

RIVERHOUSE
LANDBAY C

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
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SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277
CIVIL ENGINEER
BOHLER DC
202.524.5700
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056
ATTORNEY
VENABLE LLP
202.344.4000
SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221
STRUCTURAL ENGINEER
SK + A
301.881.1441

4.1 PLAN

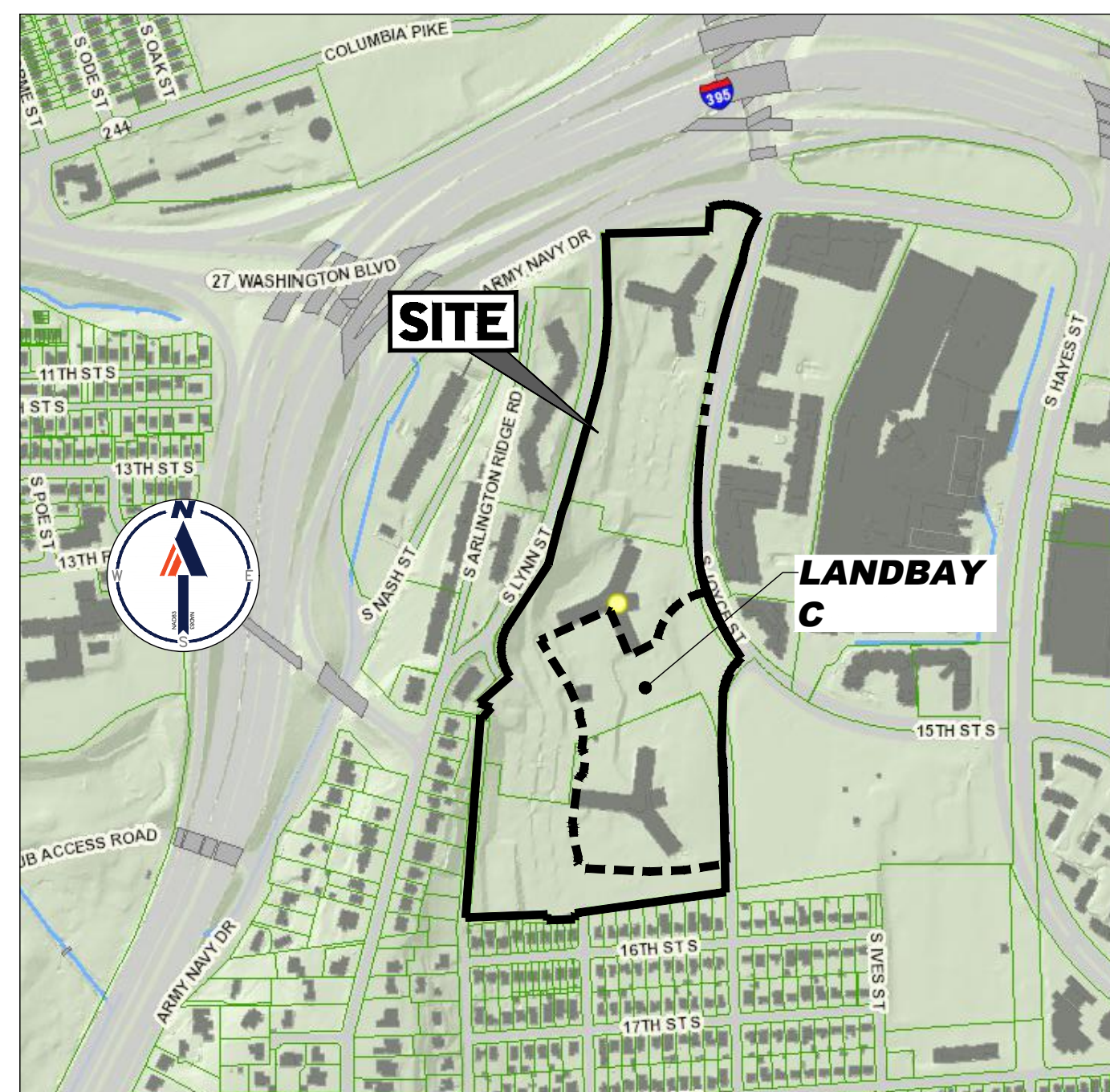
FOR

RIVERHOUSE LANDBAY C

LOCATION OF SITE

1400 SOUTH JOYCE STREET
ARLINGTON, VA, 22202

RPC 35-010-032 & RPC 35-010-033 & RPC 35-010-023



LOCATION MAP
GIS MAPPING CENTER
ARLINGTON, VA
SCALE: N.T.S.
ACCESSED 2022

OWNER / DEVELOPER
JBG SMITH
MATT GINIVAN
(240) 333-3685
4747 BETHESDA AVE, SUITE 200
BETHESDA, MD 20814
MGINIVAN@JBGSMITH.COM

PREPARED BY

BOHLER DC //

1331 PENNSYLVANIA AVE., NW, STE. 1250 NORTH
WASHINGTON, DC 20004

Phone: (202) 524-5700

DC@BOHLERDC.COM
CONTACT: SHEILA NALE

REFERENCES:

- BOUNDARY & TOPOGRAPHIC SURVEY:
CAD FILES ENTITLED: "SRW182250AL13.DWG"
PREPARED BY: BOHLER
DATED: 05/11/23
- DIGITAL ARCHITECTURAL FILES:
ARCHITECTURAL FILES ENTITLED: "2022-09-27_SP-BASE_LEVEL
L1.DWG" AND "2022-09-27_SP-BASE-LEVEL B1
PREPARED BY: BCT ARCHITECTS
DATED: 09/27/22
- DIGITAL ARCHITECTURAL FILES:
ARCHITECTURAL FILES ENTITLED: "220927_TGP_GROUND FLOOR
PLAN.DWG"
PREPARED BY: TORTI-GALLAS + PARTNERS
DATED: 09/27/22
- ARCHITECTURAL FILES ENTITLED:
"220803_TGP_NORTH-PARCEL_GROUND FLOOR.DWG"
PREPARED BY: TORTI-GALLAS + PARTNERS
DATED: 10/07/22
- DIGITAL ARCHITECTURAL FILES:
ARCHITECTURAL FILES ENTITLED: "HYBRID BASE 230508 -
FRONTAGE STUDY.DWG"
PREPARED BY: HYBRID
DATED: 06/09/23
- ARCHITECTURAL FILES ENTITLED: "HYBRID BASE 220913.DWG"
PREPARED BY: HYBRID
DATED: 09/13/22
- DIGITAL LANDSCAPE FILES:
ARCHITECTURAL FILES ENTITLED: "L-SITEBASE.DWG"
PREPARED BY: BRADLEY SITE DESIGN
DATED: 06/09/23
- DRY UTILITY FILES:
ENTITLED: "2023 06 16 - RIVER HOUSE - DAVIS UTILITY BASE.DWG"
PREPARED BY: DAVIS UTILITY CONSULTING
DATE RECEIVED: 06/16/2023
- SUE FILES:
ENTITLED: "N19-023 ACCUMARK UTILITIES.DWG"
PREPARED BY: ACCUMARK INC.
DATE: 04/12/19

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ISSUE

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1	06/19/2023
2	06/22/2023
3	07/21/2023

Revisions

NO.	DATE
1	
2	
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COVER
SHEET

PRINCIPAL IN CHARGE
MO

PROJECT ENGINEER
CM

DRAWN
MK, HG

DATE
07/21/2023

APPROVED
SN

SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.

CIV101C

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ONSITE PROPERTY LINE / R.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
=====	CONCRETE CURB & GUTTER	=====
=====	SPILL CURB / TRANSITION CURB	=====
=====	DEPRESSED CURB AND GUTTER	=====
---	UTILITY POLE WITH LIGHT	---
---	POLE LIGHT	---
---	TRAFFIC LIGHT	---
---	UTILITY POLE	---
---	TYPICAL LIGHT	---
---	ACORN LIGHT	---
---	TYPICAL SIGN	---
---	PARKING COUNTS	---
---	CONTOUR LINE	---
---	SPOT ELEVATIONS	---
SAN #	SANITARY LABEL	SAN #
X #	STORM LABEL	X #
---	SANITARY SEWER LATERAL	---
---	UNDERGROUND WATER LINE	---
---	UNDERGROUND ELECTRIC LINE	---
---	UNDERGROUND GAS LINE	---
---	OVERHEAD WIRE	---
---	UNDERGROUND TELEPHONE LINE	---
---	UNDERGROUND CABLE LINE	---
---	STORM SEWER	---
---	SANITARY SEWER MAIN	---
---	HYDRANT	---
S	SANITARY MANHOLE	S
D	STORM MANHOLE	D
WM	WATER METER	WM
WV	WATER VALVE	WV
---	GAS VALVE	---
---	GAS METER	---
---	TYPICAL END SECTION	---
---	HEADWALL OR ENDWALL	---
---	YARD INLET	---
---	CURB INLET	---
---	CLEAN OUT	---
---	ELECTRIC MANHOLE	---
---	TELEPHONE MANHOLE	---
---	ELECTRIC BOX	---
---	ELECTRIC PEDESTAL	---
---	MONITORING WELL	---
---	TEST PIT	---
---	BENCHMARK	---
---	BORING	---

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET

AC	ACRES	POG	POINT OF GRADE
ADA	AMERICANS WITH DISABILITY ACT	PROP	PROPOSED
ARCH	ARCHITECTURAL	PT	POINT OF TANGENCY
BC	BOTTOM OF CURB	PTCR	POINT OF TANGENCY, CURB RETURN
BF	BASEMENT FLOOR	PVC	POLYVINYL CHLORIDE PIPE
BK	BLOCK	PVI	POINT OF VERTICAL INTERSECTION
BL	BASELINE	PVT	POINT OF VERTICAL TANGENCY
BLDG	BUILDING	R	RADIUS
BM	BUILDING BENCHMARK	RCP	REINFORCED CONCRETE PIPE
BRL	BUILDING RESTRICTION LINE	RET WALL	RETAINING WALL
CF	CUBIC FEET	R/W	RIGHT OF WAY
CL	CENTERLINE	S	SLOPE
CMP	CORRUGATED METAL PIPE	SAN	SANITARY SEWER
CONN	CONNECTION	SF	SQUARE FEET
CONC	CONCRETE	STA	STATION
CPP	CORRUGATED PLASTIC PIPE	STM	STORM
CY	CUBIC YARDS	TBR	TO BE REMOVED
DEC	DECORATIVE	TBRL	TO BE RELOCATED
DEP	DEPRESSED	TC	TOP OF CURB
DIP	DUCTILE IRON PIPE	TELE	TELEPHONE
DOM	DOMESTIC	TPF	TREE PROTECTION FENCE
ELEC	ELECTRIC	TW	TOP OF WALL
ELEV	ELEVATION	TYP	TYPICAL
EP	EDGE OF PAVEMENT	UG	UNDERGROUND
ES	EDGE OF SHOULDER	UP	UTILITY POLE
EW	END WALL	W	WIDE
EX	EXISTING	WL	WATER LINE
FES	FLARED END SECTION	WM	WATER METER
FF	FINISHED FLOOR	±	PLUS OR MINUS
FH	FIRE HYDRANT	°	DEGREE
FG	FINISHED GRADE	Ø	DIAMETER
G	GRADE	#	NUMBER
GF	GARAGE FLOOR (AT DOOR)		
GH	GRADE HIGHER SIDE OF WALL		
GL	GRADE LOWER SIDE OF WALL		
GRT	GRATE		
GV	GATE VALVE		
HDPE	HIGH DENSITY POLYETHYLENE PIPE		
HP	HIGH POINT		
HOR	HORIZONTAL		
HW	HEADWALL		
INT	INTERSECTION		
INV	INVERT		
LF	LINEAR FOOT		
LOC	LIMITS OF CLEARING		
LOD	LIMITS OF DISTURBANCE		
LOS	LINE OF SIGHT		
LP	LOW POINT		
L/S	LANDSCAPE		
MAX	MAXIMUM		
MIN	MINIMUM		
MH	MANHOLE		
MJ	MECHANICAL JOINT		
OC	ON CENTER		
PA	POINT OF ANALYSIS		
PC	POINT CURVATURE		
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN		
PI	POINT OF INTERSECTION		



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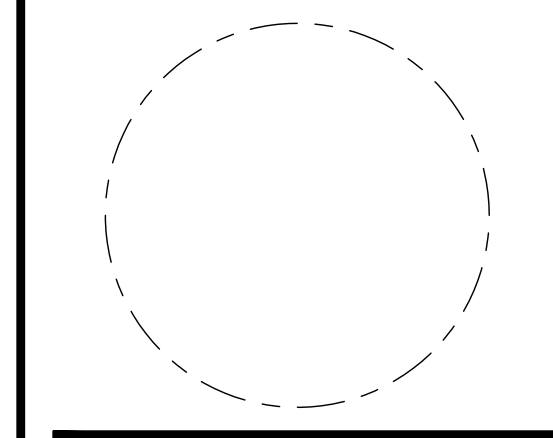
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Issue NO.	DATE
1	06/19/2023
2	06/22/2023
3	07/21/2023

Revisions NO.	DATE
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**SITE
AERIAL
PHOTOGRAPH**

PRINCIPAL IN CHARGE
MO

PROJECT ENGINEER
CM

DRAWN
MK, HG

DATE
07/21/2023

APPROVED
SN

SCALE:
AS NOTED

JOB NO.
DC1822502

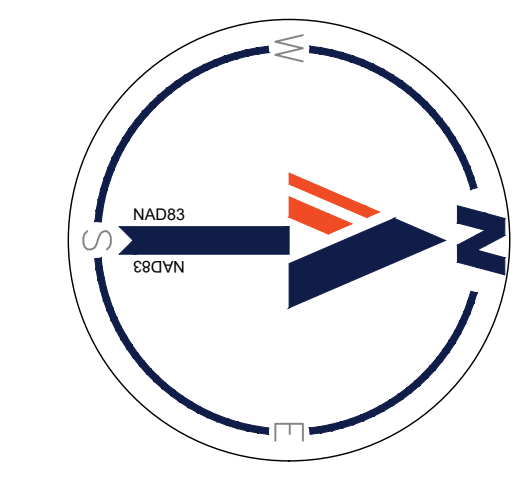
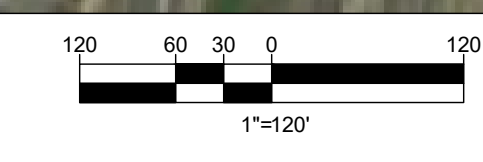
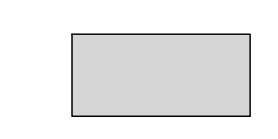
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CIV102C

LEGEND:

PROPERTY LINE



WORK UNDER THE SHADED AREA IS PROPOSED UNDER A SEPARATE LANDBAY OR ROADWAY PLAN

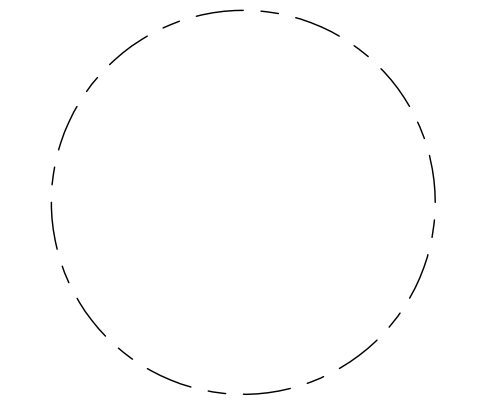


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**SITE
CONTEXT
PLAN**

PRINCIPAL IN CHARGE
MO
PROJECT ENGINEER
CM
DRAWN
MK, HG
DATE
07/21/2023
SCALE:
AS NOTED
APPROVED
SN
JOB NO.
DC1822502

DRAWING NO.
CIV103C



LEGEND:

- PROPERTY LINE
- 400' OFFSET FROM PROPERTY LINE
- ARLINGTON WMATA TRANSIT
- METRO STATION
- CAPITOL BIKESHARE STATION

*HEIGHTS PROVIDED ARE MAXIMUM BUILDING HEIGHT

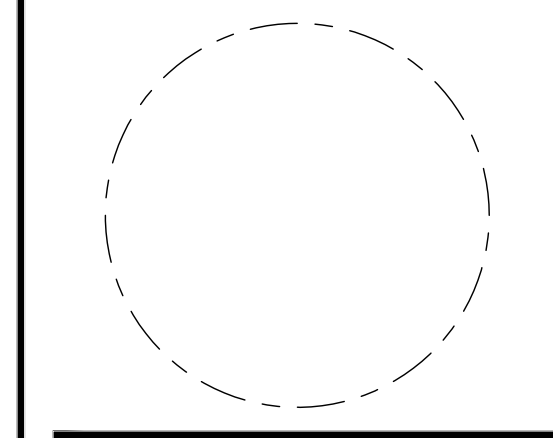
LANDBAY C

**RIVERHOUSE
LANDBAY C**

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1	4-1 SUBMISSION 01 06/10/2023
2	4-1 SUBMISSION 02 06/22/2023
3	4-1 SUBMISSION 03 07/21/2023

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KEY MAP PLAN

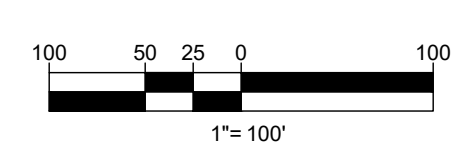
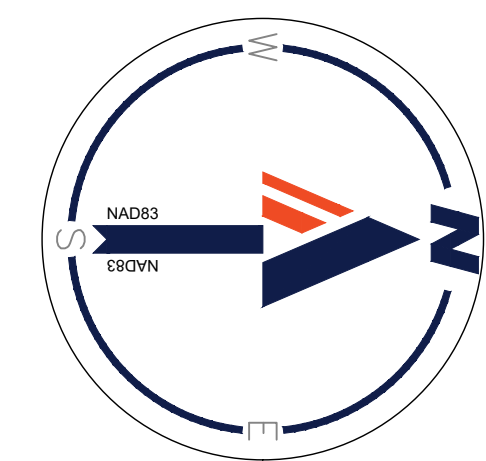
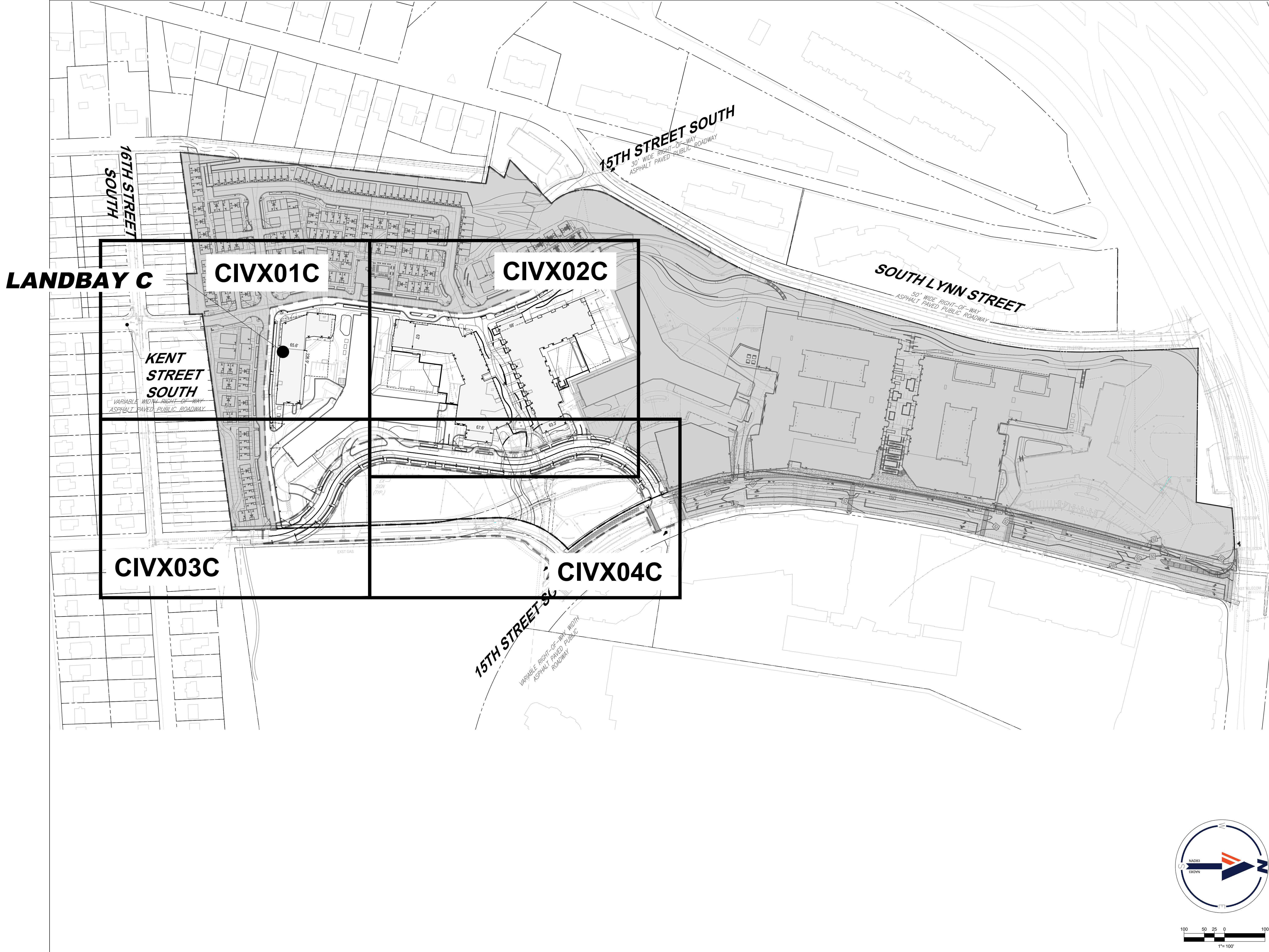
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MK, HG

DATE 07/21/2023	APPROVED SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV104C



**RIVERHOUSE
LANDBAY C**

PROJECT STREET NUMBER
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ATTORNEY
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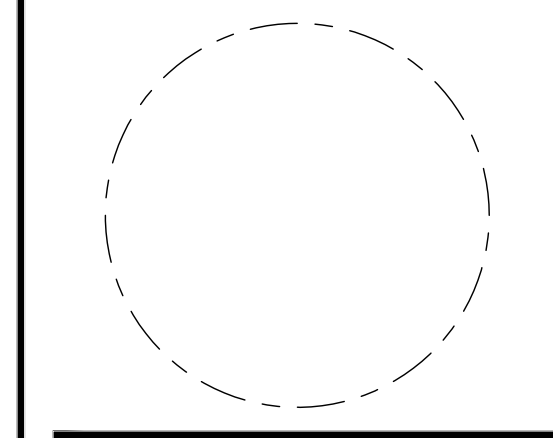
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SUSTAINABLE BUILDING PARTNERS
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NELSON NYGAARD
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SK + A
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**OVERALL
CERTIFIED
SURVEY PLAT**

PRINCIPAL IN CHARGE
MO

PROJECT ENGINEER
CM

DRAWN
MK, HG

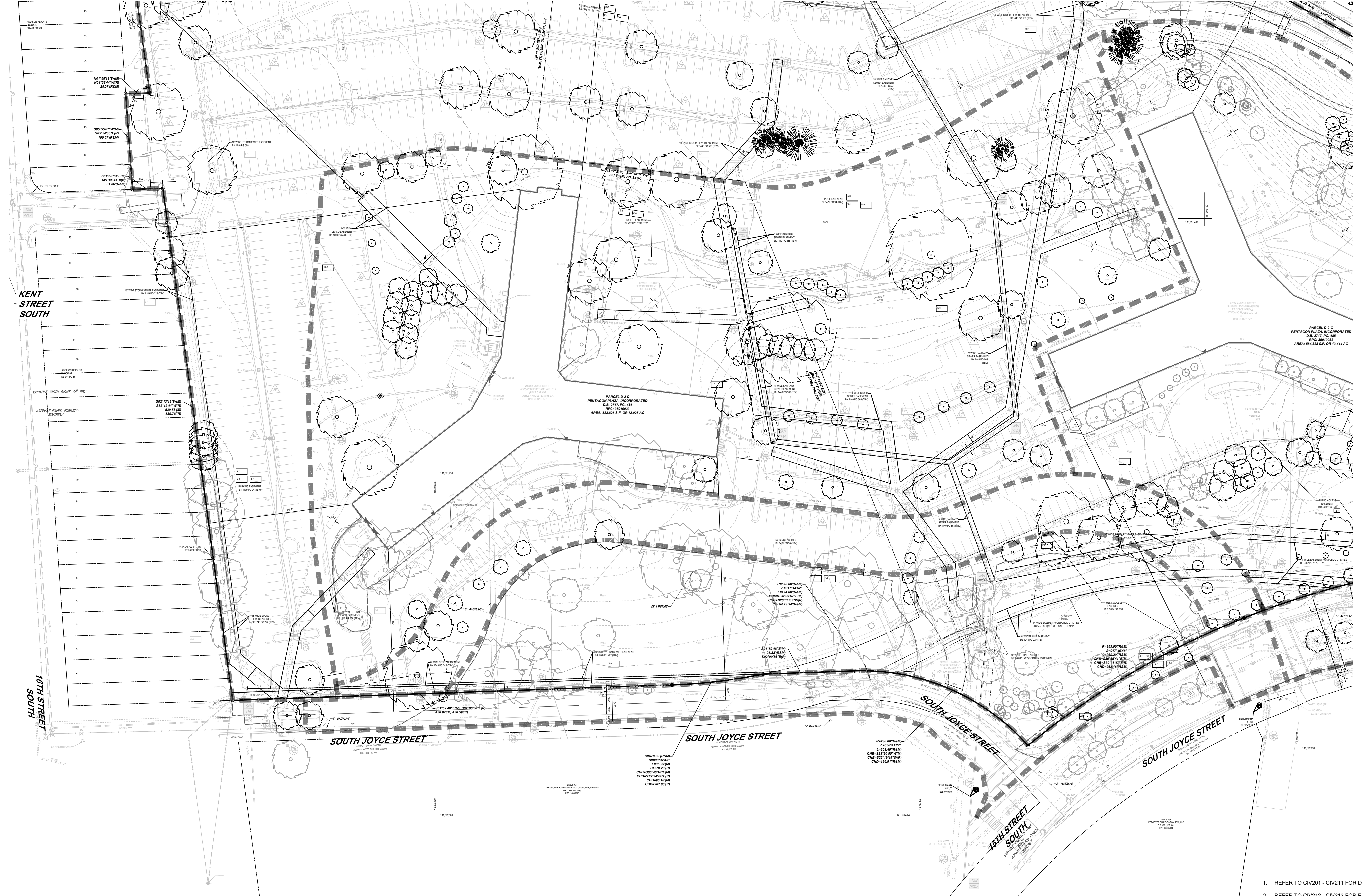
DATE
07/21/2023

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SN

SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.
CIV200C



ZONING TABULATION:

TOTAL EXISTING AREA EQUALS 1,595,203SF (36.620 AC)
RPC: 35-010-023

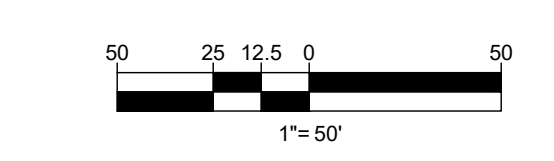
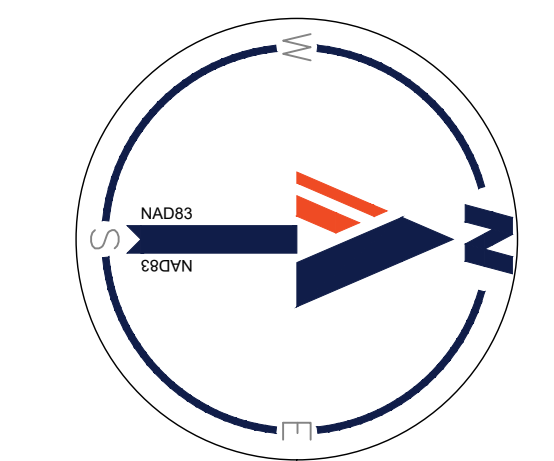
AREA:	EXISTING ZONE:	PROPOSED ZONE:
487,049 SF (11.181 AC)	RA6-15/R2-7	RA6-15
35-010-032		
584,328 SF (13.414 AC)	RA6-15/C-O-2.5	RA6-15
35-010-033		
523,826 SF (12.025 AC)	RA6-15/C-O-2.5	RA6-15

EXISTING PARKING TABULATION:

SOUTH LANDBAY: 0 GARAGE SPACES, 813 SURFACE SPACES
CENTRAL LANDBAY: 115 GARAGE SPACES, 224 SURFACE SPACES
NORTH LANDBAY: 130 GARAGE SPACES, 535 SURFACE SPACES

LEGEND

123	EXISTING CONTOUR	OH	OVERHEAD WIRES	⊙	SANITARY MANHOLE	↔	CLEAN OUT
X 123.45	EXISTING SPOT ELEVATION	—G—	APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT	⊙	TELEPHONE MANHOLE	↔	PAINTED ARROWS
TC 123.45	EXIST. TOP OF CURB ELEVATION	—G—	APPROX. LOC. UNDERGROUND GAS LINE PER REF. 1	⊙	ELECTRIC MANHOLE	↔	TITLE REPORT EXCEPTION
G 123.95	EXIST. GUTTER ELEVATION	—W—	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT	⊙	WATER MANHOLE	↔	DENOTES PARKING SPACE COUNT
⊙	HYDRANT	—W—	APPROX. LOC. UNDERGROUND WATER LINE PER REF. 1	⊙	STORM DRAIN MANHOLE	↔	BENCHMARK
⊙	WATER VALVE	—T—	APPROX. LOC. UNDERGROUND TEL. LINE PER UTILITY MARKOUT	⊙	WATER METER	↔	UTILITY POLE/LIGHT POLE
⊙	GAS VALVE	—T—	APPROX. LOC. UNDERGROUND TEL. LINE PER REF. 1	⊙	SIGN	↔	GUY WIRE
⊙	UTILITY POLE	—E—	APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT	⊙	BOLLARD	↔	TRAFFIC SIGNAL POLE
⊙	TRAFFIC SIGNAL	—E—	APPROX. LOC. UNDERGROUND ELEC. LINE PER REF. 1	⊙	FENCE	↔	TREE (SIZE AS NOTED)
⊙	ELECTRIC BOX	—S—	APPROX. LOC. UNDERGROUND SEWER LINE PER REF. 1	⊙	AREA LIGHT	↔	PROP. CORNER TO BE SET



- REFER TO CIV201 - CIV211 FOR DETAIL VIEWS
- REFER TO CIV212 - CIV213 FOR EXISTING GRAVITY UTILITY INFRASTRUCTURE RIMS AND INVERT ELEVATIONS
- REFER TO TREE INVENTORY PLAN FOR MORE INFORMATION
- REFER TO CIV214 FOR TITLE NOTES AND LEGAL DESCRIPTIONS

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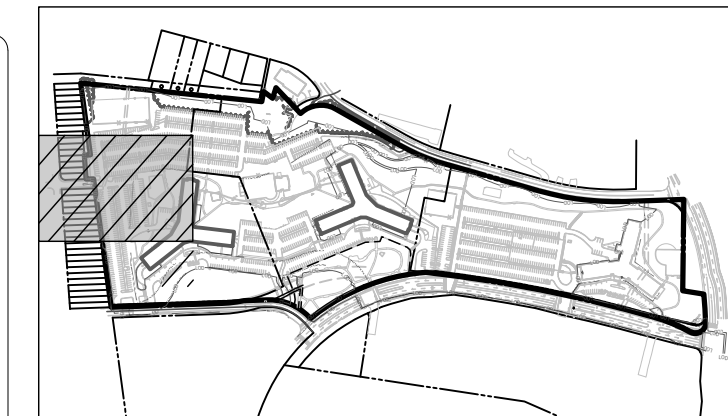
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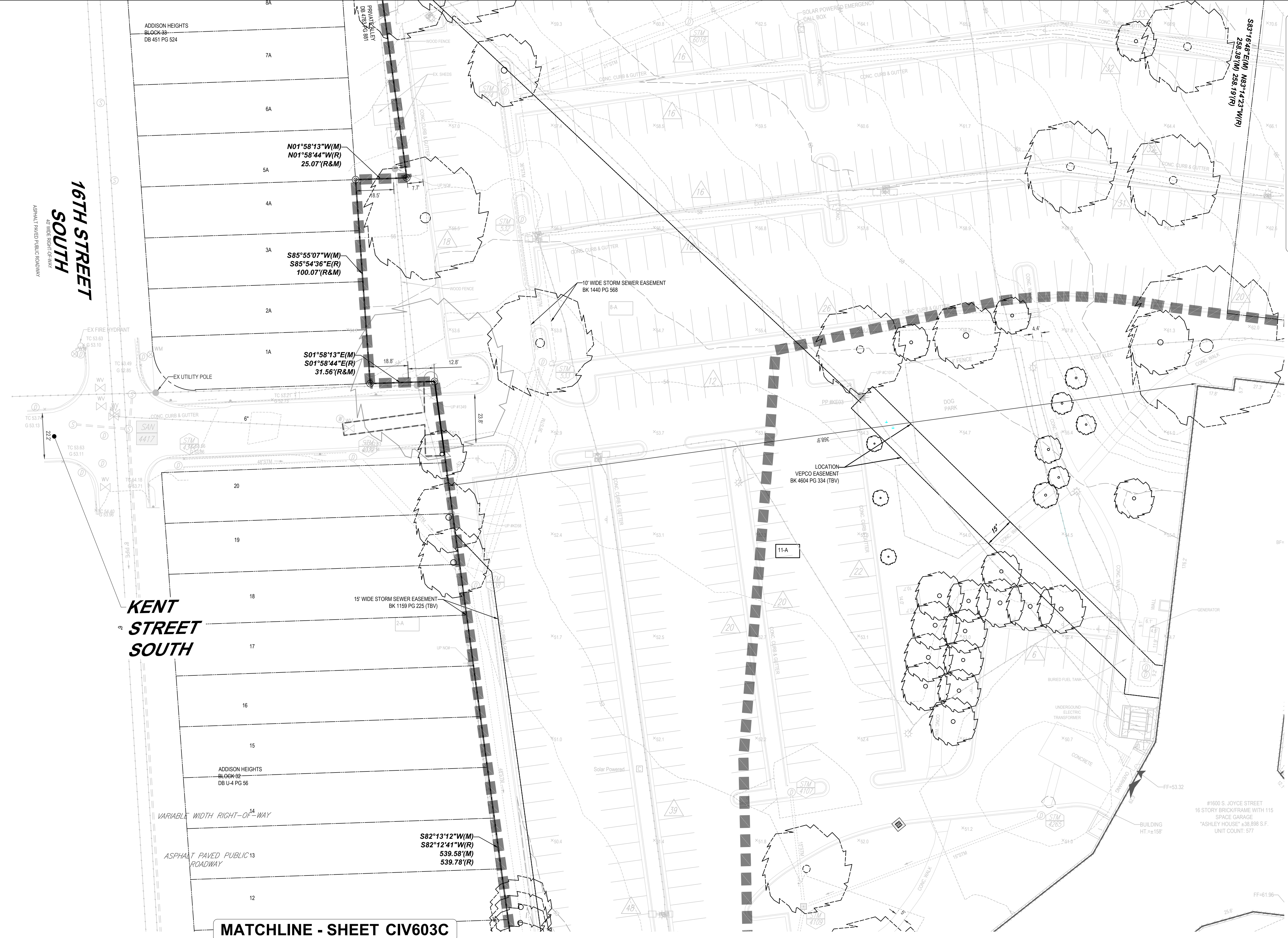
TRAFFIC ENGINEER
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KEY MAP
SCALE: 1" = 800'

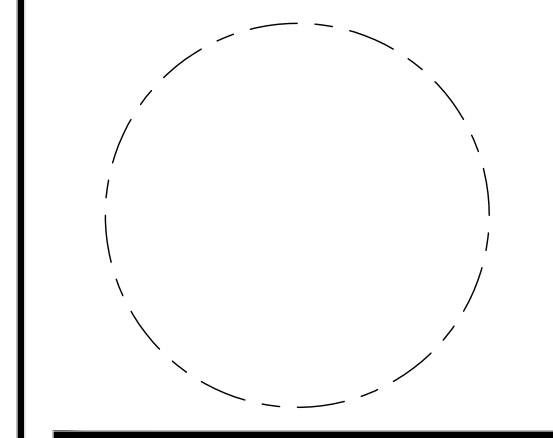
MATCHLINE - SHEET CIV602C



MATCHLINE - SHEET CIV603C

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1	4-1 SUBMISSION 01 06/10/2023
2	4-1 SUBMISSION 02 06/22/2023
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**CERTIFIED
SURVEY PLAT**

PRINCIPAL IN CHARGE
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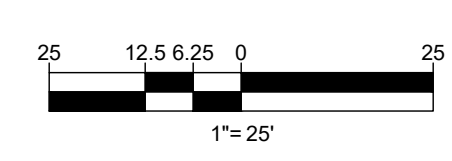
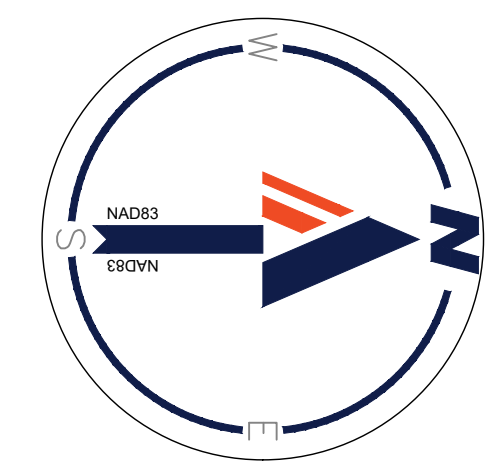
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MK, HG

DATE
07/21/2023

SCALE:
AS NOTED

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SN

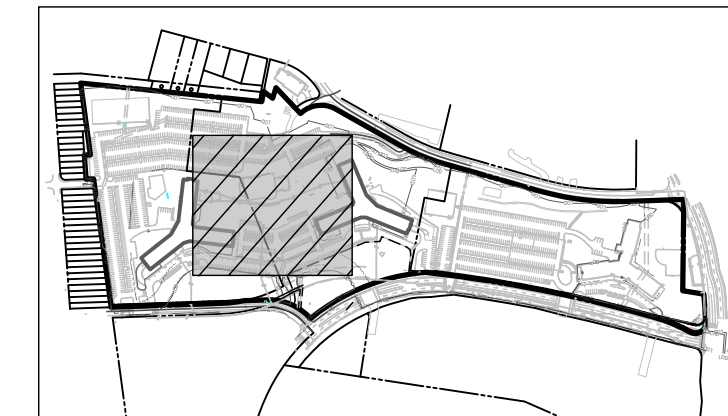
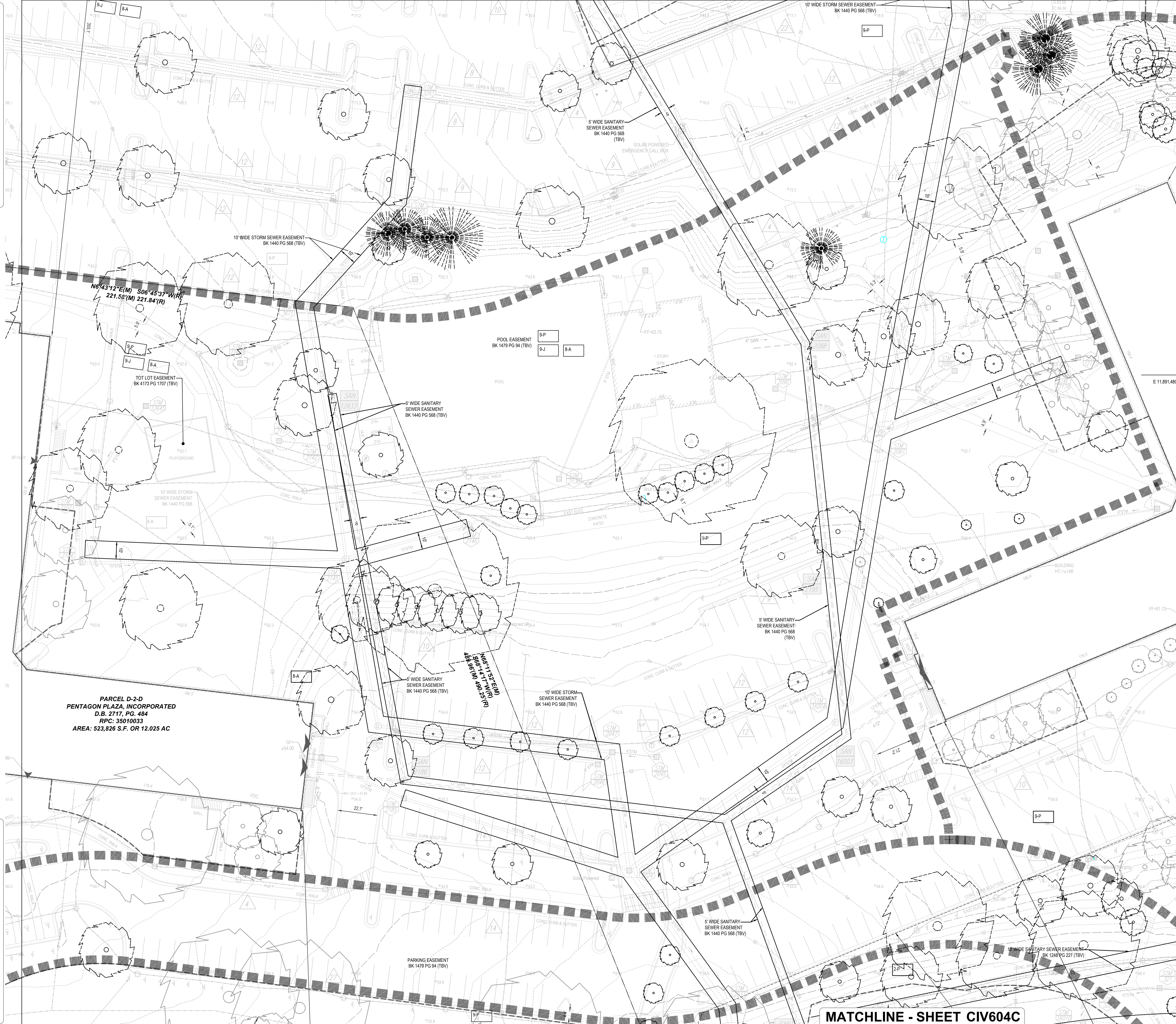
JOB NO.
DC1822502



DRAWING NO.
CIV201C

MATCHLINE - SHEET CIV601C

MATCHLINE - SHEET CIV603C



KEY MAP
SCALE: 1" = 800'

BOHLER DC

1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

RIVERHOUSE LANDBAY C

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

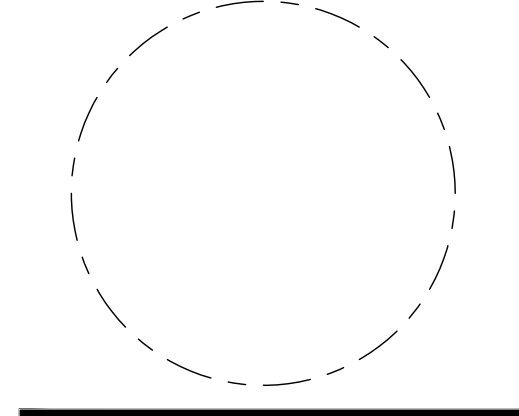
SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

ISSUE NO.	DATE
1 4:1 SUBMISSION 01	06/10/2023
2 4:1 SUBMISSION 02	06/22/2023
3 4:1 SUBMISSION 03	07/21/2023

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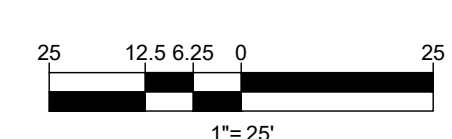
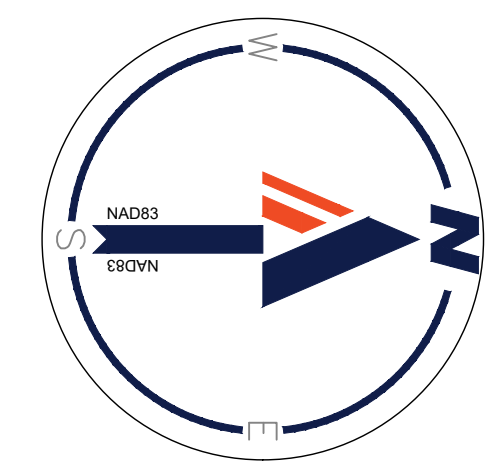
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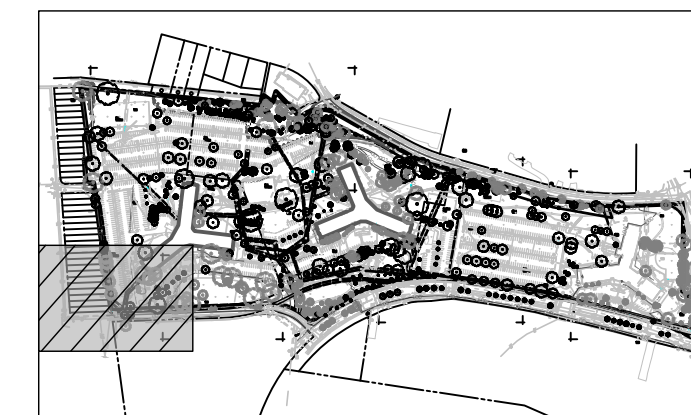
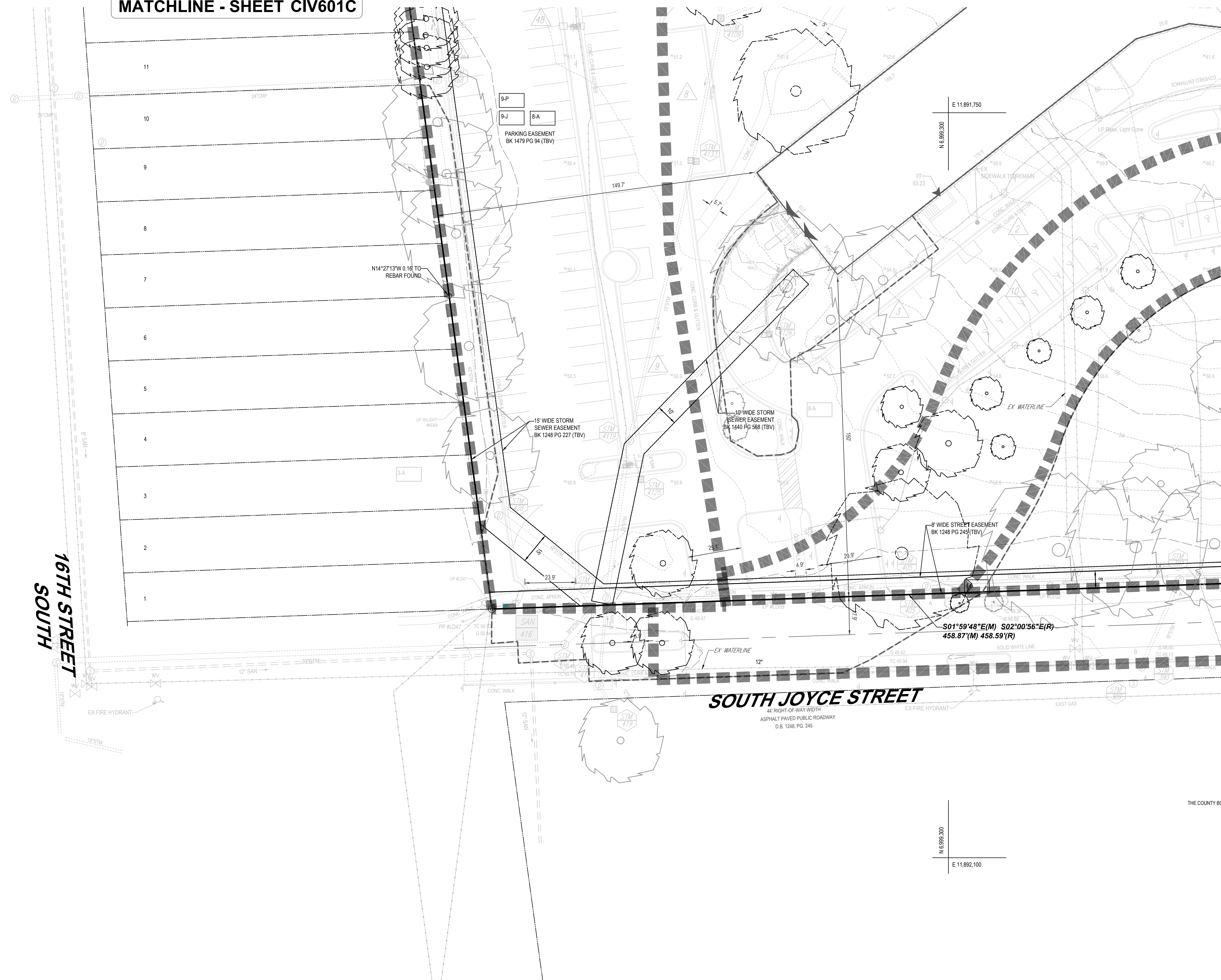
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JOB NO.
DC1822502



MATCHLINE - SHEET CIV604C

MATCHLINE - SHEET CIV601C



KEY MAP
SCALE: 1" = 800'

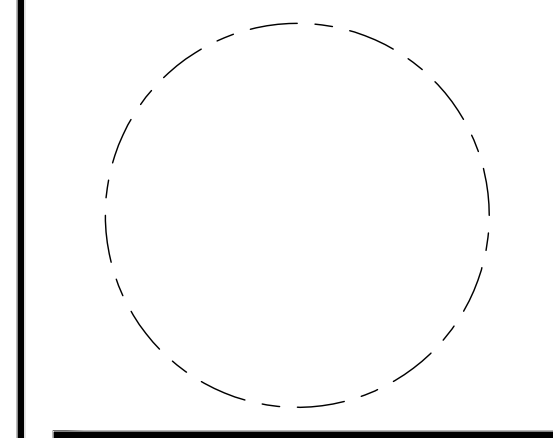
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RIVERHOUSE
 LANDBAY C

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 TRAFFIC ENGINEER
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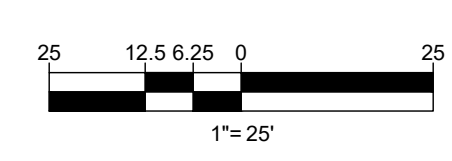
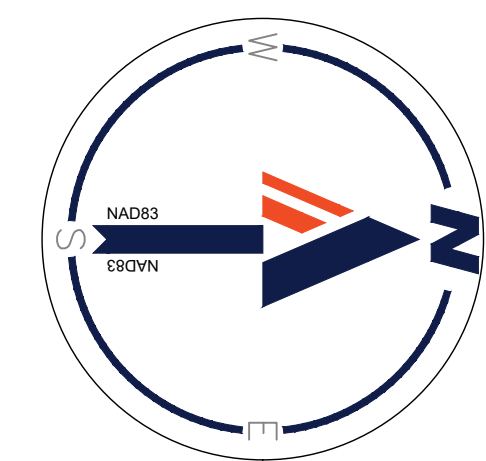
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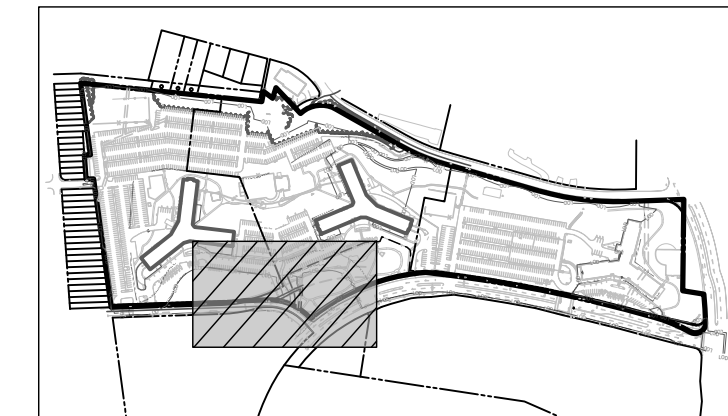


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 JOB NO.
 DC1822502

DRAWING NO.
CIV203C





KEY MAP
SCALE: 1" = 800'

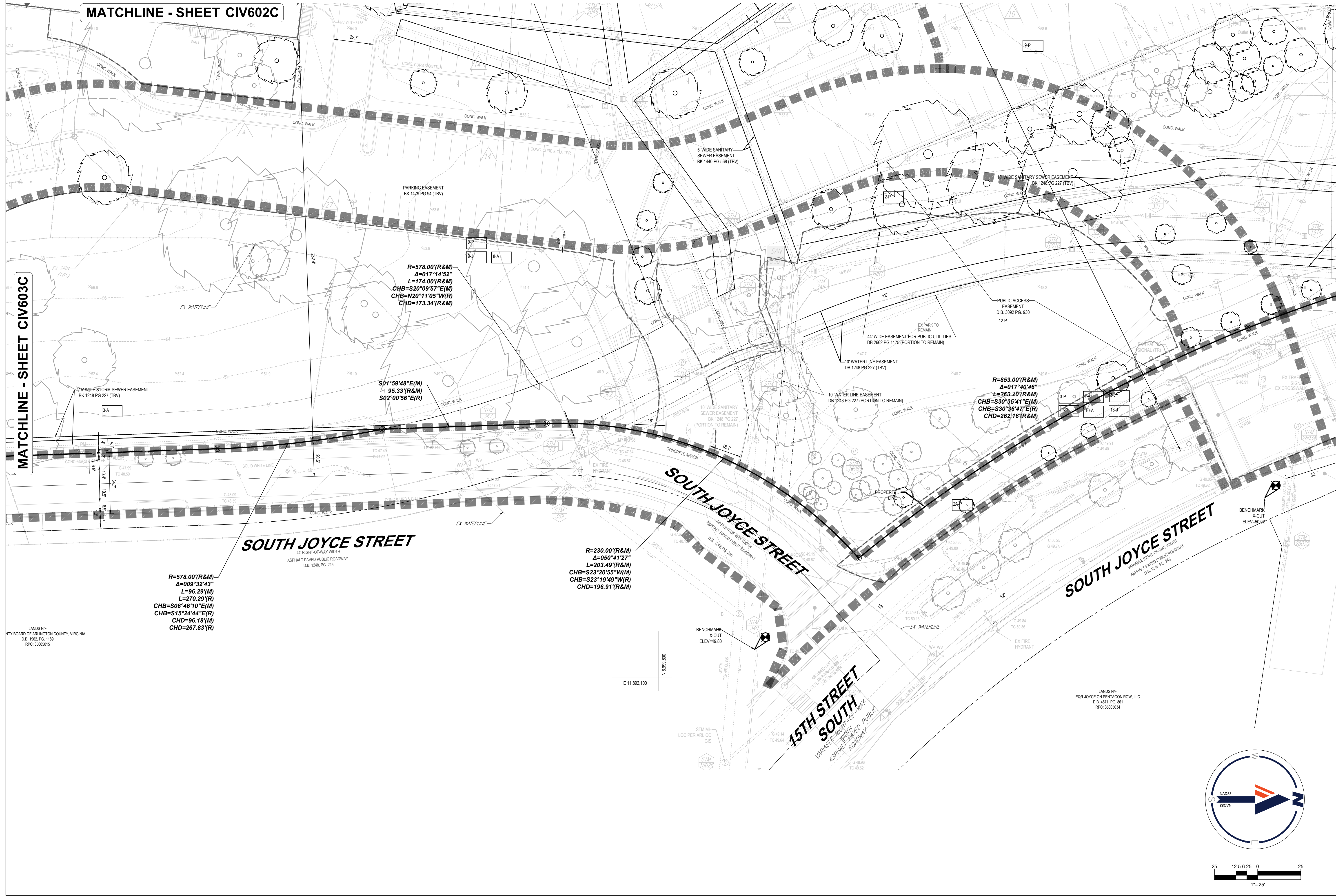
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1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

RIVERHOUSE
LANDBAY C

PROJECT STREET NUMBER
1400 S. JOYCE STREET
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240.333.3600
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BCT DESIGN GROUP
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SOUTH PARCEL ARCHITECT
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CIVIL ENGINEER
BOHLER DC
202.524.5700
LANDSCAPE ARCHITECT
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202.344.4000
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NELSON NYGAARD
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STRUCTURAL ENGINEER
SK + A
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MATCHLINE - SHEET CIV602C

MATCHLINE - SHEET CIV603C



R=578.00'(R&M)
Δ=009°32'43"
L=96.29'(M)
L=270.29'(R)
CHB=S06°46'10"E(M)
CHB=S15°24'44"E(R)
CHD=96.18'(M)
CHD=267.83'(R)

R=578.00'(R&M)
Δ=017°14'52"
L=174.00'(R&M)
CHB=S20°09'57"E(M)
CHB=N20°11'05"W(R)
CHD=173.34'(R&M)

S01°59'48"E(M)
95.33'(R&M)
S02°00'56"E(R)

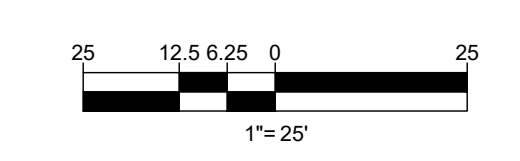
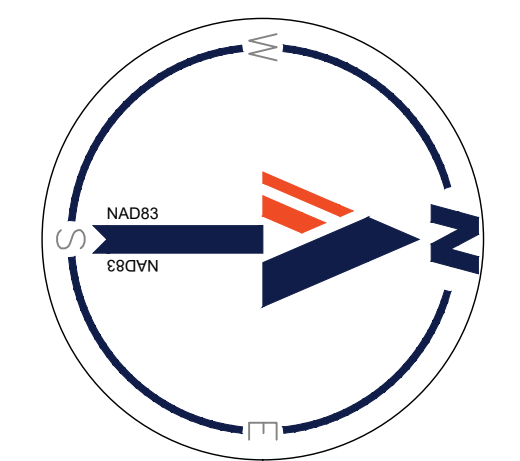
R=230.00'(R&M)
Δ=050°41'27"
L=203.49'(R&M)
CHB=S23°20'55"W(M)
CHB=S23°19'49"W(R)
CHD=196.91'(R&M)

R=853.00'(R&M)
Δ=017°40'46"
L=265.20'(R&M)
CHB=S30°35'41"E(M)
CHB=S30°39'47"E(R)
CHD=262.16'(R&M)

LANDS N.F.
TY BOARD OF ARLINGTON COUNTY, VIRGINIA
D.B. 1982, PG. 1189
RPC: 3505015

LANDS N.F.
EQR JOYCE ON PENTAGON ROW, LLC
D.B. 4671, PG. 861
RPC: 3505034

BENCHMARK
X-CUT
ELEV=49.80

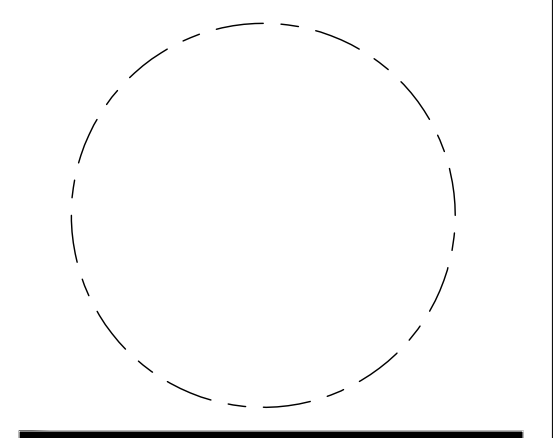


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DC1822502

DRAWING NO.
CIV204C

RIVERHOUSE
LANDBAY C

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER

JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

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BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

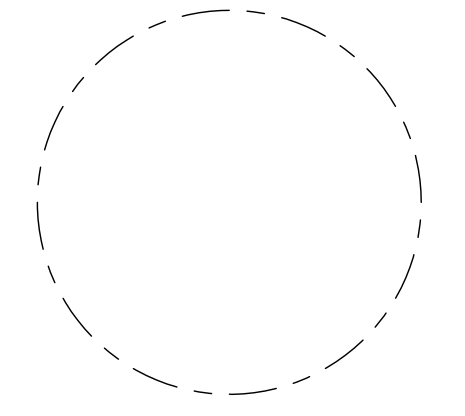
SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

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CERTIFIED
SURVEY PLAT

PRINCIPAL IN CHARGE
MO

PROJECT ENGINEER
CM

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DATE
07/21/2023

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JOB NO.
DC1822502

DRAWING NO.
CIV205C

STM 400
STM TOP=49.74
IN=35.44 (36" STM FROM 341)
IN=34.74 (54" STM FROM 368)
OUT=34.74 (UNKNOWN TO UNKNOWN)

STM 409
STM TOP=49.86
IN=46.91 (24" CMP FROM 448)
IN=43.63 (48" STM FROM 538)
OUT=43.63 (48" STM TO 428)

STM 347
STM TOP=56.29
IN=49.49 (36" STM FROM STM 524)
OUT=49.37 (36" STM TO STM 533)

STM 17763
STM TOP=77.24
OUT=69.14 (15" STM TO STM 3665)

STM 17765
STM TOP=46.36
IN=40.01 (15" STM FROM STM 1998)
IN=39.71 (27" STM FROM 16010)
IN=NOT DIPPED (36" STM FROM STM 5473)
OUT=37.91 (36" STM TO STM 340)

STM 17766
STM TOP=73.85
OUT=71.77 (6" TCP TO STM 11412)
OUT=70.2 (12" STM TO STM 11412)
(FILLED W/ DEBRIS)

STM 17069
STM TOP=51.90
OUT=47.0 (12" STM TO STM 10387)
(FILLED W/ DEBRIS)

STM 369
STM TOP=47.03
IN=42.68 (15" STM FROM 369)
IN=35.98 (54" STM 367)
OUT=35.98 (54" STM TO 340)

STM 339
STM TOP=51.59
IN=47.94 (18" STM FROM UNKNOWN)
IN=46.79 (36" STM FROM STM 533)
IN=46.24 (48" STM FROM STM 4322)
OUT=45.54 (48" STM TO STM 468)

STM 337
STM TOP=63.44
IN=48.34 (36" STM TO STM 538)
OUT=48.34 (36" STM TO STM 532)

STM 1665
STM TOP=71.75
IN=64.85 (15" STM FROM STM 3293)
OUT=64.70 (15" STM TO STM 3671)

STM 17081
STM TOP=46.45
OUT=43.37 (5" STM TO STM 346)
(FILLED W/ DEBRIS)

STM 17772
STM TOP=67.89
IN=66.02 (6" TCP FROM STM 11765)
IN=62.96 (12" STM FROM STM 11765)
IN=62.60 (8" STM FROM 11438)
OUT=62.42 (12" STM TO STM 11298)

STM 17068
STM TOP=51.01
IN=46.11 (12" STM FROM STM 10388)
OUT=46.06 (18" STM TO STM 10385)

STM 368
STM TOP=47.34
OUT=42.99 (15" STM TO STM 368)

STM 4119
STM TOP=50.44
BOTTOM=42.34

STM 335
STM TOP=63.44
IN=48.34 (36" STM TO STM 538)
OUT=48.34 (36" STM TO STM 532)

STM 3671
STM TOP=66.54
IN=60.49 (15" STM FROM 3665)
OUT=60.49 (15" STM TO 2142)

STM 346
STM TOP=45.85
IN=42.97 (15" STM FROM STM 1991)
OUT=42.72 (15" STM TO STM 5473)

STM 17770
STM TOP=67.89
IN=66.02 (6" TCP FROM STM 11765)
IN=62.96 (12" STM FROM STM 11765)
IN=62.60 (8" STM FROM 11438)
OUT=62.42 (12" STM TO STM 11298)

STM 17067
STM TOP=51.01
IN=46.11 (12" STM FROM STM 10388)
OUT=46.06 (18" STM TO STM 10385)

STM 367
STM TOP=47.18
OUT=43.08 (15" STM TO STM 367)

STM 4119
STM TOP=50.47
OUT=49.27 (4" SAN TO STM 4119)

STM 4344
STM TOP=52.92
IN=46.84 (48" STM FROM 4344)
OUT=46.84 (48" STM TO 538)

STM 3671
STM TOP=66.54
IN=60.49 (15" STM FROM 3665)
OUT=60.49 (15" STM TO 2142)

STM 346
STM TOP=45.85
IN=42.97 (15" STM FROM STM 1991)
OUT=42.72 (15" STM TO STM 5473)

STM 17770
STM TOP=67.89
IN=66.02 (6" TCP FROM STM 11765)
IN=62.96 (12" STM FROM STM 11765)
IN=62.60 (8" STM FROM 11438)
OUT=62.42 (12" STM TO STM 11298)

STM 17066
STM TOP=50.32
IN=46.12 (12" STM FROM STM 11347)
IN=45.8 (18" STM FROM STM 10387)
OUT=45.1 (18" STM TO STM 10378)
(FILLED W/ DEBRIS)

STM 367
STM TOP=47.24
IN=42.84 (15" STM FROM 363)
IN=36.60 (54" STM FROM 391)
OUT=36.60 (54" STM TO 368)

STM 4119
STM TOP=50.47
OUT=49.27 (4" SAN TO STM 4119)

STM 4344
STM TOP=52.92
IN=46.84 (48" STM FROM 4344)
OUT=46.84 (48" STM TO 538)

STM 3671
STM TOP=66.54
IN=60.49 (15" STM FROM 3665)
OUT=60.49 (15" STM TO 2142)

STM 346
STM TOP=45.85
IN=42.97 (15" STM FROM STM 1991)
OUT=42.72 (15" STM TO STM 5473)

STM 17770
STM TOP=67.89
IN=66.02 (6" TCP FROM STM 11765)
IN=62.96 (12" STM FROM STM 11765)
IN=62.60 (8" STM FROM 11438)
OUT=62.42 (12" STM TO STM 11298)

STM 17066
STM TOP=50.32
IN=46.12 (12" STM FROM STM 11347)
IN=45.8 (18" STM FROM STM 10387)
OUT=45.1 (18" STM TO STM 10378)
(FILLED W/ DEBRIS)

STM 391
STM TOP=48.62
IN=42.52 (18" STM FROM STM 390)
IN=38.22 (48" STM FROM STM 4205)
OUT=37.80 (54" STM TO STM 367)

STM 4120
STM TOP=49.78
(FILLED W/ DEBRIS)

STM 4344
STM TOP=53.66
IN=49.06 (30" STM FROM UNKNOWN)
IN=47.36 (UNKNOWN FROM UNKNOWN)
OUT=47.36 (48" STM TO STM 4322)

STM 3671
STM TOP=66.54
IN=60.49 (15" STM FROM 3665)
OUT=60.49 (15" STM TO 2142)

STM 346
STM TOP=45.85
IN=42.97 (15" STM FROM STM 1991)
OUT=42.72 (15" STM TO STM 5473)

STM 17770
STM TOP=67.89
IN=66.02 (6" TCP FROM STM 11765)
IN=62.96 (12" STM FROM STM 11765)
IN=62.60 (8" STM FROM 11438)
OUT=62.42 (12" STM TO STM 11298)

STM 17067
STM TOP=51.01
IN=46.11 (12" STM FROM STM 10388)
OUT=46.06 (18" STM TO STM 10385)

STM 391
STM TOP=48.62
IN=42.52 (18" STM FROM STM 390)
IN=38.22 (48" STM FROM STM 4205)
OUT=37.80 (54" STM TO STM 367)

STM 4120
STM TOP=49.78
(FILLED W/ DEBRIS)

STM 4344
STM TOP=53.66
IN=49.06 (30" STM FROM UNKNOWN)
IN=47.36 (UNKNOWN FROM UNKNOWN)
OUT=47.36 (48" STM TO STM 4322)

STM 3671
STM TOP=66.54
IN=60.49 (15" STM FROM 3665)
OUT=60.49 (15" STM TO 2142)

STM 346
STM TOP=45.85
IN=42.97 (15" STM FROM STM 1991)
OUT=42.72 (15" STM TO STM 5473)

STM 17770
STM TOP=67.89
IN=66.02 (6" TCP FROM STM 11765)
IN=62.96 (12" STM FROM STM 11765)
IN=62.60 (8" STM FROM 11438)
OUT=62.42 (12" STM TO STM 11298)

STM 17067
STM TOP=51.01
IN=46.11 (12" STM FROM STM 10388)
OUT=46.06 (18" STM TO STM 10385)

STM 390
STM TOP=49.22
IN=42.52 (18" STM FROM STM 389)
OUT=42.42 (18" STM TO STM 391)

STM 4133
STM TOP=50.52
IN=43.27 (15" STM FROM 4109)
OUT=43.27 (15" STM TO 4119)

STM 2081
STM TOP=62.27
IN=57.12 (6" CLAY FROM STM 2085)
IN=56.57 (12" STM FROM STM 12145)
IN=47.72 (15" STM FROM STM 3107)
IN=47.65 (15" STM FROM STM 12174)
IN=RECESSED (10" SAN FROM STM 2090)
OUT=47.42 (18" STM TO 16004)

STM 3671
STM TOP=66.54
IN=60.49 (15" STM FROM 3665)
OUT=60.49 (15" STM TO 2142)

STM 346
STM TOP=45.85
IN=42.97 (15" STM FROM STM 1991)
OUT=42.72 (15" STM TO STM 5473)

STM 17770
STM TOP=67.89
IN=66.02 (6" TCP FROM STM 11765)
IN=62.96 (12" STM FROM STM 11765)
IN=62.60 (8" STM FROM 11438)
OUT=62.42 (12" STM TO STM 11298)

STM 17067
STM TOP=51.01
IN=46.11 (12" STM FROM STM 10388)
OUT=46.06 (18" STM TO STM 10385)

STM 390
STM TOP=49.22
IN=42.52 (18" STM FROM STM 389)
OUT=42.42 (18" STM TO STM 391)

STM 4133
STM TOP=50.52
IN=43.27 (15" STM FROM 4109)
OUT=43.27 (15" STM TO 4119)

STM 2081
STM TOP=62.27
IN=57.12 (6" CLAY FROM STM 2085)
IN=56.57 (12" STM FROM STM 12145)
IN=47.72 (15" STM FROM STM 3107)
IN=47.65 (15" STM FROM STM 12174)
IN=RECESSED (10" SAN FROM STM 2090)
OUT=47.42 (18" STM TO 16004)

STM 3671
STM TOP=66.54
IN=60.49 (15" STM FROM 3665)
OUT=60.49 (15" STM TO 2142)

STM 346
STM TOP=45.85
IN=42.97 (15" STM FROM STM 1991)
OUT=42.72 (15" STM TO STM 5473)

STM 17770
STM TOP=67.89
IN=66.02 (6" TCP FROM STM 11765)
IN=62.96 (12" STM FROM STM 11765)
IN=62.60 (8" STM FROM 11438)
OUT=62.42 (12" STM TO STM 11298)

STM 17067
STM TOP=51.01
IN=46.11 (12" STM FROM STM 10388)
OUT=46.06 (18" STM TO STM 10385)

STM 389
STM TOP=49.55
(SEALED NO ACCESS)

STM 4109
STM TOP=50.98
IN=44.38 (15" STM FROM STM 4107)
IN=43.98 (15" STM FROM STM 4265)
OUT=43.88 (15" STM TO STM 4133)

STM 2090
STM TOP=61.52
OUT=56.32 (10" SAN TO STM 2061)

STM 2145
STM TOP=63.83
IN=58.63 (6" SAN FROM STM UNKNOWN)
IN=48.28 (15" STM FROM STM 2104)
IN=48.09 (15" STM FROM STM 2146)
IN=47.91 (15" STM FROM STM 2142)
OUT=47.84 (18" STM TO 2182)

STM 367
STM TOP=46.86
OUT= NOT DIPPED (15" STM TO 361)

STM 17770
STM TOP=67.89
IN=66.02 (6" TCP FROM STM 11765)
IN=62.96 (12" STM FROM STM 11765)
IN=62.60 (8" STM FROM 11438)
OUT=62.42 (12" STM TO STM 11298)

STM 17066
STM TOP=50.32
IN=46.12 (12" STM FROM STM 11347)
IN=45.8 (18" STM FROM STM 10387)
OUT=45.1 (18" STM TO STM 10378)
(FILLED W/ DEBRIS)

STM 405
STM TOP=49.09
IN=40.24 (48" STM FROM UNKNOWN)
IN=39.04 (48" STM FROM STM 421)
OUT=39.04 (48" STM TO STM 391)

STM 4265
STM TOP=50.49
OUT=46.59 (15" STM TO STM 4109)

STM 2090
STM TOP=61.52
OUT=56.32 (10" SAN TO STM 2061)

STM 2145
STM TOP=63.83
IN=58.63 (6" SAN FROM STM UNKNOWN)
IN=48.28 (15" STM FROM STM 2104)
IN=48.09 (15" STM FROM STM 2146)
IN=47.91 (15" STM FROM STM 2142)
OUT=47.84 (18" STM TO 2182)

STM 367
STM TOP=46.86
OUT= NOT DIPPED (15" STM TO 361)

STM 17770
STM TOP=67.89
IN=66.02 (6" TCP FROM STM 11765)
IN=62.96 (12" STM FROM STM 11765)
IN=62.60 (8" STM FROM 11438)
OUT=62.42 (12" STM TO STM 11298)

STM 17066
STM TOP=50.32
IN=46.12 (12" STM FROM STM 11347)
IN=45.8 (18" STM FROM STM 10387)
OUT=45.1 (18" STM TO STM 10378)
(FILLED W/ DEBRIS)

STM 407
STM TOP=50.04
IN=46.14 (12" STM FROM STM 418)
IN=43.89 (30" STM FROM STM 417)
IN=41.89 (21" STM FROM STM 4119)
IN=39.79 (48" STM FROM STM 428)
OUT=39.77 (48" STM TO STM 405)

STM 4107
STM TOP=51.76
OUT=46.56 (15" STM TO STM 4109)

STM 2146
STM TOP=63.50
IN=57.50 (10" STM FROM UNKNOWN)
IN=48.90 (12" STM FROM 2130)
OUT=48.78 (19" STM TO 2145)

STM 2145
STM TOP=63.83
IN=58.63 (6" SAN FROM STM UNKNOWN)
IN=48.28 (15" STM FROM STM 2104)
IN=48.09 (15" STM FROM STM 2146)
IN=47.91 (15" STM FROM STM 2142)
OUT=47.84 (18" STM TO 2182)

STM 2037
STM TOP=60.55
IN=41.00 (15" STM FROM 16001)
IN=39.65 (30" STM FROM STM 2024)
OUT=39.50 (30" STM TO STM 351)

STM 17770
STM TOP=67.89
IN=66.02 (6" TCP FROM STM 11765)
IN=62.96 (12" STM FROM STM 11765)
IN=62.60 (8" STM FROM 11438)
OUT=62.42 (12" STM TO STM 11298)

STM 17066
STM TOP=50.32
IN=46.12 (12" STM FROM STM 11347)
IN=45.8 (18" STM FROM STM 10387)
OUT=45.1 (18" STM TO STM 10378)
(FILLED W/ DEBRIS)

STM 418
STM TOP=50.67
(FILLED W/ DEBRIS)

STM 4265
STM TOP=50.49
OUT=46.59 (15" STM TO STM 4109)

STM 3707
STM TOP=80.74
IN=72.04 (15" STM FROM STM 3161)
OUT=71.94 (15" STM TO STM 2061)

STM 2104
STM TOP=63.76
(SEALED NO ACCESS)

STM 2037
STM TOP=60.55
IN=41.00 (15" STM FROM 16001)
IN=39.65 (30" STM FROM STM 2024)
OUT=39.50 (30" STM TO STM 351)

STM 17770
STM TOP=67.89
IN=66.02 (6" TCP FROM STM 11765)
IN=62.96 (12" STM FROM STM 11765)
IN=62.60 (8" STM FROM 11438)
OUT=62.42 (12" STM TO STM 11298)

STM 17066
STM TOP=50.32
IN=46.12 (12" STM FROM STM 11347)
IN=45.8 (18" STM FROM STM 10387)
OUT=45.1 (18" STM TO STM 10378)
(FILLED W/ DEBRIS)

STM 419
STM TOP=50.18
(FILLED W/ DEBRIS)

STM 4265
STM TOP=50.49
OUT=46.59 (15" STM TO STM 4109)

STM 3161
STM TOP=91.03
IN=79.38 (15" STM FROM UNKNOWN)
OUT=78.88 (15" STM TO STM 3107)

STM 2104
STM TOP=63.76
(SEALED NO ACCESS)

STM 2047
STM TOP=50.78
IN=41.96 (15" STM FROM STM 2185)
IN=41.28 (24" STM 16004)
IN=40.88 (24" STM FROM 2047)
OUT=40.88 (30" STM TO 2037)

STM 17770
STM TOP=67.89
IN=66.02 (6" TCP FROM STM 11765)
IN=62.96 (12" STM FROM STM 11765)
IN=62.60 (8" STM FROM 11438)
OUT=62.42 (12" STM TO STM 11298)

STM 17066
STM TOP=50.32
IN=46.12 (12" STM FROM STM 11347)
IN=45.8 (18" STM FROM STM 10387)
OUT=45.1 (18" STM TO STM 10378)
(FILLED W/ DEBRIS)

STM 417
STM TOP=50.63
IN=44.48 (30" STM FROM STM 4454)
OUT=44.48 (30" STM TO STM 427)

STM 4265
STM TOP=50.49
OUT=46.59 (15" STM TO STM 4109)

STM 2065
STM TOP=62.38
OUT=59.68 (6" CLAY TO STM 2061)

STM 2104
STM TOP=63.76
(SEALED NO ACCESS)

STM 2047
STM TOP=50.78
IN=41.96 (15" STM FROM STM 2185)
IN=41.28 (24" STM 16004)
IN=40.88 (24" STM FROM 2047)
OUT=40.88 (30" STM TO 2037)

STM 17770
STM TOP=67.89
IN=66.02 (6" TCP FROM STM 11765)
IN=62.96 (12" STM FROM STM 11765)
IN=62.60 (8" STM FROM 11438)
OUT=62.42 (12" STM TO STM 11298)

STM 17066
STM TOP=50.32
IN=46.

RIVERHOUSE
LANDBAY C

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER

JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT

BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT

HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER

BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT

BRADLEY SITE DESIGN
202.695.8056

ATTORNEY

VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT

SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER

NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER

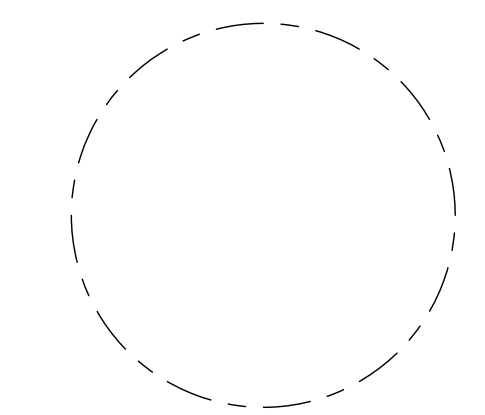
SK + A
301.881.1441

Issue

NO.	DATE
1	06/10/2023
2	06/22/2023
3	07/21/2023

Revisions

NO.	DATE



CERTIFIED
SURVEY PLAT

PRINCIPAL IN CHARGE
MO

PROJECT ENGINEER
CM

DRAWN
MK, HG

DATE
07/21/2023

APPROVED
SN

SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.
CIV206C

STM
10154
STM TOP=59.56
(NO ACCESS IN ROAD)

STM
10182
STM TOP=48.96
OUT=44.39 (15' STM TO STM 10378)

STM
10185
STM TOP=52.48
OUT=44.88 (15' STM TO STM 10762)

SAN
11047
SAN TOP=54.00
IN=41.43 (8" SAN FROM SAN 10001)
OUT=41.37 (8" SAN TO SAN 1951)

SAN
2186
SAN TOP=53.36
IN=44.81 (8" PIPE FROM SAN 12633)
IN=38.38 (12" PIPE FROM BLDG)
OUT=37.24 (12" PIPE TO UNKNOWN)

STM
10155
STM TOP=50.92
IN=41.69 (15' STM FROM STM 10154)
IN=41.52 (27' STM FROM STM 10427)
OUT=41.37 (27' STM TO STM 10123)

STM
10183
STM TOP=97.88
IN=95.00 (12' STM FROM UNKNOWN)
IN=94.79 (21' STM FROM UNKNOWN)
OUT=94.65 (24' STM TO STM 11358)

STM
10186
STM TOP=52.15
OUT=43.90 (15' STM TO STM 10750)
IN=43.80 (15' STM FROM 10795)

SAN
10001
SAN TOP=52.67
IN=44.32 (8" SAN FROM SAN BLDG)
OUT=44.27 (8" SAN TO SAN 11047)

SAN
12633
SAN TOP=62.98
OUT=56.88 (8" PIPE TO SAN 2186)

STM
1914
STM TOP=48.22
(FILLED W/ DEBRIS)

STM
11358
STM TOP=65.41
IN=59.57 (12' STM FROM STM 11500)
IN=58.49 (24' STM FROM STM 11353)
OUT=58.33 (24' STM TO STM 11363)

STM
10760
STM TOP=53.05
IN ROAD NO ACCESS

SAN
4417
SAN TOP=53.54
IN=45.39 (8" SAN FROM WEST-4416)
IN=45.43 (8" PIPE FROM SOUTH-4385)
OUT=45.34 (8" PIPE TO EAST-4447)

SAN
416
SAN TOP=50.77
IN=41.55 (12" PIPE SOUTH-UNKNOWN)
OUT=41.40 (12" PIPE TO EAST-UNKNOWN)

STM
301
STM TOP=48.59
IN=45.01 (8" STM FROM STM 1914)
OUT=44.19 (15' STM TO STM 321)

STM
11500
STM TOP=66.62
IN=62.07 (12' STM FROM STM 11501)
OUT=61.78 (12' STM TO STM 11358)

STM
1567
STM TOP=51.71
FILLED WITH DEBRIS

SAN
2195
SAN TOP=55.27
IN=48.27 (8" SAN FROM SAN 2088)
OUT=48.22 (8" PIPE TO SAN 16003)

STM
301
STM TOP=48.59
IN=45.01 (8" STM FROM STM 1914)
OUT=44.19 (15' STM TO STM 321)

STM
11501
STM TOP=66.31
OUT=63.20 (12' STM TO STM 11500)

STM
11776
STM TOP=54.10
FILLED WITH DEBRIS

SAN
16003
SAN TOP=53.02
IN=45.62 (8" SAN FROM SAN 2195)
IN=36.72 (12" SAN FROM BLDG)
OUT=36.17 (12" SAN TO UNKNOWN)

STM
301
STM TOP=47.27
IN=43.72 (15' STM FROM STM 320)
OUT=43.57 (15' STM TO STM 322)

STM
11363
STM TOP=63.84
IN=48.17 (24' STM FROM STM 11358)
OUT=48.09 (24' STM TO STM 10427)

STM
16010
STM TOP=47.36
IN=42.21 (15' STM FROM STM 322)
IN=40.61 (21' STM FROM STM 301)
OUT=40.61 (27' STM TO STM 341)

SAN
350
SAN TOP=46.39
IN=34.19 (12" PIPE FROM WEST-UNKNOWN)
IN=33.27 (12" PIPE FROM NORTH-UNKNOWN)
OUT=33.09 (12" PIPE TO SAN 16007)

STM
301
STM TOP=47.01
IN=43.33 (15' STM FROM STM 321)
OUT=43.06 (15' STM TO 16010)

STM
11360
STM TOP=63.54
INACCESSIBLE

STM
16009
STM TOP=52.57
IN=42.22 (18" STM FROM STM 2061)
OUT=42.22 (24" STM TO 2024)

SAN
16007
SAN TOP=48.83
IN=30.93 (12" PIPE FROM SAN 350)
OUT=30.88 (12" PIPE TO UNKNOWN)

STM
1791
STM TOP=49.36
(SEALED)

STM
11361
STM TOP=62.69
INACCESSIBLE

STM
11290
STM TOP=63.89
NO ACCESS

SAN
13097
SAN TOP=87.36
IN=SEALED WITH CONCRETE
OUT=SEALED WITH CONCRETE

STM
301
STM TOP=49.51
OUT=42.41 (18' STM TO STM 301)

STM
10427
STM TOP=51.30
IN=44.52 (18' STM FROM STM 10548)
IN=44.00 (24' STM FROM STM 11363)
OUT=43.90 (27' STM TO STM 10155)

STM
11290
STM TOP=60.75
NO ACCESS

SAN
2088
SAN TOP=63.30
IN=57.90 (4" PIPE FROM BLDG)
IN=57.30 (8" PIPE FROM SAN 13097-SEALED)
OUT=57.20 (8" PIPE TO SAN 16003)

STM
10820
STM TOP=51.60
IN ROAD NO ACCESS

STM
10548
STM TOP=52.85
IN=46.52 (15' STM FROM STM 10515)
IN=46.52 (18' STM FROM STM 11297)
OUT=46.40 (18' STM TO STM 10427)

STM
11290
STM TOP=60.74
NO ACCESS

STM
10820
STM TOP=51.69
FILLED WITH DEBRIS

STM
11295
STM TOP=49.85
IN=47.66 (12' STM FROM 11412)
OUT=47.66 (12' STM TO 12140)

STM
11297
STM TOP=51.26
IN=47.46 (15' STM FROM 12140)
OUT=47.46 (18' STM TO 10548)

STM
11267
STM TOP=64.74
FILLED WITH TRASH

STM
11707
STM TOP=51.06
OUT = 46.24 (15' STM TO 307)

STM
10826
STM TOP=52.06
IN=46.86 (15' STM FROM 10826)
OUT=44.39 (UNKNOWN TO 10825)

RIVERHOUSE
LANDBAY C

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBC SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
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SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
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CIVIL ENGINEER
BOHLER DC
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BRADLEY SITE DESIGN
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ATTORNEY
VENABLE LLP
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SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221
STRUCTURAL ENGINEER
SK + A
301.881.1441

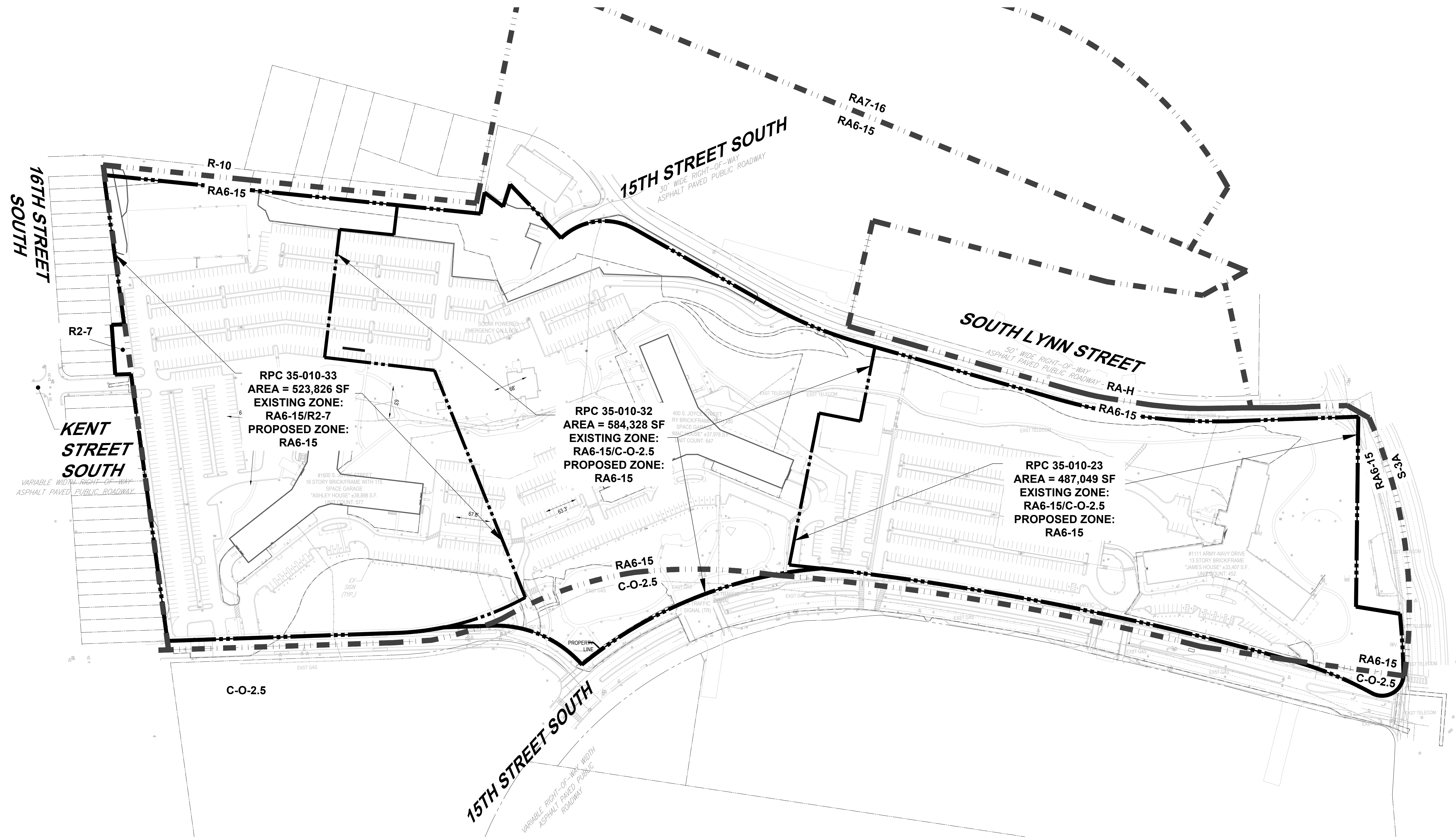
ISSUE NO.	DATE
1 4.1 SUBMISSION 01	05/10/2023
2 4.1 SUBMISSION 02	06/22/2023
3 4.1 SUBMISSION 03	07/21/2023

Revisions NO.	DATE
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OVERALL
REZONING
EXHIBIT

PRINCIPAL IN CHARGE
MO
PROJECT ENGINEER
CM
DRAWN
MK, HG
DATE
07/21/2023
SCALE:
AS NOTED
APPROVED
SN
JOB NO.
DC1822502

DRAWING NO.
CIV300C



RPC 35-010-33
AREA = 523,826 SF
EXISTING ZONE:
RA6-15/R2-7
PROPOSED ZONE:
RA6-15

RPC 35-010-32
AREA = 584,328 SF
EXISTING ZONE:
RA6-15/C-O-2.5
PROPOSED ZONE:
RA6-15

RPC 35-010-23
AREA = 487,049 SF
EXISTING ZONE:
RA6-15/C-O-2.5
PROPOSED ZONE:
RA6-15

ZONING TABULATION:

TOTAL EXISTING AREA EQUALS 1,595,203SF (36.620 AC)

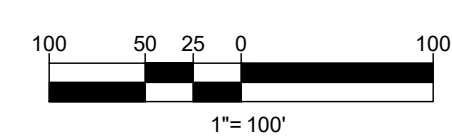
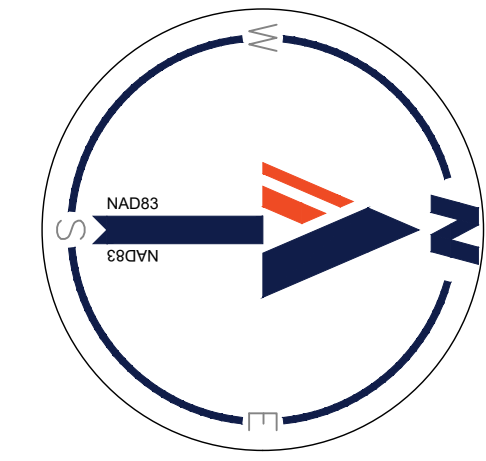
RPC:	AREA:	EXISTING ZONE:	PROPOSED ZONE:
35-010-023	487,049 SF (11.181 AC)	RA6-15/R2-7	RA6-15
35-010-032	584,328 SF (13.414 AC)	RA6-15/C-O-2.5	RA6-15
35-010-033	523,826 SF (12.025 AC)	RA6-15/C-O-2.5	RA6-15

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ZONING LINE
- SEE SHEET CIV101 FOR FULL STANDARD LEGEND



ZONING MAP
SCALE: 1"=800'

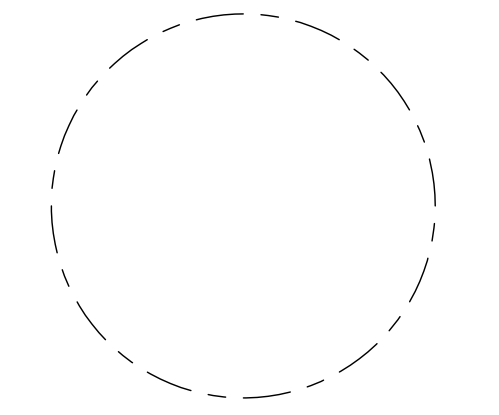


RIVERHOUSE
LANDBAY C

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
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CENTRAL PARCEL ARCHITECT
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1 4.1 SUBMISSION 01	05/10/2023
2 4.1 SUBMISSION 02	06/22/2023
3 4.1 SUBMISSION 03	07/21/2023

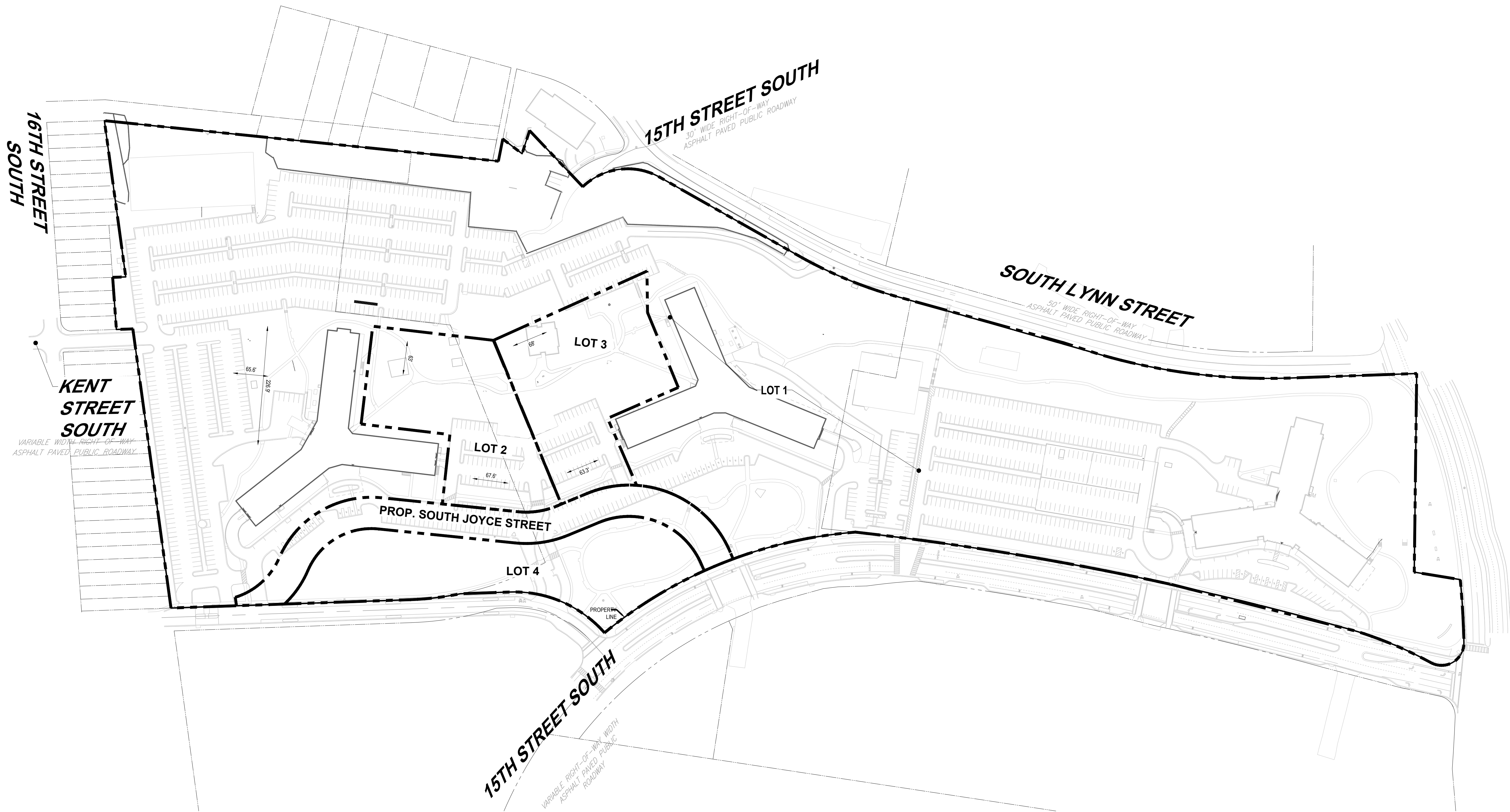
Revisions NO.	DATE
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OVERALL
SUBDIVISION
PLAT

PRINCIPAL IN CHARGE
MO
PROJECT ENGINEER
CM
DRAWN
MK, HG
DATE
07/21/2023
APPROVED
SN
SCALE:
AS NOTED
JOB NO.
DC1822502

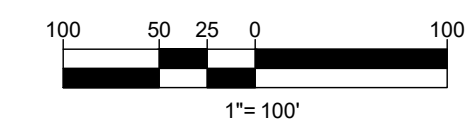
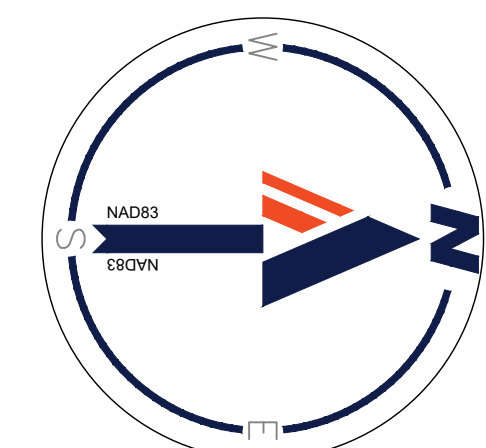
DRAWING NO.
CIV301C



SUBDIVISION SUMMARY	
LOT NUMBER (#)	AREA (SF)
LOT 1	1,278,991
LOT 2	80,087
LOT 3	84,847
LOT 4	89,772
PROPOSED SOUTH JOYCE STREET	61,506
TOTAL	1,595,203

LEGEND
 PROP BOUNDARY LINE

NOTES
 1. TOTAL LOT AREA IS 1,595,203 SF.
 2. LOT WILL BE FURTHER SUBDIVIDED.



RIVERHOUSE
LANDBAY C

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

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CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
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LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
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ATTORNEY
VENABLE LLP
202.344.4000

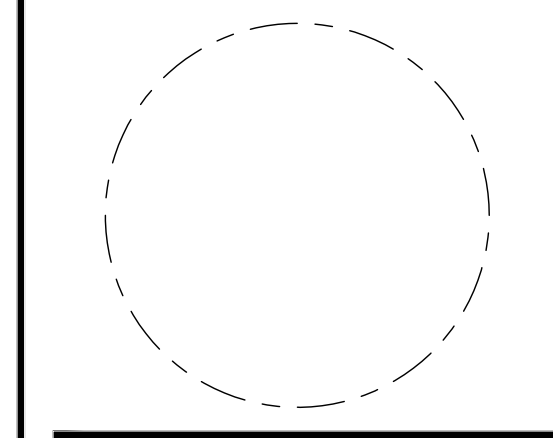
SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

ISSUE NO.	DATE
1	4-1 SUBMISSION 01 06/10/2023
2	4-1 SUBMISSION 02 06/22/2023
3	4-1 SUBMISSION 03 07/21/2023

Revisions NO.	DATE
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OVERALL
EASEMENT
VACATION PLAT

PRINCIPAL IN CHARGE
MO

PROJECT ENGINEER
CM

DRAWN
MK, HG

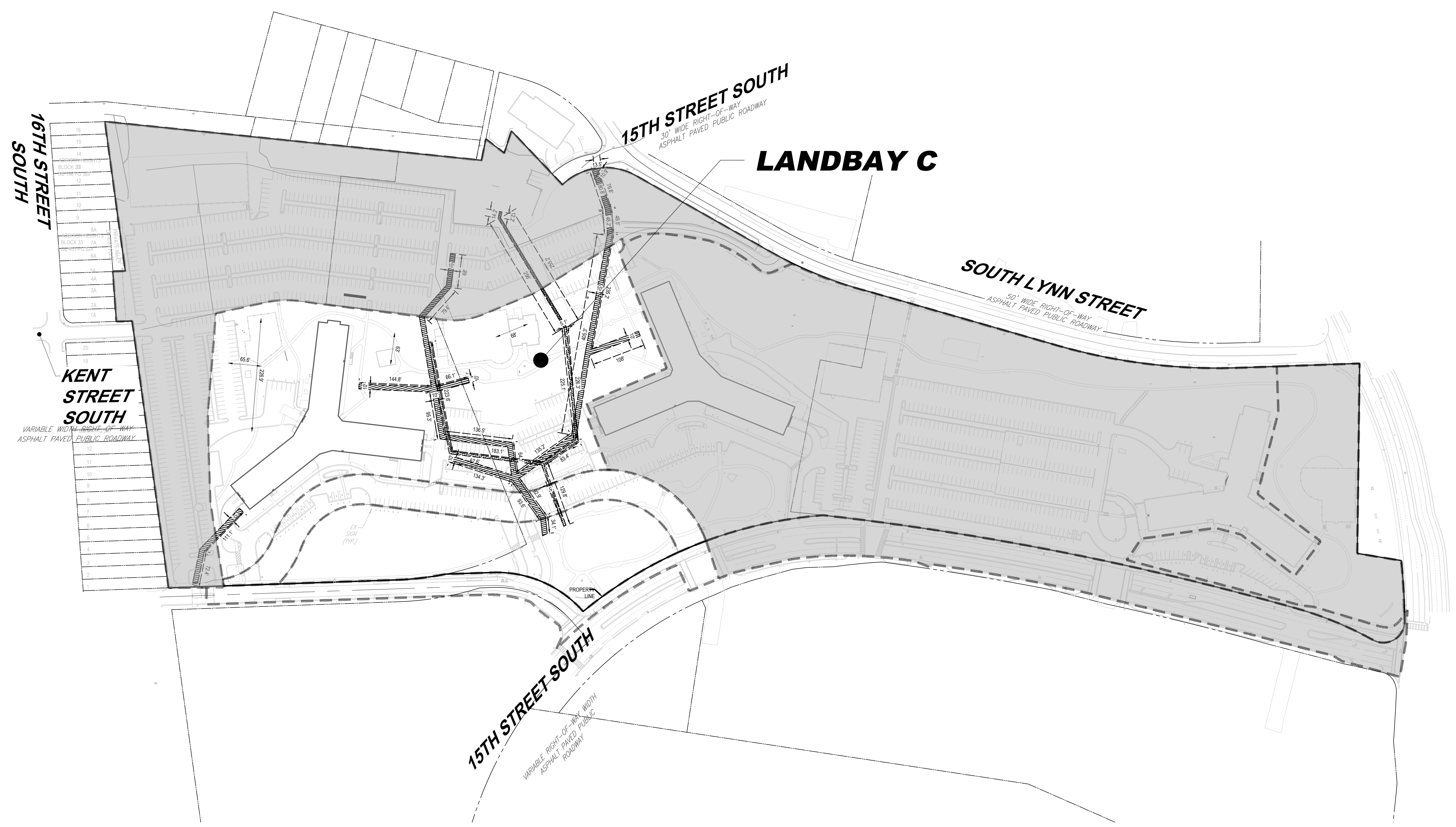
DATE
07/21/2023

APPROVED
SN

SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.
CIV302C



LEGEND

WORK UNDER THE SHADED AREA IS PROPOSED UNDER A SEPARATE LANDBAY OR ROADWAY PLAN

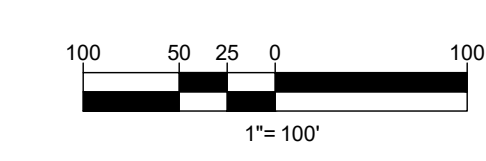
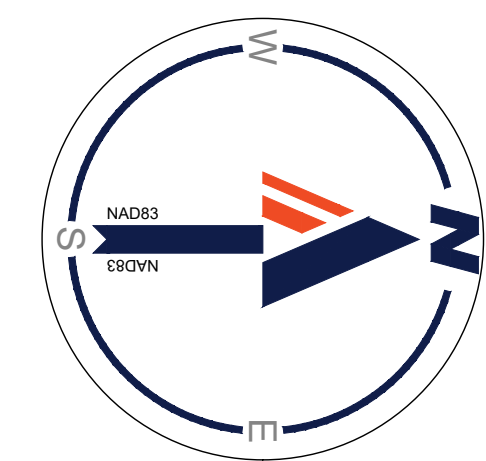
EASEMENT VACATION LEGEND (LANDBAY CENTRAL)

STORM SEWER EASEMENT (20,483 SF TO BE VACATED)

SANITARY SEWER EASEMENT (5,604 SF TO BE VACATED)

*NOTE: EXACT AREA OF EASEMENT DEDICATIONS WILL BE FINALIZED IN 4.1 DOCUMENTS. WATER METERS TO BE PLACED IN A PUBLIC EASEMENT.

ROAD IMPROVEMENTS, EASEMENT DEDICATIONS/VACATIONS, AND UTILITY RELOCATIONS/IMPROVEMENTS MAY BE INCORPORATED IN THE ADJACENT LANDBAY DEPENDENT ON CONSTRUCTION PHASING.



RIVERHOUSE
LANDBAY C

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
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240.333.3600

CENTRAL PARCEL ARCHITECT
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SOUTH PARCEL ARCHITECT
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CIVIL ENGINEER
BOHLER DC
202.524.5700

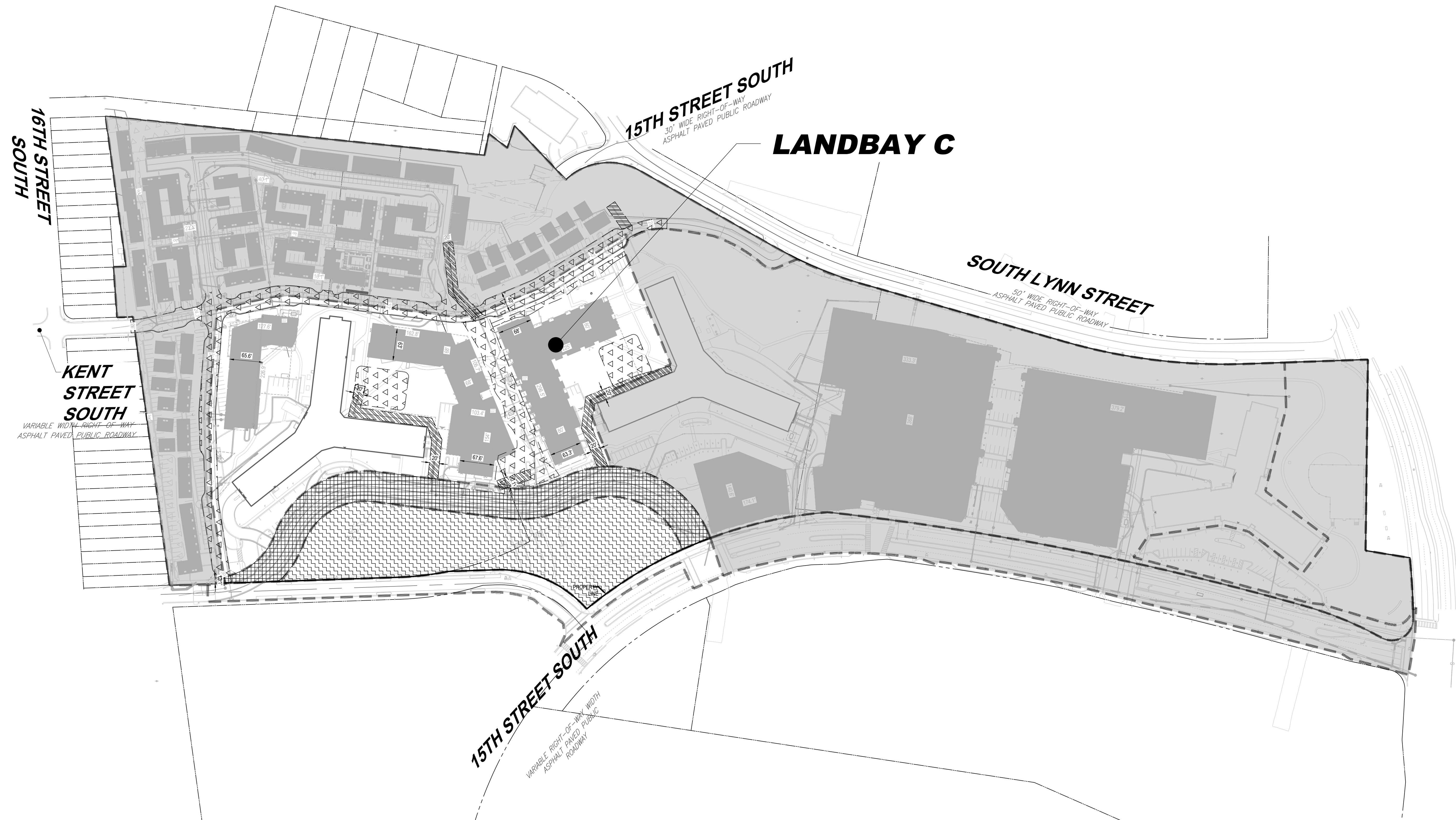
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
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ATTORNEY
VENABLE LLP
202.344.4000

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SUSTAINABLE BUILDING
PARTNERS
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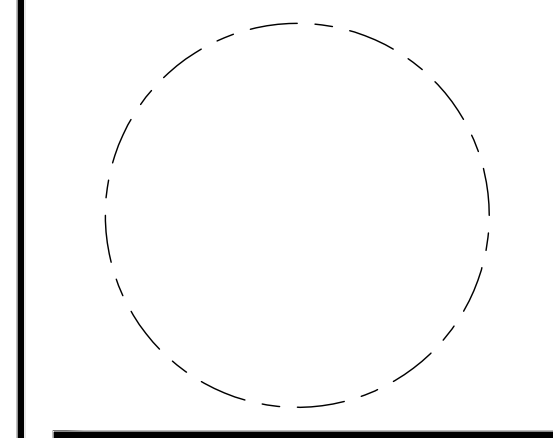
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STRUCTURAL ENGINEER
SK + A
301.881.1441



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1	4.1 SUBMISSION 01 06/10/2023
2	4.1 SUBMISSION 02 06/22/2023
3	4.1 SUBMISSION 03 07/21/2023

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OVERALL
EASEMENT AND
DEDICATION PLAT

PRINCIPAL IN CHARGE
MO

PROJECT ENGINEER
CM

DRAWN
MK, HG

DATE
07/21/2023

SCALE:
AS NOTED

APPROVED
SN

JOB NO.
DC1822502

DRAWING NO.
CIV303C

EASEMENT DEDICATION LEGEND (LANDBAY CENTRAL)

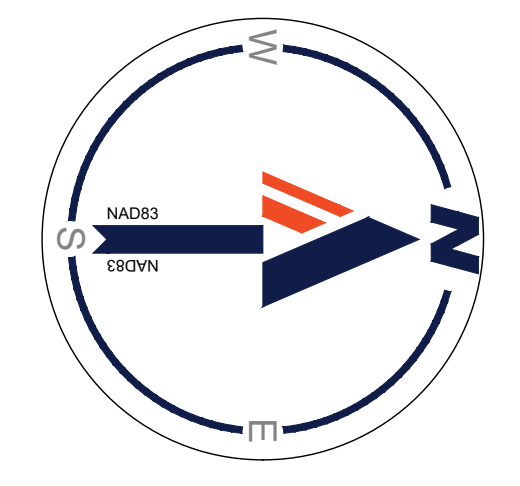
- DEDICATION TO COUNTY (101,945 SF TO BE DEDICATED)
- PUBLIC ACCESS AND UTILITIES EASEMENT (58,420 SF TO BE DEDICATED)
- SOUTH JOYCE STREET REALIGNMENT PUBLIC ACCESS AND UTILITIES EASEMENT (61,700 SF TO BE DEDICATED)
- UTILITIES EASEMENT (17,497 SF TO BE DEDICATED)

LEGEND

- WORK UNDER THE SHADED AREA IS PROPOSED UNDER A SEPARATE LANDBAY OR ROADWAY PLAN
- LANDBAY BOUNDARY

*NOTE: EXACT AREA OF EASEMENT DEDICATIONS WILL BE FINALIZED IN 4.1 DOCUMENTS. WATER METERS TO BE PLACED IN A PUBLIC EASEMENT.

ROAD IMPROVEMENTS, EASEMENT DEDICATIONS/VACATIONS, AND UTILITY RELOCATIONS/IMPROVEMENTS MAY BE INCORPORATED IN THE ADJACENT LANDBAY DEPENDENT ON CONSTRUCTION PHASING.



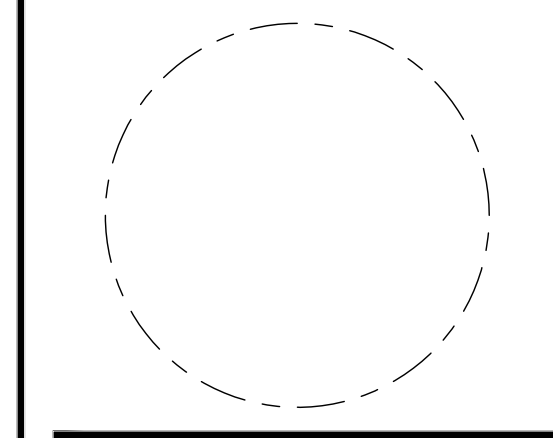
100 50 25 0 100
1"=100'

**RIVERHOUSE
LANDBAY C**

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
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STRUCTURAL ENGINEER
SK + A
301.881.1441

ISSUE NO.	DATE
1	06/10/2023
2	06/22/2023
3	07/21/2023

Revisions NO.	DATE
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**OVERALL PLOT
AND LOCATION
PLAN**

PRINCIPAL IN CHARGE
MO
PROJECT ENGINEER
CM
DRAWN
MK, HG
DATE
07/21/2023
SCALE:
AS NOTED
APPROVED
SN
JOB NO.
DC1822502

DRAWING NO.
CIV400C

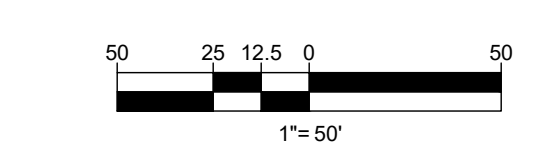
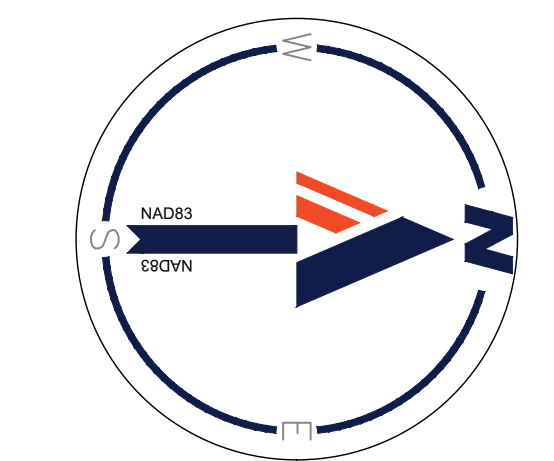


ZONING TABULATION:

TOTAL EXISTING AREA EQUALS 1,595,203SF (36.620 AC) RPC: 35-010-023	EXISTING ZONE: RA6-15/R2-7	PROPOSED ZONE: RA6-15
AREA: 487,049 SF (11.181 AC) RPC: 35-010-032	EXISTING ZONE: RA6-15/C-O-2.5	PROPOSED ZONE: RA6-15
AREA: 584,328 SF (13.414 AC) RPC: 35-010-033	EXISTING ZONE: RA6-15/C-O-2.5	PROPOSED ZONE: RA6-15
AREA: 523,826 SF (12.025 AC)		

- NOTES:**
- THE TOTAL LANDBAY APPLICATION AREA IS 12.24 ACRES.
 - LANDBAY C: 7.51 ACRES
 - PARK DEDICATION: 2.34 ACRES
 - RIGHT-OF-WAY DEDICATION: 1.43 ACRES
 - PUBLIC-RIGHT-OF-WAY: 0.96 ACRES
 - ADDITIONAL INLETS MAY BE ADDED UPON FINAL ENGINEERING DRAINAGE ANALYSIS.
 - BIORETENTION EDGE TREATMENT TO BE ADDED IN FINAL ENGINEERING PLANS.
 - TOTAL PROPOSED PRIVATE ON-STREET PARKING SPACES: 16
TOTAL PROPOSED PUBLIC ON-STREET PARKING SPACES: 60
NOTE: 18 ON STREET PARKING SPACES IN THIS LANDBAY ARE TO BE UTILIZED FOR TOWNHOME PARKING.
 - SITE COVERAGE BREAKDOWN:
 - BUILDING AREA: 118,917 SF
 - PEDESTRIAN AREA: 32,738 SF
 - VEHICULAR AREA: 87,633 SF
 - PLANTING AREA: 132,483 SF
 - TOTAL LOD: 377,771 SF
 - AVERAGE SITE ELEVATION = 56.583'
 - THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) LOCATED ON SITE OR WITHIN THE LIMITS OF DISTURBANCE.
 - ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY A FIELD RUN VERTICAL CONTROL SURVEY AND TIED IN TO THE ARLINGTON COUNTY BENCHMARK NO.41 WITH A PUBLISHED ELEVATION OF 59.59 FEET. (SEE SHEET CIV214 FOR SURVEY NOTES)
 - THERE ARE NO HISTORICAL STRUCTURES LOCATED ON SITE OR WITHIN THE LIMITS OF DISTURBANCE.
 - REFER TO LANDSCAPE SHEET BY BRADLEY SITE DESIGN FOR TREE PRESERVATION PLANS.
 - CONTOURS SHOWN AT 1-FOOT INTERVALS DUE TO FLAT SLOPES.
 - UTILITY INFORMATION OBTAINED FROM APPLICABLE RECORDS, FIELD SURVEY, AND PRIVATE UTILITY MARKOUT.
 - THERE ARE NO PROPOSED BUS SHELTERS ON THIS SITE.
 - EXISTING BUS STOP ON SOUTH LYNN STREET IS TO REMAIN.
 - ALL EXISTING DRY UTILITY INFORMATION WILL BE EXPLORED AND LOCATED DURING THE CIVIL ENGINEERING PERMITTING PHASE OF THE PROJECT IN COORDINATION WITH THE UTILITY PROVIDERS.
 - ZONING:
 - EXISTING: RA6-15, R2-7, AND C-O-2.5
 - PROPOSED: RA6-15 (SEE SHEET CIV300)
 - GAS, ELECTRIC, TELECOMM FOR CENTRAL BUILDINGS ALL TO RUN IN SAME CORRIDOR SHOWN UNDER PROPOSED GAS LINE HEREIN.

- LEGEND:**
- PROPERTY LINE
 - LIMITS OF DISTURBANCE
 - BUILDING CANOPY
 - UNDERGROUND GARAGE
 - PROP. TREE (SEE LANDSCAPE PLANS FOR DETAILS)
 - LANDBAY BOUNDARY



RIVERHOUSE
LANDBAY C

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

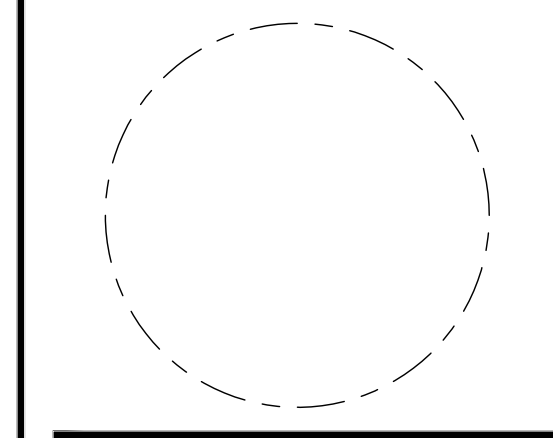
SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

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PLOT AND
LOCATION
PLAN

PRINCIPAL IN CHARGE
MO

PROJECT ENGINEER
CM

DRAWN
MK, HG

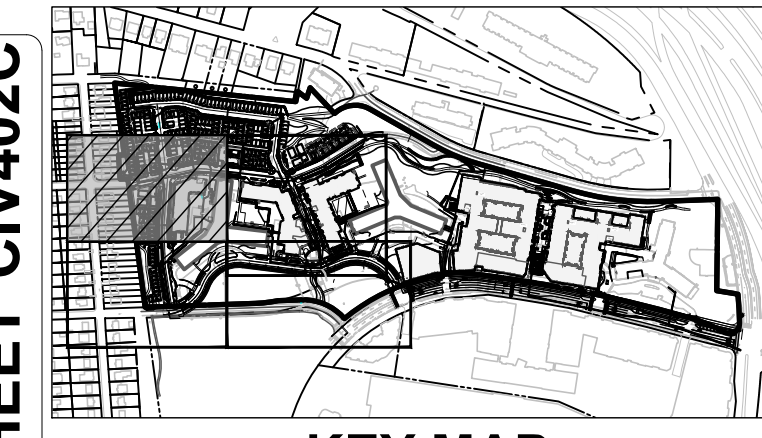
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07/21/2023

SCALE:
AS NOTED

APPROVED
SN

JOB NO.
DC1822502

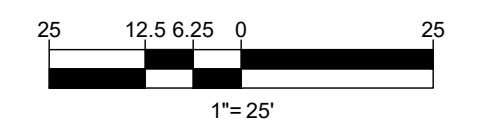
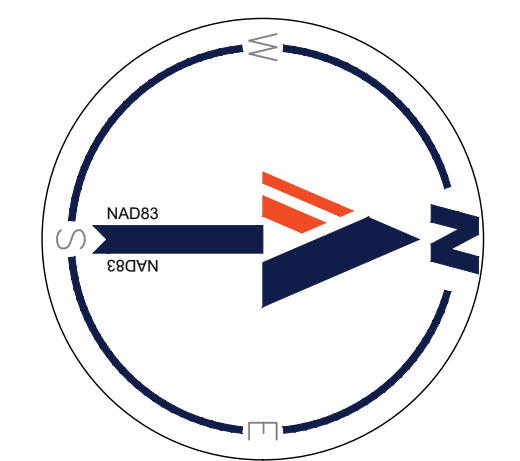
DRAWING NO.
CIV401C



KEY MAP
SCALE: 1" = 800'

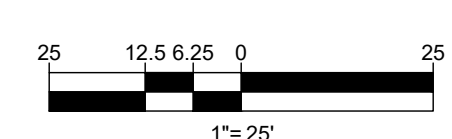
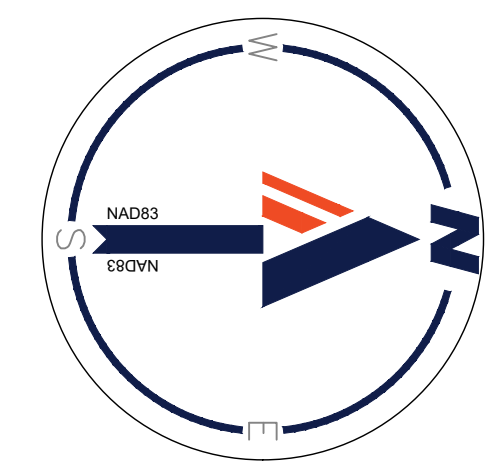
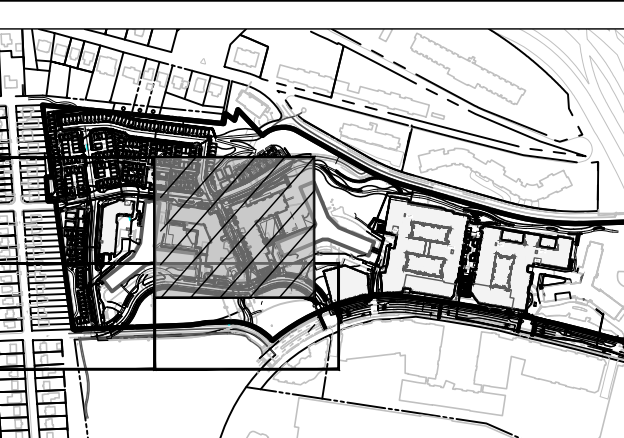
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MATCHLINE - SHEET CIV403C



MATCHLINE - SHEET CIV401C

MATCHLINE - SHEET CIV403C



MATCHLINE - SHEET CIV404C

BOHLER DC

1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
ARLINGTON, VA 22204
Phone: (202) 524-5700

RIVERHOUSE LANDBAY C

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

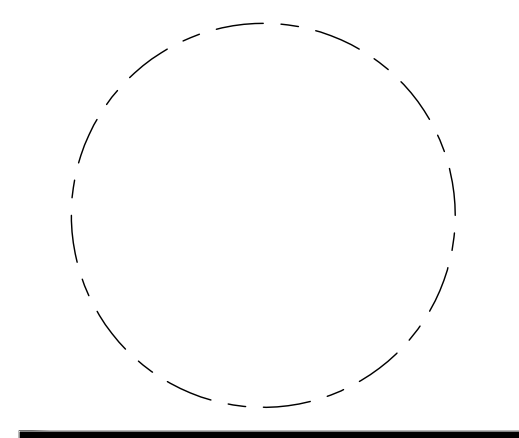
SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

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PLOT AND LOCATION PLAN

PRINCIPAL IN CHARGE
MO

PROJECT ENGINEER
CM

DRAWN
MK, HG

DATE
07/21/2023

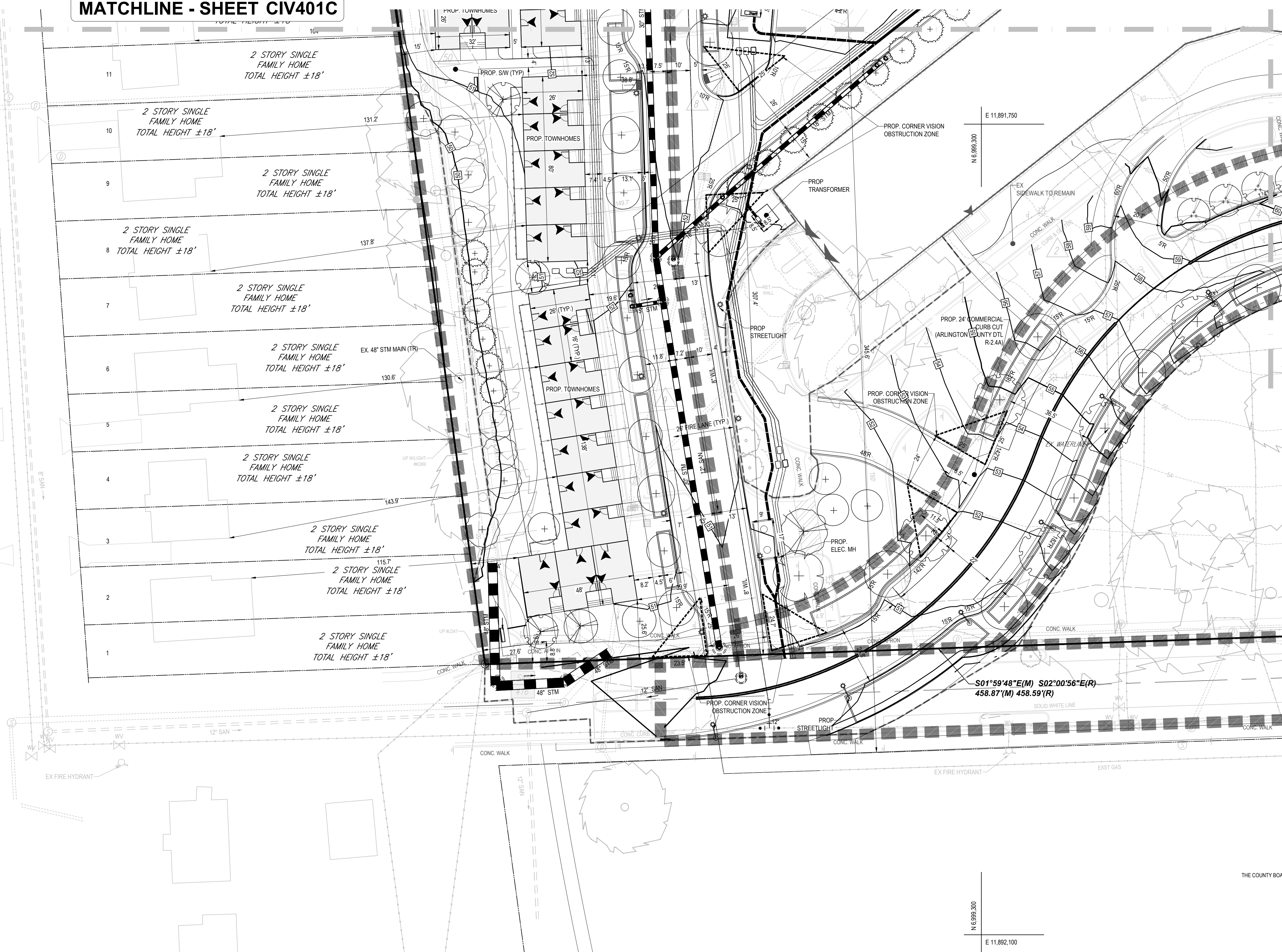
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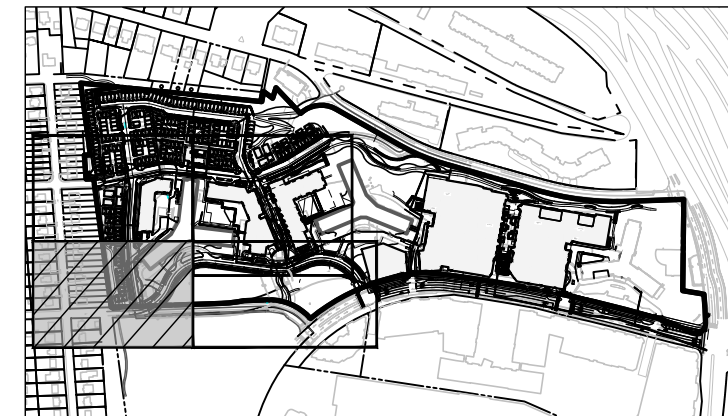
JOB NO.
DC1822502

DRAWING NO.
CIV402C

MATCHLINE - SHEET CIV401C



MATCHLINE - SHEET CIV404C



BOHLER DC
 1331 PENNSYLVANIA AVE., NW,
 STE. 1250 NORTH
 WASHINGTON, DC 20004
 Phone: (202) 524-5700

**RIVERHOUSE
 LANDBAY C**

PROJECT STREET NUMBER
 1400 S. JOYCE STREET
 ARLINGTON, VA 22202

OWNER / DEVELOPER
 JBG SMITH
 240.333.3600

CENTRAL PARCEL ARCHITECT
 BCT DESIGN GROUP
 410.837.2727

SOUTH PARCEL ARCHITECT
 HYBRID ARCHITECTURE
 206.267.9277

CIVIL ENGINEER
 BOHLER DC
 202.524.5700

LANDSCAPE ARCHITECT
 BRADLEY SITE DESIGN
 202.695.8056

ATTORNEY
 VENABLE LLP
 202.344.4000

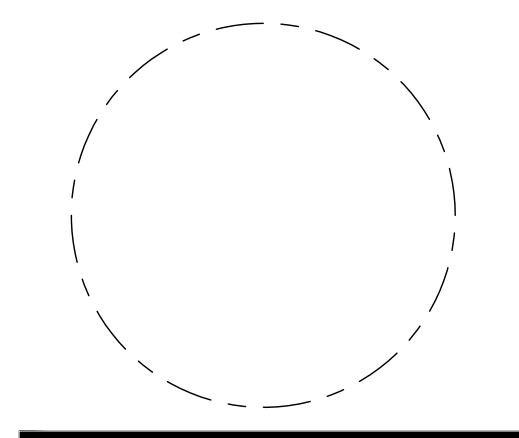
SUSTAINABILITY CONSULTANT
 SUSTAINABLE BUILDING
 PARTNERS
 703.970.2890

TRAFFIC ENGINEER
 NELSON NYGAARD
 202.315.5221

STRUCTURAL ENGINEER
 SK + A
 301.881.1441

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**PLOT AND
 LOCATION
 PLAN**

PRINCIPAL IN CHARGE
 MO

PROJECT ENGINEER
 CM

DRAWN
 MK, HG

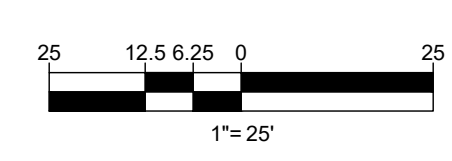
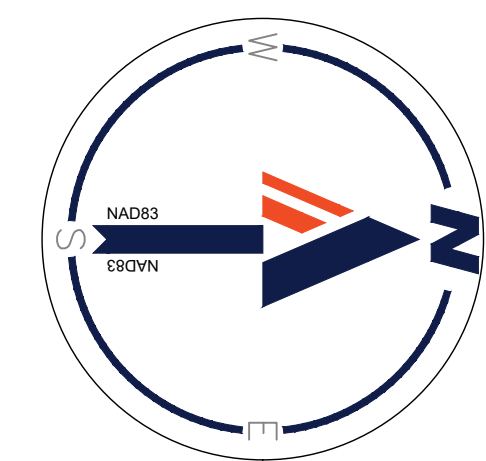
DATE
 07/21/2023

SCALE:
 AS NOTED

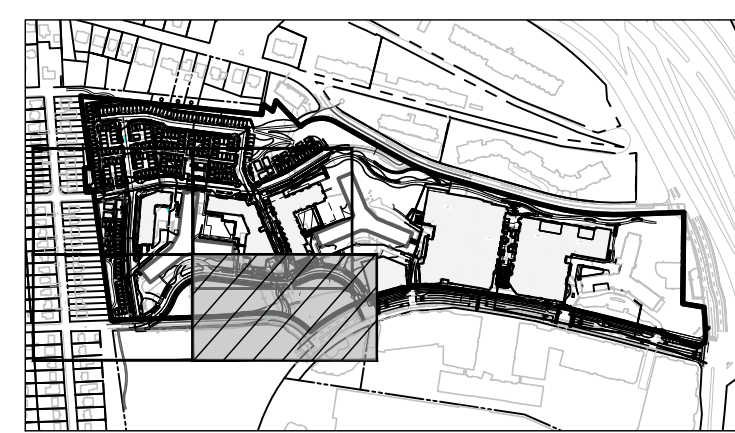
APPROVED
 SN

JOB NO.
 DC1822502

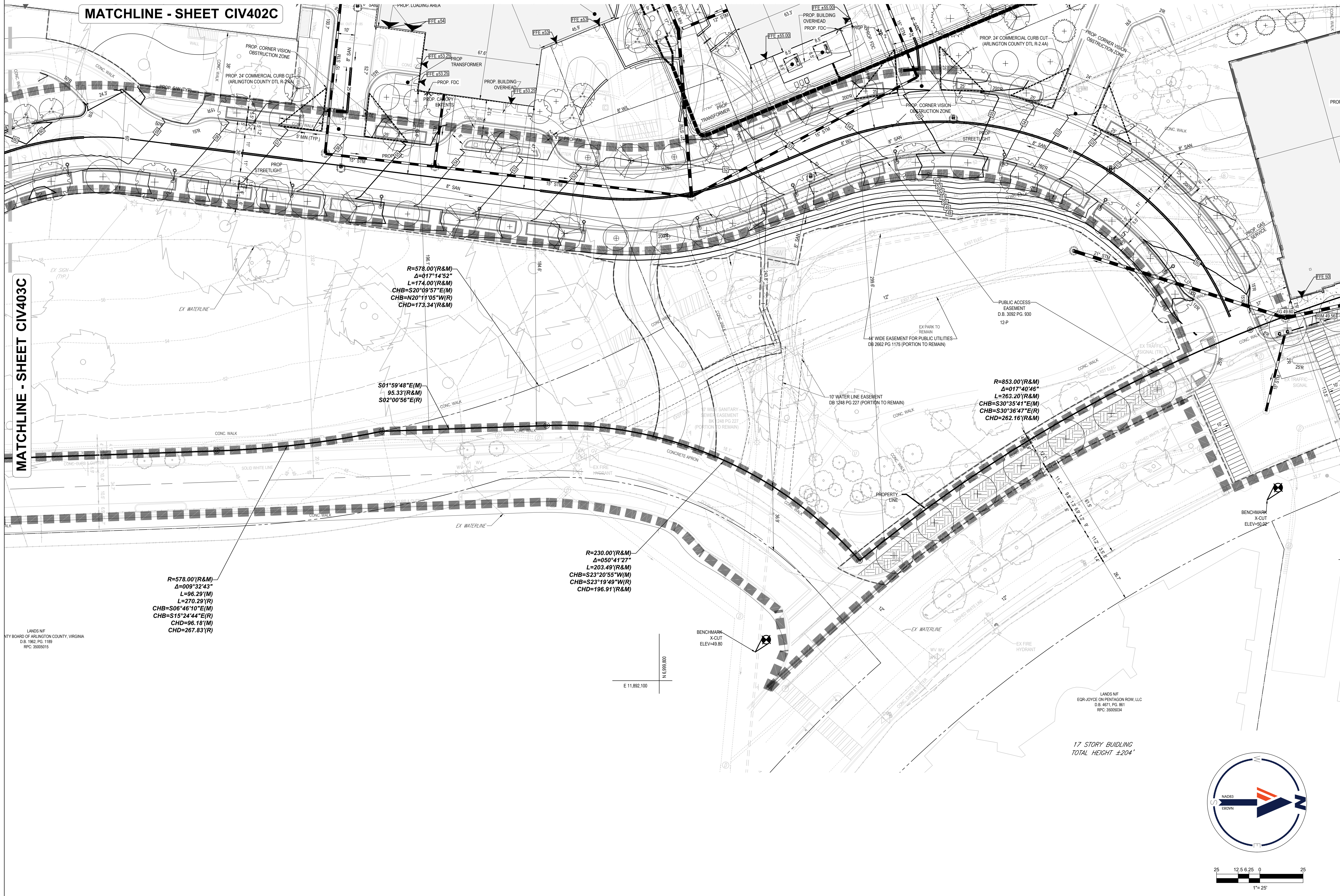
DRAWING NO.
 CIV403C



PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277
CIVIL ENGINEER
BOHLER DC
202.524.5700
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056
ATTORNEY
VENABLE LLP
202.344.4000
SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221
STRUCTURAL ENGINEER
SK + A
301.881.1441



KEY MAP
SCALE: 1" = 800'

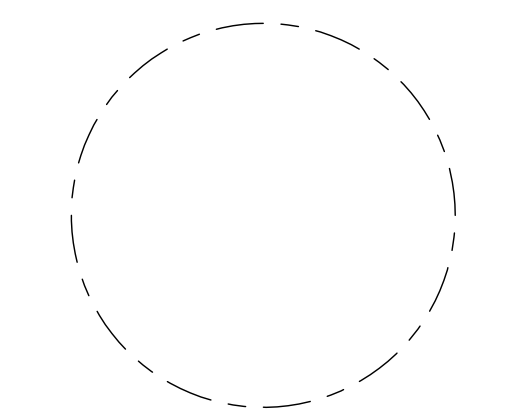


ISSUE

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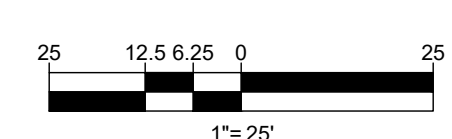
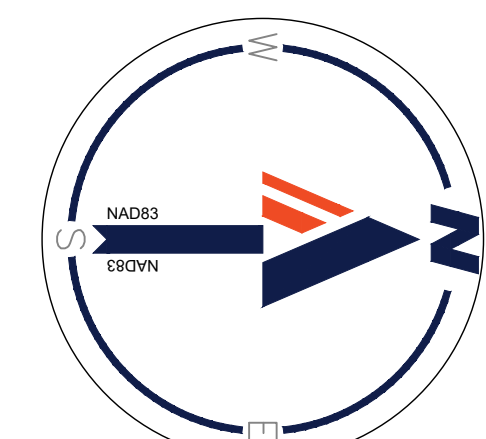
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PLOT AND
LOCATION
PLAN

PRINCIPAL IN CHARGE
MO
PROJECT ENGINEER
CM
DRAWN
MK, HG
DATE
07/21/2023
SCALE:
AS NOTED
APPROVED
SN
JOB NO.
DC1822502

DRAWING NO.
CIV404C



MATCHLINE - SHEET CIV403C

MATCHLINE - SHEET CIV402C

LANDS N/F
TY BOARD OF ARLINGTON COUNTY, VIRGINIA
D.B. 1962, PG. 1189
RPC: 3505015

LANDS N/F
EQR-JOYCE ON PENTAGON ROW, LLC
D.B. 4671, PG. 861
RPC: 3505034

17 STORY BUILDING
TOTAL HEIGHT ±204'

**RIVERHOUSE
LANDBAY C**

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277
CIVIL ENGINEER
BOHLER DC
202.524.5700
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056
ATTORNEY
VENABLE LLP
202.344.4000
SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221
STRUCTURAL ENGINEER
SK + A
301.881.1441

ISSUE NO.	DATE
1 4.1 SUBMISSION 01	05/10/2023
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3 4.1 SUBMISSION 03	07/21/2023

Revisions NO.	DATE
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**OVERALL
PRESENTATION
PLAN**

PRINCIPAL IN CHARGE MO	
PROJECT ENGINEER CM	
DRAWN MK, HG	APPROVED SN
DATE 07/21/2023	JOB NO. DC1822502
SCALE: AS NOTED	

DRAWING NO.
CIV500C

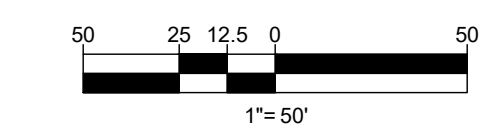
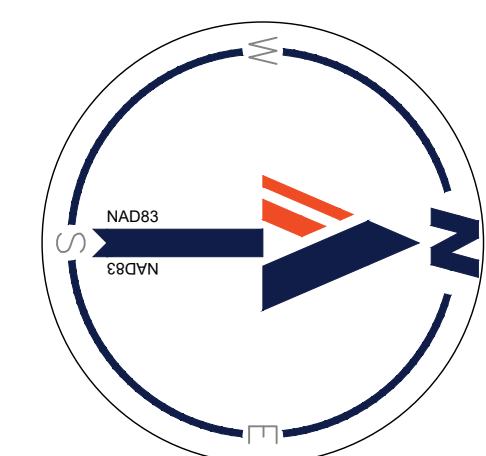


NOTES:

- THE TOTAL LANDBAY APPLICATION AREA IS 12.24 ACRES.
 - LANDBAY C: 7.51 ACRES
 - PARK DEDICATION: 2.34 ACRES
 - RIGHT-OF-WAY DEDICATION: 1.43 ACRES
 - PUBLIC-RIGHT-OF-WAY: 0.96 ACRES
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- BIORETENTION EDGE TREATMENT TO BE ADDED IN FINAL ENGINEERING PLANS.
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TOTAL PROPOSED PUBLIC ON-STREET PARKING SPACES: 60
NOTE: 16 ON STREET PARKING SPACES IN THIS LANDBAY ARE TO BE UTILIZED FOR TOWNHOME PARKING.
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 - PEDESTRIAN AREA: 32,738 SF
 - VEHICULAR AREA: 87,633 SF
 - PLANTING AREA: 132,483 SF
 - TOTAL LOD: 377,771 SF
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- REFER TO LANDSCAPE SHEET BY BRADLEY SITE DESIGN FOR TREE PRESERVATION PLANS.
- CONTOURS SHOWN AT 1-FOOT INTERVALS ON SHEETS CIV401-CIV411 WITHIN SOUTH JOYCE STREET DUE TO FLAT SLOPES.
- UTILITY INFORMATION OBTAINED FROM APPLICABLE RECORDS, FIELD SURVEY, AND PRIVATE UTILITY MARKOUT.
- THERE ARE NO PROPOSED BUS SHELTERS ON THIS SITE.
- EXISTING BUS STOP ON SOUTH LYNN STREET IS TO REMAIN.
- ALL EXISTING DRY UTILITY INFORMATION WILL BE EXPLORED AND LOCATED DURING THE CIVIL ENGINEERING PERMITTING PHASE OF THE PROJECT IN COORDINATION WITH THE UTILITY PROVIDERS.
- ZONING:
 - EXISTING: RA6-15, R2-7, AND C-0-2.5
 - PROPOSED: RA6-15 (SEE SHEET CIV300)

LEGEND:

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- BUILDING CANOPY
- UNDERGROUND GARAGE
- PROP. TREE (SEE LANDSCAPE PLANS FOR DETAILS)



RIVERHOUSE
LANDBAY C

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

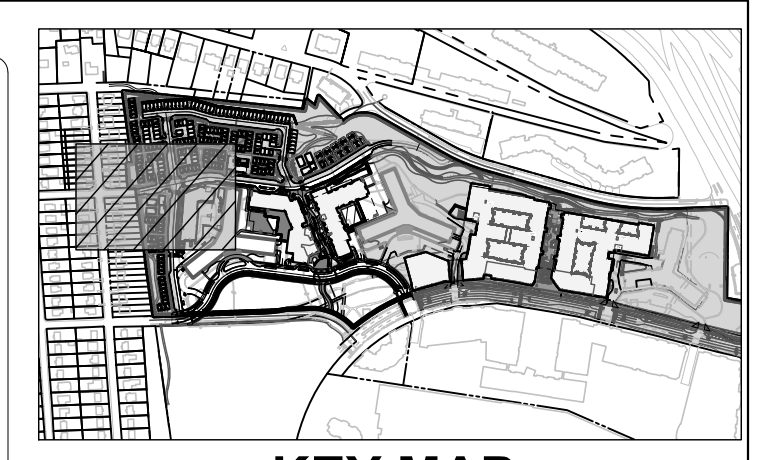
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
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TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

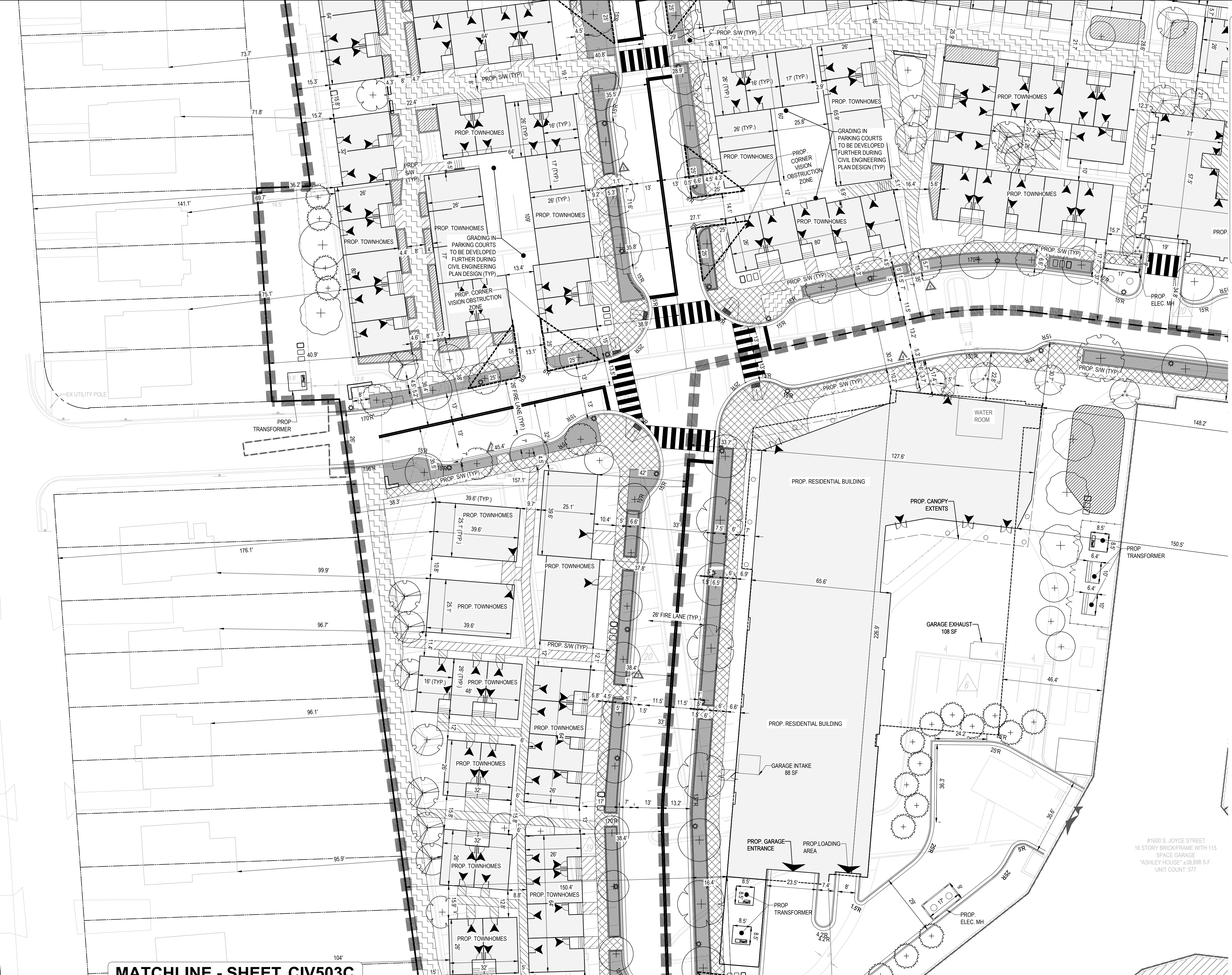


KEY MAP

SCALE: 1" = 800'

- LEGEND:**
- PROPERTY LINE
 - LOD — LOD — LIMITS OF DISTURBANCE
 - - - - BUILDING CANOPY
 - - - - UNDERGROUND GARAGE

MATCHLINE - SHEET CIV502C



MATCHLINE - SHEET CIV503C

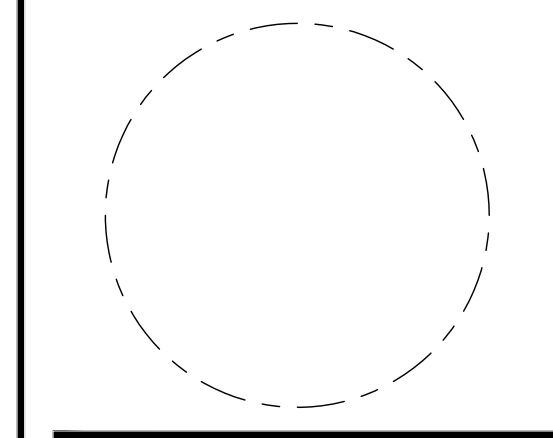
16TH STREET SOUTH

ISSUE

NO.	DESCRIPTION	DATE
1	4-1 SUBMISSION 01	06/10/2023
2	4-1 SUBMISSION 02	06/22/2023
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Revisions

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PRESENTATION PLAN

PRINCIPAL IN CHARGE
MO

PROJECT ENGINEER
CM

DRAWN
MK, HG

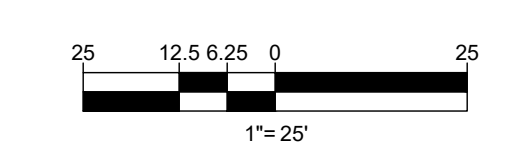
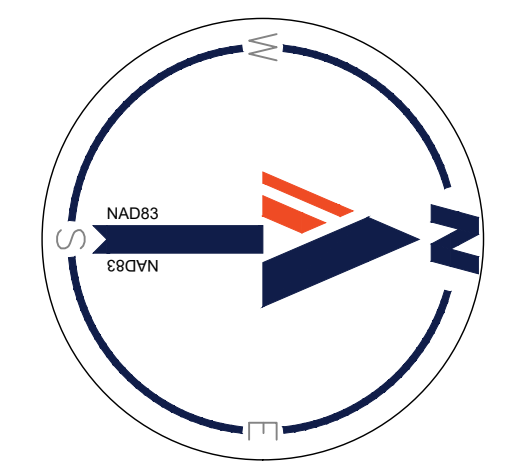
DATE
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SCALE:
AS NOTED

APPROVED
SN

JOB NO.
DC1822502

DRAWING NO.
CIV501C



**RIVERHOUSE
LANDBAY C**

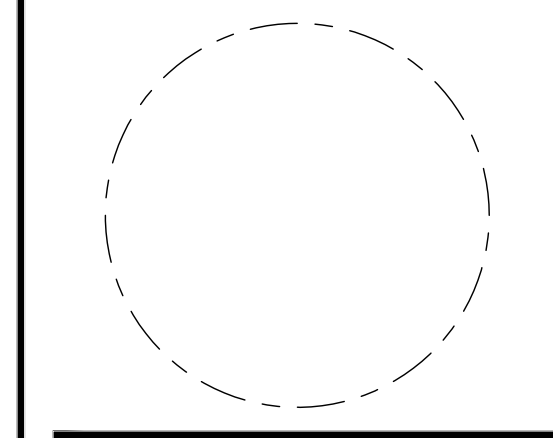
PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277
CIVIL ENGINEER
BOHLER DC
202.524.5700
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
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ATTORNEY
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202.344.4000
SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890
TRAFFIC ENGINEER
NELSON NYGAARD
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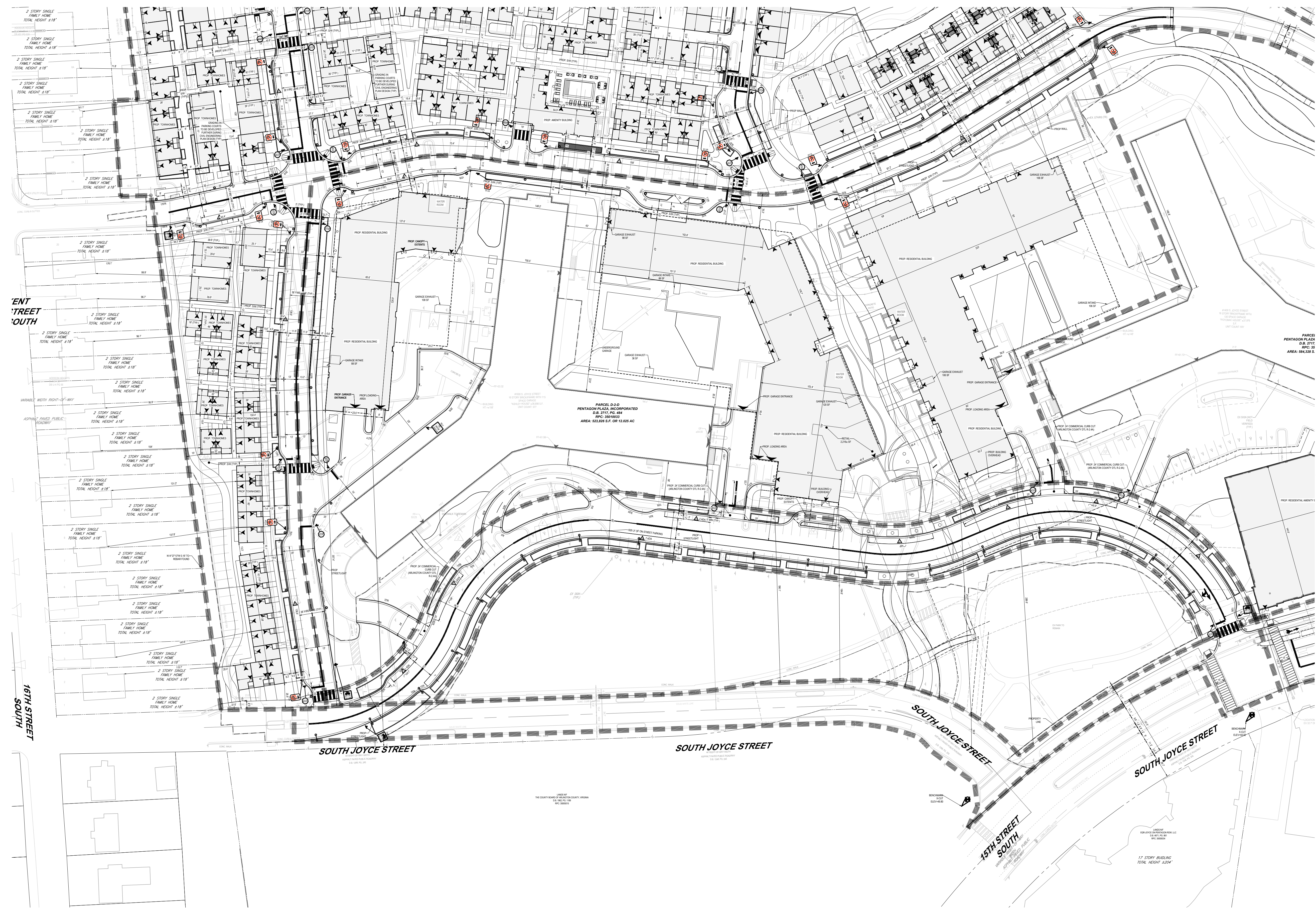
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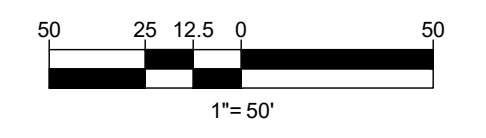
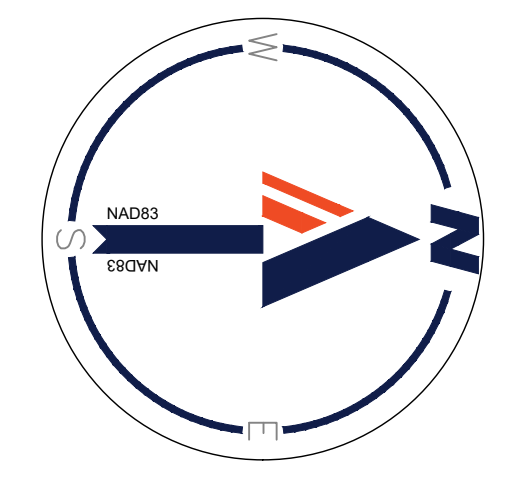
**OVERALL
STRIPING AND
MARKING PLAN**

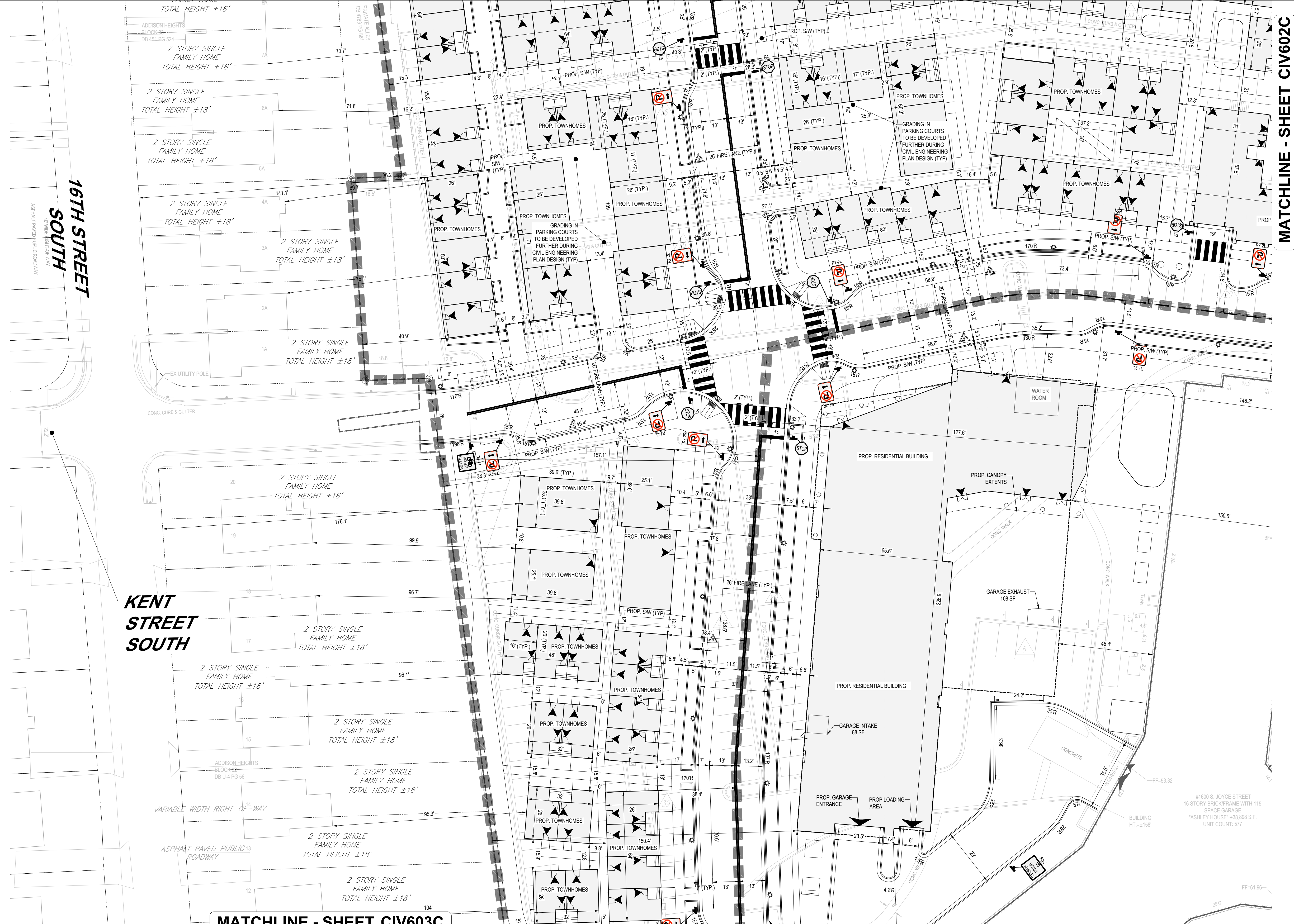
PRINCIPAL IN CHARGE
MO
PROJECT ENGINEER
CM
DRAWN
MK, HG
DATE
07/21/2023
SCALE:
AS NOTED
APPROVED
SN
JOB NO.
DC1822502

DRAWING NO.
CIV600C



- NOTES:
- "SHARROW" STRIPING TO BE PLACED AT 250' INTERVALS ALONG TRAVEL LANES.
 - R2-1 "SPEED LIMIT" TO BE PLACED AT 240' INTERVALS ALONG ALL PROPOSED ROADS.
 - FIRE LANE SIGNAGE TO BE PLACED AT 75' INTERVALS.



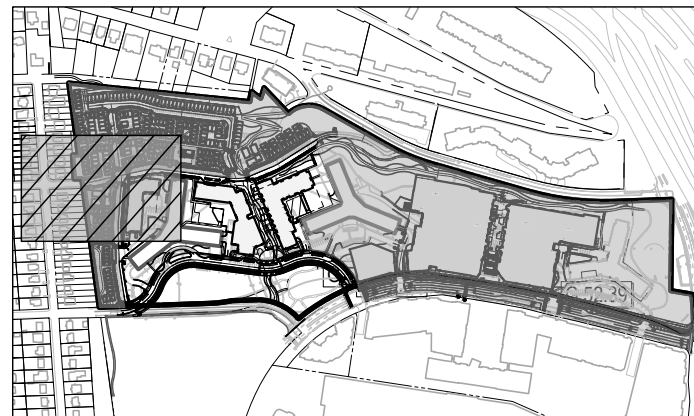


16TH STREET SOUTH

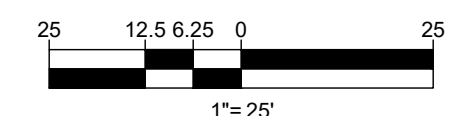
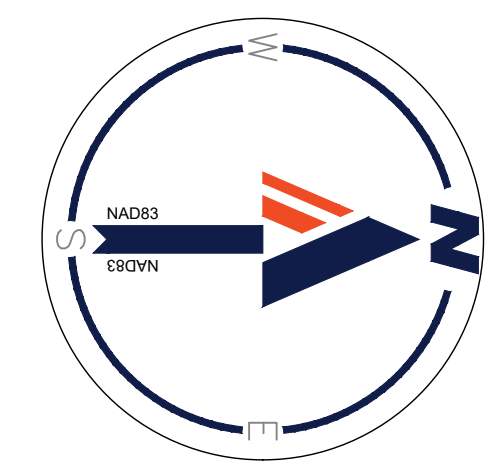
KENT STREET SOUTH

MATCHLINE - SHEET CIV603C

MATCHLINE - SHEET CIV602C



KEY MAP
SCALE: 1" = 800'



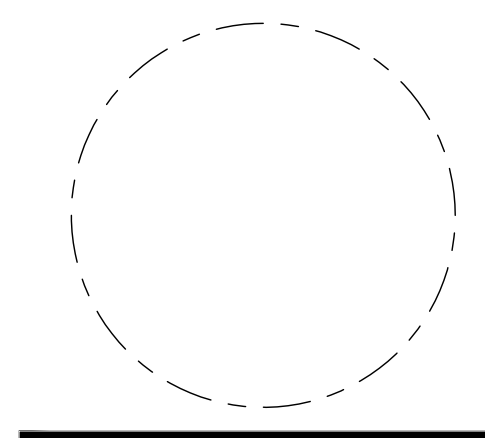
BOHLER DC
1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

RIVERHOUSE
LANDBAY C

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277
CIVIL ENGINEER
BOHLER DC
202.524.5700
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056
ATTORNEY
VENABLE LLP
202.344.4000
SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221
STRUCTURAL ENGINEER
SK + A
301.881.1441

ISSUE NO.	DATE
1	4.1 SUBMISSION 01 06/10/2023
2	4.1 SUBMISSION 02 06/22/2023
3	4.1 SUBMISSION 03 07/21/2023

Revisions NO.	DATE
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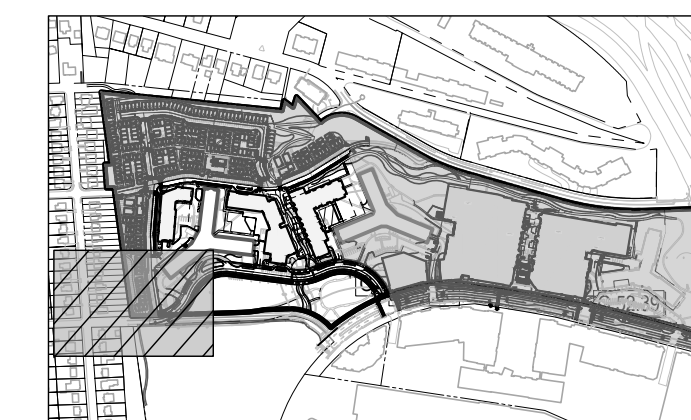


STRIPING AND MARKING PLAN

PRINCIPAL IN CHARGE
MO
PROJECT ENGINEER
CM
DRAWN
MK, HG
DATE
07/21/2023
SCALE:
AS NOTED
APPROVED
SN
JOB NO.
DC1822502

DRAWING NO.
CIV601C

MATCHLINE - SHEET CIV601C



KEY MAP
SCALE: 1" = 800'

BOHLER DC
1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

**RIVERHOUSE
LANDBAY C**

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

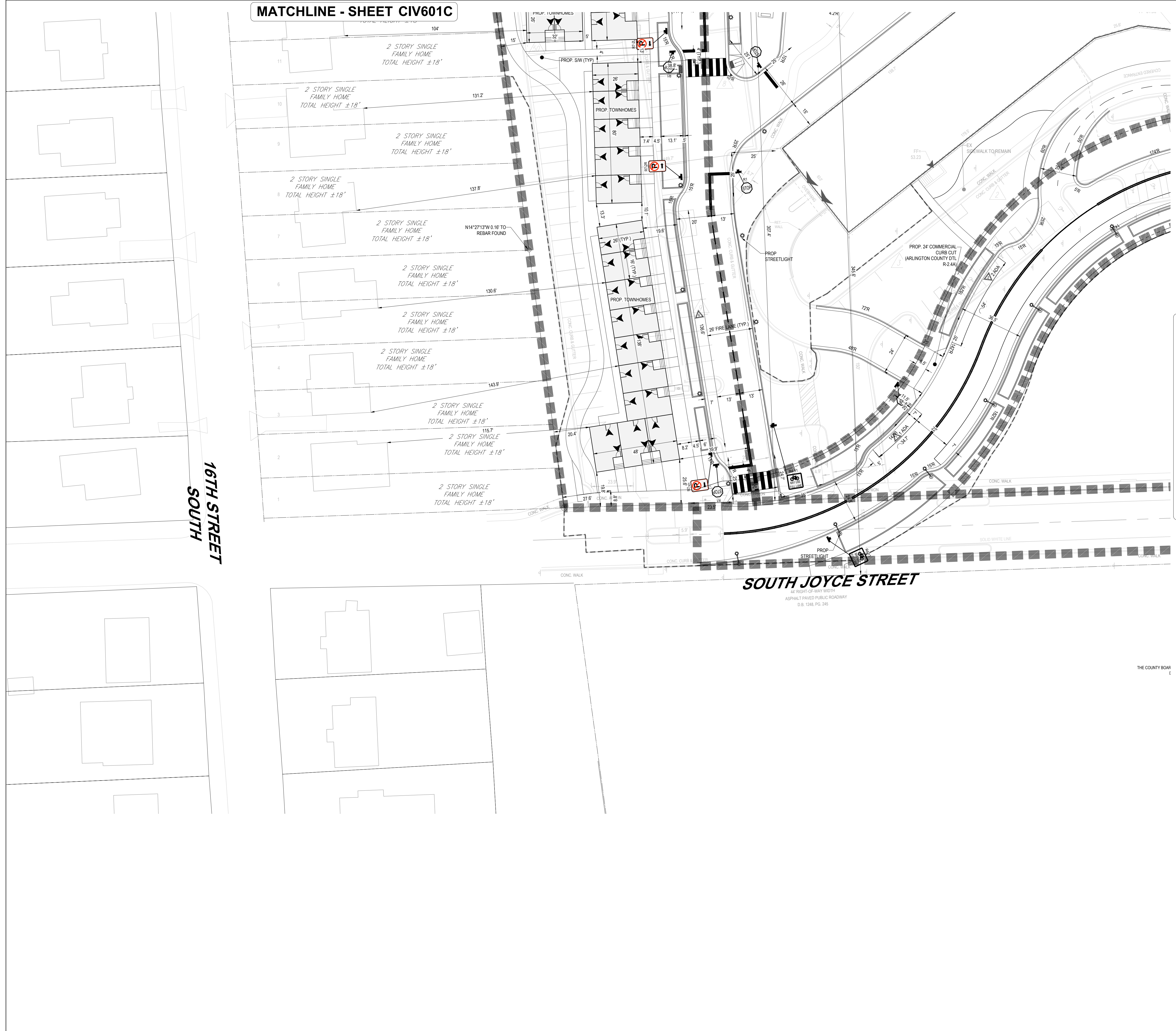
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

16TH STREET SOUTH

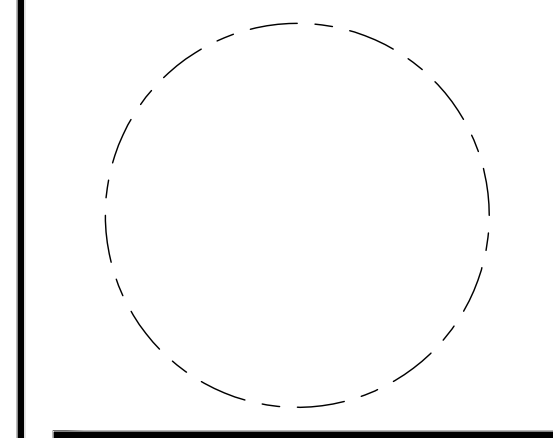
MATCHLINE - SHEET CIV604C

SOUTH JOYCE STREET



NO.	ISSUE	DATE
1	4-1 SUBMISSION 01	06/19/2023
2	4-1 SUBMISSION 02	06/22/2023
3	4-1 SUBMISSION 03	07/21/2023

NO.	Revisions	DATE
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STRIPING AND MARKING PLAN

PRINCIPAL IN CHARGE
MO

PROJECT ENGINEER
CM

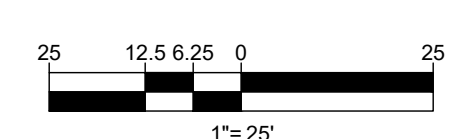
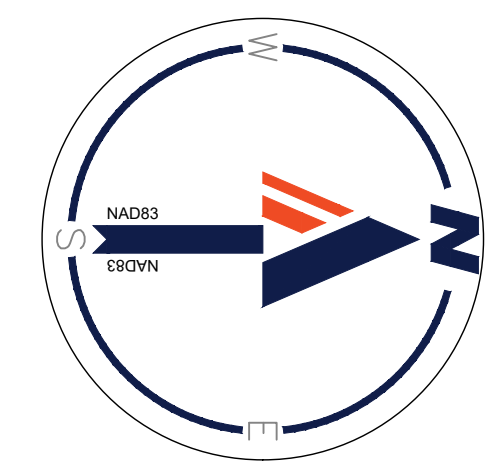
DRAWN
MK, HG

DATE
07/21/2023

SCALE:
AS NOTED

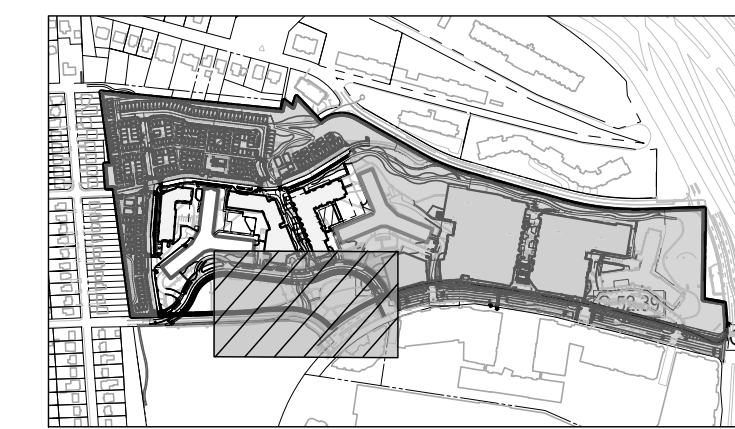
APPROVED
SN

JOB NO.
DC1822502

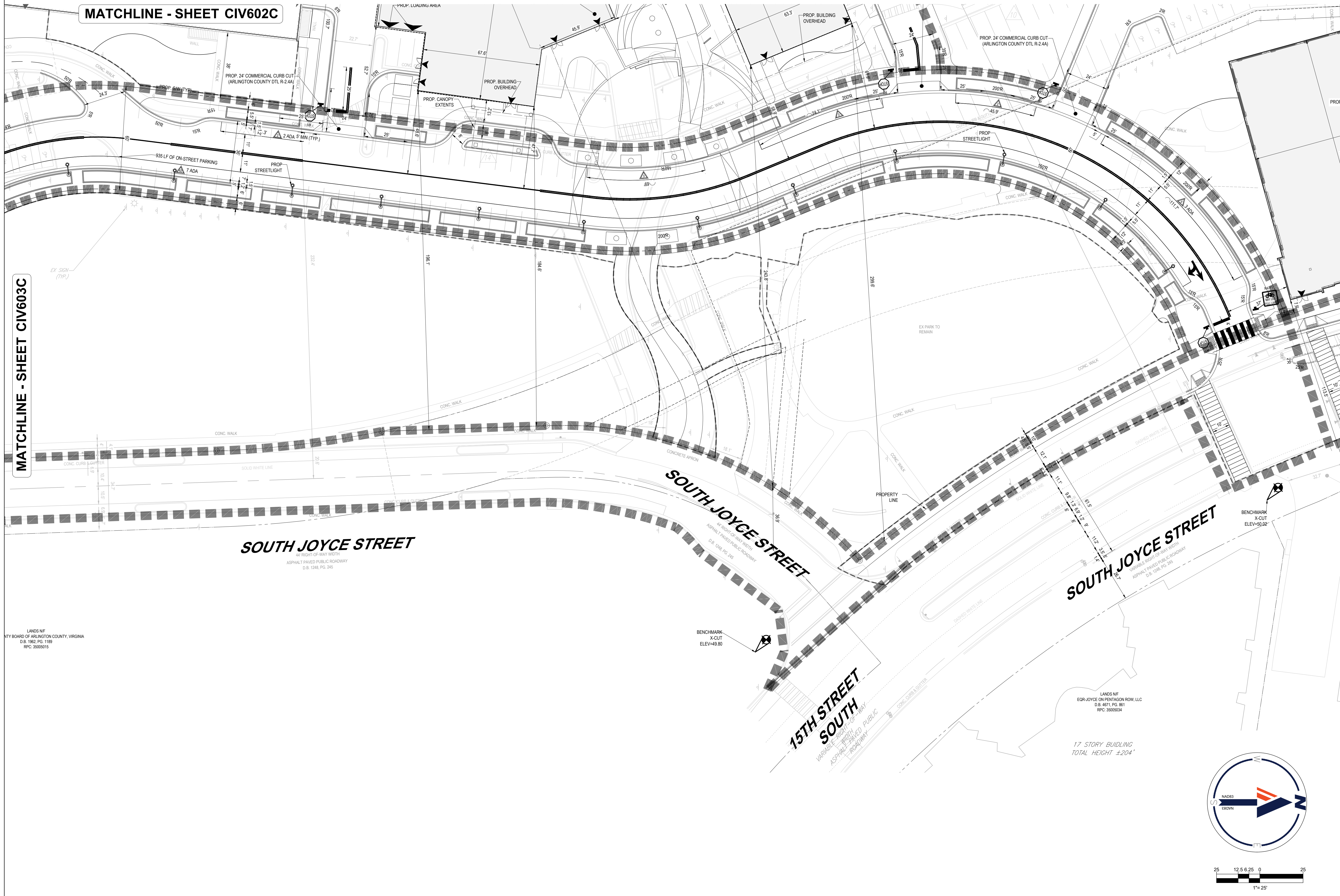


DRAWING NO.
CIV603C

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277
CIVIL ENGINEER
BOHLER DC
202.524.5700
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056
ATTORNEY
VENABLE LLP
202.344.4000
SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221
STRUCTURAL ENGINEER
SK + A
301.881.1441

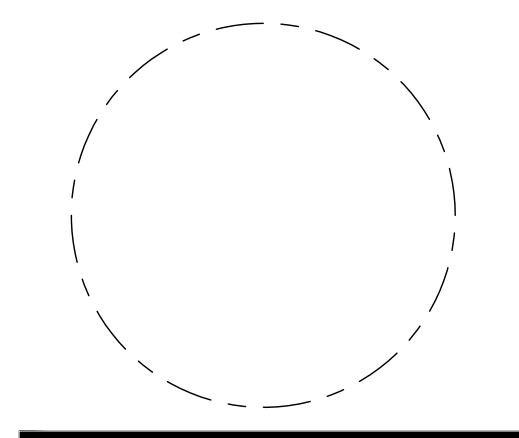


KEY MAP
SCALE: 1" = 800'



ISSUE NO.	DATE
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2 4:1 SUBMISSION 02	06/22/2023
3 4:1 SUBMISSION 03	07/21/2023

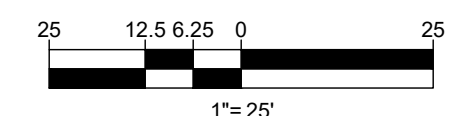
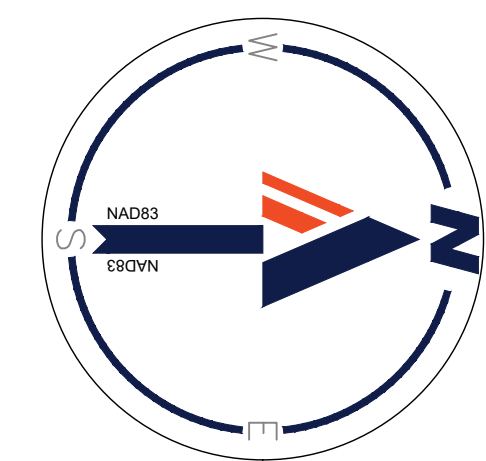
Revisions NO.	DATE
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STRIPING AND MARKING PLAN

PRINCIPAL IN CHARGE MO	PROJECT ENGINEER CM
DRAWN MK, HG	DATE 07/21/2023
SCALE: AS NOTED	APPROVED SN
	JOB NO. DC1822502

DRAWING NO.
CIV604C



LANDS N/F
TY BOARD OF ARLINGTON COUNTY, VIRGINIA
D.B. 1962, PG. 1189
RPC: 3505015

LANDS N/F
EQ-R JOYCE ON PENTAGON ROW, LLC
D.B. 4671, PG. 861
RPC: 3505034

17 STORY BUILDING
TOTAL HEIGHT ±204'

**RIVERHOUSE
LANDBAY C**

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

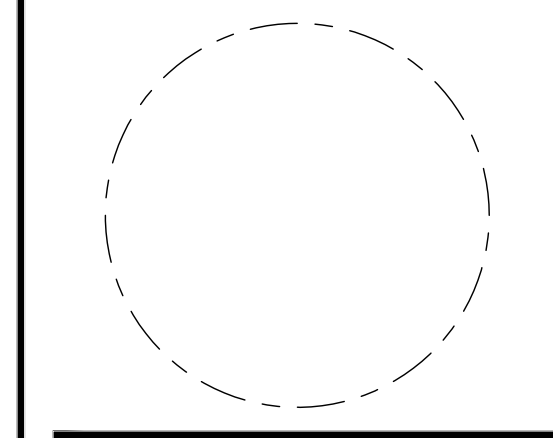
SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

ISSUE NO.	DATE
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3 4-1 SUBMISSION 03	07/21/2023

Revisions NO.	DATE
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▲	
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**OVERALL FIRE
MARSHALL PLAN**

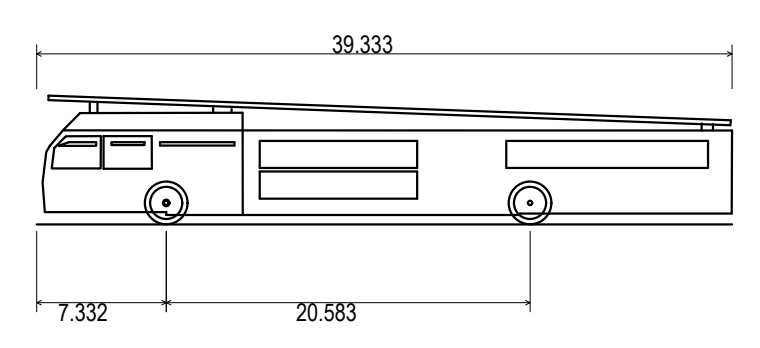
PRINCIPAL IN CHARGE
MO

PROJECT ENGINEER
CM

DRAWN
MK, HG

DATE 07/21/2023	APPROVED SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV605C

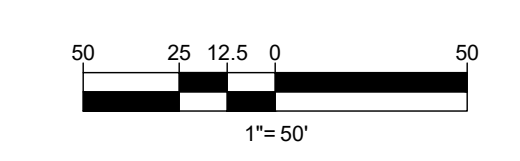
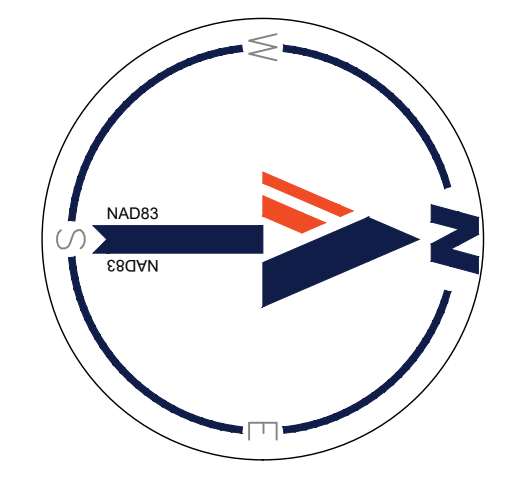


Arlington County Firetruck
Overall Length 39.333ft
Overall Width 7.332ft
Overall Body Height 20.583ft
Min Body Ground Clearance 0.530ft
Track Width 6.910ft
Lock-to-lock time 5.00s
Max Wheel Angle 45.00°

SITE PLAN SUMMARY		
BUILDING #	USE	TOTAL AREA (SF)
1	MUTLI-FAMILY	17336
2	SENIOR LIVING	31445
3	CONDOMINIUM	32740
4	MIXED USE	136775
5	MIXED USE	85164

- NOTES**
- MAXIMUM SPACING BETWEEN PROPOSED HYDRANTS IS 300 FEET.
 - ALL PROPOSED FIRE HYDRANTS MUST BE WITHIN 75 FEET OF A FIRE DEPARTMENT CONNECTION.
 - NO PLANTS OR OTHER OBSTRUCTIONS ARE TO BE LOCATED OR PROPOSED WITHIN 5 FEET OF ALL FIRE HYDRANTS.
 - ALL FIRE HYDRANTS WILL BE 2 FEET MINIMUM FROM CURBS.
 - ALL PROPOSED BUILDINGS MEET MINIMUM 200' HOSE PULL REQUIREMENT BETWEEN TRUCKS.

- LEGEND**
- EXISTING WATER MAIN
 - PROPOSED WATER MAIN
 - PROPOSED FIRE LATERAL
 - EXISTING FIRE HYDRANT COVERAGE
 - PROPOSED FIRE HYDRANT 300' COVERAGE
 - PROPOSED 75' RADDI FROM FIRE HYDRANT TO FIRE DEPARTMENT CONNECTION
 - PROPOSED FIRE HYDRANT

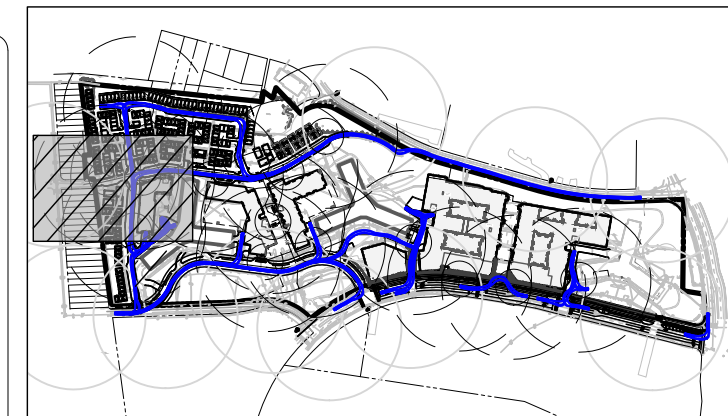




KENT STREET SOUTH

MATCHLINE - SHEET CIV608C

MATCHLINE - SHEET CIV607C



KEY MAP
SCALE: 1" = 800'

BOHLER DC

1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

**RIVERHOUSE
LANDBAY C**

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

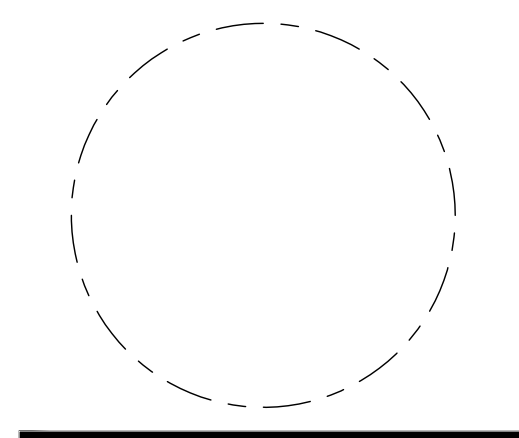
SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

ISSUE NO.	DATE
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2 4-1 SUBMISSION 02	06/22/2023
3 4-1 SUBMISSION 03	07/21/2023

Revisions NO.	DATE
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FIRE MARSHALL PLAN

PRINCIPAL IN CHARGE
MO

PROJECT ENGINEER
CM

DRAWN
MK, HG

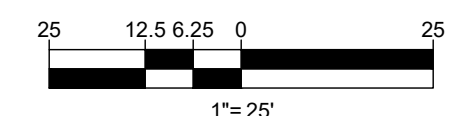
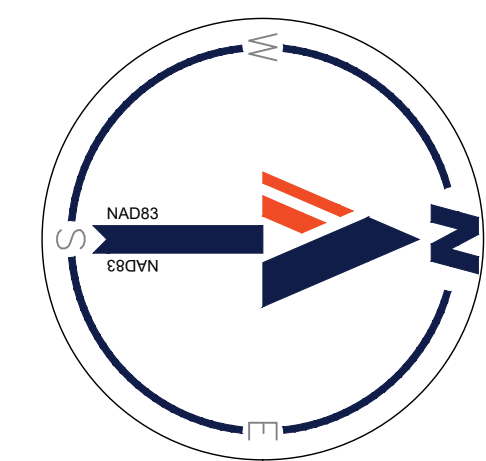
DATE
07/21/2023

SCALE:
AS NOTED

APPROVED
SN

JOB NO.
DC1822502

DRAWING NO.
CIV606C



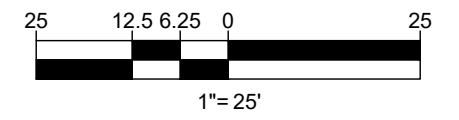
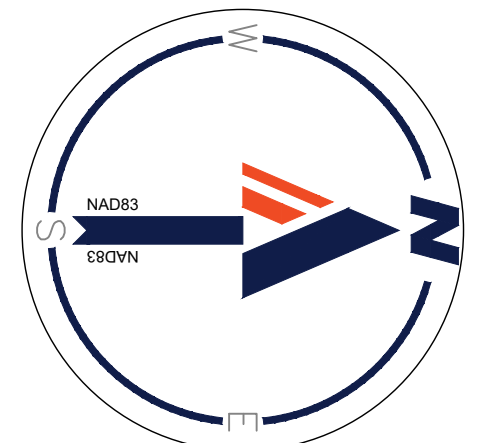
MATCHLINE - SHEET CIV606C

MATCHLINE - SHEET CIV608C



KEY MAP

SCALE: 1" = 800'



BOHLER DC

1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

**RIVERHOUSE
LANDBAY C**

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

ISSUE

NO.	DESCRIPTION	DATE
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3	4-1 SUBMISSION 03	07/21/2023

Revisions

NO.	DESCRIPTION	DATE
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▲		
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**FIRE
MARSHALL
PLAN**

PRINCIPAL IN CHARGE
MO

PROJECT ENGINEER
CM

DRAWN
MK, HG

DATE
07/21/2023

SCALE:
AS NOTED

APPROVED
SN

JOB NO.
DC1822502

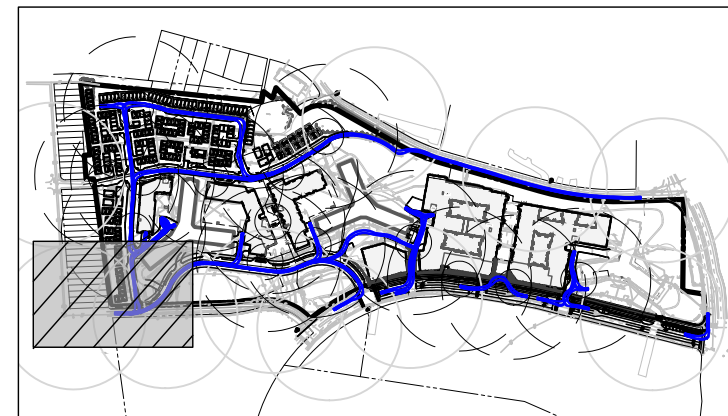
DRAWING NO.
CIV607C

MATCHLINE - SHEET CIV609C

MATCHLINE - SHEET CIV606C

16TH STREET SOUTH

MATCHLINE - SHEET CIV609C



KEY MAP
SCALE: 1" = 800'

BOHLER DC

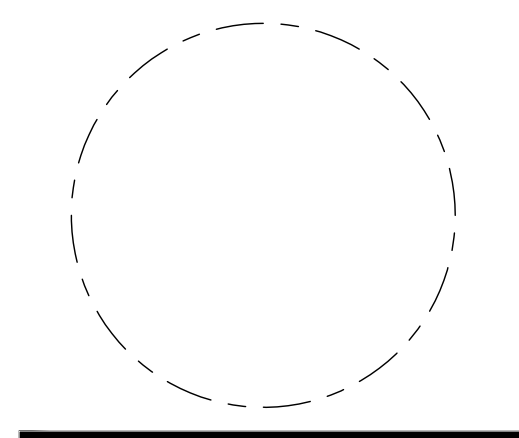
1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

RIVERHOUSE
LANDBAY C

PROJECT STREET NUMBER
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ARLINGTON, VA 22202
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STRUCTURAL ENGINEER
SK + A
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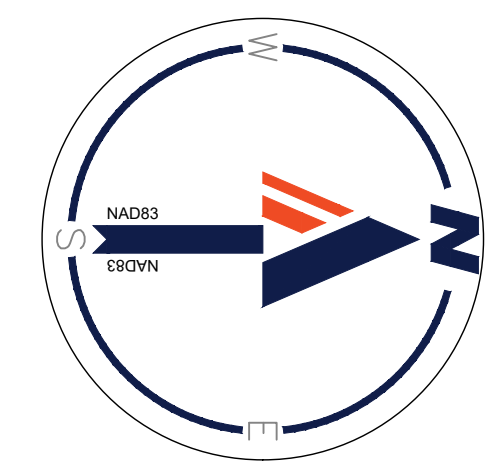


FIRE
MARSHALL
PLAN

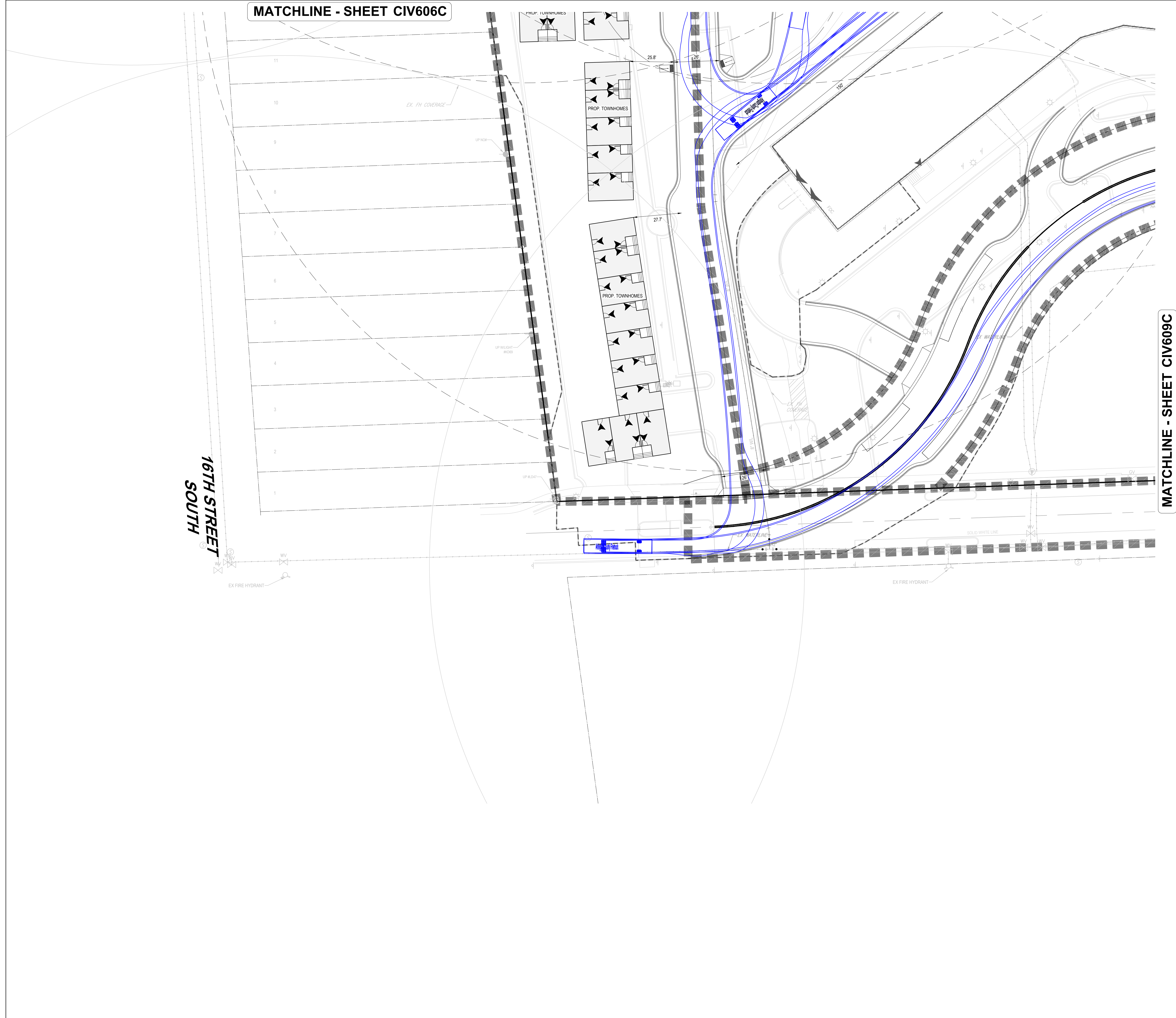
PRINCIPAL IN CHARGE
MO
PROJECT ENGINEER
CM
DRAWN
MK, HG
DATE
07/21/2023
SCALE:
AS NOTED

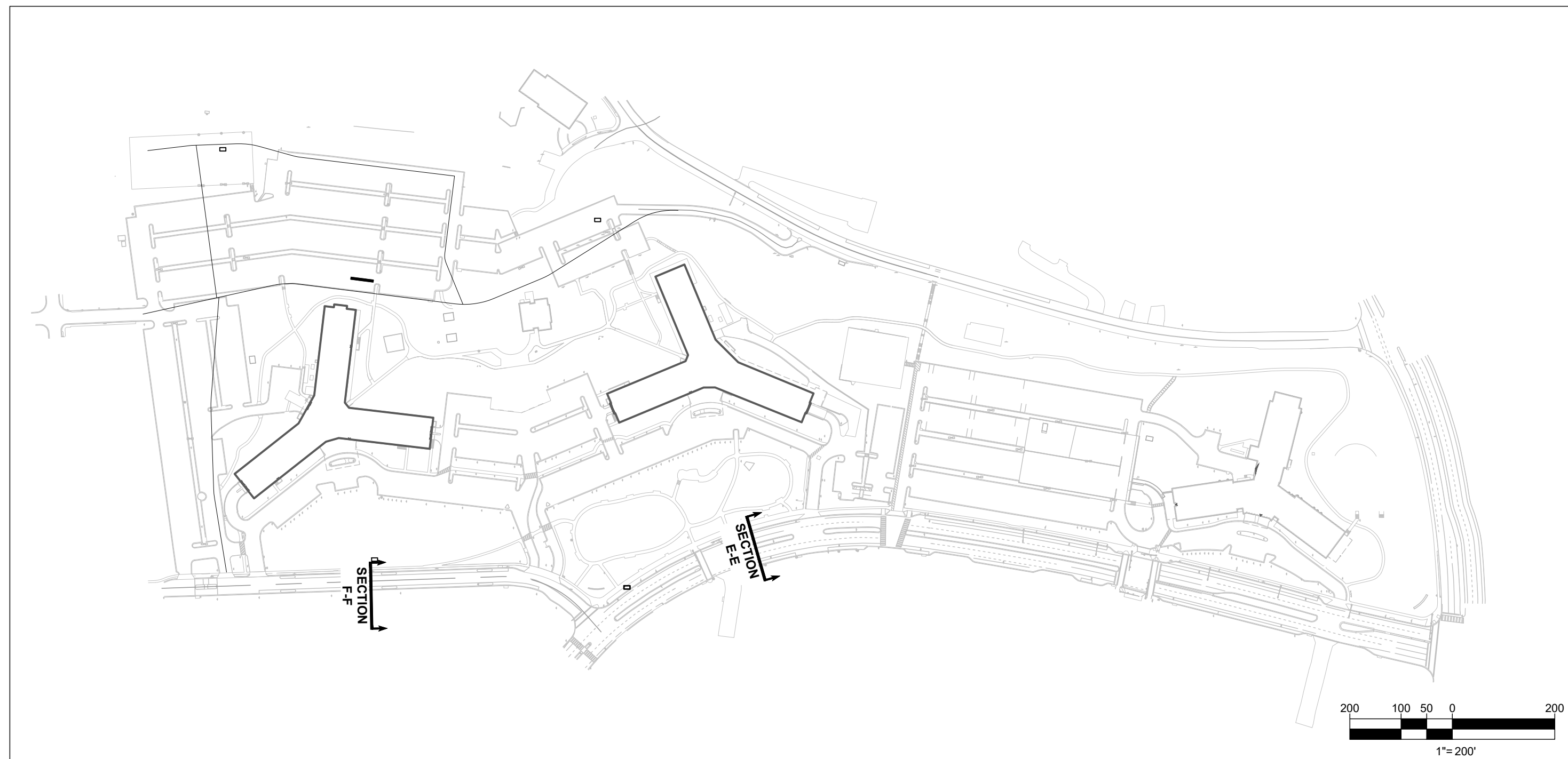
APPROVED
SN
JOB NO.
DC1822502

DRAWING NO.
CIV608C



25 12.5 6.25 0 25
1" = 25'

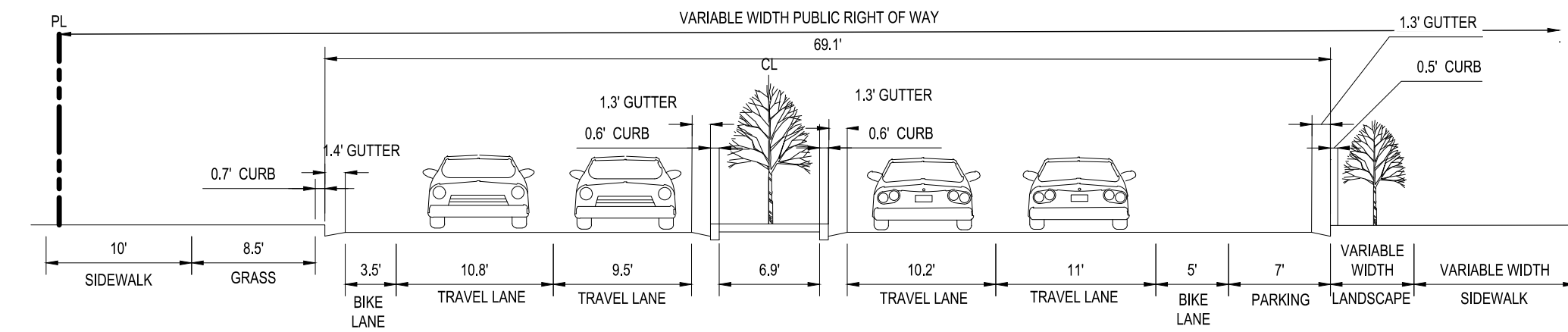




KEY PLAN

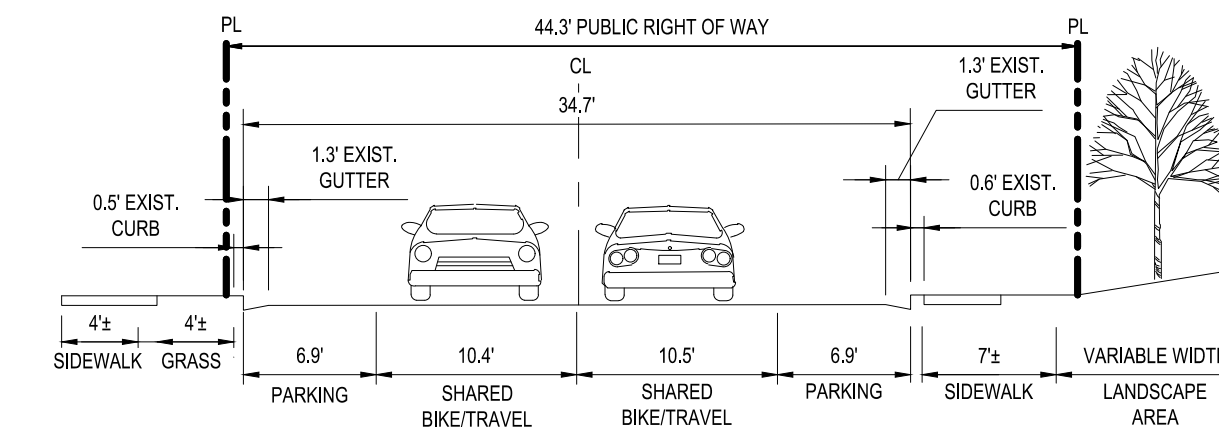
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EXISTING ROAD CROSS SECTIONS



EXISTING "SOUTH-JOYCE STREET" CROSS SECTION E-E
LOOKING NORTH

SCALE: 1" = 10'



EXISTING "SOUTH-JOYCE STREET" CROSS SECTION F-F
LOOKING NORTH

SCALE: 1" = 10'

BOHLER DC

1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

RIVERHOUSE
LANDBAY C

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER

JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT

BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT

HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER

BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT

BRADLEY SITE DESIGN
202.695.8056

ATTORNEY

VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT

SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER

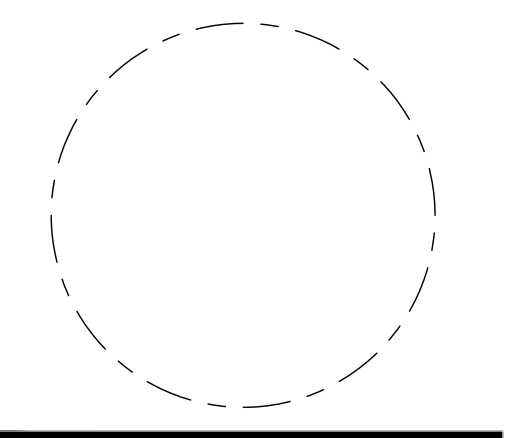
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER

SK + A
301.881.1441

NO.	Issue	DATE
1	4.1 SUBMISSION 01	05/10/2023
2	4.1 SUBMISSION 02	06/22/2023
3	4.1 SUBMISSION 03	07/21/2023

NO.	Revisions	DATE



EXISTING ROAD
CROSS SECTIONS

PRINCIPAL IN CHARGE

MO

PROJECT ENGINEER

CM

DRAWN

MK, HG

DATE

07/21/2023

APPROVED

SN

SCALE:

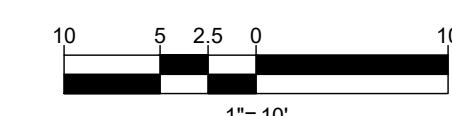
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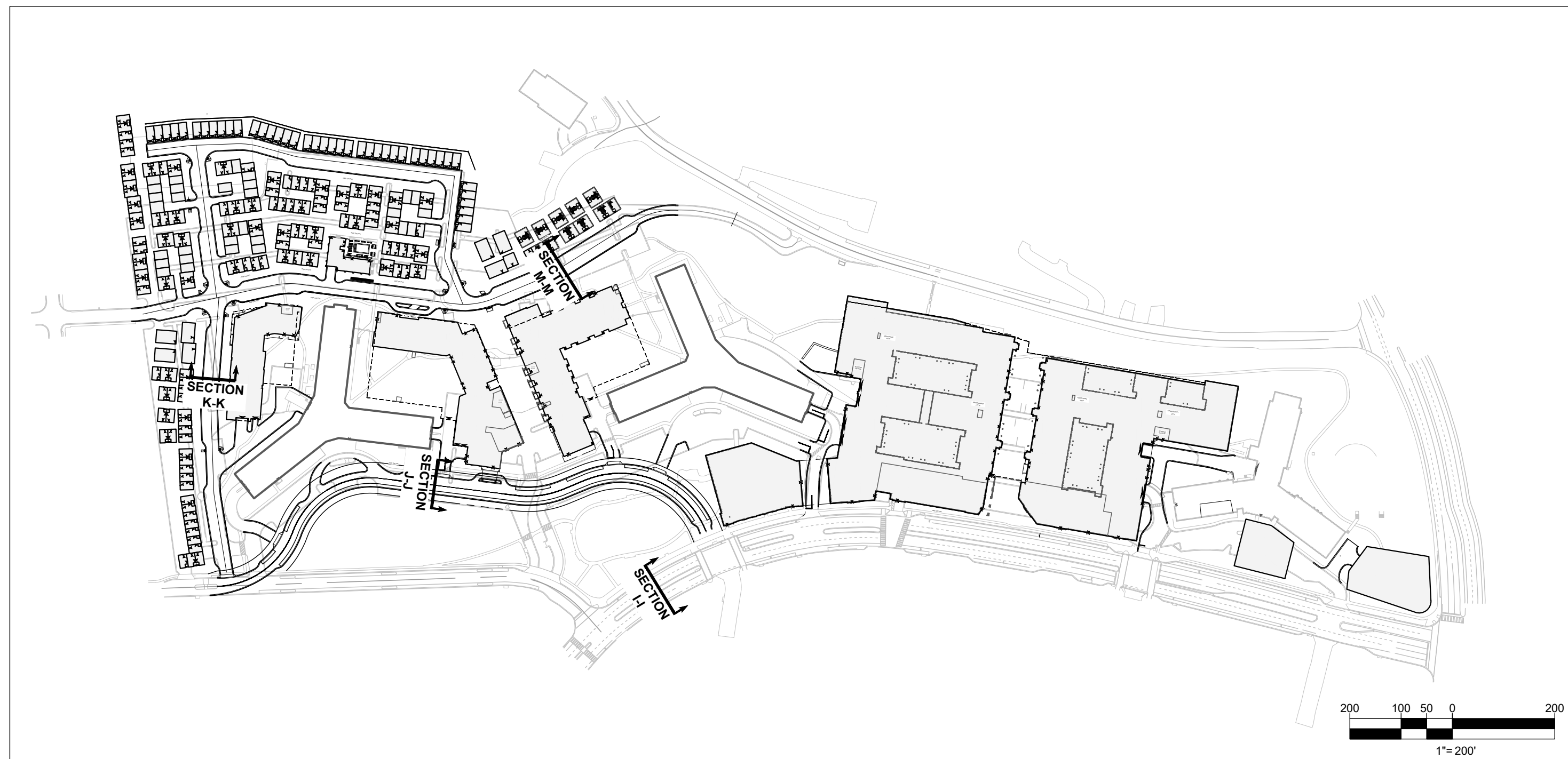
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DC1822502

DRAWING NO.

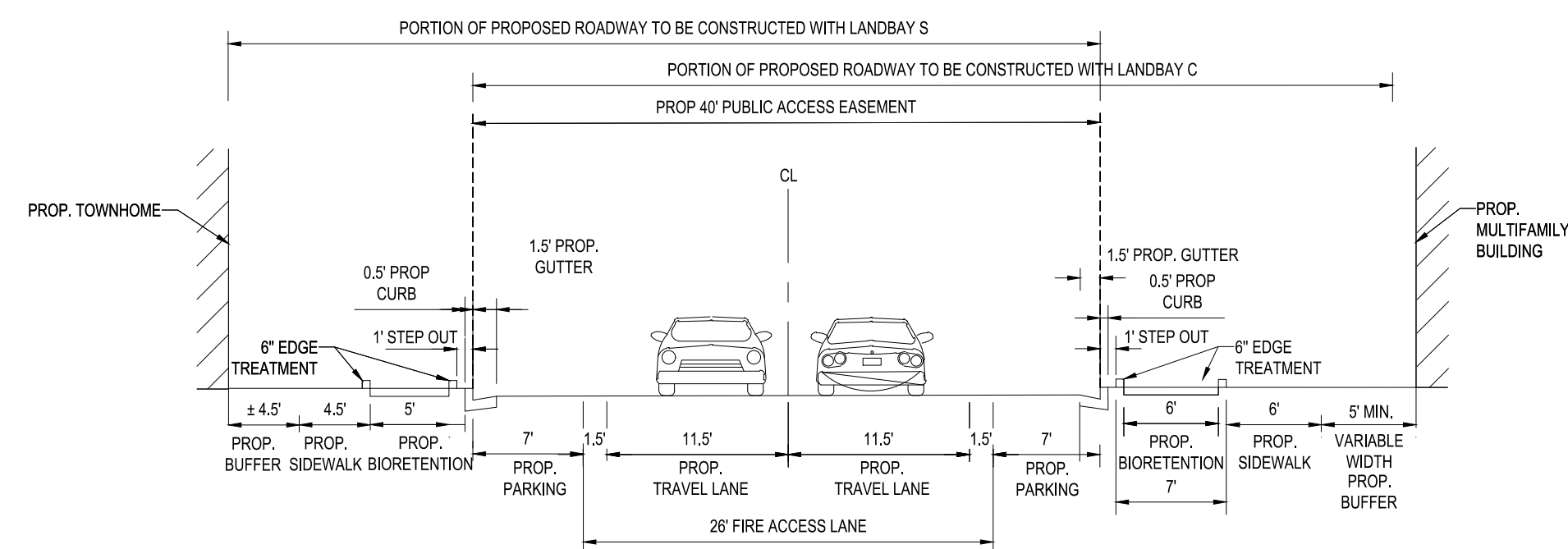
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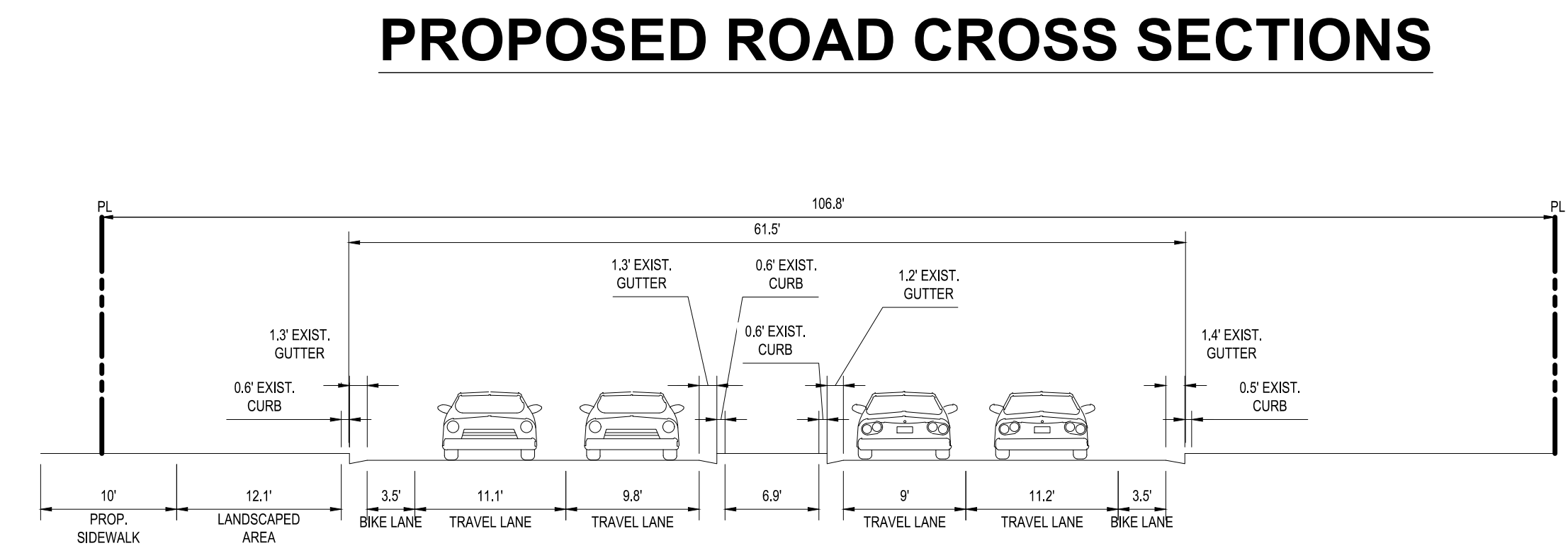
KEY PLAN

SCALE: 1" = 200'



**PROPOSED INTERIOR ROAD CROSS SECTION M-M
LOOKING NORTH**

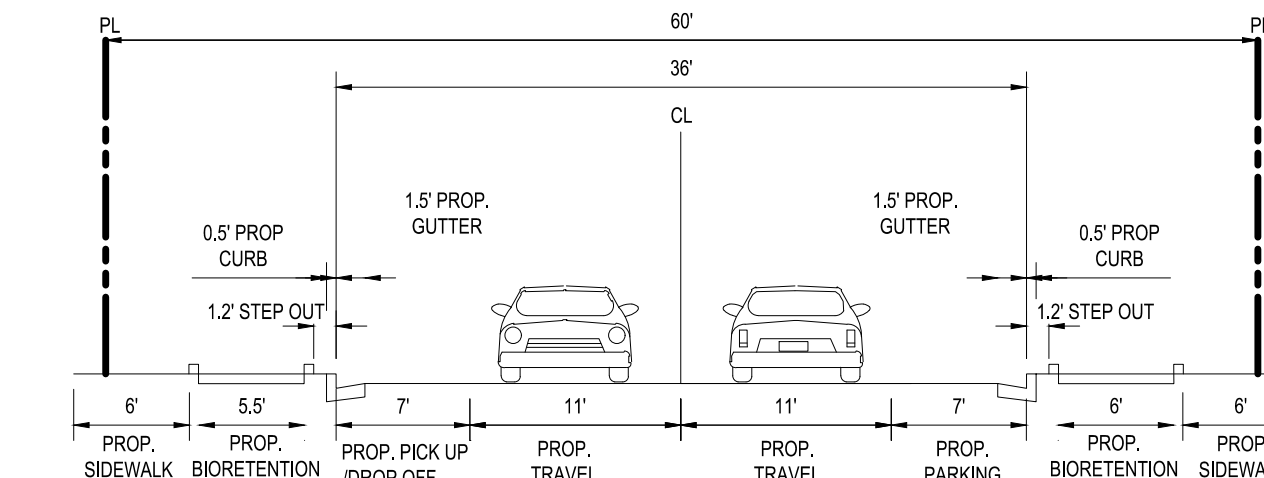
SCALE: 1" = 10'



**PROPOSED "SOUTH-JOYCE STREET" CROSS SECTION I-I
LOOKING NORTH**

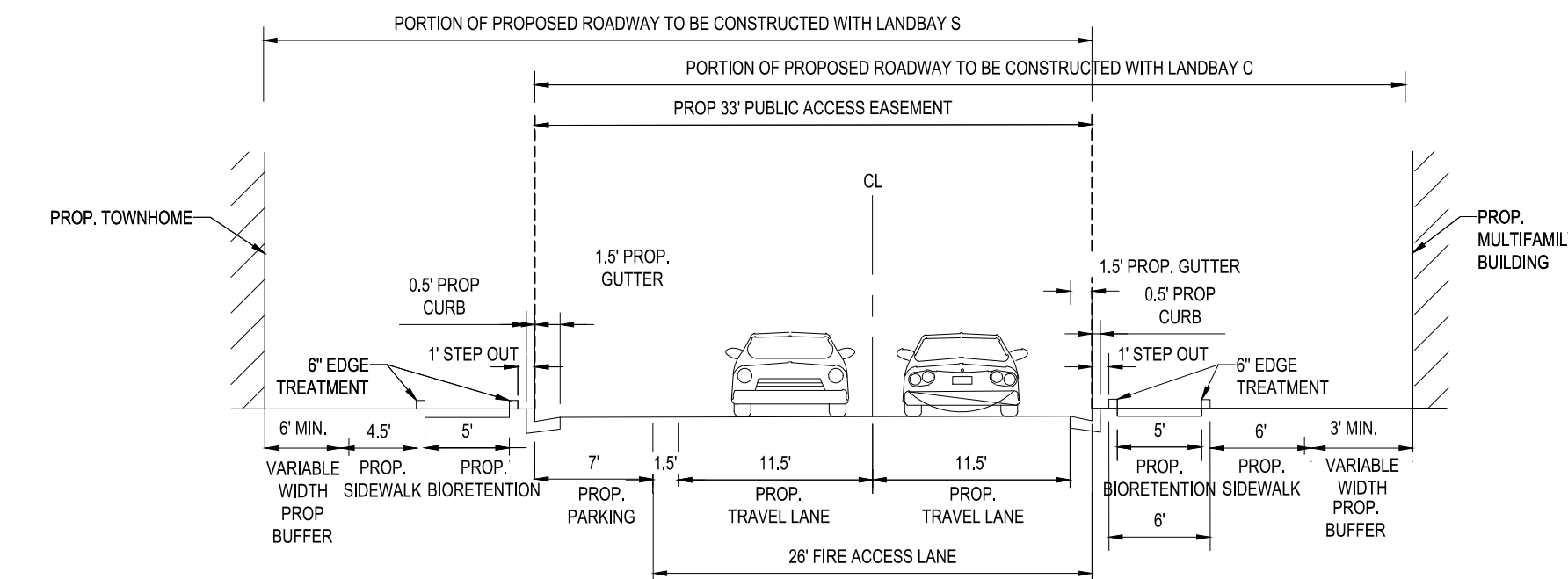
SCALE: 1" = 10'

*NOTE: NO CHANGE FROM EXISTING CONDITIONS



**PROPOSED "SOUTH JOYCE STREET" CROSS SECTION J-J
LOOKING NORTH WEST**

SCALE: 1" = 10'



**PROPOSED INTERIOR ROAD CROSS SECTION K-K
LOOKING NORTH**

SCALE: 1" = 10'

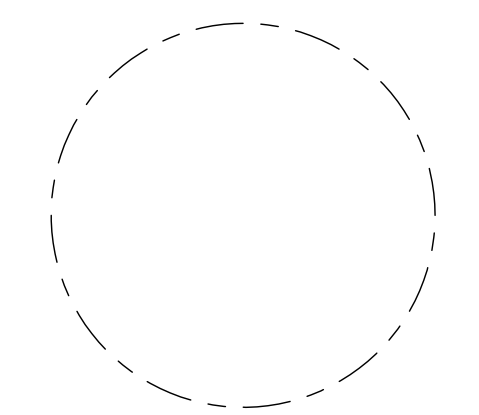
*NOTE: ROAD IMPROVEMENTS MAY BE INCORPORATED AND CONSTRUCTED IN THE ADJACENT LANDBAY DEPENDENT ON CONSTRUCTION PHASING. THE APPLICANT HAS DENOTED THE LIMITS OF INTERNAL ROADWAY THAT EACH LAND BAY WILL CONSTRUCT IF PROPOSED IN A STANDALONE CEP APPLICATION.

Issue

NO.	DATE
1	06/10/2023
2	06/22/2023
3	07/21/2023

Revisions

NO.	DATE
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**PROPOSED ROAD
CROSS SECTIONS**

PRINCIPAL IN CHARGE

MO

PROJECT ENGINEER

CM

DRAWN

MK, HG

DATE

07/21/2023

SCALE:

AS NOTED

APPROVED

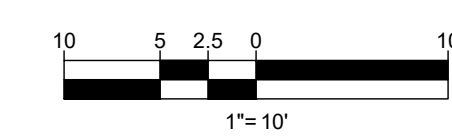
SN

JOB NO.

DC1822502

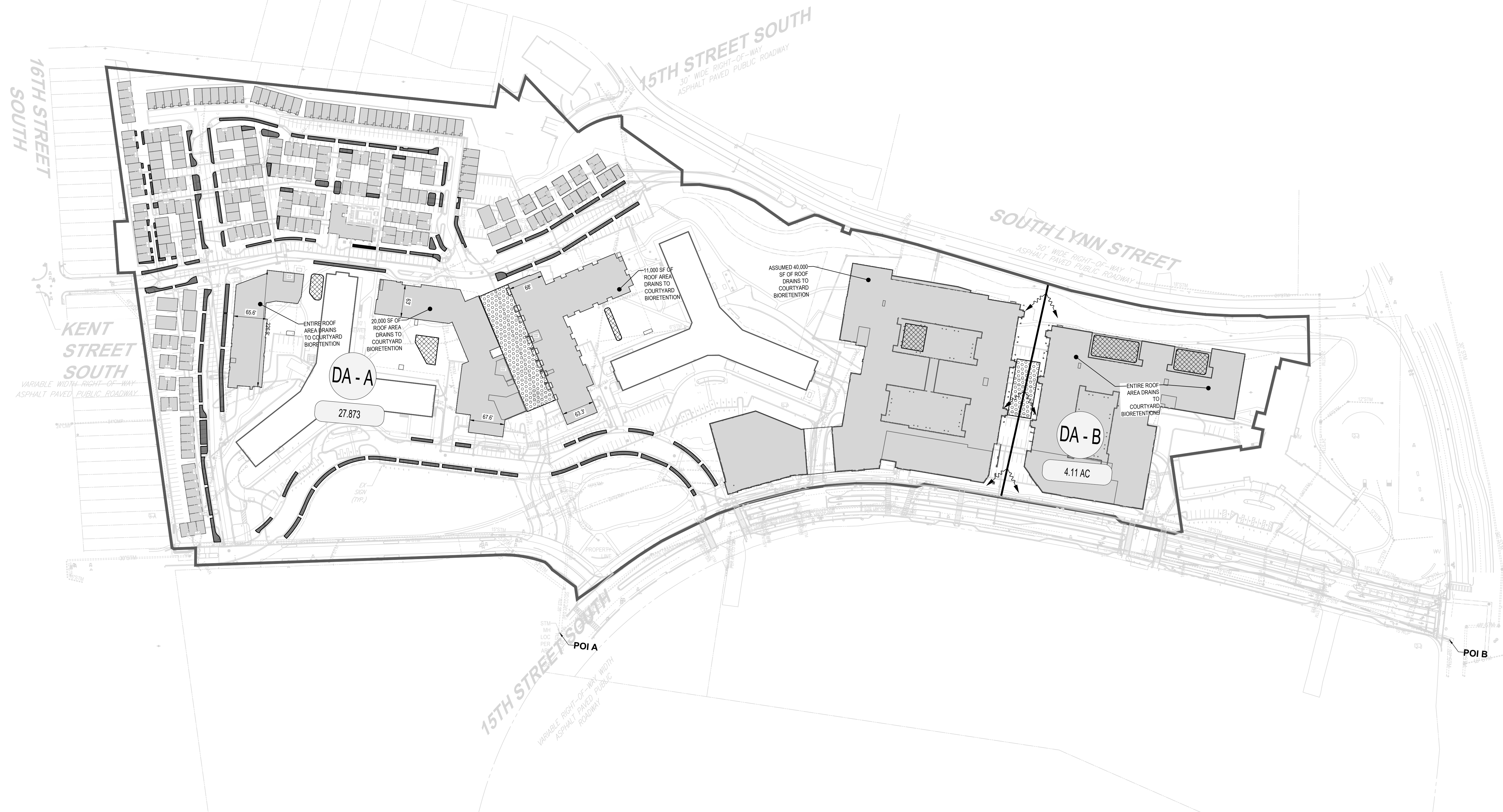
DRAWING NO.

CIV702C



RIVERHOUSE
LANDBAY C

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
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CIVIL ENGINEER
BOHLER DC
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LANDSCAPE ARCHITECT
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SUSTAINABLE BUILDING
PARTNERS
703.970.2890
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221
STRUCTURAL ENGINEER
SK + A
301.881.1441



BIORETENTION SIZING CALCULTIONS

Facility name/type	Impervious Area to Facility (SF)	Pervious Area to Facility (SF)	Total Drainage Area (SF)	Total Drainage Area (acre)	Rainfall Depth (P) (in)	Rv	Target storage (WQv) (CF)	Width (ft)	Length (ft)	Ponding depth (in)	Filter depth (in)	Gravel depth (in)	Surface Area (SF)	Ponding Volume (1.00 void) (CF)	Soil Storage Volume (0.25 void) (CF)	Gravel Storage Volume (0.4 void) (CF)	Available Storage (CF)	% Water Quality Volume Captured (Must be ≥ 100% (Max. 200%))
TGP South	40000		40000	0.9183	1.00	0.95	3166.67	44.82	44.82	6	36	12	2009.00	1004.50	1506.75	803.60	3314.85	104.7%
BCT South	17336		17336	0.3980	1.00	0.95	1372.43	36.17	36.17	6	18	12	1308.00	654.00	490.50	523.20	1667.70	121.5%
BCT Middle	20000		20000	0.4591	1.00	0.95	1583.33	36.15	36.15	6	18	12	1307.00	653.50	490.13	522.80	1666.43	105.2%
BCT North	11000		11000	0.2525	1.00	0.95	870.83	27.06	27.06	6	18	12	732.00	366.00	274.50	292.80	933.30	107.2%
TGP North (combined)	85163		85163	1.9551	1.00	0.95	6742.07	78.64	78.64	6	18	12	6185.00	3092.50	2319.38	2474.00	7885.88	117.0%

SWM NARRATIVE

THE QUALITY AND QUANTITY REQUIREMENTS WILL BE MET USING A COMBINATION OF THE FOLLOWING BMPs:

- STREETSCAPE BIORETENTION
 - ALL STREETSCAPE AREA IS TO DRAIN TO STREETSCAPE BIORETENTION. EXACT EXTENTS OF BIORETENTION IS TO BE FINALIZED AS DESIGN PROGRESSES IN COORDINATION WITH LANDSCAPE.
- BIORETENTION PLANTERS
 - SEE NOTES ON PLAN (THIS SHEET) FOR EXTENT OF ROOF DRAINAGE TO COURTYARD BIORETENTION.
- MANUFACTURED FILTERING AND STORAGE
 - SITE AREA TO DRAIN TO UNDERGROUND STORAGE AND FILTERING DEVICES TO SATISFY THE REMAINING QUALITY AND QUANTITY REQUIREMENTS.

PHASING NARRATIVE

FINAL STORMWATER MANAGEMENT PHASING TO BE DETERMINED DURING FINAL ENGINEERING PLANS WHEN SITE PHASING AND LIMITS OF DISTURBANCE ARE FINALIZED. THE SITE WILL MEET THE 2015 VIRGINIA DEQ STORMWATER MANAGEMENT QUALITY AND QUANTITY REQUIREMENTS FOR THE OVERALL LIMITS OF DISTURBANCE ACROSS ALL LANDBAYS.

LEGEND

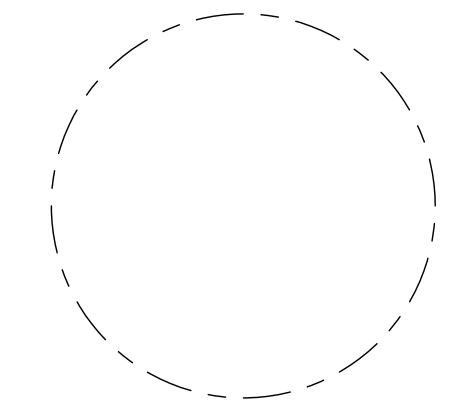
- PROP. STREETSCAPE BIORETENTION (22,244 SF)
- PROP. COURTYARD STORMWATER PLANTERS (11,533 SF)
- PROP. DETENTION AREAS (30,000 CF) (EXTENTS TO BE CONFIRMED PENDING ARCHITECTURAL COORDINATION)
- PROP. DRAINAGE DIVIDE
- PROP. BUILDING

ISSUE

NO.	DATE
1	05/10/2023
2	06/22/2023
3	07/21/2023

Revisions

NO.	DATE
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STORMWATER
MANAGEMENT
PLAN

PRINCIPAL IN CHARGE
MO

PROJECT ENGINEER
CM

DRAWN
MK, HG

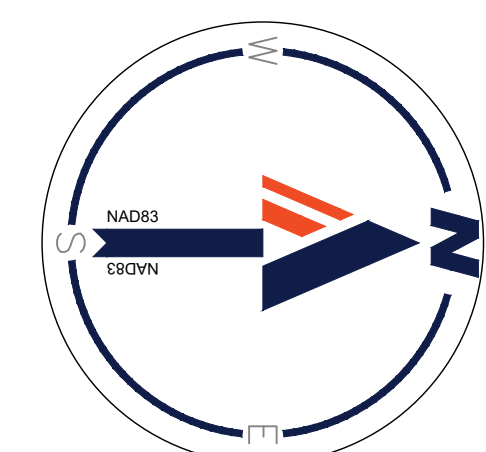
DATE
07/21/2023

SCALE:
AS NOTED

APPROVED
SN

JOB NO.
DC1822502

DRAWING NO.
CIV800C



1" = 100'

RIVERHOUSE
LANDBAY C

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
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VIRGINIA RUNOFF REDUCTION METHOD WORKSHEETS

Virginia Runoff Reduction Method Worksheet

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

BMP Design Specifications List: 2013 Draft Stds & Specs

Site Summary

Project: Riverhouse
Date: 4/8/23

Total Rainfall (in)	43
Total Disturbed Acreage	31,9878

Site Land Cover Summary

Pre-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Managed Turf (acres)	0.0000	3.5290	0.0000	12.3365	15.8655	49.5676
Impervious Cover (acres)	0.0000	0.0000	0.0000	16.1321	16.1321	50.4324
					31.9878	100.0000

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Managed Turf (acres)	0.0000	0.7018	0.0000	5.6937	6.3975	20.0000
Impervious Cover (acres)	0.0000	2.8152	0.0000	22.7149	25.5291	80.0000
					31.9878	100.0000

Site TV and Land Cover Nutrient Loads

	Final Post-Development (Post-Development & New Impervious)	Pre-Development	Post-Development (New Impervious)	Adjusted Pre-Development
Site tv	0.3089	0.3089	0.7022	0.3089
Treatment Volume (ft ³)	93,705.2006	61,309.5566	32,615.8440	61,309.5566
TP Load (lb/yr)	59.0133	38.5206	20.4925	38.5206

Pre-Development TP Load per acre (lb/acre/yr)	Final Post-Development TP Load per acre (lb/acre/yr)	Post-Development TP Load per acre (lb/acre/yr)
1.7100	1.8600	1.7100

Total TP Load Reduction Required (lb/yr)	24,1188	7,7041	16,6347
--	---------	--------	---------

	Final Post-Development Load (Post-Development & New Impervious)	Pre-Development
TP Load (lb/yr)	322,3708	311,8130

Summary Print

Virginia Runoff Reduction Method Worksheet

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.0000	0.0000	0.0000	0.0000	0.0000	0
Managed Turf (acres)	0.0000	2.7873	0.0000	2.7873	5.5747	20
Impervious Cover (acres)	0.0000	0.0000	0.0000	22.2886	22.2886	80
					27.8733	

BMP Selections

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft ³)	TP Load from Upstream Practices (lb)	Unreated TP Load to Practice (lb)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed
6.a. Bio-retention #1 or Micro Bio-retention #1 or Urban Bio-retention (Spec #9)	0.2615	6.8086	23,692.9791	0.0000	34.8694	6.1782	6.6912	
3A.b. Manufactured Treatment Device-Filtering		9.0000	31,036.5000	0.0000	19.4781	12.6608	6.8173	

Total Impervious Cover Treated (acres)	15.2084
Total Turf Area Treated (acres)	1.8752
Total TP Load Reduction Achieved in D.A. (lb/yr)	20.3630
Total TP Load Reduction Achieved in D.A. (lb/yr)	75.8276

Summary Print

Virginia Runoff Reduction Method Worksheet

Site Compliance Summary

Maximum % Reduction Required Below Pre-Development Load	20%
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Total Runoff Volume Reduction (ft ³)	33,299.0966
Total TP Load Reduction Achieved (lb/yr)	24,4880
Total TP Load Reduction Achieved (lb/yr)	95,3334
Remaining Post-Development TP Load (lb/yr)	34,5245
Remaining TP Load Reduction (lb/yr) Required	0.0000

** TARGET TP REDUCTION EXCEEDED BY 0.1698 LB/YEAR **

Summary Print

Virginia Runoff Reduction Method Worksheet

Drainage Area B Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.0000	0.0000	0.0000	0.0000	0.0000	0
Managed Turf (acres)	0.0000	0.4114	0.0000	0.4114	0.8229	20
Impervious Cover (acres)	0.0000	0.0000	0.0000	3.2914	3.2914	80
					4.1143	

BMP Selections

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft ³)	TP Load from Upstream Practices (lb)	Unreated TP Load to Practice (lb)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed
6.a. Bio-retention #1 or Micro Bio-retention #1 or Urban Bio-retention (Spec #9)	0.9329	3,217.6721	0.0000	2.0190	1.1104	0.9085		
3A.b. Manufactured Treatment Device-Filtering		2.0000	6,897.0000	0.0000	4.3285	2.8135	1.5150	

Total Impervious Cover Treated (acres)	3.2051
Total Turf Area Treated (acres)	0.1420
Total TP Load Reduction Achieved in D.A. (lb/yr)	4.1256
Total TP Load Reduction Achieved in D.A. (lb/yr)	10.7057

Summary Print

Virginia Runoff Reduction Method Worksheet

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest/Open (acres)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Managed Turf (acres)	5.5747	0.8229	0.0000	0.0000	0.0000	6.3975
Impervious Cover (acres)	22.2886	3.2914	0.0000	0.0000	0.0000	25.5800
Total Area (acres)	27.8733	4.1143	0.0000	0.0000	0.0000	31.9876

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Reduced (lb/yr)	20.3630	4.1256	0.0000	0.0000	0.0000	24.4886
TP Load Reduced (lb/yr)	75.8276	19.7057	0.0000	0.0000	0.0000	95.5334

Summary Print

Virginia Runoff Reduction Method Worksheet

Runoff Volume and CN Calculations

Target Rainfall Event (in)	1-year storm	2-year storm	10-year storm
	2.29	3.13	4.81

Drainage Areas	SV & CN	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D	Drainage Area E
CN	93	93	0	0	0	0
SV (ft ³)	10,190.8897	2,740.2429	0.0000	0.0000	0.0000	0.0000
SV w/ SV (acres)	1.8649	1.9649	0.0000	0.0000	0.0000	0.0000
1-year return period	SV w/ SV (acres)	1.7559	1.6806	0.0000	0.0000	0.0000
	CN adjusted	92	91	0	0	0
2-year return period	SV w/ SV (acres)	2.2190	2.2796	0.0000	0.0000	0.0000
	SV w/ SV (acres)	2.2742	2.2969	0.0000	0.0000	0.0000
	CN adjusted	92	91	0	0	0
10-year return period	SV w/ SV (acres)	4.1115	4.0115	0.0000	0.0000	0.0000
	SV w/ SV (acres)	3.9071	3.9278	0.0000	0.0000	0.0000
	CN adjusted	92	91	0	0	0

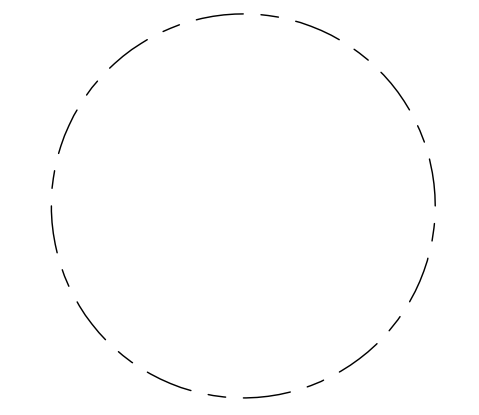
Summary Print

ISSUE

NO.	DATE
1	41 SUBMISSION 01 05/10/2023
2	41 SUBMISSION 02 06/22/2023
3	41 SUBMISSION 03 07/21/2023

Revisions

NO.	DATE
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**STORMWATER
MANAGEMENT
COMPUTATIONS**

PRINCIPAL IN CHARGE
MO

PROJECT ENGINEER
CM

DRAWN
MK, HG

DATE
07/21/2023

APPROVED
SN

SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.
CIV801C

DRAINAGE AREA A - WATER QUANTITY ENERGY BALANCE WORKSHEETS

SITE AREA (acre)	27.8733			
	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.69	2.69	4.84	4.84
CN	93	92	93	92
S=1000/CN-10	0.75	0.87	0.75	0.87
0.2S	0.15	0.17	0.15	0.17
$RV=(P-0.2S)^2/(P-0.2S)+S$	1.96	1.87	4.04	3.93

I.F	0.8
CHANNEL PROTECTION	
Qpre-development	73.82
QPost Development	71.14
RVPost Development (with runoff reduction)	1.7599
Qallowable	65.73
Qallowable/QPost Development	0.92
Vs/Vr	0.18
Vs	0.32
Storage required (cf)	32052

FLOOD CONTROL	
Qpre-development	145.95
QPost Development	143.56
RVPost Development (with runoff reduction)	3.9071
Qallowable	150.95
Qallowable/QPost Development	1.05
Vs/Vr	0.18
Vs	0.70
Storage required (cf)	71158

DRAINAGE AREA B - WATER QUANTITY ENERGY BALANCE WORKSHEETS

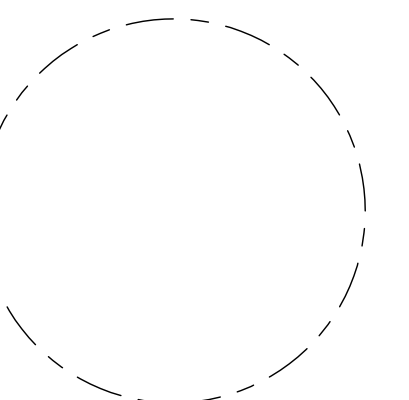
SITE AREA (acre)	4.1143			
	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.69	2.69	4.84	4.84
CN	93	91	93	91
S=1000/CN-10	0.75	0.99	0.75	0.99
0.2S	0.15	0.20	0.15	0.20
$RV=(P-0.2S)^2/(P-0.2S)+S$	1.96	1.78	4.04	3.83

I.F	0.8
CHANNEL PROTECTION	
Qpre-development	10.9
QPost Development	10.1
RVPost Development (with runoff reduction)	1.6806
Qallowable	10.16
Qallowable/QPost Development	1.01
Vs/Vr	0.18
Vs	0.30
Storage required (cf)	4518

FLOOD CONTROL	
Qpre-development	21.54
QPost Development	20.81
RVPost Development (with runoff reduction)	3.8278
Qallowable	22.74
Qallowable/QPost Development	1.09
Vs/Vr	0.18
Vs	0.69
Storage required (cf)	10290

ISSUE NO.	DATE
1 4.1 SUBMISSION 01	05/10/2023
2 4.1 SUBMISSION 02	06/22/2023
3 4.1 SUBMISSION 03	07/21/2023

Revisions NO.	DATE
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**STORMWATER
MANAGEMENT
COMPUTATIONS**

PRINCIPAL IN CHARGE MO	PROJECT ENGINEER CM
DRAWN MK, HG	DATE 07/21/2023
APPROVED SN	JOB NO. DC1822502
SCALE: AS NOTED	DRAWING NO. CIV802C



KENT STREET SOUTH

16TH STREET SOUTH

15TH STREET SOUTH

17 STORY BUILDING TOTAL HEIGHT 120'

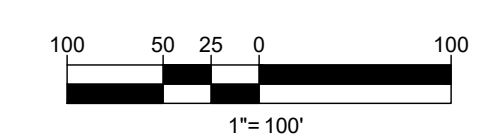
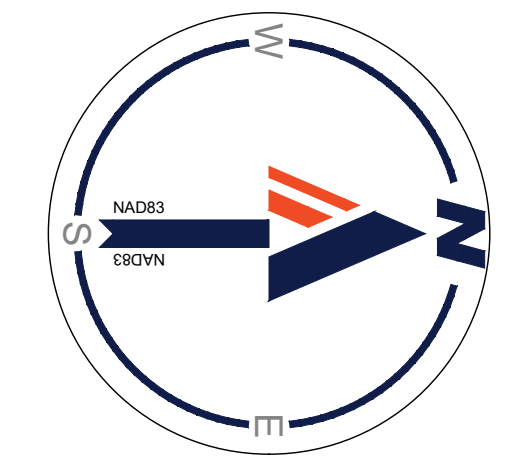
LEGEND

WORK UNDER THE SHADED AREA IS PROPOSED UNDER A SEPARATE LANDBAY OR ROADWAY PLAN



LEGEND

EXISTING EVERGREEN OR DECIDUOUS TREE



RIVERHOUSE
LANDBAY C

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
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CIVIL ENGINEER
BOHLER DC
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LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
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ATTORNEY
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202.344.4000

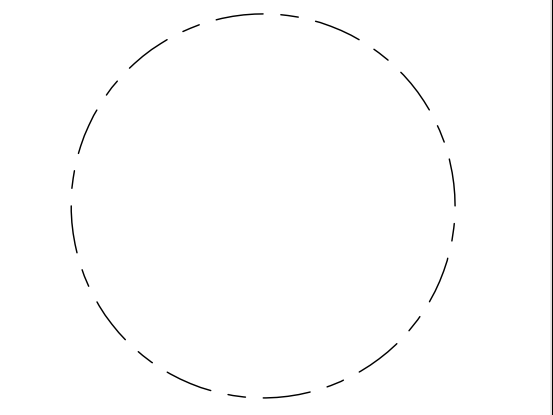
SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

ISSUE NO.	DATE	LSCP - 0
1	05/10/2023	4.1 SUBMISSION 01
2	06/22/2023	4.1 SUBMISSION 02
3	07/21/2023	4.1 SUBMISSION 03

Revisions NO.	DATE
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OVERALL
EXISTING TREE
INVENTORY PLAN

PRINCIPAL IN CHARGE MO	
PROJECT ENGINEER CM	
DRAWN MK, HG	
DATE 07/21/2023	APPROVED SN
SCALE: AS NOTED	JOB NO. DC1822502

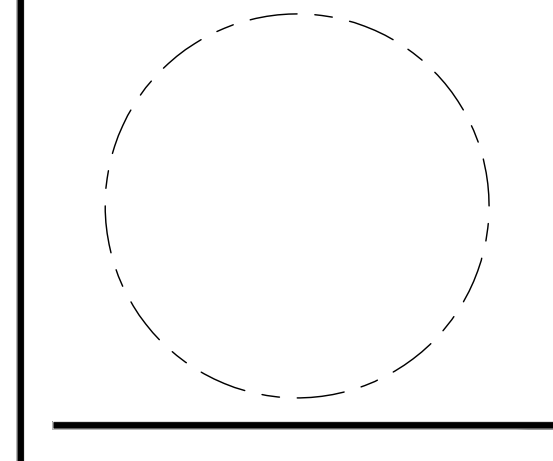
DRAWING NO.
CIV900C

**RIVERHOUSE
LANDBAY C**

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
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Issue NO.	DESCRIPTION	LSCP - 0 DATE
1	4.1 SUBMISSION 01	05/10/2023
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3	4.1 SUBMISSION 03	07/21/2023

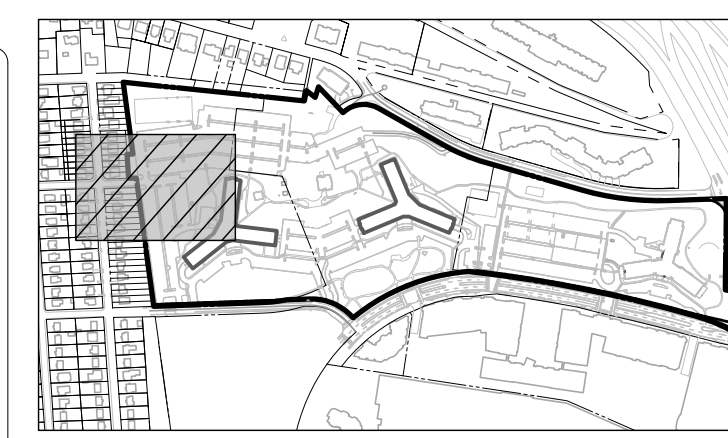
Revisions NO.	DESCRIPTION	DATE
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**EXISTING TREE
INVENTORY PLAN**

PRINCIPAL IN CHARGE MO	PROJECT ENGINEER CM
DRAWN MK, HG	DATE 07/21/2023
APPROVED SN	SCALE: AS NOTED
JOB NO. DC1822502	DRAWING NO. CIV901C

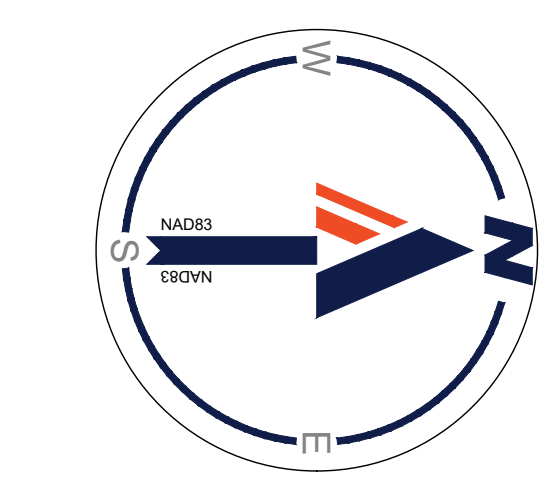
MATCHLINE - SHEET CIV902C



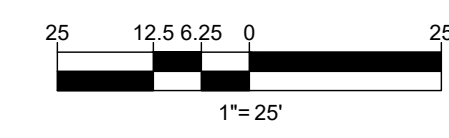
**KENT
STREET
SOUTH**

MATCHLINE - SHEET CIV903C

#1800 S. JOYCE STREET
18 STORY BRICKFRAME WITH 115
SPACE GARAGE
ASHLEY HOUSE = 238,888 S.F.
UNIT COUNT: 577

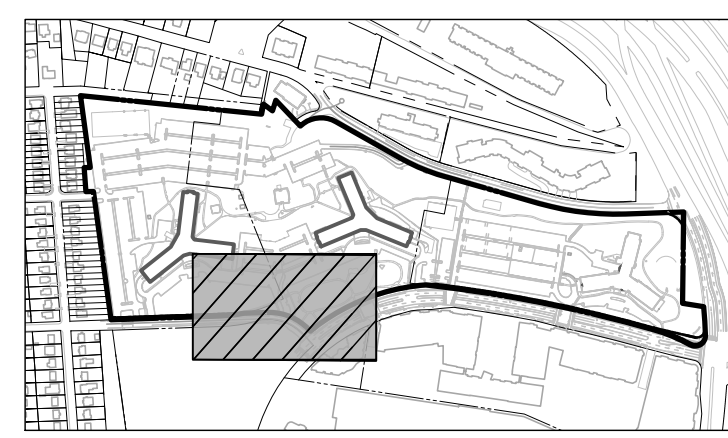


- LEGEND**
- EXISTING EVERGREEN OR DECIDUOUS TREE
 - CRITICAL ROOT ZONE (CRZ)
 - TREE TAG NUMBER

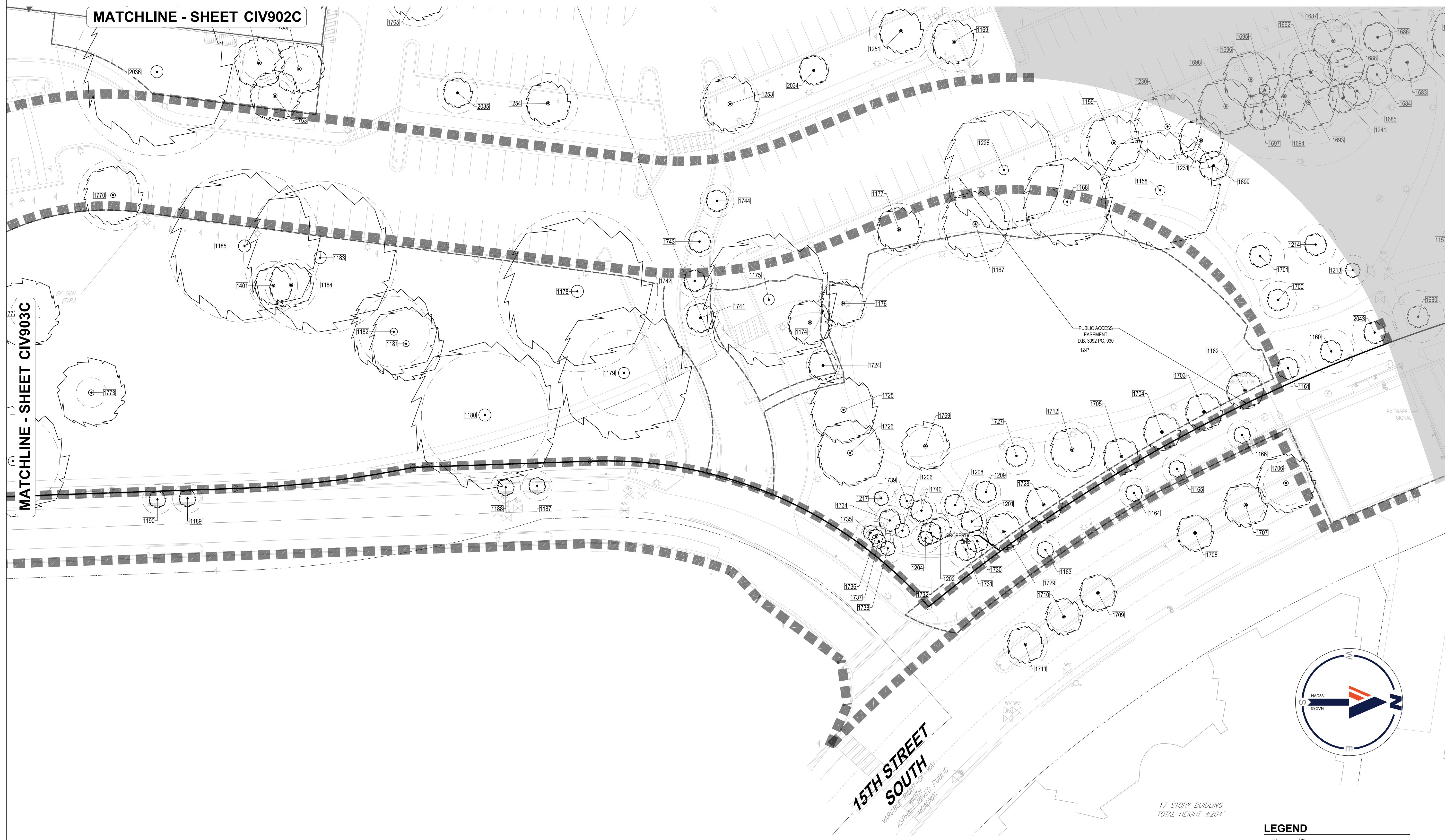


RIVERHOUSE
LANDBAY C

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277
CIVIL ENGINEER
BOHLER DC
202.524.5700
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056
ATTORNEY
VENABLE LLP
202.344.4000
SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221
STRUCTURAL ENGINEER
SK + A
301.881.1441

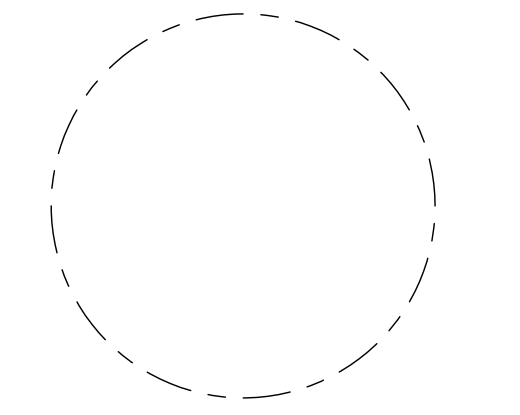


KEY MAP
SCALE: 1" = 600'



ISSUE NO.	DATE	LSCP - 0
1	05/10/2023	41 SUBMISSION 01
2	06/22/2023	41 SUBMISSION 02
3	07/21/2023	41 SUBMISSION 03

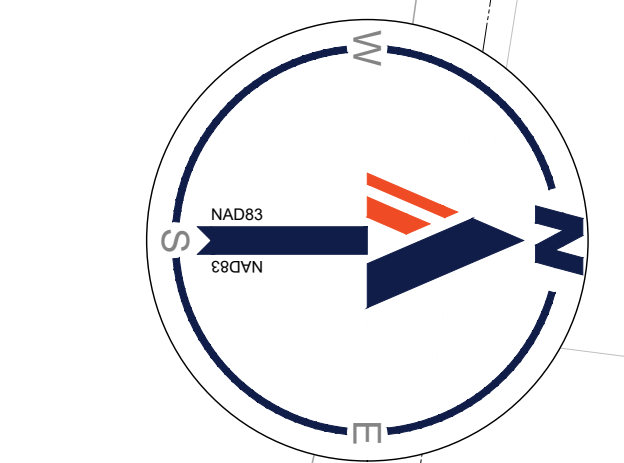
Revisions NO.	DATE
▲	
▲	
▲	
▲	
▲	



EXISTING TREE INVENTORY PLAN

PRINCIPAL IN CHARGE MO	
PROJECT ENGINEER CM	
DRAWN MK, HG	
DATE 07/21/2023	APPROVED SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV904C



LEGEND

- EXISTING EVERGREEN OR DECIDUOUS TREE
- CRITICAL ROOT ZONE (CRZ)
- TREE TAG NUMBER

River House 1400 S Joyce St, Arlington, VA 22202													
Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 06/06/2022													
#	COMMON NAME	BOTANICAL NAME	CONDITION RATING	CIRCUMFERENCE	DIAMETER (DBH)	DIAMETER (DBH)	CRITICAL ROOT ZONE (CRZ)	CRZ IMPACTED BY LOD	REMOVE	NATIVE	COMMENTS		
			%	INCHES	INCHES	FEET	FEET	%					
290	Red Maple	Acer rubrum	40%	23.24"	7.40"	0.62'	8'	45.84%	YES	X			
291	Red Maple	Acer rubrum	40%	19.15"	6.10"	0.51'	8'	51.42%	YES	X			
292	Black Cherry	Prunus serotina	30%	56.52"	18.00"	1.50'	18'	62.16%	YES				
293	Black Cherry	Prunus serotina	30%	47.73"	15.20"	1.27'	16'	68.80%	YES				
294	Red Maple	Acer rubrum	60%	57.46"	18.30"	1.53'	19'	67.78%	YES	X			
298	Tree of Heaven	Ailanthus altissima	40%	35.17"	11.20"	0.93'	12'	1.45%	YES				
299	Red Oak	Quercus rubra	60%	81.95"	26.10"	2.18'	27'	41.42%	NO	X			
301	Willow Oak	Quercus phellos	20%	28.57"	9.10"	0.76'	10'	2.65%	YES	X			
302	Red Oak	Quercus rubra	50%	29.20"	9.30"	0.78'	10'	36.12%	NO	X			
303	Willow Oak	Quercus phellos	60%	38.94"	12.40"	1.03'	13'	76.11%	NO	X			
304	Willow Oak	Quercus phellos	40%	16.33"	5.20"	0.43'	8'	98.68%	NO	X			
306	Black Cherry	Prunus serotina	40%	26.06"	8.30"	0.69'	9'	27.37%	NO	X			
307	Red Oak	Quercus rubra	70%	80.70"	25.70"	2.14'	26'	21.95%	NO	X			
308	Black Cherry	Prunus serotina	40%	45.84"	14.60"	1.22'	15'	0.39%	NO	X			
309	Higan Cherry	Prunus subhirtella	40%	45.53"	14.50"	1.21'	15'	15.41%	YES				
310	Red Oak	Quercus rubra	50%	28.57"	9.10"	0.76'	10'	0.00%	NO	X			
312	Red Oak	Quercus rubra	50%	45.84"	14.60"	1.22'	15'	100.00%	NO	X			
313	Black Cherry	Prunus serotina	50%	26.06"	8.30"	0.69'	9'	100.00%	NO	X			
314	Black Cherry	Prunus serotina	20%	38.94"	12.40"	1.03'	13'	100.00%	YES				
315	Black Locust	Robinia pseudoacacia	30%	47.10"	15.00"	1.25'	15'	99.75%	YES	X			
316	Red Oak	Quercus rubra	20%	28.89"	9.20"	0.77'	10'	100.00%	YES	X			
317	Red Oak	Quercus rubra	20%	30.14"	9.60"	0.80'	10'	100.00%	YES	X			
318	Red Oak	Quercus rubra	40%	20.10"	6.40"	0.53'	8'	0.00%	NO	X			
320	Black Locust	Robinia pseudoacacia	0%	43.96"	14.00"	1.17'	14'	0.00%	YES	X			
321	Black Locust	Robinia pseudoacacia	40%	49.93"	15.90"	1.33'	16'	1.60%	NO	X			
322	Black Cherry	Prunus serotina	0%	27.00"	8.60"	0.72'	9'	0.00%	YES	X			
323	Red Oak	Quercus rubra	30%	16.96"	5.40"	0.45'	8'	6.38%	NO	X			
324	Black Locust	Robinia pseudoacacia	0%	48.04"	15.30"	1.28'	16'	34.53%	YES	X			
325	Black Cherry	Prunus serotina	30%	48.04"	15.30"	1.28'	16'	51.37%	YES	X			
326	Black Cherry	Prunus serotina	50%	21.98"	7.00"	0.58'	8'	13.99%	NO	X			
327	Red Oak	Quercus rubra	60%	16.96"	5.40"	0.45'	8'	0.00%	NO	X			
328	Black Cherry	Prunus serotina	30%	57.78"	18.40"	1.53'	19'	0.00%	YES	X			
329	Red Oak	Quercus rubra	30%	16.01"	5.10"	0.43'	8'	0.00%	YES	X			
330	Red Oak	Quercus rubra	20%	33.28"	10.60"	0.88'	11'	0.00%	YES	X			
331	Black Locust	Robinia pseudoacacia	20%	28.89"	9.20"	0.77'	10'	0.00%	YES	X			
332	Red Oak	Quercus rubra	30%	15.70"	5.00"	0.42'	8'	0.00%	YES	X			
333	Black Cherry	Prunus serotina	50%	44.27"	14.10"	1.18'	15'	0.00%	NO	X			
334	Black Locust	Robinia pseudoacacia	30%	29.20"	9.30"	0.78'	10'	0.00%	YES	X			
335	Black Locust	Robinia pseudoacacia	30%	28.89"	9.20"	0.77'	10'	0.00%	YES	X			
336	Black Locust	Robinia pseudoacacia	30%	53.38"	17.00"	1.42'	17'	0.00%	YES	X			
338	Black Locust	Robinia pseudoacacia	40%	23.86"	7.60"	0.63'	8'	0.00%	NO	X			
339	Black Locust	Robinia pseudoacacia	20%	33.60"	10.70"	0.89'	11'	0.00%	YES	X			
340	Red Oak	Quercus rubra	20%	24.81"	7.90"	0.66'	8'	0.00%	YES	X			
341	Red Oak	Quercus rubra	20%	30.14"	9.60"	0.80'	10'	0.00%	YES	X			
342	Red Oak	Quercus rubra	30%	15.70"	5.00"	0.42'	8'	0.00%	NO	X			
345	Red Oak	Quercus rubra	30%	58.72"	18.70"	1.56'	19'	0.00%	NO	X			
346	Red Oak	Quercus rubra	20%	23.86"	7.60"	0.63'	8'	0.00%	YES	X			
347	Red Oak	Quercus rubra	10%	26.38"	8.40"	0.70'	9'	0.00%	YES	X			
348	White Oak	Quercus alba	30%	43.02"	13.70"	1.14'	14'	0.00%	NO	X			
349	Red Oak	Quercus rubra	30%	50.87"	16.20"	1.35'	17'	0.00%	NO	X			
350	Red Oak	Quercus rubra	20%	47.10"	15.00"	1.25'	15'	0.00%	YES	X			
353	American Elm	Ulmus americana	70%	27.95"	8.90"	0.74'	9'	0.00%	NO	X			
354	Tree of Heaven	Ailanthus altissima	20%	27.32"	8.70"	0.73'	9'	33.29%	YES				
355	Black Cherry	Prunus serotina	20%	59.35"	18.90"	1.58'	19'	69.41%	YES				
356	American Elm	Ulmus americana	60%	27.32"	8.70"	0.73'	9'	100.00%	YES	X			
357	White Mulberry	Morus alba	50%	28.26"	9.00"	0.75'	9'	0.00%	YES				
358	Tree of Heaven	Ailanthus altissima	40%	48.98"	15.60"	1.30'	16'	37.52%	YES				
359	Black Cherry	Prunus serotina	20%	45.84"	14.60"	1.22'	15'	90.35%	YES				
360	Red Oak	Quercus rubra	30%	46.79"	14.90"	1.24'	15'	67.18%	YES	X			
361	Red Oak	Quercus rubra	30%	39.88"	12.70"	1.06'	13'	46.72%	YES	X			
363	Red Oak	Quercus rubra	20%	58.40"	18.60"	1.55'	19'	0.77%	YES	X			
364	Red Oak	Quercus rubra	20%	66.25"	21.10"	1.76'	22'	0.00%	YES	X			
366	Box Elder	Acer negundo	60%	22.92"	7.30"	0.61'	8'	0.00%	NO	X			
368	Tree of Heaven	Ailanthus altissima	50%	32.03"	10.20"	0.85'	11'	79.39%	YES				
370	Tree of Heaven	Ailanthus altissima	70%	20.72"	6.60"	0.55'	8'	61.60%	YES				
371	Tree of Heaven	Ailanthus altissima	60%	20.72"	6.60"	0.55'	8'	0.00%	YES				
372	Red Oak	Quercus rubra	0%	28.26"	9.00"	0.75'	9'	0.00%	NO	X			
373	Red Oak	Quercus rubra	60%	98.60"	31.40"	2.62'	32'	0.00%	NO	X			
374	American Elm	Ulmus americana	70%	14.44"	4.60"	0.38'	8'	0.00%	NO	X			
375	American Elm	Ulmus americana	60%	32.66"	10.40"	0.87'	11'	0.00%	NO	X			
376	American Elm	Ulmus americana	40%	16.01"	5.10"	0.43'	8'	0.00%	NO	X			
377	American Elm	Ulmus americana	50%	17.27"	5.50"	0.46'	8'	0.00%	NO	X			
378	American Elm	Ulmus americana	70%	12.56"	4.00"	0.33'	8'	0.00%	NO	X			
379	Tree of Heaven	Ailanthus altissima	50%	34.23"	10.90"	0.91'	11'	0.00%	YES				
380	American Holly	Ilex opaca	70%	27.00"	8.60"	0.72'	9'	0.00%	NO	X			
381	American Holly	Ilex opaca	80%	48.36"	15.40"	1.28'	16'	0.00%	NO	X			
382	American Holly	Ilex opaca	70%	37.05"	11.80"	0.98'	12'	0.00%	NO	X			
383	American Holly	Ilex opaca	60%	25.12"	8.00"	0.67'	8'	0.00%	NO	X			
384	Tree of Heaven	Ailanthus altissima	40%	13.19"	4.20"	0.35'	8'	0.00%	YES				
385	Tree of Heaven	Ailanthus altissima	40%	14.44"	4.60"	0.38'	8'	0.00%	YES				
386	Tree of Heaven	Ailanthus altissima	40%	13.82"	4.40"	0.37'	8'	0.00%	YES				
387	Tree of Heaven	Ailanthus altissima	30%	12.25"	3.90"	0.33'	8'	0.00%	YES				
388	White Mulberry	Morus alba	50%	23.86"	7.60"	0.63'	8'	0.00%	YES				
389	Tree of Heaven	Ailanthus altissima	40%	23.24"	7.40"	0.62'	8'	0.00%	YES				
390	Tree of Heaven	Ailanthus altissima	40%	24.49"	7.80"	0.65'	8'	0.00%	YES				
391	Tree of Heaven	Ailanthus altissima	40%	12.56"	4.00"	0.33'	8'	0.00%	YES				
392	Tree of Heaven	Ailanthus altissima	60%	15.70"	5.00"	0.42'	8'	0.00%	YES				
393	Black Locust	Robinia pseudoacacia	70%	18.53"	5.90"	0.49'	8'	0.00%	NO	X			
394	Black Locust	Robinia pseudoacacia	70%	17.90"	5.70"	0.48'	8'	0.00%	YES	X			
395	White Mulberry	Morus alba	50%	28.89"	9.20"	0.77'	10'	0.00%	YES				
396	White Mulberry	Morus alba	50%	20.72"	6.60"	0.55'	8'	0.00%	YES				
397	Deodar Cedar	Cedrus deodara	70%	32.03"	10.20"	0.85'	11'	0.00%	YES				
398	Tree of Heaven	Ailanthus altissima	60%	14.13"	4.50"	0.38'	8'	100.00%	YES				
399	Tree of Heaven	Ailanthus altissima	70%	10.68"	3.40"	0.28'	8'	28.54%	YES				
400	Tree of Heaven	Ailanthus altissima	70%	13.82"	4.40"	0.37'	8'	23.34%	YES				
401	Black Locust	Robinia pseudoacacia	30%	55.58"	17.70"	1.48'	18'	86.04%	YES	X			
402	Tree of Heaven	Ailanthus altissima	60%	36.74"	11.70"	0.98'	12'	100.00%	YES				
403	Black Locust	Robinia pseudoacacia	70%	21.67"	6.90"	0.58'	8'	100.00%	YES	X			
404	Tree of Heaven	Ailanthus altissima	60%	13.82"	4.40"	0.37'	8'	100.00%	YES				
405	Black Locust	Robinia pseudoacacia	20%	74.42"	23.70"	1.98'	24'	93.96%	YES	X			
406	Silver Maple	Acer saccharinum	20%	41.76"	13.30"	1.11'	14'	100.00%	YES	X			
407	Silver Maple	Acer saccharinum	20%	43.96"	14.00"	1.17'	14'	74.63%	YES	X			
408	Tree of Heaven	Ailanthus altissima	70%	13.19"	4.20"	0.35'	8'	59.81%	YES				
409	Black Locust	Robinia pseudoacacia	30%	45.22"	14.40"	1.20'	15'	100.00%	YES	X			
410	Tree of Heaven	Ailanthus altissima	20%	45.84"	14.60"	1.22'	15'	100.00%	YES				
411	Black Cherry	Prunus serotina	30%	55.58"	17.70"	1.48'	18'	77.28%	YES				
412	American Elm	Ulmus americana	60%	9.73"	3.10"	0.26'	8'	75.44%	YES	X			Major Lean, Major vine, Major vine
413	Red Maple	Acer rubrum	40%	36.42"	11.60"	0.97'	12'	100.00%	YES	X			
414	Black Locust	Robinia pseudoacacia	0%	59.66"	19.00"	1.58'	19'	23.99%	YES	X			
415	American Elm	Ulmus americana	50%	101.74"	32.40"	2.70'	33'	37.05%	YES	X			
416	American Elm	Ulmus americana	0%	43.65"	13.90"	1.16'	14'	32.19%	YES	X			

River House 1400 S Joyce St, Arlington, VA 22202													
Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 06/06/2022													
#	COMMON NAME	BOTANICAL NAME	CONDITION RATING	CIRCUMFERENCE	DIAMETER (DBH)	DIAMETER (DBH)	CRITICAL ROOT ZONE (CRZ)	CRZ IMPACTED BY LOD	REMOVE	NATIVE	COMMENTS		
			%	INCHES	INCHES	FEET	FEET	%					
1/2/3	Willow Oak	Quercus phellos	65%	98.43"	31.35"	2.61'	32'	100.00%	YES	X			

River House 1400 S Joyce St, Arlington, VA 22202												
Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 06/06/2022												
#	COMMON NAME	BOTANICAL NAME	CONDITION RATING	CIRCUMFERENCE	DIAMETER (DBH)	DIAMETER (DBH)	CRITICAL ROOT ZONE (CRZ)	CRZ IMPACTED BY LOD	REMOVE	NATIVE	COMMENTS	
			%	INCHES	INCHES	FEET	FEET	%				
751	White Pine	Pinus strobus	60%	51.50"	16.40"	1.37'	17'	35.65%	NO	X		
752	White Pine	Pinus strobus	50%	51.81"	16.50"	1.38'	17'	33.15%	NO	X		
753	White Pine	Pinus strobus	60%	79.44"	25.30"	2.11'	26'	39.91%	NO	X		
754	Eastern White Pine	Pinus strobus	60%	54.64"	17.40"	1.45'	18'	100.00%	YES	X	Major die back	
755	Eastern White Pine	Pinus strobus	60%	49.30"	15.70"	1.31'	16'	100.00%	YES	X	Major die back	
756	Eastern White Pine	Pinus strobus	60%	45.84"	14.60"	1.22'	15'	100.00%	YES	X	Crown die back	
757	Eastern White Pine	Pinus strobus	60%	44.59"	14.20"	1.18'	15'	100.00%	YES	X	Crown die back	
758	Eastern White Pine	Pinus strobus	60%	50.87"	16.20"	1.35'	17'	100.00%	YES	X	Die back, Crooked trunk	
759	Eastern White Pine	Pinus strobus	75%	55.25"	17.60"	1.47'	18'	100.00%	YES	X	Die back	
782	Pin Oak	Quercus palustris	65%	42.70"	13.60"	1.13'	14'	100.00%	YES	X	Codominant leaders	
783	Red Maple	Acer rubrum	10%	82.27"	26.20"	2.18'	27'	100.00%	YES	X		
788	London plane	Platanus x acerifolia	55%	62.80"	20.00"	1.67'	20'	100.00%	YES	X	Minor die back	
791	Ginkgo	Ginkgo biloba	75%	12.25"	3.90"	0.33'	8'	100.00%	YES	X		
793	Sweetgum	Liquidambar styraciflua	70%	87.29"	27.80"	2.32'	28'	100.00%	YES	X		
795	Sweetgum	Liquidambar styraciflua	65%	92.94"	29.60"	2.47'	30'	100.00%	YES	X		
894	American elm	Ulmus americana	70%	28.26"	9.00"	0.75'	9'	100.00%	YES	X	Weak branching angle	
895	Red Maple	Acer rubrum	70%	72.22"	23.00"	1.92'	23'	45.46%	NO	X	Codominant leaders	
1137	Norway Spruce	Picea abies	70%	31.40"	10.00"	0.83'	10'	0.00%	NO	X	Minor die back	
1138	Norway Spruce	Picea abies	70%	19.78"	6.30"	0.53'	8'	0.00%	NO	X		
1139	Pin Oak	Quercus palustris	80%	115.55"	36.80"	3.07'	37'	0.00%	NO	X	Low branching, Minor die back	
1140	Eastern White Pine	Pinus strobus	70%	79.76"	25.40"	2.12'	26'	0.00%	NO	X	Die back	
1141	Eastern White Pine	Pinus strobus	70%	59.97"	19.10"	1.59'	20'	0.00%	NO	X	Die back	
1142	Eastern White Pine	Pinus strobus	75%	54.64"	17.40"	1.45'	18'	0.00%	NO	X	Die back	
1143	Eastern White Pine	Pinus strobus	65%	76.30"	24.30"	2.03'	25'	0.00%	NO	X	Crooked trunk, Die back	
1144	Eastern White Pine	Pinus strobus	50%	84.78"	27.00"	2.25'	27'	0.00%	NO	X	Crooked trunk, Trunk scar, Low branching	
1145	Eastern White Pine	Pinus strobus	85%	66.25"	21.10"	1.76'	22'	0.00%	NO	X		
1146	Wax Leaf Privet	Ligustrum japonicum	70%	38.62"	12.30"	1.02'	13'	100.00%	YES	X		
1147	Linden	Tilia cordata	65%	84.47"	26.90"	2.24'	27'	100.00%	YES	X	Low branching, Trunk scar, Die back	
1148	Pin Oak	Quercus palustris	60%	99.22"	31.60"	2.63'	32'	80.17%	YES	X	Low branching	
1149	Paperbark Maple	Acer griseum	80%	10.99"	3.50"	0.29'	8'	100.00%	YES	X		
1150	Paperbark Maple	Acer griseum	70%	9.11"	2.90"	0.24'	8'	100.00%	YES	X		
1151	Paperbark Maple	Acer griseum	75%	10.05"	3.20"	0.27'	8'	100.00%	YES	X		
1152	Paperbark Maple	Acer griseum	70%	10.05"	3.20"	0.27'	8'	100.00%	YES	X		
1153	Yoshino Cherry	Prunus x yedoensis	60%	68.55"	21.83"	1.82'	22'	100.00%	YES	X	x2 Multi trunk, Low branching, Trunk scar, Die back	
1154	Yoshino Cherry	Prunus x yedoensis	55%	54.50"	17.36"	1.45'	18'	100.00%	YES	X	x2 Multi trunk, Low branching, Trunk scar, Die back	
1156	American sycamore	Platanus occidentalis	80%	32.03"	10.20"	0.85'	11'	0.00%	YES	X		
1157	American sycamore	Platanus occidentalis	75%	18.21"	5.80"	0.48'	8'	100.00%	YES	X		
1158	Pin Oak	Quercus palustris	70%	98.60"	31.40"	2.62'	32'	99.10%	YES	X	Minor die back, Crooked trunk	
1159	Pin Oak	Quercus palustris	80%	54.64"	17.40"	1.45'	18'	100.00%	YES	X		
1160	American sycamore	Platanus occidentalis	75%	34.85"	11.10"	0.93'	12'	100.00%	YES	X		
1161	American sycamore	Platanus occidentalis	75%	28.57"	9.10"	0.76'	10'	100.00%	YES	X		
1162	American sycamore	Platanus occidentalis	75%	28.57"	9.10"	0.76'	10'	42.26%	NO	X		
1163	Crape Myrtle	Lagerstroemia indica	90%	19.67"	6.26"	0.52'	8'	94.51%	YES	X	x5 Multi trunk	
1164	Crape Myrtle	Lagerstroemia indica	90%	17.64"	5.62"	0.47'	8'	0.00%	NO	X	x5 Multi trunk	
1165	Crape Myrtle	Lagerstroemia indica	90%	20.43"	6.51"	0.54'	8'	95.30%	YES	X	x5 Multi trunk	
1166	Crape Myrtle	Lagerstroemia indica	90%	17.26"	5.50"	0.46'	8'	99.28%	YES	X	x5 Multi trunk	
1167	Pin Oak	Quercus palustris	50%	60.29"	19.20"	1.60'	20'	67.63%	YES	X	Crown die back	
1168	Pin Oak	Quercus palustris	70%	71.91"	22.90"	1.91'	23'	93.28%	YES	X	Die back	
1169	London plane	Platanus x acerifolia	75%	48.36"	15.40"	1.28'	16'	100.00%	YES	X		
1170	Serviceberry	Amelanchier canadensis	85%	22.04"	7.02"	0.58'	8'	100.00%	YES	X	x3 Multi trunk	
1171	Serviceberry	Amelanchier canadensis	80%	20.74"	6.60"	0.55'	8'	100.00%	YES	X	x3 Multi trunk	
1172	Mulberry	Morus alba	65%	61.54"	19.60"	1.63'	20'	0.00%	YES	X	Lean	
1173	Willow Oak	Quercus phellos	85%	130.31"	41.50"	3.46'	42'	98.47%	YES	X	lvy growth	
1174	American sycamore	Platanus occidentalis	75%	36.11"	11.50"	0.96'	12'	0.00%	NO	X		
1175	Red Oak	Quercus rubra	75%	89.49"	28.50"	2.38'	29'	29.35%	NO	X		
1176	Red Maple	Acer rubrum	75%	38.94"	12.40"	1.03'	13'	0.00%	NO	X	Die back, Low branching	
1177	Red Maple	Acer rubrum	70%	41.45"	13.20"	1.10'	14'	88.69%	YES	X	Low branching	
1178	Red Oak	Quercus rubra	75%	134.08"	42.70"	3.56'	43'	33.69%	NO	X	Minor die back	
1179	Willow Oak	Quercus phellos	70%	71.28"	22.70"	1.89'	23'	0.00%	NO	X	Minor lean, Minor die back	
1180	Red Oak	Quercus rubra	75%	105.19"	33.50"	2.79'	34'	0.00%	NO	X	Minor die back	
1181	Eastern White Pine	Pinus strobus	65%	55.89"	17.80"	1.48'	18'	0.00%	NO	X	Crooked trunk	
1182	Eastern White Pine	Pinus strobus	65%	58.40"	18.60"	1.55'	19'	0.00%	NO	X	Die back	
1183	Willow Oak	Quercus phellos	80%	126.86"	40.40"	3.37'	41'	32.44%	NO	X	Codominant leaders, Die back	
1184	Eastern White Pine	Pinus strobus	70%	41.76"	13.30"	1.11'	14'	0.00%	NO	X	Die back	
1185	Willow Oak	Quercus phellos	75%	128.43"	40.90"	3.41'	41'	33.80%	NO	X	Exposed roots, Die back	
1186	Pin Oak	Quercus palustris	60%	78.50"	25.00"	2.08'	25'	0.00%	NO	X	Codominant leaders	
1187	Red Maple	Acer rubrum	55%	12.56"	4.00"	0.33'	8'	0.00%	NO	X	Major die back, Trunk scar	
1188	Sugar Maple	Acer saccharum	80%	12.56"	4.00"	0.33'	8'	0.00%	NO	X		
1189	Red Maple	Acer rubrum	45%	14.13"	4.50"	0.38'	8'	0.00%	NO	X		
1190	Red Maple	Acer rubrum	80%	13.50"	4.30"	0.36'	8'	0.00%	NO	X	Major die back, Major trunk scar	
1191	Pin Oak	Quercus palustris	60%	72.53"	23.10"	1.93'	24'	0.00%	NO	X	Die back	
1192	Red Maple	Acer rubrum	75%	108.64"	34.60"	2.88'	35'	15.07%	NO	X	Minor die back	
1193	Red Maple	Acer rubrum	80%	12.25"	3.90"	0.33'	8'	1.53%	NO	X		
1194	Red Maple	Acer rubrum	70%	12.25"	3.90"	0.33'	8'	60.22%	YES	X	Trunk scar	
1195	Red Maple	Acer rubrum	75%	25.12"	8.00"	0.67'	8'	40.17%	YES	X	Exposed roots	
1196	Red Maple	Acer rubrum	75%	24.49"	7.80"	0.65'	8'	100.00%	YES	X	Codominant leaders	
1197	Red Maple	Acer rubrum	75%	25.43"	8.10"	0.68'	9'	100.00%	YES	X	Low branching, Exposed roots	
1198	Red Maple	Acer rubrum	80%	25.12"	8.00"	0.67'	8'	100.00%	YES	X	Low branching, Exposed roots	
1199	Red Maple	Acer rubrum	75%	21.35"	6.80"	0.57'	8'	100.00%	YES	X		
1201	American Holly	Ilex opaca	70%	19.47"	6.20"	0.52'	8'	0.00%	NO	X	Low branching	
1202	American Holly	Ilex opaca	65%	15.16"	4.83"	0.40'	8'	0.00%	NO	X	x2 Multi trunk, Open canopy	
1204	American Holly	Ilex opaca	70%	22.26"	7.09"	0.59'	8'	0.00%	NO	X	x2 Multi trunk, Low branching, Weak branching angle	
1206	American Holly	Ilex opaca	75%	25.70"	8.18"	0.68'	9'	0.00%	NO	X	x3 Multi trunk, Low branching	
1208	Crabapple	Malus sp.	70%	24.49"	7.80"	0.65'	8'	0.00%	NO	X	Cut back	
1209	Crabapple	Malus sp.	70%	24.81"	7.90"	0.66'	8'	0.00%	NO	X	Cut back	
1213	American sycamore	Platanus occidentalis	75%	24.49"	7.80"	0.65'	8'	100.00%	YES	X		
1214	Bradford Pear	Pyrus calleryana	70%	31.71"	10.10"	0.84'	11'	100.00%	YES	X	Lean	
1217	Crabapple	Malus sp.	75%	20.72"	6.60"	0.55'	8'	0.00%	NO	X	Cut back	
1226	Willow Oak	Quercus phellos	75%	100.17"	31.90"	2.66'	32'	100.00%	YES	X		
1230	Pin Oak	Quercus palustris	80%	61.23"	19.50"	1.63'	20'	100.00%	YES	X		
1231	Pin Oak	Quercus palustris	75%	44.27"	14.10"	1.18'	15'	100.00%	YES	X		
1233	Deodar Cedar	Cedrus deodara	80%	34.85"	11.10"	0.93'	12'	38.26%	YES	X		
1234	Deodar Cedar	Cedrus deodara	80%	32.34"	10.30"	0.86'	11'	12.98%	YES	X		
1236	Deodar Cedar	Cedrus deodara	80%	29.83"	9.50"	0.79'	10'	4.84%	YES	X		
1238	Deodar Cedar	Cedrus deodara	80%	39.56"	12.60"	1.05'	13'	8.24%	YES	X		
1239	Deodar Cedar	Cedrus deodara	80%	35.17"	11.20"	0.93'	12'	1.62%	YES	X		
1240	Deodar Cedar	Cedrus deodara	80%	22.92"	7.30"	0.61'	8'	4.52%	YES	X		
1241	Norway Spruce	Picea abies	60%	20.10"	6.40"	0.53'	8'	16.70%	YES	X	Low branching, Crooked trunk	
1245	Deodar Cedar	Cedrus deodara	60%	18.84"	6.00"	0.50'	8'	0.00%	YES	X		
1248	Willow Oak	Quercus phellos	80%	44.90"	14.30"	1.19'	15'	6.67%	NO	X		
1249	Willow Oak	Quercus phellos	75%	45.84"	14.60"	1.22'	15'	6.14%	NO	X	Crooked trunk	
1251	American sycamore	Platanus occidentalis	70%	53.38"	17.00"	1.42'	17'	100.00%	YES	X	Crooked trunk, Die back	
1253	American sycamore	Platanus occidentalis	80%	47.73"	15.20"	1.27'	16'	100.00%	YES	X		
1254	American sycamore	Platanus occidentalis	60%	48.36"	15.40"	1.28'	16'	100.00%	YES	X	Crown die back	
1262	Sawtooth Oak	Quercus acutissima	70%	115.24"	36.70"	3.06'	37'	0.00%	NO	X	Die back	
1269	Red Maple	Acer rubrum	60%	45.53"	14.50"	1.21'	15'	100.00%	YES	X	Weak branching angle, Codominant leaders	
1282	Yoshino Cherry	Prunus x yedoensis	50%	61.93"	19.72"	1.64'	20'	100.00%	YES	X	x2 Multi trunk, Low branching, Trunk scar, Die back	
1284	Box Elder	Acer negundo	60%	65.00"	20.70"	1.73'	21'	9.03%	NO	X		
1285	Pin Oak	Quercus palustris	60%	32.34"	10.30"	0.86'	11'	0.00%	NO	X		
1288	Green Ash	Fraxinus pennsylvanica	60%	18.84"	6.00"	0.50'	8'	0.00%	NO	X		
1292	American Elm	Ulmus americana	60%	32.66"	10.40"	0.87'	11'	0.00%	NO	X		

River House 1400 S Joyce St, Arlington, VA 22202												
Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 06/06/2022												
#	COMMON NAME	BOTANICAL NAME	CONDITION RATING	CIRCUMFERENCE	DIAMETER (DBH)	DIAMETER (DBH)	CRITICAL ROOT ZONE (CRZ)	CRZ IMPACTED BY LOD	REMOVE	NATIVE	COMMENTS	
			%	INCHES	INCHES	FEET	FEET	%				
417	American Elm	Ulmus americana	50%	13.82"	4.40"	0.37'	8'	0.00%	NO	X		
418	Red Oak	Quercus rubra	20%	21.98"	7.00"	0.58'	8'	0.00%	YES	X		
420	American Planetree	Platanus occidentalis	20%	105.50"	33.60"	2.80'	34'	14.93%	YES	X		
421	American Elm	Ulmus americana	30%	44.59"	14.20"	1.18'	15'	0.00%	NO	X		
422	Black Locust	Robinia pseudoacacia	40%	73.16"	23.30"	1.94'	2					

River House 1400 S Joyce St, Arlington, VA 22202												
Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 06/06/2022												
#	COMMON NAME	BOTANICAL NAME	CONDITION RATING	CIRCUMFERENCE	DIAMETER (DBH)	DIAMETER (DBH)	CRITICAL ROOT ZONE (CRZ)	CRZ IMPACTED BY LOD	REMOVE	NATIVE	COMMENTS	
												%
				INCHES	INCHES	FEET	FEET	%				
1659	Japanese Zelkova	Zelkova serrata	70%	31.09"	9.90"	0.83'	10'	100.00%	YES		Trunk scar	
1661	Yoshino Cherry	Prunus x yedoensis	75%	34.85"	11.10"	0.93'	12'	100.00%	YES		Girdled roots	
1662	Yoshino Cherry	Prunus x yedoensis	70%	31.40"	10.00"	0.83'	10'	100.00%	YES		Trunk scar	
1663	Yoshino Cherry	Prunus x yedoensis	70%	20.72"	6.60"	0.55'	8'	100.00%	YES		Trunk scar	
1664	Red Oak	Quercus rubra	80%	151.66"	48.30"	4.03'	49'	95.04%	YES	X		
1665	American Holly	Ilex opaca	70%	14.21"	4.53"	0.38'	8'	49.79%	YES	X	x2 Multi trunk	
1666	American Holly	Ilex opaca	70%	14.53"	4.83"	0.39'	8'	0.00%	NO	X	x2 Multi trunk	
1667	American Holly	Ilex opaca	70%	11.29"	3.59"	0.30'	8'	0.00%	NO	X	x2 Multi trunk	
1668	American Holly	Ilex opaca	75%	14.31"	4.56"	0.38'	8'	7.82%	NO	X	x3 Multi trunk	
1669	American Holly	Ilex opaca	75%	12.87"	4.10"	0.34'	8'	100.00%	YES	X	x3 Multi trunk	
1670	Willow Oak	Quercus phellos	80%	98.91"	31.50"	2.63'	32'	36.07%	YES	X		
1671	Willow Oak	Quercus phellos	70%	68.14"	21.70"	1.81'	22'	27.01%	NO	X	Cut back	
1672	Willow Oak	Quercus phellos	75%	52.12"	16.60"	1.38'	17'	100.00%	YES	X		
1673	Kanzan Cherry	Prunus serrulata 'Kanzan'	70%	19.78"	6.30"	0.53'	8'	100.00%	YES	X	Trunk scar	
1675	Pin Oak	Quercus palustris	70%	92.32"	29.40"	2.45'	30'	100.00%	YES	X	Low branch	
1676	American sycamore	Platanus occidentalis	70%	29.83"	9.50"	0.79'	10'	100.00%	YES	X	Die back	
1677	American sycamore	Platanus occidentalis	75%	43.96"	14.00"	1.17'	14'	100.00%	YES	X		
1678	American sycamore	Platanus occidentalis	70%	31.71"	10.10"	0.84'	11'	100.00%	YES	X	Cut back	
1679	American sycamore	Platanus occidentalis	75%	36.11"	11.50"	0.96'	12'	100.00%	YES	X		
1680	American sycamore	Platanus occidentalis	70%	41.45"	13.20"	1.10'	14'	100.00%	YES	X	Cut back	
1681	American sycamore	Platanus occidentalis	80%	17.58"	5.60"	0.47'	8'	100.00%	YES	X		
1682	American sycamore	Platanus occidentalis	75%	20.72"	6.60"	0.55'	8'	100.00%	YES	X		
1683	Yoshino Cherry	Prunus x yedoensis	70%	31.71"	10.10"	0.84'	11'	100.00%	YES	X	Trunk scar	
1684	Yoshino Cherry	Prunus x yedoensis	70%	19.78"	6.30"	0.53'	8'	100.00%	YES	X	Trunk scar	
1685	Yoshino Cherry	Prunus x yedoensis	75%	31.40"	10.00"	0.83'	10'	100.00%	YES	X	Girdled roots	
1686	Deodar Cedar	Cedrus deodara	25%	23.24"	7.40"	0.62'	8'	0.00%	NO		Die back	
1687	Deodar Cedar	Cedrus deodara	70%	43.33"	13.80"	1.15'	14'	100.00%	YES	X	Minor die back	
1688	Deodar Cedar	Cedrus deodara	75%	34.85"	11.10"	0.93'	12'	100.00%	YES	X		
1689	Japanese Zelkova	Zelkova serrata	75%	30.77"	9.80"	0.82'	10'	100.00%	YES	X		
1690	Japanese Zelkova	Zelkova serrata	70%	31.09"	9.90"	0.83'	10'	100.00%	YES	X	Minor die back	
1691	Japanese Zelkova	Zelkova serrata	70%	31.40"	10.00"	0.83'	10'	100.00%	YES	X	Minor trunk scar	
1692	Deodar Cedar	Cedrus deodara	75%	46.16"	14.70"	1.23'	15'	100.00%	YES	X		
1693	Yoshino Cherry	Prunus x yedoensis	65%	50.87"	16.20"	1.35'	17'	100.00%	YES	X	Trunk scar	
1694	Deodar Cedar	Cedrus deodara	75%	38.62"	12.30"	1.03'	13'	100.00%	NO			
1695	Kousa Dogwood	Cornus kousa	35%	19.15"	6.10"	0.51'	8'	100.00%	NO		X5 Multi trunk, Major die back	
1696	Deodar Cedar	Cedrus deodara	75%	45.84"	14.60"	1.22'	15'	100.00%	NO			
1697	Yoshino Cherry	Prunus x yedoensis	65%	31.09"	9.90"	0.83'	10'	100.00%	NO		Die backs, Cut back	
1698	Deodar Cedar	Cedrus deodara	75%	46.16"	14.70"	1.23'	15'	100.00%	NO			
1699	Eastern Redbud	Cercis canadensis	65%	23.86"	7.60"	0.63'	8'	100.00%	YES	X	Low branching, Hazardous branching angle	
1700	American sycamore	Platanus occidentalis	80%	28.57"	9.10"	0.76'	10'	100.00%	YES	X		
1701	American sycamore	Platanus occidentalis	70%	39.25"	12.50"	1.04'	13'	100.00%	YES	X	Low branching, Hazardous branching angle	
1703	American sycamore	Platanus occidentalis	70%	30.14"	9.60"	0.80'	10'	42.33%	NO	X	Low branching, Cut back	
1704	American sycamore	Platanus occidentalis	80%	29.20"	9.30"	0.78'	10'	32.98%	NO	X		
1705	American sycamore	Platanus occidentalis	75%	28.26"	9.00"	0.75'	9'	32.92%	NO	X		
1706	Japanese Zelkova	Zelkova serrata	70%	35.80"	11.40"	0.95'	12'	0.00%	NO		Trunk scar	
1707	Japanese Zelkova	Zelkova serrata	60%	31.09"	9.90"	0.83'	10'	0.00%	NO		Major trunk scar	
1708	Japanese Zelkova	Zelkova serrata	70%	27.63"	8.80"	0.73'	9'	0.00%	NO			
1709	Japanese Zelkova	Zelkova serrata	70%	28.26"	9.00"	0.75'	9'	0.00%	NO		Minor die back	
1710	Japanese Zelkova	Zelkova serrata	70%	23.24"	7.40"	0.62'	8'	0.00%	NO			
1711	Japanese Zelkova	Zelkova serrata	70%	34.85"	11.10"	0.93'	12'	0.00%	NO			
1712	Honey Locust	Gleditsia triacanthos	65%	45.53"	14.50"	1.21'	15'	0.00%	NO	X	Low branching, Die back	
1713	Chinese Magnolia	Magnolia x soulangeana	70%	16.33"	5.20"	0.43'	8'	100.00%	NO		Low branching	
1714	Chinese Magnolia	Magnolia x soulangeana	75%	20.72"	6.60"	0.55'	8'	100.00%	NO		x2 Multi trunk, Low branching	
1715	Chinese Magnolia	Magnolia x soulangeana	75%	19.78"	6.30"	0.53'	8'	100.00%	NO		x2 Multi trunk, Low branching	
1716	Chinese Magnolia	Magnolia x soulangeana	70%	16.93"	5.39"	0.45'	8'	100.00%	NO		x2 Multi trunk, Low branching	
1717	Chinese Magnolia	Magnolia x soulangeana	60%	17.48"	5.57"	0.46'	8'	100.00%	NO		x2 Multi trunk, Low branching, Trunk scar	
1718	Willow Oak	Quercus phellos	75%	47.10"	15.00"	1.25'	15'	6.28%	NO	X		
1719	Chinese Magnolia	Magnolia x soulangeana	70%	18.93"	6.03"	0.50'	8'	0.00%	NO	X	x3 Multi trunk	
1724	American sycamore	Platanus occidentalis	80%	25.43"	8.10"	0.68'	9'	0.00%	NO	X	Low branching, Cut back	
1725	American sycamore	Platanus occidentalis	65%	52.44"	16.70"	1.39'	17'	2.82%	NO	X	Cut back	
1726	American sycamore	Platanus occidentalis	70%	51.50"	16.40"	1.37'	17'	4.02%	NO	X	Low branching, Weak branching angle	
1727	Honey Locust	Gleditsia triacanthos	70%	31.40"	10.00"	0.83'	10'	0.00%	NO	X	Low branching	
1728	American sycamore	Platanus occidentalis	80%	30.14"	9.60"	0.80'	10'	30.82%	NO	X		
1729	American sycamore	Platanus occidentalis	75%	34.54"	11.00"	0.92'	11'	30.53%	NO	X	Cut back	
1730	Crepe Myrtle	Lagerstroemia indica	75%	23.86"	7.60"	0.63'	8'	0.80%	YES	X	x5 Multi trunk	
1731	Crepe Myrtle	Lagerstroemia indica	75%	28.21"	8.99"	0.75'	9'	5.62%	NO		x4 Multi trunk	
1732	American Holly	Ilex opaca	75%	16.96"	5.40"	0.45'	8'	0.00%	NO	X	Open canopy	
1734	American Holly	Ilex opaca	75%	19.78"	6.30"	0.53'	8'	0.00%	NO	X	Open canopy	
1735	Crepe Myrtle	Lagerstroemia indica	70%	18.93"	6.03"	0.50'	8'	0.00%	NO		x3 Multi trunk, Trunk scar	
1736	Crepe Myrtle	Lagerstroemia indica	70%	19.24"	6.13"	0.51'	8'	0.00%	NO		x3 Multi trunk	
1737	Crepe Myrtle	Lagerstroemia indica	70%	14.53"	4.63"	0.39'	8'	0.00%	NO		x2 Multi trunk, Cut back	
1738	Crepe Myrtle	Lagerstroemia indica	75%	21.92"	6.98"	0.58'	8'	0.00%	NO		x4 Multi trunk	
1739	Crabapple	Malus sp.	70%	19.47"	6.20"	0.52'	8'	0.00%	NO		Cut back	
1740	Crabapple	Malus sp.	70%	19.47"	6.20"	0.52'	8'	0.00%	NO		Cut back, Die back	
1741	Kanzan Cherry	Prunus serrulata 'Kanzan'	75%	31.40"	10.00"	0.83'	10'	86.70%	YES	X		
1742	Crepe Myrtle	Lagerstroemia indica	80%	27.59"	8.79"	0.73'	9'	100.00%	YES	X	x3 Multi trunk, Exposed roots	
1743	Crepe Myrtle	Lagerstroemia indica	75%	22.86"	7.28"	0.61'	8'	100.00%	YES	X	x4 Multi trunk, Exposed roots	
1744	Crepe Myrtle	Lagerstroemia indica	75%	25.70"	8.18"	0.68'	9'	100.00%	YES	X	x3 Multi trunk, Exposed roots	
1753	Yoshino Cherry	Prunus x yedoensis	70%	28.26"	9.00"	0.75'	9'	39.29%	NO		Cut back	
1754	Yoshino Cherry	Prunus x yedoensis	75%	27.63"	8.80"	0.73'	9'	0.00%	NO		Weak branching angle	
1755	Yoshino Cherry	Prunus x yedoensis	70%	20.10"	6.40"	0.53'	8'	0.00%	YES	X	Minor die back	
1757	American Holly	Ilex opaca	80%	25.38"	8.08"	0.67'	9'	0.00%	YES	X	x3 Multi trunk	
1758	American Holly	Ilex opaca	80%	26.22"	8.35"	0.70'	9'	100.00%	YES	X	x2 Multi trunk	
1759	American Holly	Ilex opaca	80%	14.51"	4.62"	0.39'	8'	100.00%	YES	X	x3 Multi trunk	
1760	American Holly	Ilex opaca	80%	23.86"	7.60"	0.63'	8'	100.00%	YES	X		
1761	American Holly	Ilex opaca	75%	25.70"	8.18"	0.68'	9'	100.00%	YES	X	x3 Multi trunk	
1762	American Holly	Ilex opaca	80%	27.99"	8.91"	0.74'	9'	100.00%	YES	X	x3 Multi trunk	
1763	American Holly	Ilex opaca	80%	28.53"	9.09"	0.76'	10'	100.00%	YES	X	x3 Multi trunk	
1764	American Holly	Ilex opaca	75%	22.57"	7.19"	0.60'	8'	100.00%	YES	X	x2 Multi trunk	
1765	London plane	Platanus x acerifolia	65%	56.21"	17.90"	1.49'	18'	100.00%	YES	X	Crown die back	
1766	Honey Locust	Gleditsia triacanthos	70%	20.41"	6.50"	0.54'	8'	100.00%	YES	X	Crooked trunk, Minor trunk scar	
1767	Honey Locust	Gleditsia triacanthos	75%	17.90"	5.70"	0.48'	8'	100.00%	YES	X		
1768	Eastern White Pine	Pinus strobus	75%	65.63"	20.90"	1.74'	21'	100.00%	YES	X	Die back	
1769	Red Maple	Acer rubrum	70%	29.83"	9.50"	0.79'	10'	0.00%	NO	X	Weak branching angle	
1770	Red Maple	Acer rubrum	80%	56.83"	18.10"	1.51'	19'	77.01%	YES	X	Low branching	
1772	Crepe Myrtle	Lagerstroemia indica	80%	26.22"	8.35"	0.70'	9'	0.00%	NO		x6 Multi trunk	
1773	Crepe Myrtle	Lagerstroemia indica	80%	18.52"	5.90"	0.49'	8'	0.00%	NO		x6 Multi trunk	
1774	Crepe Myrtle	Lagerstroemia indica	80%	30.40"	9.68"	0.81'	10'	0.00%	NO		x6 Multi trunk	
1775	Pin Oak	Quercus palustris	60%	100.79"	32.10"	2.68'	33'	100.00%	YES	X	Codominant leaders	
1776	Pin Oak	Quercus palustris	65%	59.35"	18.90"	1.58'	19'	100.00%	YES	X	Crown die back	
1782	Red Maple	Acer rubrum	65%	28.89"	9.20"	0.77'	10'	100.00%	YES	X	Die back	
1783	Willow Oak	Quercus phellos	70%	77.56"	24.70"	2.06'	25'	37.61%	NO	X	Crooked trunk, Cut Back	
1784	Willow Oak	Quercus phellos	80%	103.31"	32.90"	2.74'	33'	0.94%	NO	X		
1785	Red Maple	Acer rubrum	60%	61.54"	19.60"	1.63'	20'	100.00%	YES	X		
1786	Japanese Pagoda Tree	Styphnolobium japonicum	65%	51.81"	16.50"	1.38'	17'	100.00%	YES	X	Low branching	
1787	Japanese Pagoda Tree	Styphnolobium japonicum	65%	58.72"	18.70"	1.56'	19'	100.00%	YES	X	Low branching	
1788	Japanese Pagoda Tree	Styphnolobium japonicum	65%	39.56"	12.60"	1.05'	13'	100.00%	YES	X	Low branching	
1789	Japanese Pagoda Tree	Styphnolobium japonicum	70%	45.22"	14.40"	1.20'	15'	100.00%	YES	X		
1790	Japanese Pagoda Tree	Styphnolobium japonicum	60%	23.55"	7.50"	0.63'	8'	100.00%	YES	X	Low branching	
1791	Japanese Pagoda Tree	Styphnolobium japonicum	65%	29.52"	9.40"	0.78'	10'	100.00%	YES	X		
1792	Japanese Pagoda Tree	Styphnolobium japonicum	60%	48.98"	15.60"	1.30'	16'	100.00%	YES	X	Low branching	

River House 1400 S Joyce St, Arlington, VA 22202												
Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 06/06/2022												

River House 1400 S Joyce St, Arlington, VA 22202											
Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 06/06/2022											
#	COMMON NAME	BOTANICAL NAME	CONDITION RATING	CIRCUMFERENCE	DIAMETER (DBH)	DIAMETER (DBH)	CRITICAL ROOT ZONE (CRZ)	CRZ IMPACTED BY LOD	REMOVE	NATIVE	COMMENTS
			%	INCHES	INCHES	FEET	FEET	%			
1793	Japanese Pagoda Tree	Styphnolobium japonicum	65%	51.50"	16.40"	1.37'	17'	100.00%	YES		Low branching
1794	Eastern White Pine	Pinus strobus	45%	60.92"	19.40"	1.62'	20'	100.00%	YES	X	Die back
1795	Willow Oak	Quercus phellos	70%	160.45"	51.10"	4.26'	52'	84.51%	YES	X	Minor die back
1796	Ginkgo	Ginkgo biloba	70%	12.56"	4.00"	0.33'	8'	0.00%	NO		
1798	Silver maple	Acer saccharinum	50%	146.32"	46.60"	3.88'	47'	74.13%	NO	X	x3 Multi trunk, Major die back
1799	American sycamore	Platanus occidentalis	55%	82.27"	26.20"	2.18'	27'	100.00%	YES	X	Major die back, Trunk scar
1801	American sycamore	Platanus occidentalis	40%	86.35"	27.50"	2.29'	28'	100.00%	YES	X	Major die back
1802	Mulberry	Morus alba	45%	97.65"	31.10"	2.59'	32'	66.75%	YES		Low branching
1803	Sweetgum	Liquidambar styraciflua	60%	70.96"	22.60"	1.88'	23'	100.00%	YES	X	Crown die back
1804	Blue Spruce	Picea pungens	80%	26.06"	8.30"	0.69'	9'	100.00%	YES		
1805	Siberian Elm	Ulmus pumila	60%	79.76"	25.40"	2.12'	26'	100.00%	YES		Low branching
1806	Pin Oak	Quercus palustris	75%	48.36"	15.40"	1.28'	16'	100.00%	YES	X	
1807	London plane	Platanus x acerifolia	55%	59.66"	19.00"	1.58'	19'	100.00%	YES		Crown die back
1808	Sugar Maple	Acer saccharum	10%	60.92"	19.40"	1.62'	20'	100.00%	YES	X	
1810	Eastern White Pine	Pinus strobus	60%	81.01"	25.80"	2.15'	26'	100.00%	YES	X	
1811	Eastern White Pine	Pinus strobus	50%	67.82"	21.60"	1.80'	22'	100.00%	NO	X	Die back
1812	Willow Oak	Quercus phellos	85%	89.49"	28.50"	2.38'	29'	100.00%	YES	X	
1813	Linden	Tilia cordata	70%	81.95"	26.10"	2.18'	27'	100.00%	YES	X	Codominant leaders
1815	Eastern White Pine	Pinus strobus	65%	26.06"	8.30"	0.69'	9'	100.00%	YES	X	Crown die back
1816	Red Oak	Quercus rubra	80%	141.30"	45.00"	3.75'	45'	100.00%	YES	X	Minor die back
1817	London plane	Platanus x acerifolia	75%	76.93"	24.50"	2.04'	25'	100.00%	YES		
1818	Willow Oak	Quercus phellos	80%	119.63"	38.10"	3.18'	39'	100.00%	YES	X	
1819	Eastern White Pine	Pinus strobus	70%	63.74"	20.30"	1.69'	21'	100.00%	YES	X	Die back
1820	Eastern White Pine	Pinus strobus	0%	57.78"	18.40"	1.53'	19'	100.00%	YES	X	
1821	Honey Locust	Gleditsia triacanthos	70%	59.03"	18.80"	1.57'	19'	100.00%	YES	X	
1822	Honey Locust	Gleditsia triacanthos	70%	64.68"	20.60"	1.72'	21'	100.00%	YES	X	Low branching
1823	Willow Oak	Quercus phellos	80%	109.90"	35.00"	2.92'	35'	60.65%	NO	X	
1824	Willow Oak	Quercus phellos	75%	99.22"	31.60"	2.63'	32'	29.49%	NO	X	
1825	Willow Oak	Quercus phellos	80%	106.13"	33.80"	2.82'	34'	26.13%	NO	X	
1826	Linden	Tilia cordata	65%	71.28"	22.70"	1.89'	23'	46.18%	NO	X	
1827	Red Maple	Acer rubrum	60%	85.41"	27.20"	2.27'	28'	0.00%	NO	X	Low branching
1828	Honey Locust	Gleditsia triacanthos	75%	59.97"	19.10"	1.59'	20'	100.00%	YES	X	Low branching
1829	Honey Locust	Gleditsia triacanthos	75%	24.81"	7.90"	0.66'	8'	100.00%	YES	X	
1830	Honey Locust	Gleditsia triacanthos	80%	20.72"	6.60"	0.55'	8'	100.00%	YES	X	
1831	Eastern White Pine	Pinus strobus	75%	76.93"	24.50"	2.04'	25'	100.00%	YES	X	Full canopy
1833	Honey Locust	Gleditsia triacanthos	75%	21.67"	6.90"	0.58'	8'	100.00%	YES	X	
1835	Red Maple	Acer rubrum	70%	76.62"	24.40"	2.03'	25'	100.00%	YES	X	Die back
1837	Red Maple	Acer rubrum	70%	58.09"	18.50"	1.54'	19'	40.30%	NO	X	Low branching
1838	Silver Maple	Acer saccharinum	40%	136.90"	43.60"	3.63'	44'	65.41%	YES	X	Codominant leaders, Trunk scar, Major die back
1839	American Elm	Ulmus americana	65%	101.11"	32.20"	2.68'	33'	21.06%	NO	X	
2001	Red Maple	Acer rubrum	70%	41.45"	13.20"	1.10'	14'	100.00%	YES	X	Codominant leaders, Exposed roots
2002	Bradford Pear	Pyrus calleryana	65%	45.53"	14.50"	1.21'	15'	100.00%	YES		Hazardous branching angle
2003	Southern Magnolia	Magnolia grandiflora	65%	14.82"	4.72"	0.39'	8'	28.23%	NO		x2 Multi trunk, Minor die back
2004	Pin Oak	Quercus palustris	70%	91.69"	29.20"	2.43'	30'	0.87%	NO	X	Codominant leaders
2005	American elm	Ulmus americana	70%	30.46"	9.70"	0.81'	10'	100.00%	YES	X	Die back
2006	Red Maple	Acer rubrum	65%	66.57"	21.20"	1.77'	22'	34.43%	NO	X	Codominant leaders, Trunk scar
2007	Red Maple	Acer rubrum	70%	45.53"	14.50"	1.21'	15'	32.61%	NO	X	
2008	Red Maple	Acer rubrum	60%	88.86"	28.30"	2.36'	29'	41.17%	NO	X	Codominant leaders
2009	Mulberry	Morus alba	70%	73.16"	23.30"	1.94'	24'	42.50%	YES		Overhead wires, Vine growth, Close to fence
2010	Mulberry	Morus alba	60%	71.28"	22.70"	1.89'	23'	44.00%	YES		Overhead wires, Vine growth, Close to fence
2011	Mulberry	Morus alba	70%	87.29"	27.80"	2.32'	28'	59.73%	YES		Overhead wires
2012	Crape Myrtle	Lagerstroemia indica	85%	23.15"	7.37"	0.61'	8'	100.00%	YES		x5 Multi trunk
2013	Crape Myrtle	Lagerstroemia indica	85%	22.42"	7.14"	0.59'	8'	100.00%	YES		x5 Multi trunk
2014	Crape Myrtle	Lagerstroemia indica	85%	20.49"	6.53"	0.54'	8'	100.00%	YES		x5 Multi trunk
2015	Crape Myrtle	Lagerstroemia indica	85%	27.32"	8.70"	0.73'	9'	100.00%	YES		x5 Multi trunk
2016	Crape Myrtle	Lagerstroemia indica	90%	21.25"	6.77"	0.56'	8'	100.00%	YES		x5 Multi trunk
2017	Crape Myrtle	Lagerstroemia indica	90%	26.28"	8.37"	0.70'	9'	100.00%	YES		x5 Multi trunk
2018	Japanese Pagoda Tree	Styphnolobium japonicum	65%	44.90"	14.30"	1.19'	15'	100.00%	YES		Low branching
2019	Japanese Pagoda Tree	Styphnolobium japonicum	65%	39.56"	12.60"	1.05'	13'	100.00%	YES		Low branching
2020	Willow Oak	Quercus phellos	85%	78.19"	24.90"	2.08'	25'	100.00%	YES	X	
2021	Kousa Dogwood	Cornus kousa	70%	26.38"	8.40"	0.70'	9'	100.00%	YES		x8 Multi trunk
2022	Crape Myrtle	Lagerstroemia indica	90%	25.20"	8.03"	0.67'	9'	100.00%	YES		x5 Multi trunk
2023	Crape Myrtle	Lagerstroemia indica	85%	26.14"	8.33"	0.69'	9'	100.00%	YES		x5 Multi trunk
2024	Crape Myrtle	Lagerstroemia indica	90%	25.20"	8.03"	0.67'	9'	100.00%	YES		x5 Multi trunk
2025	Crape Myrtle	Lagerstroemia indica	90%	25.52"	8.13"	0.68'	9'	100.00%	YES		x5 Multi trunk
2026	Crape Myrtle	Lagerstroemia indica	85%	24.89"	7.93"	0.66'	8'	100.00%	YES		x5 Multi trunk
2027	Crape Myrtle	Lagerstroemia indica	90%	26.46"	8.43"	0.70'	9'	100.00%	YES		x5 Multi trunk
2028	Crape Myrtle	Lagerstroemia indica	90%	24.57"	7.83"	0.65'	8'	100.00%	YES		x5 Multi trunk
2029	Crape Myrtle	Lagerstroemia indica	85%	24.89"	7.93"	0.66'	8'	100.00%	YES		x5 Multi trunk
2030	Crape Myrtle	Lagerstroemia indica	90%	24.57"	7.83"	0.65'	8'	100.00%	YES		x5 Multi trunk
2031	Crape Myrtle	Lagerstroemia indica	70%	25.20"	8.03"	0.67'	9'	100.00%	YES		x5 Multi trunk, Trunk scar, Die back
2032	Willow Oak	Quercus phellos	70%	145.07"	46.20"	3.85'	47'	100.00%	YES	X	Die back, Tumors growth
2033	Eastern White Pine	Pinus strobus	70%	86.04"	27.40"	2.28'	28'	100.00%	YES	X	Die back
2034	American sycamore	Platanus occidentalis	85%	23.24"	7.40"	0.62'	8'	100.00%	YES	X	
2035	American sycamore	Platanus occidentalis	80%	33.28"	10.60"	0.88'	11'	100.00%	YES	X	
2036	American elm	Ulmus americana	75%	140.36"	44.70"	3.73'	45'	41.20%	NO	X	Low branching, Cut back
2037	Silver maple	Acer saccharinum	50%	88.86"	28.30"	2.36'	29'	97.82%	YES	X	Codominant leaders
2038	Eastern White Pine	Pinus strobus	70%	59.97"	19.10"	1.59'	20'	0.00%	YES	X	
2039	Tulip Poplar	Liriodendron tulipifera	40%	50.24"	16.00"	1.33'	16'	99.07%	YES	X	Major die back, Major vine growth
2041	Yoshino Cherry	Prunus x yedoensis	80%	35.80"	11.40"	0.95'	12'	100.00%	YES		Girdled roots
2042	Yoshino Cherry	Prunus x yedoensis	75%	20.10"	6.40"	0.53'	8'	100.00%	YES		
2043	American sycamore	Platanus occidentalis	75%	36.11"	11.50"	0.96'	12'	100.00%	YES	X	
4401	White Oak	Quercus alba	35%	127.48"	40.60"	3.38'	41'	34.64%	NO	X	
4402	Black Cherry	Prunus serotina	30%	108.64"	34.60"	2.88'	35'	99.72%	YES		
4403	American Elm	Ulmus americana	70%	14.13"	4.50"	0.38'	8'	100.00%	YES	X	
4405	American Elm	Ulmus americana	60%	20.10"	6.40"	0.53'	8'	100.00%	YES	X	
4406	American Elm	Ulmus americana	60%	14.44"	4.60"	0.38'	8'	100.00%	YES	X	
4407	Black Cherry	Prunus serotina	0%	42.39"	13.50"	1.13'	14'	63.56%	YES		
4409	Tree of Heaven	Ailanthus altissima	50%	10.36"	3.30"	0.28'	8'	100.00%	YES		
4410	Black Cherry	Prunus serotina	30%	29.52"	9.40"	0.78'	10'	100.00%	YES		
4413	American Elm	Ulmus americana	60%	10.36"	3.30"	0.28'	8'	0.00%	NO	X	
4414/4415	Black Locust	Robinia pseudoacacia	40%	77.71"	24.75"	2.06'	25'	25.77%	NO	X	X2 Trunk, Heavy vine, Major dieback,
4421	American Elm	Ulmus americana	50%	42.39"	13.50"	1.13'	14'	0.00%	NO	X	
4422	White Pine	Pinus strobus	20%	64.06"	20.40"	1.70'	21'	16.94%	YES	X	
4423	White Pine	Pinus strobus	20%	59.97"	19.10"	1.59'	20'	20.26%	YES	X	
4424	Black Locust	Robinia pseudoacacia	40%	84.47"	26.90"	2.24'	27'	54.25%	YES	X	
4425	White Pine	Pinus strobus	60%	32.34"	10.30"	0.86'	11'	51.01%	YES	X	
4426	American Elm	Ulmus americana	20%	33.28"	10.60"	0.88'	11'	53.14%	YES	X	
4427	American Elm	Ulmus americana	50%	22.29"	7.10"	0.59'	8'	83.78%	YES	X	
4428	Black Gum	Nyssa sylvatica	20%	13.19"	4.20"	0.35'	8'	0.00%	YES	X	
4429	Black Gum	Nyssa sylvatica	20%	18.84"	6.00"	0.50'	8'	0.00%	YES	X	
4430	American Elm	Ulmus americana	30%	34.54"	11.00"	0.92'	11'	0.00%	NO	X	
4431	Tree of Heaven	Ailanthus altissima	70%	18.21"	5.80"	0.48'	8'	100.00%	YES		
4432	Tree of Heaven	Ailanthus altissima	60%	17.27"	5.50"	0.46'	8'	100.00%	YES		
4433	Black Cherry	Prunus serotina	30%	27.00"	8.60"	0.72'	9'	100.00%	YES		
4434	Tree of Heaven	Ailanthus altissima	60%	12.87"	4.10"	0.34'	8'	0.00%	YES		
4435	Tree of Heaven	Ailanthus altissima	60%	20.72"	6.60"	0.55'	8'	0.00%	YES		
4436	American Elm	Ulmus americana	60%	27.63"	8.80"	0.73'	9'	0.00%	YES	X	
4440	Black Cherry	Prunus serotina	0%	46.47"	14.80"	1.23'	15'	100.00%	YES		
4441	Tree of Heaven	Ailanthus altissima	40%	39.88"	12.70"	1.06'	13'	100.00%	YES		
4442	Red Oak	Quercus rubra	30%	44.59"	14.20"	1.18'	15'	100.00%	YES	X	

RIVERHOUSE
LANDBAY C

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

ISSUE NO.	DATE	LSCP - 0
1	4.1 SUBMISSION 01	05/10/2023
2	4.1 SUBMISSION 02	06/22/2023
3	4.1 SUBMISSION 03	07/21/2023

RIVERHOUSE LANDBAY C

PROJECT STREET NUMBER 1400 S. JOYCE STREET ARLINGTON, VA 22202

OWNER / DEVELOPER JBC SMITH 240.333.3600

CENTRAL PARCEL ARCHITECT BCT DESIGN GROUP 410.837.2727

SOUTH PARCEL ARCHITECT HYBRID ARCHITECTURE 206.267.9277

CIVIL ENGINEER BOHLER DC 202.524.5700

LANDSCAPE ARCHITECT BRADLEY SITE DESIGN 202.695.8056

ATTORNEY VENABLE LLP 202.344.4000

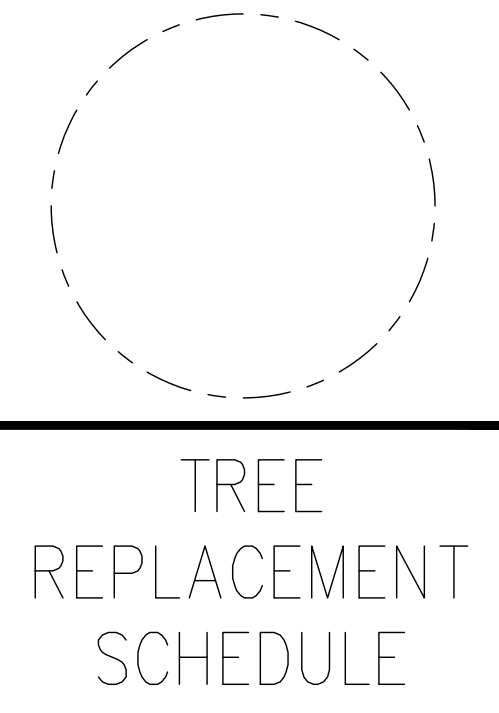
SUSTAINABILITY CONSULTANT SUSTAINABLE BUILDING PARTNERS 703.970.2890

TRAFFIC ENGINEER NELSON NYGAARD 202.315.5221

STRUCTURAL ENGINEER SK + A 301.881.1441

ISSUE NO. DATE LSCP - 0 1 41 SUBMISSION 01 05/10/2023 2 41 SUBMISSION 02 06/22/2023 3 41 SUBMISSION 03 07/21/2023

Revisions NO. DATE



PRINCIPAL IN CHARGE MO

PROJECT ENGINEER CM

DRAWN MK, HG

DATE 07/21/2023 APPROVED SN

SCALE: AS NOTED JOB NO. DC1822502

DRAWING NO. CIV909C

River House 1400 S Joyce St, Arlington, VA 22202 TREE REPLACEMENTS TABLE

Table with columns: #, COMMON NAME, BOTANICAL NAME, DIAMETER (DBH), SPECIES RATING, CONDITION RATING, TOTAL SCORE, REMOVE, REPLACEMENTS REQUIRED. Rows 1/2/3 to 284.

River House 1400 S Joyce St, Arlington, VA 22202 TREE REPLACEMENTS TABLE

Table with columns: #, COMMON NAME, BOTANICAL NAME, DIAMETER (DBH), SPECIES RATING, CONDITION RATING, TOTAL SCORE, REMOVE, REPLACEMENTS REQUIRED. Rows 285 to 408.

River House 1400 S Joyce St, Arlington, VA 22202 TREE REPLACEMENTS TABLE

Table with columns: #, COMMON NAME, BOTANICAL NAME, DIAMETER (DBH), SPECIES RATING, CONDITION RATING, TOTAL SCORE, REMOVE, REPLACEMENTS REQUIRED. Rows 409 to 736.

RIVERHOUSE LANDBAY C

PROJECT STREET NUMBER 1400 S. JOYCE STREET ARLINGTON, VA 22202

OWNER / DEVELOPER JBC SMITH 240.333.3600

CENTRAL PARCEL ARCHITECT BCT DESIGN GROUP 410.837.2727

SOUTH PARCEL ARCHITECT HYBRID ARCHITECTURE 206.267.9277

CIVIL ENGINEER BOHLER DC 202.524.5700

LANDSCAPE ARCHITECT BRADLEY SITE DESIGN 202.695.8056

ATTORNEY VENABLE LLP 202.344.4000

SUSTAINABILITY CONSULTANT SUSTAINABLE BUILDING PARTNERS 703.970.2890

TRAFFIC ENGINEER NELSON NYGAARD 202.315.5221

STRUCTURAL ENGINEER SK + A 301.881.1441

ISSUE NO. DATE 1 41 SUBMISSION 01 05/10/2023 2 41 SUBMISSION 02 06/22/2023 3 41 SUBMISSION 03 07/21/2023

Revisions NO. DATE

TREE REPLACEMENT SCHEDULE

PRINCIPAL IN CHARGE MO

PROJECT ENGINEER CM

DRAWN MK, HG

DATE 07/21/2023 APPROVED SN JOB NO. DC1822502

DRAWING NO. CIV910C

River House 1400 S Joyce St, Arlington, VA 22202 TREE REPLACEMENTS TABLE. Table with columns: #, COMMON NAME, BOTANICAL NAME, DIAMETER (DBH), SPECIES RATING, CONDITION RATING, TOTAL SCORE, REMOVE, REPLACEMENTS REQUIRED.

River House 1400 S Joyce St, Arlington, VA 22202 TREE REPLACEMENTS TABLE. Table with columns: #, COMMON NAME, BOTANICAL NAME, DIAMETER (DBH), SPECIES RATING, CONDITION RATING, TOTAL SCORE, REMOVE, REPLACEMENTS REQUIRED.

River House 1400 S Joyce St, Arlington, VA 22202 TREE REPLACEMENTS TABLE. Table with columns: #, COMMON NAME, BOTANICAL NAME, DIAMETER (DBH), SPECIES RATING, CONDITION RATING, TOTAL SCORE, REMOVE, REPLACEMENTS REQUIRED.

River House 1400 S Joyce St, Arlington, VA 22202 TREE REPLACEMENTS TABLE								
#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH)	SPECIES RATING	CONDITION RATING	TOTAL SCORE	REMOVE	REPLACEMENTS REQUIRED
			INCHES	%	%			
4402	Black Cherry	Prunus serotina	34.60"	55%	30%	5.7	YES	2
4403	American Elm	Ulmus americana	4.50"	55%	70%	1.7	YES	1
4405	American Elm	Ulmus americana	6.40"	55%	60%	2.1	YES	1
4406	American Elm	Ulmus americana	4.60"	55%	60%	1.5	YES	1
4407	Black Cherry	Prunus serotina	13.50"	55%	0%	0.0	YES	0
4409	Tree of Heaven	Ailanthus altissima	3.30"	45%	50%	0.7	YES	1
4410	Black Cherry	Prunus serotina	9.40"	55%	30%	1.6	YES	1
4413	American Elm	Ulmus americana	3.30"	55%	60%	1.1	NO	0
4414/4415	Black Locust	Robinia pseudoacacia	24.75"	55%	40%	5.4	NO	0
4421	American Elm	Ulmus americana	13.50"	55%	50%	3.7	NO	0
4422	White Pine	Pinus strobus	20.40"	55%	20%	2.2	YES	1
4423	White Pine	Pinus strobus	19.10"	55%	20%	2.1	YES	1
4424	Black Locust	Robinia pseudoacacia	26.90"	55%	40%	5.9	YES	2
4425	White Pine	Pinus strobus	10.30"	55%	60%	3.4	YES	1
4426	American Elm	Ulmus americana	10.60"	55%	20%	1.2	YES	1
4427	American Elm	Ulmus americana	7.10"	55%	50%	2.0	YES	1
4428	Black Gum	Nyssa sylvatica	4.20"	80%	20%	0.7	YES	1
4429	Black Gum	Nyssa sylvatica	6.00"	80%	20%	1.0	YES	1
4430	American Elm	Ulmus americana	11.00"	55%	30%	1.8	NO	0
4431	Tree of Heaven	Ailanthus altissima	5.80"	45%	70%	1.8	YES	1
4432	Tree of Heaven	Ailanthus altissima	5.50"	45%	60%	1.5	YES	1
4433	Black Cherry	Prunus serotina	8.60"	55%	30%	1.4	YES	1
4434	Tree of Heaven	Ailanthus altissima	4.10"	45%	60%	1.1	YES	1
4435	Tree of Heaven	Ailanthus altissima	6.60"	45%	60%	1.8	YES	1
4436	American Elm	Ulmus americana	8.80"	55%	60%	2.9	YES	1
4440	Black Cherry	Prunus serotina	14.80"	55%	0%	0.0	YES	0
4441	Tree of Heaven	Ailanthus altissima	12.70"	45%	40%	2.3	YES	1
4442	Red Oak	Quercus rubra	14.20"	75%	30%	3.2	YES	1

River House 1400 S Joyce St, Arlington, VA 22202 TREE REPLACEMENTS TABLE								
#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH)	SPECIES RATING	CONDITION RATING	TOTAL SCORE	REMOVE	REPLACEMENTS REQUIRED
			INCHES	%	%			
1763	American Holly	Ilex opaca	9.09"	75%	80%	5.5	YES	1
1764	American Holly	Ilex opaca	7.19"	75%	75%	4.0	YES	1
1765	London plane	Platanus x acerifolia	17.90"	65%	65%	7.6	YES	2
1766	Honey Locust	Gleditsia triacanthos	6.50"	55%	70%	2.5	YES	1
1767	Honey Locust	Gleditsia triacanthos	5.70"	55%	75%	2.4	YES	1
1768	Eastern White Pine	Pinus strobus	20.90"	55%	75%	8.6	YES	2
1769	Red Maple	Acer rubrum	9.50"	70%	70%	4.7	NO	0
1770	Red Maple	Acer rubrum	18.10"	70%	80%	10.1	YES	3
1772	Crape Myrtle	Lagerstroemia indica	8.35"	80%	80%	5.3	NO	0
1773	Crape Myrtle	Lagerstroemia indica	5.90"	80%	80%	3.8	NO	0
1774	Crape Myrtle	Lagerstroemia indica	9.68"	80%	80%	6.2	NO	0
1775	Pin Oak	Quercus palustris	32.10"	65%	60%	12.5	YES	3
1776	Pin Oak	Quercus palustris	18.90"	65%	65%	8.0	YES	2
1782	Red Maple	Acer rubrum	9.20"	70%	65%	4.2	YES	1
1783	Willow Oak	Quercus phellos	24.70"	75%	70%	13.0	NO	0
1784	Willow Oak	Quercus phellos	32.90"	75%	80%	19.7	NO	0
1785	Red Maple	Acer rubrum	19.60"	70%	60%	8.2	YES	2
1786	Japanese Pagoda Tree	Styphnolobium japonicum	16.50"	60%	65%	6.4	YES	2
1787	Japanese Pagoda Tree	Styphnolobium japonicum	18.70"	60%	65%	7.3	YES	2
1788	Japanese Pagoda Tree	Styphnolobium japonicum	12.60"	60%	65%	4.9	YES	2
1789	Japanese Pagoda Tree	Styphnolobium japonicum	14.40"	60%	70%	6.0	YES	2
1790	Japanese Pagoda Tree	Styphnolobium japonicum	7.50"	60%	60%	2.7	YES	1
1791	Japanese Pagoda Tree	Styphnolobium japonicum	9.40"	60%	65%	3.7	YES	1
1792	Japanese Pagoda Tree	Styphnolobium japonicum	15.80"	60%	60%	5.6	YES	2
1793	Japanese Pagoda Tree	Styphnolobium japonicum	16.40"	60%	65%	6.4	YES	2
1794	Eastern White Pine	Pinus strobus	19.40"	55%	45%	4.8	YES	1
1795	Willow Oak	Quercus phellos	51.10"	75%	70%	26.8	YES	6
1796	Ginkgo	Ginkgo biloba	4.00"	70%	70%	2.0	NO	0
1798	Silver maple	Acer saccharinum	46.60"	45%	50%	10.5	NO	0
1799	American sycamore	Platanus occidentalis	26.20"	60%	55%	8.6	YES	2
1801	American sycamore	Platanus occidentalis	27.50"	60%	40%	6.6	YES	2
1802	Mulberry	Morus alba	31.10"	45%	45%	6.3	YES	2
1803	Sweetgum	Liquidambar styraciflua	22.60"	65%	60%	8.8	YES	2
1804	Blue Spruce	Picea pungens	8.30"	55%	80%	3.7	YES	1
1805	Siberian Elm	Ulmus pumila	25.40"	35%	60%	5.3	YES	2
1806	Pin Oak	Quercus palustris	15.40"	65%	75%	7.5	YES	2
1807	London plane	Platanus x acerifolia	19.00"	65%	55%	6.8	YES	2
1808	Sugar Maple	Acer saccharum	19.40"	75%	10%	1.5	YES	1
1810	Eastern White Pine	Pinus strobus	25.80"	55%	60%	8.5	YES	2
1811	Eastern White Pine	Pinus strobus	21.60"	55%	50%	5.9	NO	0
1812	Willow Oak	Quercus phellos	28.50"	75%	85%	18.2	YES	4
1813	Linden	Tilia cordata	26.10"	75%	70%	13.7	YES	3
1815	Eastern White Pine	Pinus strobus	8.30"	55%	65%	3.0	YES	1
1816	Red Oak	Quercus rubra	45.00"	75%	80%	27.0	YES	6
1817	London plane	Platanus x acerifolia	24.50"	65%	75%	11.9	YES	3
1818	Willow Oak	Quercus phellos	38.10"	75%	80%	22.9	YES	5
1819	Eastern White Pine	Pinus strobus	20.30"	55%	70%	7.8	YES	2
1820	Eastern White Pine	Pinus strobus	18.40"	55%	0%	0.0	YES	0
1821	Honey Locust	Gleditsia triacanthos	18.80"	55%	70%	7.2	YES	2
1822	Honey Locust	Gleditsia triacanthos	20.60"	55%	70%	7.9	YES	2
1823	Willow Oak	Quercus phellos	35.00"	75%	80%	21.0	NO	0
1824	Willow Oak	Quercus phellos	31.60"	75%	75%	17.8	NO	4
1825	Willow Oak	Quercus phellos	33.80"	75%	80%	20.3	NO	0
1826	Linden	Tilia cordata	22.70"	75%	65%	11.1	NO	0
1827	Red Maple	Acer rubrum	27.20"	70%	60%	11.4	NO	0
1828	Honey Locust	Gleditsia triacanthos	19.10"	55%	75%	7.9	YES	2
1829	Honey Locust	Gleditsia triacanthos	7.90"	55%	75%	3.3	YES	1
1830	Honey Locust	Gleditsia triacanthos	6.60"	55%	80%	2.9	YES	1
1831	Eastern White Pine	Pinus strobus	24.50"	55%	75%	10.1	YES	3
1833	Honey Locust	Gleditsia triacanthos	6.90"	55%	75%	2.8	YES	1
1835	Red Maple	Acer rubrum	24.40"	70%	70%	12.0	YES	3
1837	Red Maple	Acer rubrum	18.50"	70%	70%	9.1	NO	0
1838	Silver Maple	Acer saccharinum	43.60"	45%	40%	7.8	YES	2
1839	American Elm	Ulmus americana	32.20"	55%	65%	11.5	NO	0
2001	Red Maple	Acer rubrum	13.20"	70%	70%	6.5	YES	2
2002	Bradford Pear	Pyrus calleryana	14.50"	50%	65%	4.7	YES	1
2003	Southern Magnolia	Magnolia grandiflora	4.72"	70%	65%	2.1	NO	0
2004	Pin Oak	Quercus palustris	29.20"	65%	70%	13.3	NO	0
2005	American elm	Ulmus americana	9.70"	55%	70%	3.7	YES	1
2006	Red Maple	Acer rubrum	21.20"	70%	65%	9.6	NO	0
2007	Red Maple	Acer rubrum	14.50"	70%	70%	7.1	NO	0
2008	Red Maple	Acer rubrum	28.30"	70%	60%	11.9	NO	0
2009	Mulberry	Morus alba	23.30"	45%	70%	7.3	YES	2
2010	Mulberry	Morus alba	22.70"	45%	60%	6.1	YES	2
2011	Mulberry	Morus alba	27.80"	45%	70%	8.8	YES	2
2012	Crape Myrtle	Lagerstroemia indica	7.37"	80%	85%	5.0	YES	1
2013	Crape Myrtle	Lagerstroemia indica	7.14"	80%	85%	4.9	YES	1
2014	Crape Myrtle	Lagerstroemia indica	6.53"	80%	85%	4.4	YES	1
2015	Crape Myrtle	Lagerstroemia indica	8.70"	80%	85%	5.9	YES	1
2016	Crape Myrtle	Lagerstroemia indica	6.77"	80%	90%	4.9	YES	1
2017	Crape Myrtle	Lagerstroemia indica	8.37"	80%	90%	6.0	YES	1
2018	Japanese Pagoda Tree	Styphnolobium japonicum	14.30"	60%	65%	5.6	YES	2
2019	Japanese Pagoda Tree	Styphnolobium japonicum	12.60"	60%	65%	4.9	YES	2
2020	Willow Oak	Quercus phellos	24.90"	75%	85%	15.9	YES	4
2021	Kousa Dogwood	Cornus kousa	8.40"	90%	70%	5.3	YES	1
2022	Crape Myrtle	Lagerstroemia indica	8.03"	80%	90%	5.8	YES	1
2023	Crape Myrtle	Lagerstroemia indica	8.33"	80%	85%	5.7	YES	1
2024	Crape Myrtle	Lagerstroemia indica	8.03"	80%	90%	5.8	YES	1
2025	Crape Myrtle	Lagerstroemia indica	8.13"	80%	90%	5.9	YES	1
2026	Crape Myrtle	Lagerstroemia indica	7.93"	80%	85%	5.4	YES	1
2027	Crape Myrtle	Lagerstroemia indica	8.43"	80%	90%	6.1	YES	1
2028	Crape Myrtle	Lagerstroemia indica	7.83"	80%	90%	5.6	YES	1
2029	Crape Myrtle	Lagerstroemia indica	7.93"	80%	85%	5.4	YES	1
2030	Crape Myrtle	Lagerstroemia indica	7.83"	80%	90%	5.6	YES	1
2031	Crape Myrtle	Lagerstroemia indica	8.03"	80%	70%	4.5	YES	1
2032	Willow Oak	Quercus phellos	46.20"	75%	70%	24.3	YES	5
2033	Eastern White Pine	Pinus strobus	27.40"	55%	70%	10.5	YES	3
2034	American sycamore	Platanus occidentalis	7.40"	60%	85%	3.8	YES	1
2035	American sycamore	Platanus occidentalis	10.60"	60%	80%	5.1	YES	2
2036	American elm	Ulmus americana	44.70"	55%	75%	18.4	NO	0
2037	Silver maple	Acer saccharinum	28.30"	45%	50%	6.4	YES	2
2038	Eastern White Pine	Pinus strobus	19.10"	55%	70%	7.4	YES	2
2039	Tulip Poplar	Liriodendron tulipifera	16.00"	70%	40%	4.5	YES	1
2041	Yoshino Cherry	Prunus x yedoensis	11.40"	55%	80%	5.0	YES	2
2042	Yoshino Cherry	Prunus x yedoensis	6.40"	55%	75%	2.6	YES	1
2043	American sycamore	Platanus occidentalis	11.50"	60%	75%	5.2	YES	2
4401	White Oak	Quercus alba	40.60"	90%	35%	12.8	NO	0

BOHLER DC

1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

RIVERHOUSE
LANDBAY C

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBC SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277

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202.344.4000

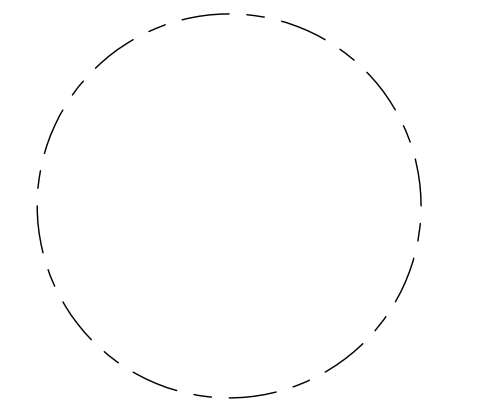
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STRUCTURAL ENGINEER
SK + A
301.881.1441

ISSUE NO.	DESCRIPTION	LSCP - 0 DATE
1	4.1 SUBMISSION 01	05/10/2023
2	4.1 SUBMISSION 02	06/22/2023
3	4.1 SUBMISSION 03	07/21/2023

Revisions NO.	DESCRIPTION	DATE
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TREE REPLACEMENT SCHEDULE

PRINCIPAL IN CHARGE
MO

PROJECT ENGINEER
CM

DRAWN
MK, HG

DATE
07/21/2023

APPROVED
SN

SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.
CIV911C

River House 1400 S Joyce St, Arlington, VA 22202															
BASE INFORMATION					REPLACEMENT COST METHOD					COMPOUNDED ANNUAL MAINTENANCE COST					
#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH)	REMOVE	1	2	3	4	5	APRAISED VALUE	6	7	8	COMPOUNDED ANNUAL MAINTENANCE COST (1+(6X7))X(6X7)	BOND FEE
			INCHES		CONDITION RATING	LOCATION VALUE*	SPECIES RATING	INSTALLED PLANT COST**	REMOVAL & CLEAN UP COST	(1X2X3X4)+5	MAINTENANCE COST	ANNUAL COMPOUND INTEREST FACTOR^	YEARS TO PARITY		
					%	%	%	\$	\$	%	\$			\$	\$
60	Chinese Magnolia	Magnolia x soulangeana	6.79"	NO	75%	70%	70%	\$1,500.00	\$320.00	\$871.25	\$65.00	7.25%	4	\$335.40	\$1,206.65
61	Chinese Magnolia	Magnolia x soulangeana	6.20"	NO	70%	70%	70%	\$1,500.00	\$290.00	\$804.50	\$65.00	7.25%	4	\$335.40	\$1,139.90
62	Chinese Magnolia	Magnolia x soulangeana	5.99"	NO	70%	70%	70%	\$1,500.00	\$280.00	\$794.50	\$65.00	7.25%	3	\$237.41	\$1,031.91
64	Chinese Magnolia	Magnolia x soulangeana	7.13"	NO	70%	70%	70%	\$1,500.00	\$340.00	\$854.50	\$65.00	7.25%	5	\$442.81	\$1,297.31
158	Tree of Heaven	Ailanthus altissima	3.50"	NO	60%	70%	45%	\$1,500.00	\$160.00	\$443.50	\$65.00	7.25%	1	\$69.71	\$513.21
272	Black Cherry	Prunus serotina	7.30"	NO	70%	70%	55%	\$1,500.00	\$340.00	\$744.25	\$65.00	7.25%	5	\$442.81	\$1,187.06
275	Black Cherry	Prunus serotina	3.10"	NO	0%	70%	55%	\$1,500.00	\$150.00	\$150.00	\$65.00	7.25%	1	\$69.71	\$219.71
276	Black Cherry	Prunus serotina	5.00"	NO	60%	70%	55%	\$1,500.00	\$240.00	\$586.50	\$65.00	7.25%	2	\$148.85	\$735.35
277	Black Cherry	Prunus serotina	4.50"	NO	0%	70%	55%	\$1,500.00	\$210.00	\$210.00	\$65.00	7.25%	2	\$148.85	\$358.85
278	American Elm	Ulmus americana	7.30"	NO	70%	70%	55%	\$1,500.00	\$340.00	\$744.25	\$65.00	7.25%	5	\$442.81	\$1,187.06
282	Black Cherry	Prunus serotina	6.40"	NO	70%	70%	55%	\$1,500.00	\$300.00	\$704.25	\$65.00	7.25%	4	\$335.40	\$1,039.65
283	Littleleaf Linden	Tilia cordata	7.90"	NO	80%	70%	75%	\$1,500.00	\$370.00	\$1,000.00	\$65.00	7.25%	5	\$442.81	\$1,442.81
304	Willow Oak	Quercus phellos	5.20"	NO	40%	70%	75%	\$1,500.00	\$240.00	\$555.00	\$65.00	7.25%	3	\$237.41	\$792.41
318	Red Oak	Quercus rubra	6.40"	NO	40%	70%	75%	\$1,500.00	\$300.00	\$615.00	\$65.00	7.25%	4	\$335.40	\$950.40
323	Red Oak	Quercus rubra	5.40"	NO	30%	70%	75%	\$1,500.00	\$250.00	\$486.25	\$65.00	7.25%	3	\$237.41	\$723.66
326	Black Cherry	Prunus serotina	7.00"	NO	50%	70%	55%	\$1,500.00	\$330.00	\$618.75	\$65.00	7.25%	4	\$335.40	\$954.15
327	Red Oak	Quercus rubra	5.40"	NO	60%	70%	75%	\$1,500.00	\$250.00	\$722.50	\$65.00	7.25%	3	\$237.41	\$959.91
338	Black Locust	Robinia pseudoacacia	7.60"	NO	40%	70%	55%	\$1,500.00	\$360.00	\$591.00	\$65.00	7.25%	5	\$442.81	\$1,033.81
342	Red Oak	Quercus rubra	5.00"	NO	30%	70%	75%	\$1,500.00	\$240.00	\$476.25	\$65.00	7.25%	2	\$148.85	\$625.10
366	Box Elder	Acer negundo	7.30"	NO	60%	70%	40%	\$1,500.00	\$340.00	\$592.00	\$65.00	7.25%	5	\$442.81	\$1,034.81
374	American Elm	Ulmus americana	4.60"	NO	70%	70%	55%	\$1,500.00	\$220.00	\$624.25	\$65.00	7.25%	2	\$148.85	\$773.10
376	American Elm	Ulmus americana	5.10"	NO	40%	70%	55%	\$1,500.00	\$240.00	\$471.00	\$65.00	7.25%	3	\$237.41	\$708.41
377	American Elm	Ulmus americana	5.50"	NO	50%	70%	55%	\$1,500.00	\$260.00	\$548.75	\$65.00	7.25%	3	\$237.41	\$786.16
378	American Elm	Ulmus americana	4.00"	NO	70%	70%	55%	\$1,500.00	\$190.00	\$594.25	\$65.00	7.25%	1	\$69.71	\$663.96
383	American Holly	Ilex opaca	8.00"	NO	60%	70%	75%	\$1,500.00	\$380.00	\$852.50	\$65.00	7.25%	5	\$442.81	\$1,295.31
393	Black Locust	Robinia pseudoacacia	5.90"	NO	70%	70%	55%	\$1,500.00	\$280.00	\$684.25	\$65.00	7.25%	3	\$237.41	\$921.66
417	American Elm	Ulmus americana	4.40"	NO	50%	70%	55%	\$1,500.00	\$210.00	\$498.75	\$65.00	7.25%	2	\$148.85	\$647.60
425	Black Gum	Nyssa sylvatica	5.00"	NO	40%	70%	80%	\$1,500.00	\$240.00	\$576.00	\$65.00	7.25%	2	\$148.85	\$724.85
426	Black Cherry	Prunus serotina	7.10"	NO	50%	70%	55%	\$1,500.00	\$330.00	\$618.75	\$65.00	7.25%	5	\$442.81	\$1,061.56
743A	American Elm	Ulmus americana	7.50"	NO	65%	70%	55%	\$1,500.00	\$350.00	\$725.38	\$65.00	7.25%	5	\$442.81	\$1,168.19
1138	Norway Spruce	Picea abies	6.30"	NO	70%	70%	55%	\$1,500.00	\$300.00	\$704.25	\$65.00	7.25%	4	\$335.40	\$1,039.65
1164	Crape Myrtle	Lagerstroemia indica	5.62"	NO	90%	70%	80%	\$1,500.00	\$260.00	\$1,016.00	\$65.00	7.25%	3	\$237.41	\$1,253.41
1187	Red Maple	Acer rubrum	4.00"	NO	55%	70%	70%	\$1,500.00	\$190.00	\$594.25	\$65.00	7.25%	1	\$69.71	\$663.96
1188	Sugar Maple	Acer saccharum	4.00"	NO	80%	70%	75%	\$1,500.00	\$190.00	\$820.00	\$65.00	7.25%	1	\$69.71	\$889.71
1189	Red Maple	Acer rubrum	4.50"	NO	45%	70%	70%	\$1,500.00	\$210.00	\$540.75	\$65.00	7.25%	2	\$148.85	\$689.60
1190	Red Maple	Acer rubrum	4.30"	NO	80%	70%	70%	\$1,500.00	\$200.00	\$788.00	\$65.00	7.25%	2	\$148.85	\$936.85
1193	Red Maple	Acer rubrum	3.90"	NO	80%	70%	70%	\$1,500.00	\$180.00	\$768.00	\$65.00	7.25%	1	\$69.71	\$837.71
1201	American Holly	Ilex opaca	6.20"	NO	70%	70%	75%	\$1,500.00	\$290.00	\$841.25	\$65.00	7.25%	4	\$335.40	\$1,176.65
1202	American Holly	Ilex opaca	4.83"	NO	65%	70%	75%	\$1,500.00	\$230.00	\$741.88	\$65.00	7.25%	2	\$148.85	\$890.73
1204	American Holly	Ilex opaca	7.09"	NO	70%	70%	75%	\$1,500.00	\$330.00	\$881.25	\$65.00	7.25%	5	\$442.81	\$1,324.06
1208	Crabapple	Malus sp.	7.80"	NO	70%	70%	60%	\$1,500.00	\$370.00	\$811.00	\$65.00	7.25%	5	\$442.81	\$1,253.81
1209	Crabapple	Malus sp.	7.90"	NO	70%	70%	60%	\$1,500.00	\$370.00	\$811.00	\$65.00	7.25%	5	\$442.81	\$1,253.81
1217	Crabapple	Malus sp.	6.60"	NO	75%	70%	60%	\$1,500.00	\$310.00	\$782.50	\$65.00	7.25%	4	\$335.40	\$1,117.90
1288	Green Ash	Fraxinus pennsylvanica	6.00"	NO	60%	70%	45%	\$1,500.00	\$280.00	\$563.50	\$65.00	7.25%	3	\$237.41	\$800.91
1349	Japanese Zelkova	Zelkova serrata	5.30"	NO	80%	70%	75%	\$1,500.00	\$250.00	\$880.00	\$65.00	7.25%	3	\$237.41	\$1,117.41
1608	Yoshino Cherry	Prunus x yedoensis	6.40"	NO	75%	70%	55%	\$1,500.00	\$300.00	\$733.13	\$65.00	7.25%	4	\$335.40	\$1,068.53
1609	Yoshino Cherry	Prunus x yedoensis	6.30"	NO	75%	70%	55%	\$1,500.00	\$300.00	\$733.13	\$65.00	7.25%	4	\$335.40	\$1,068.53
1617	Yoshino Cherry	Prunus x yedoensis	5.00"	NO	80%	70%	55%	\$1,500.00	\$240.00	\$702.00	\$65.00	7.25%	2	\$148.85	\$850.85
1618	Yoshino Cherry	Prunus x yedoensis	3.90"	NO	80%	70%	55%	\$1,500.00	\$180.00	\$642.00	\$65.00	7.25%	1	\$69.71	\$711.71
1620	Yoshino Cherry	Prunus x yedoensis	7.60"	NO	60%	70%	55%	\$1,500.00	\$360.00	\$706.50	\$65.00	7.25%	5	\$442.81	\$1,149.31
1622	Yoshino Cherry	Prunus x yedoensis	5.40"	NO	60%	70%	55%	\$1,500.00	\$250.00	\$596.50	\$65.00	7.25%	3	\$237.41	\$833.91
1623	Yoshino Cherry	Prunus x yedoensis	5.00"	NO	80%	70%	55%	\$1,500.00	\$240.00	\$702.00	\$65.00	7.25%	2	\$148.85	\$850.85
1624	Yoshino Cherry	Prunus x yedoensis	5.10"	NO	70%	70%	55%	\$1,500.00	\$240.00	\$644.25	\$65.00	7.25%	3	\$237.41	\$881.66
1666	American Holly	Ilex opaca	4.63"	NO	70%	70%	75%	\$1,500.00	\$220.00	\$771.25	\$65.00	7.25%	2	\$148.85	\$920.10
1667	American Holly	Ilex opaca	3.59"	NO	70%	70%	75%	\$1,500.00	\$170.00	\$721.25	\$65.00	7.25%	1	\$69.71	\$790.96
1668	American Holly	Ilex opaca	4.56"	NO	75%	70%	75%	\$1,500.00	\$210.00	\$900.63	\$65.00	7.25%	2	\$148.85	\$949.48
1695	Kousa Dogwood	Cornus kousa	6.10"	NO	35%	70%	90%	\$1,500.00	\$290.00	\$620.75	\$65.00	7.25%	4	\$335.40	\$956.15
1710	Japanese Zelkova	Zelkova serrata	7.40"	NO	70%	70%	75%	\$1,500.00	\$350.00	\$901.25	\$65.00	7.25%	5	\$442.81	\$1,344.06
1713	Chinese Magnolia	Magnolia x soulangeana	5.20"	NO	70%	70%	70%	\$1,500.00	\$240.00	\$754.50	\$65.00	7.25%	3	\$237.41	\$991.91
1714	Chinese Magnolia	Magnolia x soulangeana	6.60"	NO	75%	70%	70%	\$1,500.00	\$310.00	\$861.25	\$65.00	7.25%	4	\$335.40	\$1,196.65
1715	Chinese Magnolia	Magnolia x soulangeana	6.30"	NO	75%	70%	70%	\$1,500.00	\$300.00	\$851.25	\$65.00	7.25%	4	\$335.40	\$1,186.65
1716	Chinese Magnolia	Magnolia x soulangeana	5.39"	NO	70%	70%	70%	\$1,500.00	\$250.00	\$764.50	\$65.00	7.25%	3	\$237.41	\$1,001.91
1717	Chinese Magnolia	Magnolia x soulangeana	5.57"	NO	60%	70%	70%	\$1,500.00	\$260.00	\$701.00	\$65.00	7.25%	3	\$237.41	\$938.41
1719	Chinese Magnolia	Magnolia x soulangeana	6.03"	NO	70%	70%	70%	\$1,500.00	\$280.00	\$794.50	\$65.00	7.25%	4	\$335.40	\$1,129.90
1732	American Holly	Ilex opaca	5.40"	NO	75%	70%	75%	\$1,500.00	\$250.00	\$840.63	\$65.00	7.25%	3	\$237.41	\$1,078.04
1734	American Holly	Ilex opaca	6.30"	NO	75%	70%	75%	\$1,500.00	\$300.00	\$890.63	\$65.00	7.25%	4	\$335.40	\$1,226.03
1735	Crape Myrtle	Lagerstroemia indica	6.03"	NO	70%	70%	80%	\$1,500.00	\$280.00	\$868.00	\$65.00	7.25%	4	\$335.40	\$1,203.40
1736	Crape Myrtle	Lagerstroemia indica	6.13"	NO	70%	70%	80%	\$1,500.00	\$290.00	\$878.00	\$65.00	7.25%	4	\$335.40	\$1,213.40
1737	Crape Myrtle	Lagerstroemia indica	4.63"	NO	70%	70%	80%	\$1,500.00	\$220.00	\$808.00	\$65.00	7.25%	2	\$148.85	\$956.85
1738	Crape Myrtle	Lagerstroemia indica	6.98"	NO	75%	70%	80%	\$1,500.00	\$330.00	\$960.00	\$65.00	7.25%	4	\$335.40	\$1,295.40
1739	Crabapple	Malus sp.	6.20"	NO	70%	70%	60%	\$1,500.00	\$290.00	\$731.00	\$65.00	7.25%	4	\$335.40	\$1,066.40
1740	Crabapple	Malus sp.	6.20"	NO	70%	70%	60%	\$1,500.00	\$290.00	\$731.00	\$65.00	7.25%	4	\$335.40	\$1,066.40
1773	Crape Myrtle	Lagerstroemia indica	5.90"	NO	80%	70%	80%	\$1,500.00	\$280.00	\$952.00	\$65.00	7.25%	3	\$237.41	\$1,189.41
1796	Ginkgo	Ginkgo biloba	4.00"	NO	70%	70%	70%	\$1,500.00	\$190.00	\$704.50	\$65.00	7.25%	1	\$69.71	\$774.21
2003	Southern Magnolia	Magnolia grandiflora	4.72"	NO	65%	70%	70%	\$1,500.00	\$220.00	\$697.75	\$65.00	7.25%	2	\$148.85	\$846.60
4413	American Elm	Ulmus americana	3.30"	NO	60%	70%	55%	\$1,500.00	\$160.00	\$506.50	\$65.00	7.25%	1	\$69.71	\$576.21
TOTAL														\$73,744.84	

*Location Value = (Site % + Contribution % + Placement %) ÷ 3
 **Installed cost = \$1,000.00 installation fee + \$500.00 average tree cost
 ^Interest rate is based upon the current Prime Rate as set by the Federal Reserve Board (3.25%) plus 4%

RIVERHOUSE
 LANDBAY C

PROJECT STREET NUMBER
 1400 S. JOYCE STREET
 ARLINGTON, VA 22202

OWNER / DEVELO

River House 1400 S Joyce St, Arlington, VA 22202																		
BASE INFORMATION				TRUNK FORMULA METHOD				COMPOUNDED ANNUAL MAINTENANCE COST										
#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH) INCHES	REMOVE	1		2		3		4		APRAISED VALUE (1X2X3X4)	5	6	7	COMPOUNDED ANNUAL MAINTENANCE COST ((1+(X%))^Y)(X\$7)	BOND FEE
					CONDITION RATING	LOCATION VALUE*	SPECIES RATING	BASIC TREE COST**	MAINTENANCE COST	ANNUAL COMPOUND INTEREST FACTOR*	YEARS TO PARITY							
1601	Crape Myrtle	Lagerstroemia indica	12.72"	NO	85%	70%	80%	\$10,530.00	\$5,012.28	\$65.00	7.25%	10	\$1,121.25	\$6,133.53				
1602	Crape Myrtle	Lagerstroemia indica	14.45"	NO	85%	70%	80%	\$13,300.00	\$6,330.80	\$65.00	7.25%	12	\$1,458.60	\$7,789.40				
1603	Crape Myrtle	Lagerstroemia indica	12.42"	NO	80%	70%	80%	\$10,930.00	\$4,520.32	\$65.00	7.25%	10	\$1,121.25	\$6,133.53				
1604	Saviceberry	Amelanchier canadensis	8.21"	NO	80%	70%	80%	\$5,030.00	\$2,253.44	\$65.00	7.25%	8	\$659.65	\$2,913.09				
1605	Eastern White Pine	Pinus strobus	22.50"	NO	70%	70%	55%	\$30,820.00	\$8,305.99	\$65.00	7.25%	20	\$3,185.00	\$11,490.99				
1606	Pin Oak	Quercus palustris	30.80"	NO	80%	70%	65%	\$56,880.00	\$20,704.32	\$65.00	7.25%	28	\$5,514.60	\$26,218.92				
1607	Pin Oak	Quercus palustris	24.90"	NO	70%	70%	65%	\$37,520.00	\$11,950.12	\$65.00	7.25%	22	\$3,710.85	\$15,860.97				
1616	Yoshino Cherry	Prunus x yedoensis	13.50"	NO	50%	70%	55%	\$11,740.00	\$2,259.95	\$65.00	7.25%	11	\$1,285.21	\$3,545.16				
1619	Yoshino Cherry	Prunus x yedoensis	13.60"	NO	80%	70%	55%	\$11,900.00	\$3,665.20	\$65.00	7.25%	11	\$1,285.21	\$4,965.41				
1621	Pin Oak	Quercus palustris	28.30"	NO	60%	70%	65%	\$48,180.00	\$13,153.14	\$65.00	7.25%	26	\$4,875.65	\$18,028.79				
1629	Red Oak	Quercus rubra	37.20"	NO	85%	70%	75%	\$82,510.00	\$36,820.09	\$65.00	7.25%	35	\$8,047.81	\$44,867.90				
1631	Eastern White Pine	Pinus strobus	22.40"	NO	65%	70%	55%	\$30,580.00	\$7,647.64	\$65.00	7.25%	20	\$3,185.00	\$10,832.64				
1637	Red Maple	Acer rubrum	24.10"	NO	70%	70%	70%	\$35,210.00	\$12,077.03	\$65.00	7.25%	22	\$3,710.85	\$15,787.88				
1641	Willow Oak	Quercus phellos	21.70"	NO	70%	70%	75%	\$28,740.00	\$10,915.95	\$65.00	7.25%	19	\$2,936.21	\$13,498.16				
1694	Deodar Cedar	Cedrus deodara	12.30"	NO	75%	70%	50%	\$9,910.00	\$2,601.38	\$65.00	7.25%	10	\$1,121.25	\$3,722.63				
1696	Deodar Cedar	Cedrus deodara	14.60"	NO	75%	70%	50%	\$13,560.00	\$3,559.50	\$65.00	7.25%	12	\$1,458.60	\$5,018.10				
1697	Yoshino Cherry	Prunus x yedoensis	9.90"	NO	65%	70%	55%	\$6,770.00	\$1,694.19	\$65.00	7.25%	7	\$685.91	\$2,380.11				
1698	Deodar Cedar	Cedrus deodara	14.70"	NO	75%	70%	50%	\$13,730.00	\$3,664.13	\$65.00	7.25%	12	\$1,458.60	\$5,062.73				
1703	American sycamore	Platanus occidentalis	9.60"	NO	70%	70%	60%	\$6,430.00	\$1,890.42	\$65.00	7.25%	7	\$685.91	\$2,576.33				
1704	American sycamore	Platanus occidentalis	9.30"	NO	80%	70%	60%	\$6,490.00	\$2,046.24	\$65.00	7.25%	7	\$685.91	\$2,732.15				
1705	American sycamore	Platanus occidentalis	9.00"	NO	75%	70%	60%	\$5,770.00	\$1,817.55	\$65.00	7.25%	6	\$559.65	\$2,377.20				
1706	Japanese Zelkova	Zelkova serrata	11.40"	NO	70%	70%	75%	\$8,660.00	\$3,182.55	\$65.00	7.25%	9	\$966.71	\$4,149.26				
1707	Japanese Zelkova	Zelkova serrata	9.90"	NO	60%	70%	75%	\$6,770.00	\$2,132.55	\$65.00	7.25%	7	\$685.91	\$3,262.95				
1708	Japanese Zelkova	Zelkova serrata	8.80"	NO	70%	70%	75%	\$5,560.00	\$2,043.30	\$65.00	7.25%	6	\$559.65	\$2,602.95				
1709	Japanese Zelkova	Zelkova serrata	9.00"	NO	70%	70%	75%	\$5,770.00	\$2,120.48	\$65.00	7.25%	6	\$559.65	\$2,680.13				
1711	Japanese Zelkova	Zelkova serrata	11.10"	NO	70%	70%	75%	\$8,260.00	\$3,035.55	\$65.00	7.25%	9	\$966.71	\$4,002.26				
1712	Honey Locust	Gleditsia triacanthos	14.50"	NO	65%	70%	55%	\$13,380.00	\$3,348.60	\$65.00	7.25%	12	\$1,458.60	\$4,806.95				
1718	Willow Oak	Quercus phellos	15.00"	NO	75%	70%	75%	\$14,250.00	\$5,610.94	\$65.00	7.25%	12	\$1,458.60	\$7,069.54				
1724	American sycamore	Platanus occidentalis	8.10"	NO	80%	70%	60%	\$4,860.00	\$1,632.96	\$65.00	7.25%	6	\$559.65	\$2,152.61				
1725	American sycamore	Platanus occidentalis	16.70"	NO	65%	70%	60%	\$17,430.00	\$4,758.39	\$65.00	7.25%	14	\$1,833.65	\$6,502.04				
1726	American sycamore	Platanus occidentalis	16.40"	NO	70%	70%	60%	\$16,840.00	\$4,950.96	\$65.00	7.25%	14	\$1,833.65	\$6,784.61				
1727	Honey Locust	Gleditsia triacanthos	10.00"	NO	70%	70%	55%	\$8,890.00	\$1,856.86	\$65.00	7.25%	7	\$685.91	\$2,542.77				
1728	American sycamore	Platanus occidentalis	9.60"	NO	80%	70%	60%	\$6,430.00	\$2,160.48	\$65.00	7.25%	7	\$685.91	\$2,846.39				
1729	American sycamore	Platanus occidentalis	11.00"	NO	75%	70%	60%	\$8,130.00	\$2,560.95	\$65.00	7.25%	8	\$821.60	\$3,362.55				
1731	Crape Myrtle	Lagerstroemia indica	8.99"	NO	75%	70%	80%	\$5,760.00	\$2,419.20	\$65.00	7.25%	6	\$559.65	\$2,978.85				
1753	Yoshino Cherry	Prunus x yedoensis	9.00"	NO	70%	70%	55%	\$5,770.00	\$1,555.02	\$65.00	7.25%	6	\$559.65	\$2,114.67				
1754	Yoshino Cherry	Prunus x yedoensis	8.80"	NO	75%	70%	55%	\$5,560.00	\$1,605.45	\$65.00	7.25%	6	\$559.65	\$2,165.10				
1759	Red Maple	Acer rubrum	9.50"	NO	70%	70%	70%	\$6,320.00	\$2,167.78	\$65.00	7.25%	7	\$685.91	\$2,853.67				
1772	Crape Myrtle	Lagerstroemia indica	13.35"	NO	80%	70%	80%	\$5,110.00	\$2,289.28	\$65.00	7.25%	6	\$559.65	\$2,848.93				
1774	Crape Myrtle	Lagerstroemia indica	9.68"	NO	80%	70%	80%	\$6,520.00	\$2,920.98	\$65.00	7.25%	7	\$685.91	\$3,606.87				
1783	Willow Oak	Quercus phellos	24.70"	NO	70%	70%	75%	\$36,940.00	\$13,575.45	\$65.00	7.25%	22	\$3,710.85	\$17,286.30				
1784	Willow Oak	Quercus phellos	32.90"	NO	80%	70%	75%	\$64,780.00	\$27,199.20	\$65.00	7.25%	30	\$6,191.25	\$33,980.45				
1798	Silver maple	Acer saccharinum	46.00"	NO	50%	70%	45%	\$128,920.00	\$20,304.90	\$65.00	7.25%	44	\$11,983.40	\$32,288.30				
1811	Eastern White Pine	Pinus strobus	21.60"	NO	50%	70%	55%	\$28,480.00	\$5,482.40	\$65.00	7.25%	19	\$2,936.21	\$8,418.61				
1823	Willow Oak	Quercus phellos	35.00"	NO	80%	70%	75%	\$73,160.00	\$30,727.20	\$65.00	7.25%	32	\$6,905.00	\$37,632.80				
1824	Willow Oak	Quercus phellos	31.80"	NO	75%	70%	75%	\$59,820.00	\$23,554.13	\$65.00	7.25%	29	\$5,848.21	\$29,402.34				
1825	Willow Oak	Quercus phellos	33.80"	NO	80%	70%	75%	\$68,300.00	\$28,686.00	\$65.00	7.25%	31	\$6,543.71	\$35,229.71				
1826	Linden	Tilia cordata	22.70"	NO	65%	70%	75%	\$31,350.00	\$10,698.19	\$65.00	7.25%	20	\$3,185.00	\$13,883.19				
1827	Red Maple	Acer rubrum	27.20"	NO	60%	70%	70%	\$44,580.00	\$13,106.52	\$65.00	7.25%	25	\$4,570.31	\$17,676.83				
1837	Red Maple	Acer rubrum	16.50"	NO	70%	70%	70%	\$22,160.00	\$7,246.40	\$65.00	7.25%	16	\$2,246.40	\$9,504.28				
1839	American Elm	Ulmus americana	32.20"	NO	65%	70%	55%	\$62,070.00	\$15,533.02	\$65.00	7.25%	30	\$6,191.25	\$21,724.27				
2004	Pin Oak	Quercus palustris	29.20"	NO	70%	70%	65%	\$51,220.00	\$16,313.57	\$65.00	7.25%	27	\$5,190.41	\$21,503.98				
2006	Red Maple	Acer rubrum	21.20"	NO	65%	70%	70%	\$27,470.00	\$8,749.20	\$65.00	7.25%	19	\$2,936.21	\$11,685.41				
2007	Red Maple	Acer rubrum	14.50"	NO	70%	70%	70%	\$13,380.00	\$4,589.34	\$65.00	7.25%	12	\$1,458.60	\$6,047.94				
2008	Red Maple	Acer rubrum	26.30"	NO	60%	70%	70%	\$46,180.00	\$14,164.92	\$65.00	7.25%	26	\$4,875.65	\$19,040.57				
2036	American elm	Ulmus americana	44.70"	NO	75%	70%	55%	\$118,700.00	\$34,274.63	\$65.00	7.25%	42	\$11,942.95	\$45,317.48				
401	White Oak	Quercus alba	40.60"	NO	35%	70%	90%	\$98,100.00	\$21,831.05	\$65.00	7.25%	38	\$9,274.85	\$30,905.90				
4414/4415	Black Locust	Robinia pseudoacacia	24.75"	NO	40%	70%	55%	\$37,080.00	\$5,710.32	\$65.00	7.25%	22	\$3,710.85	\$9,421.17				
4421	American Elm	Ulmus americana	13.50"	NO	50%	70%	55%	\$11,740.00	\$2,259.95	\$65.00	7.25%	11	\$1,285.21	\$3,545.16				
4430	American Elm	Ulmus americana	11.00"	NO	30%	70%	55%	\$8,130.00	\$939.02	\$65.00	7.25%	8	\$821.60	\$1,760.82				
																	TOTAL	\$2,143,084.17

*Location = (Site % + Contribution % + Placement %) + 3

**Basic Tree Cost = Trunk Area of appraised tree X Unit Tree Cost + Installed Tree Cost

***Interest rate is based upon the current Prime Rate as set by the Federal Reserve Board (3.25%) plus 4%

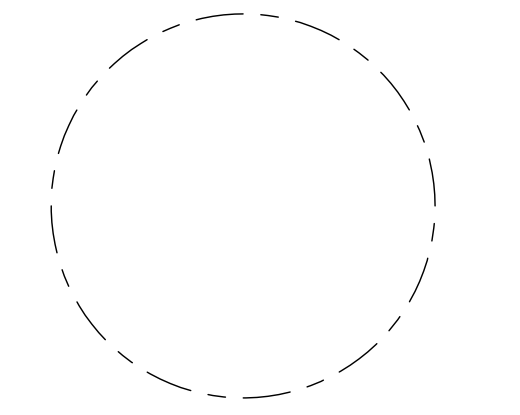
River House 1400 S Joyce St, Arlington, VA 22202																		
BASE INFORMATION				TRUNK FORMULA METHOD				COMPOUNDED ANNUAL MAINTENANCE COST										
#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH) INCHES	REMOVE	1		2		3		4		APRAISED VALUE (1X2X3X4)	5	6	7	COMPOUNDED ANNUAL MAINTENANCE COST ((1+(X%))^Y)(X\$7)	BOND FEE
					CONDITION RATING	LOCATION VALUE*	SPECIES RATING	BASIC TREE COST**	MAINTENANCE COST	ANNUAL COMPOUND INTEREST FACTOR*	YEARS TO PARITY							
29	White Pine	Pinus strobus	22.10"	NO	70%	70%	55%	\$26,700.00	\$8,023.02	\$65.00	7.25%	20	\$3,185.00	\$11,208.02				
48	Red Oak	Quercus rubra	37.10"	NO	85%	70%	75%	\$82,080.00	\$36,620.20	\$65.00	7.25%	35	\$8,047.81	\$44,676.01				
52/63	American elm	Ulmus americana	28.63"	NO	65%	70%	55%	\$46,270.00	\$12,329.62	\$65.00	7.25%	26	\$4,875.65	\$17,205.47				
55	Pin Oak	Quercus palustris	28.00"	NO	70%	70%	65%	\$30,030.00	\$9,253.40	\$65.00	7.25%	20	\$3,185.00	\$10,431.40				
56	Pin Oak	Quercus palustris	22.10"	NO	75%	70%	65%	\$29,770.00	\$10,159.01	\$65.00	7.25%	20	\$3,185.00	\$13,344.01				
58	Willow Oak	Quercus phellos	27.90"	NO	75%	70%	75%	\$46,850.00	\$18,447.19	\$65.00	7.25%	25	\$4,570.31	\$23,017.50				
65	Chinese Magnolia	Magnolia x soulangeana	8.28"	NO	70%	70%	70%	\$5,040.00	\$1,728.72	\$65.00	7.25%	6	\$559.65	\$2,288.37				
152	American Elm	Ulmus americana	31.70"	NO	40%	70%	55%	\$60,190.00	\$9,269.26	\$65.00	7.25%	29	\$5,848.21	\$15,117.47				
153	American Elm	Ulmus americana	26.40"	NO	70%	70%	55%	\$42,050.00	\$11,332.48	\$65.00	7.25%	24	\$4,274.40	\$15,606.88				
155	Black Cherry	Prunus serotina	25.10"	NO	30%	70%	55%	\$38,110.00	\$4,									

**RIVERHOUSE
LANDBAY C**

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
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SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277
CIVIL ENGINEER
BOHLER DC
202.524.5700
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
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VENABLE LLP
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SUSTAINABILITY CONSULTANT
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TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221
STRUCTURAL ENGINEER
SK + A
301.881.1441

ISSUE NO.	DATE	LSCP - 0
1	05/10/2023	41 SUBMISSION 01
2	06/22/2023	41 SUBMISSION 02
3	07/21/2023	41 SUBMISSION 03

Revisions NO.	DATE
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**OVERALL
EXISTING TREE
PRESERVATION
PLAN**

PRINCIPAL IN CHARGE
MO
PROJECT ENGINEER
CM
DRAWN
MK, HG
DATE
07/21/2023
SCALE:
AS NOTED
APPROVED
SN
JOB NO.
DC1822502

DRAWING NO.
CIV914C



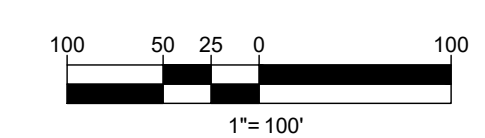
TREE PRESERVATION LEGEND

- TREE PROTECTION FENCE
- CONSTRUCTION SAFETY FENCE
- SUPER SILT FENCE
- SILT FENCE
- LIMITS OF DISTURBANCE
- ROOT PROTECTION MATTING AND MULCH
- APPROXIMATE CONSTRUCTION TRAILER LOCATION
- STABILIZED CONSTRUCTION ENTRANCE
- PORTABLE SEDIMENT TANK
- TRUNK ARMORING/BRANCH PROTECTION

- EXISTING EVERGREEN OR DECIDUOUS TREE
- EVERGREEN OR DECIDUOUS TREE TO BE REMOVED

LEGEND

WORK UNDER THE SHADED AREA IS PROPOSED UNDER A SEPARATE LANDBAY OR ROADWAY PLAN



**RIVERHOUSE
LANDBAY C**

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ARLINGTON, VA 22202
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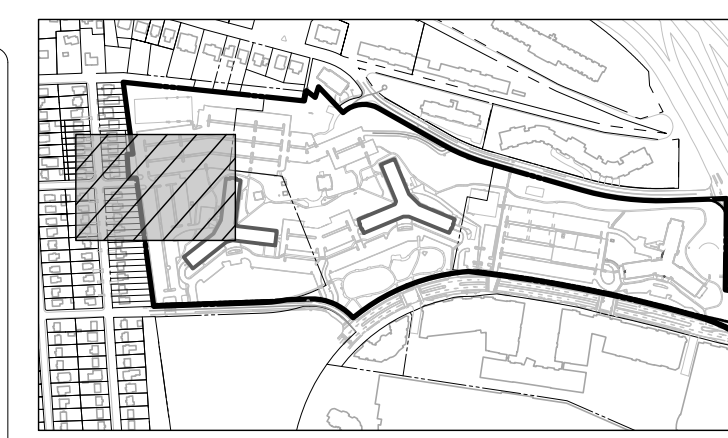
Issue NO.	DESCRIPTION	LSCP - 0 DATE
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3	4.1 SUBMISSION 03	07/21/2023

Revisions NO.	DESCRIPTION	DATE
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**EXISTING TREE
PRESERVATION
PLAN**

PRINCIPAL IN CHARGE
MO
PROJECT ENGINEER
CM
DRAWN
MK, HG
DATE
07/21/2023
APPROVED
SN
SCALE:
AS NOTED
JOB NO.
DC1822502
DRAWING NO.
CIV915C

MATCHLINE - SHEET CIV916C



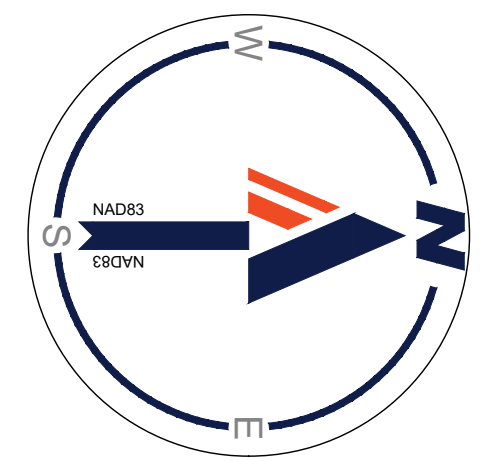
KEY MAP
SCALE: 1" = 800'



**KENT
STREET
SOUTH**

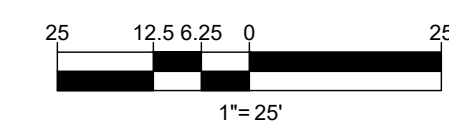
MATCHLINE - SHEET CIV917C

#1820 S. JOYCE STREET
18 STORY BRICKFRAME WITH 115
SPACE GARAGE
ASHLEY HOUSE = 238,888 S.F.
UNIT COUNT: 577



TREE PRESERVATION LEGEND

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- EXISTING EVERGREEN OR DECIDUOUS TREE
- EVERGREEN OR DECIDUOUS TREE TO BE REMOVED
- CRITICAL ROOT ZONE (CRZ)
- TREE TAG NUMBER



MATCHLINE - SHEET CIV915C



KEY MAP
SCALE: 1" = 800'

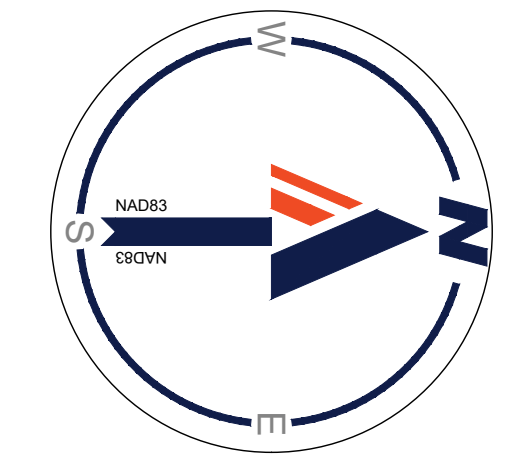
BOHLER DC
 1331 PENNSYLVANIA AVE., NW,
 STE. 1250 NORTH
 WASHINGTON, DC 20004
 Phone: (202) 524-5700

**RIVERHOUSE
 LANDBAY C**

PROJECT STREET NUMBER
 1400 S. JOYCE STREET
 ARLINGTON, VA 22202
 OWNER / DEVELOPER
 JBC SMITH
 240.333.3600
 CENTRAL PARCEL ARCHITECT
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 HYBRID ARCHITECTURE
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 202.344.4000
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 SUSTAINABLE BUILDING
 PARTNERS
 703.970.2890
 TRAFFIC ENGINEER
 NELSON NYGAARD
 202.315.5221
 STRUCTURAL ENGINEER
 SK + A
 301.881.1441

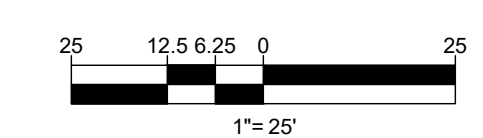
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3	41 SUBMISSION 03	07/21/2023

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TREE PRESERVATION LEGEND

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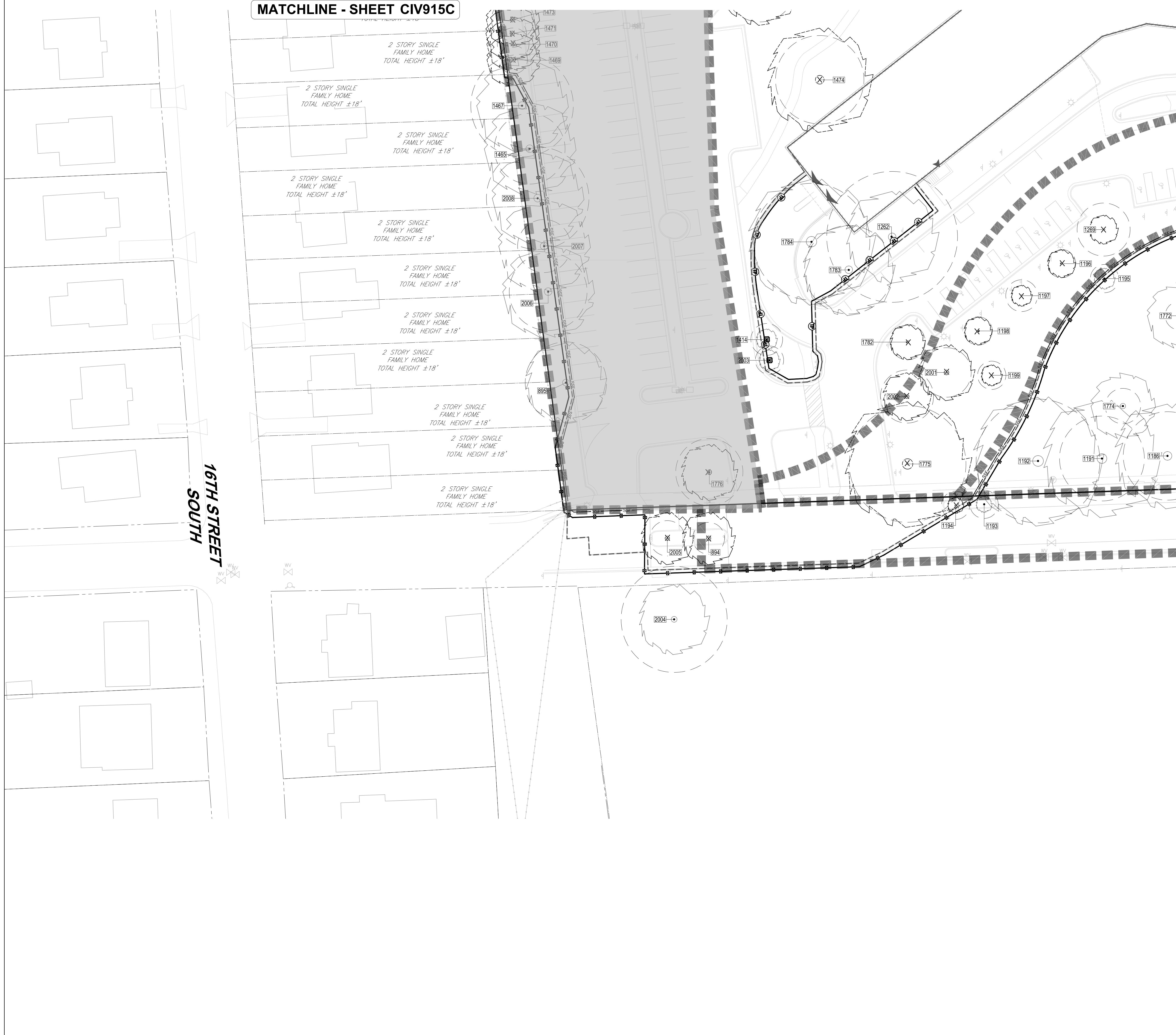


**EXISTING TREE
 PRESERVATION
 PLAN**

PRINCIPAL IN CHARGE
 MO
 PROJECT ENGINEER
 CM
 DRAWN
 MK, HG
 DATE
 07/21/2023
 SCALE:
 AS NOTED
 APPROVED
 SN
 JOB NO.
 DC1822502
 DRAWING NO.
CIV916C

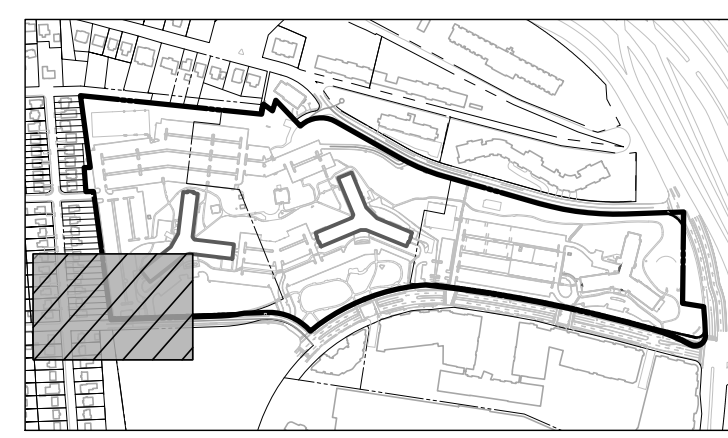
MATCHLINE - SHEET CIV918C

MATCHLINE - SHEET CIV915C

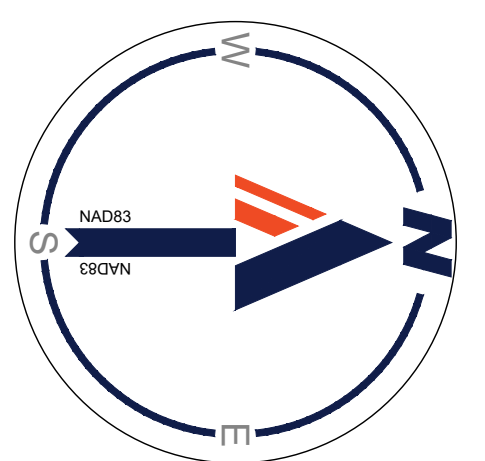


16TH STREET SOUTH

MATCHLINE - SHEET CIV918C

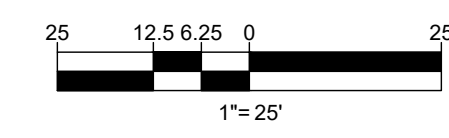


KEY MAP
SCALE: 1" = 800'



TREE PRESERVATION LEGEND

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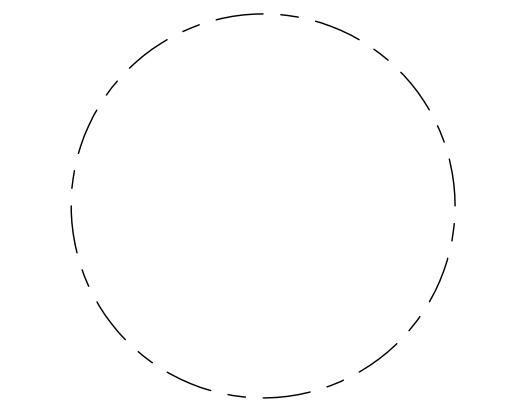
BOHLER DC//
1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

**RIVERHOUSE
LANDBAY C**

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBC SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
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SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
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CIVIL ENGINEER
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VENABLE LLP
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SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
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TRAFFIC ENGINEER
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STRUCTURAL ENGINEER
SK + A
301.881.1441

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3	4.1 SUBMISSION 03	07/21/2023

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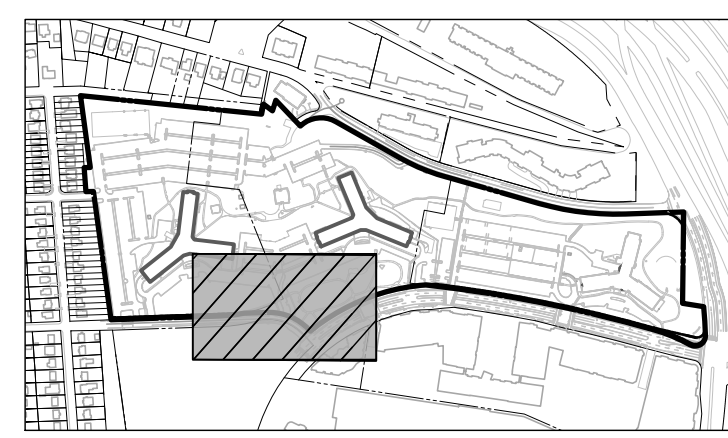
**EXISTING TREE
PRESERVATION
PLAN**

PRINCIPAL IN CHARGE
MO
PROJECT ENGINEER
CM
DRAWN
MK, HG
DATE
07/21/2023
APPROVED
SN
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JOB NO.
DC1822502

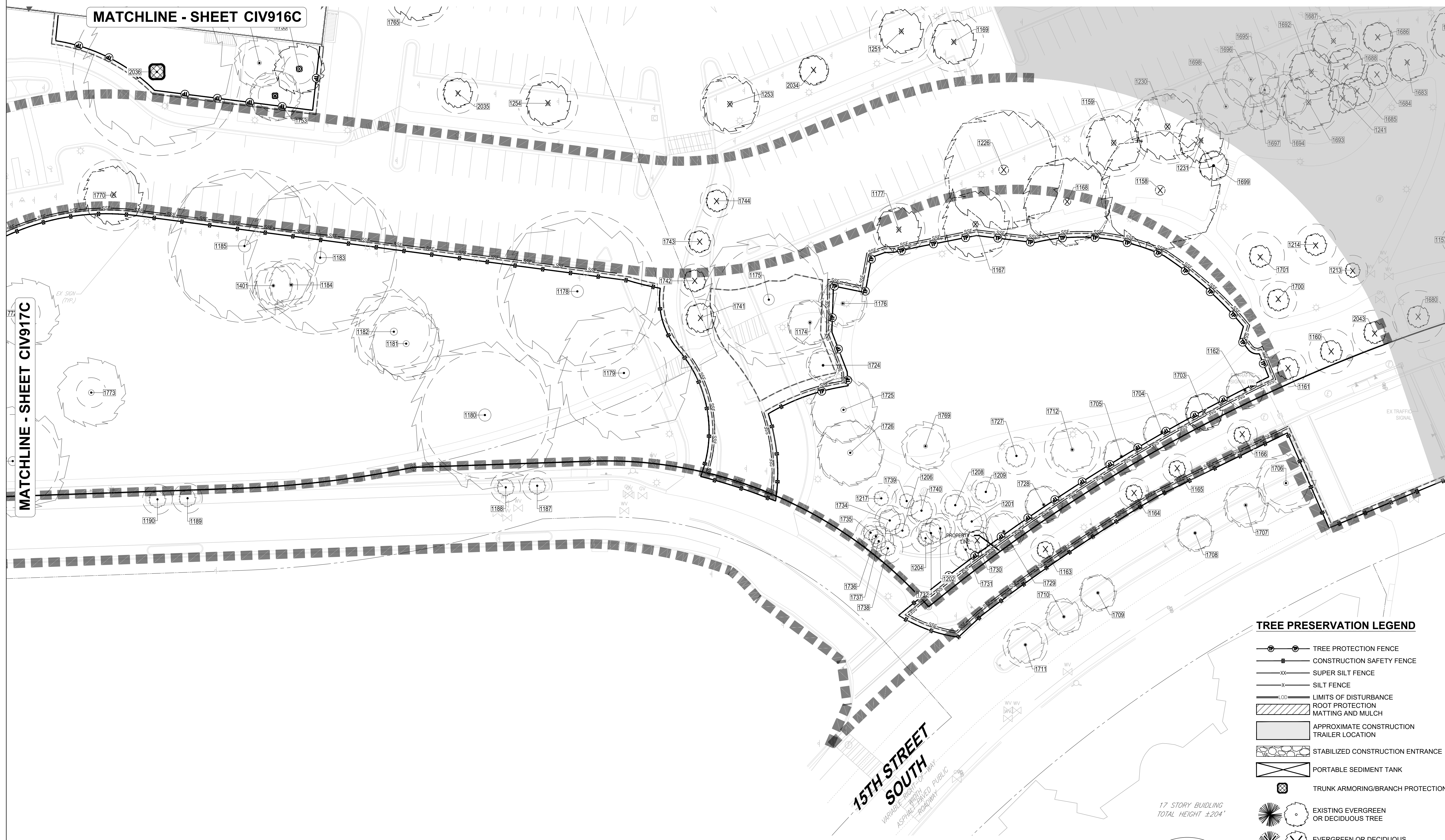
DRAWING NO.
CIV917C

RIVERHOUSE
LANDBAY C

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
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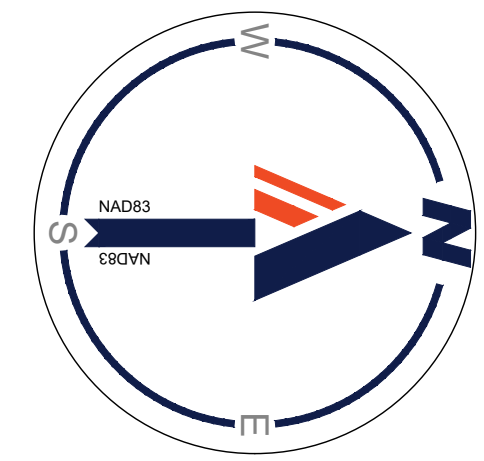


KEY MAP
SCALE: 1" = 600'



TREE PRESERVATION LEGEND

- TREE PROTECTION FENCE
- CONSTRUCTION SAFETY FENCE
- SUPER SILT FENCE
- SILT FENCE
- LIMITS OF DISTURBANCE
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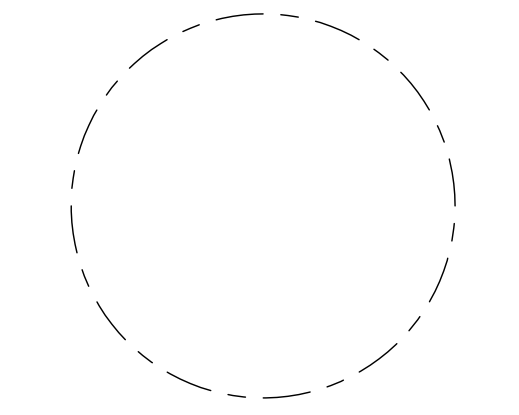


ISSUE NO. DATE LSCP - 0 DATE

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Revisions

NO.	DATE
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EXISTING TREE
PRESERVATION
PLAN

PRINCIPAL IN CHARGE MO	
PROJECT ENGINEER CM	
DRAWN MK, HG	
DATE 07/21/2023	APPROVED SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV918C

TARGETED INVASIVE SPECIES MANAGEMENT STRATEGIES

SPECIES	TREATMENT METHOD	GENERAL TIMING
BRADFORD PEAR PYRUS CALLERYANA	CUT TREES DOWN BY HAND TO STUMP(6" TO GRADE), APPLY HERBICIDE TREATMENT TO CUT STUMPEXPOSED TISSUE IMMEDIATELY, AND APPLY TARGETED FOLIAR HERBICIDE TREATMENT OF REGROWTH.	LATE WINTER/EARLY SPRING PREFERRED OR DURING THE SUMMER
MIMOSA TREE ALBIZIA JULIBRISIN	CUT TREES DOWN BY HAND TO STUMP(6" TO GRADE), APPLY HERBICIDE TREATMENT TO CUT STUMPEXPOSED TISSUE IMMEDIATELY, AND APPLY TARGETED FOLIAR HERBICIDE TREATMENT OF REGROWTH.	LATE WINTER/EARLY SPRING OR BEFORE THE TREE FLOWERS AND SEEDS SET
MORUS ALBA WHITE MULBERRY	CUT TREES DOWN BY HAND TO STUMP, APPLY HERBICIDE TREATMENT TO CUT STUMP IMMEDIATELY. TARGETED FOLIAR HERBICIDE TREATMENT OF REGROWTH IS CRITICAL FOR SUCKER GROWTH AND SPROUTING.	CUTTING IS MOST EFFECTIVE AT THE ONSET OF FLOWERING TO PREVENT SEED PRODUCTION
BUSH HONEYSUCKLE LONICERA TATARICA	CUT DOWN BY HAND, APPLY HERBICIDE TREATMENT TO EXPOSED TISSUE IMMEDIATELY, AND TARGETED FOLIAR HERBICIDE TREATMENT OF REGROWTH. USE A BASAL BARK TREATMENT IF GROWTH PERSISTS.	EARLY JUNE TO JUST BEFORE THE LEAVES CHANGE COLOR IN THE FALL
PORCELAIN BERRY AMPELOPSIS GLANDULOSA	CUT DOWN BY HAND, APPLY HERBICIDE TREATMENT TO EXPOSED TISSUE IMMEDIATELY, TARGETED FOLIAR HERBICIDE TREATMENT OF REGROWTH.	FALL OR SPRING TO PREVENT FLOWER BUDS FROM FORMING
JAPANESE HONEYSUCKLE LONICERA JAPONICA	CUT VINE GROWTH ON TREES/SHRUBS AND APPLY A TARGETED FOLIAR HERBICIDE TREATMENT IN CONJUNCTION WITH REPEATED HAND PULLING OF NEW GROWTH	HERBICIDE SHOULD BE APPLIED IN EARLY WINTER TO REDUCE OFF-TARGET EFFECTS
ENGLISH IVY HEDERA HELIX	CUT VINE GROWTH ON TREES/SHRUBS AND APPLY HERBICIDE TREATMENT TO EXPOSED TISSUE IMMEDIATELY, AND FOLIAR HERBICIDE TREATMENT REGIMEN. DO NOT PULL OFF VINES CLIMBING ON TREES.	HERBICIDE SHOULD BE APPLIED EARLY IN THE GROWING SEASON OR TO NEW GROWTH
GARLIC MUSTARD ALLIARIA PETIOLATA	REMOVE BY HAND WHEN THE PLANTS ARE BOLTING IN EARLY SPRING, APPLY HERBICIDE TREATMENT TO REMAINING FOLIAGE. TARGETED FOLIAR HERBICIDE TREATMENT OF REGROWTH.	MANUAL HAND REMOVAL AFTER PLANT BEGINS BOLT UNTIL AFTER FLOWERING IN APRIL TO JUNE. HERBICIDE SHOULD BE APPLIED EARLY IN THE GROWING SEASON OR TO NEW GROWTH
CHINESE PRIVET LIGUSTRUM SINENSE	CUT DOWN AND REMOVED BY HAND PRIOR TO SEEDING AND APPLY TARGETED FOLIAR HERBICIDE TREATMENT OF REGROWTH. USE A BASAL BARK TREATMENT IF GROWTH PERSISTS. AVOID MECHANICAL METHODS WHICH MAY UNINTENTIONALLY CONTRIBUTE TO SPREAD.	TREATMENTS SHOULD BE CONDUCTED LATE IN THE GROWING SEASON WHEN TEMPERATURES ARE MILD AND BEFORE SEED-SET

MOST COMMON / PREVALENT INVASIVE SPECIES OBSERVED ON SITE WITHIN THE TREE PRESERVATION AREAS HAVE BEEN LISTED IN THE SCHEDULE ABOVE.

INVASIVE SPECIES MANAGEMENT PLAN

PURPOSE: TO IDENTIFY THE INVASIVE AND NOXIOUS PLANTS TO BE MANAGED, THE AREA OF MANAGEMENT CONTROL, METHODS OF PLANT MANAGEMENT, DISPOSAL, TIMING OF PLAN IMPLEMENTATION, AND REFORESTATION OPPORTUNITIES IN ORDER TO HELP PREVENT HUMAN HEALTH PROBLEMS, PRESERVE NATIVE VEGETATION, REDUCE SOIL EROSION, AND IMPROVE THE SOIL QUALITY.

TARGETED INVASIVE PLANT SPECIES: BRADFORD PEAR (PYRUS), MIMOSA (ALBIZIA), MULBERRY(MORUS), BUSH HONEYSUCKLE (LONICERA), PORCELAIN BERRY (AMPELOPSIS), JAPANESE HONEYSUCKLE (LONICERA), ENGLISH IVY (HEDERA HELIX), GARLIC MUSTARD (ALLIARIA PETIOLATA), AND (CHINESE PRIVET (LIGUSTRUM SPP.)

AREA OF MANAGEMENT CONTROL: TREE SAVE AREA LOCATED ON THE SUBJECT PROPERTY.

TIMING: THE INVASIVE SPECIES TO BE REMOVED SHALL BE IDENTIFIED IN THE FIELD BY THE PROJECT ARBORIST AND THE LANDSCAPE CONTRACTOR SELECTED TO PERFORM THE WORK. THE ON SITE MEETING SHALL OCCUR ON THE SAME DAY AS THE REQUIRED PROJECT ARBORIST / PRE-CONSTRUCTION MEETING.

GENERAL METHODS OF PLANT MANAGEMENT: INITIAL AND PRIMARY METHOD OF REMOVAL SHALL BE THE MECHANICAL REMOVAL BY HAND OF ALL INVASIVE TREES AND SHRUBS. WOODY PLANT SPECIES SHALL BE CUT DOWN TO WITHIN 6" OF THE GROUND, STUMPS SHALL NOT BE GROUND DOWN OR DUG OUT. WITHIN 10 MINUTES OF CUTTING A TARGETED HERBICIDE SHALL BE APPLIED. AS DIRECTED BY A VIRGINIA CERTIFIED PEST APPLICATOR, BY HAND OR HAND TOOLS TO THE EXPOSED STUMP TISSUE. STUMP TREATMENT SHALL BE APPLIED LATE SUMMER THROUGH FALL AND NOT WITHIN 4-6 HOURS OF ANTICIPATED RAINFALL. ANY REGROWTH SHALL BE TREATED WITH A TARGETED FOLIAR HERBICIDE THAT SHALL BE APPLIED AS DIRECTED BY A VIRGINIA CERTIFIED PEST APPLICATOR. WOODY VINES GROWING ON THE GROUND PLANE SHALL BE TREATED SIMILAR TO THE METHOD STATED ABOVE. VINE GROWING ON ESTABLISHED TREES/SHRUBS SHALL BE CUT WITHIN 1' OF THE GROUND AND AS HIGH AS PRACTICAL. VINES ON THE TREE SHALL NOT BE PULLED OFF. ONCE THE MANAGEMENT AREA IS CLEARED AND PREPARED ALL AREAS VOID OF VEGETATION SHALL BE REPLANTED WITH THE PLANTS LISTED IN THE REPLANTING SCHEDULE FOUND ON THE LANDSCAPE PLAN AND MULCHED IMMEDIATELY. SEE TARGETED INVASIVE SPECIES MANAGEMENT STRATEGIES TABLE ON THIS SHEET FOR PLANT MANAGEMENT BY SPECIES.

DISPOSAL: ALL PARTS OF EACH INVASIVE SPECIES THAT ARE HAND REMOVED SHALL BE BAGGED AND DISPOSED OF OFF-SITE.

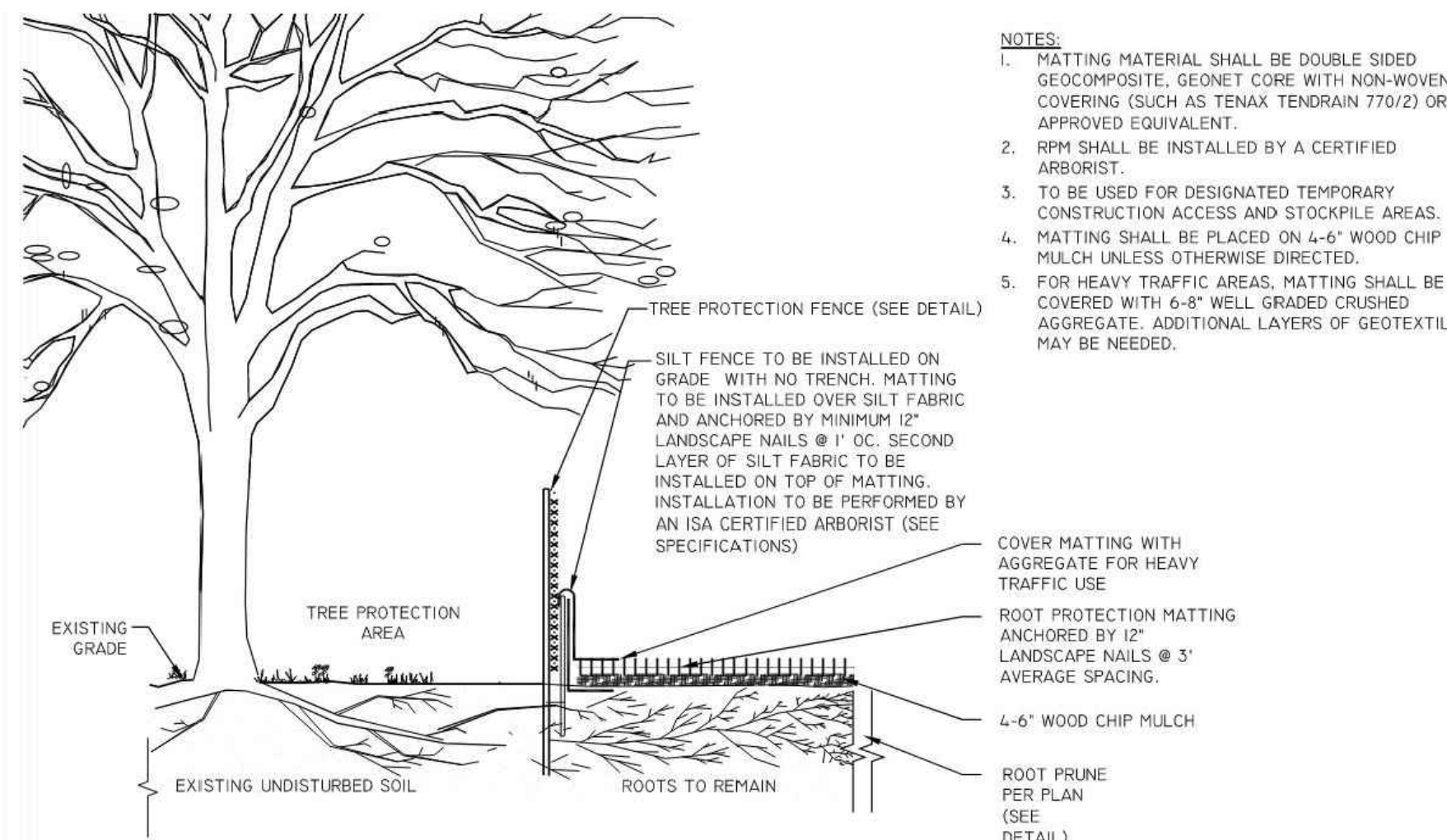
INITIAL MANAGEMENT PLAN: IMPLEMENTATION SHALL OCCUR ONCE DURING THE ESTABLISHMENT OF PHASE I EROSION AND SEDIMENT CONTROLS AND ONCE AFTER ALL SITE CONSTRUCTION ACTIVITIES HAVE CONCLUDED.

MONITORING AND DURATION OF MANAGEMENT PLAN: MONITORING SHALL INITIALLY OCCUR WEEKLY DURING THE ESTABLISHMENT/DURATION OF PHASE I EROSION AND SEDIMENT CONTROLS. THEN TRANSITION TO MONTHLY MONITORING DURING THE ESTABLISHMENT/DURATION OF PHASE II EROSION AND SEDIMENT CONTROLS UNTIL ALL SITE CONSTRUCTION ACTIVITIES HAVE CONCLUDED. INVASIVE MANAGEMENT REPORTS SHALL BE PROVIDED TO THE CONSTRUCTION TEAM FOR FILING. THE ERADICATION OF INVASIVE PLANTS SHALL BE DETERMINED AND DOCUMENTED ONCE, FROM THE PROJECT ARBORIST, AFTER AN INSPECTION BY COUNTY STAFF.

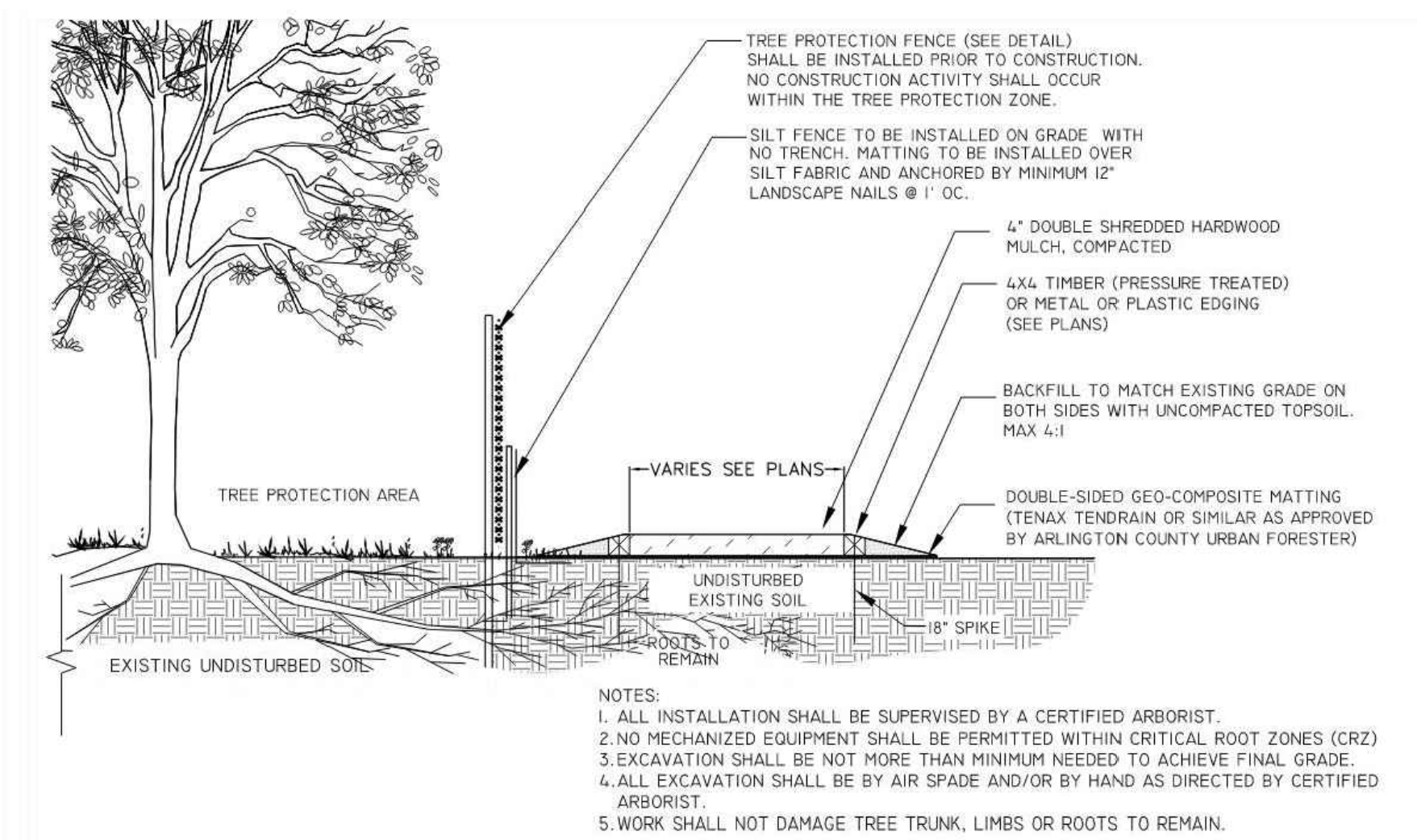
PLEASE NOTE THAT IT IS UNDERSTOOD TOTAL ERADICATION OF THE INVASIVE SPECIES IDENTIFIED WITHIN THIS MANAGEMENT PLAN IS NEARLY IMPOSSIBLE AND NOT EXPECTED OF THE CONTRACTORS. SUBSTANTIAL AND REASONABLE REMOVAL IS, HOWEVER, EXPECTED.

TREE PRESERVATION NOTES

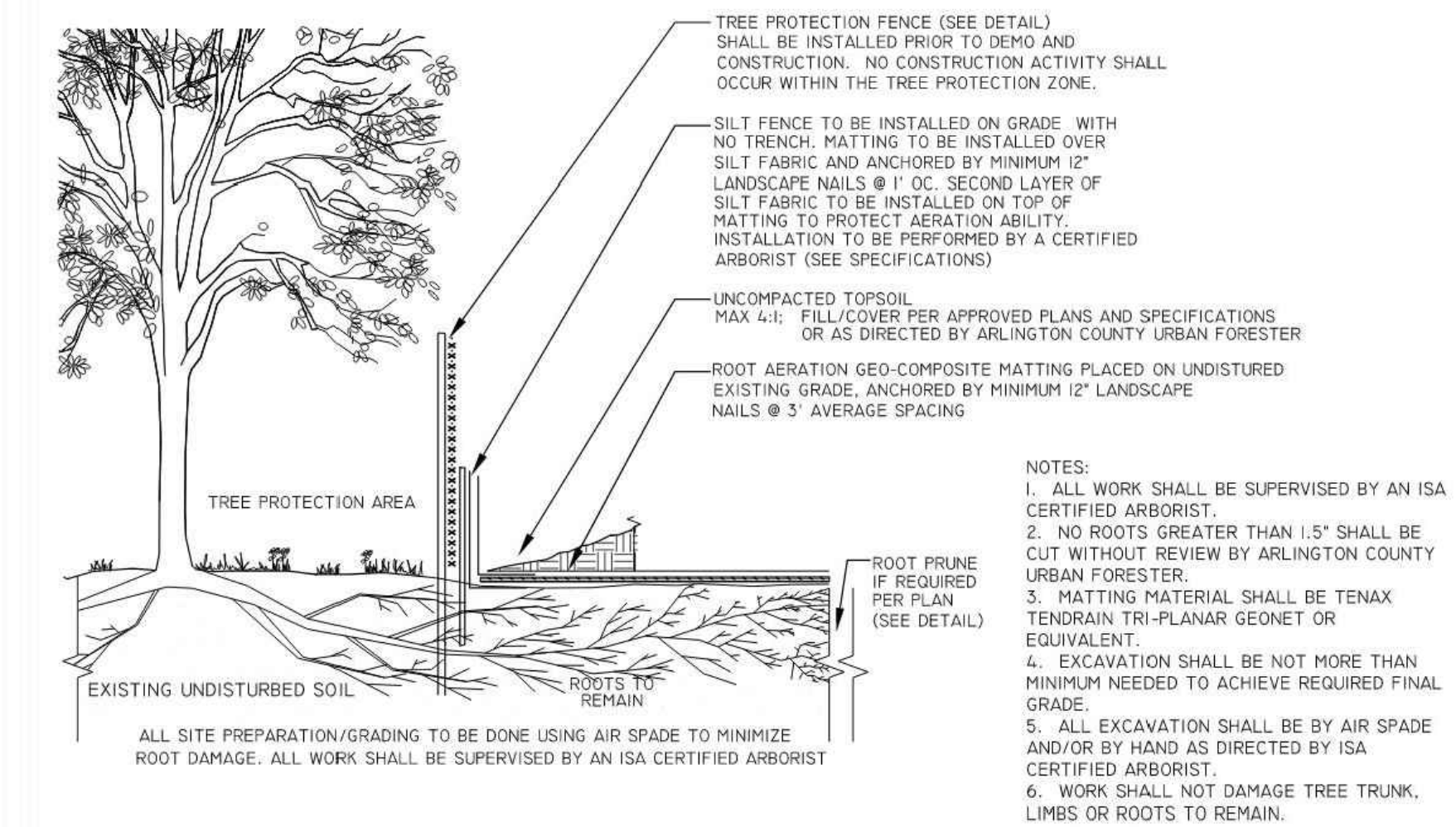
- BEFORE ANY GRADING, DEMOLITION, OR OTHER DISTURBANCE, INCLUDING TREE REMOVAL, A PRECONSTRUCTION MEETING SHALL BE HELD WITH AN ARLINGTON COUNTY URBAN FORESTER. CHANGES TO THE PLAN, BASED ON FIELD CONDITIONS, MAY BE REQUESTED BY THE URBAN FORESTER AT THE TIME OF THE PRECONSTRUCTION MEETING.
- TREE PROTECTION SHALL BE INSTALLED PER PLAN, WITH ANY CHANGES REQUESTED AT THE PRECONSTRUCTION MEETING, AND INSPECTED BY AN ARLINGTON COUNTY URBAN FORESTER. EROSION AND SEDIMENT CONTROLS ARE INSPECTED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES.
- REMOVAL OF TREES, NOTED FOR REMOVAL ON THE PLAN, INSIDE A TREE PRESERVATION AREA SHALL BE PERFORMED, BY HAND, WITHOUT GROUND DISTURBANCE, OR DISTURBANCE TO NEARBY PRESERVED TREES IN THESE AREAS SHALL BE CUT FLUSH TO THE GROUND, WITHOUT STUMP GRINDING.
- NO CHANGES SHALL BE MADE TO TREE PRESERVATION OR PROPOSED LANDSCAPE UNLESS DIRECTED BY AN ARLINGTON COUNTY URBAN FORESTER.
- FOLLOW ANSI STANDARDS WHEN PRUNING TREES. ANY PRUNING BEYOND 5% OF THE CANOPY SHALL BE COMMUNICATED AND APPROVED TO THE URBAN FORESTER.
- DO NOT REMOVE TREES ON OTHER PROPERTIES, OR RIGHTS-OF-WAY, WITHOUT WRITTEN PERMISSION OF THE OWNER.
- TREE PROTECTION AREAS SHALL HAVE ALL NON-NATIVE INVASIVE VINES REMOVED AT THE END OF THE PROJECT, WHERE DEEMED NECESSARY BY THE COUNTY URBAN FORESTER TO ENSURE TREE SURVIVAL. THE PROTECTION AREA SHALL BE COVERED WITH SHREDDED HARDWOOD MULCH, OR OTHER ORGANIC MULCH AS APPROVED BY THE COUNTY URBAN FORESTER.
- AT THE END OF THE PROJECT, PRESERVED AND PLANTED TREES MUST BE INSPECTED AND APPROVED BY AN ARLINGTON COUNTY URBAN FORESTER.
- REMOVAL OF ALL CURBS ADJACENT TO THE TREE PROTECTION AREAS SHALL BE CONDUCTED BY HAND DEMOLITION AND REMOVAL. NO MECHANIZED EQUIPMENT SHALL BE USED TO DEMOLISH THE EXISTING CURB.
- DOUBLE SHREDDED HARDWOOD MULCH SHALL BE APPLIED TO THE SOIL AREAS IN AND AROUND THE TREES TO REMAIN AND BE MAINTAINED/REPLACED AS NEEDED.
- CONTRACTOR SHALL WATER THE PLANTS USING GATOR BAGS, OR APPROVED EQUAL, 4X PER WEEK UNLESS ADEQUATE RAINFALL IS PROVIDED, EQUAL TO 1" OF SATURATION PER WEEK.
- ROOT GROWTH INHIBITOR SHALL BE APPLIED TO ANY ROOT SEVERED. CONSULT PROJECT ARBORIST FOR APPLICATION TIMING AND METHOD.
- SEE TREE INVENTORY ON SHEET L-104 TREE PRESERVATION DETAILS.
- EXCAVATION AROUND LARGE TREES SHALL BE PERFORMED BY HAND. USE OF MECHANICAL EQUIPMENT SHOULD BE LIMITED WITHIN IN CRITICAL ROOT ZONE. LARGE ROOT SHALL BE EXPOSED USING AIR SPADE OR OTHER APPROVED METHOD AND SELECTIVELY PRUNED BY HAND UNDER THE SUPERVISION ON THE CONSTRUCTION ARBORIST. ROOT GROWTH INHIBITOR SHALL BE AS DETERMINED BY THE ARBORIST.



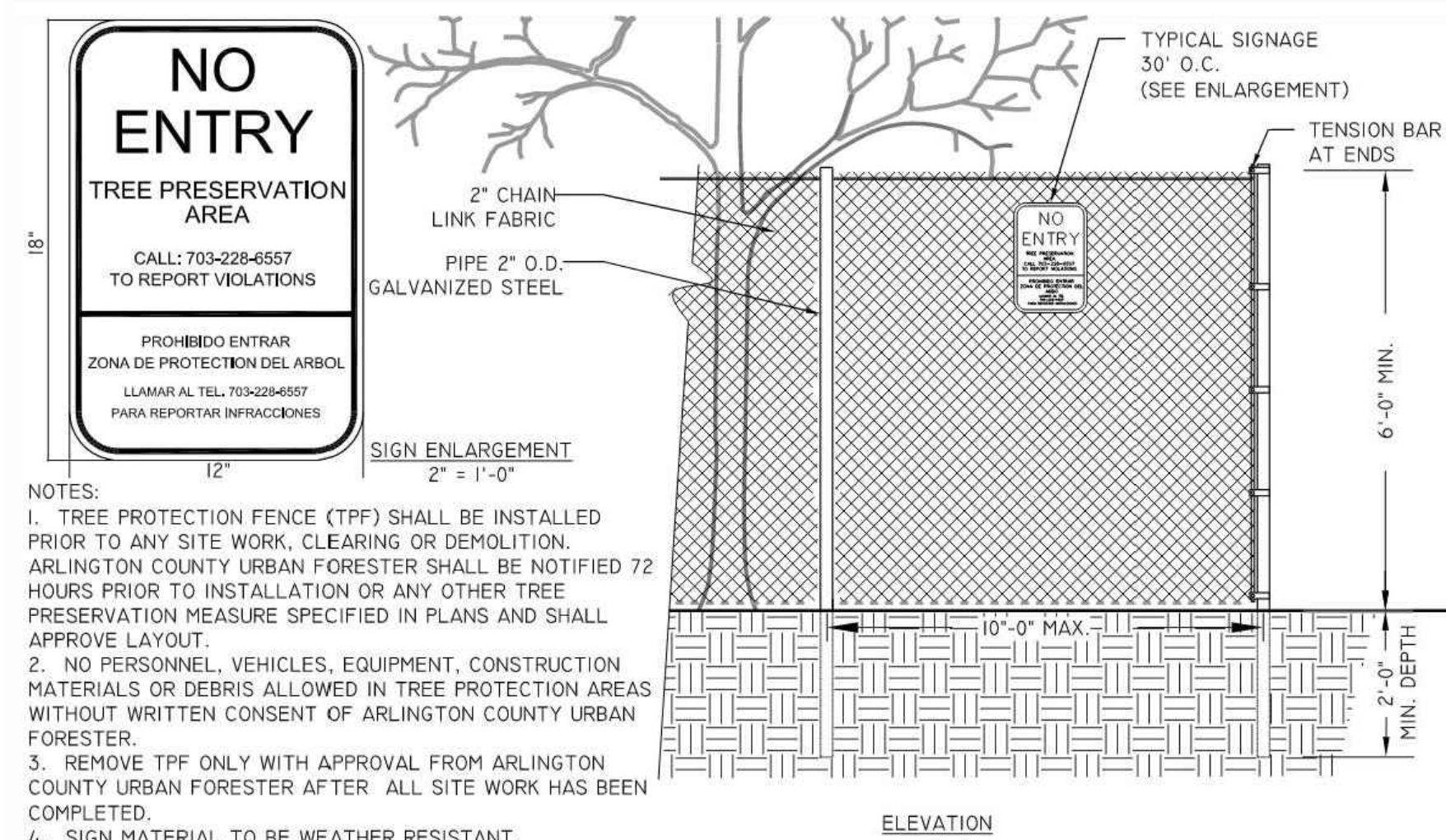
TEMPORARY ROOT PROTECTION MATTING WITHIN CRZ
311300.7NS NOT TO SCALE



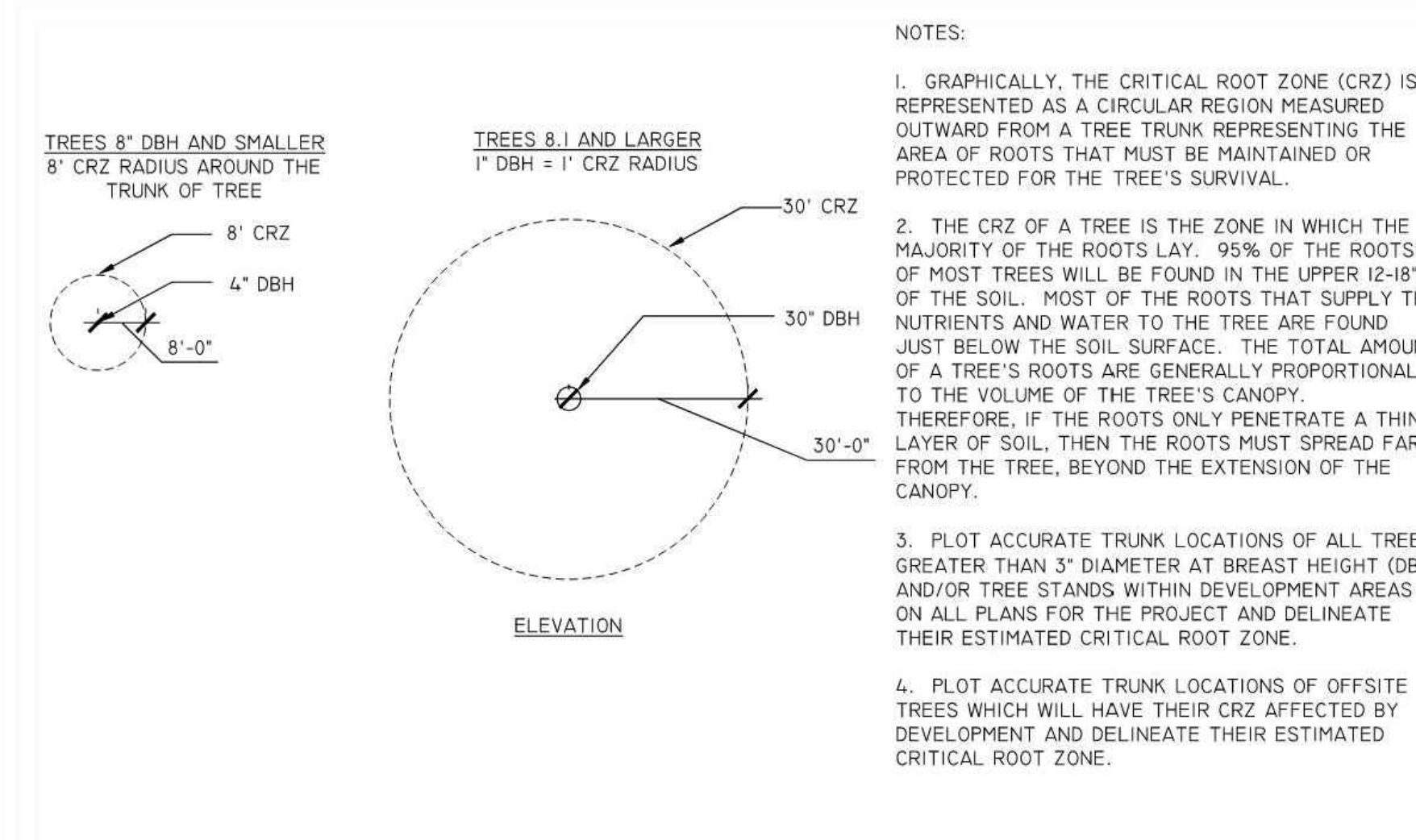
ABOVE GRADE MULCH/WOOD FIBER PATH WITHIN CRZ
311300.9NS N.T.S.



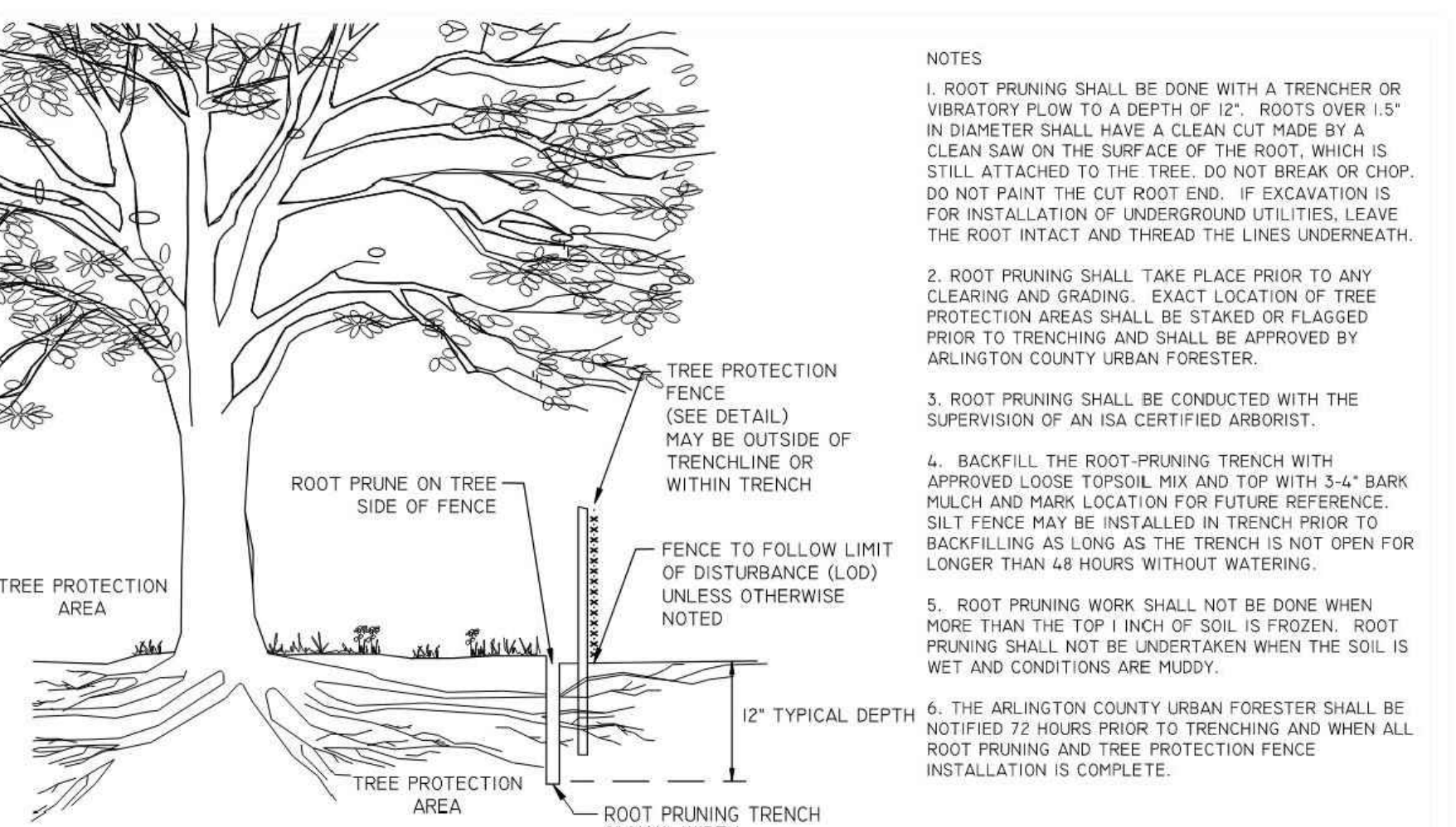
FILL WITHIN CRZ WITH ROOT AERATION MATTING
311300.12NS N.T.S.



6' CHAIN LINK TREE PROTECTION FENCE
311300.1 (2016) (02231.1) N.T.S.



TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE
311300.3 (2019) N.T.S.



ROOT PRUNING
311300.5 (2019) N.T.S.

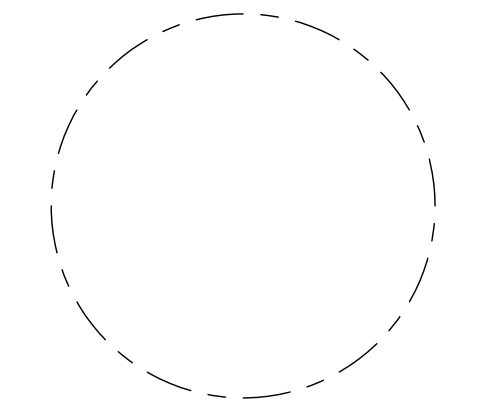
BOHLER DC//
1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

**RIVERHOUSE
LANDBAY C**

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBC SMITH
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BCT DESIGN GROUP
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SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
206.267.9277
CIVIL ENGINEER
BOHLER DC
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LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
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ATTORNEY
VENABLE LLP
202.344.4000
SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221
STRUCTURAL ENGINEER
SK + A
301.881.1441

ISSUE NO.	LSCP - 0	DATE
1	4.1 SUBMISSION 01	05/10/2023
2	4.1 SUBMISSION 02	06/22/2023
3	4.1 SUBMISSION 03	07/21/2023

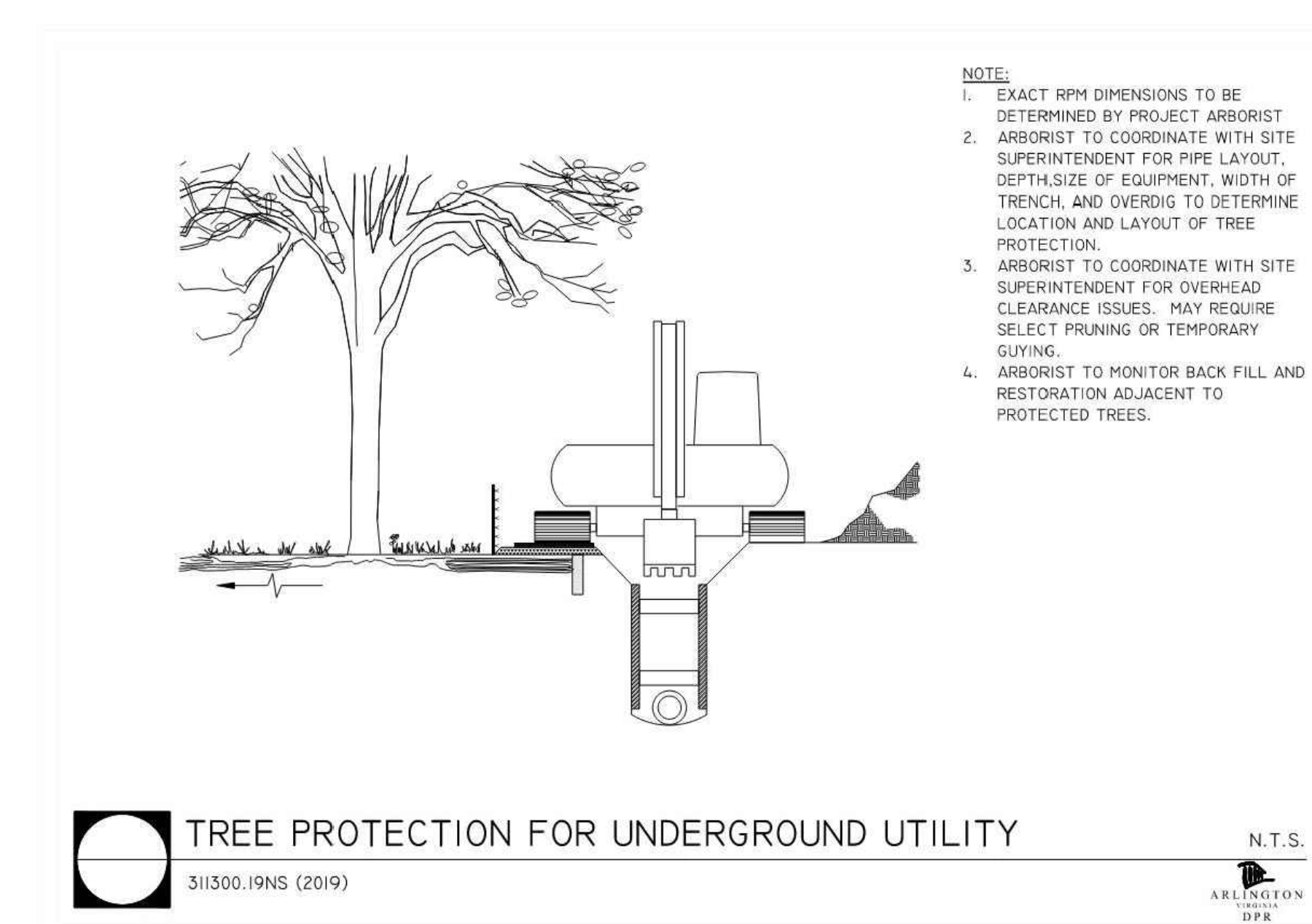
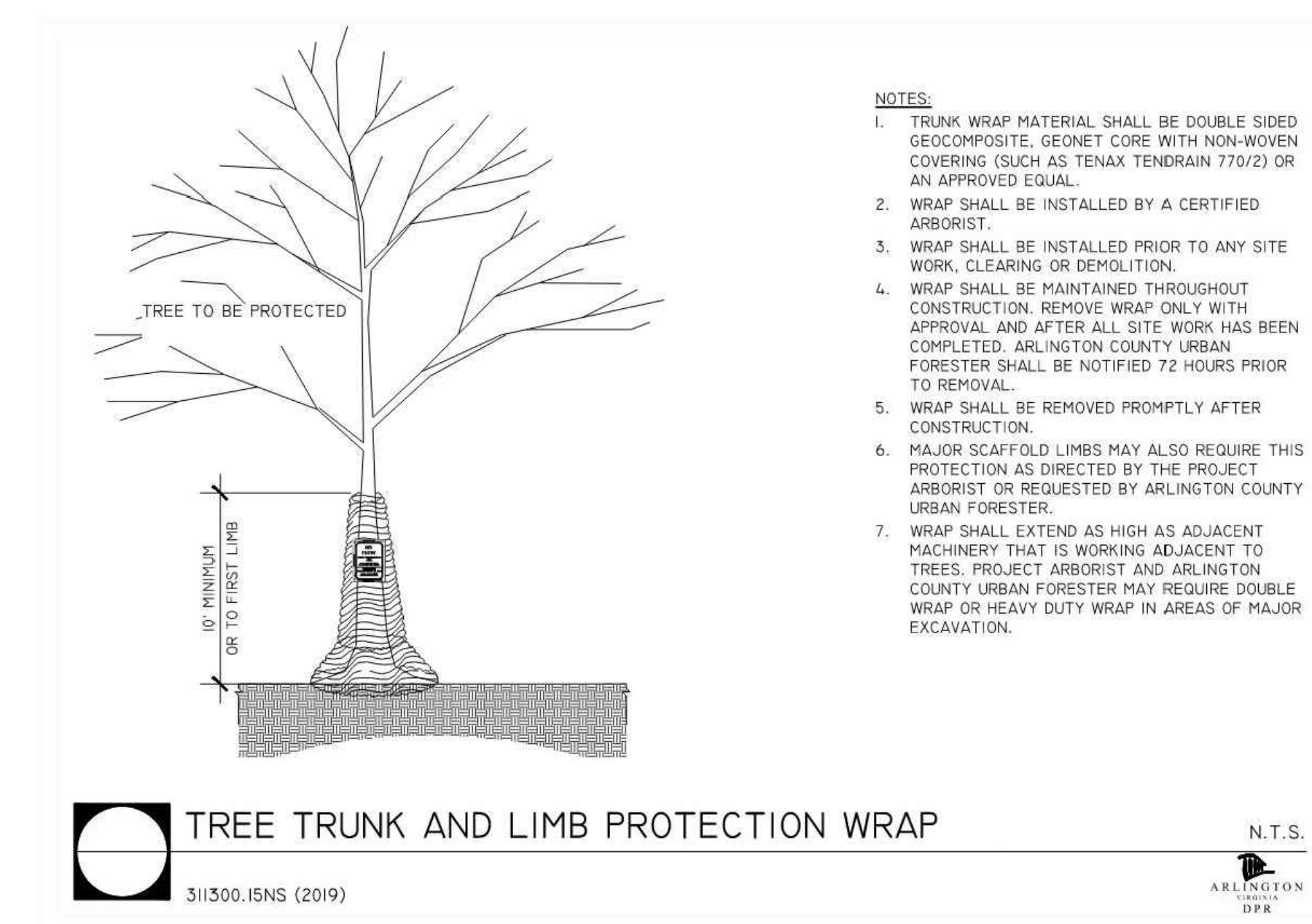
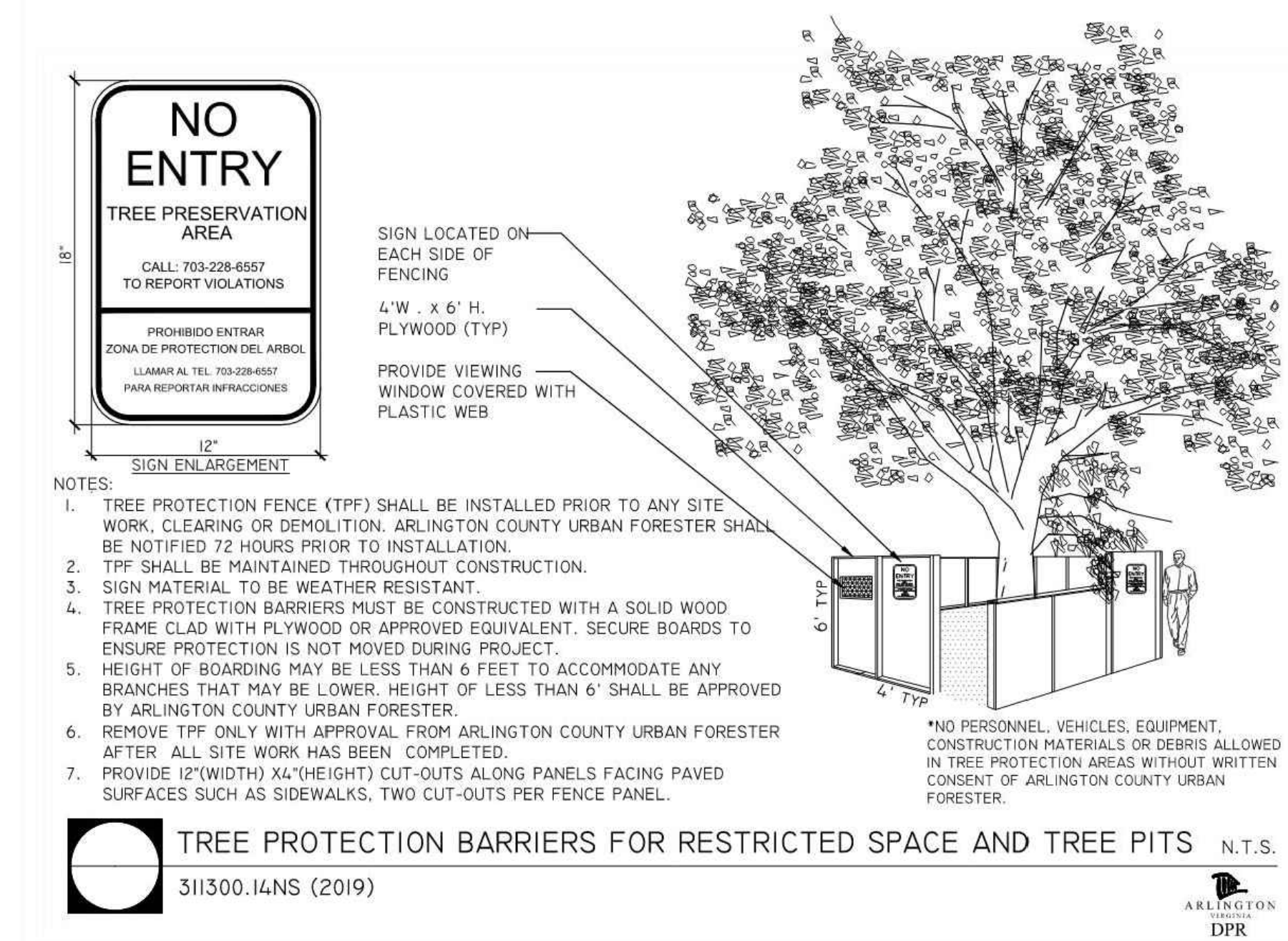
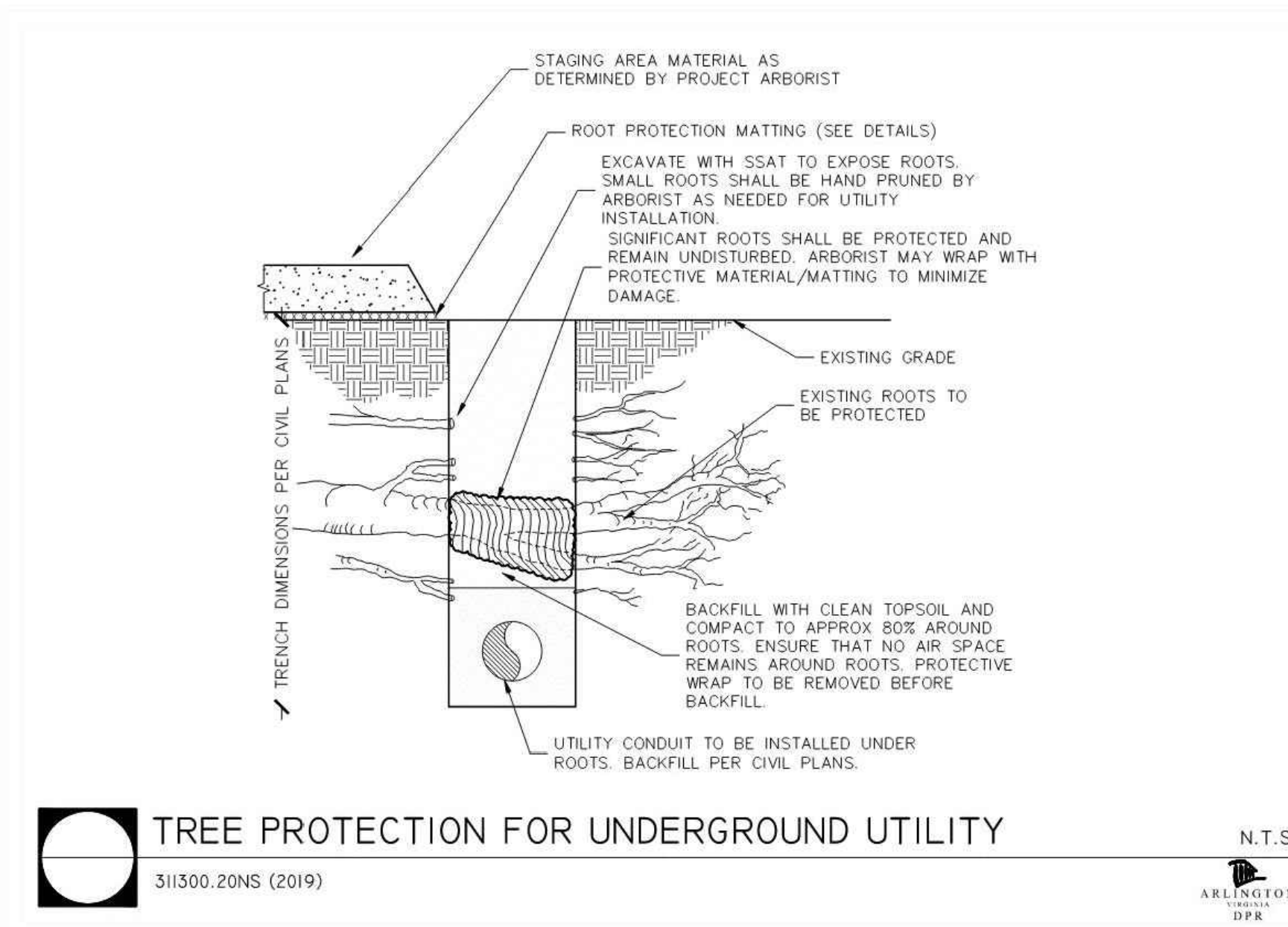
Revisions NO.	DATE
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**INVASIVE SPECIES
MANAGEMENT PLAN
AND PRESERVATION
NOTES & DETAILS**

PRINCIPAL IN CHARGE
MO
PROJECT ENGINEER
CM
DRAWN
MK, HG
DATE
07/21/2023
SCALE:
AS NOTED
APPROVED
SN
JOB NO.
DC1822502

DRAWING NO.
CIV919C



**RIVERHOUSE
 LANDBAY C**

PROJECT STREET NUMBER
 1400 S. JOYCE STREET
 ARLINGTON, VA 22202

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 BCT DESIGN GROUP
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SUSTAINABILITY CONSULTANT
 SUSTAINABLE BUILDING PARTNERS
 703.970.2890

TRAFFIC ENGINEER
 NELSON NYGAARD
 202.315.5221

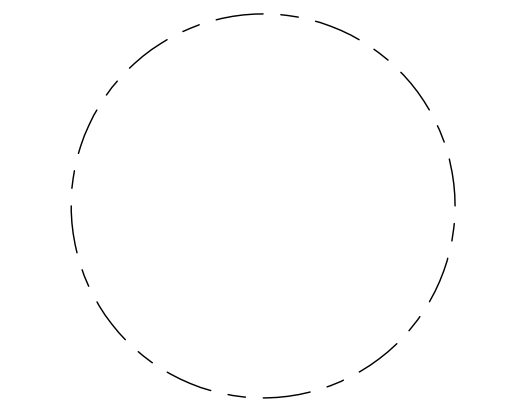
STRUCTURAL ENGINEER
 SK + A
 301.881.1441

Issue NO. DATE

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**TREE
 PRESERVATION
 NOTES & DETAILS**

PRINCIPAL IN CHARGE
 MO

PROJECT ENGINEER
 CM

DRAWN
 MK, HG

DATE 07/21/2023	APPROVED SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV920C