

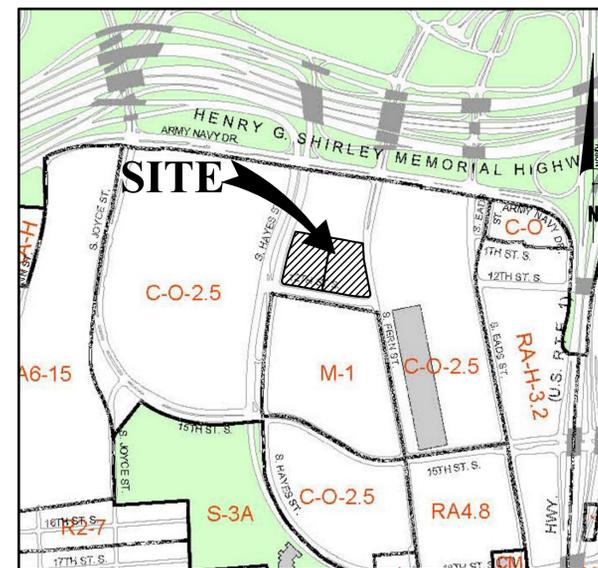
# PHASED DEVELOPMENT SITE PLAN

## 12TH STREET LANDING

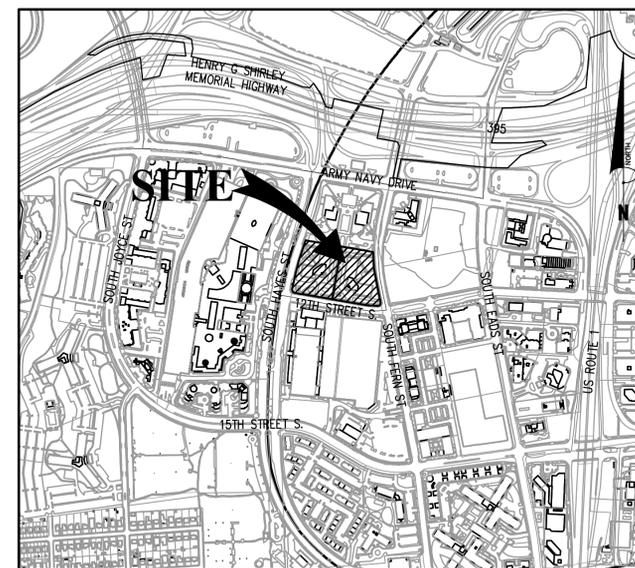
### PENTAGON CITY

#### 601 AND 701 12TH STREET SOUTH

#### ARLINGTON COUNTY, VIRGINIA



**ZONING MAP**  
SCALE: 1" = 600'



**VICINITY MAP**  
SCALE: 1" = 600'

**DEVELOPMENT TEAM**

**OWNER**

BROOKFIELD PROPERTIES  
250 VESEY STREET  
15TH FLOOR  
NEW YORK, NY 10281  
(212) 417-7000

**MASTER PLAN ARCHITECT**

STUDIOS  
1625 M STREET NW  
WASHINGTON, DC 20036  
(202) 736-5900

**LANDSCAPE ARCHITECT**

SCAPE  
277 BROADWAY  
9TH FLOOR  
NEW YORK, NY 10007  
(212) 462-2628

**CIVIL ENGINEER**

BOWMAN CONSULTING GROUP, LTD.  
13461 SUNRISE VALLEY DR.  
SUITE 500  
HERNDON, VA 20171  
(703) 464-1000

**SUSTAINABILITY**

SBP  
2701 PROSPERITY AVE  
FAIRFAX, VA 22031  
(703) 970-2890

**DRY UTILITIES**

DAVIS UTILITIES  
3975 FAIR RIDGE DRIVE  
SUITE 1255  
FAIRFAX, VA 22033  
(571) 334-8717

**TRAFFIC**

GOROVE SLADE  
1140 CONNECTICUT AVE NW  
SUITE 1010  
WASHINGTON, DC 20036  
(202) 296-8625

**LAND USE & ZONING ATTORNEY**

VENABLE LLP  
8010 TOWER CRESCENT DRIVE  
SUITE 300  
TYSONS, VA 22182  
(703) 905-1514

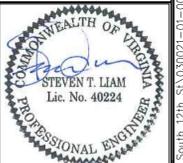
**CIVIL SHEET INDEX**

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C1.0	SITE AERIAL PHOTOGRAPH
C2.0	OVERALL CERTIFIED SURVEY PLAT
C2.1	CERTIFIED SURVEY PLAT
C2.2	CERTIFIED SURVEY PLAT
C3.0	OVERALL TREE PRESERVATION PLAN
C3.1	TREE PRESERVATION PLAN
C3.2	TREE PRESERVATION PLAN
C3.3	TREE PRESERVATION INVENTORY AND DETAILS
C4.0	EASEMENT VACATION AND DEDICATION PLAN
C4.1	LANDBAY AREAS
C4.2	SITE AREA FOR DENSITY CALCULATIONS
C4.3	ZONING ENVELOPES
C4.4	PHASED SITE PLAN AREAS
C4.5	PRELIMINARY STREET, SIDEWALK, AND PUBLIC PARK EASEMENTS
C5.0	OVERALL PLOT AND LOCATION PLAN
C5.1	PLOT AND LOCATION PLAN
C5.2	PLOT AND LOCATION PLAN
C6.0	OVERALL STRIPING AND MARKING PLAN
C6.1	STRIPING AND MARKING PLAN
C6.2	STRIPING AND MARKING PLAN
C7.0	EXISTING STREET SECTIONS
C7.1	PROPOSED STREET SECTIONS
C7.2	INTERIM CROSS SECTION AT S. FERN ST
L1.0	LANDSCAPE AREAS

**Bowman**

Bowman Consulting Group, Ltd.  
13461 Sunrise Valley Drive, Suite 500  
Herndon, Virginia 20171  
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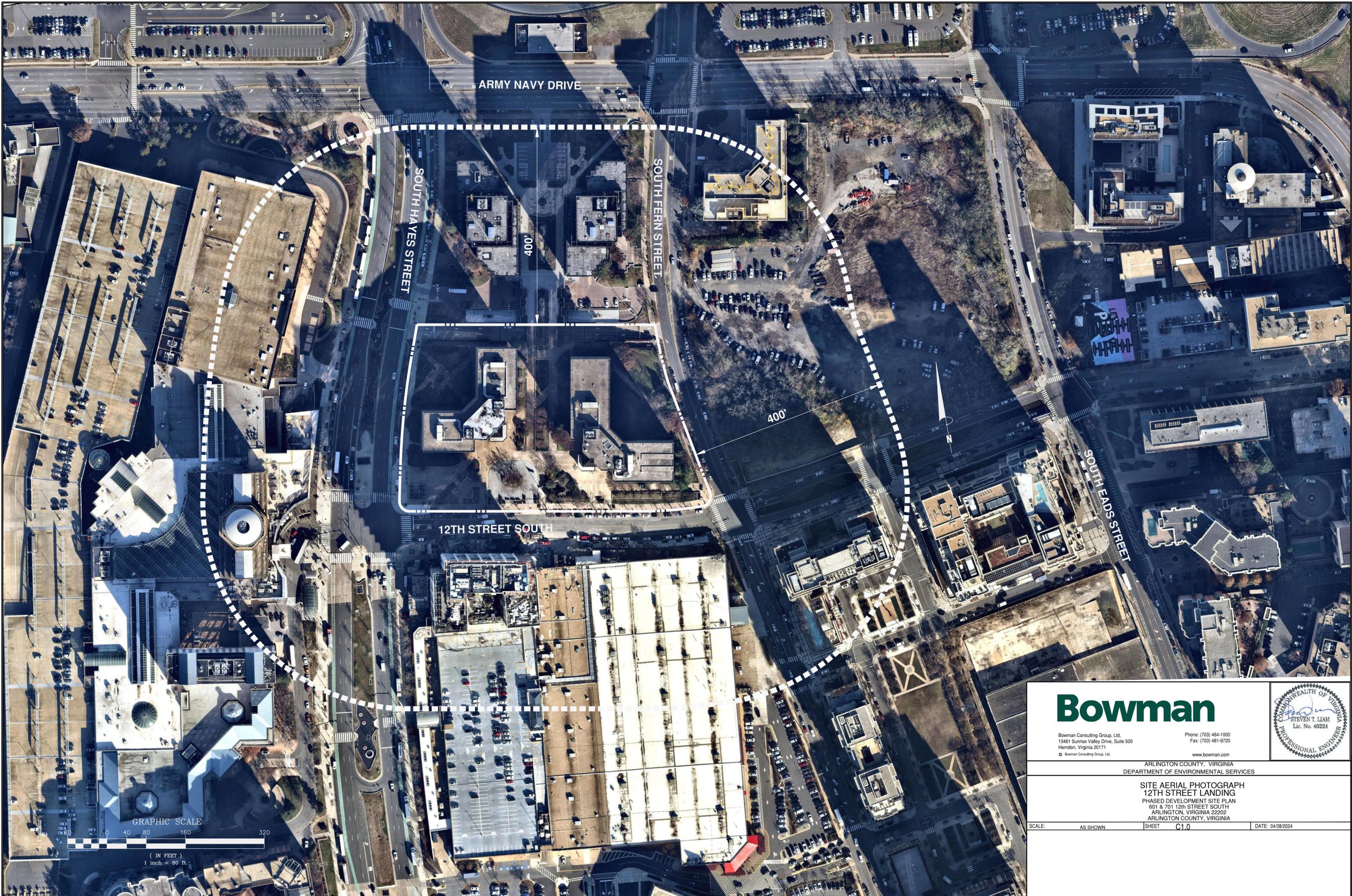
Phone: (703) 464-1000  
Fax: (703) 481-9720  
www.bowman.com



ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

COVER SHEET  
12TH STREET LANDING  
PHASED DEVELOPMENT SITE PLAN  
601 & 701 12TH STREET SOUTH  
ARLINGTON, VIRGINIA 22202  
ARLINGTON COUNTY, VIRGINIA

SCALE: AS SHOWN SHEET C0.0 DATE: 04/08/2024



ARMY NAVY DRIVE

SOUTH HAYES STREET

SOUTH FERN STREET

12TH STREET SOUTH

SOUTH LEADS STREET

400'

400'



GRAPHIC SCALE



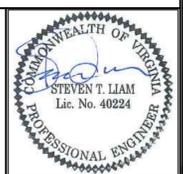
( IN FEET )  
1 inch = 80 ft.

# Bowman

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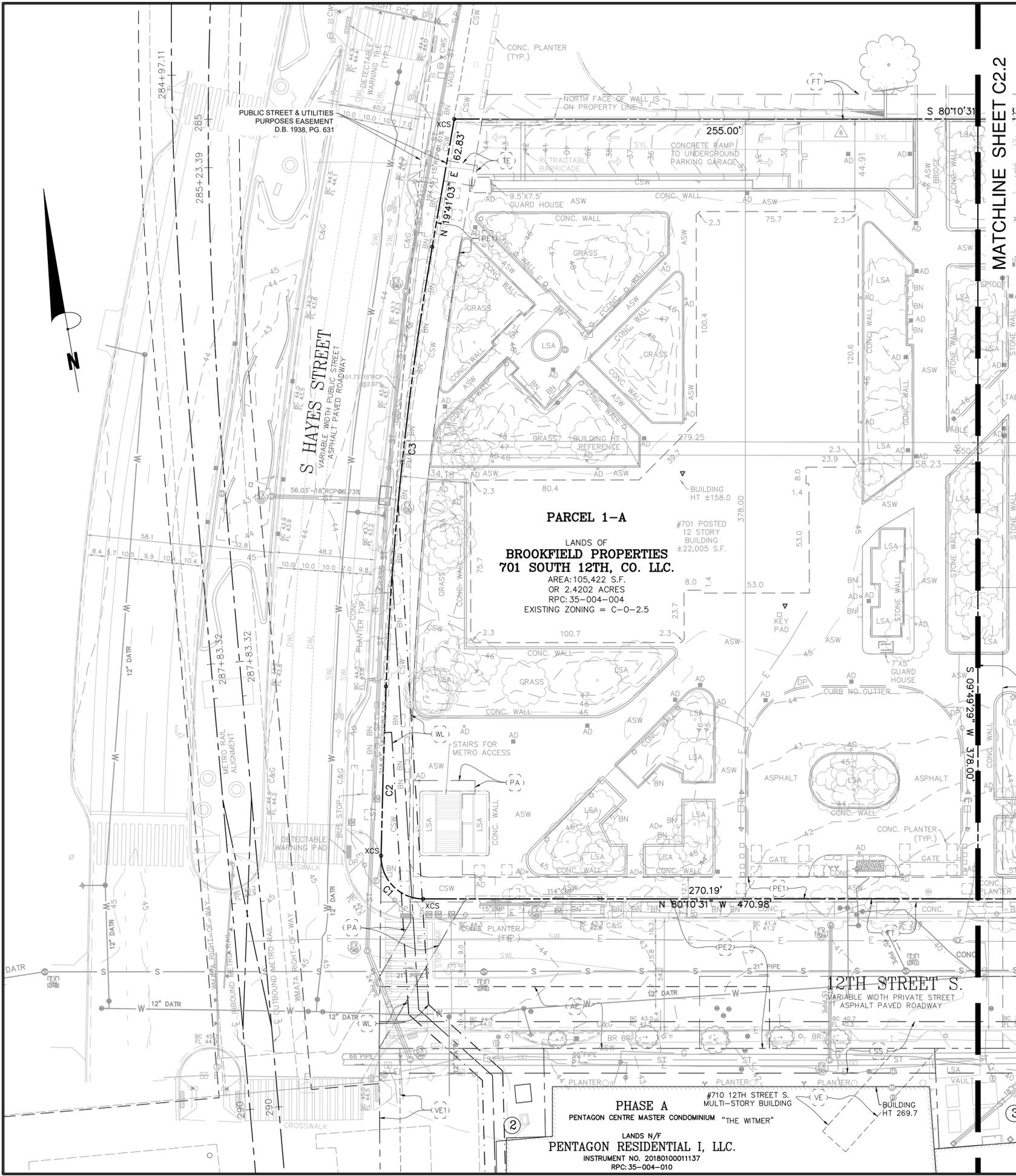
ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

**SITE AERIAL PHOTOGRAPH**  
**12TH STREET LANDING**  
PHASED DEVELOPMENT SITE PLAN  
601 & 701 12TH STREET SOUTH  
ARLINGTON, VIRGINIA 22202  
ARLINGTON COUNTY, VIRGINIA

SCALE: AS SHOWN SHEET C1.0 DATE: 04/08/2024

Cad file name: P:\030021 - 12th St\030021-01-004 - Aerial.dwg



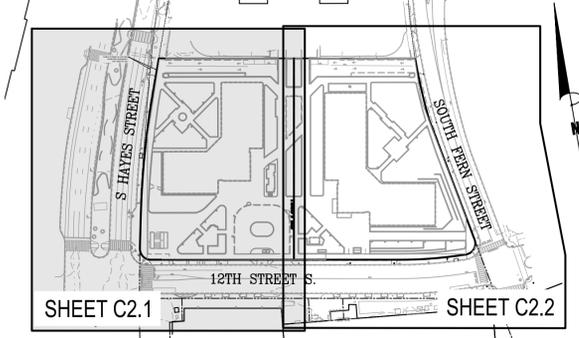


MATCHLINE SHEET C2.2

**LEGEND**

- AC AIR CONDITIONER
- NF NAIL FOUND
- XCS X-CUT SET
- VA VAULT
- C&G CURB AND GUTTER
- BN BENCH
- CSW CONCRETE SIDEWALK
- CWS CROSSWALK SIGNAL
- ASW AGGREGATE SIDEWALK
- LSA LANDSCAPE AREA
- TD TRENCH DRAIN
- TLP TRAFFIC LIGHT POLE
- CONC. CONCRETE
- SWL SOLID WHITE LINE
- DWL DASHED WHITE LINE
- DYL DOUBLE YELLOW LINE
- DP DEPRESSED CURB
- AD AREA DRAIN
- FP FLAG POLE
- D.B. DEED BOOK
- PG. PAGE
- BC BACK OF CURB
- FL FLOW LINE
- SIGN
- PME PARKING METER
- ★ AREA LIGHTING
- ⊙ GAS VALVE
- ⊠ DECORATIVE LIGHT
- ⊞ UTILITY VAULT
- ⊕ FIRE DEPARTMENT CONNECTION
- ⊖ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊘ UNKNOWN MANHOLE
- ⊙ WATER MANHOLE
- ⊚ ELECTRIC MANHOLE
- ⊛ TELEPHONE MANHOLE
- ⊜ STORM MANHOLE
- ⊝ SEWER MANHOLE
- ⊞ TREE W/SIZE
- ⊟ STORM ID NUMBER
- ⊠ SANITARY ID NUMBER
- ① PROPERTY ID NUMBER
- ST APPRX. LOC. UNDERGROUND STORM
- S APPRX. LOC. UNDERGROUND SANITARY
- G APPRX. LOC. UNDERGROUND GAS
- W APPRX. LOC. UNDERGROUND WATER
- T APPRX. LOC. UNDERGROUND TELECOM
- E APPRX. LOC. UNDERGROUND ELECTRIC
- F APPRX. LOC. UNDERGROUND FIBER

**KEY PLAN**



**NOTES**

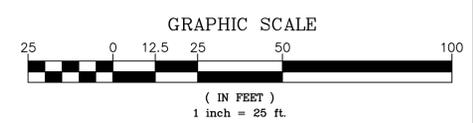
1. THE SURVEYED PROPERTIES DELINEATED HEREON ARE IDENTIFIED AS ARLINGTON COUNTY RPC NO.'S 35-004-004 AND 35-004-006 AND BOTH ARE ZONED C-0-2.5.
2. THE SURVEYED PROPERTIES ARE NOW IN THE NAME OF BROOKFIELD PROPERTIES 701 SOUTH 12TH CO. LLC (PARCEL 1-A) RECORDED IN DEED BOOK 3981 AT PAGE 1455 AND BROOKFIELD PROPERTIES 601 SOUTH 12TH CO. LLC (PARCEL 1-B) RECORDED IN DEED BOOK 3981 AT PAGE 1451, ALL AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
3. BOUNDARY INFORMATION AND TOPOGRAPHICAL FEATURES AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF ARLINGTON COUNTY AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON JUNE 14, 2018 AND REVISITED ON DECEMBER 13, 2022.
4. THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE/TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, POLICY NO. 8230746-90187511, DATED NOVEMBER 13, 2013. SCHEDULE B - SECTION 2 IS ADDRESSED IN THE TITLE COMMITMENT REVIEW.
5. THE SURVEYED PROPERTY SHOWN HEREON LIES IN OTHER AREAS, ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR ARLINGTON COUNTY, VIRGINIA AND INCORPORATED AREAS, BEING PANEL 81 OF 83 AND MAP NUMBER 510130081C, WITH AN EFFECTIVE DATE OF AUGUST 19, 2013.
6. APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN PER PRIVATE UTILITY MARK OUT PERFORMED ON MARCH 3, 2019 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.
7. AS TO TABLE "A" ITEM NO. 16, NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED DURING THE SURVEY.
8. AS TO TABLE "A" ITEM NO. 17, NO INFORMATION CONCERNING PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WAS PROVIDED TO THE SURVEYOR AND NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REMOVAL WAS OBSERVED.
9. NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED DURING THE SURVEY.
10. HORIZONTAL DATUM IS REFERENCE TO VIRGINIA STATE PLANE NAD83. VERTICAL DATUM IS REFERENCED TO NAVD88 PER GPS OBSERVATIONS.
11. PARKING COUNT:  
 LEVEL ONE=337 STANDARD SPACES  
 9 ACCESSIBLE PARKING SPACES  
 7 MOTORCYCLE SPACES  
 353 TOTAL SPACES LEVEL ONE  
  
 LEVEL TWO=496 STANDARD SPACES  
 8 ACCESSIBLE PARKING SPACES  
 1 MOTORCYCLE SPACE  
 505 TOTAL SPACES LEVEL TWO  
 858 TOTAL PARKING SPACES

**TITLE DESCRIPTION - PROFORMA, FILE NO. NCT22011837**

**PARCEL 1-A:**  
 PARCEL 1-A, CONTAINING 105,422 SQUARE FEET OR 2.4202 ACRES, BEING A SUBDIVISION OF THE PROPERTY OF PENTAGON CITY ONE REALTY LIMITED PARTNERSHIP, AS THE SAME APPEARS DULY DEDICATED, PLATTED AND RECORDED IN DEED BOOK 2013, AT PAGE 725, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.  
 TOGETHER WITH SUBSURFACE FOUNDATION AND FOOTING EASEMENT RECORDED IN DEED BOOK 2034, AT PAGE 528, AMONG THE AFORESAID LAND RECORDS.  
 AND BEING THE SAME PROPERTY CONVEYED TO BROOKFIELD PROPERTIES 701 SOUTH 12TH CO. LLC FROM ONE OF ACQUISITIONS I, LLC BY DEED DATED MAY 16, 2006, AND RECORDED MAY 19, 2006 IN DEED BOOK 3981, AT PAGE 1455, AMONG THE AFORESAID LAND RECORDS.

- ① **PARCEL 1-D**  
 SUBDIVISION OF PENTAGON CITY ONE REALTY LTD PARTNERSHIP  
 D.B. 2062 PG. 914  
 LANDS N/F  
**RIVER HOUSE CORPORATION**  
 D.B. 4093 PG. 1953  
 RPC:35-004-008  
 ZONING: C-0-2.5
- ② **PART OF PARCEL B-2A**  
 SUBDIVISION OF PENTAGON CITY ONE REALTY LTD PARTNERSHIP  
 D.B. 2062 PG. 914  
 LANDS N/F  
**WMATA**  
 D.B. 2041 PG. 1601  
 RPC:35-004-005  
 ZONING: M-1
- ③ **PHASE A**  
 PENTAGON CENTRE MASTER CONDOMINIUM  
 LANDS N/F  
**PENTAGON RESIDENTIAL I, LLC**  
 INSTRUMENT NO. 2018010001137  
 RPC:35-004-011  
 ZONING: C-0-2.5
- ④ **WITHDRAWABLE LAND**  
 PENTAGON CENTRE MASTER CONDOMINIUM PHASES B-1, B-2, BR, CR, D & E  
 LANDS N/F  
**PL PENTAGON, LLC.**  
 INSTRUMENT NO. 2018010001133  
 RPC:35-004-016  
 ZONING: C-0-2.5
- ⑤ **PARCEL 1-A**  
 SUBDIVISION OF PENTAGON CITY ONE REALTY LTD PARTNERSHIP  
 D.B. 2062 PG. 914  
 LANDS N/F  
**BROOKFIELD PROPERTIES 701 SOUTH 12TH CO, LLC.**  
 D.B. 3981 PG. 1455  
 RPC:35-004-004  
 ZONING: C-0-2.5
- ⑥ **PHASE F**  
 PENTAGON CENTRE MASTER CONDOMINIUM  
 LANDS N/F  
**PL PENTAGON, LLC.**  
 INSTRUMENT NO. 2018010001137  
 RPC:35-004-015  
 ZONING: C-0-2.5

**AVERAGE SITE ELEVATION**  
 PARCEL 1-A = 44.1'  
 PARCEL 1-B = 41.6'



Bowman Consulting Group, Ltd.  
 13461 Sunrise Valley Drive, Suite 500  
 Herndon, Virginia 20171  
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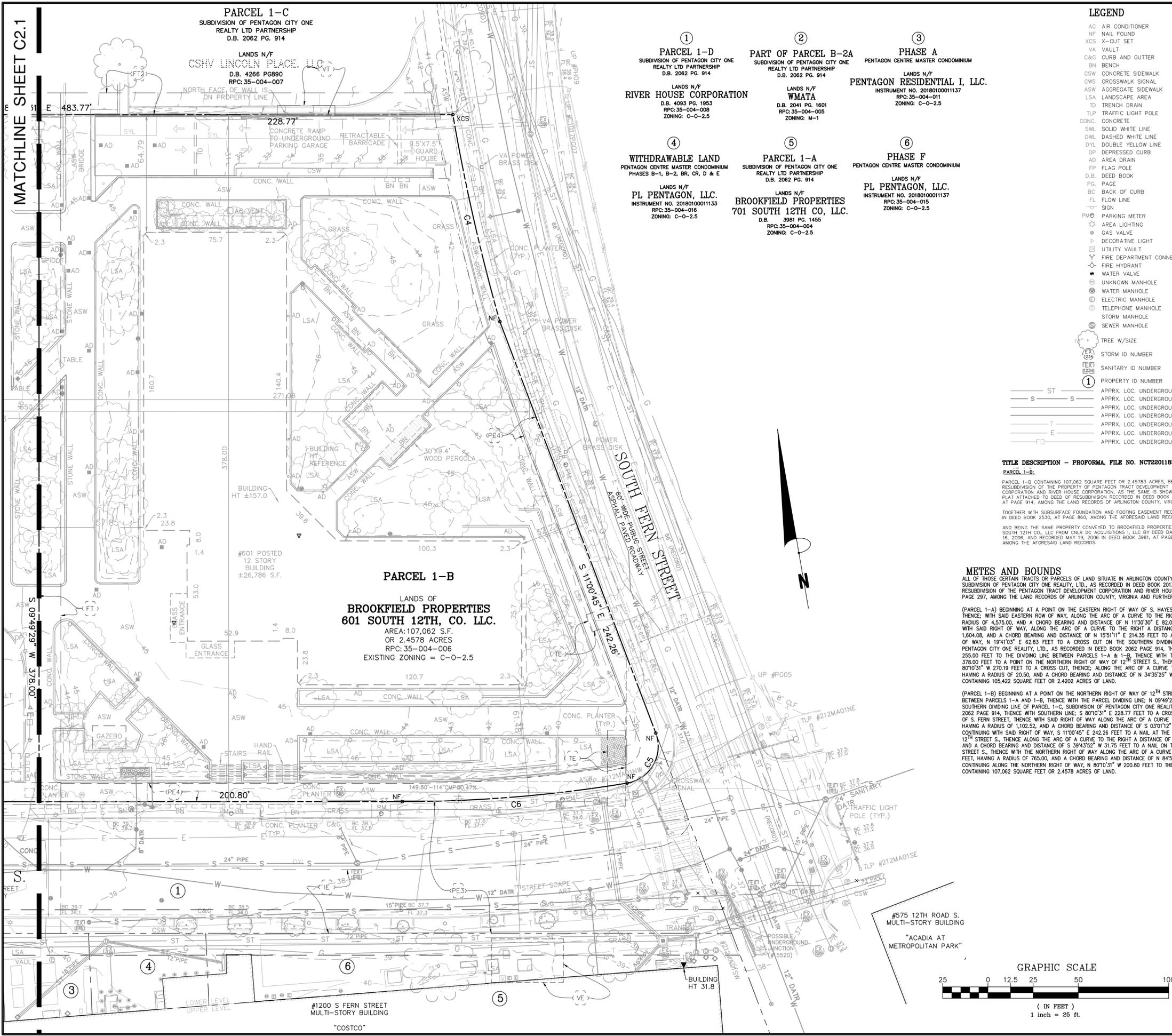
Phone: (703) 464-1000  
 Fax: (703) 481-9720

ARLINGTON COUNTY, VIRGINIA  
 DEPARTMENT OF ENVIRONMENTAL SERVICES

**CERTIFIED SURVEY PLAT**  
**12TH STREET LANDING**  
 PHASED DEVELOPMENT SITE PLAN  
 601 & 701 12TH STREET SOUTH  
 ARLINGTON, VIRGINIA 22202  
 ARLINGTON COUNTY, VIRGINIA

SCALE: 1"=25'      SHEET **C2.1**      DATE: 04/08/2024

Cadd file name: P: 0302021 - USA Site - 601 and 701 South 12th St (0302021-C-004) (ENC) = 601 and 701 S. 12th Street (Engineering) Plans (PDS) Plan 0302021-01-004-CERT SURV.DWG



**PARCEL 1-C**  
SUBDIVISION OF PENTAGON CITY ONE  
REALTY LTD PARTNERSHIP  
D.B. 2062 PG. 914

LANDS N/F  
**CSHV LINCOLN PLACE, LLC**  
D.B. 4266 PG890  
RPC: 35-004-007

①  
**PARCEL 1-D**  
SUBDIVISION OF PENTAGON CITY ONE  
REALTY LTD PARTNERSHIP  
D.B. 2062 PG. 914

LANDS N/F  
**RIVER HOUSE CORPORATION**  
D.B. 4093 PG. 1953  
RPC: 35-004-008  
ZONING: C-0-2.5

②  
**PART OF PARCEL B-2A**  
SUBDIVISION OF PENTAGON CITY ONE  
REALTY LTD PARTNERSHIP  
D.B. 2062 PG. 914

LANDS N/F  
**WMATA**  
D.B. 2041 PG. 1601  
RPC: 35-004-005  
ZONING: M-1

③  
**PHASE A**  
PENTAGON CENTRE MASTER CONDOMINIUM

LANDS N/F  
**PENTAGON RESIDENTIAL I, LLC.**  
INSTRUMENT NO. 2018010001137  
RPC: 35-004-011  
ZONING: C-0-2.5

④  
**WITHDRAWABLE LAND**  
PENTAGON CENTRE MASTER CONDOMINIUM  
PHASES B-1, B-2, BR, CR, D & E

LANDS N/F  
**PL PENTAGON, LLC.**  
INSTRUMENT NO. 2018010001133  
RPC: 35-004-016  
ZONING: C-0-2.5

⑤  
**PARCEL 1-A**  
SUBDIVISION OF PENTAGON CITY ONE  
REALTY LTD PARTNERSHIP  
D.B. 2062 PG. 914

LANDS N/F  
**BROOKFIELD PROPERTIES**  
701 SOUTH 12TH CO, LLC.  
D.B. 3981 PG. 1455  
RPC: 35-004-004  
ZONING: C-0-2.5

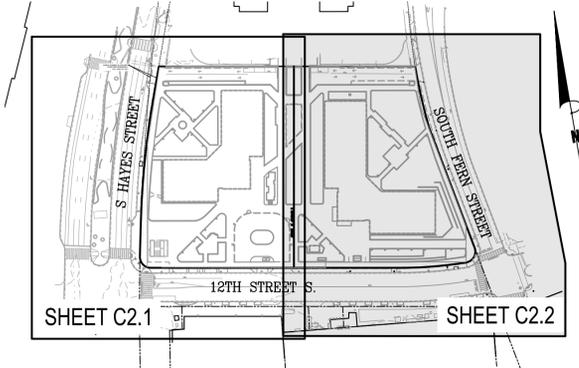
⑥  
**PHASE F**  
PENTAGON CENTRE MASTER CONDOMINIUM

LANDS N/F  
**PL PENTAGON, LLC.**  
INSTRUMENT NO. 2018010001137  
RPC: 35-004-015  
ZONING: C-0-2.5

**LEGEND**

- AC AIR CONDITIONER
- NF NAIL FOUND
- XCS X-CUT SET
- VA VAULT
- C&G CURB AND GUTTER
- BN BENCH
- CSW CONCRETE SIDEWALK
- CWS CROSSWALK SIGNAL
- ASW AGGREGATE SIDEWALK
- LSA LANDSCAPE AREA
- TLD TRENCH DRAIN
- TLP TRAFFIC LIGHT POLE
- CONC. CONCRETE
- SWL SOLID WHITE LINE
- DWL DASHED WHITE LINE
- DYL DOUBLE YELLOW LINE
- AD DEPRESSED CURB
- DP AREA DRAIN
- FP FLAG POLE
- FB DEED BOOK
- PG PAGE
- BC BACK OF CURB
- FL FLOW LINE
- SIGN
- PMØ PARKING METER
- ☆ AREA LIGHTING
- ⊙ GAS VALVE
- ⊠ DECORATIVE LIGHT
- ⊞ UTILITY VAULT
- ⊚ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ UNKNOWN MANHOLE
- ⊙ WATER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ STORM MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ TREE W/SIZE
- ⊙ STORM ID NUMBER
- ⊙ SANITARY ID NUMBER
- ① PROPERTY ID NUMBER
- ST APPRX. LOC. UNDERGROUND STORM
- S APPRX. LOC. UNDERGROUND SANITARY
- G APPRX. LOC. UNDERGROUND GAS
- W APPRX. LOC. UNDERGROUND WATER
- T APPRX. LOC. UNDERGROUND TELECOM
- E APPRX. LOC. UNDERGROUND ELECTRIC
- F APPRX. LOC. UNDERGROUND FIBER

**KEY PLAN**



**NOTES**

1. THE SURVEYED PROPERTIES DELINEATED HEREON ARE IDENTIFIED AS ARLINGTON COUNTY RPC NO. 35-004-004 AND 35-004-006 AND BOTH ARE ZONED C-0-2.5.
2. THE SURVEYED PROPERTIES ARE NOW IN THE NAME OF BROOKFIELD PROPERTIES 701 SOUTH 12TH CO, LLC (PARCEL 1-A) RECORDED IN DEED BOOK 3981 AT PAGE 1455 AND BROOKFIELD PROPERTIES 601 SOUTH 12TH CO, LLC (PARCEL 1-B) RECORDED IN DEED BOOK 3981 AT PAGE 1451, ALL AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
3. BOUNDARY INFORMATION AND TOPOGRAPHICAL FEATURES AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF ARLINGTON COUNTY AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON JUNE 14, 2018 AND REVISED ON DECEMBER 13, 2022.
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6. APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN PER PRIVATE UTILITY MARK OUT PERFORMED ON MARCH 3, 2019 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.
7. AS TO TABLE "A" ITEM NO. 16, NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED DURING THE SURVEY.
8. AS TO TABLE "A" ITEM NO. 17, NO INFORMATION CONCERNING PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WAS PROVIDED TO THE SURVEYOR AND NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REMOVAL WAS OBSERVED.
9. NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED DURING THE SURVEY.
10. HORIZONTAL DATUM IS REFERENCE TO VIRGINIA STATE PLANE NAD83. VERTICAL DATUM IS REFERENCED TO NAVD83 PER GPS OBSERVATIONS.
11. PARKING COUNT:  
LEVEL ONE-337 STANDARD SPACES  
9 ACCESSIBLE PARKING SPACES  
7 MOTORCYCLE SPACES  
353 TOTAL SPACES LEVEL ONE  
  
LEVEL TWO-496 STANDARD SPACES  
9 ACCESSIBLE PARKING SPACES  
1 MOTORCYCLE SPACE  
505 TOTAL SPACES LEVEL TWO  
858 TOTAL PARKING SPACES

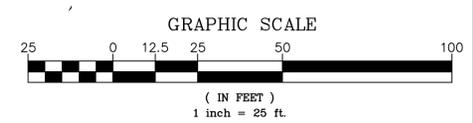
**TITLE DESCRIPTION - PROFORMA, FILE NO. NCT22011837**

**PARCEL 1-B:**  
PARCEL 1-B CONTAINING 107,062 SQUARE FEET OR 2.4578 ACRES, BEING A RESUBDIVISION OF THE PROPERTY OF PENTAGON TRACT DEVELOPMENT CORPORATION AND RIVER HOUSE CORPORATION, AS THE SAME IS SHOWN ON A PLAN ATTACHED TO DEED OF RESUBDIVISION RECORDED IN DEED BOOK 2062 AT PAGE 914, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.  
TOGETHER WITH SUBSURFACE FOUNDATION AND FOOTING EASEMENT RECORDED IN DEED BOOK 2530, AT PAGE 860, AMONG THE AFORESAID LAND RECORDS.  
AND BEING THE SAME PROPERTY CONVEYED TO BROOKFIELD PROPERTIES 601 SOUTH 12TH CO, LLC FROM ONR DC ACQUISITIONS I, LLC BY DEED DATED MAY 16, 2006, AND RECORDED MAY 19, 2006 IN DEED BOOK 3981, AT PAGE 1451, AMONG THE AFORESAID LAND RECORDS.

**METES AND BOUNDS**

ALL OF THOSE CERTAIN TRACTS OR PARCELS OF LAND SITUATE IN ARLINGTON COUNTY, VIRGINIA, BEING PARCEL 1-A, SUBDIVISION OF PENTAGON CITY ONE REALTY, LTD., AS RECORDED IN DEED BOOK 2013 PAGE 725, AND PARCEL 1-B, RESUBDIVISION OF THE PENTAGON TRACT DEVELOPMENT CORPORATION AND RIVER HOUSE, AS RECORDED IN DEED BOOK 3564 AT PAGE 297, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND FURTHER DESCRIBED BELOW:  
  
(PARCEL 1-A) BEGINNING AT A POINT ON THE EASTERN RIGHT OF WAY OF S. HAYES STREET SAID POINT BEING A CROSS CUT, THENCE WITH SAID EASTERN ROW OF WAY, ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 82.04 FEET, HAVING A RADIUS OF 4,575.00, AND A CHORD BEARING AND DISTANCE OF N 11°30'30" E 82.04 FEET TO A POINT, THENCE CONTINUING WITH SAID RIGHT OF WAY, ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 214.51 FEET, HAVING A RADIUS OF 1,604.08, AND A CHORD BEARING AND DISTANCE OF N 15°51'11" E 214.35 FEET TO A POINT, THENCE, ALONG THE SAME RIGHT OF WAY, N 19°41'03" E 62.83 FEET TO A CROSS CUT ON THE SOUTHERN DIVIDING LINE OF PARCEL 1-C, SUBDIVISION OF PENTAGON CITY ONE REALTY, LTD., AS RECORDED IN DEED BOOK 2062 PAGE 914, THENCE WITH SOUTHERN LINE; S 09°49'29" E 255.00 FEET TO THE DIVIDING LINE BETWEEN PARCELS 1-A & 1-B, THENCE WITH THE PARCEL DIVIDING LINE; S 09°49'29" W 378.00 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF 12<sup>TH</sup> STREET S., THENCE WITH THE NORTHERN RIGHT OF WAY, N 80°10'31" W 270.19 FEET TO A CROSS CUT, THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 32.82 FEET, HAVING A RADIUS OF 20.50, AND A CHORD BEARING AND DISTANCE OF N 34°35'25" W 29.29 FEET TO THE POINT OF BEGINNING, CONTAINING 105,422 SQUARE FEET OR 2.4202 ACRES OF LAND.  
  
(PARCEL 1-B) BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY OF 12<sup>TH</sup> STREET S., POINT BEING THE DIVIDING LINE BETWEEN PARCELS 1-A AND 1-B, THENCE WITH THE PARCEL DIVIDING LINE; N 09°49'29" E 378.00 FEET TO A POINT ON THE SOUTHERN DIVIDING LINE OF PARCEL 1-C, SUBDIVISION OF PENTAGON CITY ONE REALTY, LTD., AS RECORDED IN DEED BOOK 2062 PAGE 914, THENCE WITH SOUTHERN LINE; S 80°10'31" E 228.77 FEET TO A CROSS CUT ON THE WESTERN RIGHT OF WAY OF S. FERN STREET, THENCE WITH SAID RIGHT OF WAY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 116.88 FEET, HAVING A RADIUS OF 1,102.52, AND A CHORD BEARING AND DISTANCE OF S 03°01'12" E 116.82 FEET TO A NAIL, THENCE CONTINUING WITH SAID RIGHT OF WAY, S 11°00'45" E 242.26 FEET TO A NAIL AT THE INTERSECTION OF S. FERN STREET AND 12<sup>TH</sup> STREET S., THENCE ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 36.31 FEET, HAVING A RADIUS OF 20.50, AND A CHORD BEARING AND DISTANCE OF S 39°35'22" W 31.75 FEET TO A NAIL ON THE NORTHERN RIGHT OF WAY OF 12<sup>TH</sup> STREET S., THENCE WITH THE NORTHERN RIGHT OF WAY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 124.84 FEET, HAVING A RADIUS OF 765.00, AND A CHORD BEARING AND DISTANCE OF N 84°51'01" W 124.70 FEET TO A NAIL, THENCE CONTINUING ALONG THE NORTHERN RIGHT OF WAY, N 80°10'31" W 200.80 FEET TO THE POINT OF BEGINNING, CONTAINING 107,062 SQUARE FEET OR 2.4578 ACRES OF LAND.

**AVERAGE SITE ELEVATION**  
PARCEL 1-A = 44.1'  
PARCEL 1-B = 41.6'



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Herridon, Virginia 20171  
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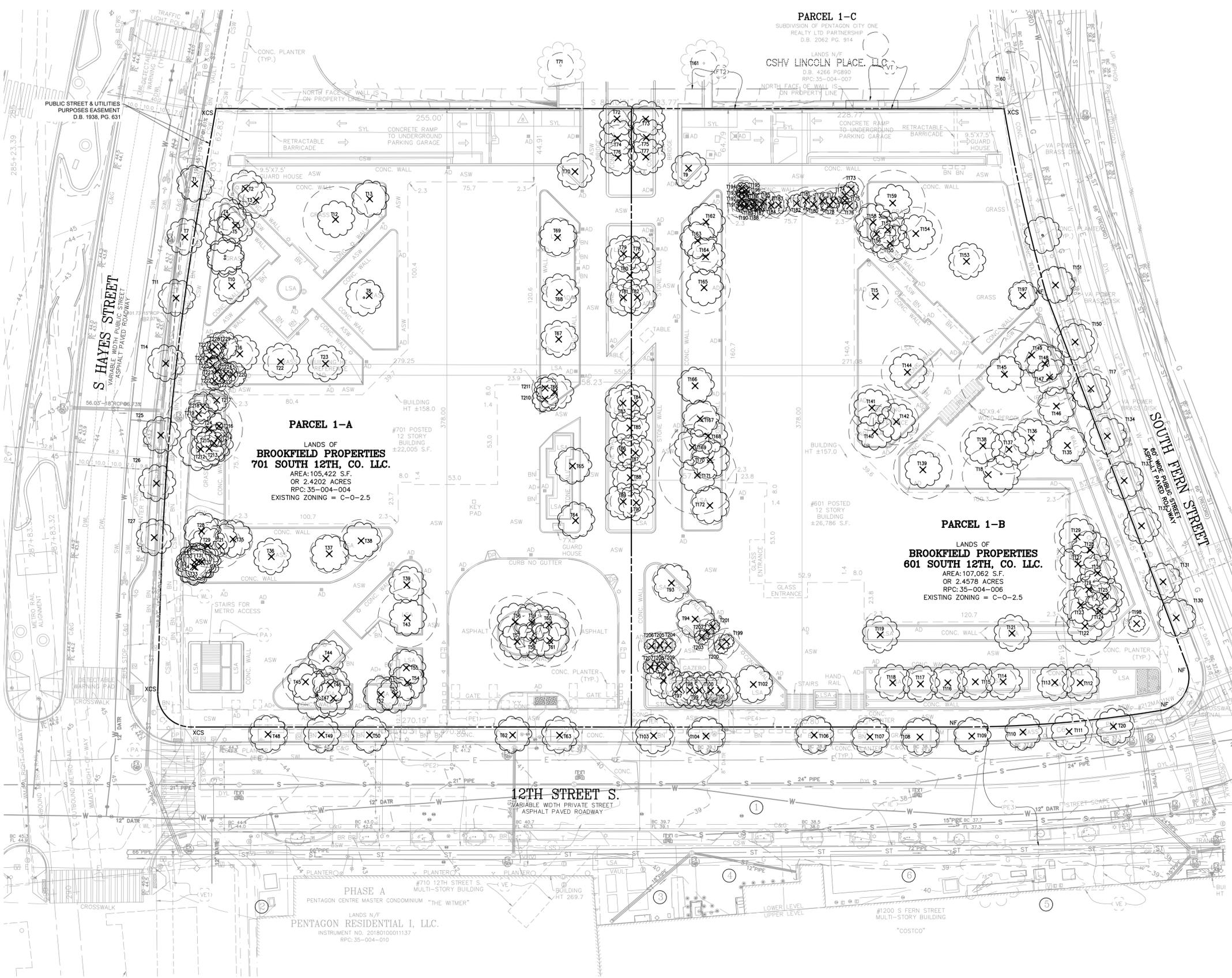
Phone: (703) 464-1000  
Fax: (703) 481-9720  
www.bowman.com

ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

**CERTIFIED SURVEY PLAT**  
12TH STREET LANDING  
PHASED DEVELOPMENT SITE PLAN  
601 & 701 12TH STREET SOUTH  
ARLINGTON, VIRGINIA 22202  
ARLINGTON COUNTY, VIRGINIA

SCALE: 1"=25'      SHEET: C2.2      DATE: 04/08/2024

Cadd file name: P:\030021 - S&A Site - 601 and 701 South 12th Street\Engineering\Engineering Plans\PDSP\_Plan\030021-01-004-CERT SURV.dwg



**LEGEND**

-  T38 ○ EXISTING TREE TO BE PRESERVED
-  T38 ✕ EXISTING TREE TO BE REMOVED
-  LIMITS OF DISTURBANCE
-  CRITICAL ROOT ZONE
-  TP TREE PROTECTION FENCE
-  RP ROOT PRUNING TRENCH

NOTE:  
CONSTRUCTION OFFICES ARE TO BE LOCATED IN AN EXISTING BUILDING ADJACENT TO THE SITE, THEREFORE NO CONSTRUCTION TRAILERS ARE PROPOSED.



**Bowman**

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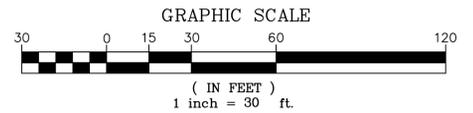
ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

**OVERALL TREE PRESERVATION PLAN**  
12TH STREET LANDING  
PHASED DEVELOPMENT SITE PLAN  
601 & 701 12TH STREET SOUTH  
ARLINGTON, VIRGINIA 22202  
ARLINGTON COUNTY, VIRGINIA

SCALE: 1"=30'

SHEET C3.0

DATE: 04/08/2024

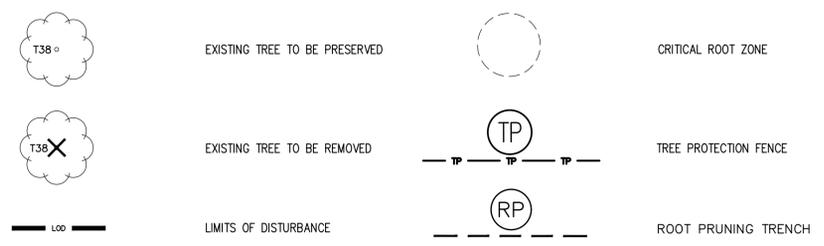


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MATCHLINE SHEET C3.2

**LEGEND**



**GENERAL NOTE**

CONSTRUCTION OFFICES ARE TO BE LOCATED IN AN EXISTING BUILDING ADJACENT TO THE SITE, THEREFORE NO CONSTRUCTION TRAILERS ARE PROPOSED.

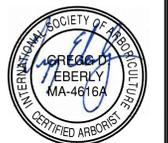
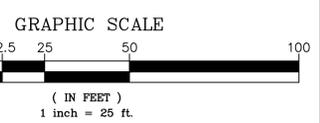
**ARLINGTON COUNTY TREE PRESERVATION NOTES**

- PROPERTY OWNER SHALL SUBMIT A TREE INVENTORY DRAWING INDICATING DBH (DIAMETER BREAST HEIGHT SPECIES AND LOCATION FOR ALL TREES OVER 3" IN DIAMETER ON THE PROPERTY TO BE DEVELOPED AND ANY TREES ON ADJACENT PROPERTY WHOSE CRITICAL ROOT ZONES EXTEND ONTO THE PROPERTY TO BE DEVELOPED.
- PROPERTY OWNER SHALL SUBMIT A TREE PROTECTION PLAN DESIGNATING TREES TO BE PRESERVED AND TREES TO BE REMOVED ON SUBJECT AND ADJACENT PROPERTY AND REPLACEMENT TREES FOR THOSE REMOVED IN ACCORDANCE WITH MANDATORY ARLINGTON COUNTY TREE REPLACEMENT GUIDELINES. RESULTS OF TREE REPLACEMENT GUIDELINES MUST BE SHOWN IN TABULAR FORM AS ILLUSTRATED IN SAID GUIDELINES.
- THE TREE PROTECTION PLAN MUST BE APPROVED BY ARLINGTON COUNTY PRIOR TO ISSUANCE OF A CLEARING AND GRADING PERMIT.
- USE CRITICAL ROOT ZONE DETAIL 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.
- 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 I.A.5.
- 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 SHOTS) 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 THE 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 ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE). 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.
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- ADDITIONAL REQUIREMENTS MAY BE NECESSARY ON A CASE-BY-CASE BASIS.

**PARCEL 1-A**  
 LANDS OF  
**BROOKFIELD PROPERTIES**  
**701 SOUTH 12TH, CO. LLC.**  
 AREA: 105,422 S.F.  
 OR 2.4202 ACRES  
 RPC: 35-004-004  
 EXISTING ZONING = C-0-2.5

**12TH STREET S.**  
 VARIABLE WIDTH PRIVATE STREET  
 ASPHALT PAVED ROADWAY

**PHASE A**  
 PENTAGON CENTRE MASTER CONDOMINIUM "THE WITMER"  
 LANDS N/F  
**PENTAGON RESIDENTIAL I, LLC.**  
 INSTRUMENT NO. 20180100011137  
 RPC: 35-004-010



**Bowman**

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 13461 Sunrise Valley Drive, Suite 500  
 Herndon, Virginia 20171  
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ARLINGTON COUNTY, VIRGINIA  
 DEPARTMENT OF ENVIRONMENTAL SERVICES

**TREE PRESERVATION PLAN**  
**12TH STREET LANDING**  
 PHASED DEVELOPMENT SITE PLAN  
 601 & 701 12TH STREET SOUTH  
 ARLINGTON, VIRGINIA 22202  
 ARLINGTON COUNTY, VIRGINIA

SCALE: 1"=25' SHEET C3.1 DATE: 04/08/2024

Cad file name: P:\030021 - USA Site - 601 and 701 South 12th St\Engineering\Engineering Plans\PDSP Plan\030021-01-004-TREE PRESERVATION.dwg

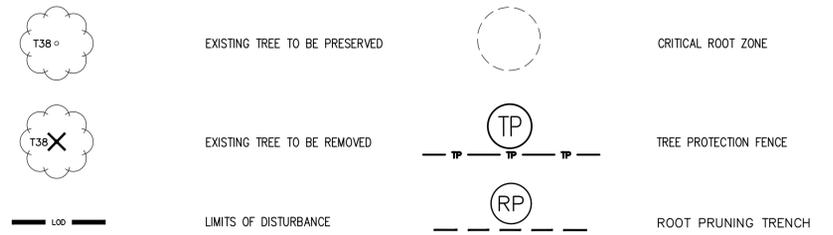
MATCHLINE SHEET C3.1

SUBDIVISION OF PENTAGON CITY ONE  
REALTY LTD PARTNERSHIP  
D.B. 2062 PG. 914

LANDS N/E  
CSHV LINCOLN PLACE, LLC  
D.B. 4266 PG890  
RPC: 35-004-007

PARCEL 1-B  
LANDS OF  
BROOKFIELD PROPERTIES  
601 SOUTH 12TH, CO. LLC.  
AREA: 107,062 S.F.  
OR 2.4578 ACRES  
RPC: 35-004-006  
EXISTING ZONING = C-O-2.5

LEGEND

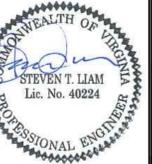
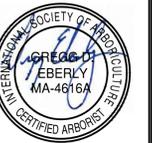
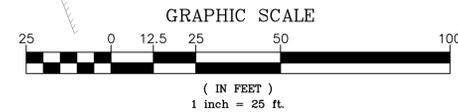
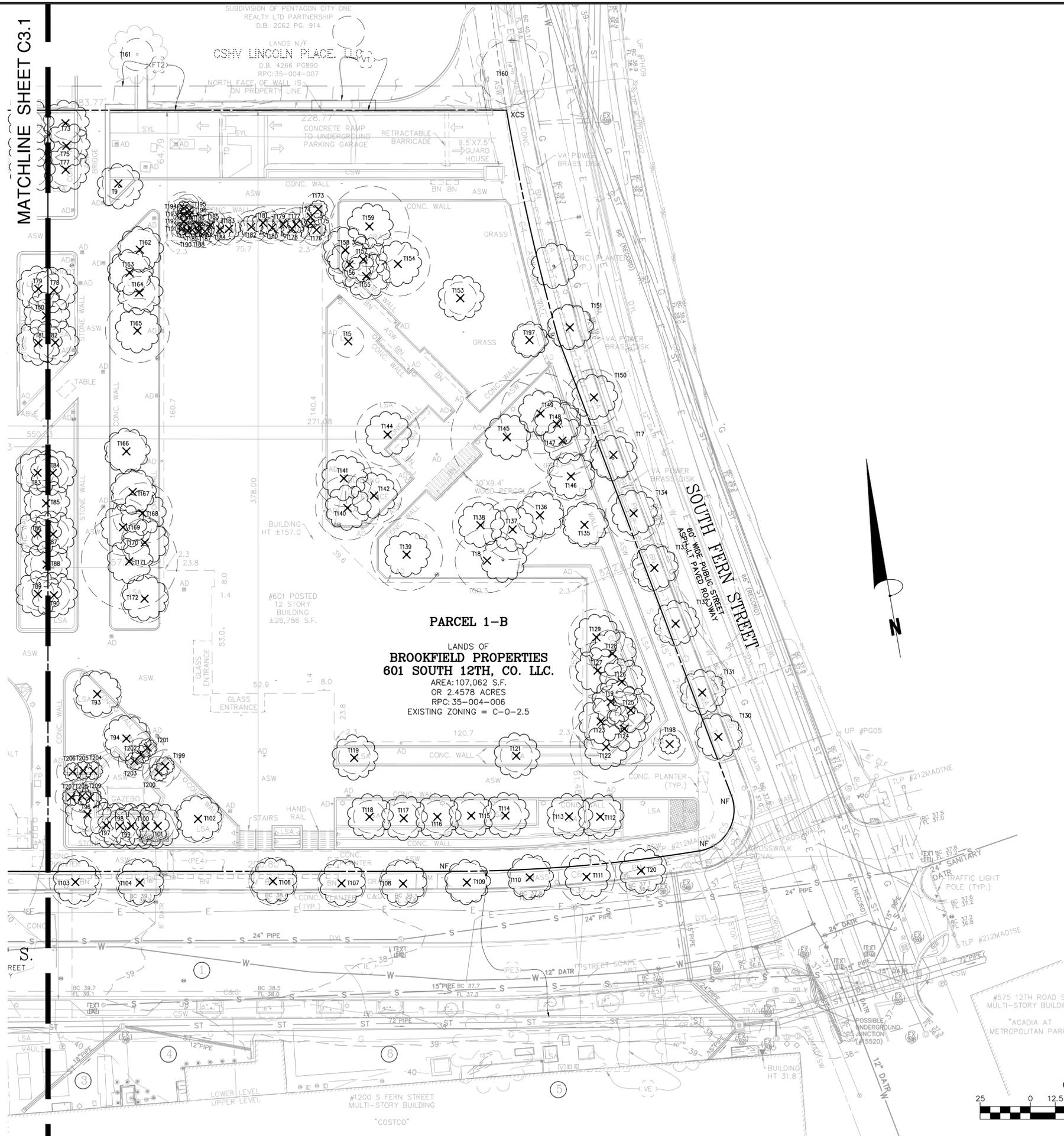


GENERAL NOTE

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ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

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TREE PRESERVATION PLAN  
12TH STREET LANDING

PHASED DEVELOPMENT SITE PLAN  
601 & 701 12TH STREET SOUTH  
ARLINGTON, VIRGINIA 22202  
ARLINGTON COUNTY, VIRGINIA

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SCALE: 1"=25'	SHEET C3.2	DATE: 04/08/2024
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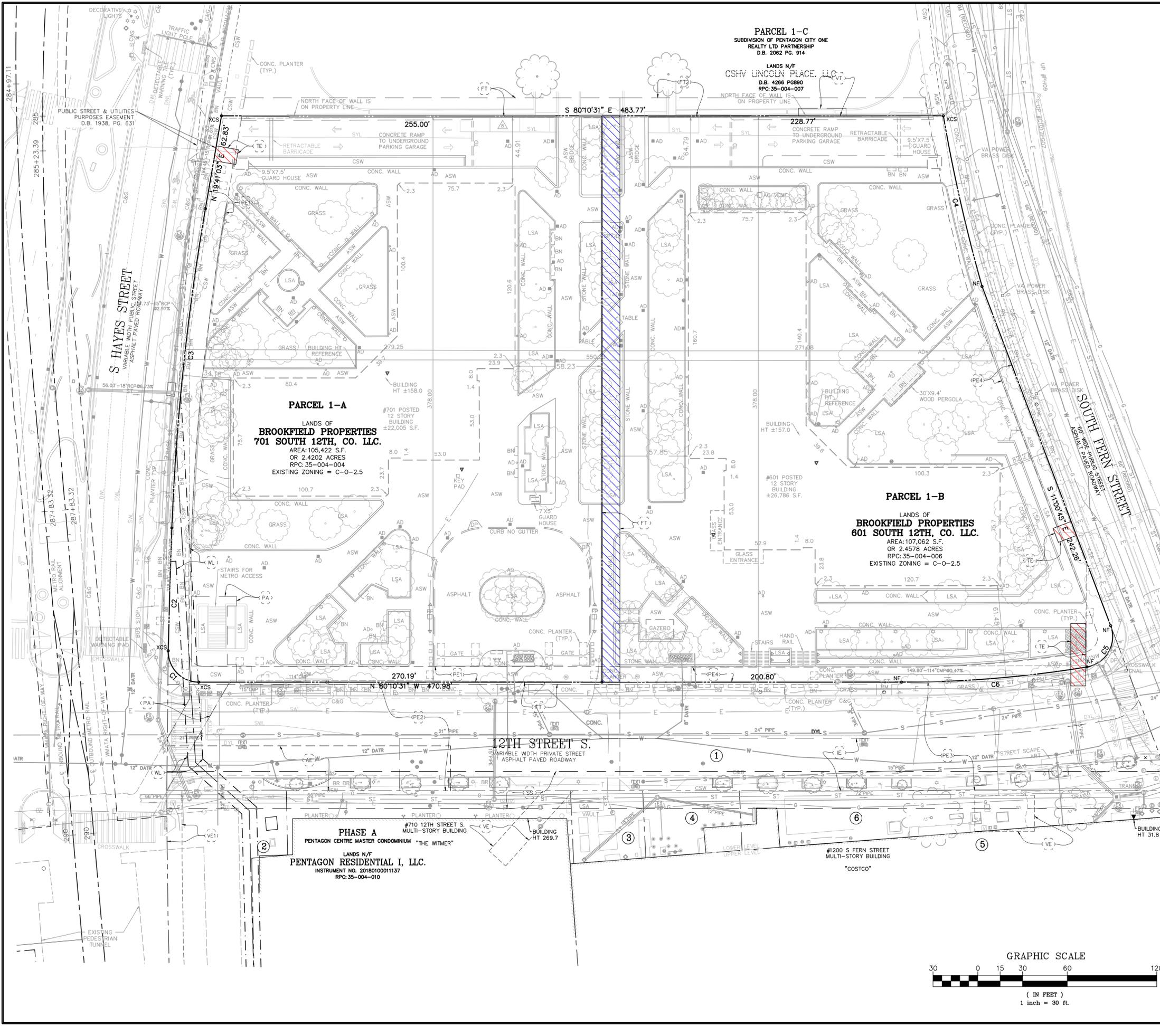
Cad file name: P:\030021 - ISA Site - 601 and 701 S. 12th Street\Engineering\Engineering Plans\PDSP Plan\030021-01-004-TREE PRESERVATION.dwg



TSA Site  
 Date of site visit (s): December 29, 2022  
 Certified Arborist: Gregg D. Eberly (MA-4616A)

Tree #	Botanic Name	Common Name	Caliper (DBH)	Condition Rating	Species Rating	Total Rating	Replacement(s) Required	Preserve/Remove
1	Platanus x acerifolia	London Planetree	10	0.80	0.70	5.6	1	Remove
2	Cornus kousa	Kousa Dogwood	6	0.70	0.80	3.4	1	Remove
3	Cornus kousa	Kousa Dogwood	8	0.70	0.80	4.5	1	Remove
4	Cornus kousa	Kousa Dogwood	6	0.60	0.80	2.9	1	Remove
5	Cornus kousa	Kousa Dogwood	6	0.70	0.80	3.4	1	Remove
6	Platanus x acerifolia	London Planetree	6	0.80	0.70	3.4	1	Remove
7	Platanus x acerifolia	London Planetree	8	0.80	0.70	4.5	1	Remove
8	Betula nigra	River Birch	8	0.80	0.70	4.5	1	Remove
9	Quercus phellos	Willow Oak	4	0.80	0.70	2.2	1	Remove
10	Cornus kousa	Kousa Dogwood	6	0.80	0.80	3.8	1	Remove
11	Platanus x acerifolia	London Planetree	9	0.80	0.70	5.0	1	Remove
12	Fagus americana	American Beech	20	0.70	0.80	11.2	3	Remove
13	Fagus americana	American Beech	10	0.80	0.80	6.4	1	Remove
14	Platanus x acerifolia	London Planetree	8	0.80	0.70	4.5	1	Remove
15	Magnolia grandiflora	Southern Magnolia	6	0.80	0.70	3.4	1	Remove
16	Betula nigra	River Birch	6	0.80	0.70	3.4	1	Remove
17	Quercus rubra	Red Oak	12	0.50	0.70	4.2	1	Remove
18	Carpinus caroliniana	Hornbeam	16	0.60	0.80	7.7	2	Remove
19	Acer palmatum	Japanese Maple	5	0.50	0.80	2.0	1	Remove
20	Tilia cordata	Littleleaf Linden	13	0.70	0.70	6.4	2	Remove
21	Prunus echinata	Shortleaf Pine	13	0.70	0.50	4.6	1	Remove
22	Betula nigra	River Birch	8	0.80	0.70	4.5	1	Remove
23	Betula nigra	River Birch	8	0.80	0.70	4.5	1	Remove
24	Cedrus deodara	Deodar Cedar	24	0.70	0.60	10.1	3	Remove
25	Platanus x acerifolia	London Planetree	9	0.80	0.70	5.0	1	Remove
26	Platanus x acerifolia	London Planetree	5	0.80	0.70	2.6	1	Remove
27	Platanus x acerifolia	London Planetree	7	0.80	0.70	3.9	1	Remove
28	Prunus echinata	Shortleaf Pine	10	0.70	0.50	3.5	1	Remove
29	Prunus echinata	Shortleaf Pine	13	0.70	0.50	4.6	1	Remove
30	Ilex cornuta 'Burfordii'	Burford Holly	3	0.80	0.70	1.7	1	Remove
31	Ilex cornuta 'Burfordii'	Burford Holly	3	0.80	0.70	1.7	1	Remove
32	Ilex cornuta 'Burfordii'	Burford Holly	3	0.80	0.70	1.7	1	Remove
33	Ilex cornuta 'Burfordii'	Burford Holly	3	0.80	0.70	1.7	1	Remove
34	Ilex cornuta 'Burfordii'	Burford Holly	3	0.80	0.70	1.7	1	Remove
35	Prunus echinata	Shortleaf Pine	12	0.70	0.50	4.2	1	Remove
36	Magnolia grandiflora	Southern Magnolia	8	0.80	0.70	4.5	1	Remove
37	Fagus americana	American Beech	12	0.80	0.80	7.7	2	Remove
38	Fagus americana	American Beech	13	0.80	0.80	8.3	2	Remove
39	Acer palmatum	Japanese Maple	3	0.70	0.80	1.7	1	Remove
40	Sophora japonica	Japanese Pagodatree	18	0.80	0.60	8.6	2	Remove
41	Sophora japonica	Japanese Pagodatree	9	0.70	0.70	4.4	1	Remove
42	Sophora japonica	Japanese Pagodatree	14	0.60	0.70	5.9	2	Remove
43	Magnolia x soulangiana	Saucer Magnolia	10	0.70	0.70	4.9	1	Remove
44	Magnolia x soulangiana	Saucer Magnolia	12	0.70	0.70	5.9	2	Remove
45	Tilia cordata	Littleleaf Linden	12	0.80	0.70	6.7	2	Remove
46	Tilia cordata	Littleleaf Linden	6	0.80	0.70	3.4	1	Remove
47	Tilia cordata	Littleleaf Linden	10	0.60	0.70	4.2	1	Remove
48	Magnolia x soulangiana	Saucer Magnolia	10	0.70	0.70	4.9	1	Remove
49	Magnolia x soulangiana	Saucer Magnolia	10	0.70	0.70	4.9	1	Remove
50	Magnolia x soulangiana	Saucer Magnolia	10	0.70	0.70	4.9	1	Remove
51	Magnolia x soulangiana	Saucer Magnolia	10	0.70	0.70	4.9	1	Remove
52	Magnolia x soulangiana	Saucer Magnolia	10	0.70	0.70	4.9	1	Remove
53	Pyrus calleryana	Bradford Pear	16	0.40	0.40	2.6	1	Remove
54	Pyrus calleryana	Bradford Pear	16	0.40	0.40	2.6	1	Remove
55	Pyrus calleryana	Bradford Pear	16	0.40	0.40	2.6	1	Remove
56	Pyrus calleryana	Bradford Pear	12	0.40	0.40	1.9	1	Remove
57	Pyrus calleryana	Bradford Pear	20	0.40	0.40	3.2	1	Remove
58	Pyrus calleryana	Bradford Pear	16	0.40	0.40	2.6	1	Remove
59	Tilia cordata	Littleleaf Linden	10	0.70	0.70	4.9	1	Remove
60	Tilia cordata	Littleleaf Linden	9	0.70	0.70	4.4	1	Remove
61	Carpinus caroliniana	Hornbeam	10	DEAD	0.80	0.0	0	Remove
62	Prunus echinata	Shortleaf Pine	10	0.70	0.50	3.5	1	Remove
63	Magnolia x soulangiana	Saucer Magnolia	6	0.70	0.70	2.9	1	Remove
64	Acer rubrum	Red Maple	7	0.80	0.70	3.9	1	Remove
65	Acer rubrum	Red Maple	7	0.80	0.70	3.9	1	Remove
66	Acer rubrum	Red Maple	12	0.80	0.70	6.7	2	Remove
67	Quercus phellos	Willow Oak	5	0.80	0.70	2.8	1	Remove
68	Gleditsia tncanthos	Honey Locust	8	0.80	0.60	3.8	0	Preserve
69	Prunus 'Kwanzan'	Kwanzan Cherry	5	0.80	0.60	2.4	1	Remove
70	Malus augustifolia	Southern Crabapple	7	0.80	0.60	3.4	1	Remove
71	Prunus 'Kwanzan'	Kwanzan Cherry	4	0.80	0.60	1.9	1	Remove
72	Malus augustifolia	Southern Crabapple	8	0.80	0.60	3.8	1	Remove
73	Malus augustifolia	Southern Crabapple	8	0.80	0.60	3.8	1	Remove
74	Prunus 'Kwanzan'	Kwanzan Cherry	6	0.80	0.60	2.9	1	Remove
75	Lagerstroemia indica	Crape Myrtle	6	0.80	0.80	3.8	1	Remove
76	Lagerstroemia indica	Crape Myrtle	6	0.80	0.80	3.8	1	Remove
77	Lagerstroemia indica	Crape Myrtle	6	0.80	0.80	3.8	1	Remove
78	Lagerstroemia indica	Crape Myrtle	6	0.80	0.80	3.8	1	Remove
79	Lagerstroemia indica	Crape Myrtle	6	0.80	0.80	3.8	1	Remove
80	Lagerstroemia indica	Crape Myrtle	6	0.80	0.80	3.8	1	Remove
81	Lagerstroemia indica	Crape Myrtle	6	0.80	0.80	3.8	1	Remove
82	Lagerstroemia indica	Crape Myrtle	6	0.80	0.80	3.8	1	Remove
83	Lagerstroemia indica	Crape Myrtle	6	0.80	0.80	3.8	1	Remove
84	Lagerstroemia indica	Crape Myrtle	6	0.80	0.80	3.8	1	Remove
85	Lagerstroemia indica	Crape Myrtle	6	0.80	0.80	3.8	1	Remove
86	Lagerstroemia indica	Crape Myrtle	6	0.80	0.80	3.8	1	Remove
87	Lagerstroemia indica	Crape Myrtle	6	0.80	0.80	3.8	1	Remove
88	Lagerstroemia indica	Crape Myrtle	6	0.80	0.80	3.8	1	Remove
89	Lagerstroemia indica	Crape Myrtle	6	0.80	0.80	3.8	1	Remove
90	Lagerstroemia indica	Crape Myrtle	6	0.80	0.80	3.8	1	Remove
91	Sophora japonica	Japanese Pagodatree	12	0.70	0.60	5.0	2	Remove
92	Sophora japonica	Japanese Pagodatree	12	0.70	0.60	5.0	2	Remove
93	Lagerstroemia indica	Crape Myrtle	4	0.80	0.80	2.6	1	Remove
94	Lagerstroemia indica	Crape Myrtle	4	0.80	0.80	2.6	1	Remove
95	Lagerstroemia indica	Crape Myrtle	4	0.80	0.80	2.6	1	Remove
96	Lagerstroemia indica	Crape Myrtle	4	0.80	0.80	2.6	1	Remove
97	Lagerstroemia indica	Crape Myrtle	4	0.80	0.80	2.6	1	Remove
98	Lagerstroemia indica	Crape Myrtle	4	0.80	0.80	2.6	1	Remove
99	Lagerstroemia indica	Crape Myrtle	4	0.80	0.80	2.6	1	Remove
100	Lagerstroemia indica	Crape Myrtle	4	0.80	0.80	2.6	1	Remove
101	Lagerstroemia indica	Crape Myrtle	4	0.80	0.80	2.6	1	Remove
102	Acer palmatum	Japanese Maple	12	0.60	0.80	5.8	2	Remove
103	Tilia cordata	Littleleaf Linden	13	0.70	0.70	6.4	2	Remove
104	Tilia cordata	Littleleaf Linden	12	0.70	0.70	5.9	2	Remove
105	Tilia cordata	Littleleaf Linden	12	0.70	0.70	5.9	2	Remove
106	Tilia cordata	Littleleaf Linden	12	0.70	0.70	5.9	2	Remove
107	Tilia cordata	Littleleaf Linden	12	0.70	0.70	5.9	2	Remove
108	Tilia cordata	Littleleaf Linden	12	0.70	0.70	5.9	2	Remove
109	Tilia cordata	Littleleaf Linden	10	0.70	0.70	4.9	1	Remove
110	Tilia cordata	Littleleaf Linden	10	0.70	0.70	4.9	1	Remove
111	Tilia cordata	Littleleaf Linden	14	0.70	0.70	6.9	2	Remove
112	Lagerstroemia indica	Crape Myrtle	6	0.80	0.80	3.8	1	Remove
113	Lagerstroemia indica	Crape Myrtle	6	0.80	0.80	3.8	1	Remove
114	Lagerstroemia indica	Crape Myrtle	6	0.80	0.80	3.8	1	Remove
115	Lagerstroemia indica	Crape Myrtle	6	0.80	0.80	3.8	1	Remove
116	Lagerstroemia indica	Crape Myrtle	6	0.80	0.80	3.8	1	Remove
117	Lagerstroemia indica	Crape Myrtle	6	0.80	0.80	3.8	1	Remove

Tree #	Botanic Name	Common Name	Caliper (DBH)	Condition Rating	Species Rating	Total Rating	Replacement(s) Required	Preserve/Remove
118	Lagerstroemia indica	Crape Myrtle	6	0.80	0.80	3.8	1	Remove
119	Malus augustifolia	Southern Crabapple	8	0.80	0.60	3.8	1	Remove
120	Malus augustifolia	Southern Crabapple	6	0.80	0.60	2.9	1	Remove
121	Malus augustifolia	Southern Crabapple	6	0.80	0.60	2.9	1	Remove
122	Pinus strobus	White Pine	18	0.70	0.50	6.3	2	Remove
123	Pinus strobus	White Pine	14	0.70	0.50	4.9	1	Remove
124	Pinus strobus	White Pine	18	0.70	0.50	6.3	2	Remove
125	Acer palmatum	Japanese Maple	7	0.40	0.80	2.2	1	Remove
126	Acer palmatum	Japanese Maple	8	0.70	0.80	4.5	1	Remove
127	Ilex opaca	American Holly	14	0.70	0.70	6.9	2	Remove
128	Acer palmatum	Japanese Maple	12	0.70	0.80	6.7	2	Remove
129	Ilex opaca	American Holly	14	0.60	0.70	7.8	2	Remove
130	Quercus rubra	Red Oak	12	0.70	0.70	5.9	2	Remove
131	Quercus rubra	Red Oak	8	0.60	0.70	4.5	1	Remove
132	Quercus rubra	Red Oak	6	0.60	0.70	3.4	1	Remove
133	Quercus rubra	Red Oak	12	0.50	0.70	4.2	1	Remove
134	Quercus rubra	Red Oak	14	0.70	0.70	6.9	2	Remove
135	Acer palmatum	Japanese Maple	10	0.60	0.80	4.8	1	Remove
136	Acer palmatum	Japanese Maple	12	0.60	0.80	5.8	2	Remove
137	Carpinus caroliniana	Hornbeam	15	0.60	0.70	6.3	2	Remove
138	Carpinus caroliniana	Hornbeam	14	0.60	0.70	5.9	2	Remove
139	Magnolia grandiflora	Southern Magnolia	18	0.80	0.70	10.1	3	Remove
140	Magnolia grandiflora	Southern Magnolia	16	0.80	0.70	9.0	2	Remove
141	Magnolia grandiflora	Southern Magnolia	14	0.80	0.70	7.8	2	Remove
142	Magnolia grandiflora	Southern Magnolia	14	0.80	0.70	7.8	2	Remove
143	Carpinus caroliniana	Hornbeam	16	0.60	0.70	6.7	2	Remove
144	Magnolia x soulangiana	Saucer Magnolia	28	0.70	0.70	13.7	3	Remove
145	Acer palmatum	Japanese Maple	12	0.60	0.80	5.8	2	Remove
146	Ilex opaca	American Holly	18	0.70	0.70	8.8	2	Remove
147	Ilex opaca	American Holly	12	0.40	0.70	3.4	1	Remove
148	Magnolia x soulangiana	Saucer Magnolia	20	0.60	0.70	8.4	2	Remove
149	Quercus rubra	Red Oak	14	0.80	0.70	7.8	2	Remove
150	Quercus rubra	Red Oak	11	0.40	0.70	3.1	1	Remove
151	Prunus 'Kwanzan'	Kwanzan Cherry	5	0.80	0.60	2.4	1	Remove
152	Acer palmatum	Japanese Maple	16	0.40	0.80	5.1	2	Remove
153	Cornus kousa	Kousa Dogwood	12	0.70	0.80	6.7	2	Remove
154	Cornus kousa	Kousa Dogwood	12	0.70	0.80	6.7	2	Remove
155	Cornus kousa	Kousa Dogwood	12	0.70	0.80	6.7	2	Remove
156	Cornus kousa	Kousa Dogwood	12	0.70	0.80	6.7	2	Remove
157	Cornus kousa	Kousa Dogwood	6	0.70	0.80	3.4	1	Remove
158	Cornus kousa	Kousa Dogwood	12	0.70	0.80	6.7	2	Remove
159	Acer palmatum	Japanese Maple	20	0.60	0.80	9.6	2	Remove
160	Quercus rubra	Red Oak	16	0.70	0.70	7.8	0	Preserve
161	Gleditsia tncanthos	Honey Locust	8	0.80	0.60	3.8	0	Preserve
162	Acer saccharum	Sugar Maple	10	0.80	0.70			



**PARCEL 1-C**  
 SUBDIVISION OF PENTAGON CITY ONE  
 REALTY LTD PARTNERSHIP  
 D.B. 2062 PG. 914

LANDS N/F  
**CSHV LINCOLN PLACE, LLC**  
 D.B. 4266 PG890  
 RPC:35-004-007

**PARCEL 1-A**  
 LANDS OF  
**BROOKFIELD PROPERTIES**  
**701 SOUTH 12TH, CO. LLC.**  
 AREA: 105,422 S.F.  
 OR 2.4202 ACRES  
 RPC:35-004-004  
 EXISTING ZONING = C-0-2.5

**PARCEL 1-B**  
 LANDS OF  
**BROOKFIELD PROPERTIES**  
**601 SOUTH 12TH, CO. LLC.**  
 AREA: 107,062 S.F.  
 OR 2.4578 ACRES  
 RPC:35-004-006  
 EXISTING ZONING = C-0-2.5

**PHASE A**  
 PENTAGON CENTRE MASTER CONDOMINIUM "THE WITMER"  
 LANDS N/F  
**PENTAGON RESIDENTIAL I, LLC.**  
 INSTRUMENT NO. 2018010001137  
 RPC:35-004-010

**LEGEND**

	10' MCI WORLD/COM TELECOMMUNICATIONS EASEMENT (DB 3564 PG 311) TO BE VACATED = 697 SF APPROX.
	SUBSURFACE FOUNDATION & FOOTING EASEMENT (DB 2034 PG 528) TO BE VACATED = 4536 SF APPROX.
NOTE: NO PUBLIC VACATION OF EASEMENTS ARE REQUIRED FOR THESE PLANS	
*ALL AREAS SHOWN ARE PRELIMINARY AND WILL BE FINALIZED AT CEP.	

**EASEMENT LEGEND**

(AE)	30' WMATA ACCESS EASEMENT D.B. 1962 PG. 352	APPX. AREA = 5698.71 SF
(FT)	SUBSURFACE FOUNDATION & FOOTING EASEMENT D.B. 2034 PG. 528	APPX. AREA = 8274.12 SF
(FT2)	SUBSURFACE FOUNDATION & FOOTING EASEMENT D.B. 2530 PG. 860	APPX. AREA = 2467.90 SF
(IE)	35' INGRESS/EGRESS EASEMENT D.B. 2013 PG. 712	APPX. AREA = 16929.37 SF
(PA)	PEDESTRIAN UNDERPASS AND TUNNEL EASEMENT D.B. 2229 PG. 337	APPX. AREA = 2618.49 SF
(PE1)	PUBLIC STREET & UTILITY EASEMENT D.B. 2013 PG. 725	APPX. AREA = 8102.02 SF
(PE2)	PUBLIC STREET & UTILITY EASEMENT D.B. 2013 PG. 719	APPX. AREA = 22078.68 SF
(PE3)	PUBLIC STREET & UTILITY EASEMENT D.B. 2062 PG. 929	APPX. AREA = 26789.35 SF
(PE4)	PUBLIC STREET & UTILITY EASEMENT D.B. 2062 PG. 914	APPX. AREA = 7007.95 SF
(SS)	25' STORM & SANITARY SEWER EASEMENT D.B. 1142 PG. 469	APPX. AREA = 16856.51 SF
(TE)	APPROXIMATE LOCATIONS OF 10' MCI WORLD/COM TELECOMMUNICATIONS EASEMENT D.B. 3564 PG. 311	APPX. AREA = 696.89 SF
(VE)	VEPCO EASEMENT D.B. 2763 PG. 121	APPX. AREA = 1871.30 SF
(VE1)	10' VEPCO EASEMENT D.B. 1950 PG. 1946	APPX. AREA = 8189.12 SF
(WT)	PRIVATE VENT SHAFT EASEMENT D.B. 2530 PG. 860	APPX. AREA = 159.50 SF
(WL)	10' WMATA WATER MAIN EASEMENT D.B. 1962 PG. 344	APPX. AREA = 2449.35 SF

**Bowman**

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 Herndon, Virginia 20171  
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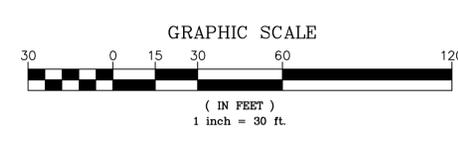
Phone: (703) 464-1000  
 Fax: (703) 481-9720  
 www.bowman.com

ARLINGTON COUNTY, VIRGINIA  
 DEPARTMENT OF ENVIRONMENTAL SERVICES

STEVEN T. LIAM  
 Lic. No. 40224

**EASEMENT VACATION PLAN**  
**12TH STREET LANDING**  
 PHASED DEVELOPMENT SITE PLAN  
 601 & 701 12TH STREET SOUTH  
 ARLINGTON, VIRGINIA 22202  
 ARLINGTON COUNTY, VIRGINIA

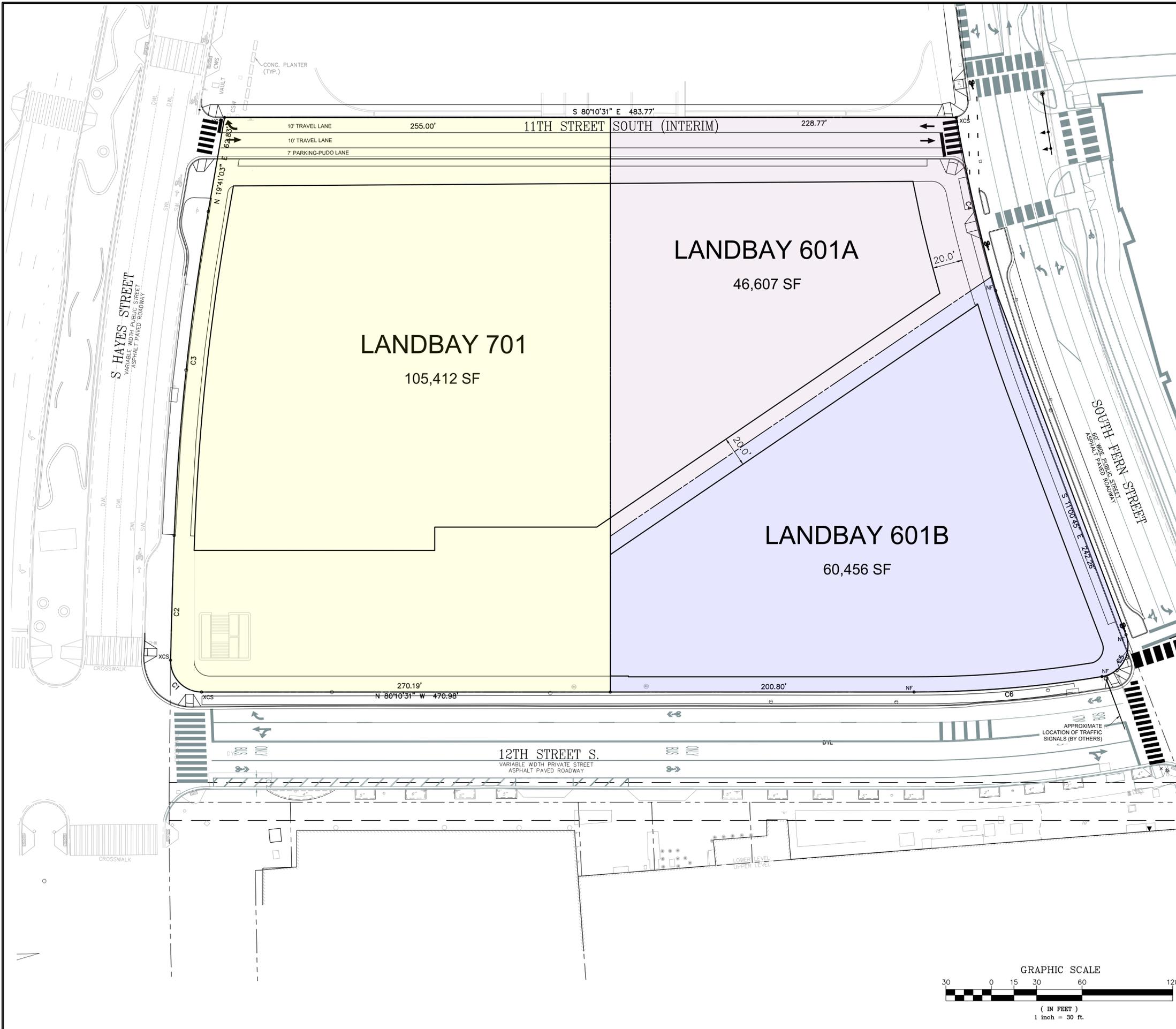
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**LEGEND**

- LANDBAY 601A AREA  
(46,607 SF APPRX.)
- LANDBAY 601B AREA  
(60,456 SF APPRX.)
- LANDBAY 701 AREA  
(105,412 SF APPRX.)



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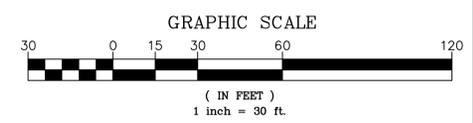
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ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

**LANDBAY AREAS**  
**12TH STREET LANDING**  
PHASED DEVELOPMENT SITE PLAN  
601 & 701 12TH STREET SOUTH  
ARLINGTON, VIRGINIA 22202  
ARLINGTON COUNTY, VIRGINIA

SCALE: 1"=30' SHEET: C4.1 DATE: 04/08/2024



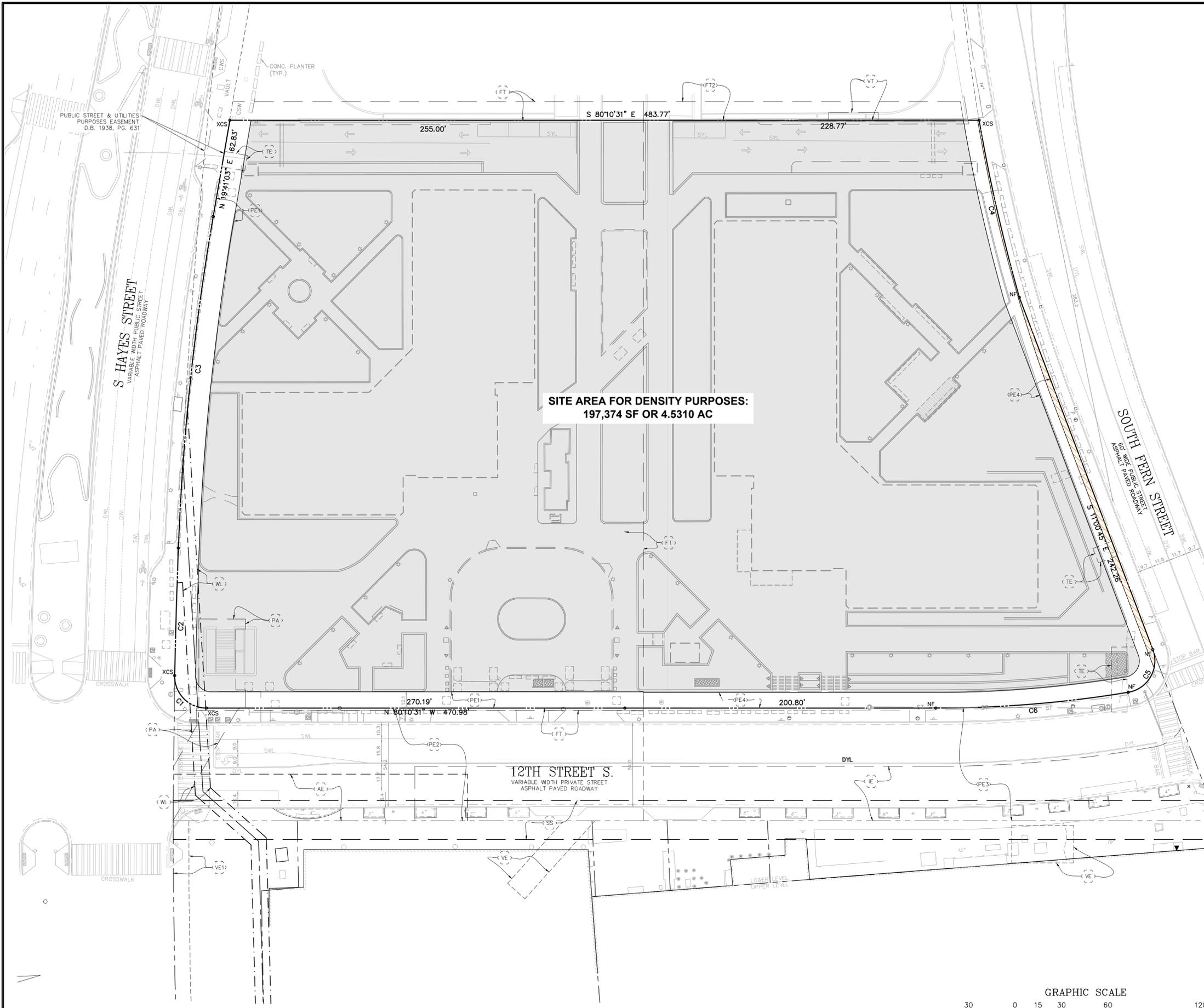
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LEGEND

 SOUTH FERN STREET DEDICATION  
(931 SF OR 0.02 AC APPRX.)

 SITE AREA FOR DENSITY PURPOSES  
(197,374 SF OR 4.53 AC APPRX.)

\*ALL AREAS SHOWN ARE PRELIMINARY AND WILL BE FINALIZED AT FINAL SITE PLAN

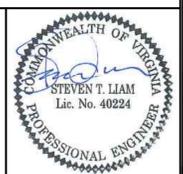


**SITE AREA FOR DENSITY PURPOSES:  
197,374 SF OR 4.5310 AC**

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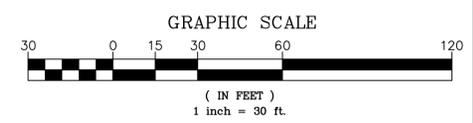
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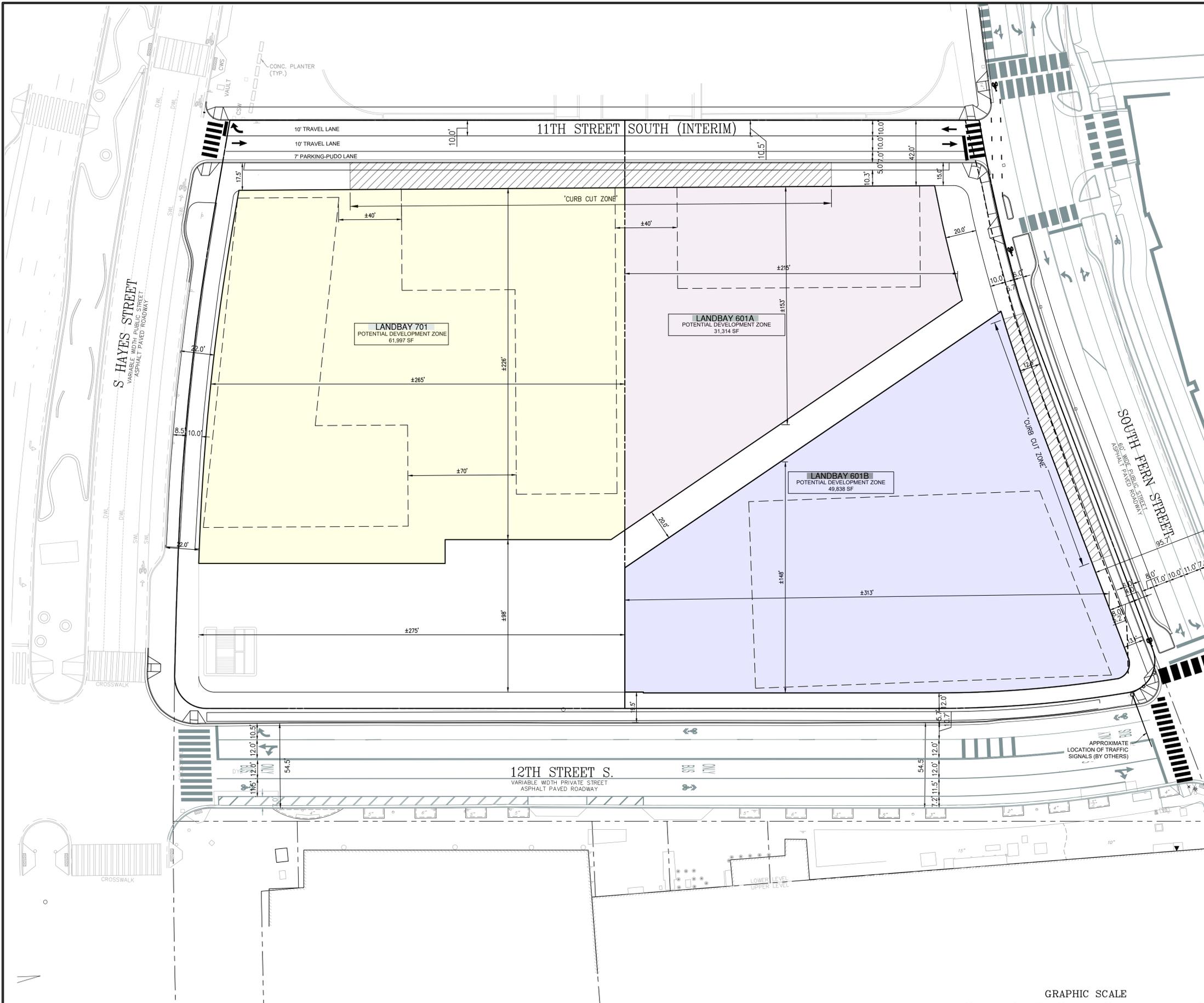
ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

**SITE AREA FOR DENSITY CALCULATIONS  
12TH STREET LANDING**  
PHASED DEVELOPMENT SITE PLAN  
601 & 701 12TH STREET SOUTH  
ARLINGTON, VIRGINIA 22202  
ARLINGTON COUNTY, VIRGINIA

SCALE: 1"=30' SHEET C4.2 DATE: 04/08/2024



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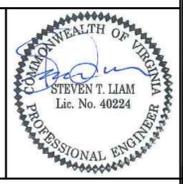
- LEGEND**
- POTENTIAL BUILDING ZONE (LANDBAY 601A)
  - POTENTIAL BUILDING ZONE (LANDBAY 601B)
  - POTENTIAL BUILDING ZONE (LANDBAY 701)
  - APPROXIMATE BUILDING TOWERS

LANDBAYS\*  
 LANDBAY 701  
 LANDBAY 601A  
 LANDBAY 601B  
 \*FROM APPENDIX A OF JUSTIFICATION LETTER

Note: Sector Plan recommends a maximum of 75% building coverage at and below 5 stories.

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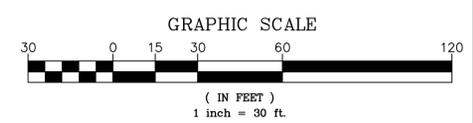
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ARLINGTON COUNTY, VIRGINIA  
 DEPARTMENT OF ENVIRONMENTAL SERVICES

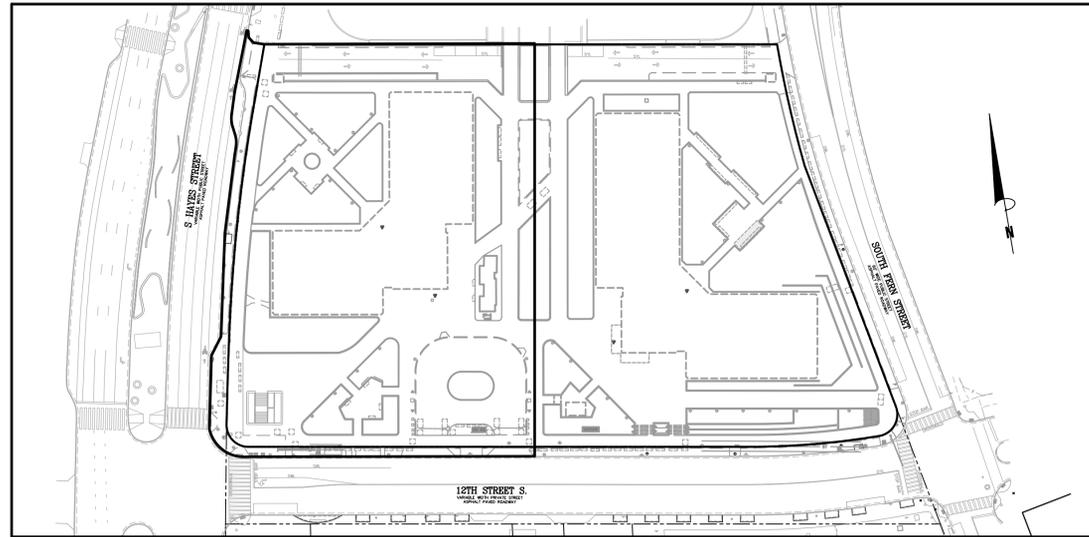
**ZONING ENVELOPES**  
**12TH STREET LANDING**  
 PHASED DEVELOPMENT SITE PLAN  
 601 & 701 12TH STREET SOUTH  
 ARLINGTON, VIRGINIA 22202  
 ARLINGTON COUNTY, VIRGINIA

SCALE: 1"=30' SHEET C4.3 DATE: 04/08/2024

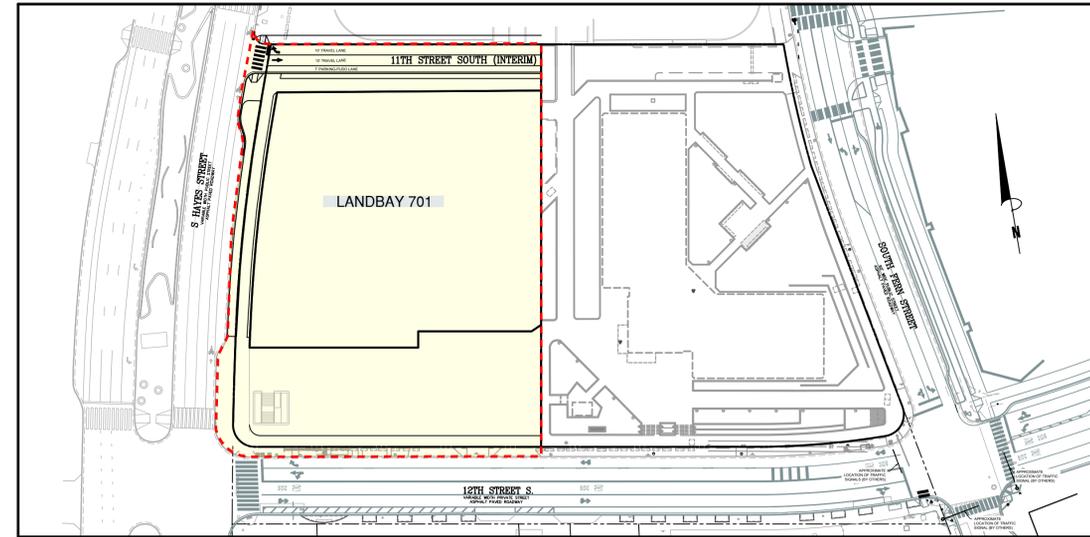


NOTE:  
 THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY, SUBJECT TO CHANGE.

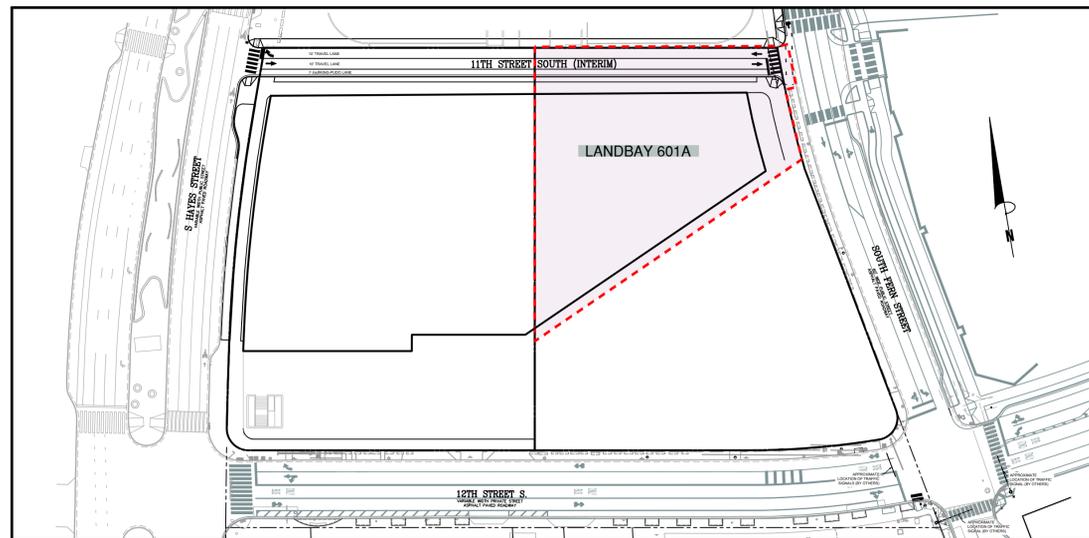
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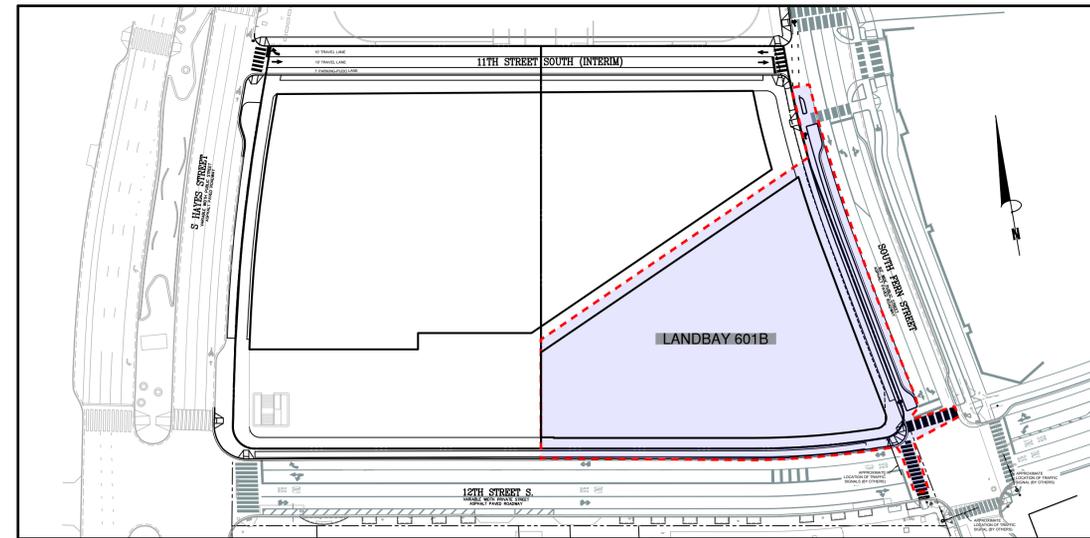
EXISTING CONDITIONS



PHASE A



PHASE B

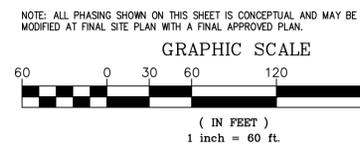


PHASE C

LANDBAYS & PHASING\*

- LANDBAY 701
- LANDBAY 601A
- LANDBAY 601B

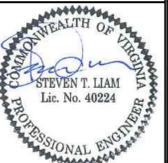
\*FROM APPENDIX A OF JUSTIFICATION LETTER



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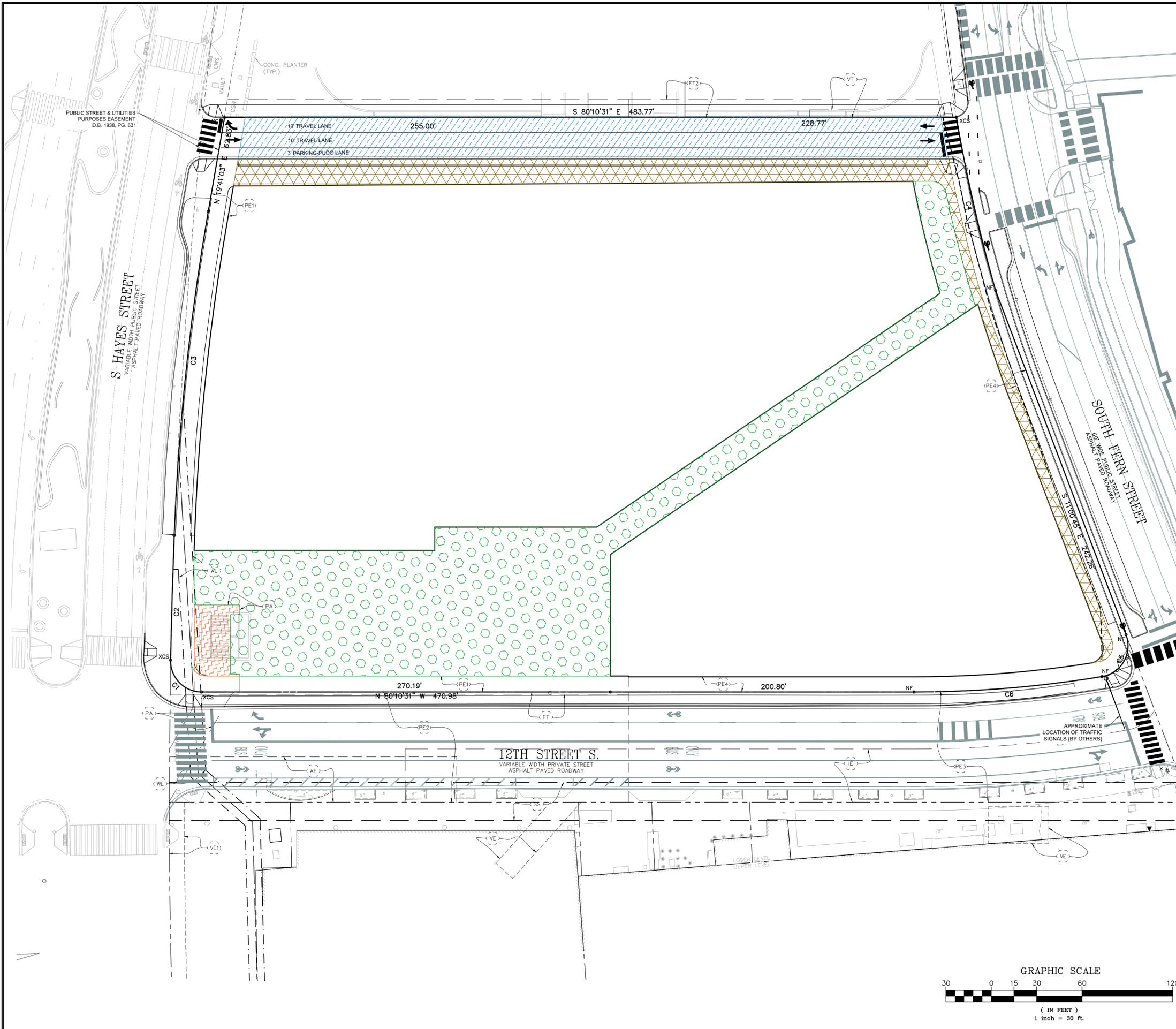


ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

PHASED SITE PLAN AREAS  
12TH STREET LANDING  
PHASED DEVELOPMENT SITE PLAN  
601 & 701 12TH STREET SOUTH  
ARLINGTON, VIRGINIA 22202  
ARLINGTON COUNTY, VIRGINIA

SCALE: 1"=60' SHEET C4.4 DATE: 04/08/2024

Cad file name: P:\030021 - P:\030021 - 12th St\12th St\Engineering\Engineering Plans\PDSP\Plan\030021-01-004-PHASING.dwg



- LEGEND**
- PROPOSED PUBLIC ACCESS EASEMENT TO BE GRANTED = 12,783 SF APPROX.
  - PROPOSED EASEMENT FOR SIDEWALK TO BE GRANTED = 9,694 SF APPROX.
  - PROPOSED ZONE FOR EASEMENT IN PUBLIC SPACE. REFER TO L0.1
  - EXISTING PA EASEMENT AREA = 1155 SF APPROX.

\*ALL AREAS SHOWN ARE PRELIMINARY AND WILL BE FINALIZED AT FINAL SITE PLAN

**EASEMENT LEGEND**

(AE)	30' WMATA ACCESS EASEMENT D.B. 1962 PG. 352	APPX. AREA = 5698.71 SF
(FT)	SUBSURFACE FOUNDATION & FOOTING EASEMENT D.B. 2034 PG. 528	APPX. AREA = 8274.12 SF
(FT2)	SUBSURFACE FOUNDATION & FOOTING EASEMENT D.B. 2530 PG. 860	APPX. AREA = 2467.90 SF
(IE)	35' INGRESS/EGRESS EASEMENT D.B. 2013 PG. 712	APPX. AREA = 18929.37 SF
(PA)	PEDESTRIAN UNDERPASS AND TUNNEL EASEMENT D.B. 2229 PG. 337	APPX. AREA = 2618.49 SF
(PE1)	PUBLIC STREET & UTILITY EASEMENT D.B. 2013 PG. 725	APPX. AREA = 8102.02 SF
(PE2)	PUBLIC STREET & UTILITY EASEMENT D.B. 2013 PG. 719	APPX. AREA = 22078.68 SF
(PE3)	PUBLIC STREET & UTILITY EASEMENT D.B. 2062 PG. 929	APPX. AREA = 26789.35 SF
(PE4)	PUBLIC STREET & UTILITY EASEMENT D.B. 2062 PG. 914	APPX. AREA = 7007.95 SF
(SS)	25' STORM & SANITARY SEWER EASEMENT D.B. 1142 PG. 469	APPX. AREA = 16856.51 SF
(TE)	APPROXIMATE LOCATIONS OF 10' MCI WORLD/COM TELECOMMUNICATIONS EASEMENT D.B. 3564 PG. 311	APPX. AREA = 696.89 SF
(VE)	VEPCO EASEMENT D.B. 2763 PG. 121	APPX. AREA = 1871.30 SF
(VE1)	10' VEPCO EASEMENT D.B. 1950 PG. 1946	APPX. AREA = 8189.12 SF
(VT)	PRIVATE VENT SHAFT EASEMENT D.B. 2530 PG. 860	APPX. AREA = 159.50 SF
(WL)	10' WMATA WATER MAIN EASEMENT D.B. 1962 PG. 344	APPX. AREA = 2449.35 SF

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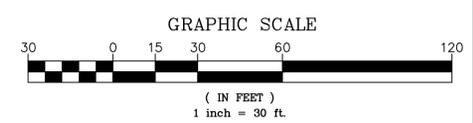
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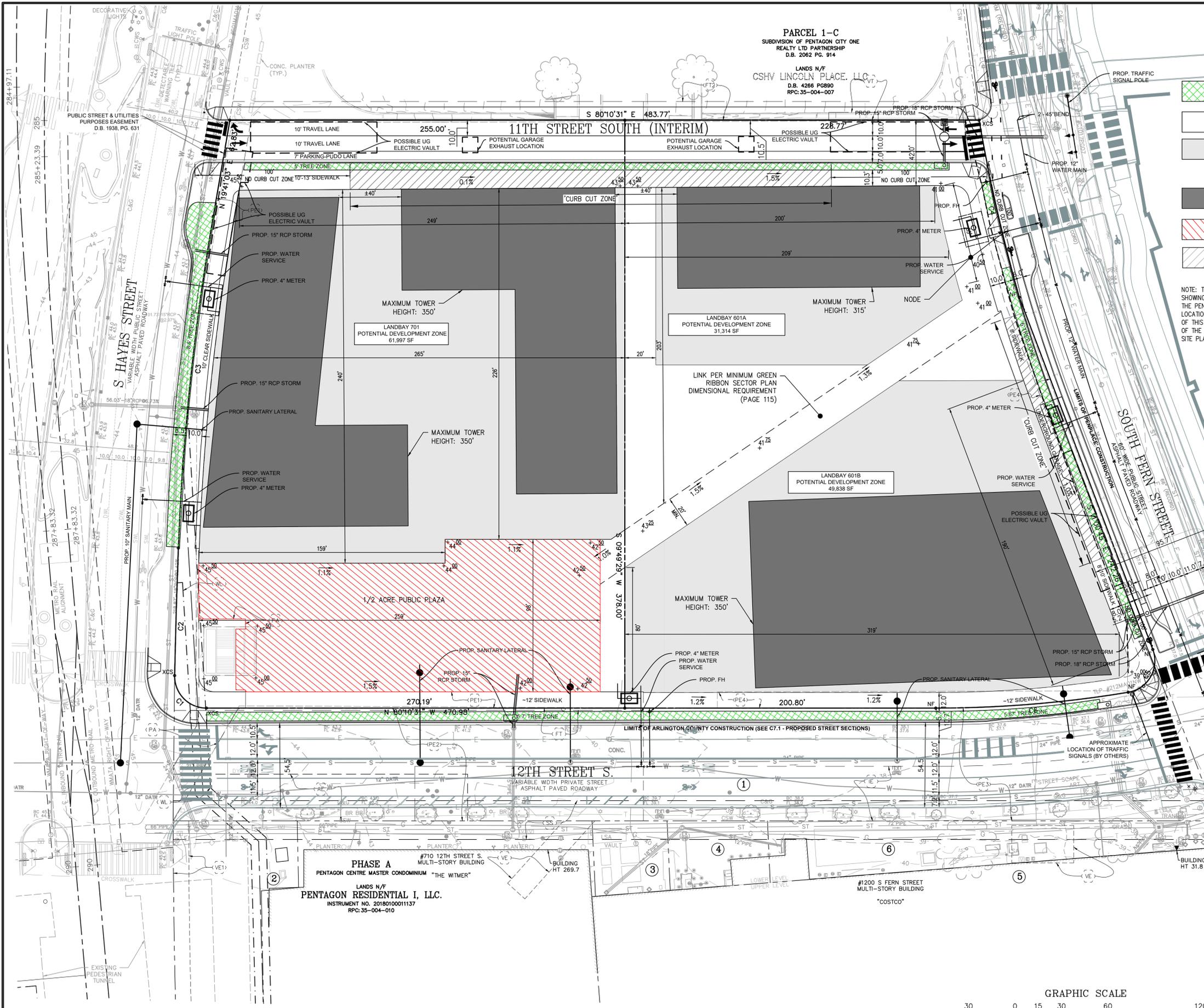
ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

**PRELIMINARY STREET, SIDEWALK, AND PUBLIC PARK EASEMENTS**  
**12TH STREET LANDING**  
PHASED DEVELOPMENT SITE PLAN  
601 & 701 12TH STREET SOUTH  
ARLINGTON, VIRGINIA 22202  
ARLINGTON COUNTY, VIRGINIA

SCALE: 1"=30' SHEET C4.5 DATE: 04/08/2024



Cad file name: P:\030021 - USA Site - 601 and 701 S. 12th Street\Engineering\Engineering Plans\PDSP\Plan\030021-01-004-PRLLW\_ESM1.dwg



**PARCEL 1-C**  
 SUBDIVISION OF PENTAGON CITY ONE  
 REALTY LTD PARTNERSHIP  
 D.B. 2062 PG. 914

LANDS N/F  
 CSHV LINCOLN PLACE, LLC  
 D.B. 4266 PG890  
 RPC:35-004-007

- TREE ZONE AREAS
- OPEN SPACE
- POTENTIAL DEVELOPMENT ZONE, INCLUDING PODIUM; LOADING AND SERVICE; AND PRIVATE OPEN SPACE INCLUDING OUTDOOR CAFE ZONES, SEATING, GREEN SPACE, PLANTINGS, ETC.
- POTENTIAL TOWER FOOTPRINT
- 1/2 ACRE PUBLIC PLAZA PER SECTOR PLAN
- CURB CUT ZONE

NOTE: THIS PLAN IS FOR THE PURPOSE OF SHOWING PUBLIC SPACES IN ACCORDANCE WITH THE PENTAGON CITY SECTOR PLAN. THE SPECIFIC LOCATIONS AND LAYOUT OF ANY OF THE ELEMENTS OF THIS PLAN MAY SHIFT BASED ON THE DETAILS OF THE FINAL SITE PLAN. THE DETAILS OF FINAL SITE PLANS MAY DIFFER FROM THIS DEPICTION.

- NOTES:**
- UTILITY INFORMATION OBTAINED FROM AVAILABLE RECORDS AND FIELD SURVEY.
  - DATUM: SEE CERTIFIED SURVEY PLAN ON SHEETS C2.0 - C2.2
  - CONTOUR INTERVAL IS SHOWN AT A 1 FOOT INTERVAL.
  - THE PROPERTIES SHOWN HEREON ARE LOCATED ON ARLINGTON COUNTY TAX ASSESSMENT MAP #075-02 AND #075-03, REAL PROPERTY CODE (RPC) 35004004 AND 35004006 RESPECTIVELY, AND ARE ZONED C-0-2.5.
  - ELECTRIC VAULT(S) ARE TO BE LOCATED BELOW GRADE.
  - THE EX. AVERAGE SITE ELEVATION FOR THE PROJECT SITE IS: 41.7 FT.
  - THE TOTAL SITE AREA (APPLICANT PROPERTY) EQUALS 4.8780 AC. OR (212,484 S.F.)
  - REFER TO SHEETS C6.0 - C6.2 FOR PROPOSED ROADWAY STRIPING AND MARKING PLAN.
  - PROPOSED FIBER OPTIC, AND CABLE LOCATIONS TO BE COORDINATED WITH EACH RESPECTIVE UTILITY COMPANY AT THE TIME OF FINAL SITE ENGINEERING.
  - NO HISTORICAL DISTRICTS OR BUILDINGS ARE KNOWN TO BE LOCATED ON THIS SITE.
  - NO RESOURCE PROTECTION AREAS (RPA'S) ARE ON THE SITE.
  - PROPOSED CURB CUT ZONE AS SHOWN. ZONES INCLUDE ONE CURB CUT PER BUILDING. CURB CUTS WILL BE LOCATED AT LEAST 50 FEET FROM FACE OF CURB OF ADJACENT ROADWAYS AND IN A LOCATION THAT ACCOMMODATES TURNING MANEUVERS TO AND FROM PARKING AND LOADING AND NO CURB CUTS ON 12TH STREET SOUTH OR SOUTH HAYES STREET.
  - NO CHANGES ARE PROPOSED FOR ANY WMATA FACILITIES AND THE STAIRCASE TO THE METRO FACILITY.
  - MEASUREMENTS ARE APPROXIMATE AND SUBJECT TO REFINEMENT WITH FINAL SITE PLAN.
  - MINIMUM GREEN RIBBON IS BASED ON THE MINIMUM GREEN RIBBON SECTOR PLAN DIMENSIONAL REQUIREMENT (PAGE 115)

**SIDEWALK WIDTHS**

SOUTH HAYES STREET: 10 FEET MIN.  
 12TH STREET: 12 FEET MIN.  
 SOUTH FERN STREET: 8 FEET MIN.  
 11TH STREET: 8 FEET MIN.

PROPOSED DENSITY	
ZONE	C-0-2.5
SITE AREA	212,484
SITE AREA FOR DENSITY PURPOSES	197,374
TOTAL DENSITY	1,776,366
FAR	9.00
MAXIMUM BUILDING HEIGHT	350 FT
MAXIMUM BUILDING COVERAGE	FLOOR
PARKING	TBD WITH 4.1

BY RIGHT DENSITY	
ZONE	C-0-2.5
SITE AREA	212,484
SITE AREA FOR DENSITY PURPOSES	197,374
ALLOWABLE DENSITY	118,424
FAR	0.60
MAXIMUM BUILDING HEIGHT	12 TO 16 STORIES
MAXIMUM BUILDING COVERAGE	PER ACZ 3.2
PARKING - RESIDENTIAL	1 PER 1.25 UNITS FOR 1ST 200, 1 PER UNIT FOR ADDITIONAL
PARKING - OFFICE	1 PER 300 SF UP TO LEVEL 5, 1 PER 400 SF ABOVE LEVEL 5
PARKING - HOTEL	1 PER GUEST ROOM

ALLOCATED DENSITY	
ZONE	C-0-2.5
SITE AREA	212,484
SITE AREA FOR DENSITY PURPOSES	197,374
ALLOWABLE DENSITY	563,108
FAR	2.85
EXISTING BUILDING HEIGHT	156.9 FT
EXISTING BUILDING COVERAGE	19.7%
EXISTING PARKING	961 (APPROX.)

NOTE:  
 THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY, SUBJECT TO CHANGE.

**PHASE A**  
 #710 12TH STREET S.  
 MULTI-STORY BUILDING  
 "THE WITMER"

LANDS N/F  
 PENTAGON RESIDENTIAL I, LLC.  
 INSTRUMENT NO. 2018010001137  
 RPC:35-004-010

#1200 S FERN STREET  
 MULTI-STORY BUILDING  
 "COSTCO"

# Bowman

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 Herndon, Virginia 20171  
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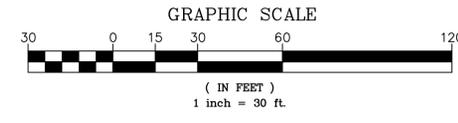
Phone: (703) 464-1000  
 Fax: (703) 481-9720

www.bowman.com

ARLINGTON COUNTY, VIRGINIA  
 DEPARTMENT OF ENVIRONMENTAL SERVICES

**OVERALL PLOT AND LOCATION PLAN - POTENTIAL PLAN**  
 12TH STREET LANDING  
 PHASED DEVELOPMENT SITE PLAN  
 601 & 701 12TH STREET SOUTH  
 ARLINGTON, VIRGINIA 22202  
 ARLINGTON COUNTY, VIRGINIA

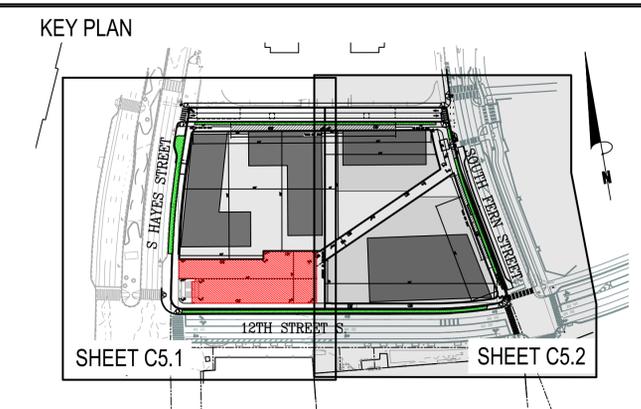
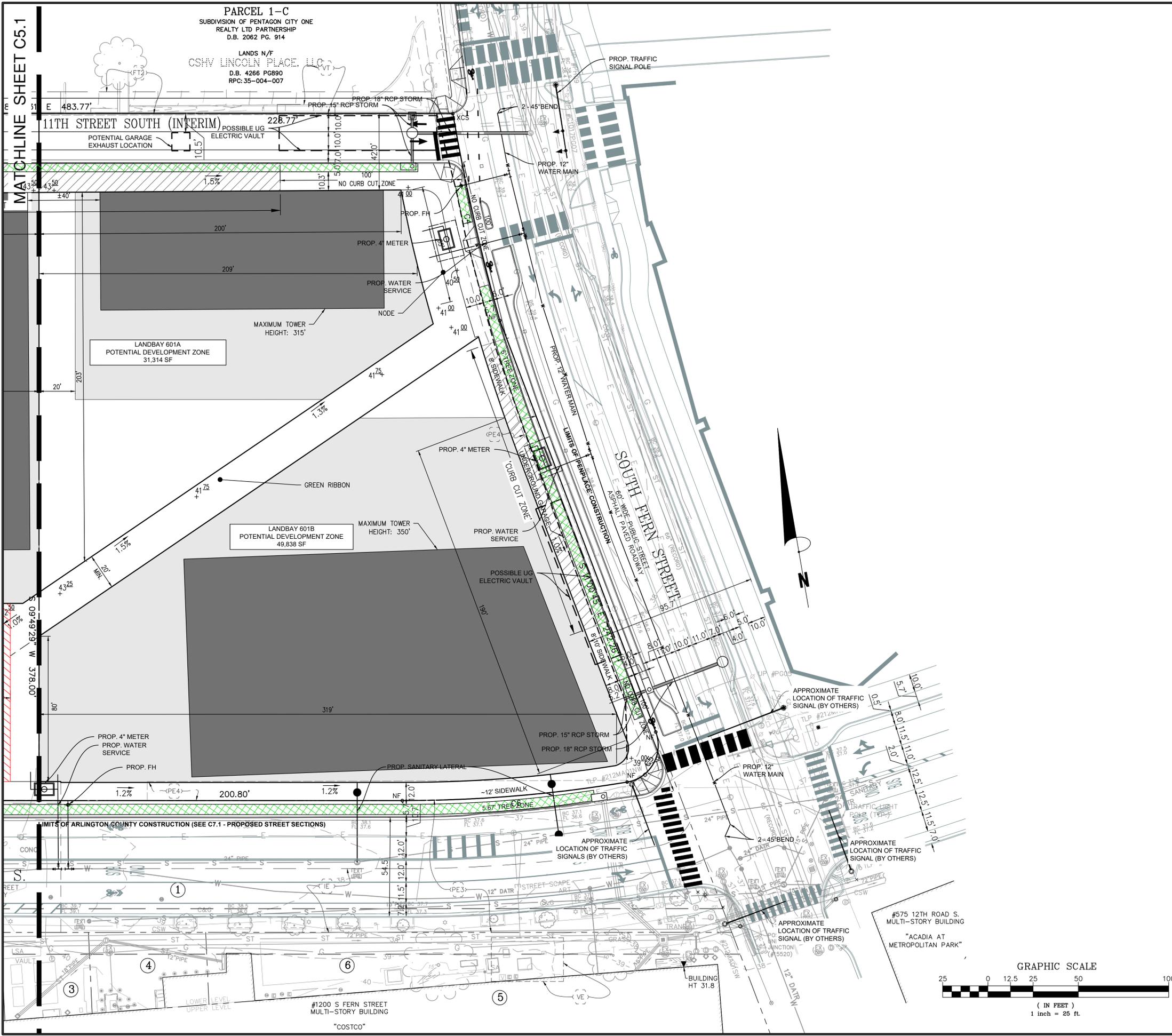
SCALE: 1"=30'      SHEET: C5.0      DATE: 04/08/2024



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- TREE ZONE AREAS
- OPEN SPACE
- POTENTIAL DEVELOPMENT ZONE, INCLUDING PODIUM, LOADING AND SERVICE, AND PRIVATE OPEN SPACE INCLUDING OUTDOOR CAFE ZONES, SEATING, GREEN SPACE, PLANTINGS, ETC.
- POTENTIAL TOWER FOOTPRINT
- 1/2 ACRE PUBLIC PLAZA PER SECTOR PLAN
- CURB CUT ZONE

NOTE: THIS PLAN IS FOR THE PURPOSE OF SHOWING PUBLIC SPACES IN ACCORDANCE WITH THE PENTAGON CITY SECTOR PLAN. THE SPECIFIC LOCATIONS AND LAYOUT OF ANY OF THE ELEMENTS OF THIS PLAN MAY SHIFT BASED ON THE DETAILS OF THE FINAL SITE PLAN. THE DETAILS OF FINAL SITE PLANS MAY DIFFER FROM THIS DEPICTION.

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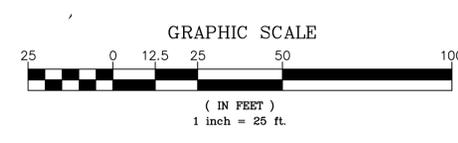
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ARLINGTON COUNTY, VIRGINIA  
 DEPARTMENT OF ENVIRONMENTAL SERVICES

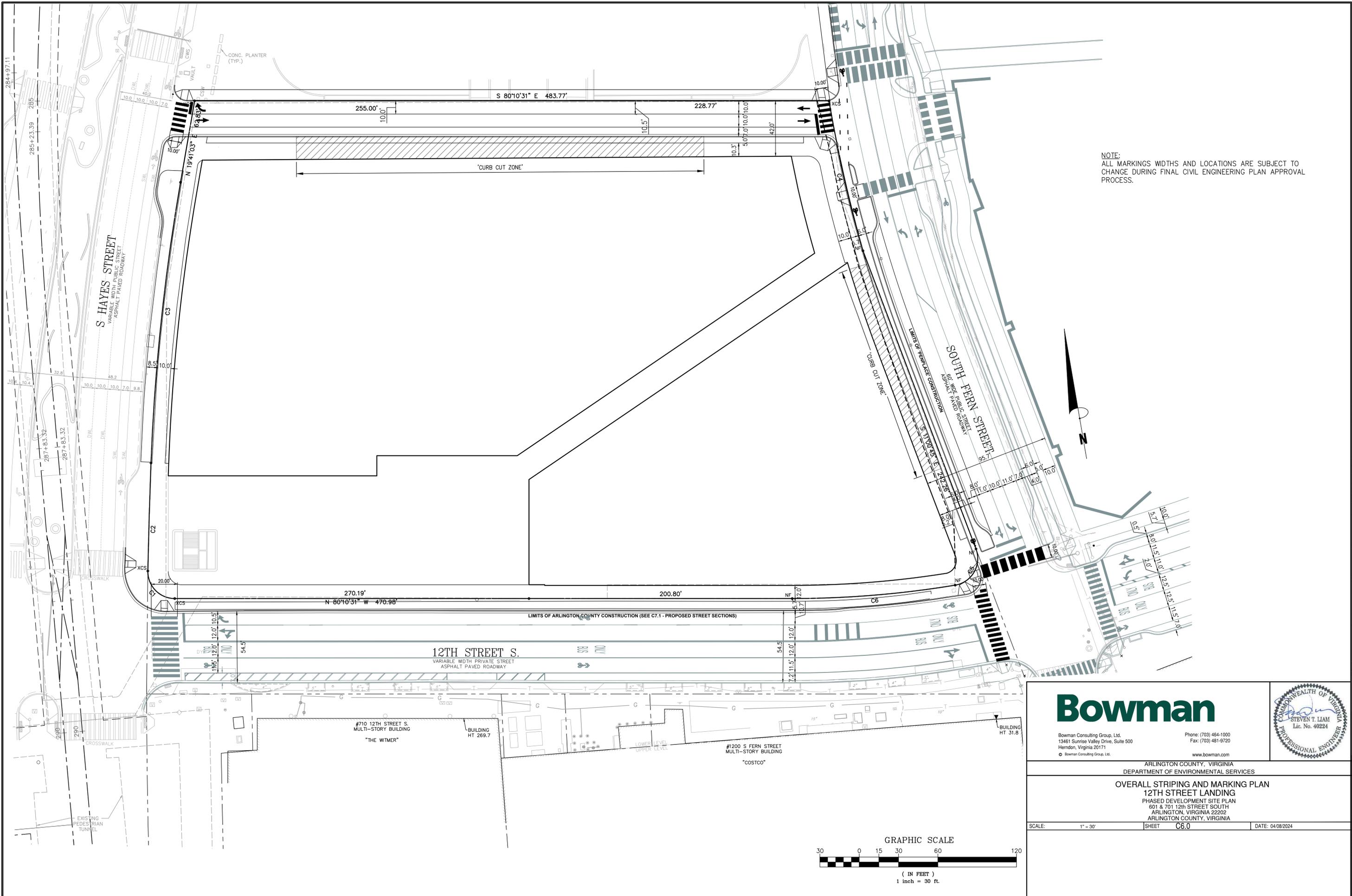
PLOT AND LOCATION PLAN - POTENTIAL PLAN  
 12TH STREET LANDING  
 PHASED DEVELOPMENT SITE PLAN  
 601 & 701 12TH STREET SOUTH  
 ARLINGTON, VIRGINIA 22202  
 ARLINGTON COUNTY, VIRGINIA

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SCALE: 1"=25'      SHEET: C5.2      DATE: 04/08/2024



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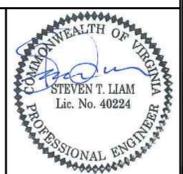


NOTE:  
 ALL MARKINGS WIDTHS AND LOCATIONS ARE SUBJECT TO  
 CHANGE DURING FINAL CIVIL ENGINEERING PLAN APPROVAL  
 PROCESS.

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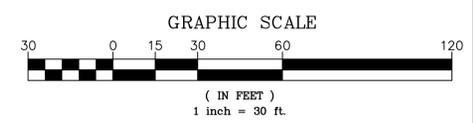
Phone: (703) 464-1000  
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ARLINGTON COUNTY, VIRGINIA  
 DEPARTMENT OF ENVIRONMENTAL SERVICES

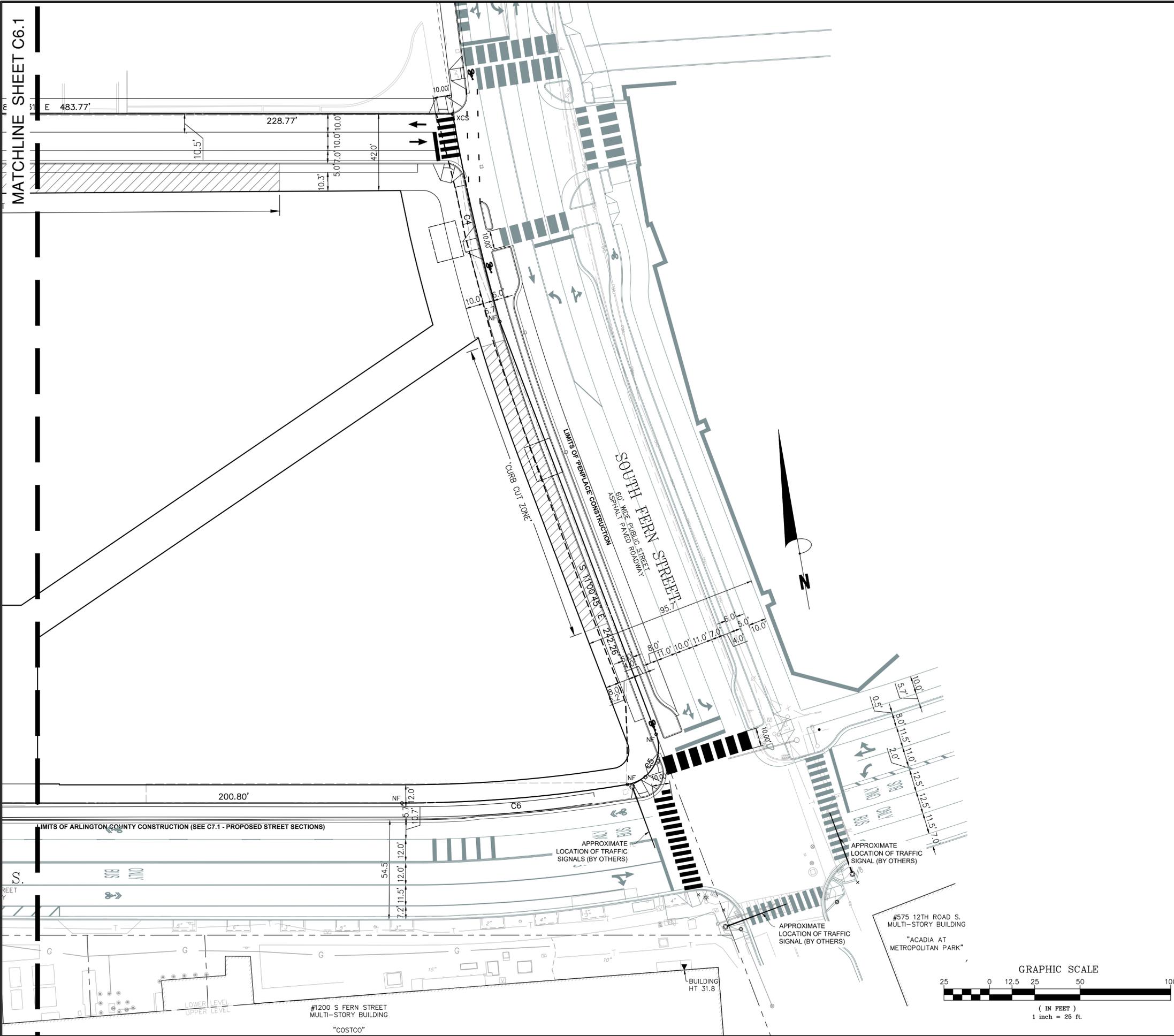
**OVERALL STRIPING AND MARKING PLAN**  
**12TH STREET LANDING**  
 PHASED DEVELOPMENT SITE PLAN  
 601 & 701 12TH STREET SOUTH  
 ARLINGTON, VIRGINIA 22202  
 ARLINGTON COUNTY, VIRGINIA

SCALE: 1" = 30' SHEET **C6.0** DATE: 04/08/2024

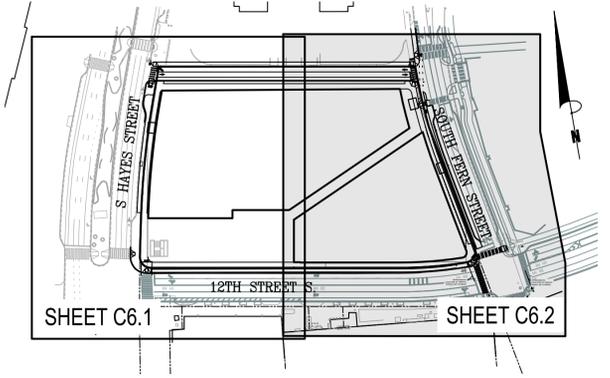


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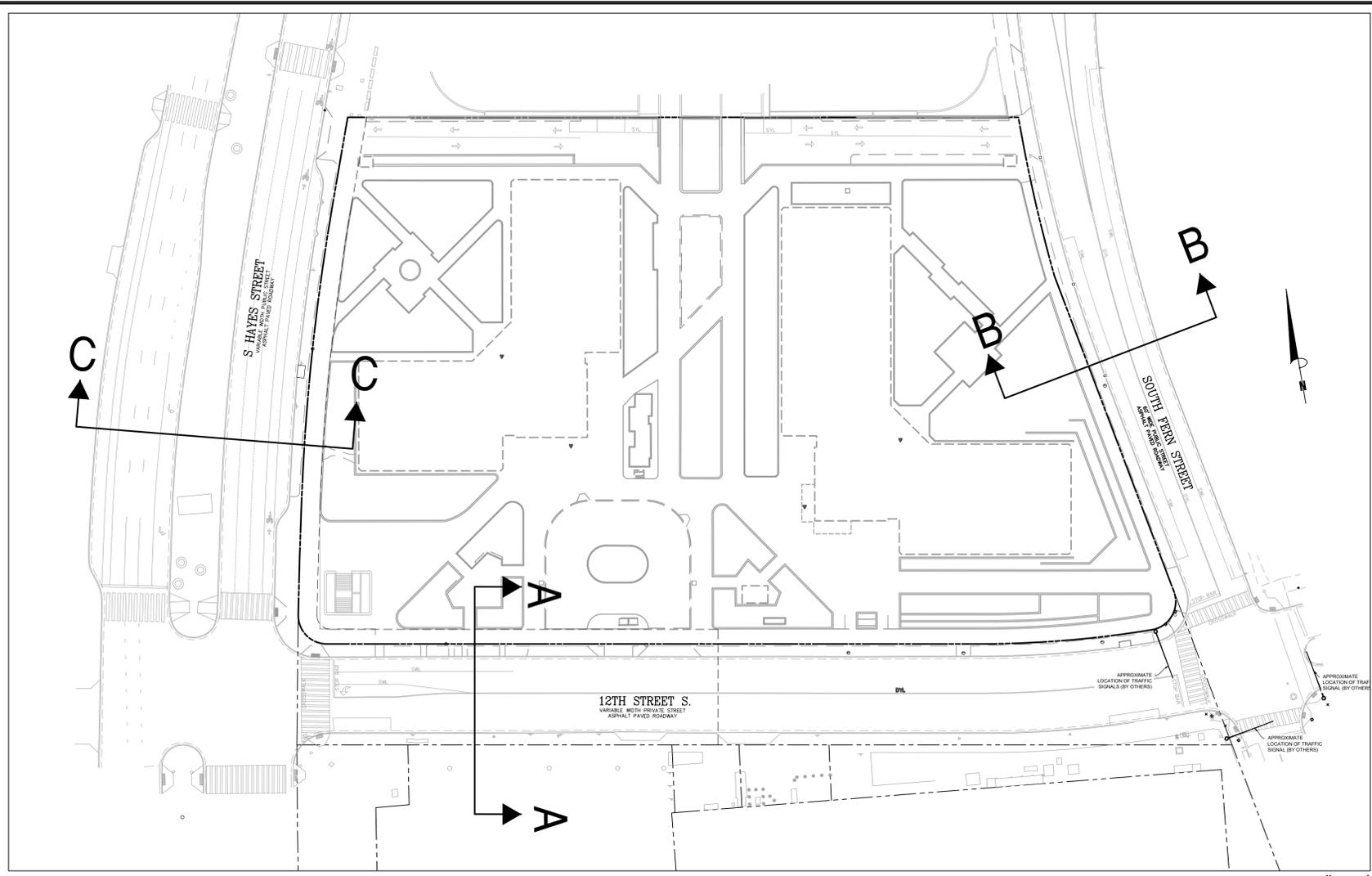
**KEY PLAN**



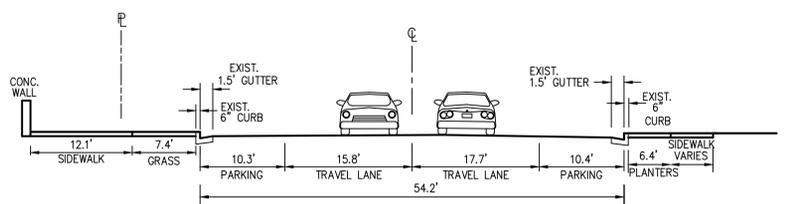
**NOTE:**  
 ALL MARKINGS WIDTHS AND LOCATIONS ARE SUBJECT TO CHANGE DURING FINAL CIVIL ENGINEERING PLAN APPROVAL PROCESS.

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<p>ARLINGTON COUNTY, VIRGINIA          DEPARTMENT OF ENVIRONMENTAL SERVICES</p>		
<p><b>STRIPING AND MARKING PLAN</b>  <b>12TH STREET LANDING</b>          PHASED DEVELOPMENT SITE PLAN          601 &amp; 701 12TH STREET SOUTH          ARLINGTON, VIRGINIA 22202          ARLINGTON COUNTY, VIRGINIA</p>		
SCALE: 1" = 25'	SHEET <b>C6.2</b>	DATE: 04/08/2024

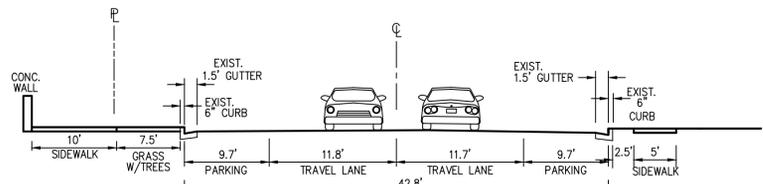
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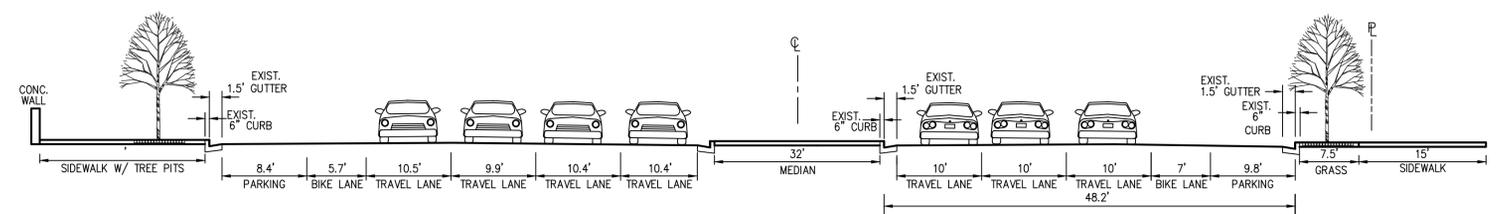
SCALE: 1"=50'



EXISTING "12TH STREET SOUTH" CROSS SECTION A-A  
LOOKING EAST  
SCALE: 1"=10'



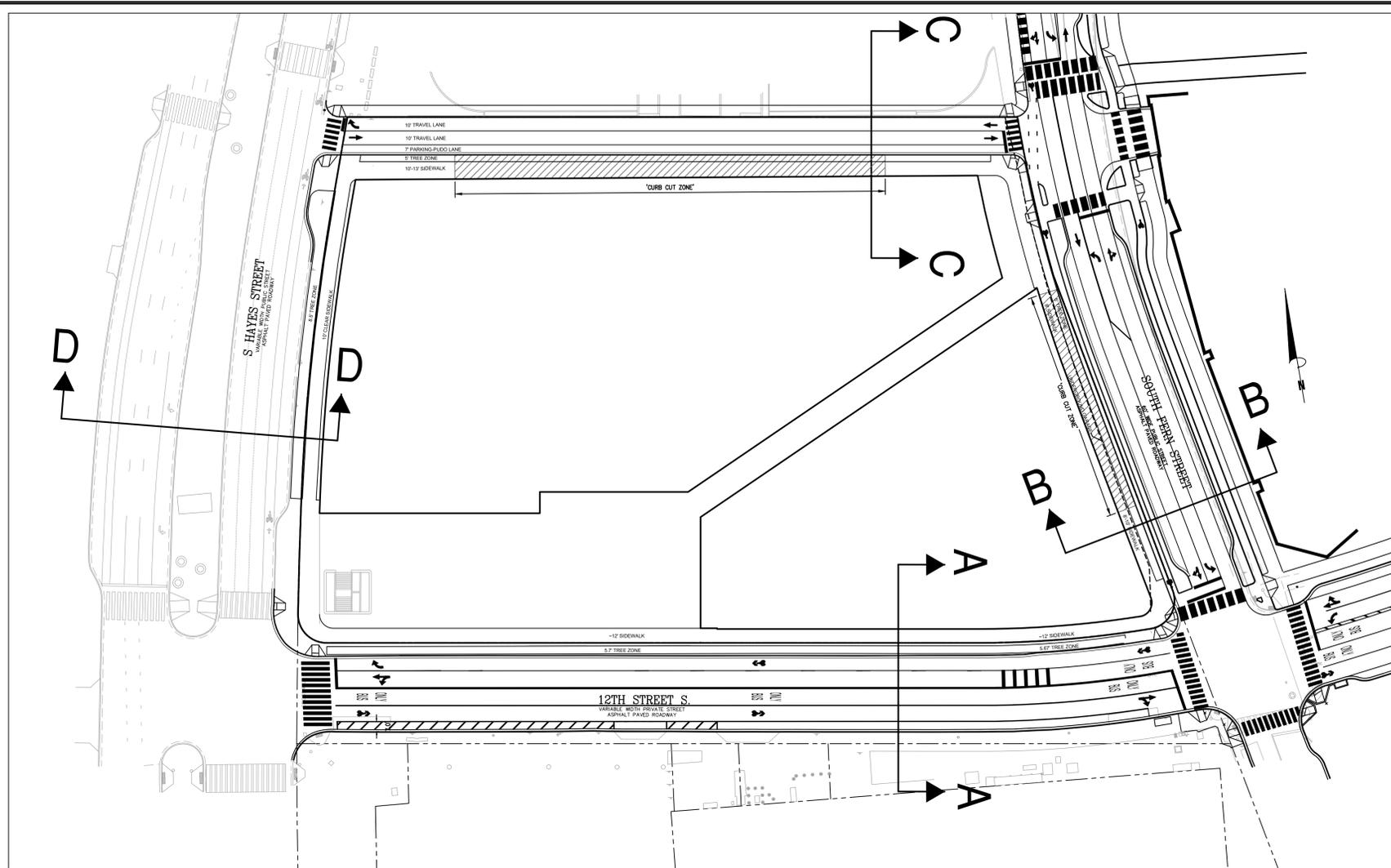
EXISTING "SOUTH FERN STREET" CROSS SECTION B-B  
LOOKING NORTH  
SCALE: 1"=10'



EXISTING "SOUTH HAYES STREET" CROSS SECTION C-C  
LOOKING NORTH  
SCALE: 1"=10'

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ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES		
<b>EXISTING STREET SECTIONS</b> <b>12TH STREET LANDING</b> PHASED DEVELOPMENT SITE PLAN 601 & 701 12TH STREET SOUTH ARLINGTON, VIRGINIA 22202 ARLINGTON COUNTY, VIRGINIA		
SCALE: AS SHOWN	SHEET: C7.0	DATE: 04/08/2024

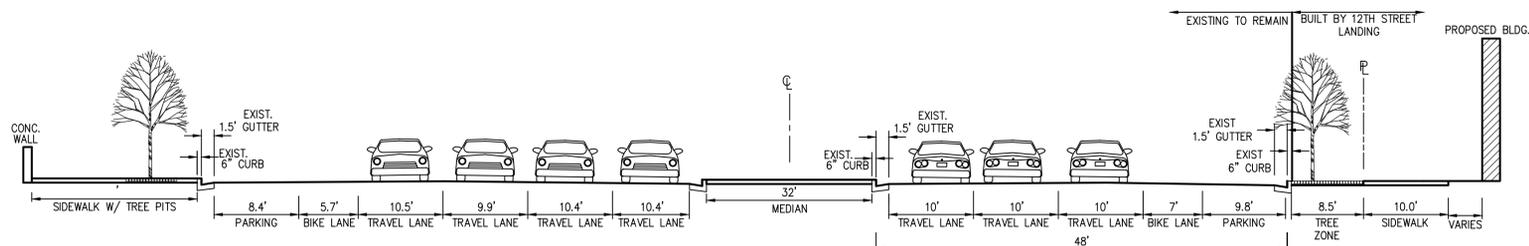
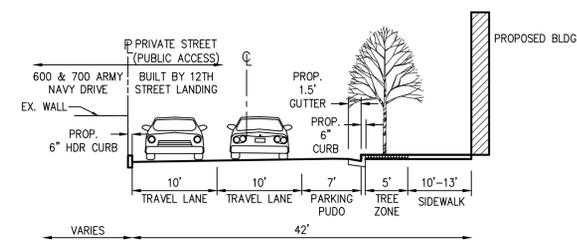
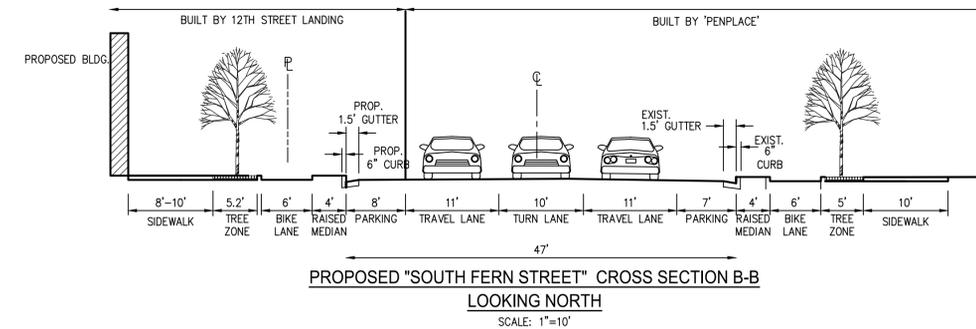
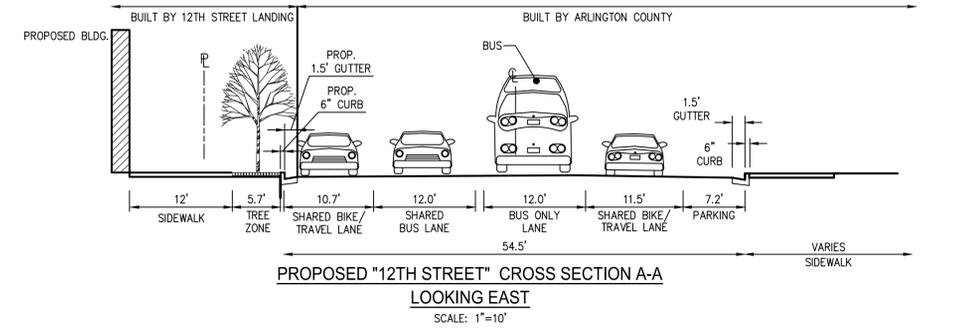
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SCALE: 1"=50'

**ROADWORK NARRATIVE:**

1. ALL CURB AND GUTTER ALONG THE DEVELOPMENT FRONTAGE SHALL BE REPLACED.
2. CONTRACTOR TO USE THERMOPLASTIC PAINT FOR PROPOSED ROADWAY STRIPING.
3. ALL NEW SIGNAGE PLAN FOR 12TH STREET, SOUTH FERN STREET, SOUTH HAYES STREET AND 11TH STREET TO BE DEVELOPED WITH FINAL DESIGN.
4. PROPOSED CROSS SECTIONS ARE BASED ON CURRENT PENTAGON CITY SECTOR PLAN AND WILL BE SUBJECT TO CHANGE PER ARLINGTON COUNTY INFRASTRUCTURE PLANS.



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ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

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PROPOSED STREET SECTIONS  
12TH STREET LANDING  
PHASED DEVELOPMENT SITE PLAN  
601 & 701 12TH STREET SOUTH  
ARLINGTON, VIRGINIA 22202  
ARLINGTON COUNTY, VIRGINIA

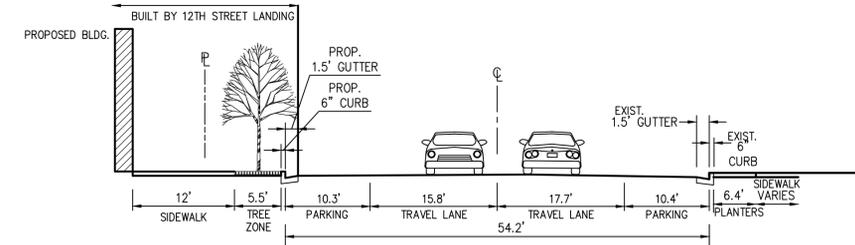
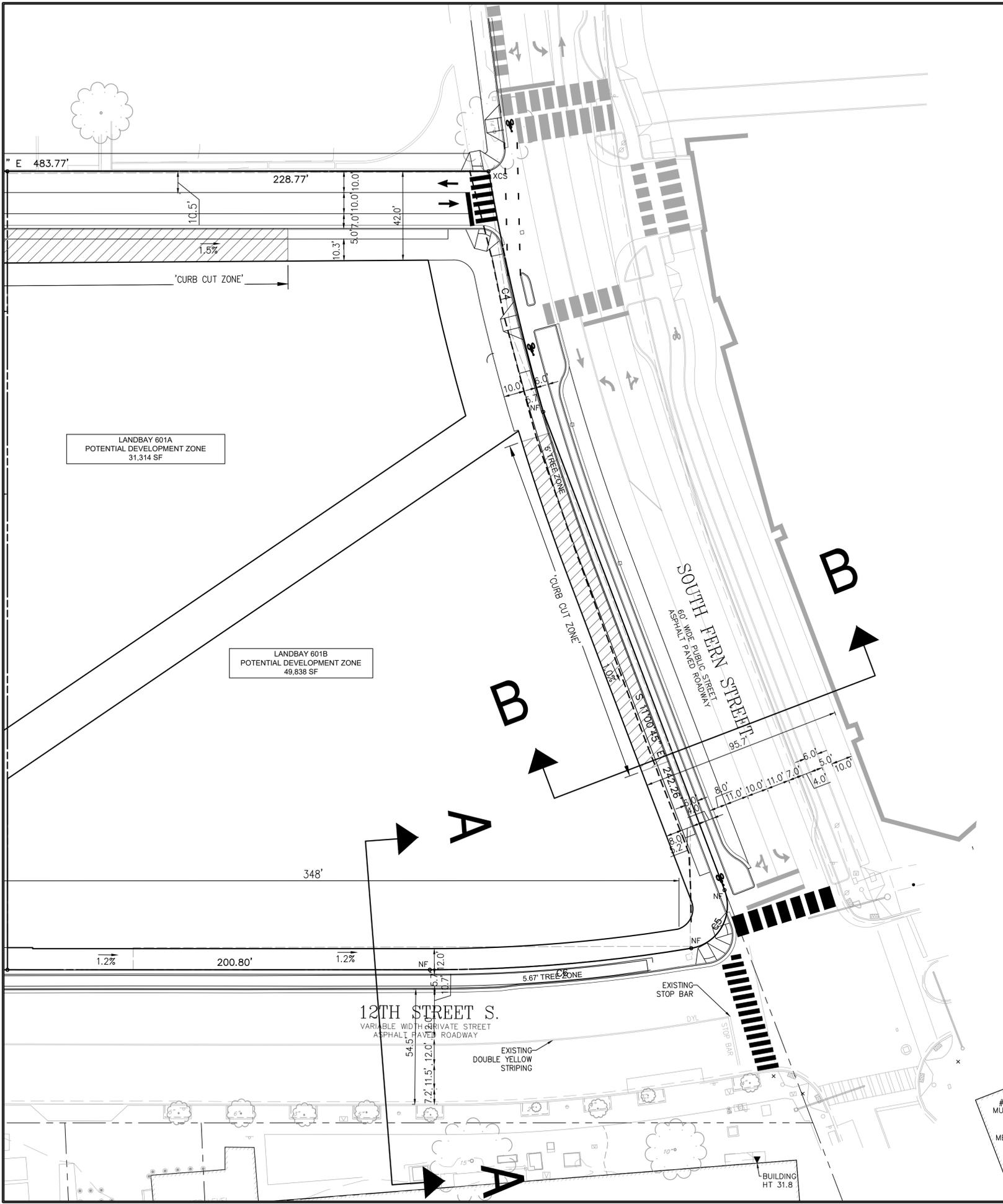
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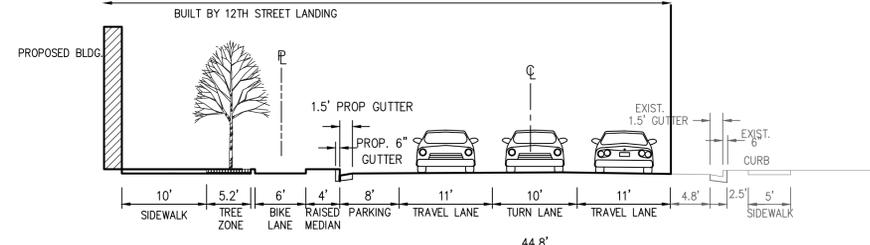
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**LEGEND**

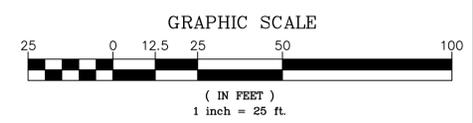
STREETSCAPE LINEWORK AND STRIPING WITHOUT PEN PLACE DEVELOPMENT



**PROPOSED "12TH STREET" CROSS SECTION A-A**  
LOOKING EAST  
SCALE: 1"=10'



**PROPOSED "SOUTH FERN STREET" CROSS SECTION B-B (NO PEN PLACE DEVELOPMENT)**  
LOOKING NORTH  
SCALE: 1"=10'

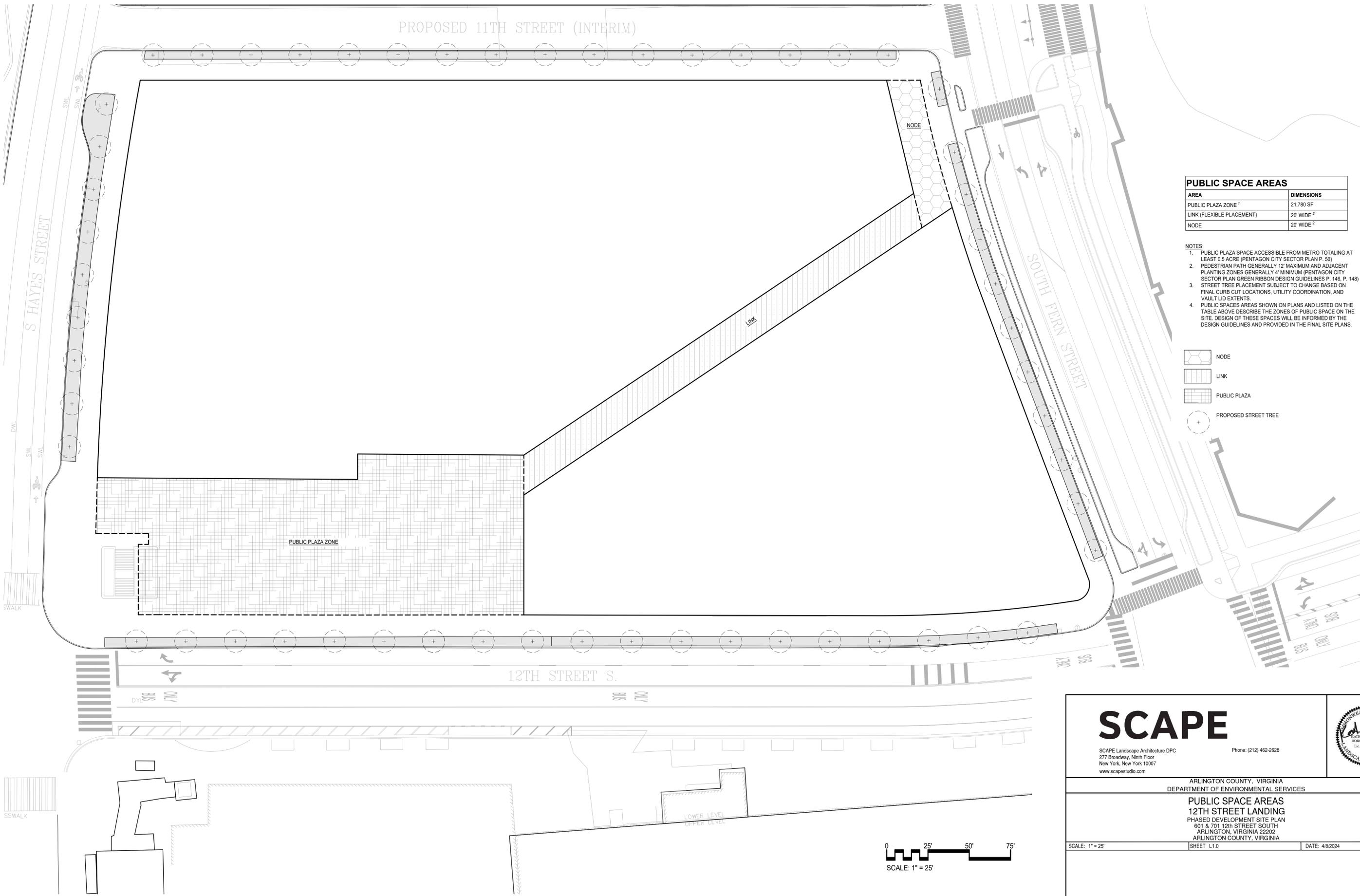


<h1 style="margin: 0;">Bowman</h1> <p style="font-size: small; margin: 0;">Bowman Consulting Group, Ltd. 13461 Sunrise Valley Drive, Suite 500 Herndon, Virginia 20171 © Bowman Consulting Group, Ltd.</p> <p style="font-size: x-small; margin: 0;">Phone: (703) 464-1000 Fax: (703) 481-9720 www.bowman.com</p>		
<p style="font-size: x-small; margin: 0;">ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES</p>		
<p style="margin: 0;"><b>INTERIM ROAD SECTION AT S. FERN STREET</b> <b>12TH STREET LANDING</b> PHASED DEVELOPMENT SITE PLAN 601 &amp; 701 12TH STREET SOUTH ARLINGTON, VIRGINIA 22202 ARLINGTON COUNTY, VIRGINIA</p>		
SCALE: 1"=25'	SHEET <b>C7.2</b>	DATE: 04/08/2024

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PROPOSED 11TH STREET (INTERIM)



PUBLIC SPACE AREAS	
AREA	DIMENSIONS
PUBLIC PLAZA ZONE <sup>1</sup>	21,780 SF
LINK (FLEXIBLE PLACEMENT)	20' WIDE <sup>2</sup>
NODE	20' WIDE <sup>2</sup>

- NOTES:
- PUBLIC PLAZA SPACE ACCESSIBLE FROM METRO TOTALING AT LEAST 0.5 ACRE (PENTAGON CITY SECTOR PLAN P. 50)
  - PEDESTRIAN PATH GENERALLY 12' MAXIMUM AND ADJACENT PLANTING ZONES GENERALLY 4' MINIMUM (PENTAGON CITY SECTOR PLAN GREEN RIBBON DESIGN GUIDELINES P. 146, P. 148)
  - STREET TREE PLACEMENT SUBJECT TO CHANGE BASED ON FINAL CURB CUT LOCATIONS, UTILITY COORDINATION, AND VAULT LID EXTENTS.
  - PUBLIC SPACES AREAS SHOWN ON PLANS AND LISTED ON THE TABLE ABOVE DESCRIBE THE ZONES OF PUBLIC SPACE ON THE SITE. DESIGN OF THESE SPACES WILL BE INFORMED BY THE DESIGN GUIDELINES AND PROVIDED IN THE FINAL SITE PLANS.

NODE  
 LINK  
 PUBLIC PLAZA  
 PROPOSED STREET TREE

# SCAPE

SCAPE Landscape Architecture DPC  
277 Broadway, Ninth Floor  
New York, New York 10007  
www.scapestudio.com

Phone: (212) 462-2628

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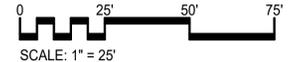
ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

PUBLIC SPACE AREAS  
12TH STREET LANDING

PHASED DEVELOPMENT SITE PLAN  
601 & 701 12th STREET SOUTH  
ARLINGTON, VIRGINIA 22202  
ARLINGTON COUNTY, VIRGINIA

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SCALE: 1" = 25'	SHEET L1.0	DATE: 4/8/2024
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Csd file name : P:\2240 - 12th Street Landing\05\_CAD Drawings\02\_POSP Filing and Review\01\_LA\LA\_POSP.dwg