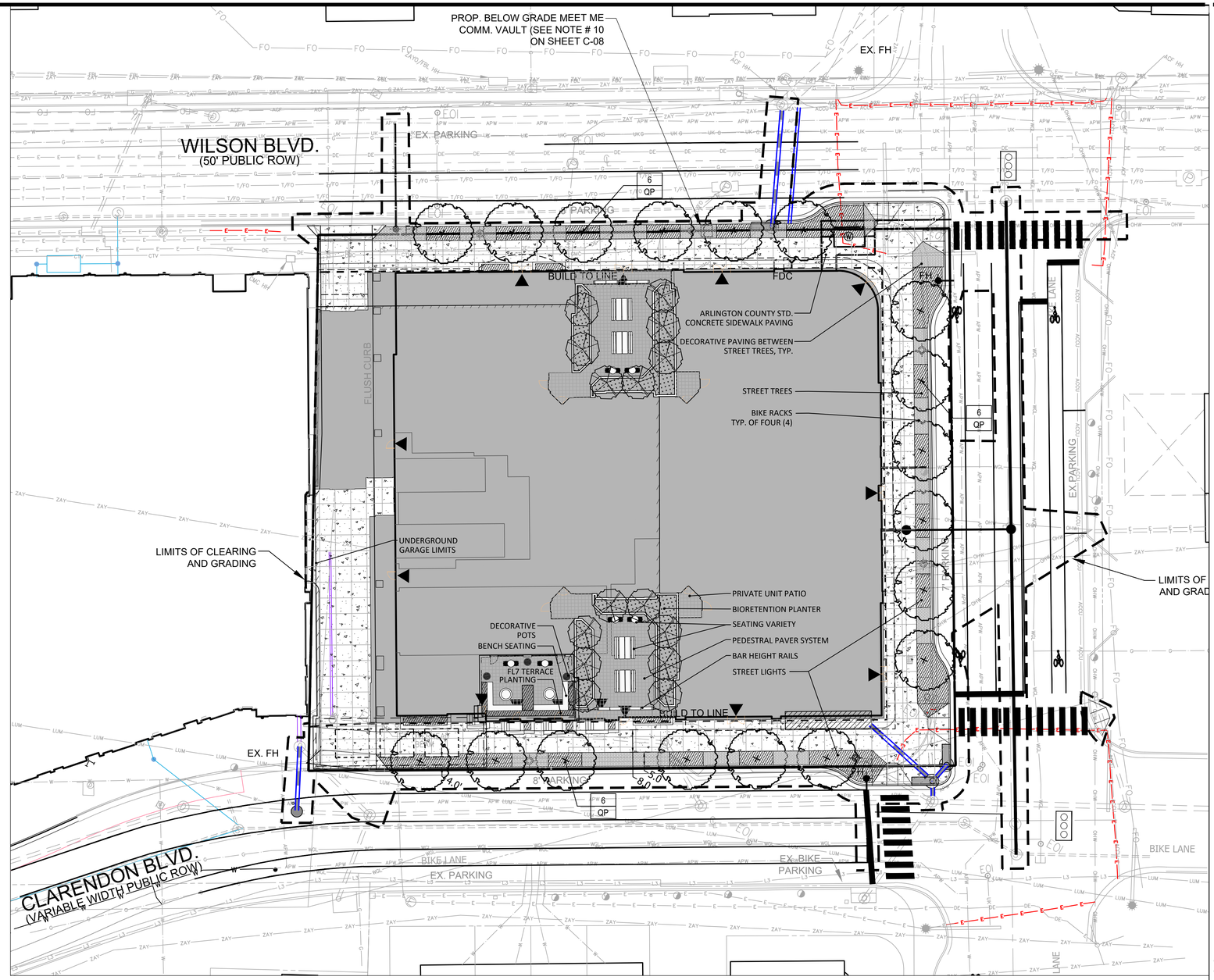

LANDSCAPE LEGEND:

- STREET - CANOPY TREE (SEE PRELIMINARY PLANT LIST ON SHEET L-3.0. FINAL SPECIES TO BESELECTED IN COORDINATION WITH COUNTY STAFF)
- 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: January 8, 2024 TIME: 1:45:12 PM LAYOUT: L-1.0 LANDSCAPE

LAYOUT: L-1.0 LANDSCAPE, Plotted By: Kreps

PRELIMINARY / POTENTIAL PLANT LIST

Key	Qty	Botanical Name	Common Name	Size	Type	Spacing	Remarks
		CANOPY TREES					
QB		Quercus bicolor	Swamp White Oak	2"–3.5" cal.*	B & B	as shown	Full, strong central leader
QA		Quercus palustris	Pin Oak	2"–3.5" cal.*	B & B	as shown	Full, strong central leader
QR		Quercus phellos	Willow Oak	2"–3.5" cal.*	B & B	as shown	Full, strong central leader
UA		Ulmus americana 'Valley Forge'	American Elm	2"–3.5" cal.*	B & B	as shown	Full, strong central leader
		ORNAMENTAL TREES					
AA		Amelanchier arborea 'Autumn Brilliance'	Downy Serviceberry	8'–10' ht.	B & B	as shown	Full, multi
CFR		Cornus florida var. Rubra	Pink Flowering Dogwood	8'–10' ht.	B & B	as shown	Full, multi
CFC		Cornus florida 'Cherokee Princess'	White Flowering Dogwood	8'–10' ht.	B & B	as shown	Full, multi
CC		Cercis canadensis 'Tennessee Pink'	Eastern Redbud	8'–10' ht.	B & B	as shown	Full, multi
		SHRUBS					
CA		Clethra alnifolia	Summersweet	18"–24"	cont.	30" o.c.	Full, dense, mature
FG		Fothergilla gardenii 'Mt. Airy'	Dwarf Fothergilla	18"–24"	cont.	36" o.c.	Full, dense, mature
HQ		Hydrangea quercifolia	Oakleaf Hydrangea	24"–30"	B & B	36" o.c.	Full, dense, mature
IV		Itea virginia 'Henry's Garnet	Virginia Sweetspire	24"–30"	cont.	36" o.c.	Full, dense, mature
IGS		Ilex glabra 'Shamrock'	Inkberry	24"–30"	cont.	30" o.c.	Full, dense, mature
		PERENNIALS					
AT		Asclepias tuberosa	Butterfly Weed	1 gal.	cont.	as shown	Full, dense, mature
AC		Aster cordifolius	Heart–leaved Aster	1 gal.	cont.	as shown	Full, mature, well rooted
CV		Coreopsis verticillata	Threadleaf coreopsis	1 gal.	B & B	as shown	Full, dense, mature
EP		Echinacea purpureum	Purple coneflower	1 gal.	cont.	18" o.c.	Full, dense, mature
RF		Rudbeckia fulgida	Black Eyed Susan	1 gal.	cont.	18" o.c.	Full, dense, mature
SAJ		Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	1 gal.	cont.	18" o.c.	Full, dense, mature
SS		Solidago sphacelata 'Golden Fleece'	Goldenrod	1 gal.	cont.	18" o.c.	Full, dense, mature
		GRASSES					
ES		Eragrostis spectabilis	Purple Lovegrass	1 gal.	cont.	24" o.c.	Full, dense, mature
PV1		Panicum virgatum 'Hanse Herns'	Switch Grass	1 gal.	cont.	18" o.c.	Full, mature, well rooted
PV2		Panicum virgatum 'Heavy Metal'	Switch Grass	1 gal.	cont.	18" o.c.	Full, mature, well rooted
PV3		Panicum virgatum 'Prairie Sky'	Switch Grass	1 gal.	cont.	18" o.c.	Full, mature, well rooted
PV4		Panicum virgatum 'Shenandoah'	Switch Grass	1 gal.	cont.	18" o.c.	Full, mature, well rooted
SS		Schizachyrium scoparium 'The Blues'	Little Bluestem	1 gal.	cont.	as shown	Full, dense, mature

*Notes
1. Trees to be planted as street trees shall be 3–3.5"––on–site trees may be smaller caliper.
2. Final street tree species shall be determined in coordination with Arlington County urban forestry staff.

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 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

FILE: Q:\Projects\6732\6732E\CADD\LANDSCAPE\DRAWINGS\6732E_LANDSCAPE PLAN.dwg USER: Kreps DATE: January 8, 2024 TIME: 1:44:22 PM LAYOUT: L-3.0 TABS