

PROPOSED C-0-1.5

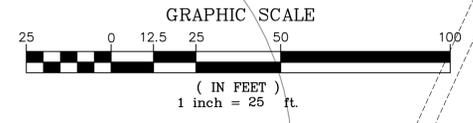
LANDS N/F
ARLINGTON
BOULEVARD, LLC
DEED BOOK 3985 PAGE 803
103,566 SF, OR 2.3775 AC.
RCP:18-059-020

Existing Zoning
RA6-15 = 37,843 SF or 0.86 AC
C-2 = 65,723 SF or 1.51 AC

PROPOSED SITE ZONING

Rezoned Boundary Description

BEGINNING AT A POINT IN THE WEST LINE OF ARLINGTON BOULEVARD (FORMERLY LEE BOULEVARD), SAID POINT MARKING THE SOUTHEAST CORNER OF THE PROPERTY BEING DESCRIBED, AND BEING ALSO IN THE NORTH LINE OF THE PROPERTY OF THE WASHINGTON & LEE APARTMENTS, THENCE, DEPARTING FROM ARLINGTON BOULEVARD AND FOLLOWING LINES COMMON TO SAID APARTMENTS AND THE PROPERTY BEING DESCRIBED: S. 80° 12' 59" W. 97.00 FEET TO A POINT, N. 9° 47' 01" W. 129.66 FEET TO A POINT, AND S. 80° 12' 59" W. 271.63 FEET TO A POINT IN THE EAST SIDE OF NORTH WAYNE STREET, THENCE, WITH SAID SIDE OF SAID STREET, N. 01° 43' 46" W. 242.41 FEET TO A POINT IN THE SOUTH LINE OF NORTH PERSHING DRIVE, SAID POINT BEING ALSO IN THE ORIGINAL CENTER LINE OF OLD GEORGETOWN ROAD THENCE; FOLLOWING THE SOUTH LINE OF NORTH PERSHING DRIVE AND SAID ORIGINAL CENTER LINE, N. 71° 04' 19" E. 225.48 FEET TO A POINT; THENCE, N. 49° 15' 49" E. 17.75 FEET TO A POINT; THENCE, S. 9° 47' 01" E. 23.69 FEET TO A POINT ON A 228.00 FOOT RADIUS CURVE IN THE NEW SOUTH LINE OF NORTH PERSHING DRIVE; THENCE, ALONG THE ARC OF SAID CURVE TO THE LEFT (THE CHORD OF WHICH BEARS N. 62° 25' 42.5" E FOR A DISTANCE OF 41.51 FEET) 41.51 FEET TO A P.T.; THENCE, N. 57° 26' 29" E. 25.32 FEET TO A POINT IN THE NEW WEST LINE OF ARLINGTON BOULEVARD; THENCE, S. 30° 32' 01" E. 97.29 FEET TO AN ANGLE POINT; THENCE, WITH THE WEST LINE OF ARLINGTON BOULEVARD, S. 9° 47' 01" E. 323.59 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 103,566 SQUARE FEET OR 2.3775 ACRES.



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DRAWN: MG
DATE: 04/02/2023

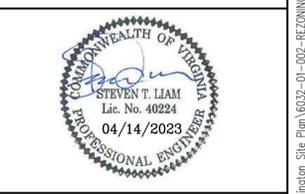
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ARVA APARTMENTS

2201 ARLINGTON BLVD.
ARLINGTON VA 22011

4.1 PRELIMINARY SITE PLAN

ARLINGTON COUNTY, VIRGINIA



SUBMISSIONS

NO.	DESCRIPTION	DATE
1	4.1 PRELIMINARY SUBMISSION	08/10/2022
2	100% SD	08/17/2022
3	4.1 FIRST RESUBMISSION	09/02/2022
4	POST-SPRC RESUBMISSION	04/14/2023

SCALE: 1"=25'

SHEET TITLE:
REZONING PLAT

SHEET #: C03.20

ARVA APARTMENTS

2201 ARLINGTON BLVD.
 ARLINGTON VA 2201
 4.1 PRELIMINARY SITE PLAN
 ARLINGTON COUNTY, VIRGINIA



NOTES:
 1. NO LOCAL HISTORIC DISTRICTS ARE LOCATED ON THE SITE.
 2. NO RPA IS LOCATED ON THE SITE.

SITE AREA=103,566 S.F. OR 2.3775 AC.

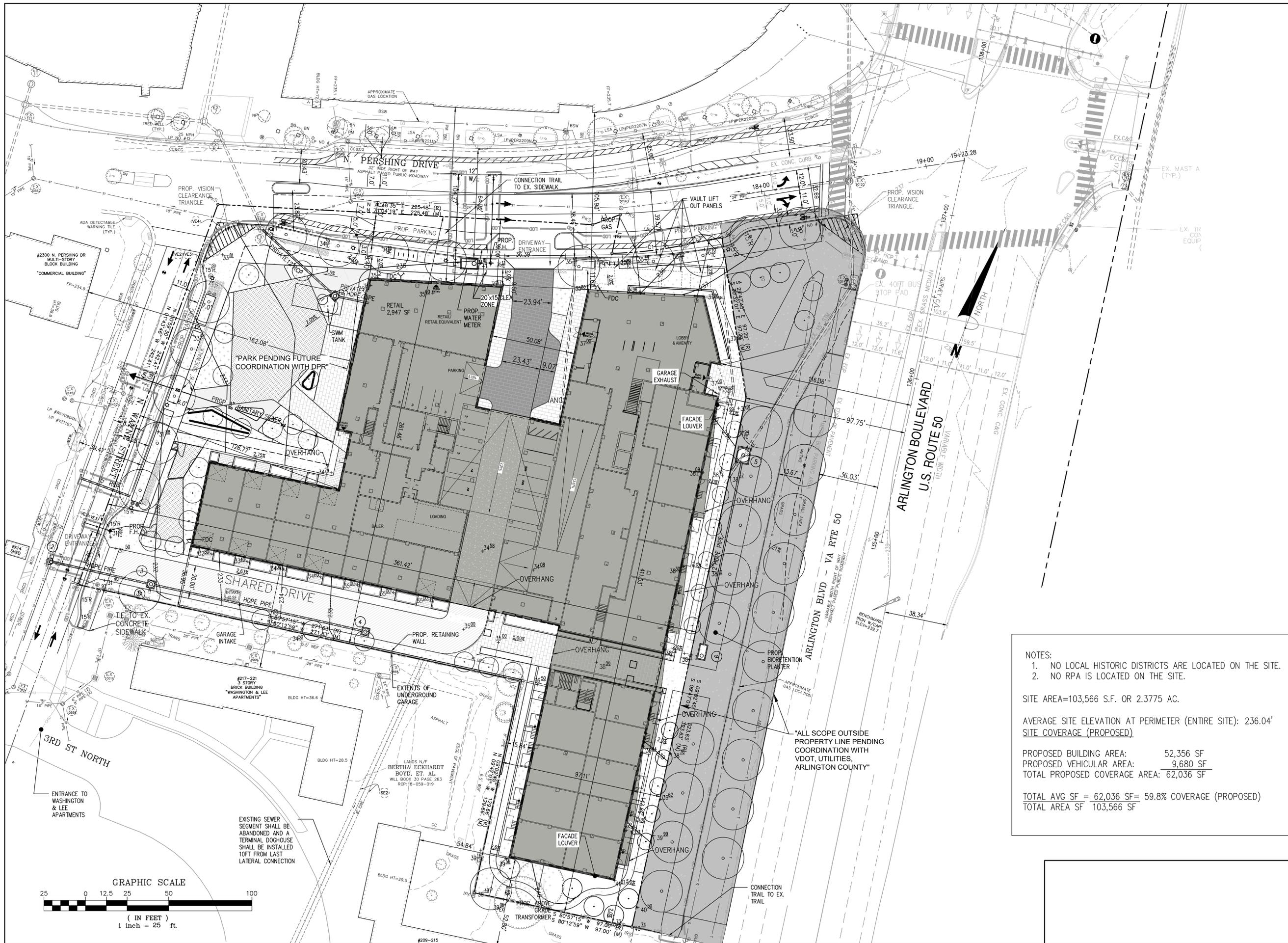
AVERAGE SITE ELEVATION AT PERIMETER (ENTIRE SITE): 236.04'
 SITE COVERAGE (PROPOSED)

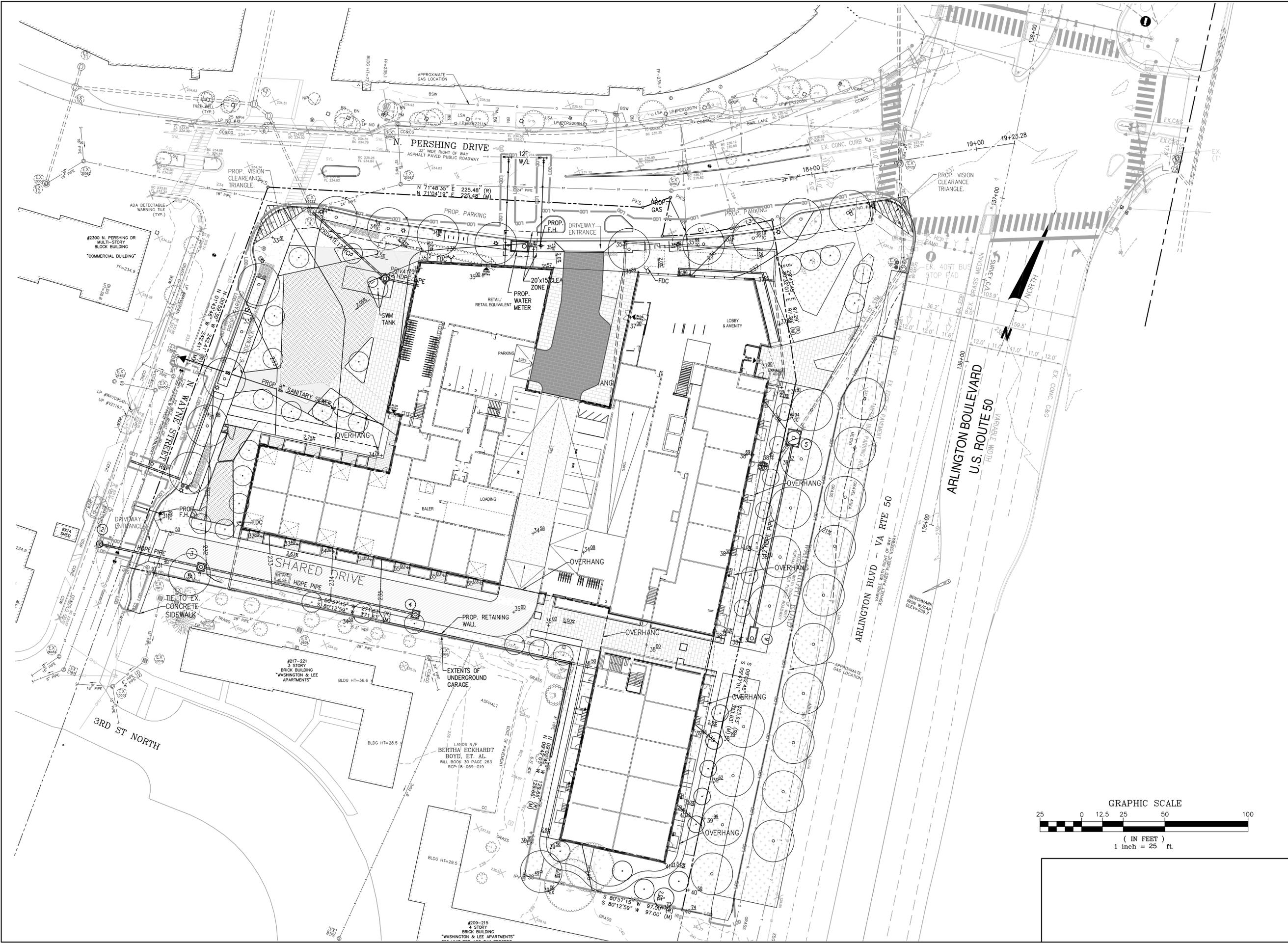
PROPOSED BUILDING AREA: 52,356 SF
 PROPOSED VEHICULAR AREA: 9,680 SF
 TOTAL PROPOSED COVERAGE AREA: 62,036 SF

TOTAL AVG SF = 62,036 SF = 59.8% COVERAGE (PROPOSED)
 TOTAL AREA SF 103,566 SF

SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 PRELIMINARY SUBMISSION	06/10/2022
2	100% SD	06/17/2022
3	4.1 FIRST RESUBMISSION	09/02/2022
4	POST-SPPC RESUBMISSION	04/14/2023

SCALE: 1"=25'
 SHEET TITLE:
 PLOT AND LOCATION PLAN
 SHEET #: C05.00





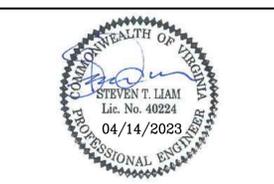
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 Date: 04/02/2022

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 ARLINGTON COUNTY, VIRGINIA



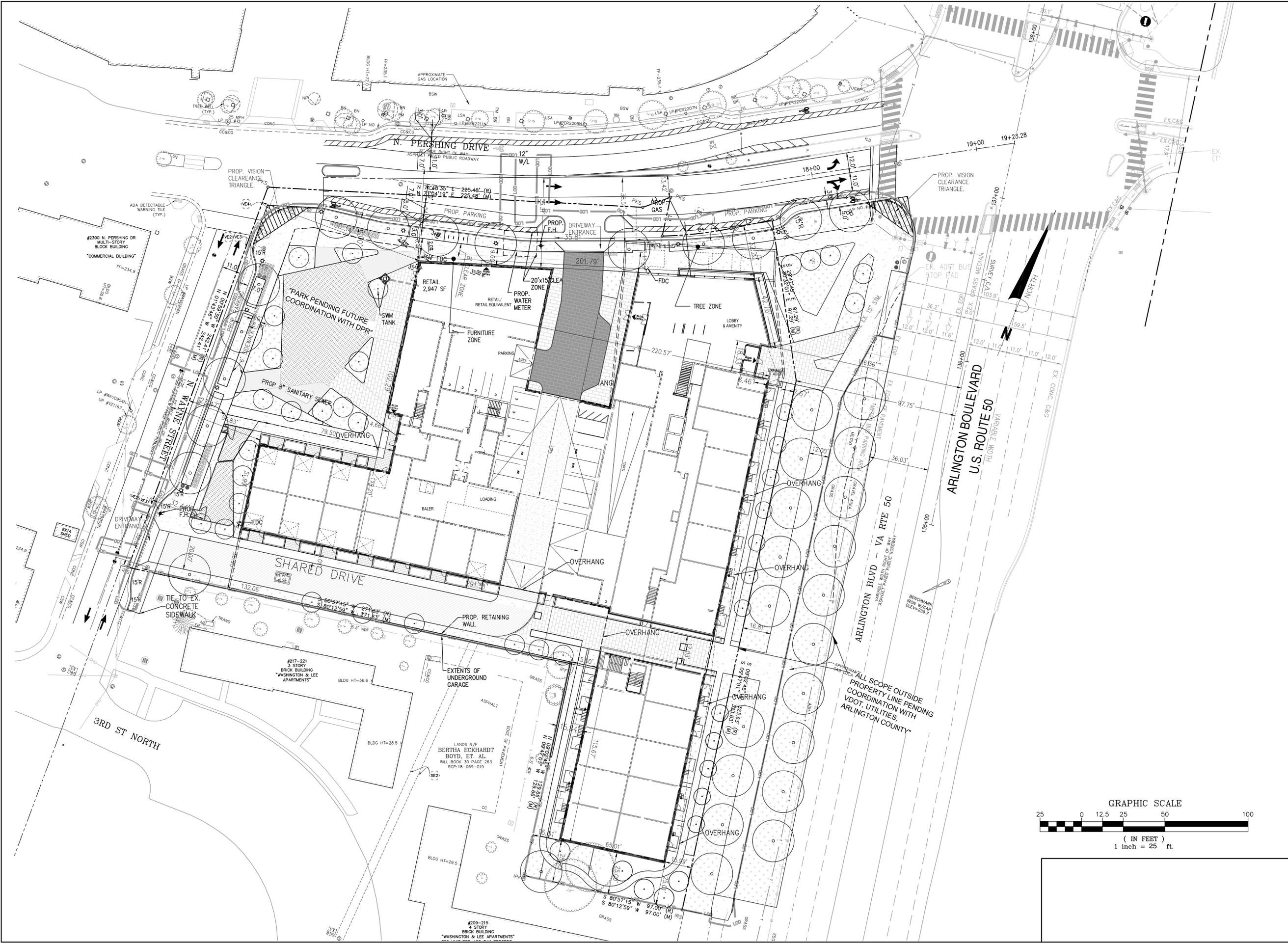
SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 PRELIMINARY SUBMISSION	06/10/2022
2	100% SD	06/17/2022
3	4.1 FIRST RESUBMISSION	09/02/2022
4	POST-SPRC RESUBMISSION	04/14/2023

SCALE: 1"=25'

SHEET TITLE:
 GRADING PLAN

SHEET #: C05.10

P:\6032 - Days Inn\6032-01-002 (ENR) - 2201 Arlington Boulevard\Engineering\Plans\4.1 Days Inn Arlington Site Plan\6032-01-002-GRADING PLAN.dwg



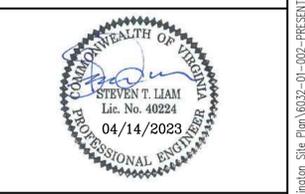
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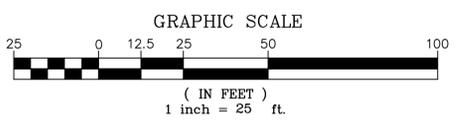
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2201 ARLINGTON BLVD.
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 4.1 PRELIMINARY SITE PLAN
 ARLINGTON COUNTY, VIRGINIA



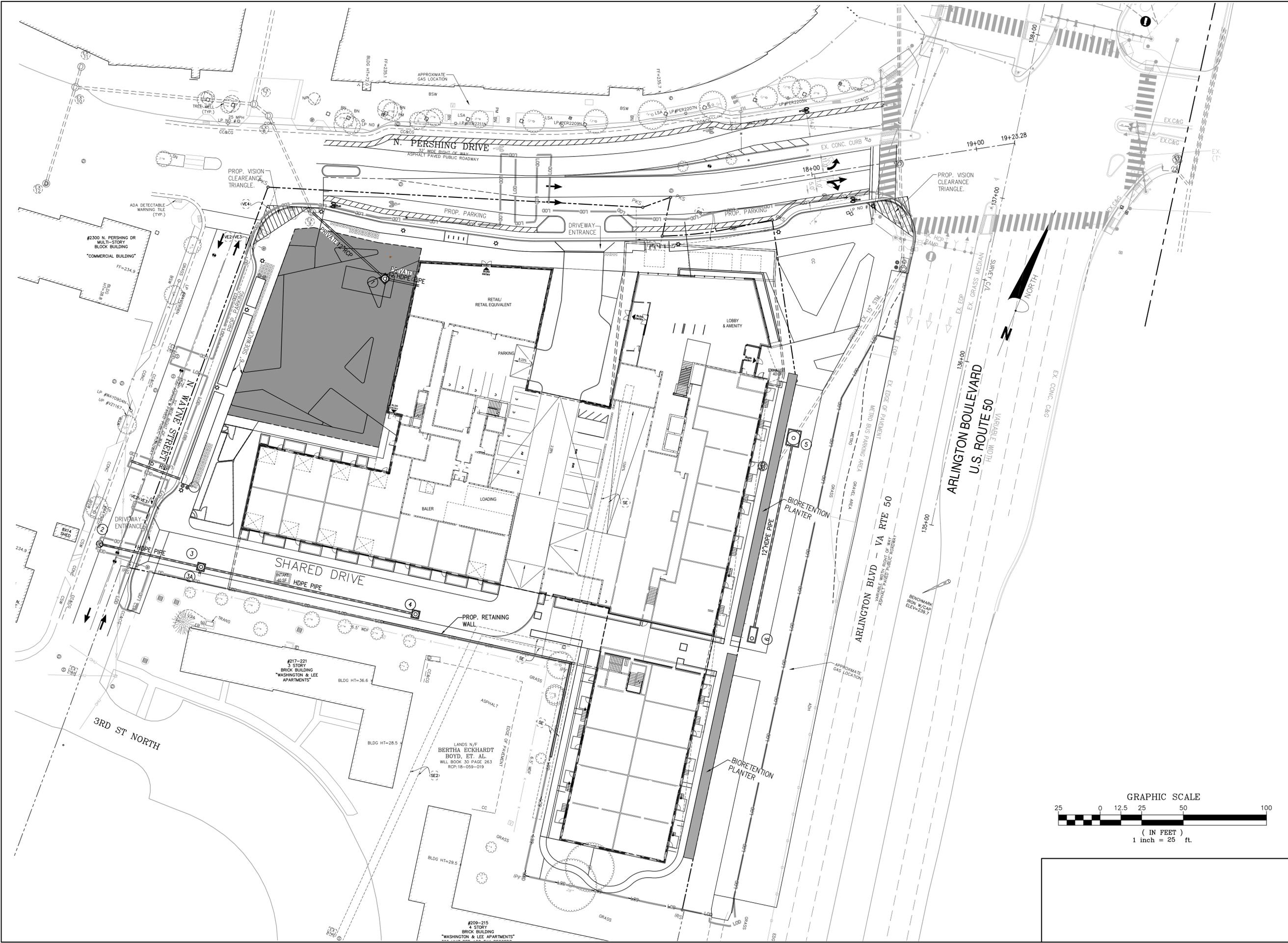
ALL SCOPE OUTSIDE PROPERTY LINE PENDING COORDINATION WITH VDOT, UTILITIES, ARLINGTON COUNTY"

SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 PRELIMINARY SUBMISSION	06/10/2022
2	100% SD	06/17/2022
3	4.1 FIRST RESUBMISSION	09/02/2022
4	POST-SPRC RESUBMISSION	04/14/2023



SCALE: 1"=25'
 SHEET TITLE:
 PRESENTATION PLAN
 SHEET #: C06.00

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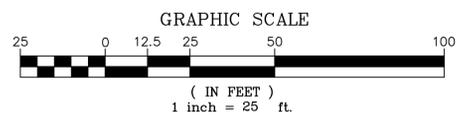
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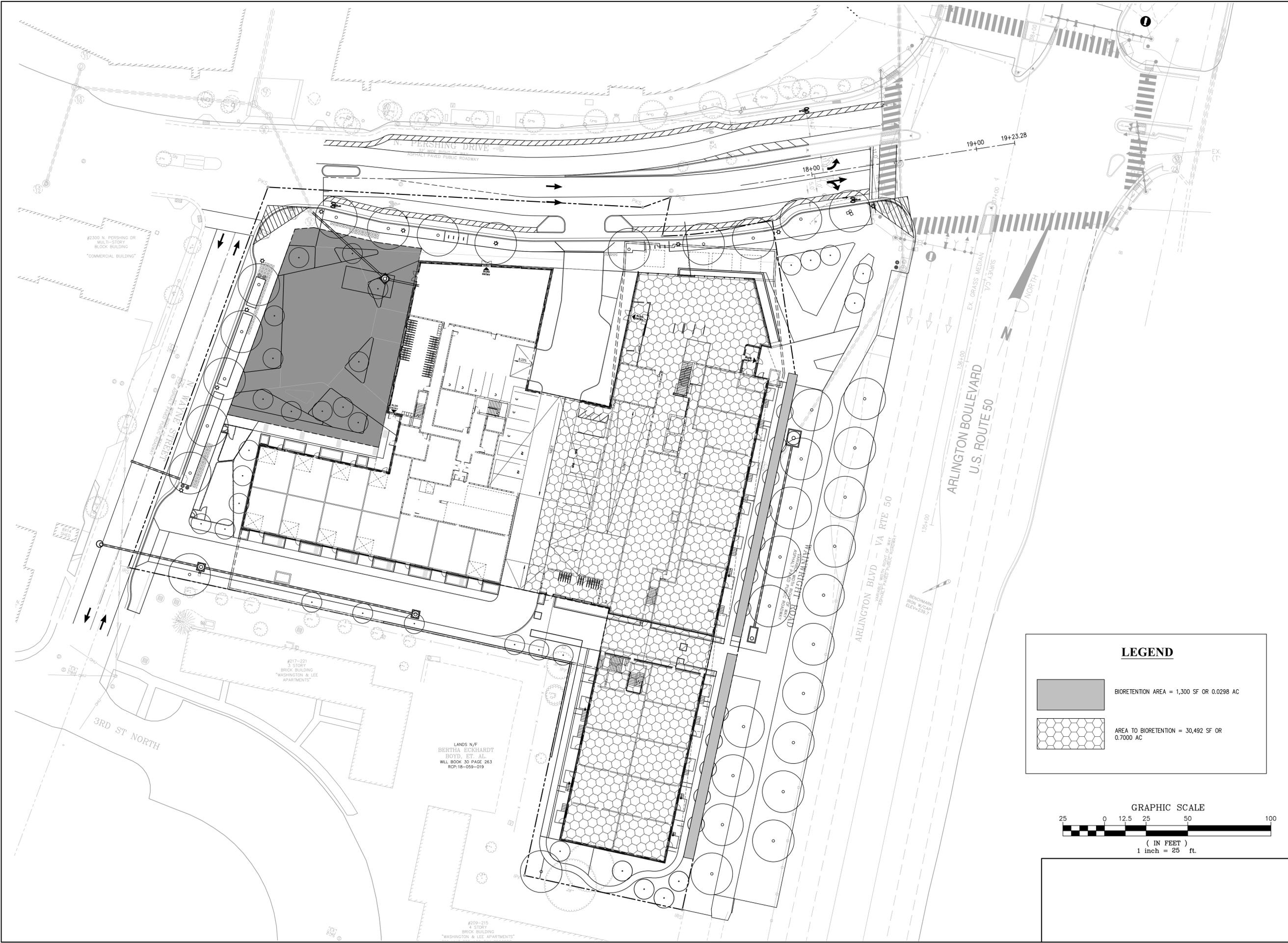
2201 ARLINGTON BLVD.
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 4.1 PRELIMINARY SITE PLAN
 ARLINGTON COUNTY, VIRGINIA



SUBMISSIONS		
NO.	DESCRIPTION	DATE
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2	100% SD	06/17/2022
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4	POST-SPRC RESUBMISSION	04/14/2023



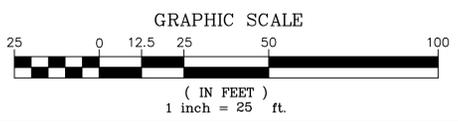
SCALE: 1"=25'
 SHEET TITLE:
 PRELIMINARY STORMWATER MANAGEMENT
 SHEET #: C08.00



LEGEND

 BIORETENTION AREA = 1,300 SF OR 0.0298 AC

 AREA TO BIORETENTION = 30,492 SF OR 0.7000 AC




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 Date: 04/02/2022

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 ARLINGTON COUNTY, VIRGINIA



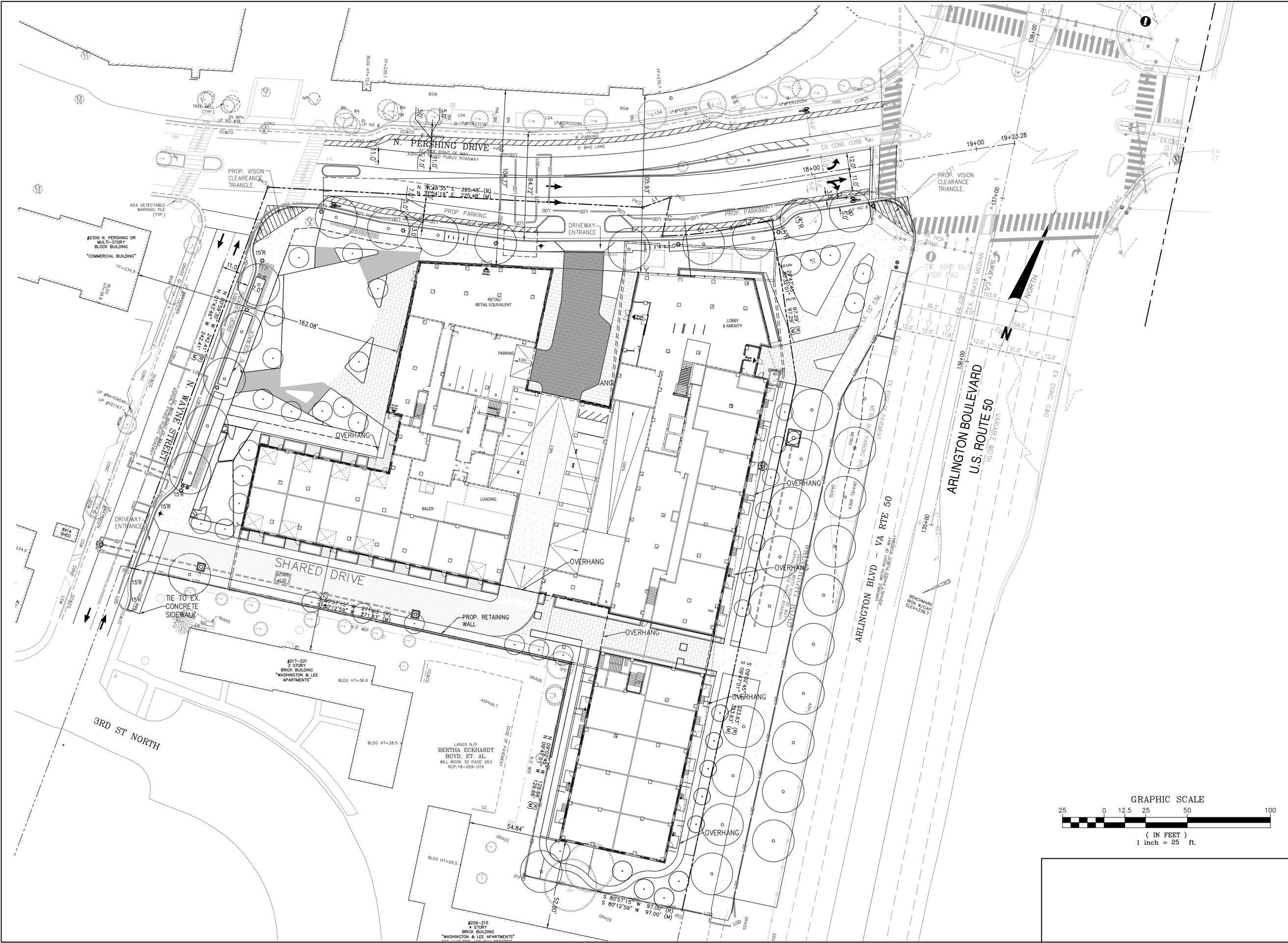
SUBMISSIONS

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1	4.1 PRELIMINARY SUBMISSION	06/10/2022
2	100% SD	06/17/2022
3	4.1 FIRST RESUBMISSION	09/02/2022
4	POST-SPRC RESUBMISSION	04/14/2023

SCALE: 1"=25'

SHEET TITLE:
 STORMWATER MANAGEMENT PLAN

SHEET #: C09.20



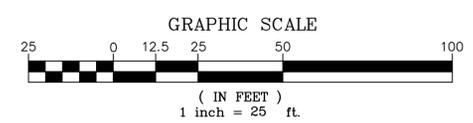
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 ARLINGTON COUNTY, VIRGINIA



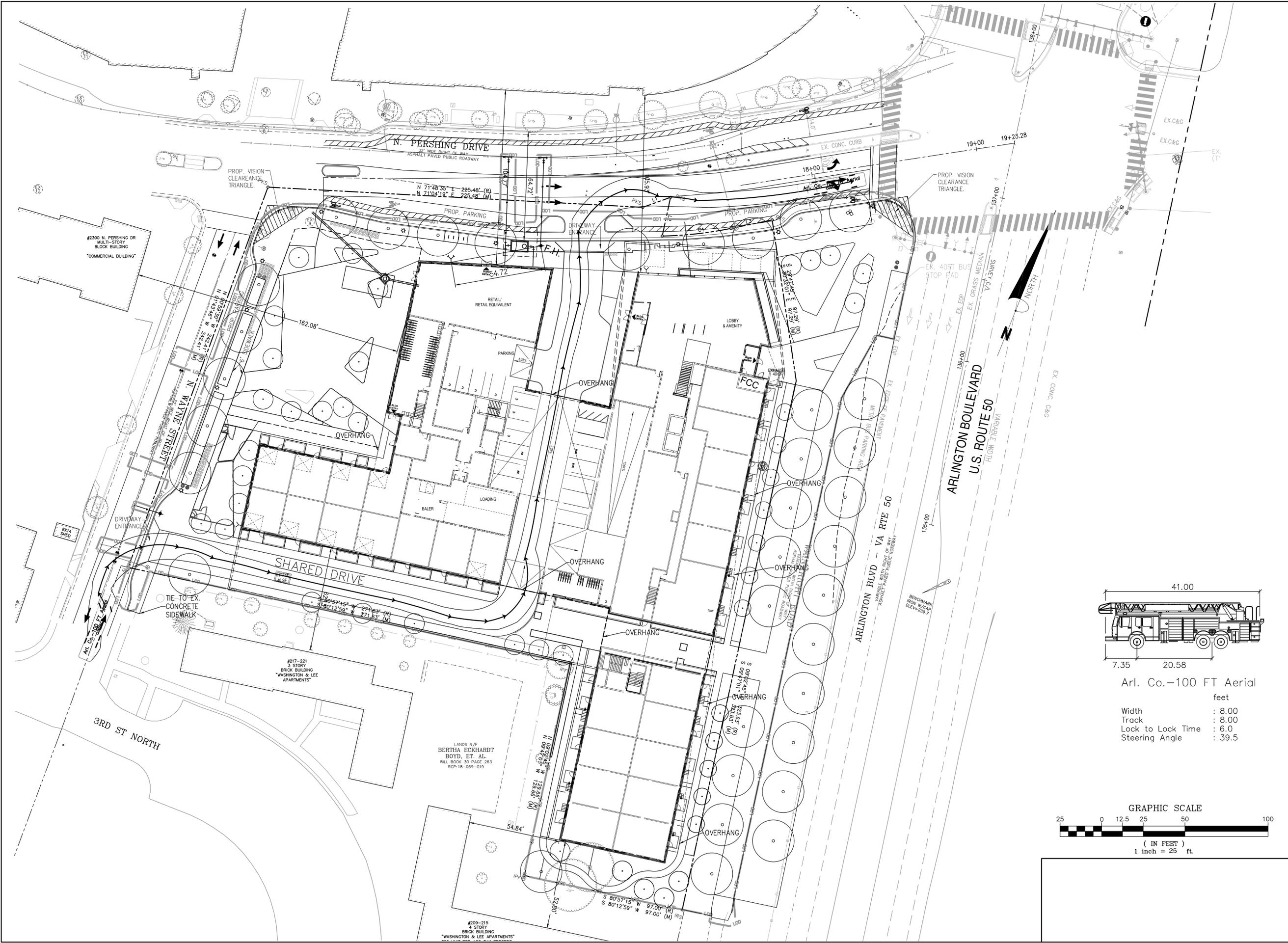
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3	4.1 FIRST RESUBMISSION	09/02/2022
4	POST-SPRC RESUBMISSION	04/14/2023

SCALE: 1"=25'

SHEET TITLE:
 PROPOSED STRIPING AND MARKING

SHEET #: C10.10

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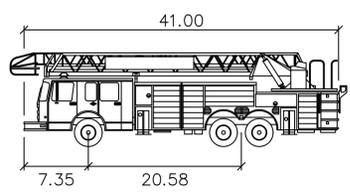


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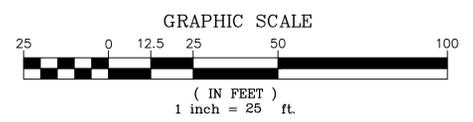
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 ARLINGTON VA 2201
 4.1 PRELIMINARY SITE PLAN
 ARLINGTON COUNTY, VIRGINIA



Arl. Co. - 100 FT Aerial
 feet
 Width : 8.00
 Track : 8.00
 Lock to Lock Time : 6.0
 Steering Angle : 39.5

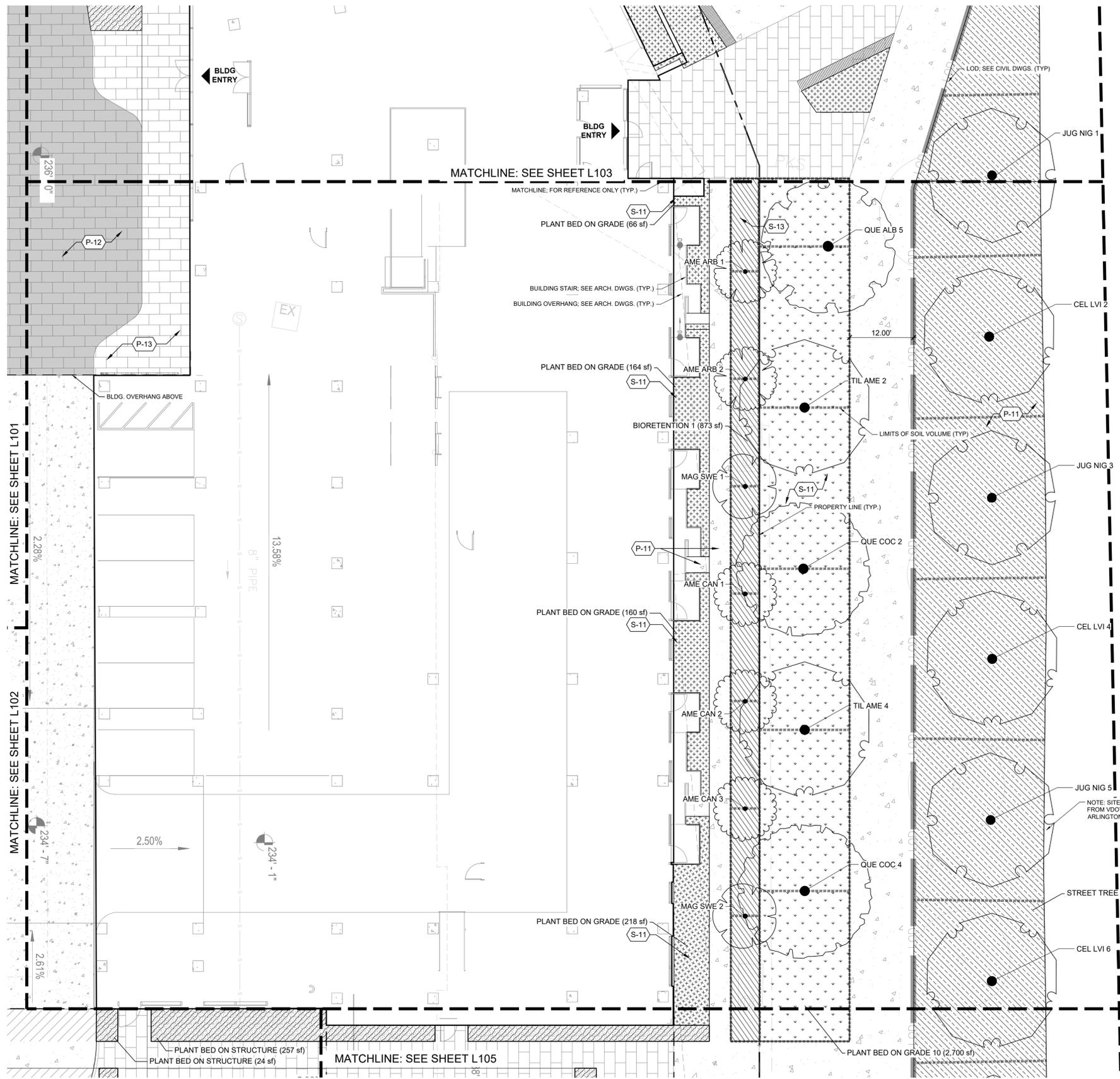


SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 PRELIMINARY SUBMISSION	06/10/2022
2	100% SD	06/17/2022
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4	POST-SPRC RESUBMISSION	04/14/2023

SCALE: 1"=25'

SHEET TITLE:
 FIRE SERVICE PLAN

SHEET #: C11.00



REFERENCE SCHEDULE

SYMBOL	CUSTOM DESCRIPTION	DETAIL
C-11	PAVILION	
SYMBOL	FURNISHINGS DESCRIPTION	DETAIL
F-11	BENCH	
F-13	BIKE RACK	2/L-521
F-14	RECEPTACLES	3/L-521
SYMBOL	LIGHTING & ELECTRICAL DESCRIPTION	DETAIL
L-11	POLE LIGHT	
SYMBOL	PAVING & CURBS DESCRIPTION	DETAIL
P-10	VEH. CONC. PAVING	4/L501
P-11	PED. CONC. PAVING	1/L501
P-12	VEH. UNIT PAVING	2/L501
P-13	PED. UNIT PAVING	3/L501
P-14	SYNTHETIC TURF	5/L501
SYMBOL	RAILINGS & FENCES DESCRIPTION	DETAIL
R-11	FENCE - DOG RUN	
R-12	SALLY PORT	
SYMBOL	SOILS DESCRIPTION	DETAIL
S-11	PLANT BED	
S-12	MOUNDED PLANT BED	
S-13	BIORETENTION PLANTING	
S-14	LAWN	
S-15	PLANTER	

TREE SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	AME ARB	AMELANCHIER ARBOREA / DOWNY SERVICEBERRY
	AME CAN	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY
	CEL LVI	CELTIS LAEVIGATA / SUGAR HACKBERRY
	JUG NIG	JUGLANS NIGRA / BLACK WALNUT
	MAG SWE	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA
	QUE ALB	QUERCUS ALBA / WHITE OAK
	QUE COC	QUERCUS COCCINEA / SCARLET OAK
	TIL AME	TILIA AMERICANA / AMERICAN LINDEN

PLANTING SCHEDULE

	BIORETENTION	873 SF
	STREET TREE PLANT BED	7,672 SF
	PLANT BED ON GRADE	608 SF
	PLANT BED ON STRUCTURE	135 SF
	LAWN	2,701 SF
	LIMITS OF SOIL VOLUME TAKEOFF	
	PROPOSED STRUCTURAL CELLS TO ACHIEVE REQUIRED SOIL VOLUME	

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2201 ARLINGTON BOULEVARD,
ARLINGTON, VA 22201

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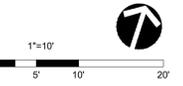
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LandDesign.

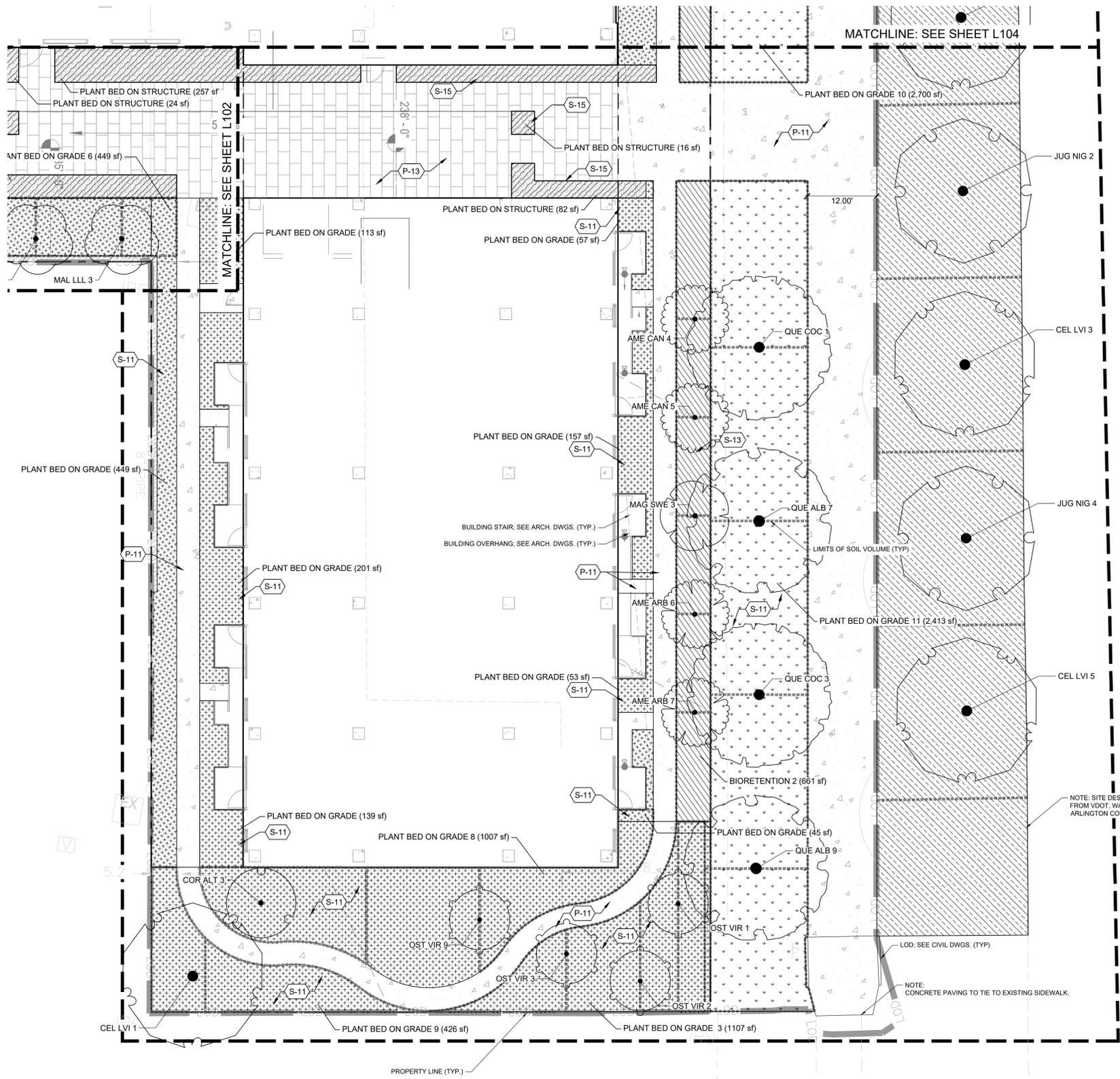
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

ISSUED FOR:	DATE:
4.1 PRELIMINARY SUBMISSION	06/10/22
4.1 FIRST RESUBMISSION	09/02/22
POST - SPRC RESUBMISSION	04/07/23



PLAN - SITE EAST

L-104



ARLINGTON BOULEVARD

REFERENCE SCHEDULE

SYMBOL	CUSTOM DESCRIPTION	DETAIL
C-11	PAVILION	
F-11	BENCH	
F-13	BIKE RACK	2/L-521
F-14	RECEPTACLES	3/L-521
L-11	POLE LIGHT	
P-10	VEH. CONC. PAVING	4/L501
P-11	PED. CONC. PAVING	1/L501
P-12	VEH. UNIT PAVING	2/L501
P-13	PED. UNIT PAVING	3/L501
P-14	SYNTHETIC TURF	5/L501
R-11	FENCE - DOG RUN	
R-12	SALLY PORT	
S-11	PLANT BED	
S-12	MOUNDED PLANT BED	
S-13	BIORETENTION PLANTING	
S-14	LAWN	
S-15	PLANTER	

TREE SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	AME ARB	AMELANCHIER ARBOREA / DOWNY SERVICEBERRY
	AME CAN	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY
	CEL LVI	CELTIS LAEIVIGATA / SUGAR HACKBERRY
	COR ALT	CORNUS ALTERNIFOLIA / PAGODA DOGWOOD
	JUG NIG	JUGLANS NIGRA / BLACK WALNUT
	MAG SWE	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA
	OST VIR	OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM
	QUE ALB	QUERCUS ALBA / WHITE OAK
	QUE COC	QUERCUS COCCINEA / SCARLET OAK

PLANTING SCHEDULE

	BIORETENTION	661 SF
	PLANT BED ON GRADE	1,188 SF
	PLANT BED ON STRUCTURE	98 SF
	LAWN	2,415 SF
	LIMITS OF SOIL VOLUME TAKEOFF	
	PROPOSED STRUCTURAL CELLS TO ACHIEVE REQUIRED SOIL VOLUME	

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ARLINGTON, VA 22201

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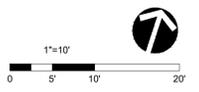
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ISSUED FOR:	DATE:
4.1 PRELIMINARY SUBMISSION	06/10/22
4.1 FIRST RESUBMISSION	09/02/22
POST - SPRC RESUBMISSION	04/07/23



PLAN - SITE SOUTH EAST

L-105

20-YEAR TREE CANOPY COVERAGE WORKSHEET PER CHESAPEAKE BAY PRESERVATION ORDINANCE - TREES WITHIN THE PROPERTY LINE

QUANTITY	KEY	TREE SPECIES	COMMON NAME	PLANTING SIZE HEIGHT (ft.)	CALIPER SIZE AT PLANTING (in.)	SPREAD AT PLANTING (ft.)	CANOPY SIZE	20 YEAR COVERAGE (sq. ft.)	SUBTOTAL COVERAGE (sq. ft.)
4	AME ARB	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	6-7		4-6	SMALL-MEDIUM	137.50	550.00
5	AME CAN	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	6-7		4-6	SMALL-MEDIUM	137.50	687.50
5	CEL OCC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2-2 1/2		2-3	LARGE	393.75	1968.75
4	CHI VIR	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	6-7		2-3	SMALL-MEDIUM	110.00	440.00
3	COR ALT	CORNUS ALETRIFOLIA	PAGODA DOGWOOD	>1		2-3	SMALL-MEDIUM	137.50	412.50
3	CRA GRE	CRATAEGUS VIRIDIS	GREEN HAWTHORN	>1		3-4	SMALL-MEDIUM	137.50	412.50
1	CEL LVI	CELTIS LAEVIGATA	SUGAR HACKBERRY	2-2 1/2		5	LARGE	393.75	393.75
3	MAG SWE	MAGNOLIA VIRGINIANA	SWEETBAY	6-7		3-4	SMALL-MEDIUM	137.50	412.5
3	MAL LLL	MALUS CORONARIA	SWEET CRABAPPLE	>1		2-3	SMALL-MEDIUM	137.50	412.5
4	OST VIR	OSTRYA VIRGINIANA	EASTERN HOPHORNBEAM	>1		2-3	SMALL-MEDIUM	137.50	550.0
6	QUE ALB	QUERCUS ALBA	WHITE OAK	1 3/4 - 2		4-5	LARGE	393.75	2362.5
2	TIL AME	TILIA AMERICANA	AMERICAN BASSWOOD	2-2 1/2		3-4	LARGE	393.75	787.5
TOTAL:	43								TOTAL: 9390.00

NOTE: ARLINGTON COUNTY CODE PER CHAPTER 61 CHESAPEAKE BAY PRESERVATION ORDINANCE MINIMUM TREE CANOPY REQUIREMENTS: TEN PERCENT (10%).

93,404 SQ FT SITE AREA X 10% = 9,340 SQ FT MINIMUM TREE CANOPY COVERAGE

TREES PROVIDED WITHIN THE PROPERTY LINE 49
 TOTAL TREE CANOPY COVERAGE PROVIDED 9390.00 SQ FT
 TOTAL SITE AREA 93,404 SQ FT
 PERCENT OF TREE CANOPY COVERAGE PROVIDED =10.05%

9390.00 SQ FT
 93,404 SQ FT
 =10.05%

PLANT SCHEDULE - TREES LOCATED IN PUBLIC RIGHT-OF-WAY

QTY.	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	CALIPER SIZE	SPREAD AT PLANTING
5	OST VIR	OSTRAYA	VIRGINIANA	-	AMERICAN HOPHORNBEAM	>1"	2-3'
4	QUE ALB	QUERCUS	ALBA	-	WHITE OAK	1 3/4 - 2"	4-5'
5	QUE COC	QUERCUS	COCCICNEA	-	SCARLET OAK	2 - 2 1/2"	4-5'
3	TIL AME	TILIA	AMERICANA	-	AMERICAN LINDEN	2-2 1/2"	3-4'
5	JUG NIG	JUGLANS	NIGRA	-	BLACK WALNUT	2-2 1/2"	5-7'
4	CEL LVI	CELTIS	LAEVIGATA	-	SUGAR HACKBERRY	2-2 1/2"	5'

26 TOTAL TREES PROVIDED

LOCATION	TREE ID	CANOPY SIZE	SOIL VOLUME REQUIRED (CF)	TREE SOIL AREA	SOIL VOLUME PROVIDED (@ 3-FT DEPTH)	STRUCTURAL CELLS? (Y/N)
STREET TREE PLANT BED 1	CEL OCC 1 QUE ALB 2	LARGE LARGE	1000 1000	336 432	1008 1296	Y Y
STREET TREE PLANT BED 2	CEL OCC 3 QUE ALB 4	LARGE LARGE	1000 1000	350 410	1050 1230	N Y
STREET TREE PLANT BED 3	CEL OCC 5	LARGE	1000	338	1014	Y
STREET TREE PLANT BED 4	QUE ALB 1 CEL OCC 2 QUE ALB 3	LARGE LARGE LARGE	1000 1000 1000	336 463 391	1008 1389 1173	Y Y N
STREET TREE PLANT BED 5	CEL OCC 4	LARGE	1000	442	1326	N
STREET TREE PLANT BED 6	TIL AME 1	LARGE	1000	344	1032	Y
STREET TREE PLANT BED 7	QUE ALB 6 TIL AME 3 QUE ALB 8 TIL AME 5	LARGE LARGE LARGE LARGE	1000 1000 1000 1000	427 412 620 539	1281 1236 1860 1617	N N N N
STREET TREE PLANT BED 8	JUG NIG 1 CEL LVI 2 JUG NIG 3 CEL LVI 4 JUG NIG 5 CEL LVI 6 JUG NIG 2 CEL LVI 3 JUG NIG 4 CEL LVI 5	LARGE LARGE LARGE LARGE LARGE LARGE LARGE LARGE LARGE	1000 1000 1000 1000 1000 1000 1000 1000 1000	664 2169 738 739 731 739 748 758 765 779	1992 2169 2214 2217 2153 2217 2244 2274 2295 2337	N N N N N N N N N N
MOUNDED PLANT BED 1	CRA GRE 1 CRA GRE 2 CRA GRE 3	MEDIUM MEDIUM MEDIUM	700 700 700	315 332 309	945 996 927	N N N
PLANT BED ON GRADE 3	OST VIR 1 OST VIR 2 OST VIR 3	MEDIUM MEDIUM MEDIUM	700 700 700	342.16 362.13 343.2	1026.48 1086.39 1029.6	N N N
PLANT BED ON GRADE 4	OST VIR 4 OST VIR 5 OST VIR 6	MEDIUM MEDIUM MEDIUM	700 700 700	543 771 511	1629 2313 1533	N N N
PLANT BED ON GRADE 5	OST VIR 7 OST VIR 8	MEDIUM MEDIUM	700 700	266 384	798 1152	N N
BIORETENTION 1	AME ARB 1 AME ARB 2 MAG SWE 1 AME CAN 1 AME CAN 2 AME CAN 3 MAG SWE 2	SMALL SMALL SMALL SMALL SMALL SMALL SMALL	600 600 600 600 600 600 600	201 210 210 210 210 210 250	603 630 630 630 630 630 750	N N N N N N N
BIORETENTION 2	AME CAN 4 AME CAN 5 MAG SWE 3 AME ARB 6 AME ARB 7	SMALL SMALL SMALL SMALL SMALL	600 600 600 600 600	242 203 203 203 214	736 609 609 609 642	N N N N N
PLANT BED ON GRADE 6	*QUE ALB 10 CH VIR 1 CH VIR 2 CH VIR 3 CH VIR 4 MAL LLL 1 MAL LLL 2 MAL LLL 3	LARGE SMALL SMALL SMALL SMALL MEDIUM MEDIUM MEDIUM	1000 600 600 600 600 700 700 700	268@3' + 209@2' 280 280 210 210 246 298 243	1210 840 840 630 630 738 894 729	N N N N N N N N
PLANT BED ON GRADE 7	COR ALT 1 COR ALT 2	SMALL SMALL	600 600	204 294	612 882	N N
PLANT BED ON GRADE 8	COR ALT 3 OST VIR 9	SMALL MEDIUM	600 700	355 666.9	1065 2000.7	N N
PLANT BED ON GRADE 9	CEL LVI 1	LARGE	1000	426.24	1278.72	N
PLANT BED ON GRADE 10	QUE ALB 5 TIL AME 2 QUE COC 2 TIL AME 4 QUE COC 4	LARGE LARGE LARGE LARGE LARGE	1000 1000 1000 1000 1000	717 1008 1008 1008 975	2151 3024 3024 3024 2925	N N N N N
PLANT BED ON GRADE 11	QUE COC 1 QUE ALB 7 QUE COC 3 QUE ALB 9	LARGE LARGE LARGE LARGE	1000 1000 1000 1000	987 1008 1018 953	2961 3024 3054 2859	N N N N

* TREE CALCULATED AT VARYING SOIL DEPTHS

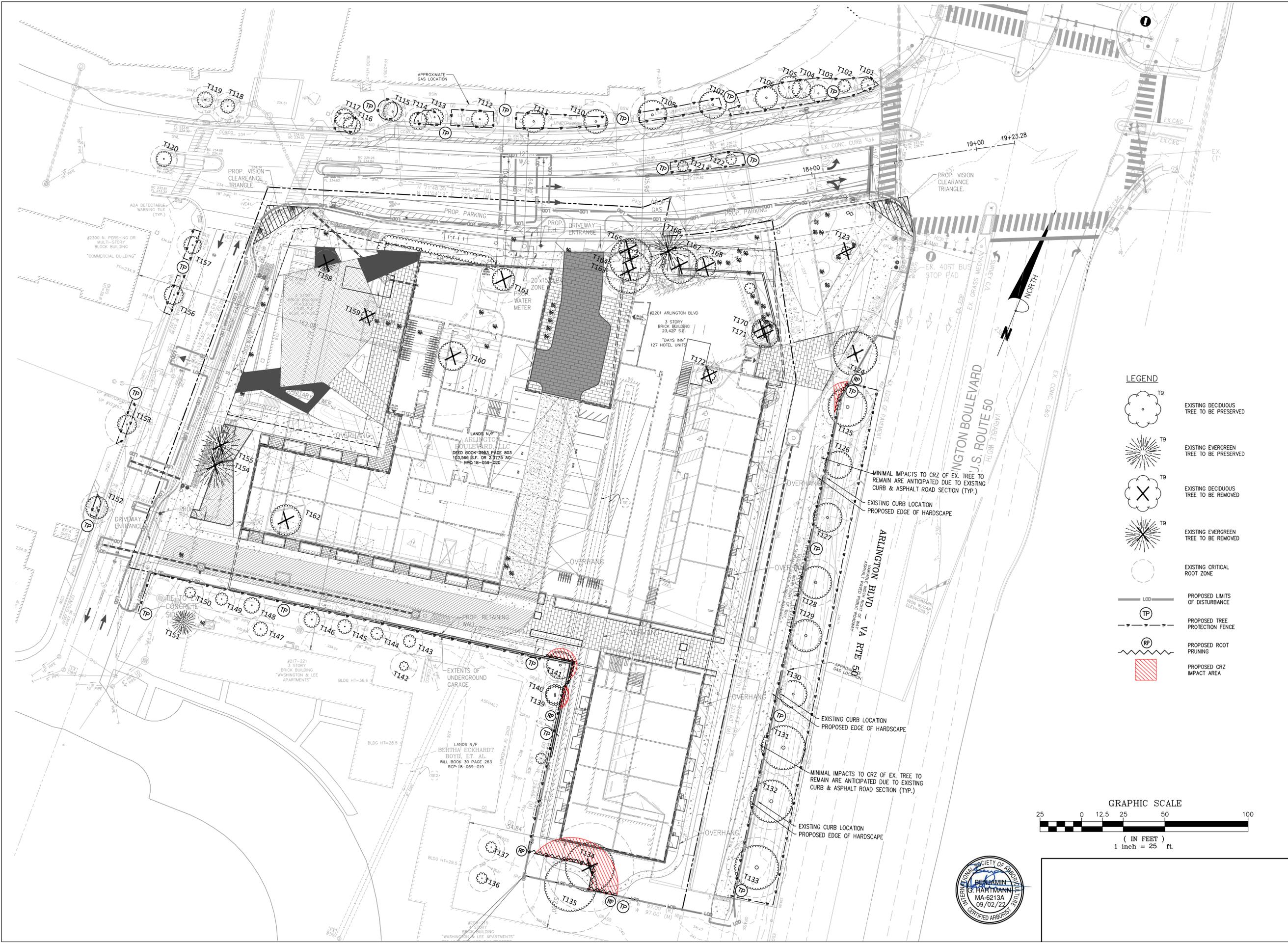
TREE INVENTORY & ANALYSIS

2201 Arlington Blvd. Arlington, VA

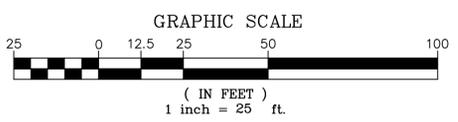
Date of site visit(s): March 11, 2022

Certified Arborist: Ben Hartmann (MA-G213A)

Tree #	Botanic Name	Common Name	Caliper (DBH)	Condition Rating	Species Rating	Total Rating	Replacements Required	CRZ % Impacted	Preserve/Remove
T101	Quercus phellos	Willow Oak	7.2	0.70	0.70	3.93	-	0%	Preserve
T102	Lagerstroemia indica	Grape Myrtle*	5	0.70	0.70	2.45	-	0%	Preserve
T103	Quercus phellos	Willow Oak	6.6	0.70	0.70	4.31	-	0%	Preserve
T104	Lagerstroemia indica	Grape Myrtle*	5.1	0.70	0.70	2.50	-	0%	Preserve
T105	Lagerstroemia indica	Grape Myrtle*	5	0.70	0.70	2.45	-	0%	Preserve
T106	Quercus phellos	Willow Oak	12.3	0.70	0.70	6.03	-	0%	Preserve
T107	Quercus phellos	Willow Oak	13.2	0.70	0.70	6.47	-	0%	Preserve
T108	Quercus phellos	Willow Oak	1.3	0.70	0.70	6.37	-	0%	Preserve
T109	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Preserve
T110	Quercus phellos	Willow Oak	1.2	0.70	0.70	5.88	-	0%	Preserve
T111	Quercus phellos	Willow Oak	1.1	0.70	0.70	5.39	-	0%	Preserve
T112	Quercus phellos	Willow Oak	1.1	0.70	0.70	5.39	-	0%	Preserve
T113	Ginkgo biloba	Ginkgo Tree	7.5	0.75	0.70	3.94	-	0%	Preserve
T114	Ginkgo biloba	Ginkgo Tree	7	0.70	0.70	3.43	-	0%	Preserve
T115	Ginkgo biloba	Ginkgo Tree	7.8	0.75	0.70	4.10	-	0%	Preserve
T116	Ginkgo biloba	Ginkgo Tree	7.7	0.75	0.70	4.04	-	0%	Preserve
T117	Ginkgo biloba	Ginkgo Tree	8.2	0.75	0.70	4.31	-	0%	Preserve
T118	Ginkgo biloba	Ginkgo Tree	8	0.75	0.70	4.20	-	0%	Preserve
T119	Ginkgo biloba	Ginkgo Tree	7.2	0.75	0.70	3.78	-	0%	Preserve
T120	Prunus x Okame	Okame Cherry	6	0.70	0.70	2.94	-	0%	Preserve
T121	Prunus x Okame	Okame Cherry	5	0.60	0.70	2.10	-	0%	Preserve
T122	Prunus x Okame	Okame Cherry	4	0.70	0.70	1.96	-	0%	Preserve
T123	Ilex attenuata	Forsythia Holly	4.5	0.80	0.40	1.44	-	100%	REMOVE
T124	Pyrus calleryana	Bradford Pear	26.5	0.45	0.40	4.77	-	100%	REMOVE
T125	Pyrus calleryana	Bradford Pear*	15.2	0.60	0.40	3.65	-	100%	REMOVE
T126	Pyrus calleryana	Bradford Pear*	14.5	0.60	0.40	3.48	-	100%	REMOVE
T127	Pyrus calleryana	Bradford Pear*	11.5	0.40	0.40	1.84	-	100%	REMOVE
T128	Pyrus calleryana	Bradford Pear*	13.8	0.50	0.40	2.76	-	100%	REMOVE
T129	Pyrus calleryana	Bradford Pear*	6.6	0.50	0.40	1.72	-	100%	REMOVE
T130	Pyrus calleryana	Bradford Pear	1.2	0.45	0.40	2.16	-	100%	REMOVE
T131	Pyrus calleryana	Bradford Pear*	1.7	0.60	0.40	4.08	-	100%	REMOVE
T132	Pyrus calleryana	Bradford Pear*	1.7	0.60	0.40	4.08	-	100%	REMOVE
T133	Pyrus calleryana	Bradford Pear*	1.8	0.50	0.40	3.60	-	100%	REMOVE
T134	Robinia pseudoacacia	Black Locust	26.5	0.60	0.50	7.95	2	100%	REMOVE
T135	Robinia pseudoacacia	Black Locust	28.5	0.65	0.50	9.26	-	30%	Preserve
T136	Liquidambar styraciflua	Sweetgum	3	0.75	0.70	1.58	-	0%	Preserve
T137	Platanus x acerifolia	London Planetree	5	0.75	0.70	2.63	-	0%	Preserve
T138	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
T139	Morus alba	White Mulberry*	8	0.60	0.40	1.92	-	15%	Preserve
T140	Morus alba	White Mulberry*	8	0.60	0.40	1.92	-	15%	Preserve
T141	Morus alba	White Mulberry*	1.0	0.35	0.40	2.20	-	30%	Preserve
T142	Tilia cordata	Little-leaf Linden	4.5	0.75	0.70	2.36	-	0%	Preserve
T143	Cercis canadensis	Eastern Redbud	3	0.70	0.70	1.47	-	0%	Preserve
T144	Cercis canadensis	Eastern Redbud	5	0.70	0.70	2.45	-	0%	Preserve
T145	Paikonia tomentosa	Princess Tree	5.8	0.70	0.40	1.62	-	0%	Preserve
T146	Cercis canadensis	Eastern Redbud*	4.2	0.70	0.70	2.06	-	0%	Preserve
T147	Betula spp.	Birch Tree	3.5	0.75	0.50	1.31	-	0%	Preserve
T148	Cercis canadensis	Eastern Redbud*	4.5	0.70	0.70	2.21	-	0%	Preserve
T149	Cercis canadensis	Eastern Redbud*	6.4	0.70	0.70	3.14	-	0%	Preserve
T150	Cercis canadensis	Eastern Redbud	3	0.60	0.70	1.26	-	0%	Preserve
T151	Cryptomeria japonica	Japanese Cedar	9.5	0.70	0.70	4.66	-	0%	Preserve
T152	Quercus phellos	Willow Oak	9.5	0.75	0.70	4.99	-	0%	Preserve
T153	Quercus phellos	Willow Oak	13.2	0.65	0.70	6.01	-	0%	Preserve
T154	Juniperus virginiana	Eastern Redcedar	20.6	0.50	0.70	7.21	2	100%	REMOVE
T155	Juniperus virginiana	Eastern Redcedar*	20.4	0.65	0.70	9.28	2	100%	REMOVE
T156	Quercus phellos	Willow Oak	1.2	0.70	0.70	5.88	-	0%	Preserve
T157	Quercus phellos	Willow Oak	9.4	0.70	0.70	4.61	-	0%	Preserve
T158	Juniperus virginiana	Eastern Redcedar	3.4	0.60	0.70	1.43	-	100%	REMOVE
T159	Juniperus virginiana	Eastern Redcedar	9.7	0.60	0.70	4.07	-	100%	REMOVE
T160	Lagerstroemia indica	Grape Myrtle	16.5	0.60	0.70	6.93	2	100%	REMOVE
T161	Lagerstroemia indica	Grape Myrtle*	14	0.70	0.70	6.86	2	100%	REMOVE
T162	Acer rubrum	Red Maple	5	0.70	0.70	2.45	-	100%	REMOVE
T163	Pyrus calleryana	Bradford Pear	15.5	0.60	0.40	3.72	-	100%	REMOVE
T164	Pyrus calleryana	Bradford Pear	20.5	0.40	0.40	3.28	-	100%	REMOVE
T165	Lagerstroemia indica	Grape Myrtle	4	0.60	0.70	1.68	-	100%	REMOVE
T166	Juniperus virginiana	Eastern Redcedar	1.7	0.70	0.70	8.33	2	100%	REMOVE
T167									



- LEGEND**
- T9 EXISTING DECIDUOUS TREE TO BE PRESERVED
 - T9 EXISTING EVERGREEN TREE TO BE PRESERVED
 - T9 EXISTING DECIDUOUS TREE TO BE REMOVED
 - T9 EXISTING EVERGREEN TREE TO BE REMOVED
 - EXISTING CRITICAL ROOT ZONE
 - PROPOSED LIMITS OF DISTURBANCE
 - PROPOSED TREE PROTECTION FENCE
 - PROPOSED ROOT PRUNING
 - PROPOSED CRZ IMPACT AREA



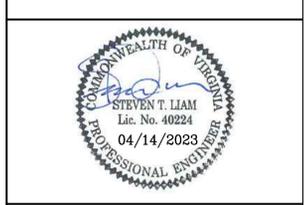
Bowman

CHECKED: STL
 DRAWN: MG
 DATE: 04/02/2023

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ARVA APARTMENTS

2201 ARLINGTON BLVD.
 ARLINGTON VA 2201
 4.1 PRELIMINARY SITE PLAN
 ARLINGTON COUNTY, VIRGINIA



SUBMISSIONS

NO.	DESCRIPTION	DATE
1	4.1 PRELIMINARY SUBMISSION	08/10/2022
2	100% SD	08/17/2022
3	4.1 FIRST RESUBMISSION	09/02/2022
4	POST-SPRC RESUBMISSION	04/14/2023

SCALE: 1"=25'

SHEET TITLE:
 TREE PRESERVATION PLAN

SHEET #: T01.00