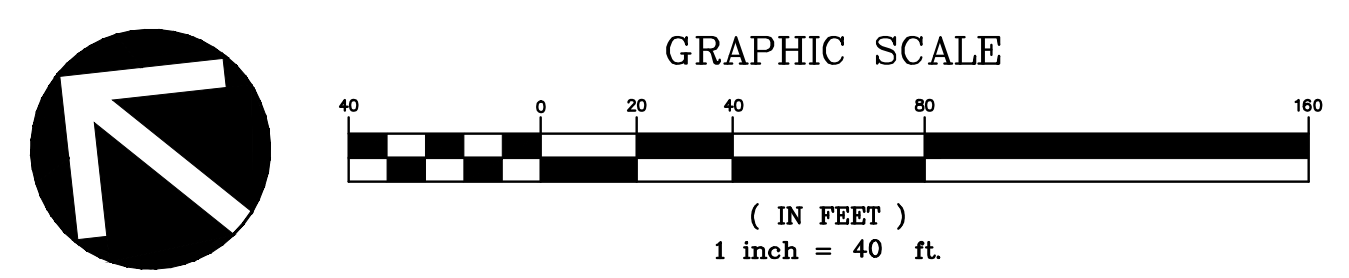
BARCROFT - PHASE 1

4.1.2 USE PERMIT
 ARLINGTON COUNTY, VIRGINIA

TREE INVENTORY PLAN

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
 ISA CERTIFIED ARBORIST NO. MA-4720AM
 SIGNATURE 
 DATE 2023.04.17

DESIGNED BY:	
DATE ISSUED:	4/18/2023
DWG. SCALE:	1"=40'
VIKA NO.:	VW8340K
SHEET NO.:	L-01





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PLAN STATUS DATE

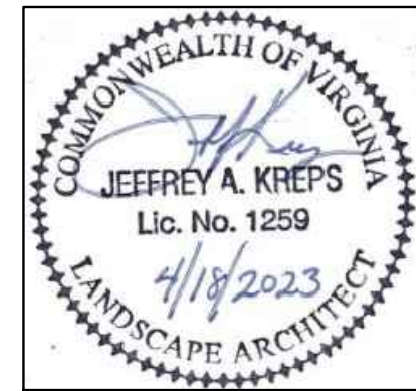
4.1.2 USE PERMIT 1ST SUBMISSION 4/18/2023

Table with columns: Tree No., Species, Size, CRZ, Field Condition, Species Rating, Canopy Position, Total Score, Status, Invasive Species, Replacement Trees Requirement, Existing Tree Condition Observations. Rows 3333-3362.

Table with columns: Tree No., Species, Size, CRZ, Field Condition, Species Rating, Canopy Position, Total Score, Status, Invasive Species, Replacement Trees Requirement, Existing Tree Condition Observations. Rows 3363-3391.

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
ISA CERTIFIED ARBORIST No. MA-4720AM
SIGNATURE [Signature]
DATE 2023.04.17

PROFESSIONAL SEAL

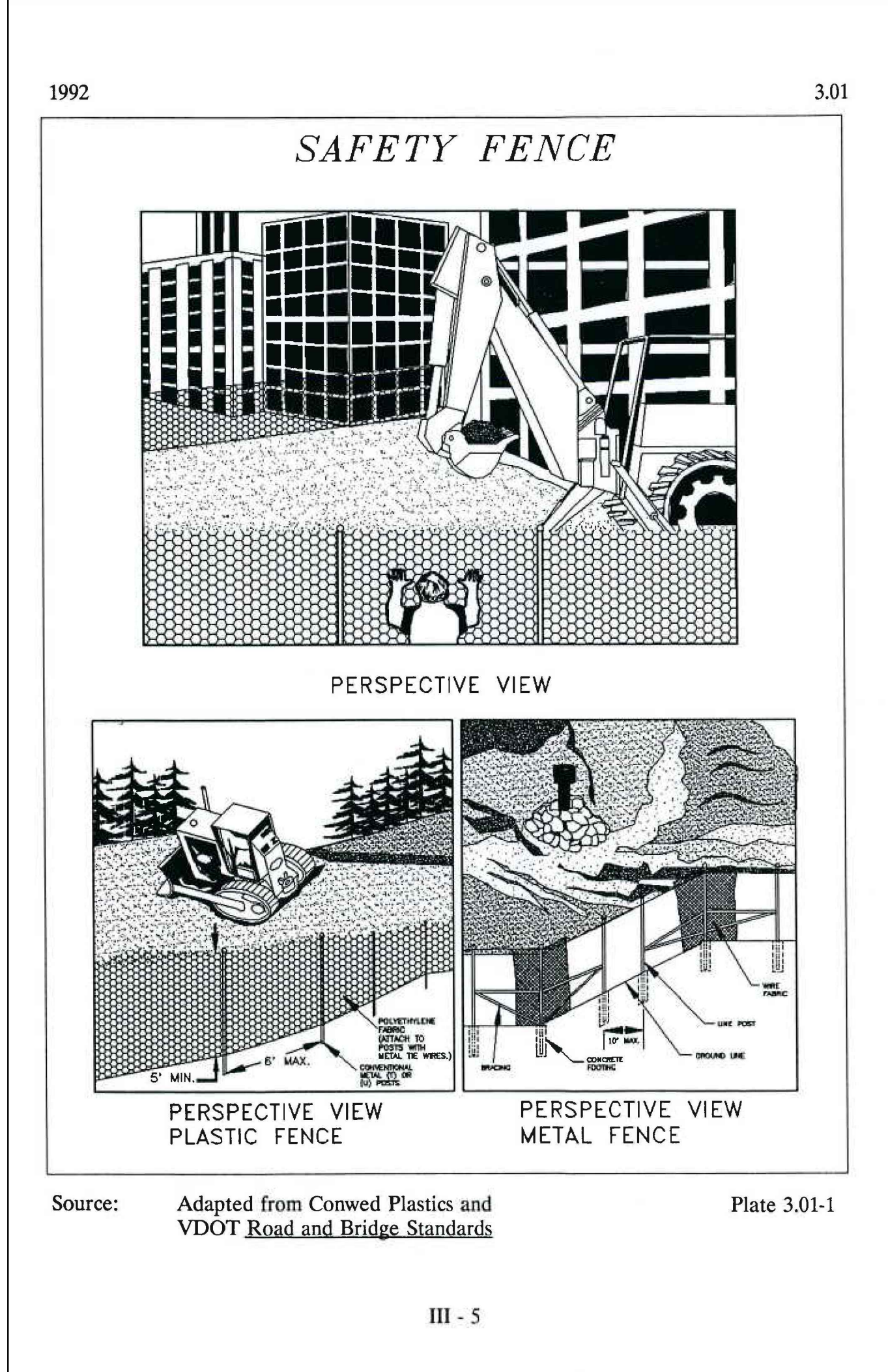
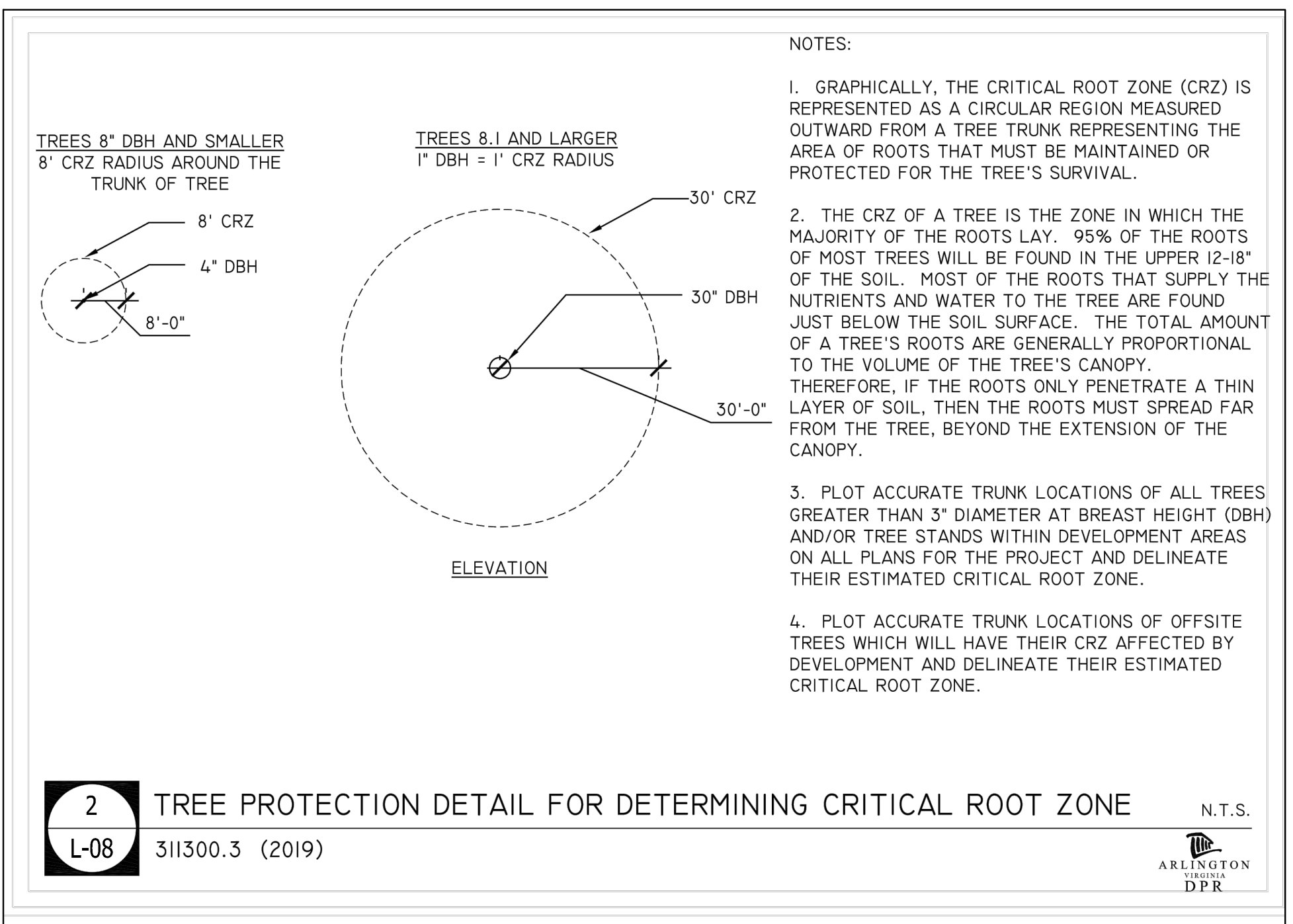
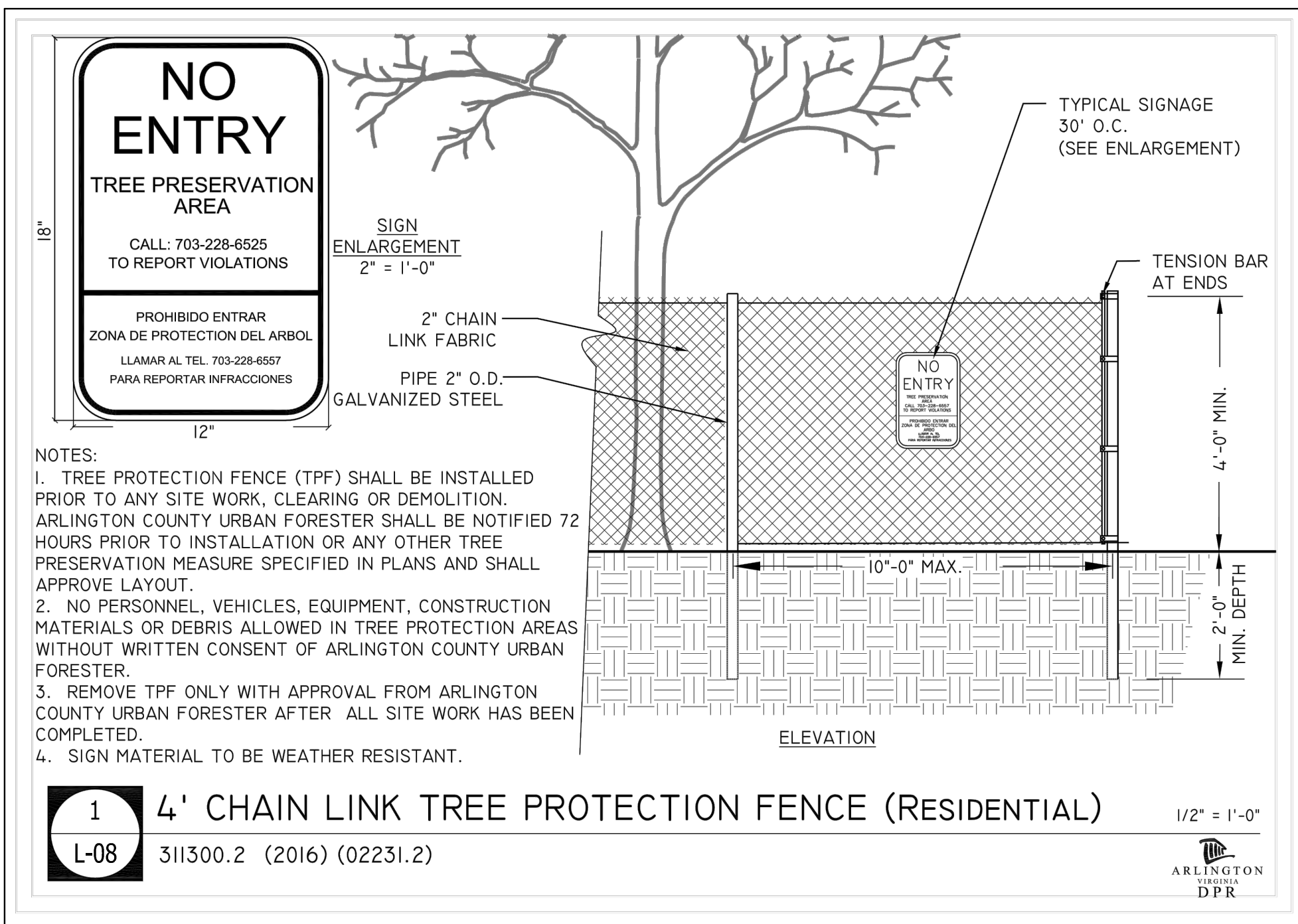


BARCROFT - PHASE 1

4.1.2 USE PERMIT
ARLINGTON COUNTY, VIRGINIA

TREE INVENTORY DATA

Table with columns: DRAWN BY, DESIGNED BY, DATE ISSUED, DWG. NO., SCALE, VIKA NO., SHEET NO. Values include N/A, VV8340K, L-05.



PLAN PREPARED BY: NELSON P. KIRCHNER, PLA
ISA CERTIFIED ARBORIST No. MA-4720AM
SIGNATURE: *N. P. Kirchner*
DATE: 2023.04.17

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 (2) 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" dbh AND GREATER)
- TREE PROTECTION FENCING SHALL BE ERRECTED AT THE CRITICAL ROOT ZONE OR BEYOND PRIOR TO START OF ANY CLEARING, GRADING OR OTHER CONSTRUCTION ACTIVITY. SIGNS STATING "NO ENTRY, TREE PROTECTION AREA, CALL 703-228-6557 TO REPORT VIOLATIONS" ARE TO BE POSTED IN BOTH ENGLISH AND SPANISH. SEE DETAIL (1).
- TREE PROTECTION SHALL BE A MINIMUM OF 4' HIGH CHAIN LINK FENCE MOUNTED ON VERTICAL PIPES DRIVEN 2' INTO THE GROUND WITH NO GATES.
- SUBMIT PHOTOGRAPHIC RECORD (2 PICTURES) OF ALL TREES TO BE PRESERVED OVER 3" DBH AFTER FENCE IS INSTALLED.
- NO PERSON, MATERIALS OR EQUIPMENT SHALL BE PERMITTED WITHIN THE TREE PROTECTION AREA. ANY VIOLATION OF THIS REQUIREMENT MAY RESULT IN A FINE OF \$500 PER DAY OF VIOLATION.
- ANY DAMAGE TO A TREE BEING PRESERVED SHALL RESULT IN A PAYMENT BY THE OWNER/DEVELOPER TO THE COUNTY FOR THE AMOUNT OF DAMAGE BASED ON THE LATEST EDITION OF "THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS GUIDE FOR PLANT APPRAISALS" PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL TREES ARE TO BE VALUED AS LANDSCAPE TREES. FOR FURTHER GUIDANCE, SEE ARLINGTON COUNTY TREE APPRAISAL POLICY, ADOPTED BY THE ARLINGTON COUNTY BOARD OCTOBER 2004.
- TREE PROTECTION SHALL NOT BE REMOVED UNTIL COMPLETION OF ALL CONSTRUCTION ACTIVITY.
- WHEN EXCAVATION IS TO TAKE PLACE WITHIN THE CRITICAL ROOT ZONE, THE DEVELOPER SHALL EMPLOY A PROFESSIONAL ARBORIST TO ROOT PRUNE IMMEDIATELY BEYOND THE LIMITS OF EXCAVATION TO A DEPTH OF 18 INCHES, PRIOR TO EXCAVATION.
- ANY EXCEPTIONS TO THE ABOVE REQUIREMENTS, SUCH AS CONSTRUCTION WITHIN THE CRITICAL ROOT ZONE, MUST BE APPROVED IN ADVANCE BY ARLINGTON COUNTY BY WAY OF THE TREE PRESERVATION PLAN.
- ADDITIONAL REQUIREMENTS MAY BE NECESSARY ON A CASE-BY-CASE BASIS.
- USE OF MOTORIZED EQUIPMENT IN TREE PRESERVATION AREAS SHALL BE LIMITED TO HAND-OPERATED EQUIPMENT SUCH AS CHAINSAWS, WHEEL BARROWS, RAKE AND SHOVELS. ANY WORK THAT REQUIRES THE USE OF MOTORIZED EQUIPMENT, SUCH AS TREE TRANSPLANTING SPADES, SKID LOADERS, TRACTORS, TRUCKS, STUMP-GRINDERS, ETC., OR ANY ACCESSORY OR ATTACHMENT CONNECTED TO THIS TYPE OF EQUIPMENT SHALL NOT OCCUR UNLESS PRE-APPROVED BY ARLINGTON COUNTY URBAN FORESTER.
- CONTRACTOR SHALL NOT STORE BUILDING MATERIALS OR EQUIPMENT WITHIN THE TREE PROTECTION AREAS TO ENSURE NO COMPACTION OCCURS WITHIN THE DRIPLINE OF THE TREES TO BE SAVED.



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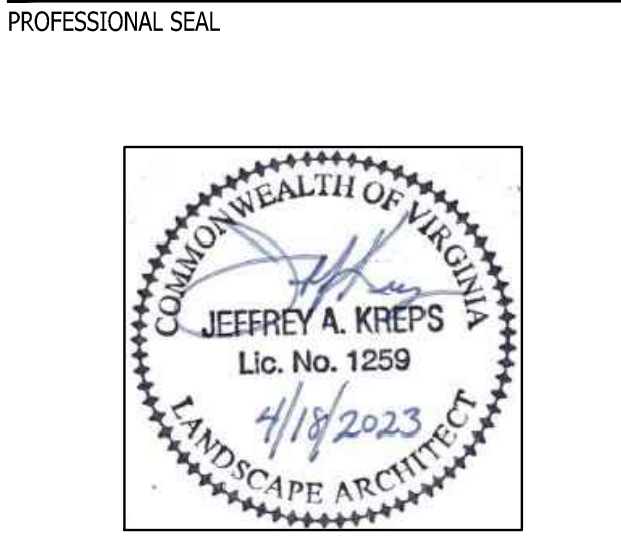
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PLAN STATUS	DATE
4.1.2 USE PERMIT 1ST SUBMISSION	4/18/2023

POST-APPROVAL SHEET STATUS	DATE

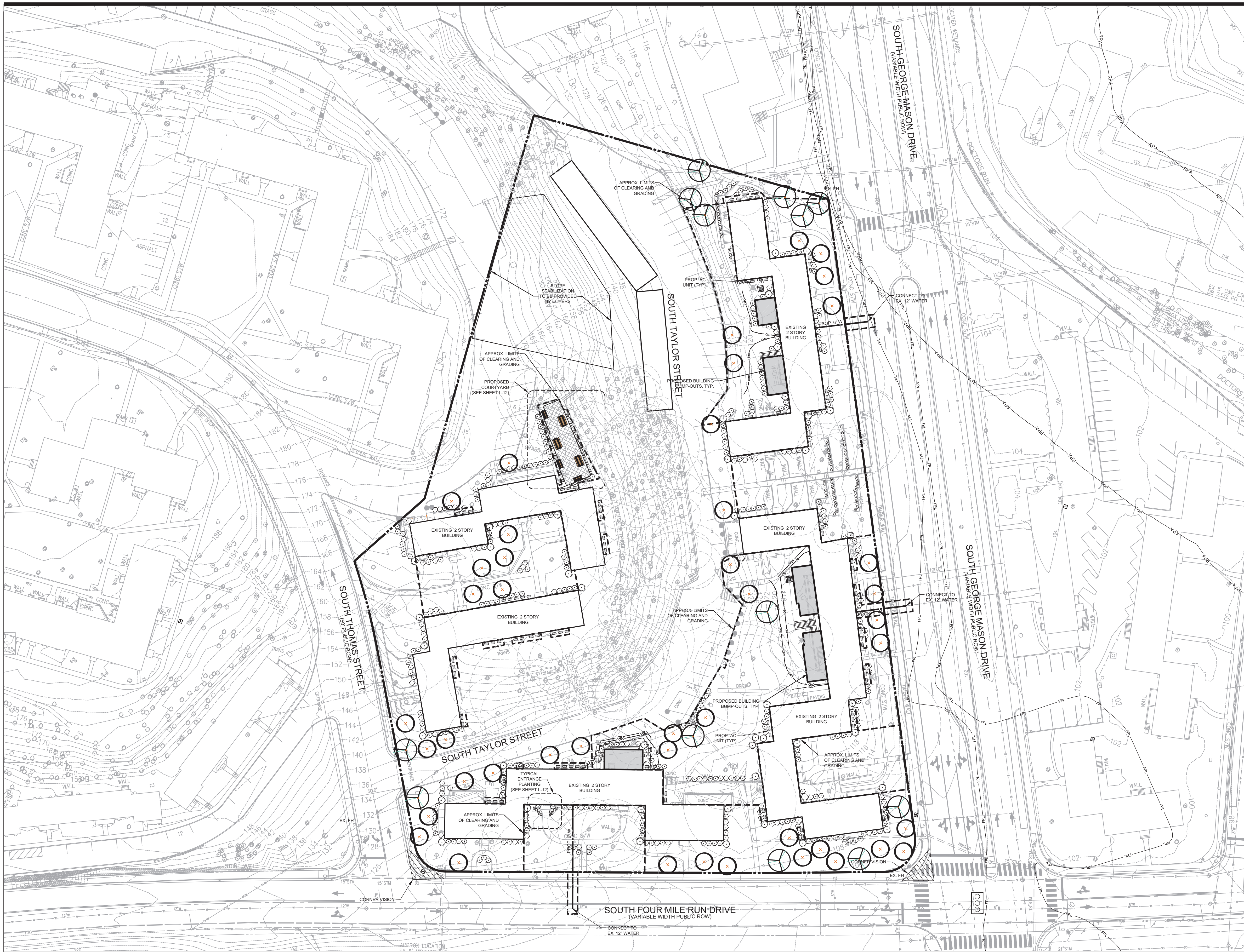


BARCROFT - PHASE 1

4.1.2 USE PERMIT
ARLINGTON COUNTY, VIRGINIA

TREE INVENTORY NOTES AND DETAILS

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	4/18/2023
DWG. SCALE:	N/A
VIKA NO.:	VW8340K
SHEET NO.:	L-08

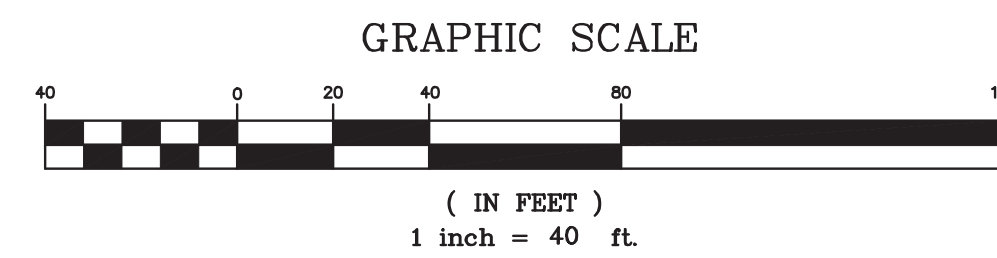
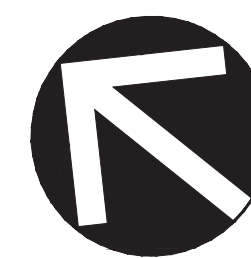


LANDSCAPE LEGEND:

- EXISTING TREE TO REMAIN (SEE SHEETS L-01 TO L-08)
- EXISTING TREE TO BE PRESERVED (SEE SHEETS L-01 TO L-08)
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHADE TREE
- PROPOSED SHRUBS

NOTE

PROPOSED LANDSCAPE ELEMENTS SHOWN HEREON ARE CONCEPTUAL IN NATURE-FINAL PLANT LOCATIONS AND QUANTITIES MAY CHANGE AT TIME OF COUNTY LANDSCAPE PLAN SUBMISSION. WITHIN THE LIMITS OF DISTURBANCE SHOWN, PROPOSED LANDSCAPE CHANGES ARE LIMITED TO NEW PLANTINGS, MINOR EROSION CONTROL, LAWN INSTALLATION, ETC. ANY RECONSTRUCTION OR REPAIR OF DETERIORATING WALLS AND SIDEWALKS, WILL BE PERFORMED IN-PLACE AND BE IN-KIND, AND WORK PERFORMED WILL BE BY HAND SO AS TO PREVENT IMPACT TO EXISTING TREES TO BE PRESERVED.



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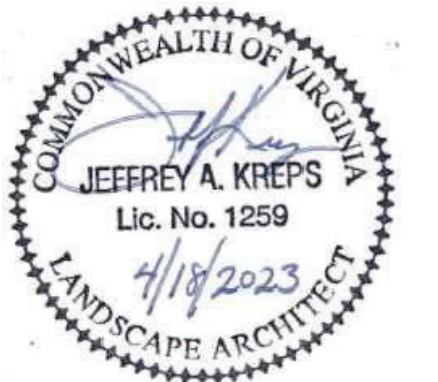
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PLAN STATUS	DATE
4.1.2 USE PERMIT 1ST SUBMISSION	4/18/2023

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL



BARCROFT - PHASE 1

4.1.2 USE PERMIT
 ARLINGTON COUNTY, VIRGINIA

OVERALL LANDSCAPE PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	4/18/2023
DWG. SCALE:	1"=40'
VIKA NO.:	W8340K
SHEET NO.:	L-09



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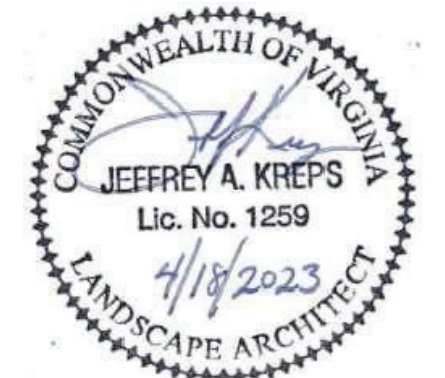
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PLAN STATUS	DATE
4.1.2 USE PERMIT 1ST SUBMISSION	4/18/2023
POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

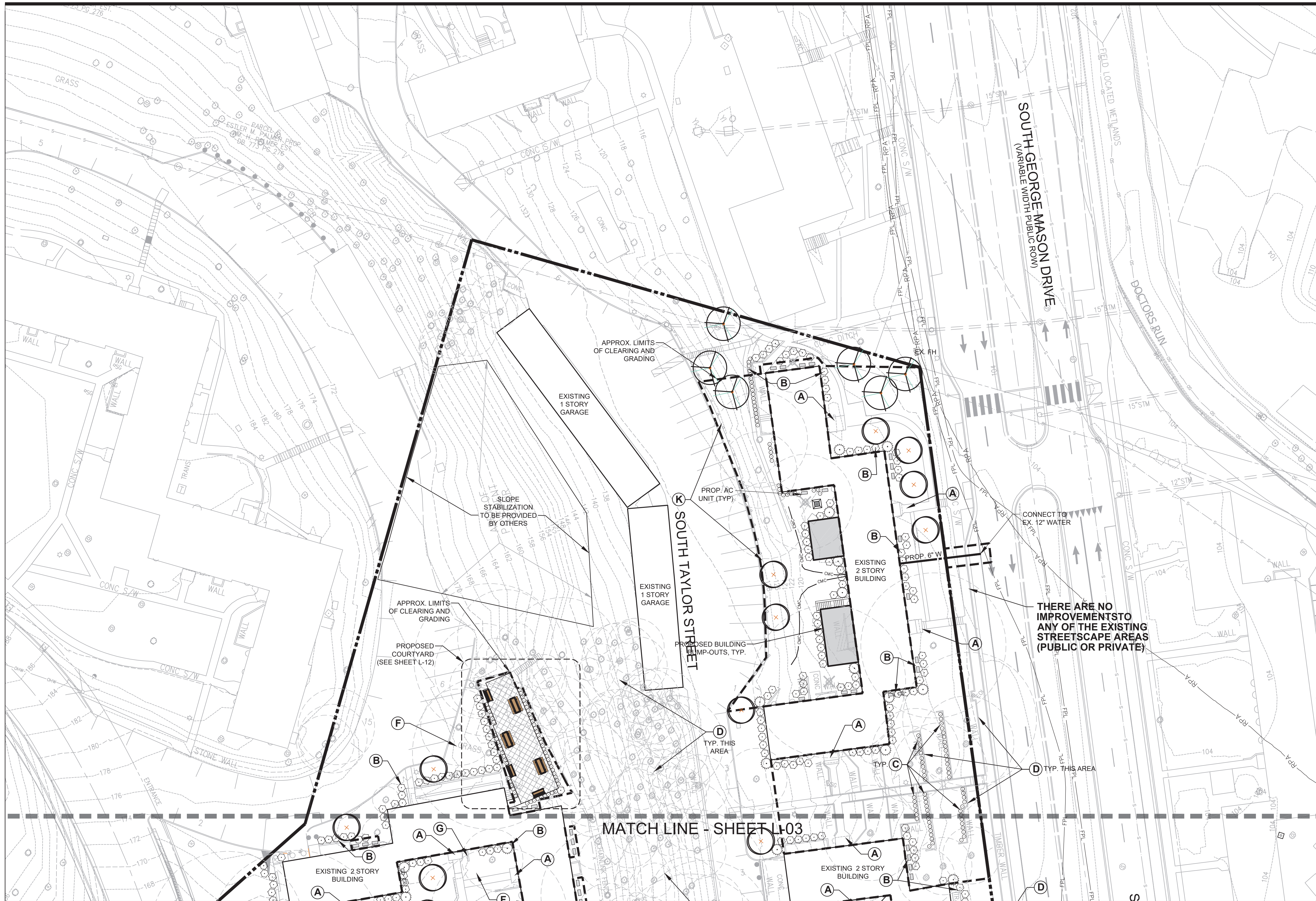


BARCROFT - PHASE 1

4.1.2 USE PERMIT
ARLINGTON COUNTY, VIRGINIA

DETAILED LANDSCAPE PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	4/18/2023
DWG. SCALE:	1"=25'
VIKA NO.:	VW8340K
SHEET NO.:	L-10

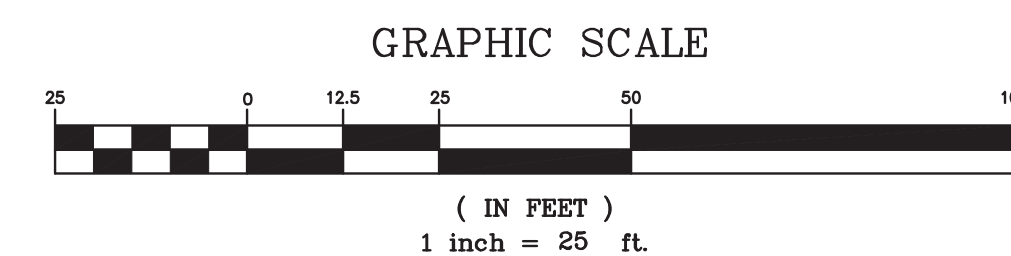
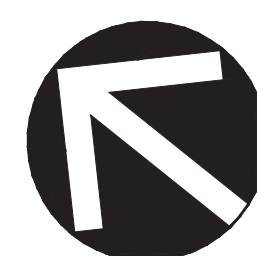


LANDSCAPE LEGEND:

- | | | | | | |
|--|---|--|---|--|--|
| | EXISTING TREE TO REMAIN (SEE SHEETS L-01 TO L-08) | | ENTRANCE PLANTINGS (SEE SHEET L-12) | | BRICK WALL - REPAIR IN KIND |
| | EXISTING TREE TO BE PRESERVED (SEE SHEETS L-01 TO L-08) | | FOUNDATION PLANTINGS | | INVASIVE SPECIES MANAGEMENT AREA |
| | PROPOSED ORNAMENTAL TREE | | SHRUB PLANTING BEDS | | PRUNE OR POTENTIALLY REMOVE EXISTING TREE |
| | PROPOSED SHADE TREE | | TIMBER WALLS - REPAIR/REPLACE IN KIND AND IN PLACE. | | PRUNE SHRUBS. REPLACE DEAD PLANT MATERIAL. |
| | PROPOSED SHRUBS | | SIDEWALK - REPAIR/REPLACE IN KIND AND IN PLACE. | | |
| | | | POTENTIAL AREA OF LAWN RESTORATION | | |

NOTE

PROPOSED LANDSCAPE ELEMENTS SHOWN HEREON ARE CONCEPTUAL IN NATURE-FINAL PLANT LOCATIONS AND QUANTITIES MAY CHANGE AT TIME OF COUNTY LANDSCAPE PLAN SUBMISSION. WITHIN THE LIMITS OF DISTURBANCE SHOWN, PROPOSED LANDSCAPE CHANGES ARE LIMITED TO NEW PLANTINGS, MINOR EROSION CONTROL, LAWN INSTALLATION, ETC. ANY RECONSTRUCTION OR REPAIR OF DETERIORATING WALLS AND SIDEWALKS, WILL BE PERFORMED IN-PLACE AND BE IN-KIND, AND WORK PERFORMED WILL BE BY HAND SO AS TO PREVENT IMPACT TO EXISTING TREES TO BE PRESERVED.





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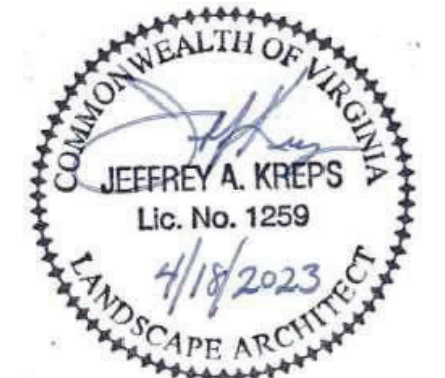
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PLAN STATUS	DATE
4.1.2 USE PERMIT 1ST SUBMISSION	4/18/2023

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

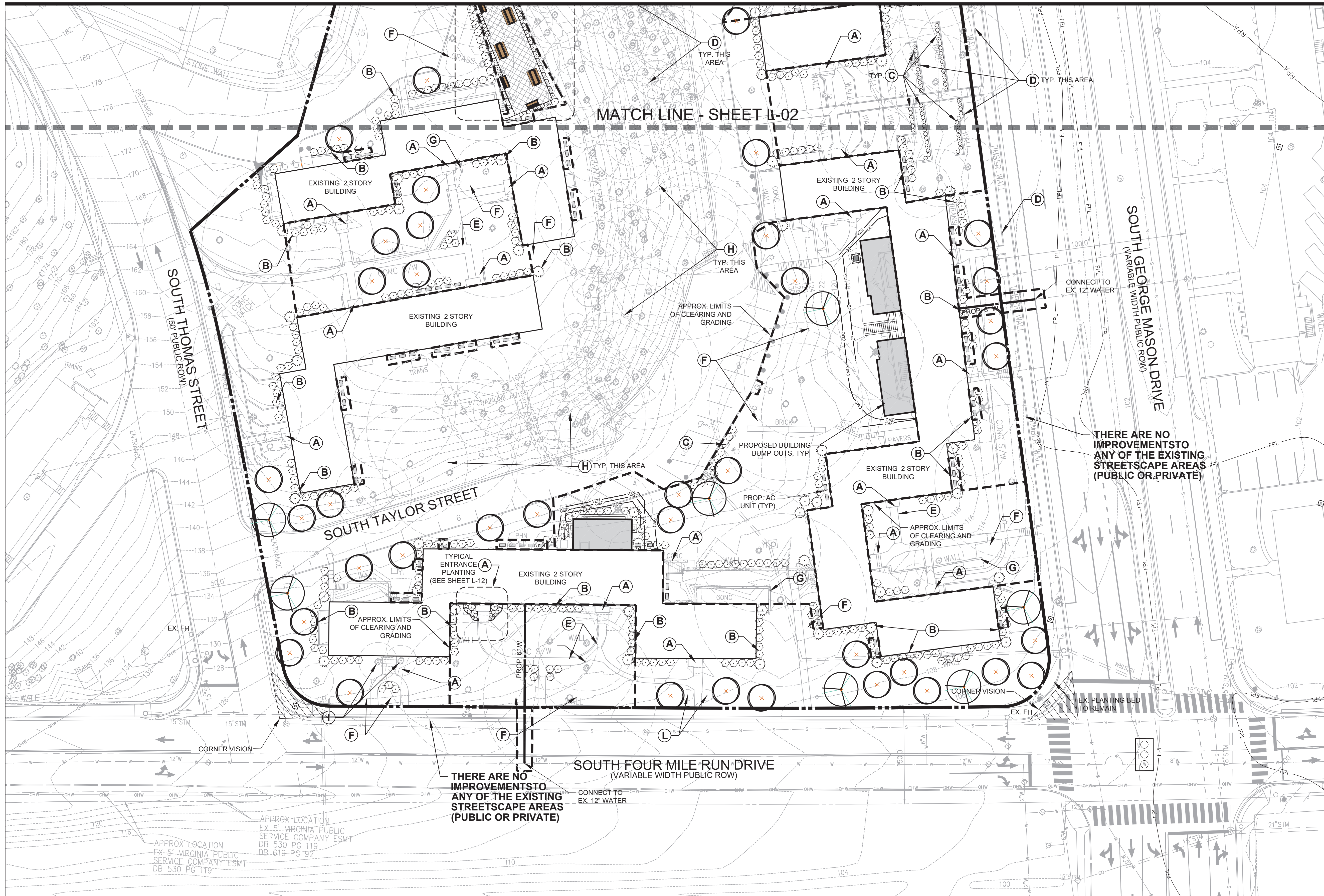


BARCROFT - PHASE 1

4.1.2 USE PERMIT
 ARLINGTON COUNTY, VIRGINIA

DETAILED LANDSCAPE PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	4/18/2023
DWG. SCALE:	1"=25'
VIKA NO.:	VW8340K
SHEET NO.:	L-11



MATCH LINE - SHEET L-02

SOUTH GEORGE MASON DRIVE
 (VARIABLE WIDTH PUBLIC ROW)

SOUTH TAYLOR STREET

SOUTH FOUR MILE RUN DRIVE
 (VARIABLE WIDTH PUBLIC ROW)

THERE ARE NO IMPROVEMENTS TO ANY OF THE EXISTING STREETSCAPE AREAS (PUBLIC OR PRIVATE)

THERE ARE NO IMPROVEMENTS TO ANY OF THE EXISTING STREETSCAPE AREAS (PUBLIC OR PRIVATE)

CONNECT TO EX. 12" WATER

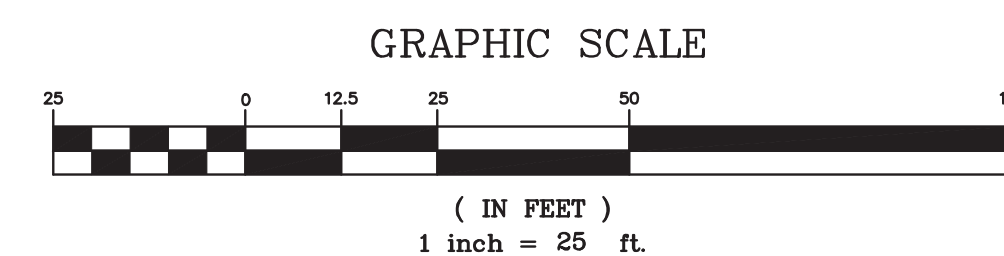
APPROX LOCATION EX. 5" VIRGINIA PUBLIC SERVICE COMPANY ESMT DB 530 PG 119
 APPROX LOCATION EX. 5" VIRGINIA PUBLIC SERVICE COMPANY ESMT DB 530 PG 119

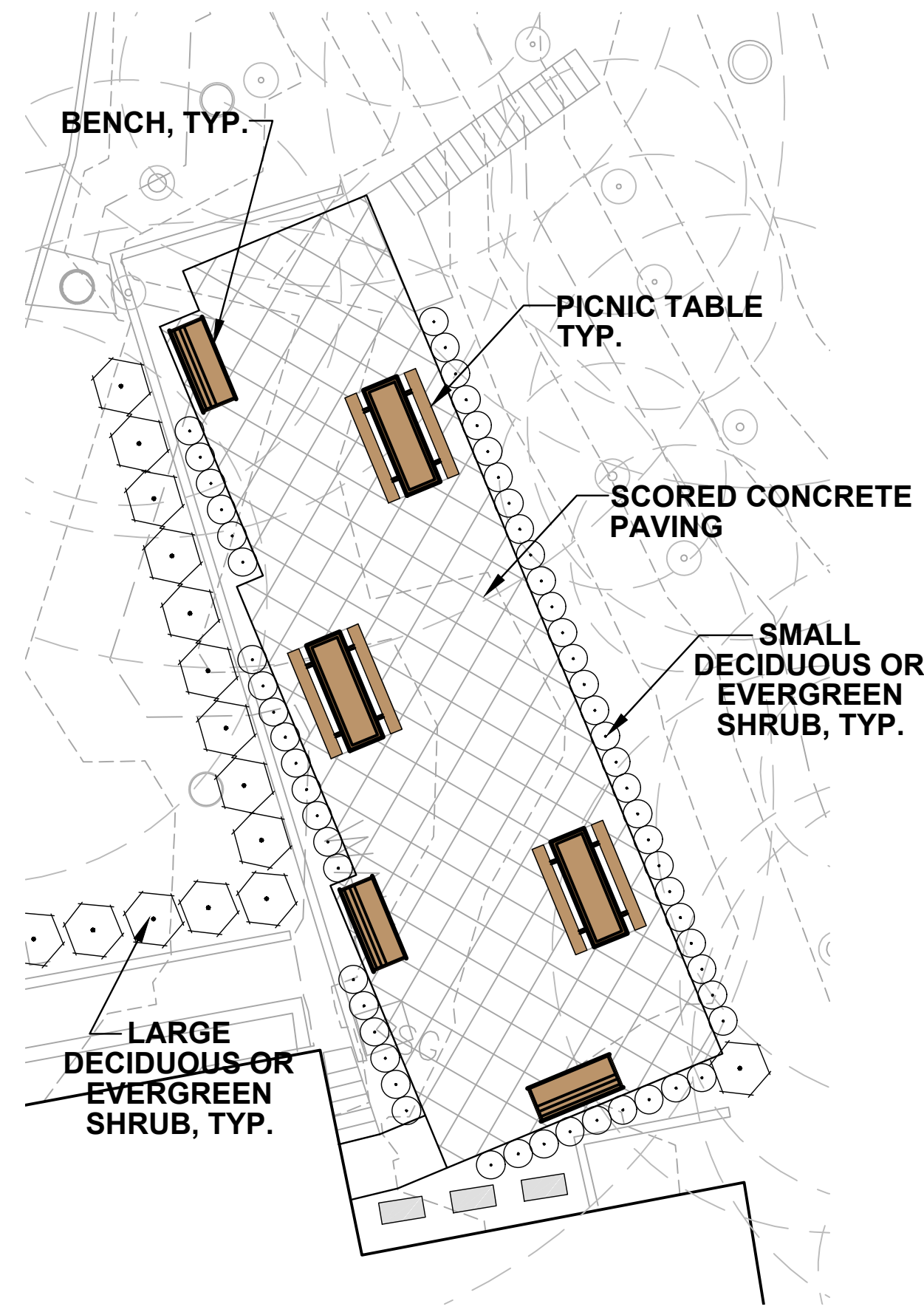
LANDSCAPE LEGEND:

- | | | | | | |
|--|---|--|---|--|--|
| | EXISTING TREE TO REMAIN (SEE SHEETS L-01 TO L-08) | | ENTRANCE PLANTINGS (SEE SHEET L-12) | | BRICK WALL - REPAIR IN KIND |
| | EXISTING TREE TO BE PRESERVED (SEE SHEETS L-01 TO L-08) | | FOUNDATION PLANTINGS | | INVASIVE SPECIES MANAGEMENT AREA |
| | PROPOSED ORNAMENTAL TREE | | SHRUB PLANTING BEDS | | PRUNE OR POTENTIALLY REMOVE EXISTING TREE |
| | PROPOSED SHADE TREE | | TIMBER WALLS - REPAIR/REPLACE IN KIND AND IN PLACE. | | PRUNE SHRUBS. REPLACE DEAD PLANT MATERIAL. |
| | PROPOSED SHRUBS | | SIDEWALK - REPAIR/REPLACE IN KIND AND IN PLACE. | | POTENTIAL AREA OF LAWN RESTORATION |

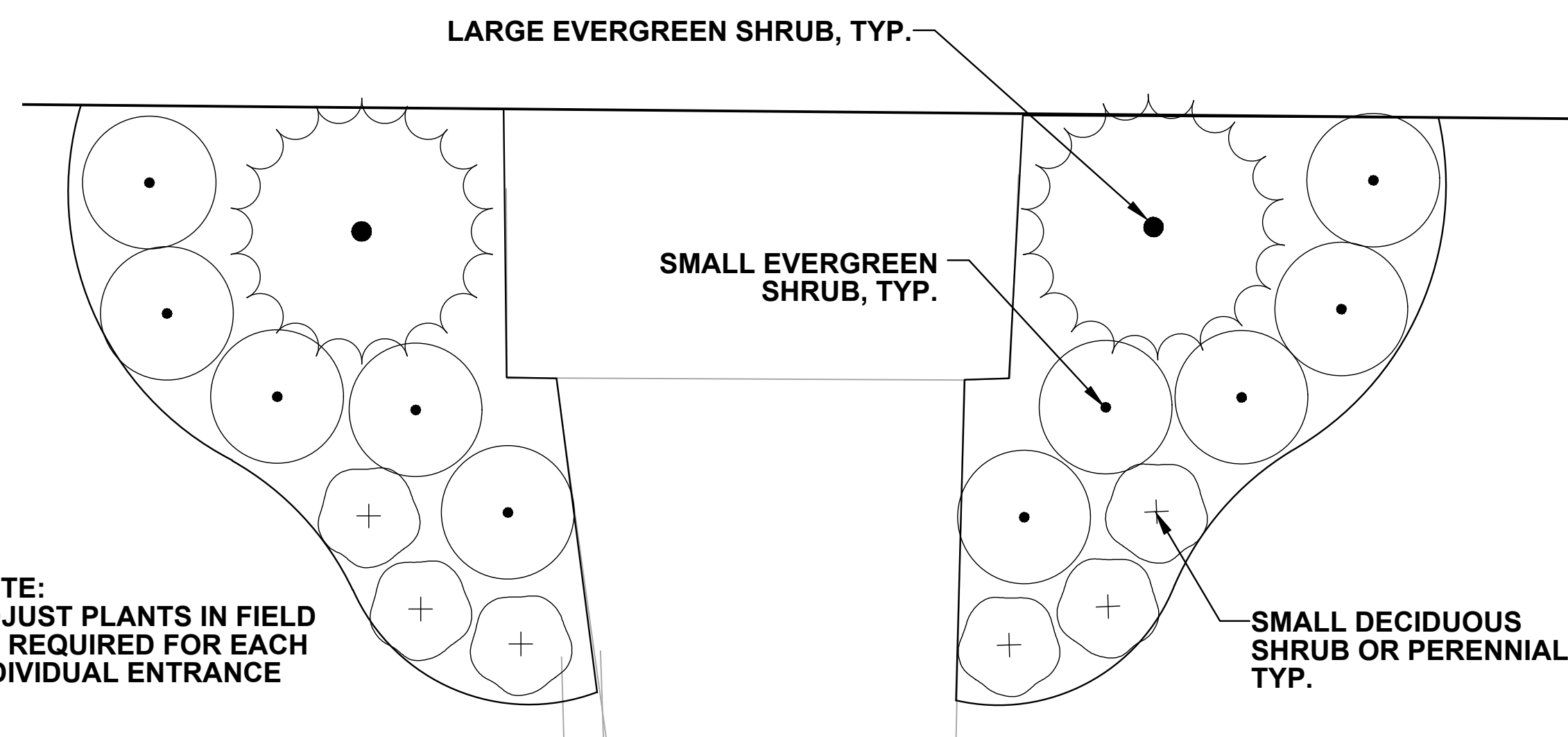
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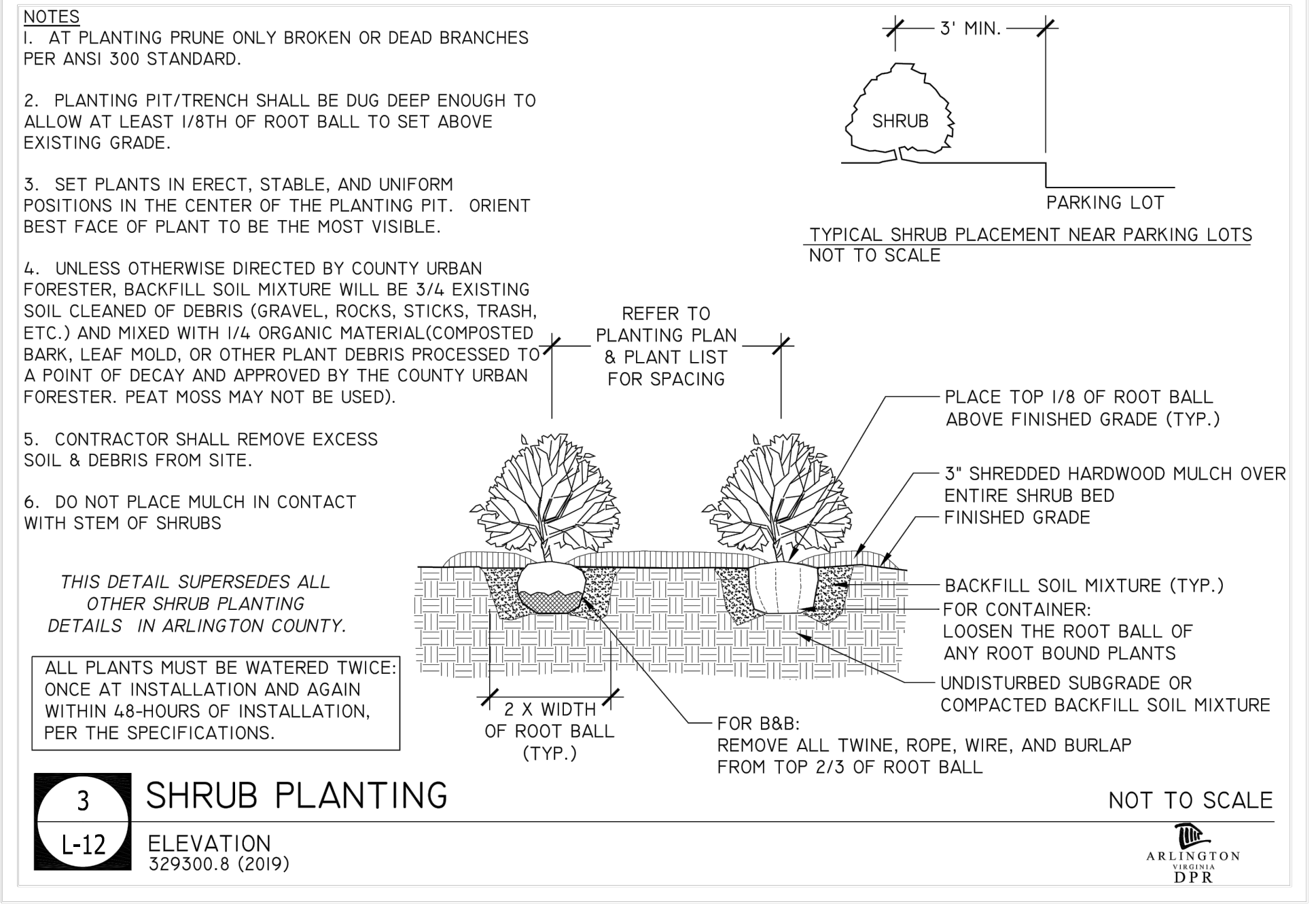
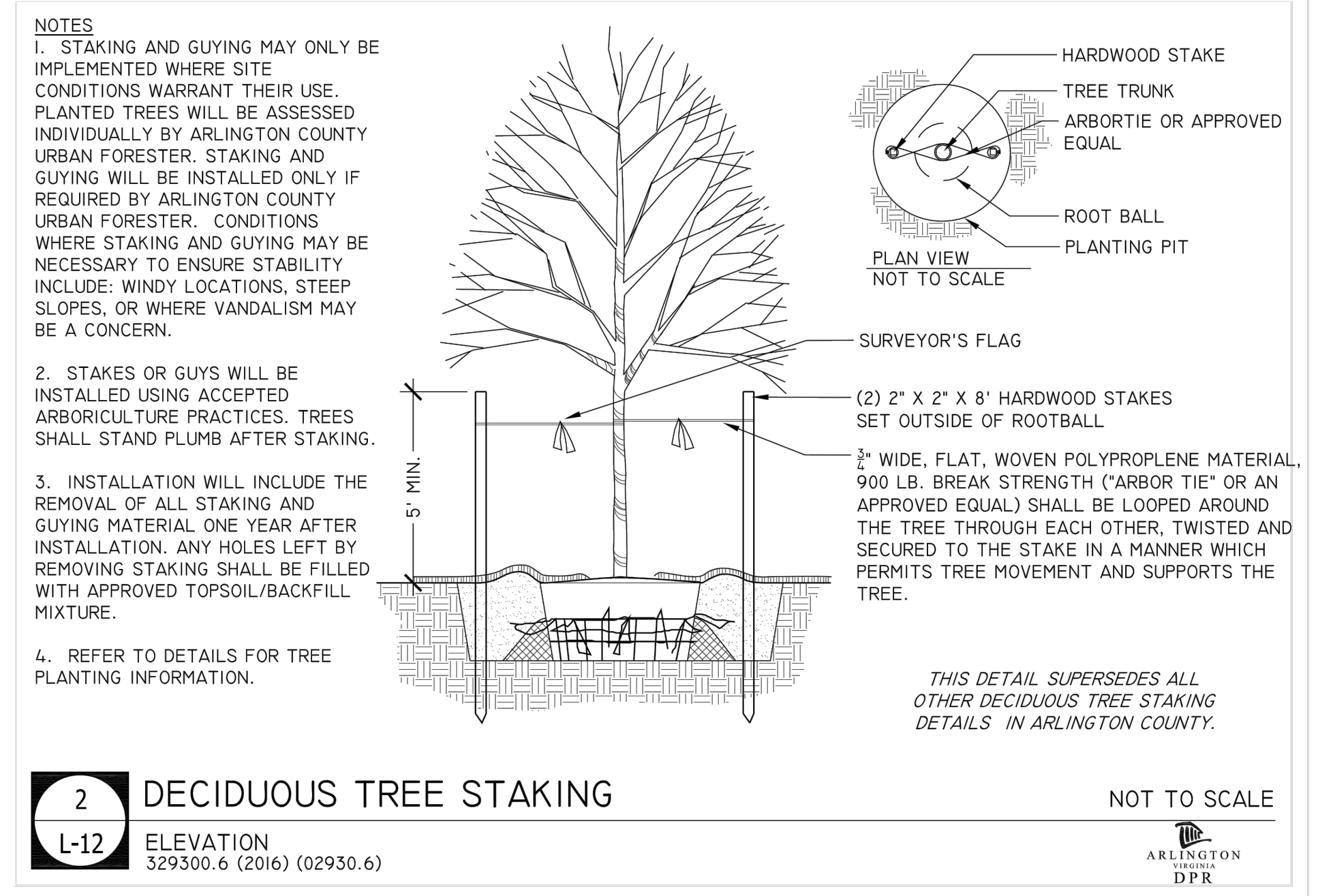
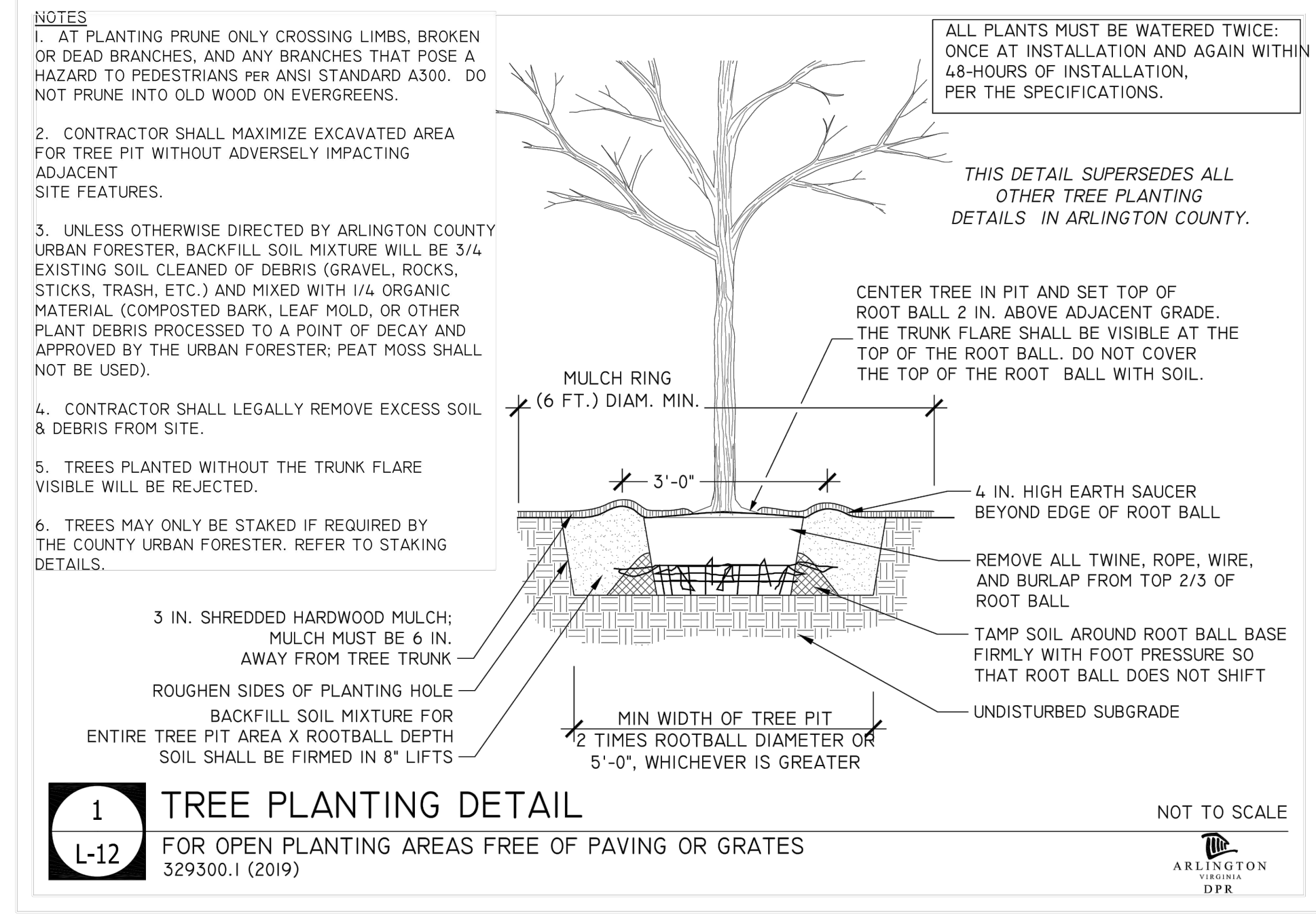




COURTYARD PLAN
SCALE: 1" = 10'



ENTRANCE PLANTING PLAN
SCALE: 1" = 5'
TYPICAL WHERE SHOWN (A) ON THE PLAN



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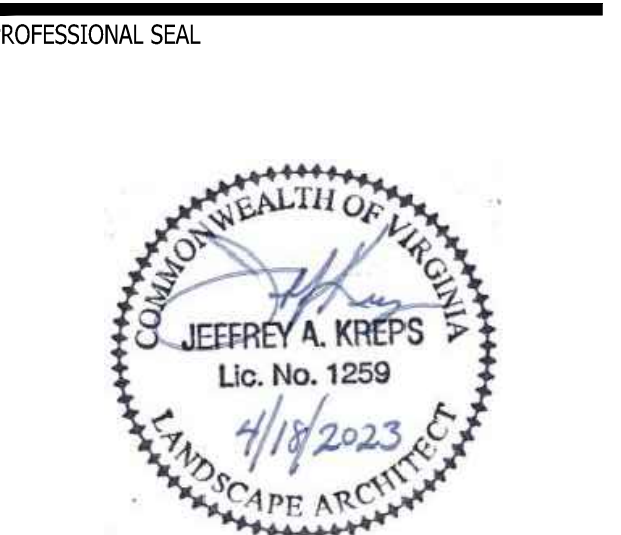
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PLAN STATUS	DATE
4.1.2 USE PERMIT 1ST SUBMISSION	4/18/2023

POST-APPROVAL SHEET STATUS	DATE
----------------------------	------



BARCROFT - PHASE 1

4.1.2 USE PERMIT
ARLINGTON COUNTY, VIRGINIA

LANDSCAPE DETAILS

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	4/18/2023
DWG. SCALE:	AS NOTED
VIKA NO.:	VW8340K
SHEET NO.:	L-12