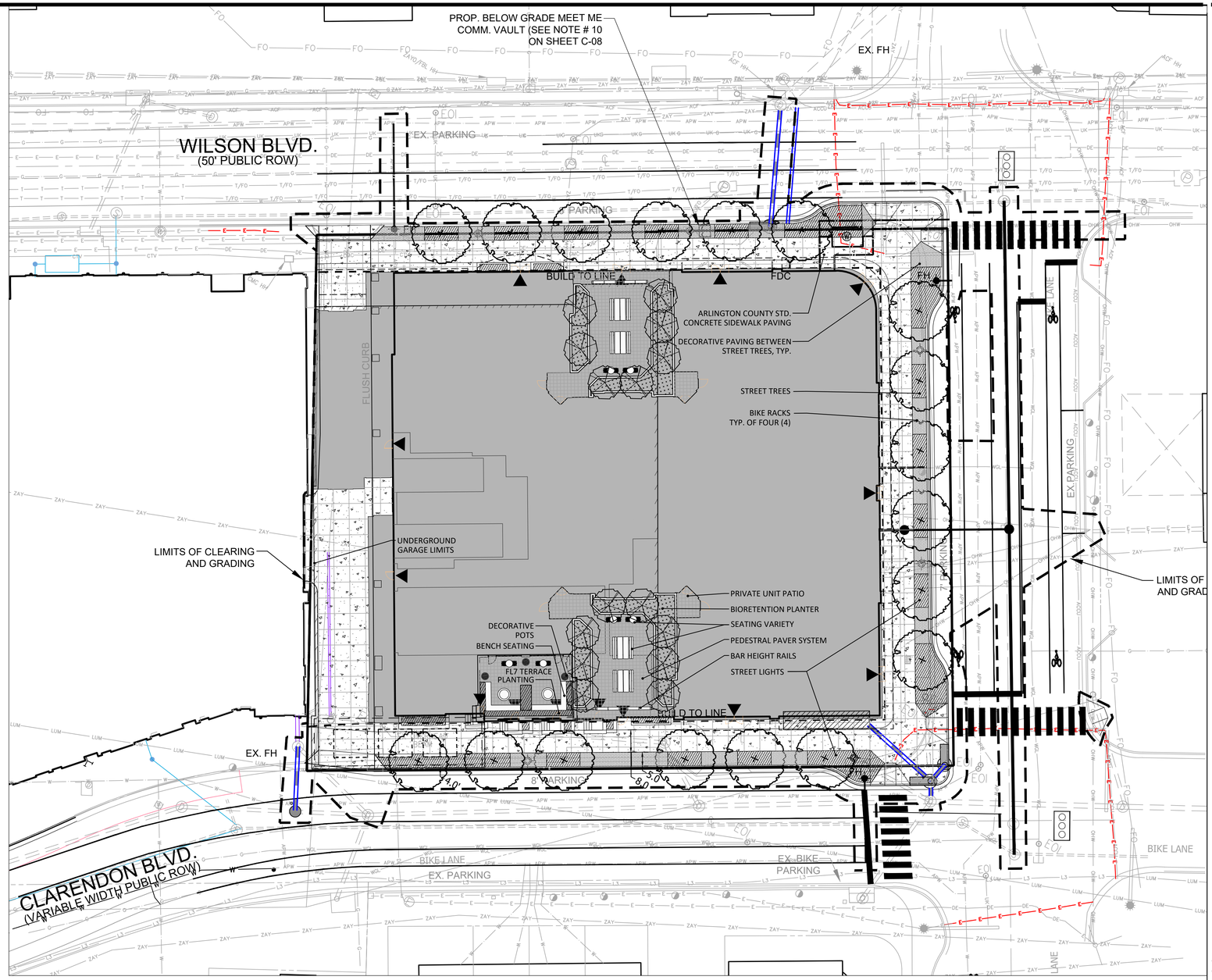


LANDSCAPE LEGEND:

- STREET - CANOPY TREE
- UNDERSTORY / ORNAMENTAL TREE
- STORMWATER PLANTERS
- TREE PIT SHRUBS & GROUNDCOVER AND SHRUBS & GROUNDCOVER IN AT-GRADE & 7TH FL. PLANTERS
- ARLINGTON COUNTY STD CONCRETE SIDEWALK
- DECORATIVE PAVING BETWEEN TREE PITS

NORTH (VCS 83)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

Our Site Set on the Future.

V 12.00

PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
8/25/2023
LANDSCAPE ARCHITECT

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

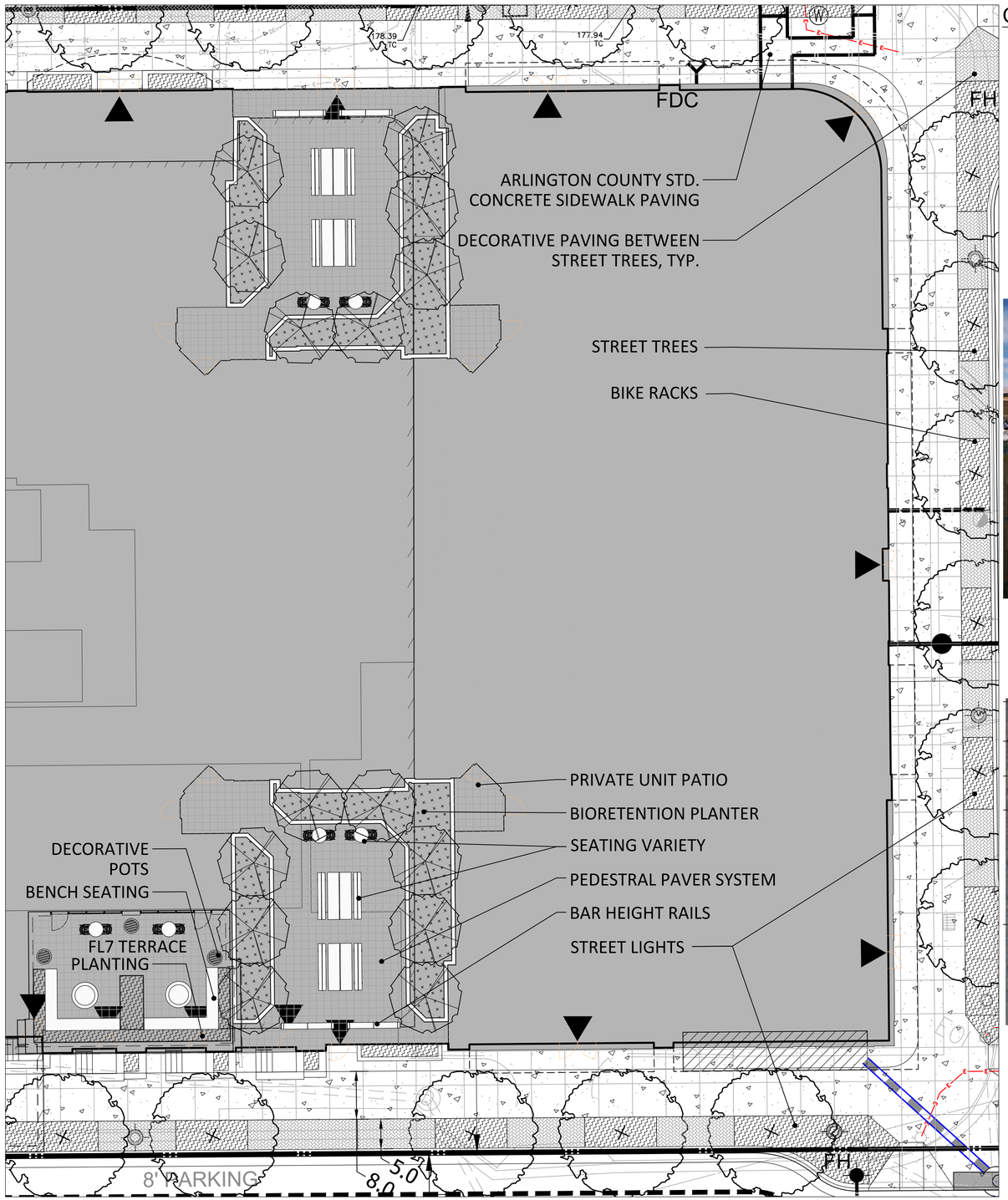
ARLINGTON COUNTY, VIRGINIA

LANDSCAPE PLAN

DRAWN BY:
DESIGNED BY:
DATE ISSUED: 6/30/2023
DWG. SCALE: 1" = 20
VIKA NO. VV6732E
SHEET NO. L1.0

FILE: Q:\Projects\6732\6732E\CADD\LANDSCAPE\DRAWINGS\6732E_LANDSCAPE PLAN.dwg USER: Kreps DATE: October 2, 2023 TIME: 2:03:11 PM LAYOUT: L-1.0 LANDSCAPE

LAYOUT: L-1.0 LANDSCAPE, Plotted By: Kreps



NORTH (VCS 83)

GRAPHIC SCALE

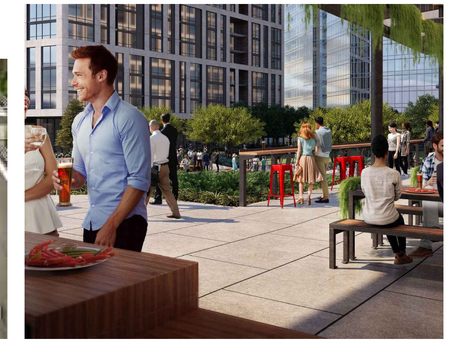
10 0 5 10 20 40

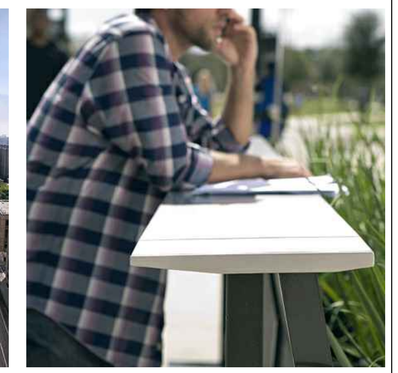
(IN FEET)
1 inch = 10 ft.

LANDSCAPE LEGEND:

- STREET - CANOPY TREE
- UNDERSTORY / ORNAMENTAL TREE
- STORMWATER PLANTERS
- SHRUBS & GROUNDCOVERS
- ARLINGTON COUNTY STD CONCRETE SIDEWALK
- DECORATIVE PAVING BETWEEN TREE PITS

CONCEPT IMAGERY





NOTE: GREEN WALL SYSTEM TYPE TO BE DETERMINED AT SITE PLAN

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PLAN STATUS	DATE
4.1 PRELIMINARY SITE PLAN #1	6/30/2023
4.1 RESUBMISSION	8/25/2023

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JEFFREY A. KREPS
Lic. No. 1259
8/25/2023
LANDSCAPE ARCHITECT

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

COURTYARD DETAIL

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	6/30/2023
DWG. SCALE:	1" = 10
VIKA NO.	VV6732E
SHEET NO.	L2.0

FILE: Q:\Projects\6732\6732E\CADD\LANDSCAPE\DRAWINGS\6732E_LANDSCAPE PLAN.dwg USER: Letteri DATE: August 22, 2023 TIME: 3:19:57 PM LAYOUT: L-2.0 DETAIL

LAYOUT: L-2.0 DETAIL, Plotted By: Letteri

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				
SITE AREA:				43,901 s.f.
x .10 (10%) **REQUIRED** CANOPY COVERAGE AT 20 YEARS =				4,390 s.f.
EXISTING TREE CANOPY TO REMAIN				**0 s.f.**
PROPOSED TREE CANOPY COVERAGE	QUANTITY	20 YEAR COVERAGE (SQ. FT.)		
		NON-NATIVE	NATIVE	
CANOPY / STREET	12		312.5	3,750 s.f.
UNDERSTORY	15		218.75	3,281.25 s.f.
PROPOSED CANOPY COVERAGE AT 20 YEARS:				**7,031.25 s.f. or 16%**
GOAL IS MET: THE TOTAL PROPOSED CANOPY OF 7,031.25 SF IS GREATER THAN 4,390 SQ. FT.				

NOTES:
A. FOUR (6) PUBLIC/CO-OWNED STREET TREES ON WILSON BLVD. WERE **NOT** INCLUDED IN THIS CALCULATION.
B. 20 YEAR CANOPY DATA FROM: 20-YR CANOPY WORKSHEET IN ARLINGTON COUNTY STORMWATER MANUAL.

TREE REPLACEMENT TABLE

TOTAL NUMBER OF TREES TO BE REMOVED	5
TREE REPLACEMENT REQUIREMENT FOR PROJECT	= **5**
TREES TO BE PLANTED - SHADE TREES @ 1:1 (INCLUDES STREET TREES)	18 = 18
TREES TO BE PLANTED - ORNAMENTAL TREES @ 3:1	15 = 5
TOTAL PROPOSED REPLACEMENT TREES	= 33
TOTAL CANOPY TREE CREDIT GIVEN FOR TREES PLANTED	= **23**
TOTAL REPLACEMENT TREES REQUIRED	= **5**
GOAL IS MET: 23 TREES IS GREATER THAN 5 TREES	

SHRUB COVERAGE REQUIREMENTS

GOAL: 25% SHRUB COVERAGE IN LANDSCAPE AREAS
GOAL IS MET - SHRUB COVERAGE IS 100% AS THERE IS NO LAWN PROPOSED WITH THIS PROJECT. ALL PLANTED AREAS ARE COVERED BY SHRUBS / GROUNDCOVER AND MULCH.

NOTES

1. ALL NON-BIORETENTION PLANTING AREAS ARE TO BE MULCHED EXCEPT WHERE SOD IS SPECIFIED.
2. CONTRACTOR SHALL NOT STORE BUILDING MATERIALS OR WITHIN THE TREE PROTECTION AREAS TO ENSURE NO COMPACTION OCCURS.
3. CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS, AS REQUIRED, TO ACCOMMODATE UTILITY BOXES AND OTHER OBSTACLES IN THE PLANTING AREAS.
4. ANY REPLACEMENT TREES THAT CANNOT BE ACCOMMODATED ON SITE WILL BE PROVIDED FOR IN A MONETARY AMOUNT FOR THE "TREE CANOPY FUND"--TO BE COORDINATED WITH ARLINGTON COUNTY DEPARTMENT OF PARKS AND RECREATION.
5. FOR DETAILED DESCRIPTIONS OF EXISTING TREE STATUS AND FOR TREE PRESERVATION PLANS, SEE SHEETS C.02 THROUGH C.03.
6. FOR EXISTING CONDITIONS, SEE CERTIFIED SURVEY--SHEET C-01.
7. FOR PROPOSED UTILITY INFORMATION, SEE SHEET C-06.
8. TREES SHOWN (SPECIES & LOCATION) ARE PRELIMINARY AND FOR ILLUSTRATIVE PURPOSE, ONLY. FINAL TREE LOCATIONS, SPECIES AND QUANTITIES ARE SUBJECT TO REVISION AT TIME OF FINAL LANDSCAPE PLAN REVIEW, PROVIDED MINIMUM CANOPY COVERAGE REQUIREMENTS ARE MET.
9. PLANTING SOIL DEPTH AND SOIL VOLUME REQUIREMENTS SHALL BE PER ARLINGTON COUNTY STANDARDS--REFER TO ARLINGTON COUNTY LANDSCAPE GUIDELINES AND ADMINISTRATIVE REGULATION 4.3.

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4.1 RESUBMISSION	8/25/2023

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
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8/25/2023
LANDSCAPE ARCHITECT

1840 WILSON BOULEVARD

4.1 SITE PLAN AMENDMENT

ARLINGTON COUNTY, VIRGINIA

LANDSCAPE TABULATIONS

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	6/30/2023
DWG. SCALE:	1" = 20
VIKA NO.	VV6732E
SHEET NO.	L3.0

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