

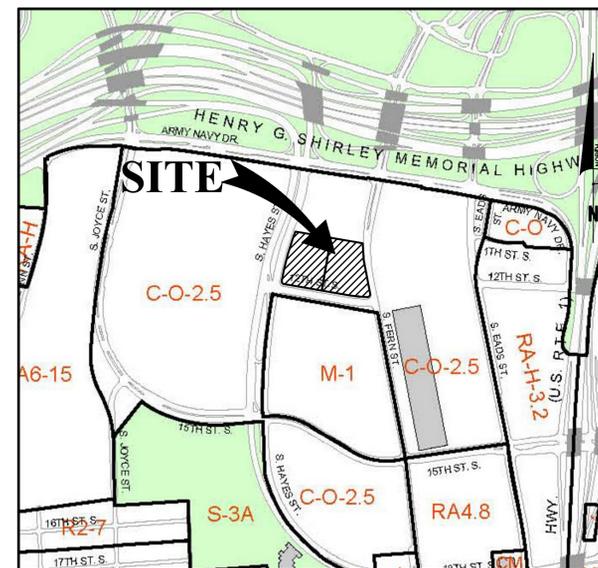
PHASED DEVELOPMENT SITE PLAN

12TH STREET LANDING

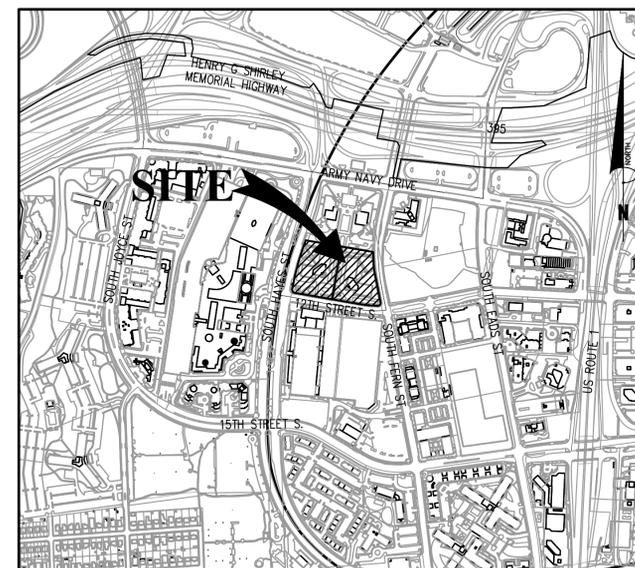
PENTAGON CITY

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

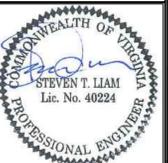
CIVIL SHEET INDEX

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	BUILDING 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

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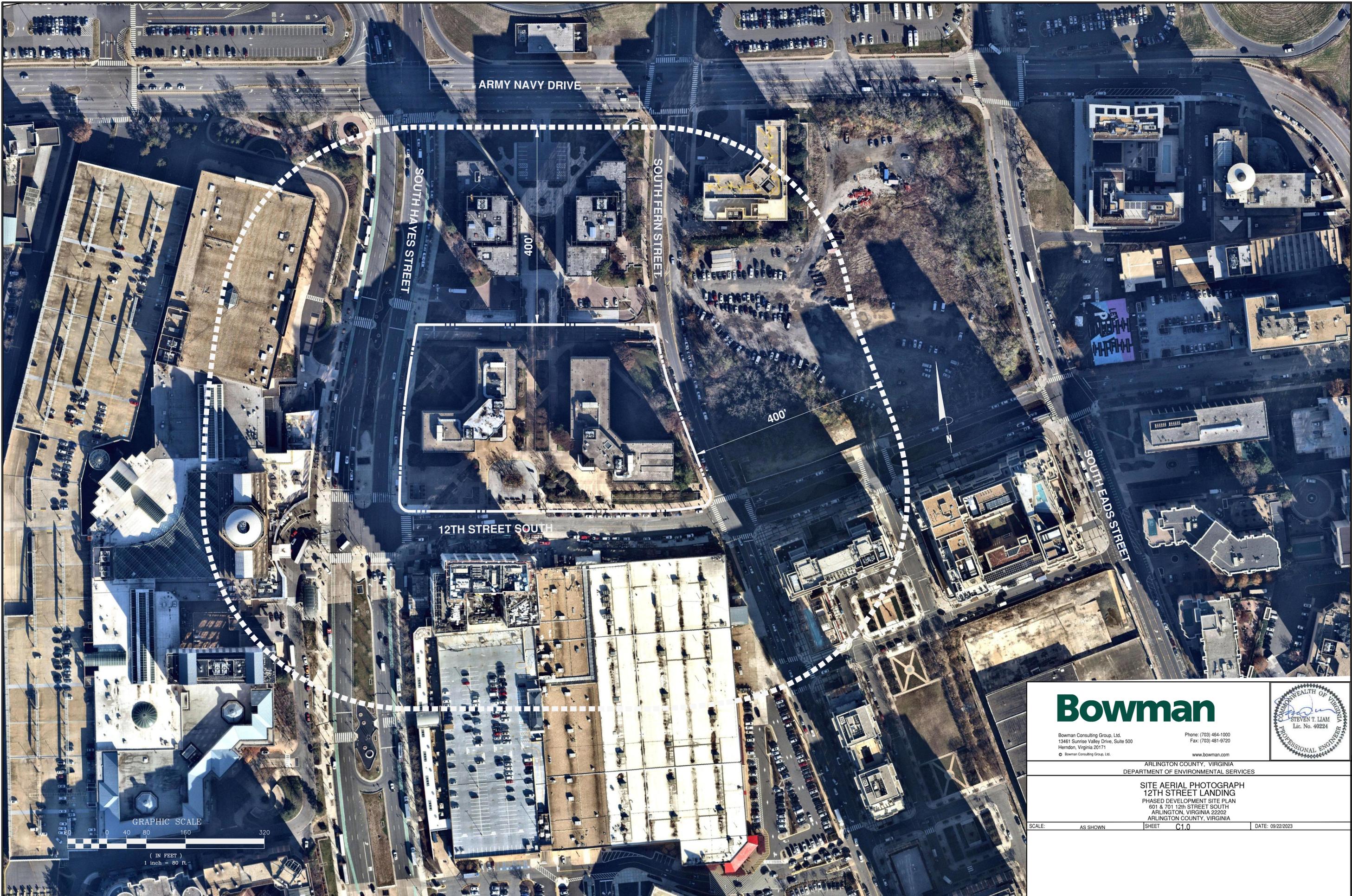
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowman.com



ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

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: 09/22/2023



ARMY NAVY DRIVE

SOUTH HAYES STREET

SOUTH FERN STREET

SOUTH LEADS STREET

12TH STREET SOUTH

400'

400'



GRAPHIC SCALE



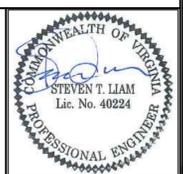
(IN FEET)
1 inch = 80 ft.

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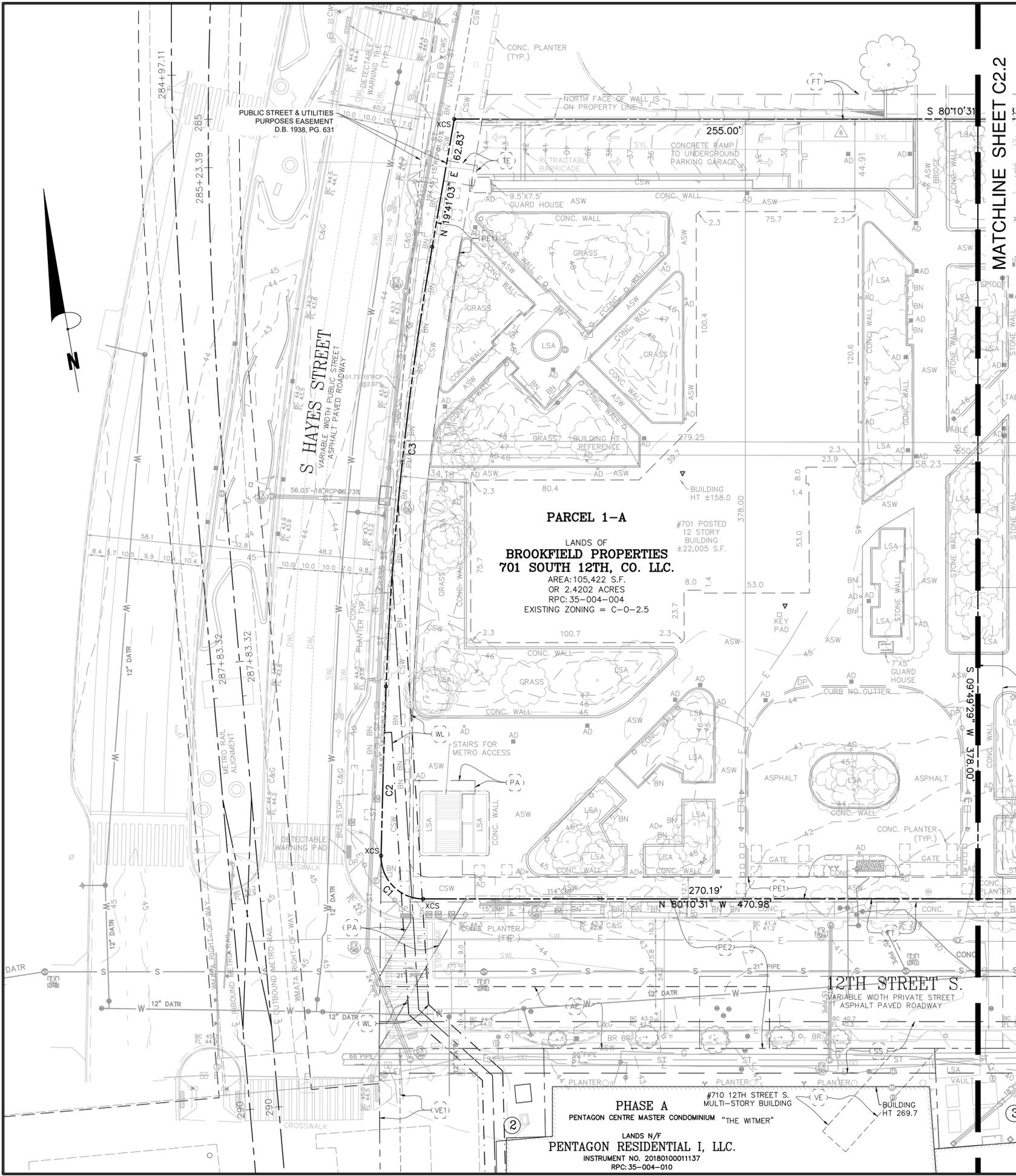


ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

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: 09/22/2023

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

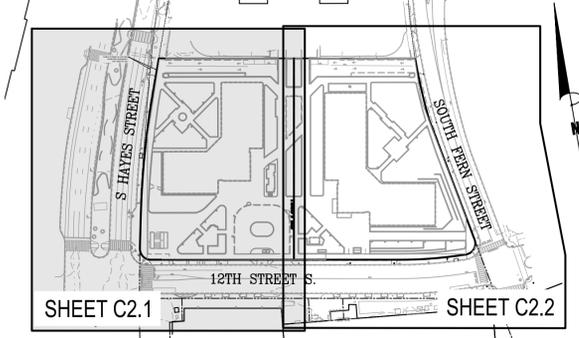


MATCHLINE SHEET C2.2

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

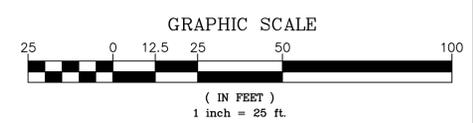
 LEVEL TWO=496 STANDARD SPACES
 8 ACCESSIBLE PARKING SPACES
 1 MOTORCYCLE SPACE
 505 TOTAL SPACES LEVEL TWO
 858 TOTAL PARKING SPACES

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'



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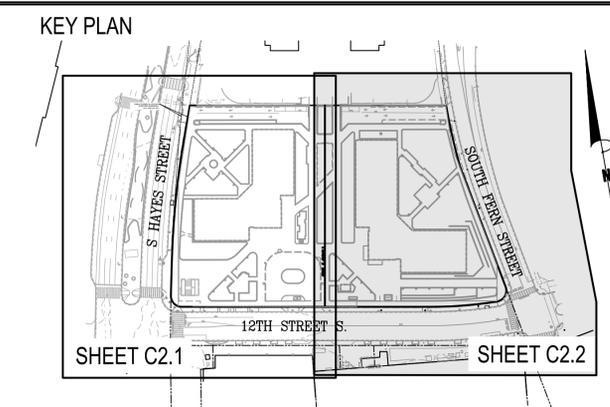
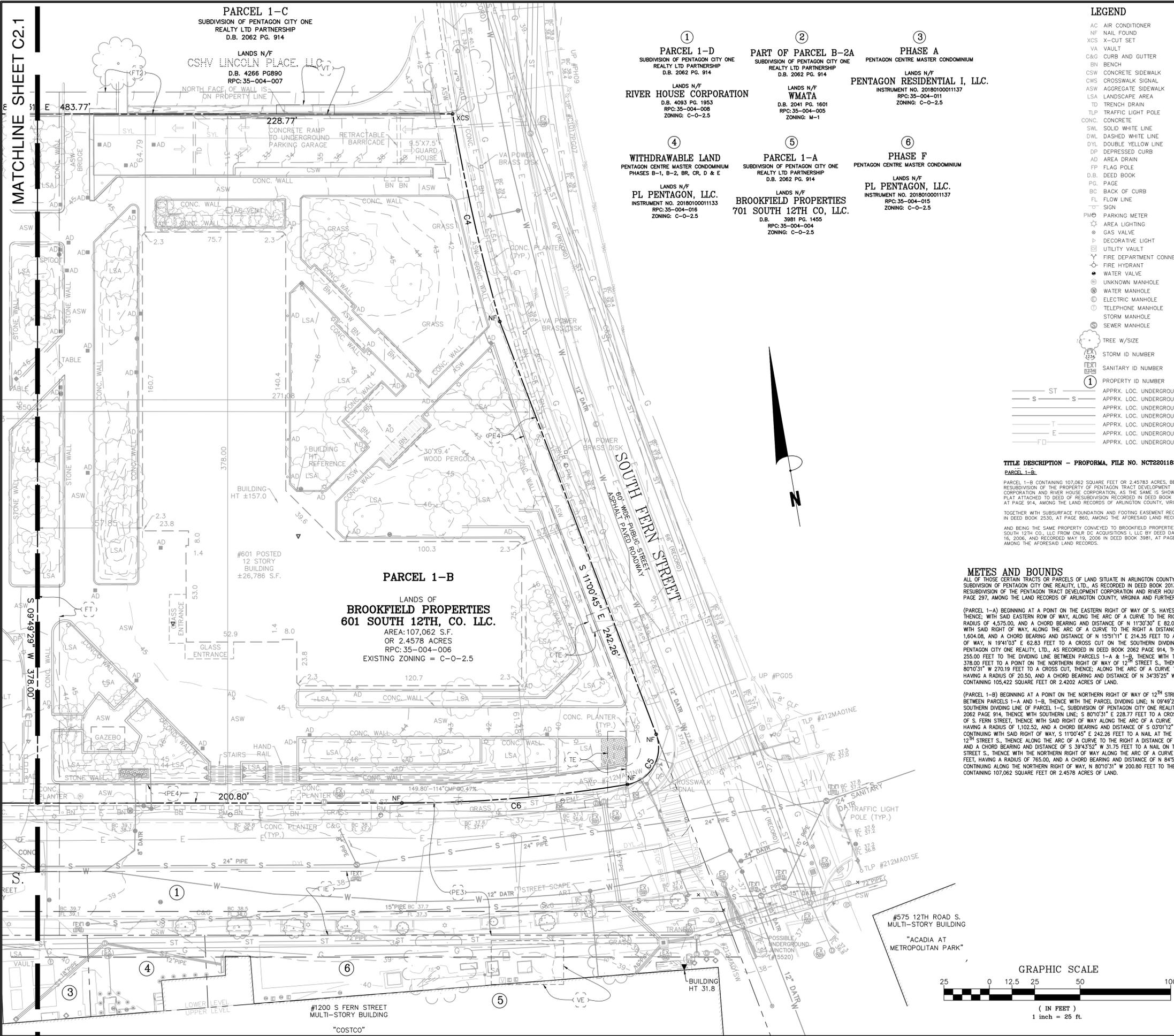
Phone: (703) 464-1000
 Fax: (703) 481-9720

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: 09/22/2023

Cadd file name: P:\030021 - USA Site - 601 and 701 South 12th St\030021-C-0-004 (ENC) - 601 and 701 S. 12th Street\Engineering\Engineering Plans\PDSP_Plan\030021-01-004-CERT SURV.dwg



- ### 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
 - TL 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
 - DB DEED BOOK
 - PG. PAGE
 - BC BACK OF CURB
 - FL FLOW LINE
 - SIGN
 - PME 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
 - APPR. LOC. UNDERGROUND STORM
 - APPR. LOC. UNDERGROUND SANITARY
 - APPR. LOC. UNDERGROUND GAS
 - APPR. LOC. UNDERGROUND WATER
 - APPR. LOC. UNDERGROUND TELECOM
 - APPR. LOC. UNDERGROUND ELECTRIC
 - APPR. LOC. UNDERGROUND FIBER

- ### NOTES
- 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.
 - 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.
 - 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.
 - 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.
 - 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 AREA B1 OF B3 AND MAP NUMBER 5101300081C, WITH AN EFFECTIVE DATE OF AUGUST 19, 2013.
 - 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.
 - AS TO TABLE "A" ITEM NO. 16, NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED DURING THE SURVEY.
 - 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.
 - NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED DURING THE SURVEY.
 - HORIZONTAL DATUM IS REFERENCE TO VIRGINIA STATE PLANE NAD83. VERTICAL DATUM IS REFERENCED TO NAVD83 PER GPS OBSERVATIONS.
 - 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 PLAT 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 12TH 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 12TH 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 12TH 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 12TH 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'

Bowman

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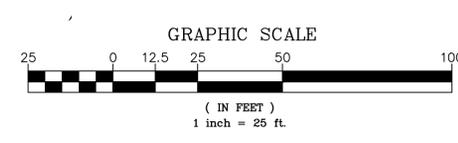
Phone: (703) 464-1000
 Fax: (703) 481-9720
 www.bowman.com

STEVEN T. LIAM
 Lic. No. 40224

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: 09/22/2023



MATCHLINE SHEET C2.1

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

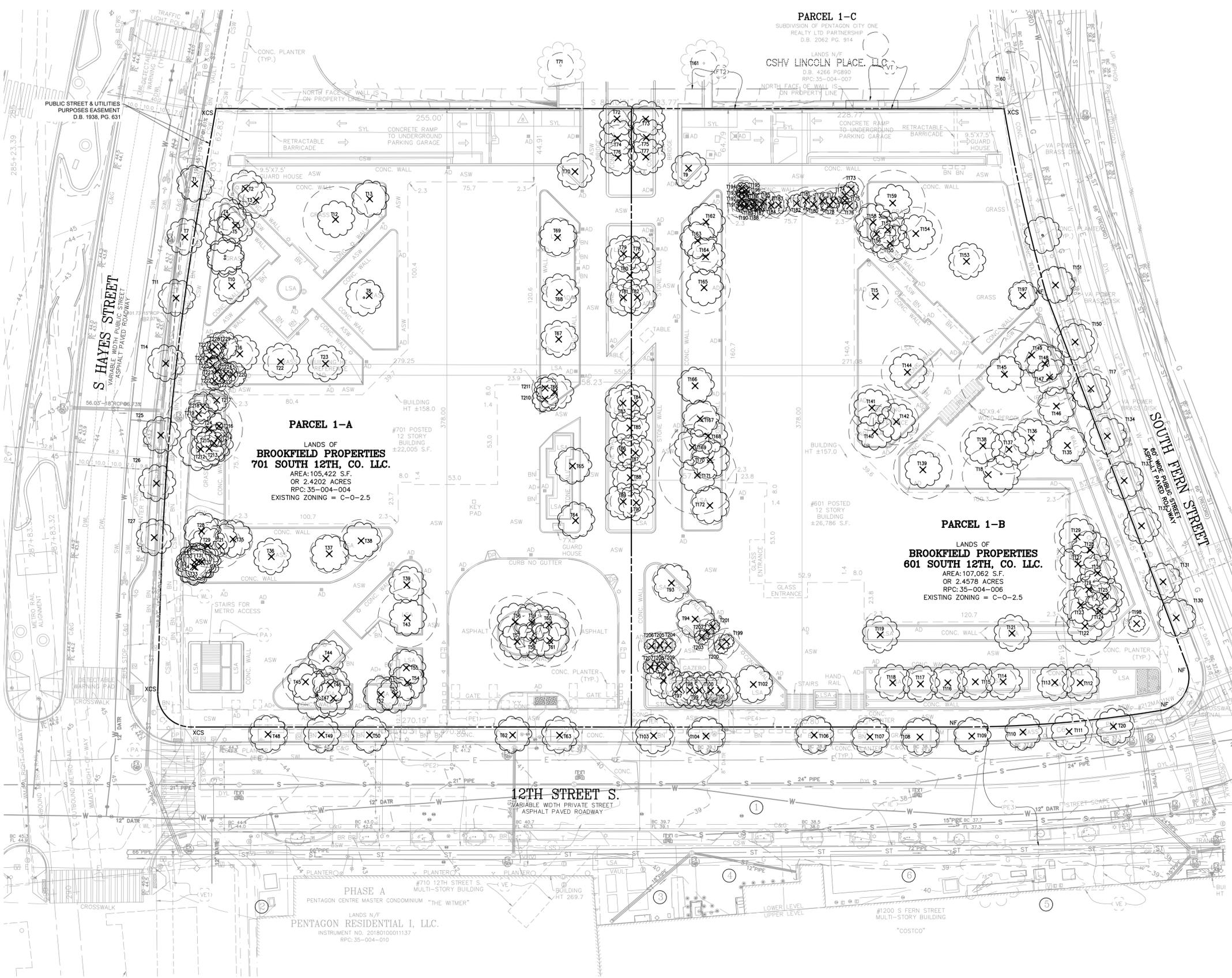
PARCEL 1-B

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

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

#575 12TH ROAD S.
 MULTI-STORY BUILDING
 "ACADIA AT
 METROPOLITAN PARK"

Cadd file name: P:\030021 - S.A. Site - 601 and 701 S. 12th Street Engineering\Engineering Plans\PDSP_Plan\030021-01-004-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

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

-  EXISTING TREE TO BE PRESERVED
-  EXISTING TREE TO BE REMOVED
-  LIMITS OF DISTURBANCE
-  CRITICAL ROOT ZONE
-  TREE PROTECTION FENCE
-  ROOT PRUNING TRENCH

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



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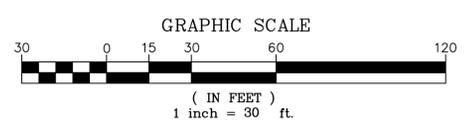
Bowman Consulting Group, Ltd.
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 Herndon, Virginia 20171
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 Fax: (703) 481-9720
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ARLINGTON COUNTY, VIRGINIA
 DEPARTMENT OF ENVIRONMENTAL SERVICES

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

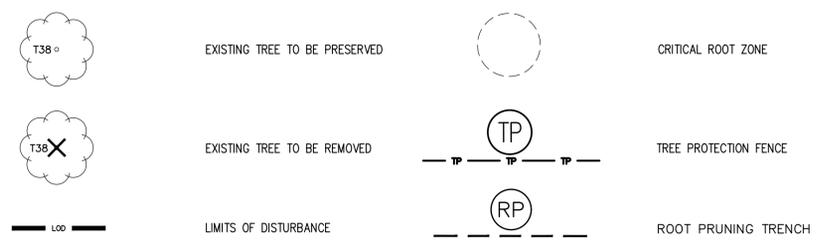
SCALE: 1"=30' SHEET **C3.0** DATE: 09/22/2023



Cad file name: P:\030021-1-SA Site - 601 and 701 South 12th Street\Engineering\Engineering Plans\PDSP Plan\030021-01-004-TREE PRESERVATION.dwg



LEGEND



GENERAL NOTE

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

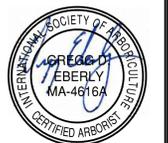
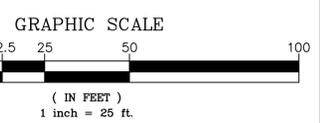
ARLINGTON COUNTY TREE PRESERVATION NOTES

1. 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.
2. 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.
3. THE TREE PROTECTION PLAN MUST BE APPROVED BY ARLINGTON COUNTY PRIOR TO ISSUANCE OF A CLEARING AND GRADING PERMIT.
4. 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.
5. 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.
6. TREE PROTECTION SHALL BE A MINIMUM OF 4' HIGH CHAIN LINK FENCE MOUNTED ON VERTICAL PIPES DRIVEN 2' INTO THE GROUND WITH NO GATES.
7. SUBMIT PHOTOGRAPHIC RECORD (2 SHOTS) OF ALL TREES TO BE PRESERVED OVER 3" DBH AFTER FENCE IS INSTALLED.
8. 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.
9. 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.
10. TREE PROTECTION SHALL NOT BE REMOVED UNTIL COMPLETION OF ALL CONSTRUCTION ACTIVITY.
11. WHEN EXCAVATION IS TO TAKE PLACE WITHIN THE CRITICAL ROOT ZONE, THE DEVELOPER SHALL EMPLOY A PROFESSIONAL ARBORIST TO ROOT PRUNE IMMEDIATELY BEYOND THE LIMITS OF EXCAVATION TO A DEPTH OF 18 INCHES, PRIOR TO EXCAVATION.
12. ANY EXCEPTIONS TO THE ABOVE REQUIREMENTS, SUCH AS CONSTRUCTION WITHIN THE CRITICAL ROOT ZONE, MUST BE APPROVED IN ADVANCE BY ARLINGTON COUNTY BY WAY OF THE TREE PRESERVATION PLAN.
13. 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



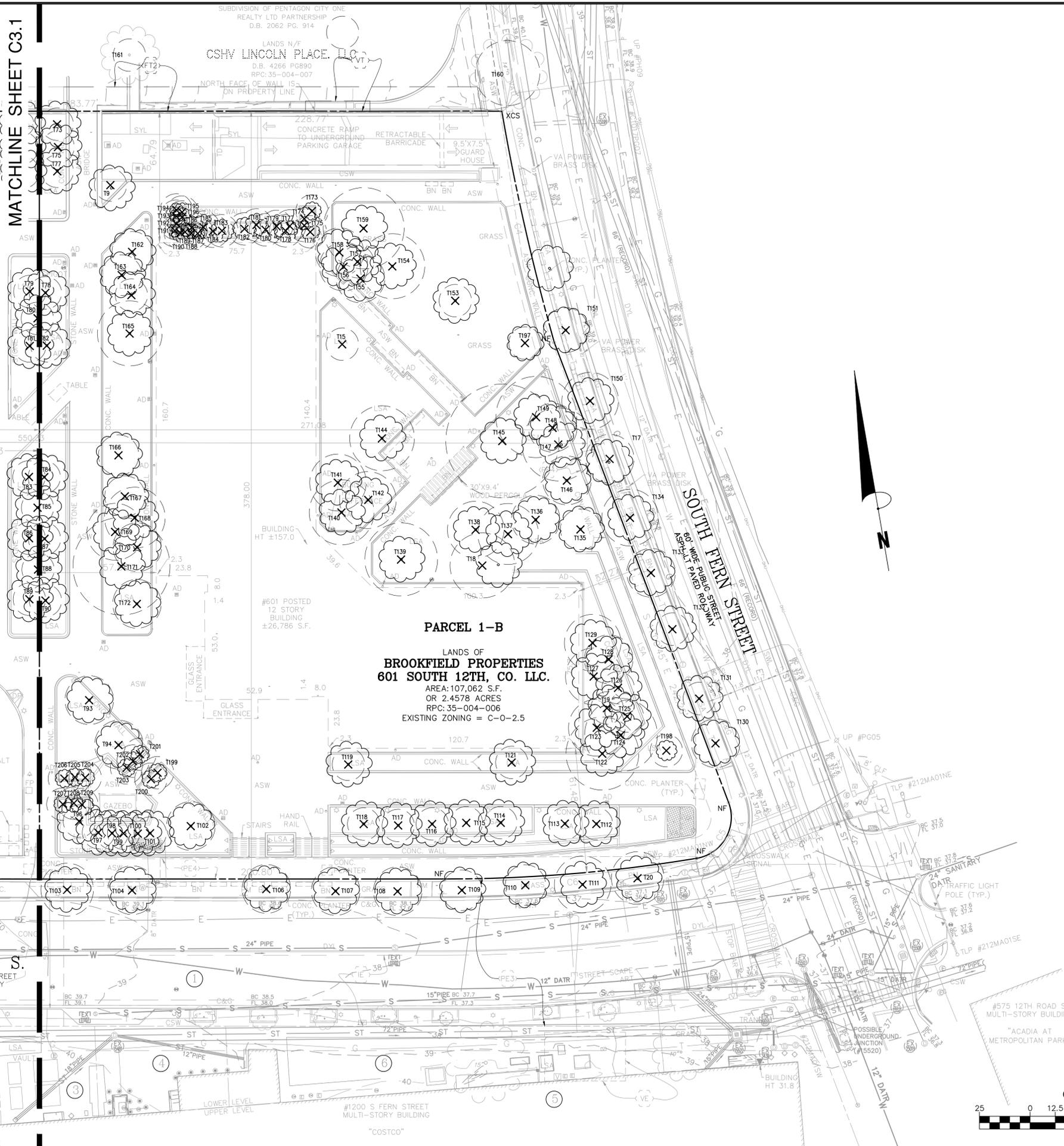
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ARLINGTON COUNTY, VIRGINIA
 DEPARTMENT OF ENVIRONMENTAL SERVICES

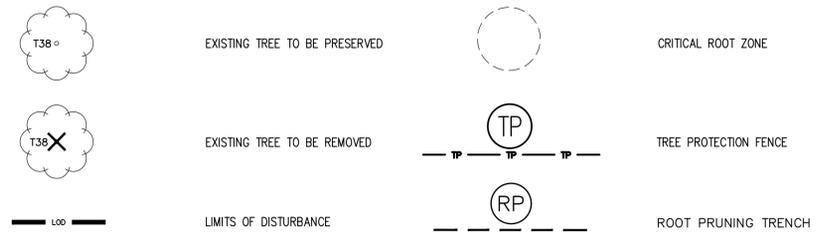
TREE PRESERVATION PLAN
12TH STREET LANDING
 PHASED DEVELOPMENT SITE PLAN
 601 & 701 12TH STREET SOUTH
 ARLINGTON, VIRGINIA 22202
 ARLINGTON COUNTY, VIRGINIA

SCALE: 1"=25' SHEET C3.1 DATE: 09/22/2023



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

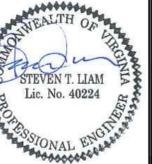
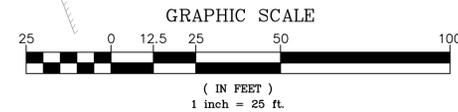


GENERAL NOTE

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ARLINGTON COUNTY TREE PRESERVATION NOTES

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www.bowman.com

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

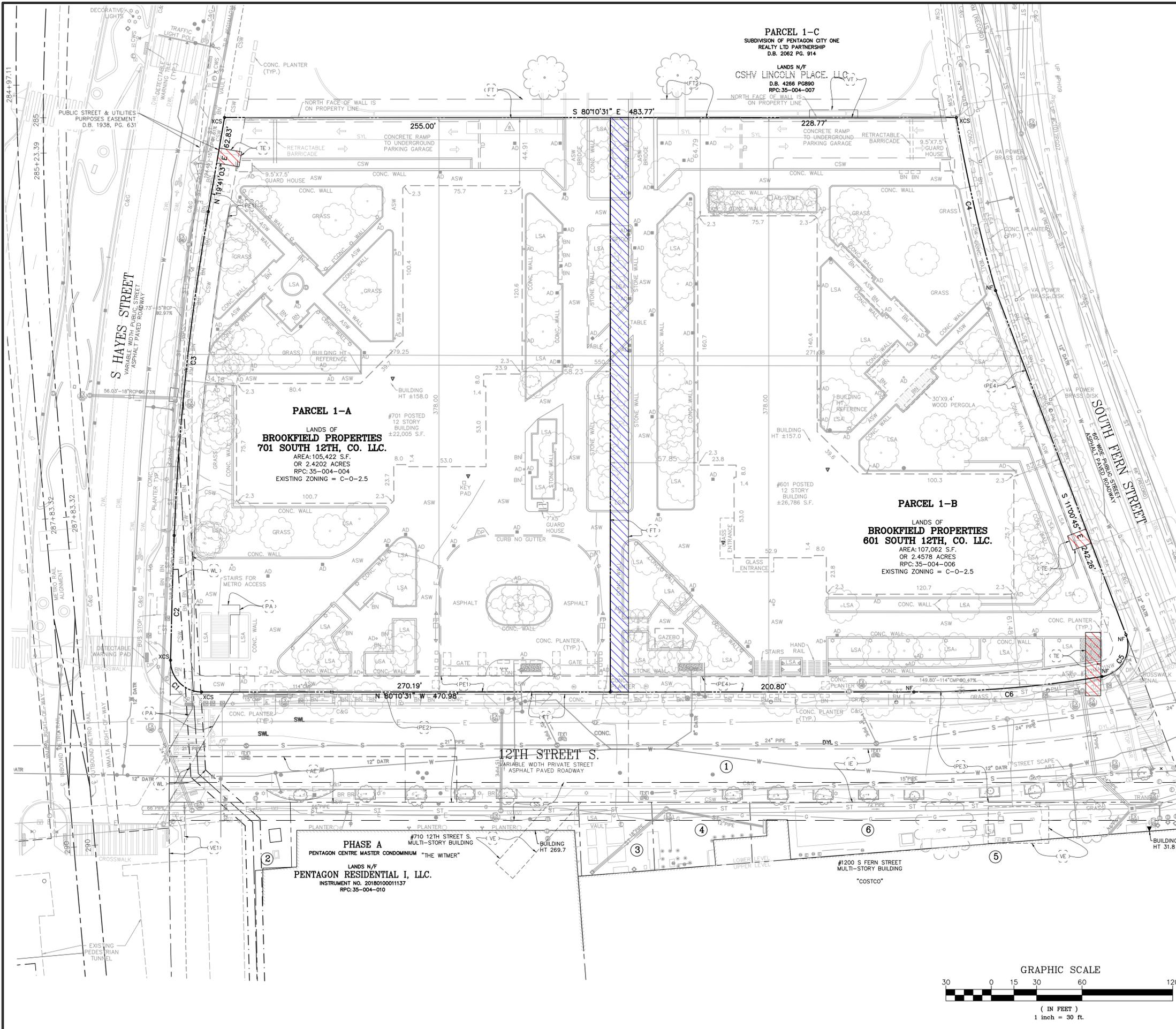
TREE PRESERVATION PLAN
12TH STREET LANDING
 PHASED DEVELOPMENT SITE PLAN
 601 & 701 12TH STREET SOUTH
 ARLINGTON, VIRGINIA 22202
 ARLINGTON COUNTY, VIRGINIA

SCALE: 1"=25'
SHEET C3.2
DATE: 09/22/2023

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	3.6	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	16	0.40	0.40	2.6	1	Remove
57	Pyrus calleryana	Bradford Pear	12	0.40	0.40	1.9	1	Remove
58	Pyrus calleryana	Bradford Pear	20	0.40	0.40	3.2	1	Remove
59	Pyrus calleryana	Bradford Pear	16	0.40	0.40	2.6	1	Remove
60	Tilia cordata	Littleleaf Linden	10	0.70	0.70	4.9	1	Remove
61	Tilia cordata	Littleleaf Linden	9	0.70	0.70	4.4	1	Remove
62	Carpinus caroliniana	Hornbeam	10	DEAD	0.80	0.0	0	Remove
63	Prunus echinata	Shortleaf Pine	10	0.70	0.50	3.5	1	Remove
64	Magnolia x soulangiana	Saucer Magnolia	6	0.70	0.70	2.9	1	Remove
65	Acer rubrum	Red Maple	7	0.80	0.70	3.9	1	Remove
66	Acer rubrum	Red Maple	7	0.80	0.70	3.9	1	Remove
67	Acer rubrum	Red Maple	12	0.80	0.70	6.7	2	Remove
68	Quercus phellos	Willow Oak	5	0.80	0.70	2.8	1	Remove
69	Gleditsia triacanthos	Honey Locust	8	0.80	0.60	3.8	0	Preserve
70	Prunus 'Kwanzan'	Kwanzan Cherry	5	0.80	0.60	2.4	1	Remove
71	Malus augustifolia	Southern Crabapple	7	0.80	0.60	3.4	1	Remove
72	Prunus 'Kwanzan'	Kwanzan Cherry	4	0.80	0.60	1.9	1	Remove
73	Malus augustifolia	Southern Crabapple	8	0.80	0.60	3.8	1	Remove
74	Malus augustifolia	Southern Crabapple	8	0.80	0.60	3.8	1	Remove
75	Prunus 'Kwanzan'	Kwanzan Cherry	6	0.80	0.60	2.9	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	0.80	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	0.80	0.70	4.5	1	Remove
132	Quercus rubra	Red Oak	6	0.80	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 triacanthos	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
(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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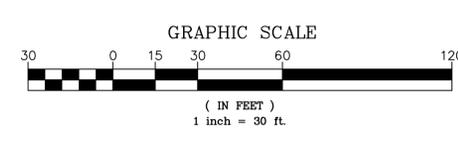
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 www.bowman.com

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

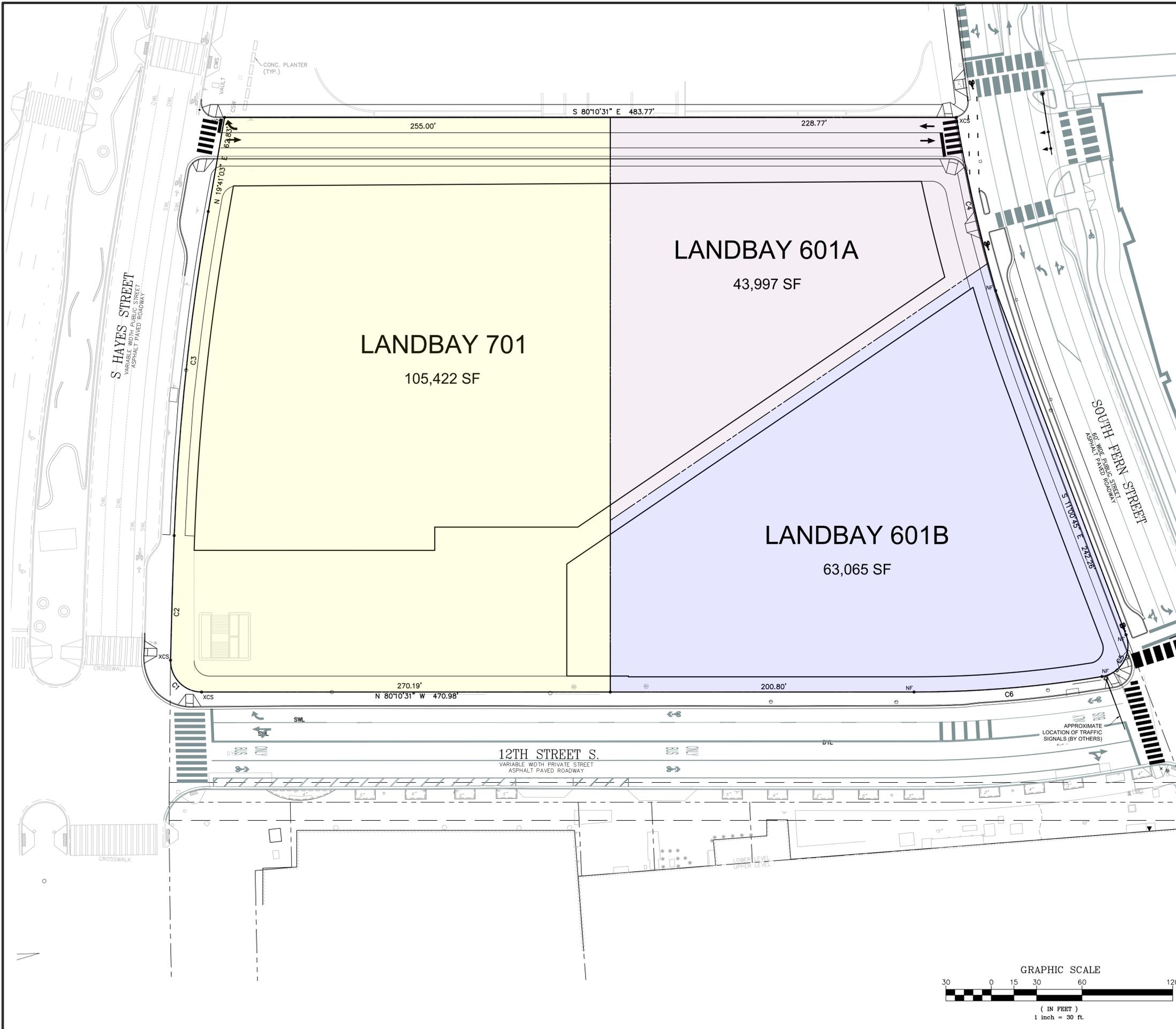
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Cad file name: P:\030021 - 15A_Site - 601 and 701 South 12th St\030021-01-004 (ENC) - 601 and 701 South 12th Street Engineering Plans\PDSP Plan\030021-01-004-VACATION.dwg

LEGEND

- LANDBAY 601A AREA
(43,997 SF APPRX.)
- LANDBAY 601B AREA
(63,065 SF APPRX.)
- LANDBAY 701 AREA
(105,422 SF APPRX.)



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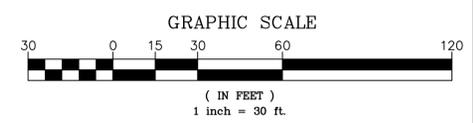
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ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

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: 09/22/2023



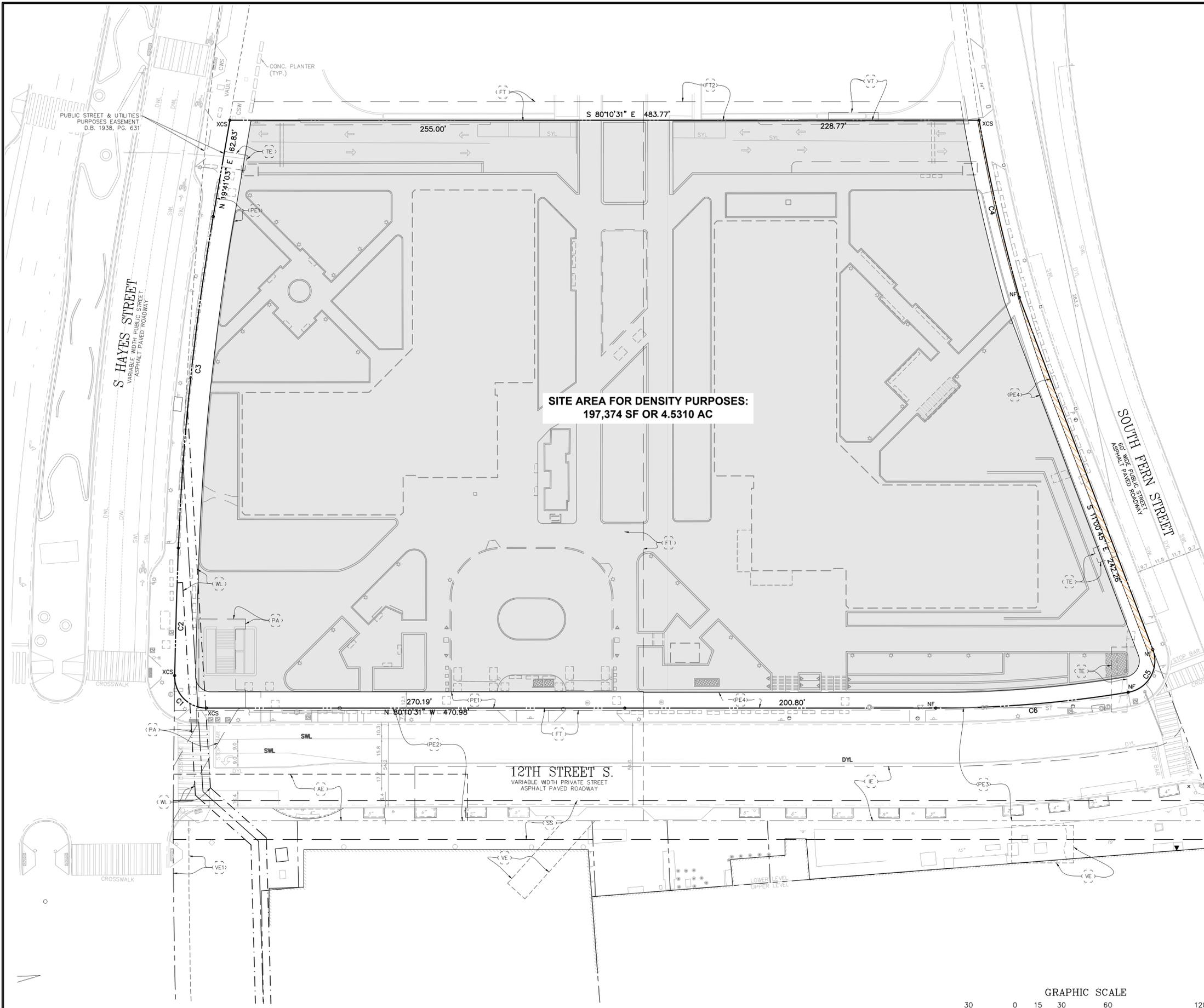
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LEGEND

 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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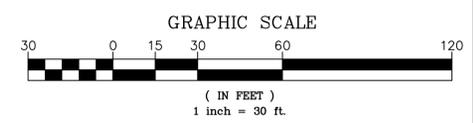
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ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

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

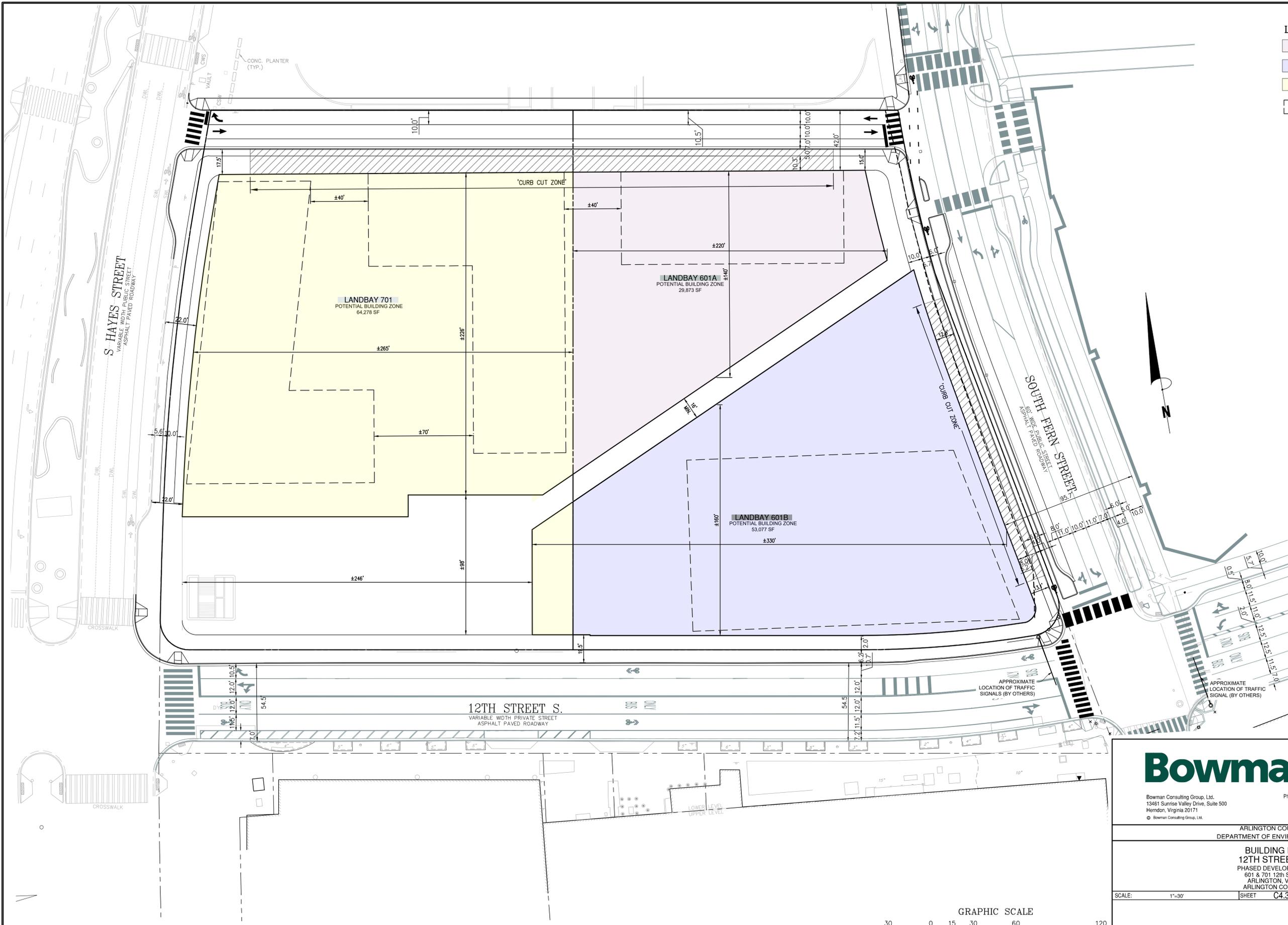
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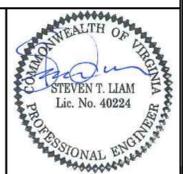
- LEGEND**
- POTENTIAL BUILDING ZONE (LANDBAY 601A)
 - POTENTIAL BUILDING ZONE (LANDBAY 601B)
 - POTENTIAL BUILDING ZONE (LANDBAY 701)
 - APPROXIMATE BUILDING TOWERS

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



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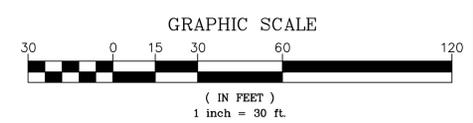
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ARLINGTON COUNTY, VIRGINIA
 DEPARTMENT OF ENVIRONMENTAL SERVICES

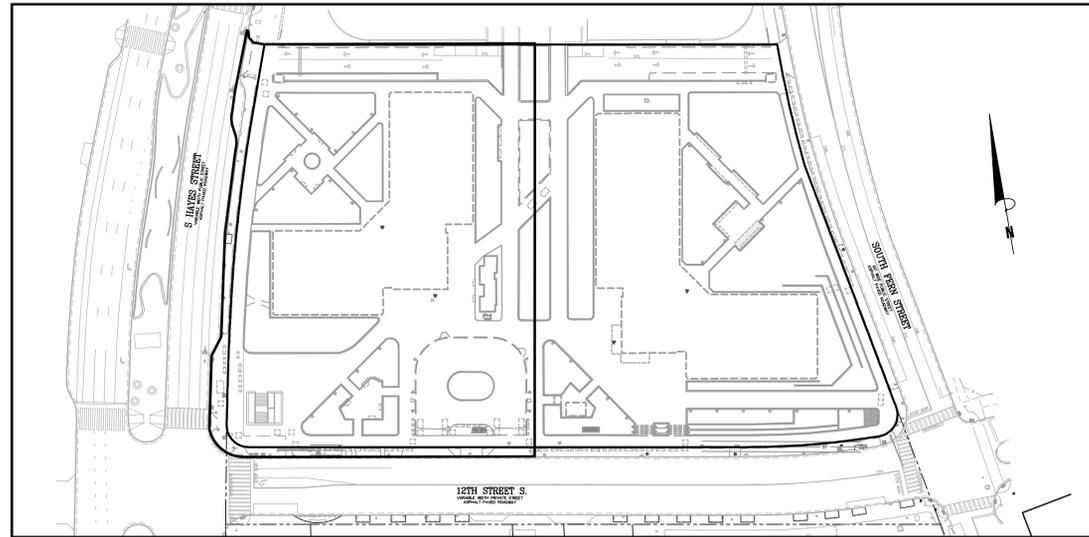
BUILDING ENVELOPES
12TH STREET LANDING
 PHASED DEVELOPMENT SITE PLAN
 601 & 701 12TH STREET SOUTH
 ARLINGTON, VIRGINIA 22202
 ARLINGTON COUNTY, VIRGINIA

SCALE: 1"=30' SHEET **C4.3** DATE: 09/22/2023

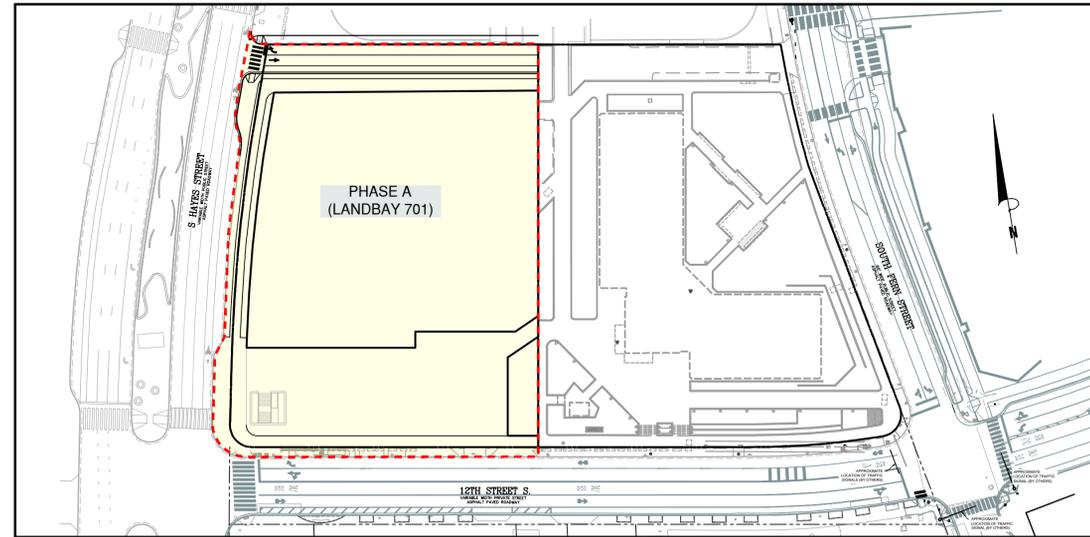


NOTE:
 THIS PLAN IS FOR
 ILLUSTRATIVE PURPOSES
 ONLY, SUBJECT TO CHANGE.

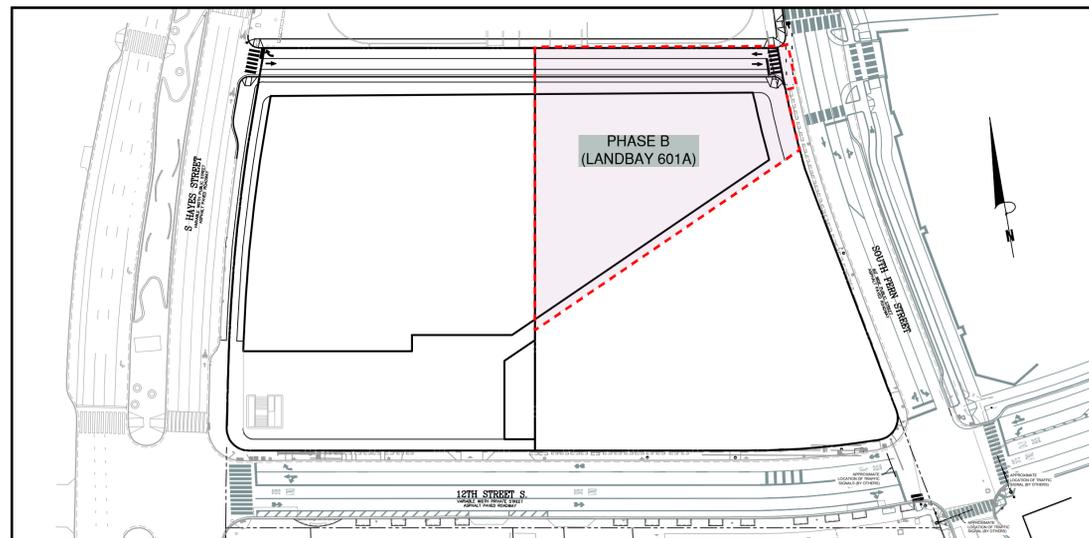
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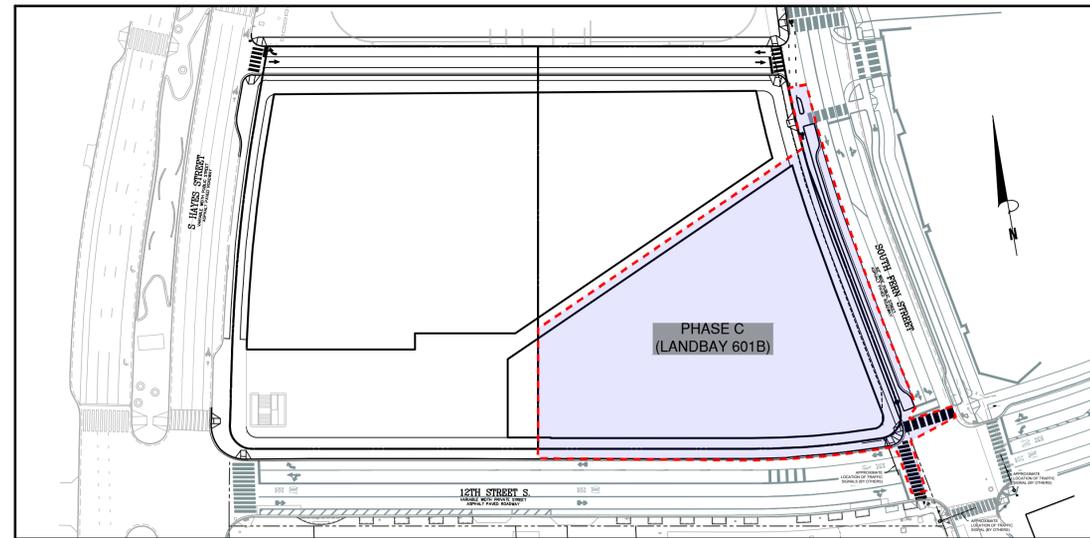
EXISTING CONDITIONS



PHASE A



PHASE B



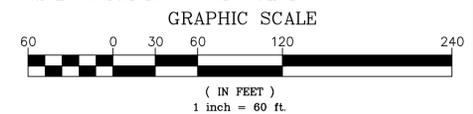
PHASE C

LANDBAYS & PHASING*

PHASE A (LANDBAY 701)
TOTAL PHASE
PHASE B (LANDBAY 601A)
PHASE C (LANDBAY 601B)

*FROM APPENDIX A OF JUSTIFICATION LETTER

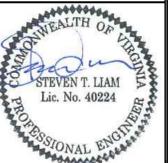
NOTE: ALL PHASING SHOWN ON THIS SHEET IS CONCEPTUAL AND MAY BE MODIFIED AT FINAL SITE PLAN WITH A FINAL APPROVED PLAN.



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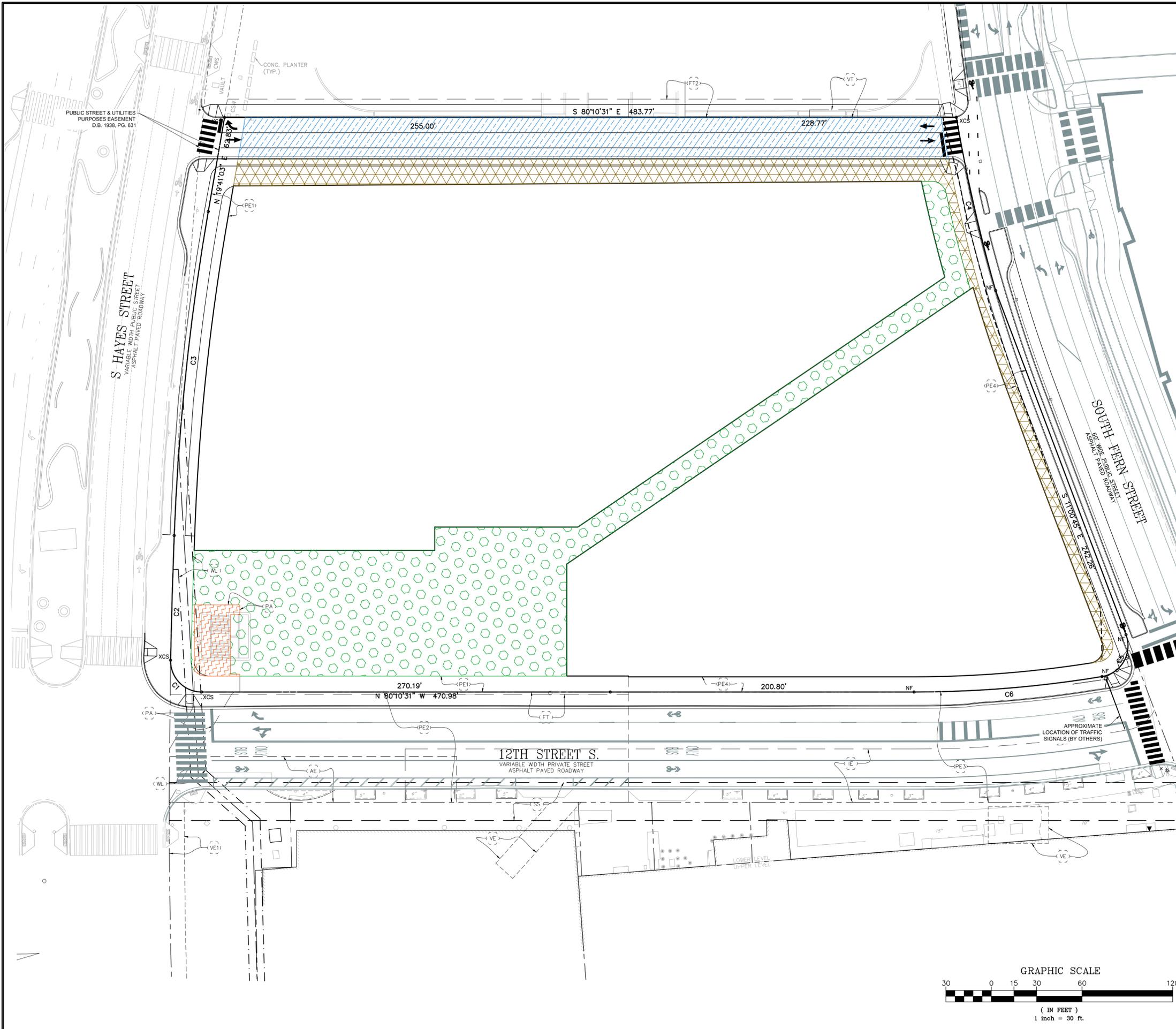


ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

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: 09/22/2023

Cad file name: P:\030021 - 12th St\030021-01-004 (ENC) - 601 and 701 12th Street\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 = 9,638 SF APPROX.
 -  PROPOSED EASEMENT FOR 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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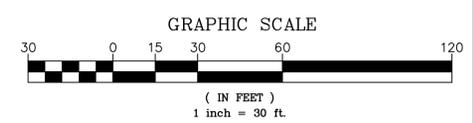
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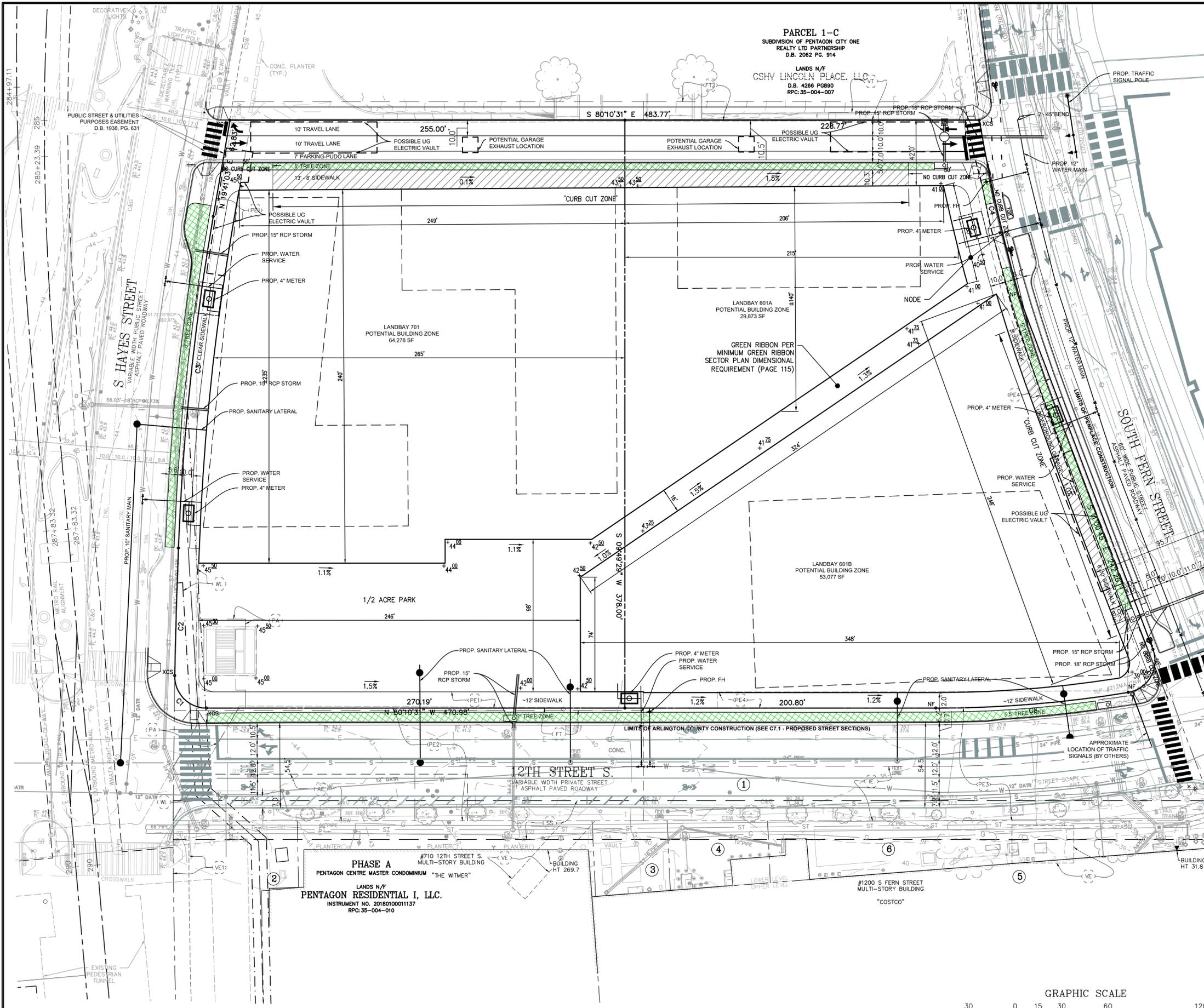
ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

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: 09/22/2023



Cad file name: P:\030021 - USA Site - 601 and 701 S. 12th Street\Engineering\Engineering Plans\PDSP Plan\030021-01-004-PRILIM_ESMT.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 PG690
 RPC:35-004-007

- 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.)

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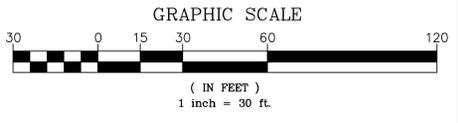
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 DEPARTMENT OF ENVIRONMENTAL SERVICES

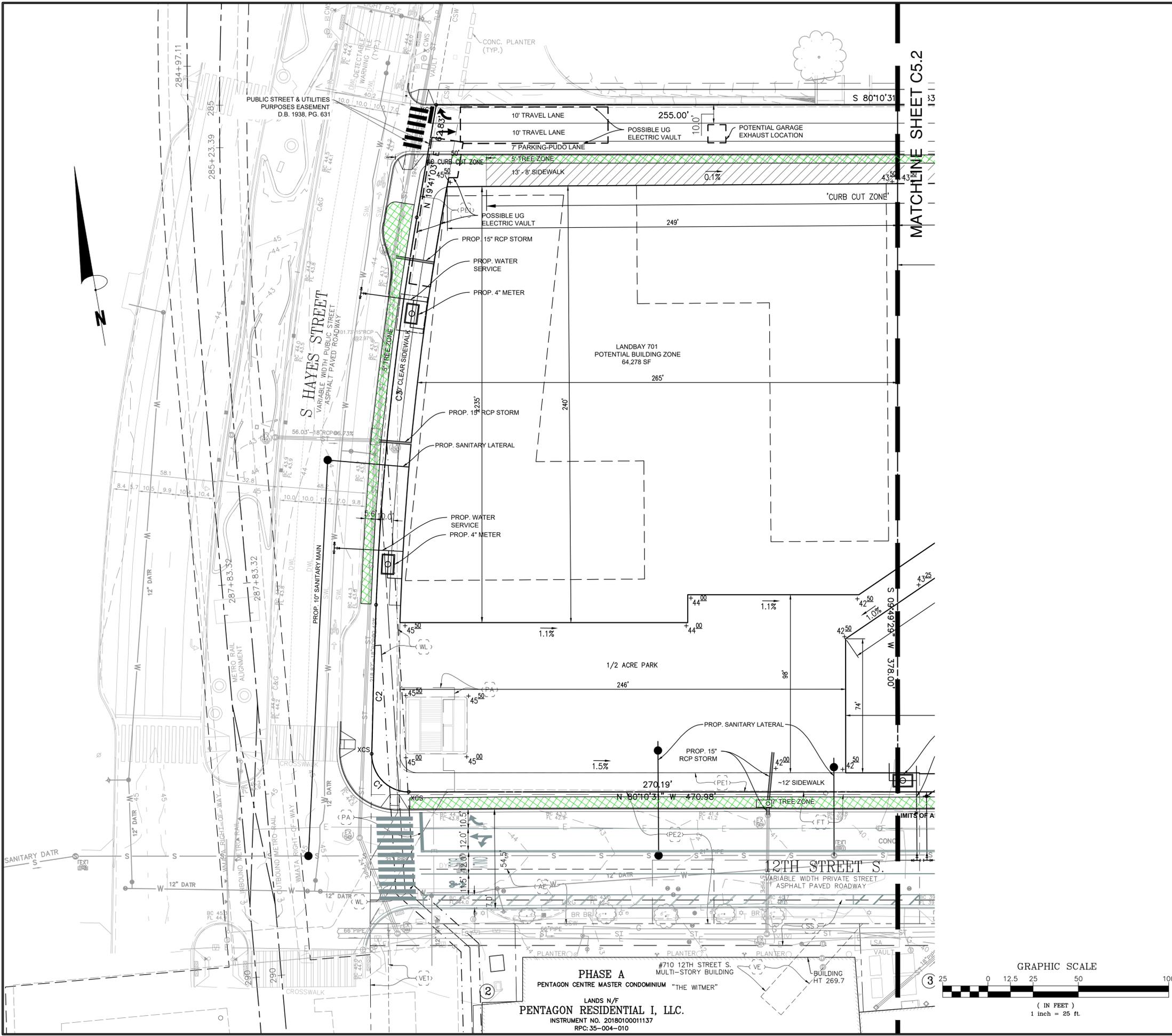
OVERALL PLOT AND LOCATION PLAN
12TH STREET LANDING
 PHASED DEVELOPMENT SITE PLAN
 601 & 701 12TH STREET SOUTH
 ARLINGTON, VIRGINIA 22202
 ARLINGTON COUNTY, VIRGINIA

SCALE: 1"=30'
 SHEET: C5.0
 DATE: 09/22/2023

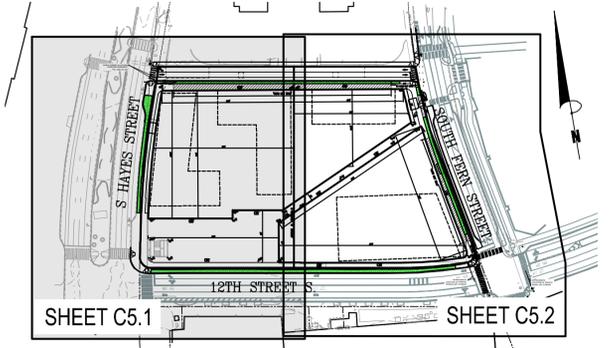


NOTE:
 THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY, SUBJECT TO CHANGE.

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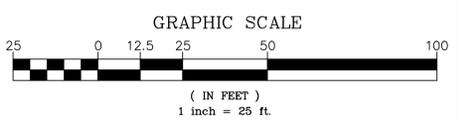
KEY PLAN



 TREE ZONE AREAS

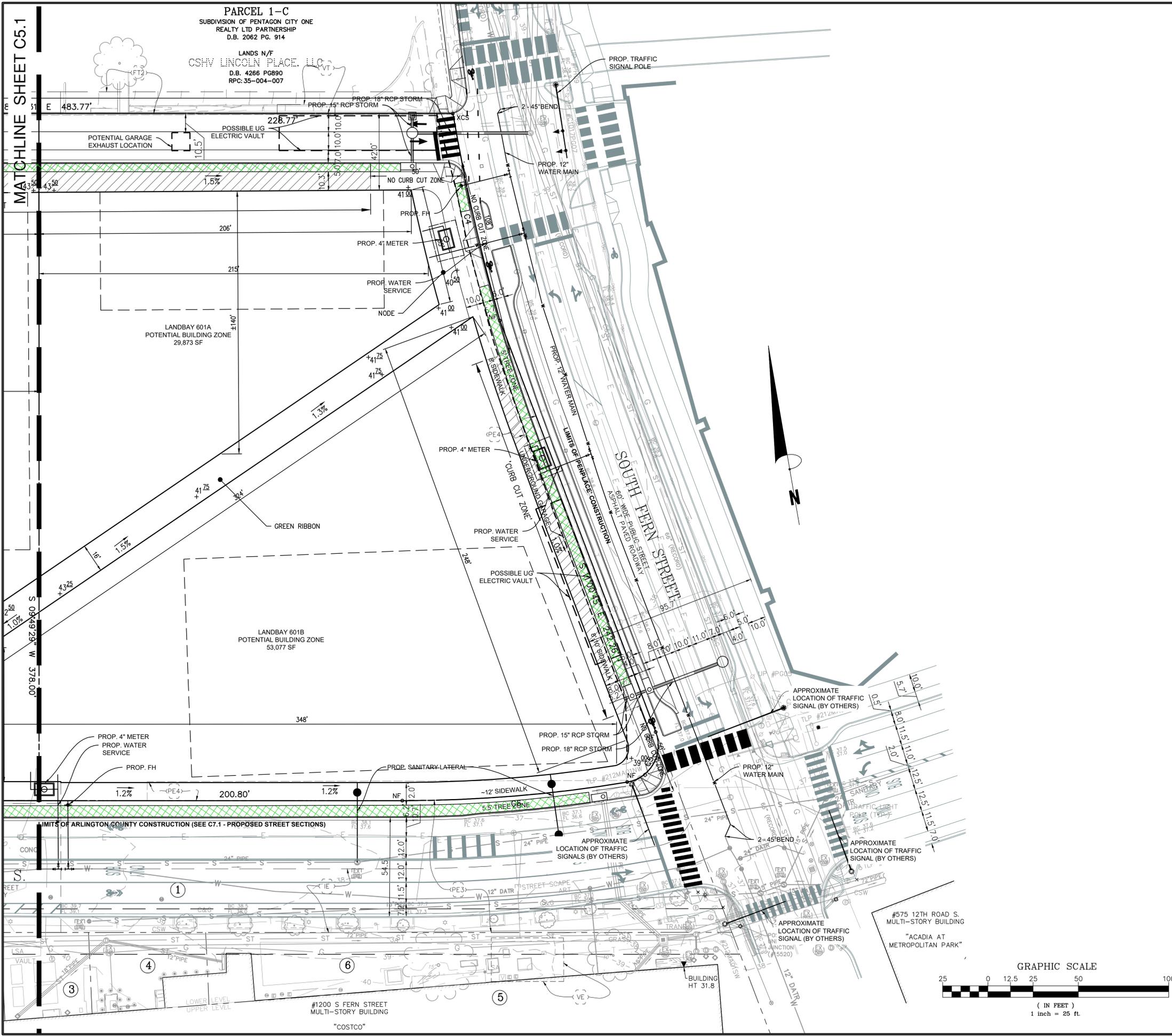
MATCHLINE SHEET C5.2

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



		
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<p>ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES</p>		
<p>PLOT AND LOCATION PLAN 12TH STREET LANDING PHASED DEVELOPMENT SITE PLAN 601 & 701 12TH STREET SOUTH ARLINGTON, VIRGINIA 22202 ARLINGTON COUNTY, VIRGINIA</p>		
SCALE:	1"=25'	DATE: 09/22/2023
SHEET		C5.1

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

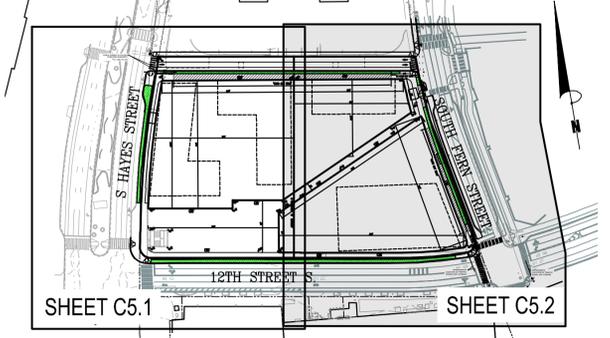


MATCHLINE SHEET C5.1

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

KEY PLAN



TREE ZONE AREAS

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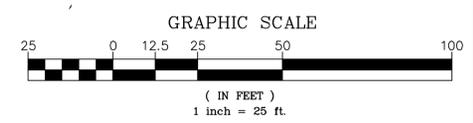
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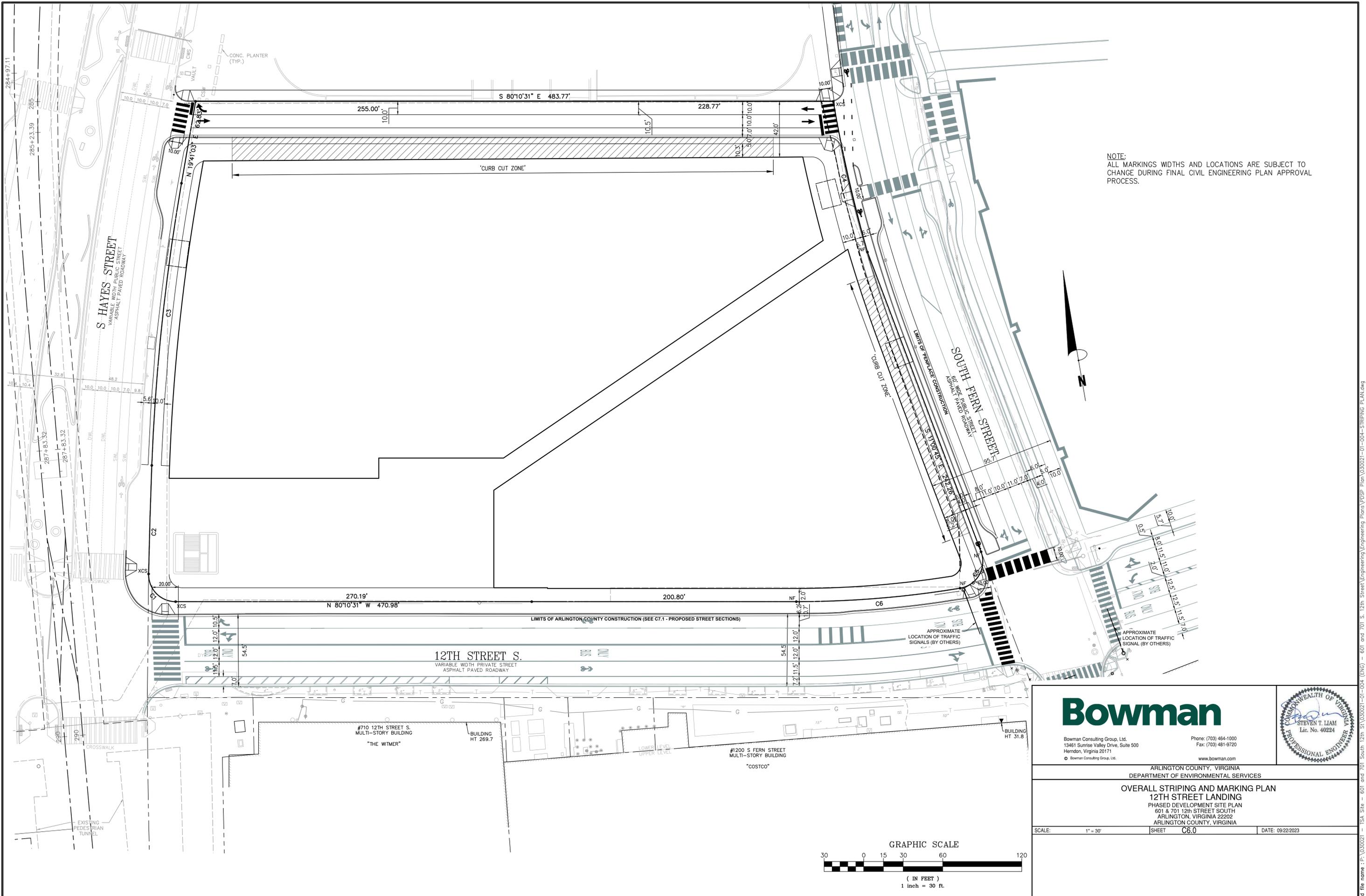
ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

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

SCALE: 1"=25' SHEET C5.2 DATE: 09/22/2023



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

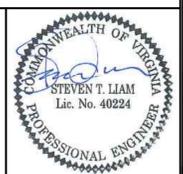


NOTE:
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 CHANGE DURING FINAL CIVIL ENGINEERING PLAN APPROVAL
 PROCESS.

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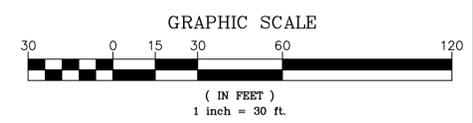
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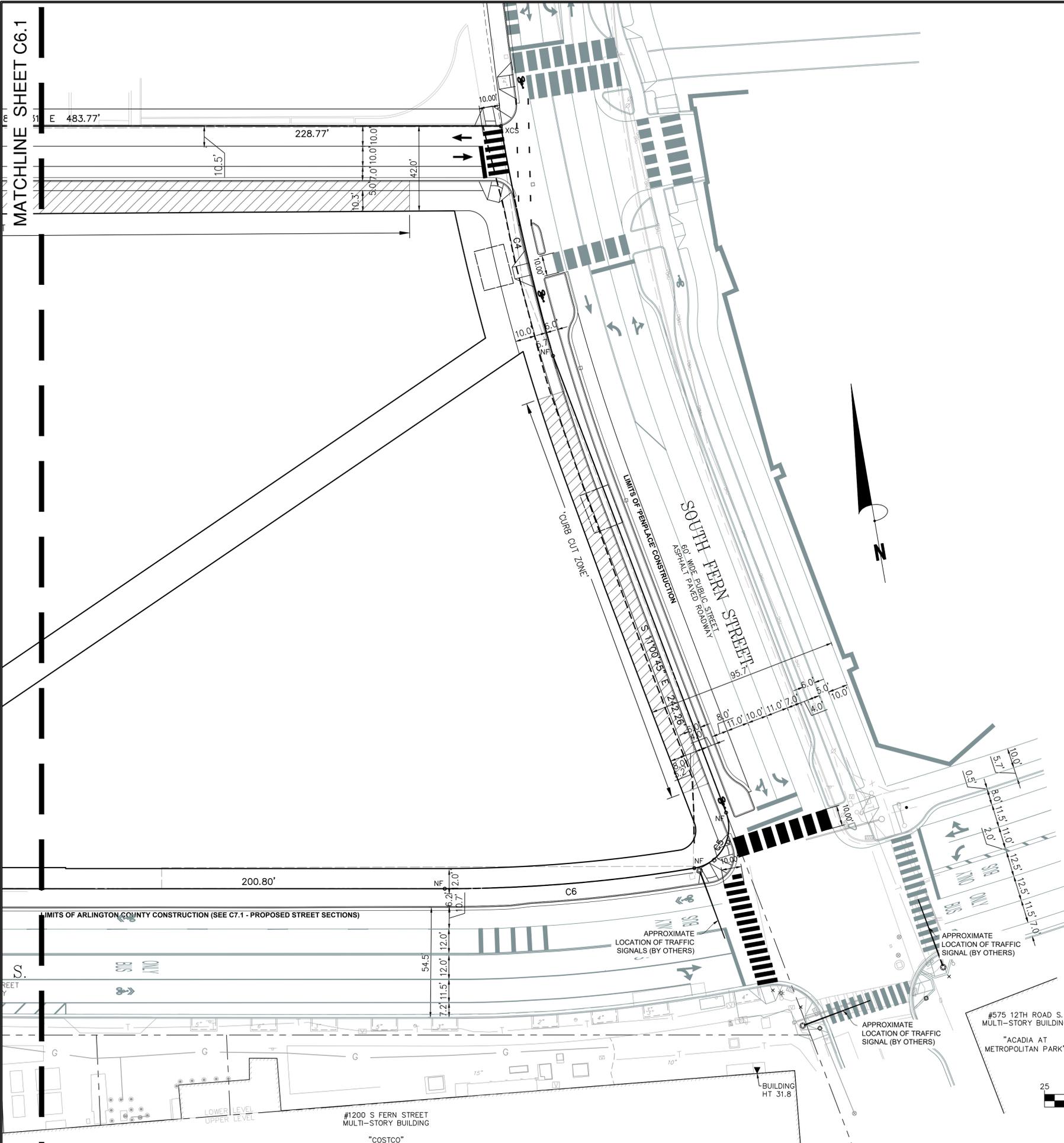
OVERALL STRIPING AND MARKING PLAN
12TH STREET LANDING
 PHASED DEVELOPMENT SITE PLAN
 601 & 701 12TH STREET SOUTH
 ARLINGTON, VIRGINIA 22202
 ARLINGTON COUNTY, VIRGINIA

SCALE: 1" = 30' SHEET C6.0 DATE: 09/22/2023

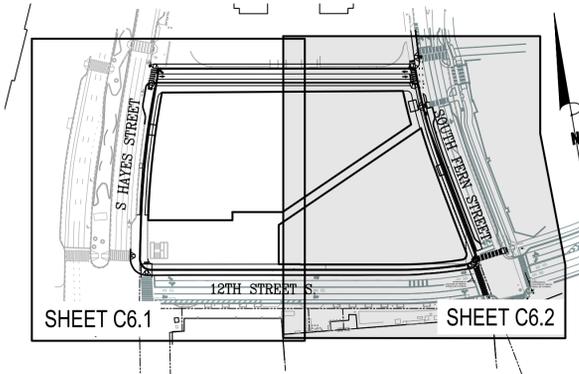


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MATCHLINE SHEET C6.1



KEY PLAN



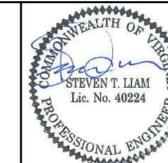
NOTE:
 ALL MARKINGS WIDTHS AND LOCATIONS ARE SUBJECT TO CHANGE DURING FINAL CIVIL ENGINEERING PLAN APPROVAL PROCESS.

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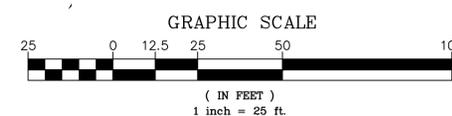
ARLINGTON COUNTY, VIRGINIA
 DEPARTMENT OF ENVIRONMENTAL SERVICES

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

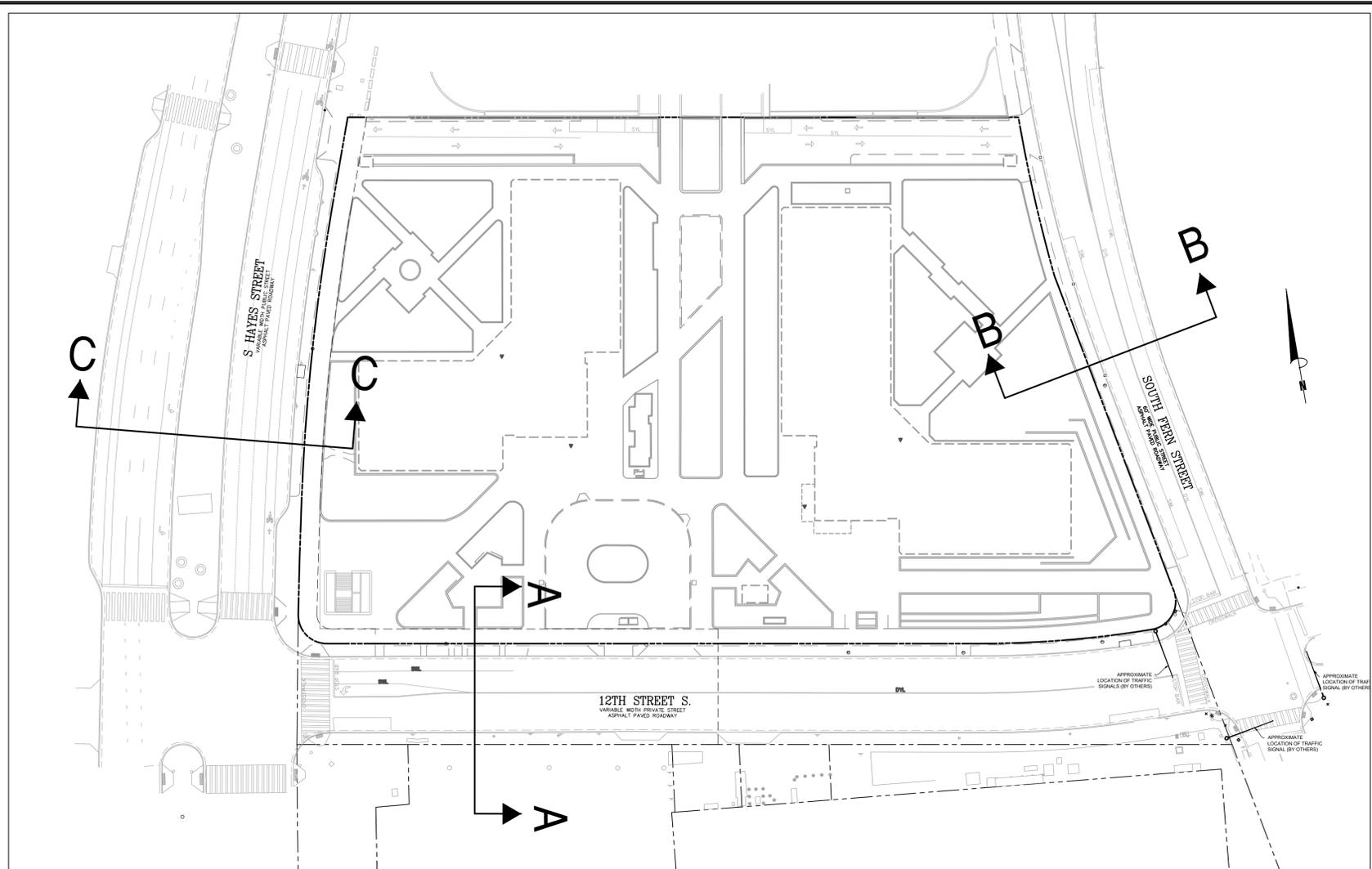
SCALE: 1" = 25'

SHEET C6.2

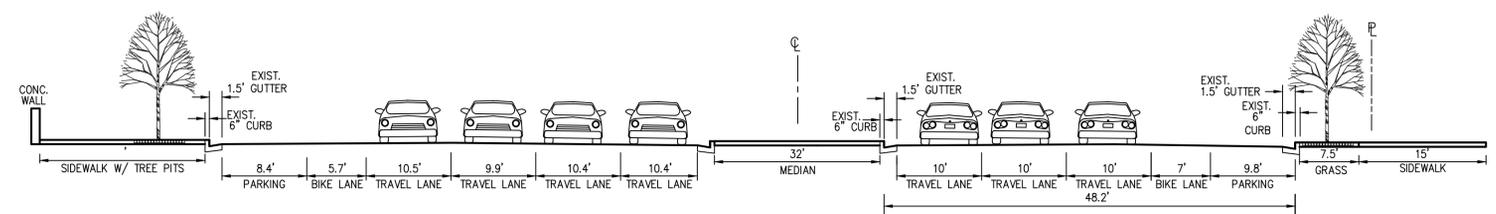
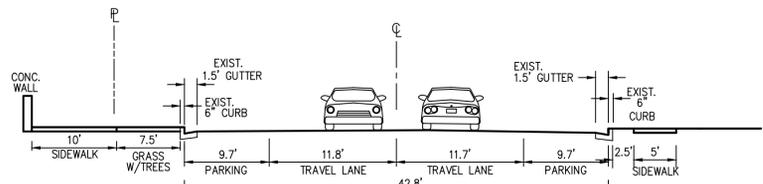
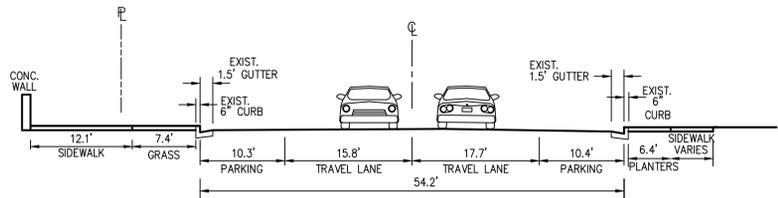
DATE: 09/22/2023



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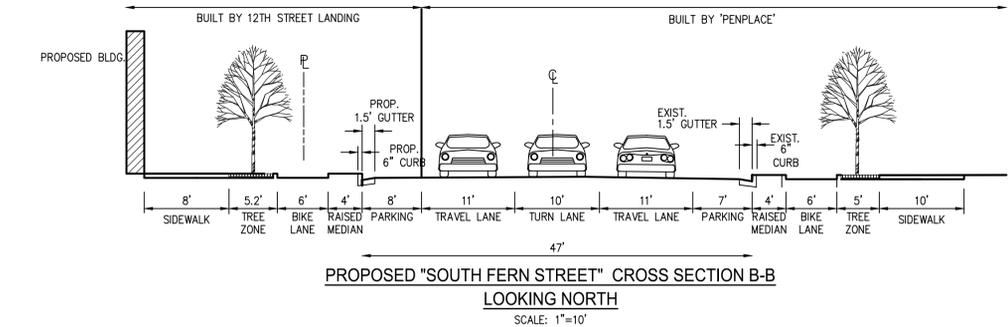
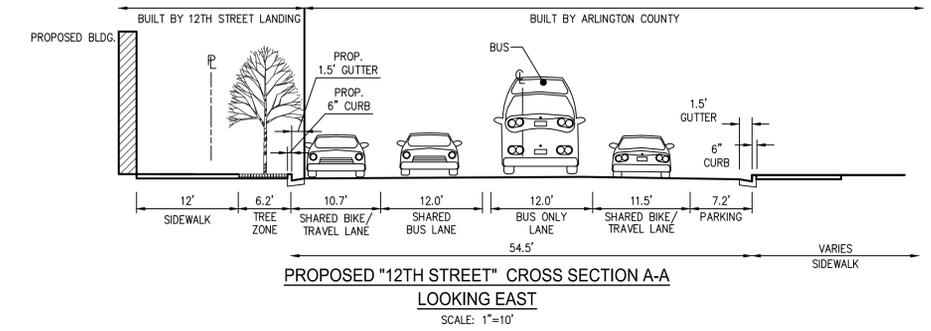
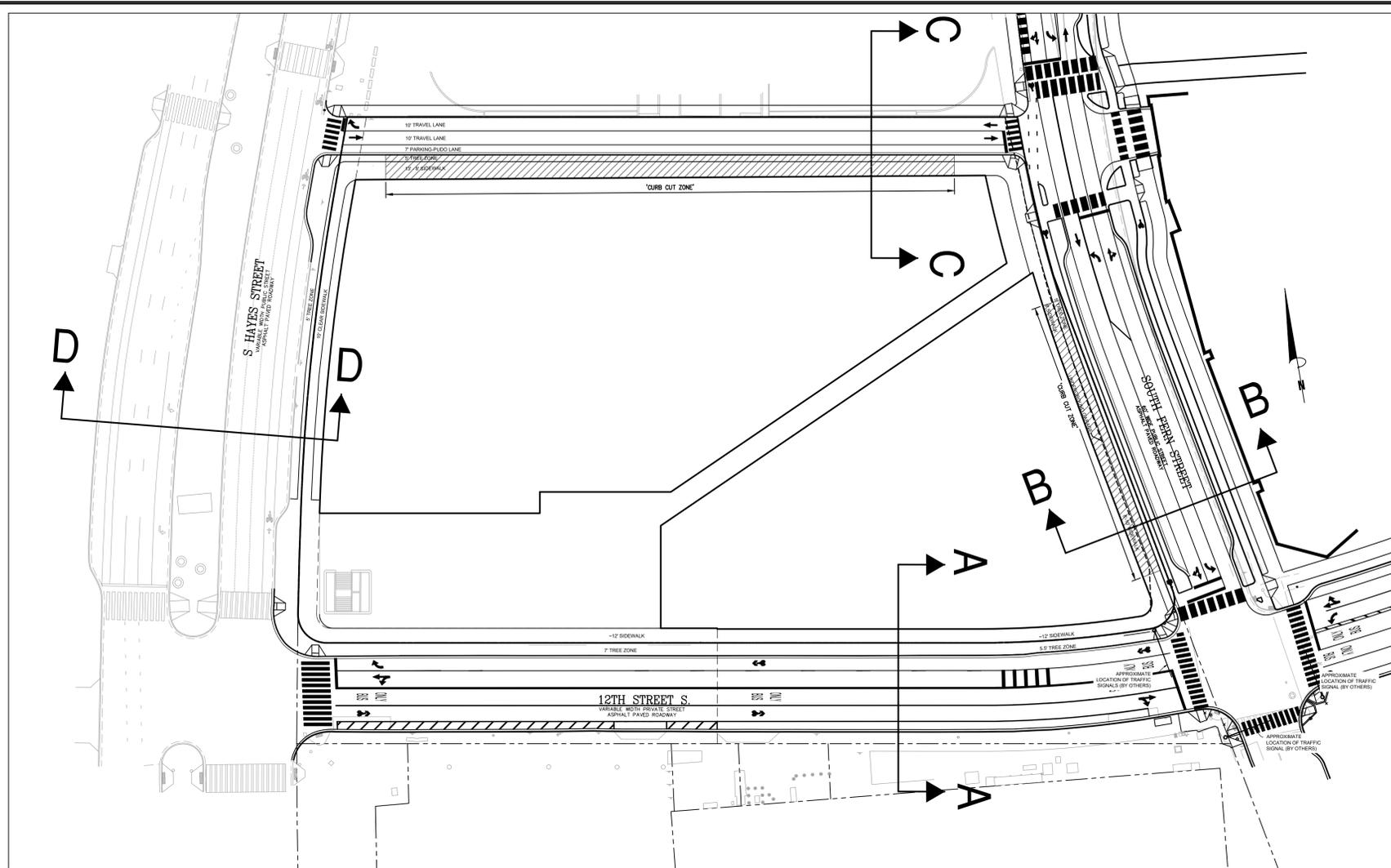


SCALE: 1"=50'



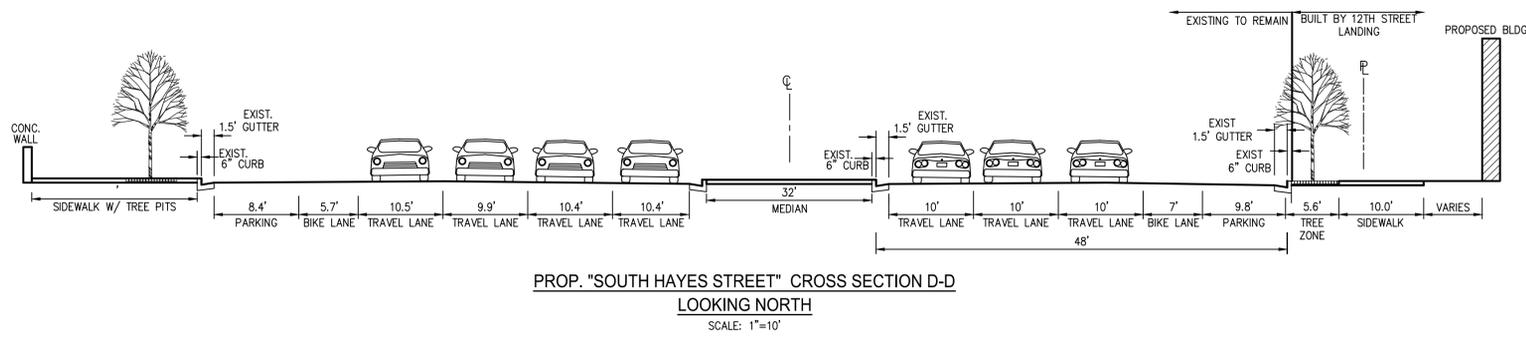
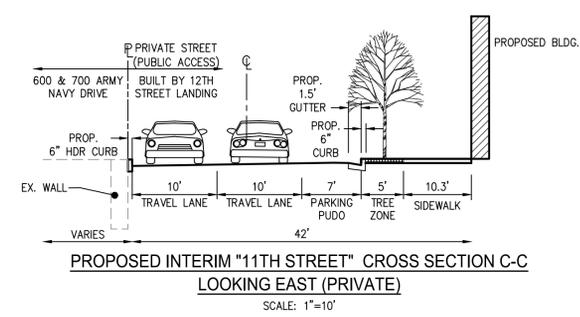
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ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES		
EXISTING STREET SECTIONS 12TH STREET LANDING PHASED DEVELOPMENT SITE PLAN 601 & 701 12TH STREET SOUTH ARLINGTON, VIRGINIA 22202 ARLINGTON COUNTY, VIRGINIA		
SCALE: AS SHOWN	SHEET: C7.0	DATE: 09/22/2023

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



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, AND 11TH STREET TO BE DEVELOPED WITH FINAL DESIGN. EXISTING SIGNAGE ALONG SOUTH HAYES STREET SHALL REMAIN.
4. PROPOSED CROSS SECTIONS ARE BASED ON CURRENT CRYSTAL CITY SECTOR PLAN AND WILL BE SUBJECT TO CHANGE PER ARLINGTON COUNTY INFRASTRUCTURE PLANS.



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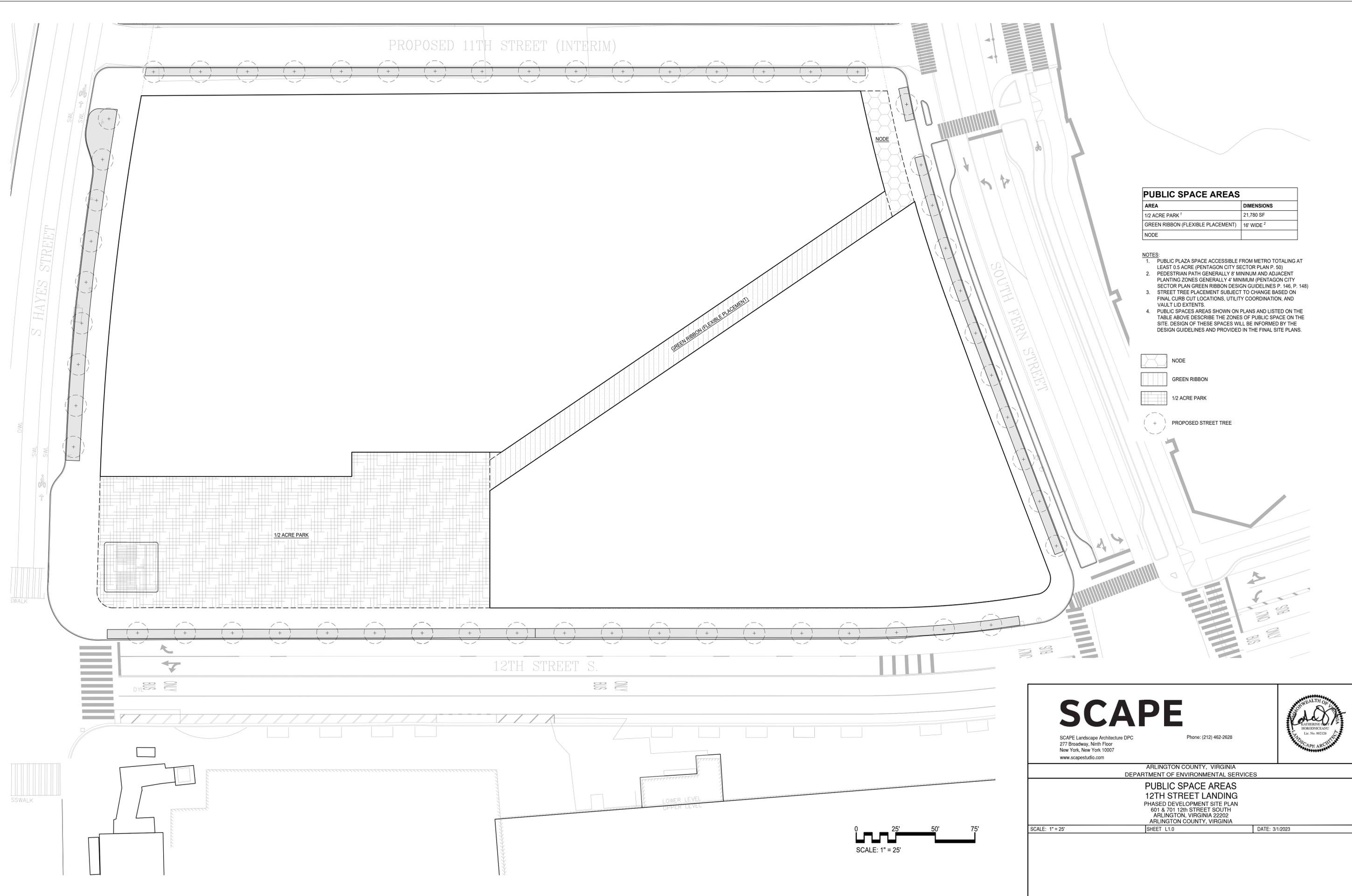
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ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

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

SCALE: AS SHOWN	SHEET C7.1	DATE: 09/22/2023
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Cadd file name: P:\030021 - 12th St\12th St\030021-01-004 (ENG) - 601 and 701 S. 12th Street\Engineering\Engineering Plans\PDSP Plan\030021-01-004-ROAD-XS.dwg



PUBLIC SPACE AREAS	
AREA	DIMENSIONS
1/2 ACRE PARK ¹	21,780 SF
GREEN RIBBON (FLEXIBLE PLACEMENT)	16' WIDE ²
NODE	

- NOTES:
- PUBLIC PLAZA SPACE ACCESSIBLE FROM METRO TOTALING AT LEAST 0.5 ACRE (PENTAGON CITY SECTOR PLAN P. 50)
 - PEDESTRIAN PATH GENERALLY 8' MINIMUM 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
- GREEN RIBBON
- 1/2 ACRE PARK
- PROPOSED STREET TREE

SCAPE

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

Phone: (212) 462-2628



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

SCALE: 1" = 25'

SHEET L1.0

DATE: 3/1/2023

