4.1 PLAN

FOR

RIVERHOUSE LANDBAY N

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	CURB AND 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	
X	PARKING COUNTS	X
169 / 170	CONTOUR LINE	187 / 190
TC 516.4 OR 516.4	SPOT ELEVATIONS	FG516.00 TC 516.00 BC 515.55
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	STM #
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
S	SANITARY SEWER MAIN	S
	HYDRANT	
S	SANITARY MANHOLE	
D	STORM MANHOLE	
WM	WATER METER	
WV	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	YARD INLET	
	CURB INLET	
	CLEAN OUT	
E	ELECTRIC MANHOLE	E
T	TELEPHONE MANHOLE	T
EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	
	BORING	

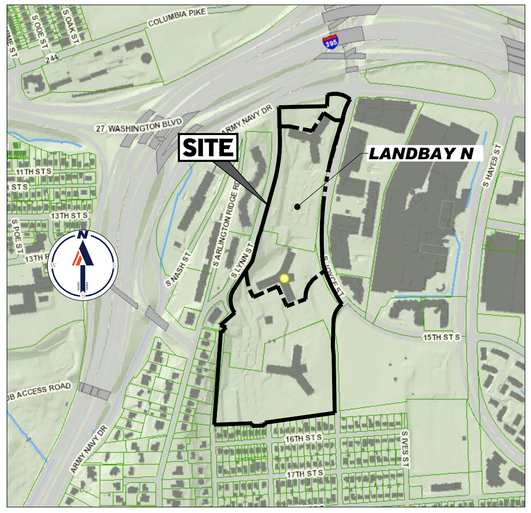
STANDARD ABBREVIATIONS

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	W/L	WATER LINE
FES	FLARED END SECTION	W/M	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		

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: "SRW182250ALT3.DWG"
  PREPARED BY: BOHLER
  DATED: 05/11/2023
- DIGITAL ARCHITECTURAL FILES:
  ARCHITECTURAL FILES ENTITLED: "22-211_RIVER HOUSE - MULTIFAMILY BUILDING-FLOOR PLAN - LEVEL 1.DWG", "22-211_RIVER HOUSE - MULTIFAMILY BUILDING-FLOOR PLAN - LEVEL 2" AND "22-211_RIVER HOUSE - MULTIFAMILY BUILDING-FLOOR PLAN - PARKING LEVEL B1.DWG"
  PREPARED BY: BCT ARCHITECTS
  DATED: 04/22/2024
- DIGITAL ARCHITECTURAL FILES:
  ARCHITECTURAL FILES ENTITLED: "21448_RVH_NORTH - FLOOR PLAN - 1ST FLOOR - CIVIL EXPORT.DWG"
  PREPARED BY: TORTI-GALLAS + PARTNERS
  DATED: 05/10/2024

  ARCHITECTURAL FILES ENTITLED: "221110_TGP_GROUND FLOOR PLAN.DWG"
  PREPARED BY: TORTI-GALLAS + PARTNERS
  DATED: 11/21/2023
- DIGITAL ARCHITECTURAL FILES:
  ARCHITECTURAL FILES ENTITLED: "JBC016F - RIVERHOUSE - MASTER FILE - SHEET - A-SA - BUILDING O - CONDO FLATS - FLOOR PLANS.DWG" & "JBC016F - RIVERHOUSE - MASTER FILE - SHEET - A-E-062 - BUILDING O - CONDO FLATS - FLOOR PLANS.DWG"
  PREPARED BY: LESSARD DESIGN
  DATED: 05/15/2024
- DIGITAL LANDSCAPE FILES:
  ARCHITECTURAL FILES ENTITLED: "L-SITEBASE.DWG"
  PREPARED BY: BRADLEY SITE DESIGN
  DATED: 05/14/2024

  ARCHITECTURAL FILES ENTITLED: "L-PLANTING - TREES.DWG"
  PREPARED BY: BRADLEY SITE DESIGN
  DATED: 05/14/2024
- DRY UTILITY FILES:
  ENTITLED: "RIVER HOUSE - DAVIS UTILITY BASE.DWG"
  PREPARED BY: DAVIS UTILITY CONSULTING
  DATE RECEIVED: 04/23/2024
- SUE FILES:
  PREPARED BY: ACCUMARK INC.
  ENTITLED: "NV19-023 ACCUMARK UTILITIES.DWG"
  DATE: 04/12/19

CIVIL SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	CIV101N
SITE AERIAL PHOTOGRAPH	CIV102N
SITE CONTEXT PLAN	CIV103N
KEY MAP PLAN	CIV104N
OVERALL CERTIFIED SURVEY PLAT	CIV200N
CERTIFIED SURVEY PLAT	CIV201N-206N
SURVEY NOTES AND LEGAL DESCRIPTIONS	CIV207N
OVERALL REZONING EXHIBIT	CIV300N
OVERALL SUBDIVISION PLAT	CIV301N
OVERALL EASEMENT VACATION PLAT	CIV302N
OVERALL EASEMENT AND DEDICATION PLAT	CIV303N-304N
OVERALL PLOT AND LOCATION PLAN	CIV400N
PLOT AND LOCATION PLAN	CIV401N-CIV404N
OVERALL PRESENTATION PLAN	CIV500N
PRESENTATION PLAN	CIV501N-CIV504N
OVERALL STRIPING AND MARKING PLAN	CIV600N
STRIPING AND MARKING PLAN	CIV601N-CIV604N
OVERALL FIRE MARSHALL PLAN	CIV605N
FIRE MARSHALL PLAN	CIV606N-CIV609N
EXISTING ROAD CROSS SECTIONS	CIV701N
PROPOSED ROAD CROSS SECTIONS	CIV702N
STORMWATER MANAGEMENT PLAN	CIV800N
STORMWATER MANAGEMENT COMPUTATIONS	CIV801N-CIV802N
EXISTING TREE INVENTORY PLAN	CIV900N-CIV904N
TREE INVENTORY SCHEDULE	CIV905N-CIV908N
TREE REPLACEMENT SCHEDULE	CIV909N-CIV911N
TREE REPLACEMENT FEE (-8 IN)	CIV912N
TREE REPLACEMENT FEE (+8 IN.)	CIV913N
EXISTING TREE PRESERVATION PLAN	CIV914N-CIV918N
INVASIVE SPECIES MANAGE PLAN AND PRESERVATION NOTES & DETAILS	CIV919N
TREE PRESERVATION PLAN NOTES AND DETAILS	CIV920N

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LANDBAY N

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TRAFFIC ENGINEER
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STRUCTURAL ENGINEER
SK + A
301.881.1441

Issue
NO. DATE

Revisions
NO. DATE

COVER SHEET

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV101N

Jul 15, 2024
H:\1822502\CAD\DRAWINGS\PLAN SETS\4.1 LANDBAY N\DC1822502 - CNDS - N, G---LAYOUT: CIV101N - COVER SHEET

120 60 30 0 120
1"=120'

LEGEND:

PROPERTY LINE

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

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Issue NO.	DATE

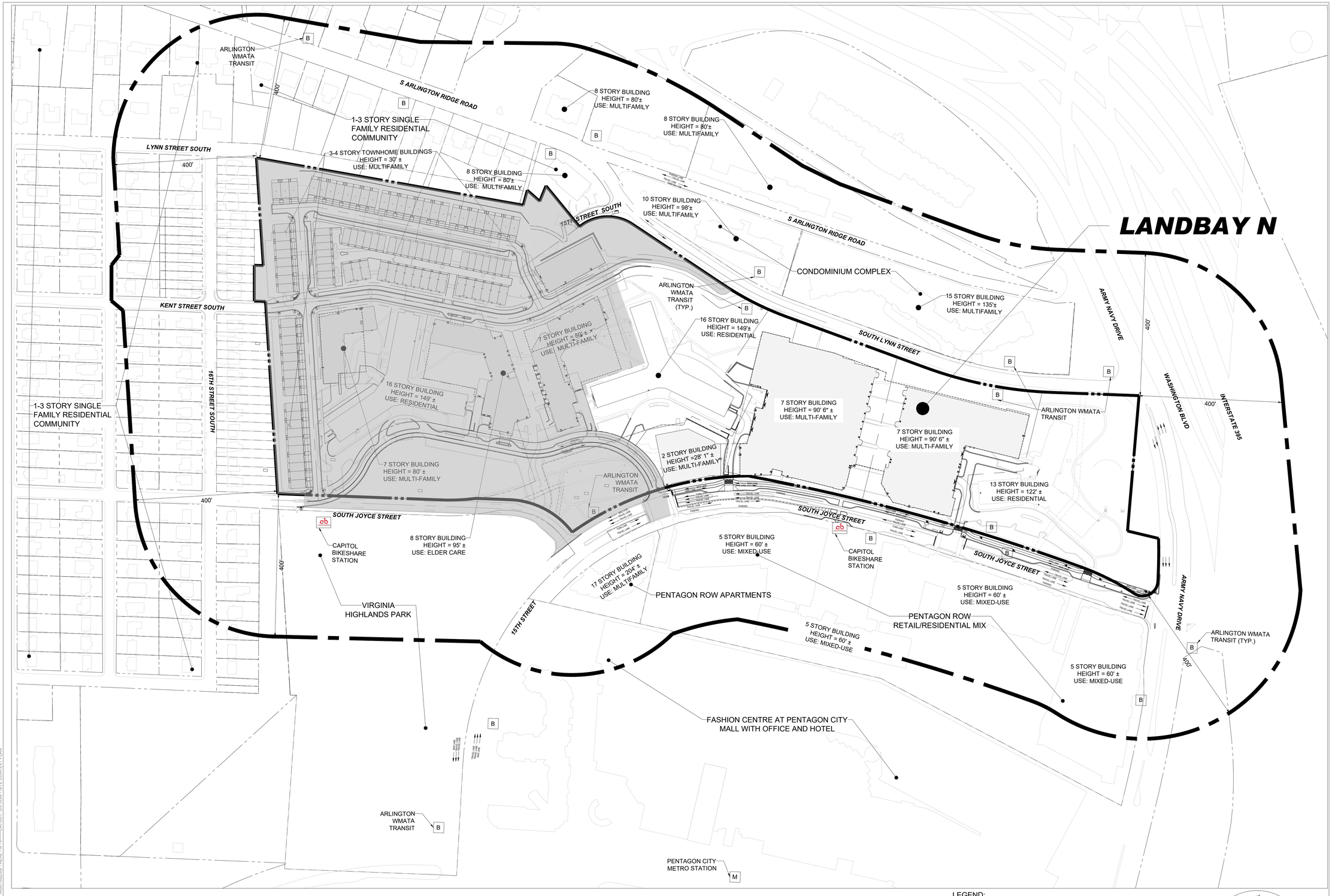
Revisions NO.	DATE
1	
2	
3	
4	
5	
6	

SITE AERIAL PHOTOGRAPH

ENGINEER IN CHARGE SN	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL	
DATE 07/22/2024	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV102N

Jul 18, 2024
H:\BDC\1822502\CAD\DRAWINGS\PLAN SETS\4 1\LANDBAY N\DC1822502 - AERIL - N, 0----LAYOUT CIV102N - SITE AERIAL PHOTO



LEGEND:

PROPERTY LINE

400' OFFSET FROM PROPERTY LINE

ARLINGTON WMATA TRANSIT B

METRO STATION M

CAPITOL BIKESHARE STATION

*HEIGHTS PROVIDED ARE MAXIMUM BUILDING HEIGHT

NAD83 / NAVD88

120 60 30 0 120

1"=120'

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Issue
NO. DATE

Revisions
NO. DATE

SITE CONTEXT PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE
07/22/2024

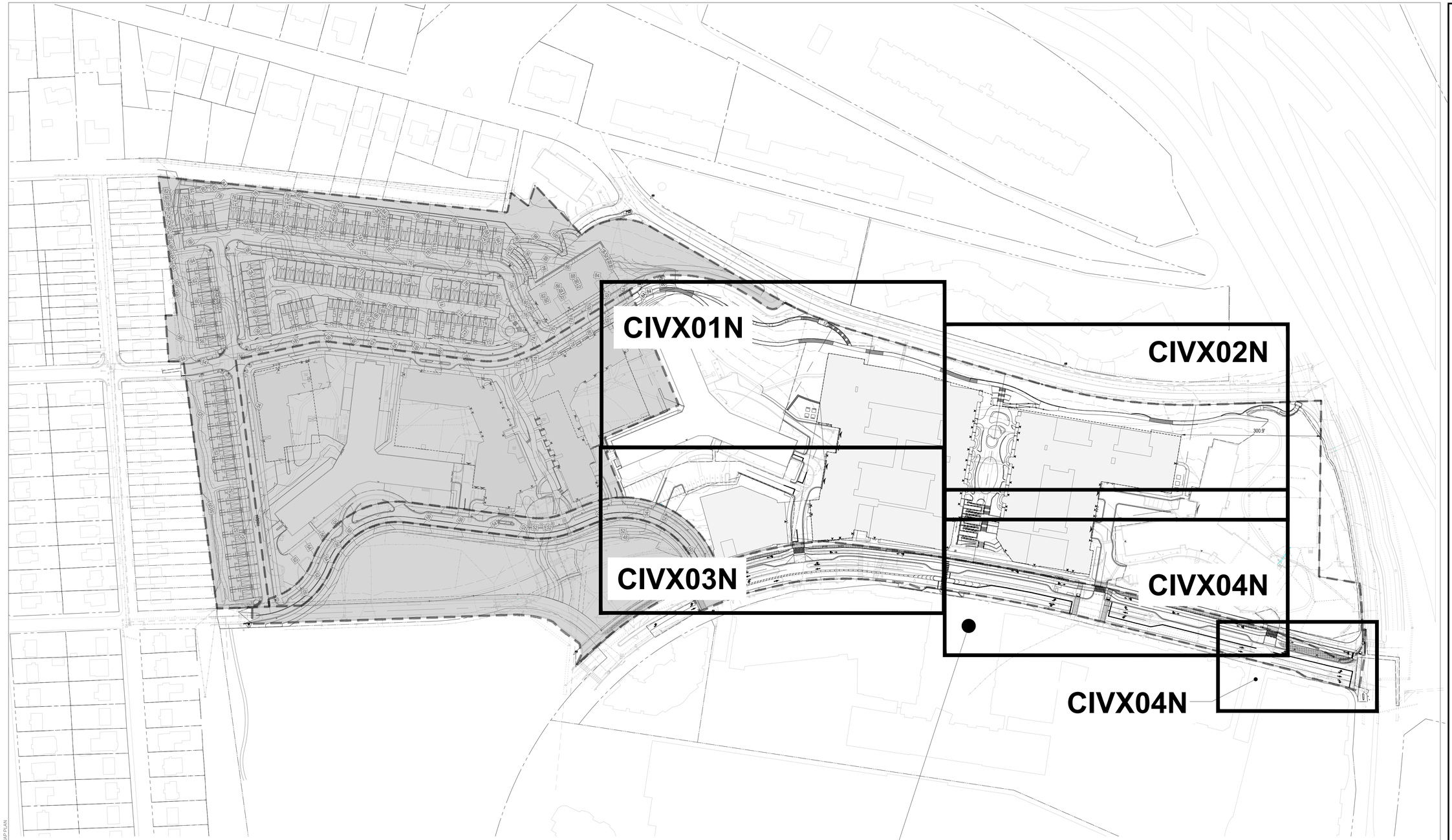
APPROVED
CM, MO, SN

SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.
CIV103N

Jul 18, 2024
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - AERL - N - 0---->LAYOUT: CIV103N - SITE CONTEXT PLAN



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Issue
NO. DATE

Revisions
NO. DATE

KEY MAP PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

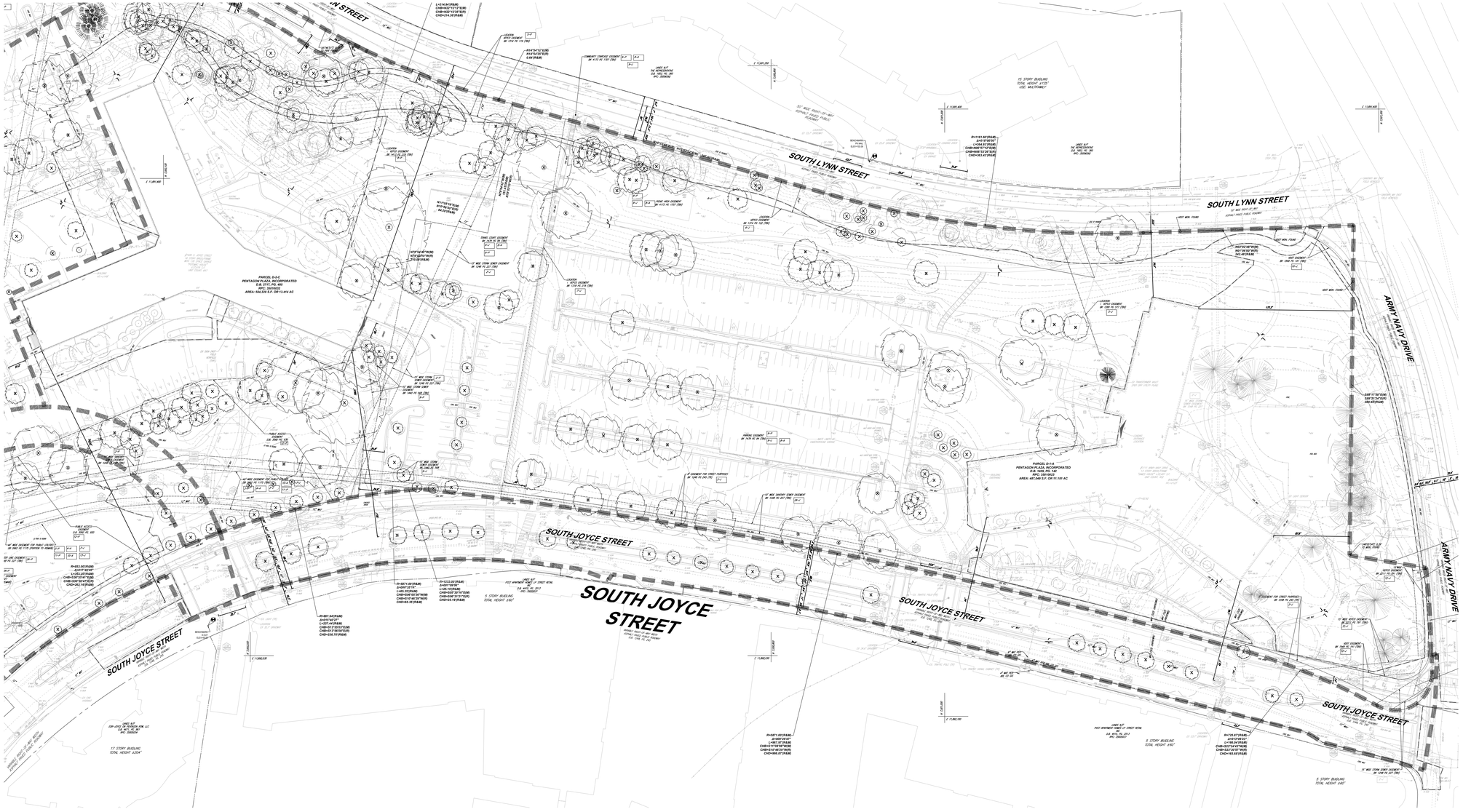
DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV104N

NADB3
EROWN

100 50 25 0 100
1"= 100'

Jul 18, 2024
H:\1822\DC1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - OVRL - N - 0----LAYOUT_CIV104N - KEY MAP PLAN



ZONING TABULATION:

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

AREA: 487,049 SF (11.181 AC)	**EXISTING ZONE: RA6-15/R2-7**	**PROPOSED ZONE: RA6-15**
RPC: 35-010-032		
AREA: 584,328 SF (13.414 AC)	**EXISTING ZONE: RA6-15/C-O-2.5**	**PROPOSED ZONE: RA6-15**
RPC: 35-010-033		
AREA: 523,826 SF (12.025 AC)	**EXISTING ZONE: RA6-15/C-O-2.5**	**PROPOSED ZONE: 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
- X 123.45 EXISTING SPOT ELEVATION
- TC 123.45 EXIST. TOP OF CURB ELEVATION
- G 122.95 EXIST. GUTTER ELEVATION
- HYDRANT
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- TRAFFIC SIGNAL
- ELECTRIC BOX
- OH OVERHEAD WIRES
- G APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT
- G APPROX. LOC. UNDERGROUND GAS LINE PER REF. 1
- W APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT
- W APPROX. LOC. UNDERGROUND WATER LINE PER REF. 1
- T APPROX. LOC. UNDERGROUND TEL. LINE PER UTILITY MARKOUT
- T APPROX. LOC. UNDERGROUND TEL. LINE PER REF. 1
- E APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT
- E APPROX. LOC. UNDERGROUND ELEC. LINE PER REF. 1
- S APPROX. LOC. UNDERGROUND SEWER LINE PER REF. 1
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- STORM DRAIN MANHOLE
- WATER METER
- SIGN
- BOLLARD
- FENCE
- AREA LIGHT
- CLEAN OUT
- PAINTED ARROWS
- TITLE REPORT EXCEPTION
- 5 5 DENOTES PARKING SPACE COUNT
- BENCHMARK
- UTILITY POLE/LIGHT POLE
- GUY WIRE
- TRAFFIC SIGNAL POLE
- TREE (SIZE AS NOTED)
- PROP. CORNER TO BE SET
- LANDBAY BOUNDARY
- UNKNOWN MANHOLE
- BK BOOK

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

NAD83
DROWN

60 30 15 0 60
1"= 60'

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RIVERHOUSE LANDBAY N

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STRUCTURAL ENGINEER
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Issue
NO. DATE

Revisions
NO. DATE
1
2
3
4
5
6
7

OVERALL CERTIFIED SURVEY PLAT

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV200N

Jul 18, 2024
H:\18\DC\1822502\CAD\DRAWINGS\PLAN SETS\4 1\LANDBAY N\DC1822502 - SURV - OVRL - N - C--4LAYOUT CIV200N - OVERALL SURVEY PLAT

SOUTH LYNN STREET

50' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

LANDS N/F
RIDGE HOUSE CONDO
D.B. 1992, PG. 495
RPC: 35006007

LOCATION
VEPCO EASEMENT
BK 1314 PG 119 (TBV)

N29°30'12"E(M) N29°30'35"E(R)
5.06'(R&M)

R=843.50'(R&M)
Δ=014°36'00"
L=214.94'(R&M)
CHB=N22°12'12"E(M)
CHB=N22°12'35"E(R)
CHD=214.36'(R&M)

N14°54'12"E(M)
N14°54'35"E(R)
0.64'(R&M)

LOCATION
VEPCO EASEMENT
BK 1413 PG 119 (TBV)

COMMUNITY STAIRCASE EASEMENT
BK 4173 PG 1707 (TBV)

N11°05'18"E(M)
N10°56'50"E(R)
84.28'(R&M)

N78°54'42"W(M)
N79°03'10"W(R)
310.00'(R&M)

N78°54'42"W(M)
151.45'(R&M)
N79°03'10"W(R)

TENNIS COURT EASEMENT
BK 1479 PG 94 (TBV)

15' WIDE STORM SEWER EASEMENT
BK 1248 PG 227 (TBV)

LOCATION
VEPCO EASEMENT
BK 1318 PG 219 (TBV)

#1400 S. JOYCE STREET
16 STORY BRICK/FRAME
WITH 1.50 SPACE GARAGE
"POTOMAC HOUSE"
±37,976 S.F.
UNIT COUNT: 647

PARCEL D-2-C
PENTAGON PLAZA, INCORPORATED
D.B. 2717, PG. 485
RPC: 35010032
AREA: 584,328 S.F. OR 13.414 AC

N 7,002,100
E 11,891,480

MATCHLINE - SHEET CIV202N

MATCHLINE - SHEET CIV203N

NAD83
VCVN

25 12.5 6.25 0 25
1"= 25'

KEY MAP
SCALE: 1" = 800'

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RIVERHOUSE LANDBAY N

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Issue
NO. DATE

Revisions
NO. DATE

CERTIFIED SURVEY PLAT

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV201N

Jul 18, 2024
H:\18DC\1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - SURV - N - 0----LAYOUT_CIV201N - CERTIFIED SURVEY PLAT

MATCHLINE - SHEET CIV201N

SOUTH LYNN STREET
50' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

N15°53'46"E(R) N15°57'12"E(M) 397.00'(R&M)

R=1161.60'(R&M)
Δ=018°00'00"
L=364.93'(R&M)
CHB=N06°57'12"E(M)
CHB=N06°53'26"E(R)
CHD=363.43'(R&M)

BENCHMARK
PK NAIL
ELEV=103.09

E 11,891,400
N 7,001,000

TOTAL HEIGHT ±120'
USE: MULTIFAMILY

LANDS N/F
THE REPRESENTATIVE
D.B. 1853, PG. 360
RPC: 35006592

PICNIC AREA EASEMENT
BK 417.3 PG. 1707 (TBV)

LOCATION
VEPCO EASEMENT
BK 1314 PG. 122 (TBV)

SOUTH LYNN STREET
50' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

VDOT MON. FOUND

N02°02'48"W(M)
N01°06'00"W(R)
242.48'(R&M)

177.3'

LOCATION
VEPCO EASEMENT
BK 1280 PG 577 (TBV)

EX TRANSFORMER VAULT
(PER DRY UTILITY PLAN)

15' WIDE STORM
SEWER EASEMENT
BK 1248 PG 227

BURIED FUEL TANK

LOADING
ENTRANCE
LOCATION

PARKING EASEMENT
BK 1479 PG 94 (TBV)

MATE LIMITS OF
UNDERGROUND GARAGE

MATCHLINE - SHEET CIV204N

NAD83
VERTICAL DATUM

25 12.5 6.25 0 25
1"= 25'

KEY MAP
SCALE: 1" = 800'

Jul 18, 2024
H:\18DC\18225502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC18225502 - SURV - N - 0----LAYOUT, CIV202N, CERTIFIED SURVEY PLAT

BOHLER DC//
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Phone: (202) 524-5700

RIVERHOUSE LANDBAY N

PROJECT STREET NUMBER
1400 S. JOYCE STREET
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OWNER / DEVELOPER
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240.333.3600

CENTRAL PARCEL ARCHITECT
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TRAFFIC ENGINEER
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202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Issue
NO. DATE

Revisions
NO. DATE

CERTIFIED
SURVEY PLAT

ENGINEER IN CHARGE
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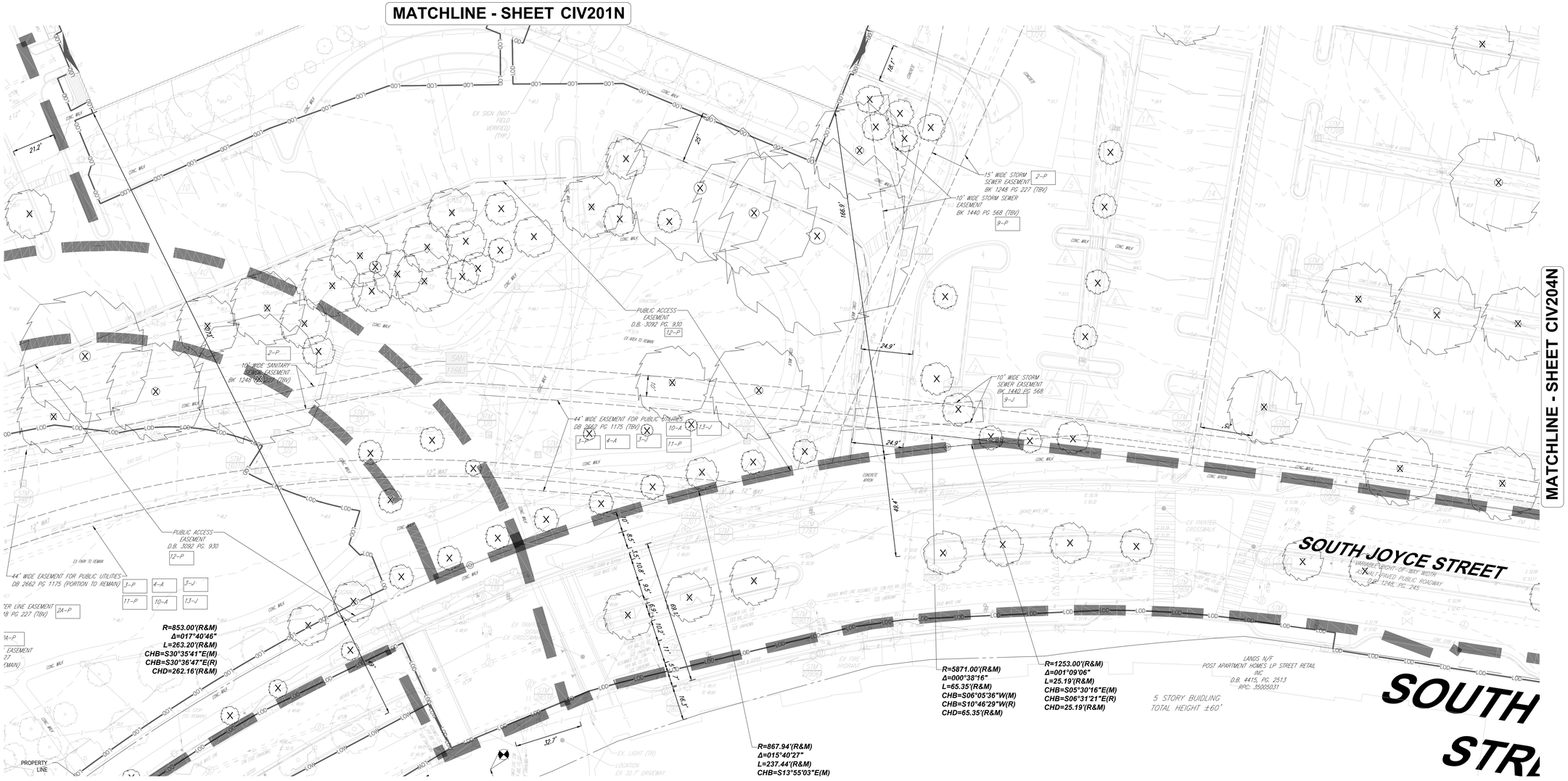
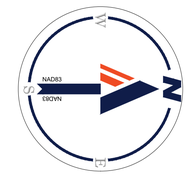
SCALE: AS NOTED	JOB NO. DC18225502

DRAWING NO.
CIV202N





KEY MAP
SCALE: 1" = 800'

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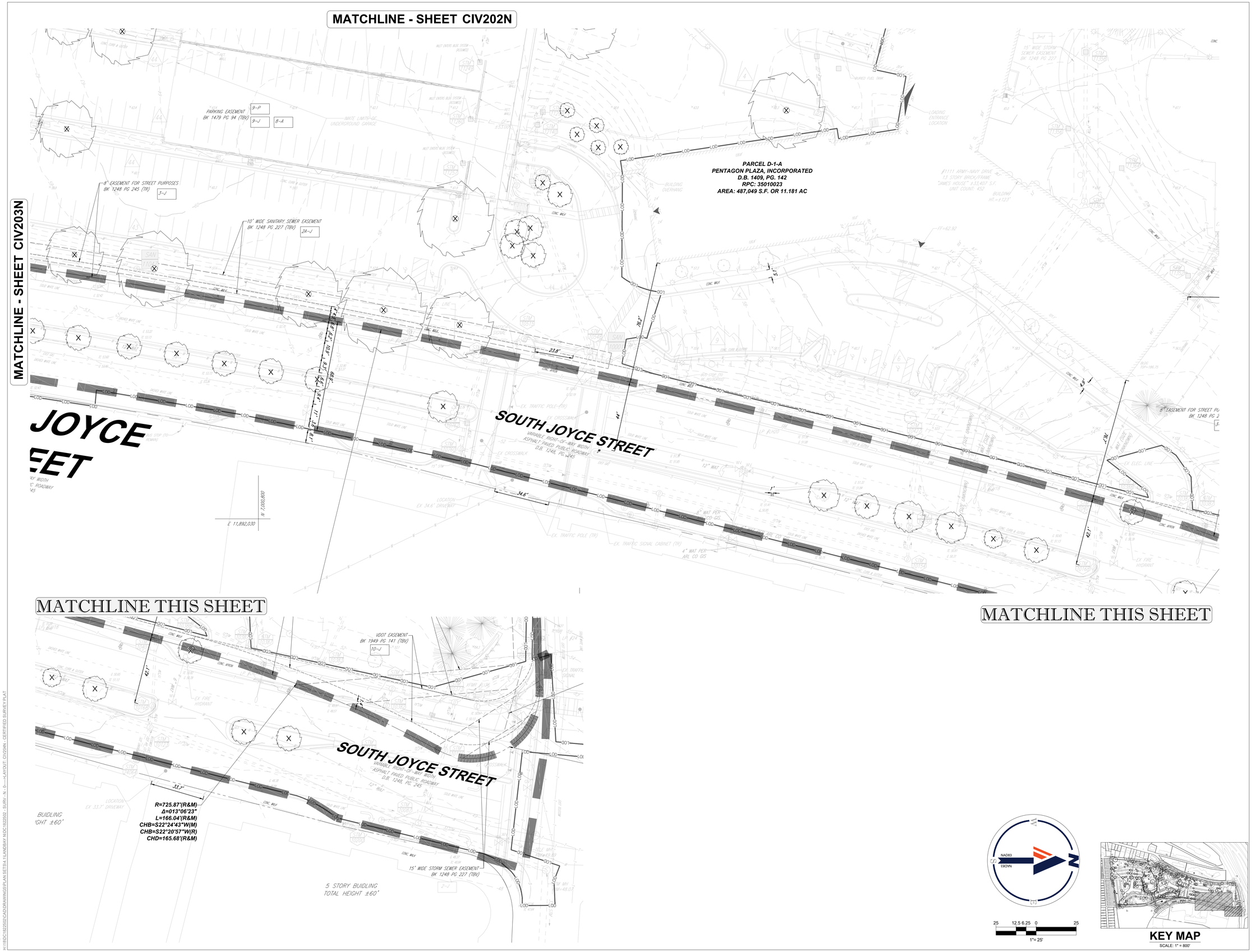
DRAWING NO.
CIV203N

Jul 18, 2024
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - SURV - N - 0----\LAYOUT: CIV203N - CERTIFIED SURVEY PLAT



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Revisions
NO. DATE

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ENGINEER IN CHARGE
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SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV204N

STM 341
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 368
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 369
STM TOP=47.34
OUT=42.99 (15" STM TO STM 368)

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

STM 364
STM TOP=47.24
IN=42.84 (15" FROM 363)
IN=36.60 (54" STM FROM 391)
OUT=36.60 (154" STM TO 368)

STM 391
STM TOP=48.62
IN=42.52 (18" STM FROM STM 390)
IN=38.22 (48" STM FROM STM 405)
OUT=37.80 (54" STM TO STM 367)

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

STM 389
STM TOP=49.55
(SEALED NO ACCESS)

STM 405
STM TOP=49.09
IN=40.24 (48" STM FROM UNKNOWN)
IN=39.04 (48" STM FROM STM 427)
OUT=39.04 (48" STM TO STM 391)

STM 427
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 418
STM TOP=50.67
(FILLED W/ DEBRIS)

STM 419
STM TOP=50.18
(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 4454
STM TOP=58.35
(NO ACCESS IN ROAD)

STM 428
STM TOP=50.78
IN=40.23 (48" STM FROM STM 468)
OUT=40.23 (48" STM TO STM 427)

STM 468
STM TOP=49.86
IN=45.91 (24"CMP FROM 4448)
IN=43.63 (48" STM FROM 538)
OUT=43.63 (48" STM TO 428)

STM 538
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 4119
STM TOP=50.44
BOTTOM=42.34

STM 4125
STM TOP=50.47
OUT=49.27 (4" SAN TO STM 4119)

STM 4126
STM TOP=49.78
(FILLED W/ DEBRIS)

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

STM 4134
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 41.33)

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

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

STM 4229
STM TOP=71.48
IN=63.23 (18"CMP FROM 6364)
OUT=63.23 (18" CMP TO 6018)

STM 2018
STM TOP=61.29
IN=55.39 (18" CMP FROM STM 6232)
IN=55.34 (15" STM FROM STM 3447)
OUT=54.89 (21" STM TO STM 524)

STM 3447
STM TOP=68.99
OUT=64.59 (15" STM TO STM 6018)

STM 3334
STM TOP=71.84
(FILLED W/ DEBRIS)

STM 6324
STM TOP=57.93
IN=51.48 (21" STM FROM STM 6018)
OUT=50.33 (36" STM TO STM 532)

STM 6364
STM TOP=84.80 (OPEN CONC. BOX)
IN=83.97 (18"STM FROM UNKNOWN)
OUT=81.95 (18" CMP TO STM 6232)

STM 532
STM TOP=56.29
IN=49.49 (36" STM FROM STM 524)
OUT=49.37 (36" STM TO STM 533)

STM 533
STM TOP=53.44
IN=48.34 (36" STM TO STM 538)
OUT=48.34 (36" STM TO STM 532)

STM 4322
STM TOP=52.92
IN=46.84 (48" STM FROM 4344)
OUT=46.84 (48" STM TO 538)

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 2061
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=47.62 (15" STM FROM STM 12174)
IN=RECESSED (10" SAN FROM STM 2090)
OUT=47.42 (18" STM TO 16004)

STM 2060
STM TOP=61.52
OUT=56.32 (10" SAN TO STM 2061)

STM 2146
STM TOP=63.50
IN=57.50 (10"STM FROM UNKNOWN)
IN=48.90 (12"STM FROM 2130)
OUT=48.78 (15" STM TO 2145)

STM 3107
STM TOP=80.74
IN=72.04 (15" STM FROM STM 3161)
OUT=71.94 (15" STM TO STM 2061)

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

STM 2090
STM TOP=62.38
OUT=59.68 (6" CLAY TO STM 2061)

STM 12174
STM TOP=63.18
BOTTOM=49.38

STM 12175
STM TOP=62.05
OUT=60.05 (4" PIPE TO STM 12174)

STM 2293
STM TOP=77.24
OUT=69.14 (15" STM TO STM 3665)

STM 3665
STM TOP=71.75
IN=64.85 (15" STM FROM STM 3293)
OUT=64.70 (15" STM TO STM 3671)

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

STM 2142
STM TOP=63.21
IN=58.81 (6" SAN FROM STM 2177)
IN=55.36 (6"SAN FROM 12638)
IN=53.31 (15" STM FROM STM 3671)
OUT=53.09 (15" STM TO STM 2145)

STM 2177
STM TOP=61.57
OUT=59.22 (6" SAN TO STM 2142)

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 2109
STM TOP=63.76
(SEALED NO ACCESS)

STM 2104
STM TOP=62.24
IN=59.29 (UNKNOWN FROM 12645)
OUT=59.29 (UNKNOWN TO 2104)

STM 2182
STM TOP=62.17
OUT=60.57 (UNKNOWN TO STM 2102)

STM 16539
STM TOP=58.79
(NO ACCESS COVERED W/ MESH)

STM 362
STM TOP=46.45
(FULL OF DEBRIS)

STM 1998
STM TOP=47.63
OUT=41.91 (15" STM TO STM 341)

STM 341
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 1981
STM TOP=46.45
OUT=43.37 (15" STM TO STM 346)
(FILLED W/ DEBRIS)

STM 346
STM TOP=45.85
IN=42.97 (15" STM FROM STM 1981)
OUT=42.72 (15" STM TO STM 5473)

STM 5473
STM TOP=46.55
IN=42.35 (15" STM FROM STM 346)
IN=41.35 (15" STM FROM STM 361)
IN=38.05 (36" FROM 351)
OUT=38.05 (36"STM TO 341)

STM 361
STM TOP=46.85
IN=42.39 (15" STM FROM STM 362
OUT=42.27 (15" STM TO STM 5473)

STM 362
STM TOP=46.86
OUT= NOT DIPPED (15" STM TO 361)

STM 151
STM TOP=46.45
IN=38.65 (30"STM FROM 2037)
OUT=38.65 (36"STM TO 5473)

STM 2037
STM TOP=50.55
IN=41.00 (15" STM FROM 16001)
IN=39.65 (30" STM FROM STM 2024)
OUT=39.50 (30" STM TO STM 351)

STM 2024
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 2185
STM TOP=53.03
IN=43.28 (12" FROM TRENCH DRAIN)
OUT=43.28 (15"STM TO 2024)

STM 2047
STM TOP=51.99
IN=49.69 (6" SAN FROM STM 2045)
IN=49.34 (4" SAN FROM STM 2046)
IN=41.99 (18"STM FROM 2182)
OUT=41.99 (24" STM TO 2024)

STM 2046
STM TOP=51.65
OUT=50.55 (4" SAN TO STM 2047)

STM 2045
STM TOP=51.54
OUT=50.44 (6" SAN TO STM 2047)

STM 2182
STM TOP=54.29
IN=45.69 (18" STM FROM 2145)
OUT=45.69 (18"STM TO 2047)

STM 11765
STM TOP=73.85
OUT=71.71 (6" TOP TO STM 11412)
OUT=70.2 (12" STM TO STM 11412)
(FILLED W/ DEBRIS)

STM 11772
STM TOP=67.60
IN=66.02 (6" TOP FROM STM 11765)
IN=62.98 (12" STM FROM STM 11765)
IN=62.60 (8" STM FROM 11438)
OUT=62.42 (12" STM TO STM 11298)

STM 11440
STM TOP=50.36
IN=48.34 (12" STM FROM STM 11412)
OUT=48.26 (18" STM TO STM 11297)

STM 11435
STM TOP=65.68
(FILLED W/ DEBRIS)

STM 11771
STM TOP=66.89
(FILLED W/ DEBRIS)

STM 11406
STM TOP=60.87
(FILLED W/ DEBRIS)

STM 11776
STM TOP=64.38
OUT=58.53 (12" STM TO STM 11208)

STM 11389
STM TOP=105.58
IN=100.44 (18" STM FROM UNKNOWN)
OUT=99.86 (18" STM TO STM 12127)

STM 12127
STM TOP=88.21
IN=83.81 (18" STM FROM STM 13189)
OUT=76.81 (18" STM TO STM 2678)

STM 2678
STM TOP=72.33
IN=69.08 (4" TOP FROM UNKNOWN)
IN=69.03 (4" TOP FROM UNKNOWN)
IN=68.73 (18" STM FROM STM 12127)
OUT=68.70 (18" STM TO STM 1894)

STM 1894
STM TOP=70.77
IN=57.97 (18" STM FROM STM 2678)
OUT=57.91 (18" STM TO STM 3724)

STM 1895
STM TOP=51.05
IN=45.51 (18" STM FROM 1894)
OUT=45.51 (18"STM TO 1817)

STM 1817
STM TOP=51.05
IN=44.03 (18" STM FROM STM 3724)
IN=43.70 (15" STM FROM UNKNOWN)
OUT=43.65 (24" STM TO STM 307)

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

STM 10388
STM TOP=51.01
IN=46.11 (12" STM FROM STM 10388)
OUT=46.06 (18" STM TO STM 10383)

STM 10383
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 11349
STM TOP=54.40
IN=50.60 (12" STM FROM STM 11352)
OUT=50.50 (12" STM TO STM 10383)

STM 11352
STM TOP=60.29
IN=57.46 (8" SAN FROM 11364)
OUT=56.09 (12" STM TO STM 11347)

STM 10378
STM TOP=50.35
IN=45.6 RECESSED (15" STM FROM STM 10382)
IN=45.10 (18" STM FROM STM 10383)
OUT=45.05 (18" STM TO STM 10373)

STM 10116
STM TOP=50.58
IN=44.58 (15" STM FROM UNKNOWN)
IN=44.58 (18" FROM STM 10378)
OUT=44.52 (18" STM TO STM 10116)

STM 10115
STM TOP=49.69
(NO ACCESS IN ROAD)

STM 10114
STM TOP=50.01
OUT=44.01 (15" STM TO STM 10116)

STM 10085
STM TOP=48.65
IN=41.85 (15" STM FROM STM 10200)
IN=40.85 (18" STM FROM STM 10116)
IN=37.35 (27" STM FROM STM 10123)
OUT=36.85 (33" STM TO UNKNOWN)

STM 10116
STM TOP=50.60
IN=41.05 (15" STM FROM STM 10407)
OUT=40.95 (15" STM TO STM 10123)

STM 10123
STM TOP=49.87
(NO ACCESS IN ROAD)

STM 10407
STM TOP=50.65
OUT=44.20 (15" STM TO STM 10168)

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Issue
NO. DATE

Revisions
NO. DATE

CERTIFIED SURVEY PLAT

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DRAWING NO.
CIV205N

Jul 18, 2024
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STM 10154 — STM TOP=50.56
(NO ACCESS IN ROAD)

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

STM 320 — STM TOP=48.59
IN=45.01 (8" STM FROM STM 1914)
OUT=44.19 (15" STM TO STM 321)

STM 1001 — STM TOP=47.27
IN=43.72 (15" STM FROM 320)
OUT=43.57 (15" STM TO STM 322)

STM 302 — STM TOP=47.01
IN=43.33 (15" STM FROM STM 321)
OUT=43.06 (15" STM TO 16010)

STM 307 — STM TOP=49.64
IN=47.89 (4" SAN FROM STM 306)
IN=43.96 (15" STM FROM STM 1701)
IN=43.71 (12" STM FROM UNKNOWN)
IN=43.11 (24" STM FROM STM 1817)
OUT=43.04 (18" STM TO STM 1793)

STM 1793 — STM TOP=49.36
(SEALED)

STM 1802 — STM TOP=49.51
OUT=42.41 (18" STM TO STM 301)

STM 10827 — STM TOP=51.60
IN ROAD NO ACCESS

STM 10826 — STM TOP=51.69
FILLED WITH DEBRIS

STM 10382 — STM TOP=49.86
OUT=45.39 (15" STM TO STM 10378)

STM 10383 — 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 11358 — STM TOP=65.41
IN=59.57 (12" STM FROM STM 11500)
IN=58.49 (24" STM FROM STM 13283)
OUT=58.33 (24" STM TO STM 11363)

STM 11500 — STM TOP=66.82
IN=62.07 (12" STM FROM STM 11501)
OUT=61.78 (12" STM TO STM 11358)

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

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

STM 11359 — STM TOP=63.54
INACCESSIBLE

STM 11364 — STM TOP=62.69
INACCESSIBLE

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 10515 — STM TOP=52.85
IN=46.52 (18" STM FROM STM 10515)
IN=46.52 (18" STM FROM STM 11297)
OUT=46.40 (18" STM TO STM 10427)

STM 11298 — STM TOP=53.10
OUT=46.97 (18" STM TO STM 10548)

STM 11358 — STM TOP=49.85
IN=47.68 (12" STM FROM 11412)
OUT=47.68 (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 1701 — STM TOP=51.06
OUT = 46.24 (15"STM TO 307)

STM 10883 — STM TOP=52.06
IN=46.86 (15"STM FROM 10826)
OUT=44.39 (UNKNOWN TO 10825)

STM 10783 — STM TOP=52.48
OUT=44.88 (15" STM TO STM 10762)

STM 10762 — STM TOP=52.15
OUT=43.90 (15" STM TO STM 10760)
IN=43.80 (15" STM FROM 10785)

STM 10760 — STM TOP=52.05
IN ROAD NO ACCESS

STM 1561 — STM TOP=51.71
FILLED WITH DEBRIS

STM 11178 — STM TOP=54.10
FILLED WITH DEBRIS

STM 11176 — STM TOP=56.92
FILLED WITH DEBRIS

STM 16017 — STM TOP=47.36
IN=42.21 (15" STM FROM 322)
IN=40.61 (21"STM FROM 301)
OUT=43.61 (27" STM TO 341)

STM 16003 — STM TOP=52.57
IN=42.22 (18"STM FROM STM 2061)
OUT=42.22 (24"STM TO 2024)

STM 11249 — STM TOP=63.89
NO ACCESS

STM 11248 — STM TOP=60.75
NO ACCESS

STM 11250 — STM TOP=60.74
NO ACCESS

SAN 11047 — SAN TOP=54.20
IN=41.43 (8" SAN FROM SAN 10001)
OUT=41.37 (8" SAN TO SAN 1951)

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

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

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)

SAN 390 — 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)

SAN 16007 — SAN TOP=48.83
IN=30.93 (12" PIPE FROM SAN 390)
OUT=30.88 (12" PIPE TO UNKNOWN)

SAN 13097 — SAN TOP=47.76
IN=SEALED WITH CONCRETE
OUT=SEALED WITH CONCRETE

SAN 2088 — SAN TOP=63.30
IN=57.80 (4" PIPE FROM BLDG)
IN=57.70 (8" PIPE FROM SAN 13097-SEALED)
OUT=57.20 (8" PIPE TO SAN 16003)

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)

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

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

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

RIVERHOUSE LANDBAY N

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
LESSARD DESIGN, INC.
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CIVIL ENGINEER
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VENABLE LLP
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SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
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TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Issue
NO. DATE

Revisions
NO. DATE

CERTIFIED SURVEY PLAT

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV206N

Jul 18, 2024
H:\1822502\CADD\DRAWINGS\PLAN SETS\4.11\LANDBAY N\DC1822502 - SURV - N - D---4\LAYOUT: CIV206N - CERTIFIED SURVEY PLAT

NOTES:

1. PROPERTY IS KNOWN AS PARCEL D-1-A, PENTAGON PLAZA, INCORPORATED AS RECORDED IN DEED BOOK 1409 PAGE 142 AND BEING THE LANDS OF JAMES HOUSE RESIDENTIAL, L.L.C. AS RECORDED IN DEED BOOK 4173 PAGE 1702; PARCEL D-2-C, PENTAGON PLAZA, INCORPORATED AS RECORDED IN DEED BOOK 2717 PAGE 485 AND BEING THE LANDS OF POTOMAC HOUSE RESIDENTIAL, L.L.C., AS RECORDED IN DEED BOOK 4173 FOLIO 1696; AND PARCEL D-2-D, PENTAGON PLAZA, INCORPORATED AS RECORDED IN DEED BOOK 2717 PAGE 485 AND BEING THE LANDS OF ASHLEY HOUSE RESIDENTIAL, L.L.C. AS RECORDED IN DEED BOOK 4173 FOLIO 1691, ALL AMONG THE LANDS RECORDS OF ARLINGTON COUNTY, VIRGINIA AND HAVING A GPIN OF 35-010-033, 35-010-032, 35-010-023 PER THE DEPARTMENT OF ASSESSMENTS.

2. JAMES HOUSE (PARCEL D-1-A) AREA = 487,049 SF OR 11.181 ACRES
POTOMAC HOUSE (PARCEL D-2-C) AREA = 584,328 SF OR 13.414 ACRES
ASHLEY HOUSE (PARCEL D-2-D) AREA = 523,826 SF OR 12.025 ACRES

TOTAL AREA = 1,595,203 SQUARE FEET OR 36.620 ACRES

3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

4. THIS SURVEY WAS PERFORMED IN THE FIELD ON MARCH 7, 2019 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.

JAMES HOUSE (PARCEL D-1-A)
5A. THIS SURVEY IS PREPARED WITH REFERENCE TO A LOAN POLICY OF TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY FILE NO. 18-001201, WITH AN EFFECTIVE DATE OF JULY 6, 2018. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION I:

2. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA BY VIRTUE OF DEED OF GRANT DATED MAY 7, 1956 AND RECORDED IN DEED BOOK 1248 AT PAGE 227; AND SHOWN ON PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY, PARCELS "D-1-A", "D-2-C", "D-2-D", RIVER HOUSE APARTMENTS, DEED BOOK 1409, PAGE 142, DEED BOOK 2717, PAGE 485, ARLINGTON COUNTY, VIRGINIA" PREPARED BY VIKA VIRGINIA LLC, DATED MARCH 20, 2015, LAST REVISED MARCH 26, 2015, AND DESIGNATED AS PROJECT/FILE NO. 5641G-SV (5 SHEETS) (THE "SURVEY"); **AFFECT SUBJECT PROPERTY, SHOWN.**

3. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA BY VIRTUE OF DEED OF DEDICATION DATED MAY 7, 1956 AND RECORDED IN DEED BOOK 1248 AT PAGE 245; AS AFFECTED BY DEED OF ABANDONMENT AND EASEMENT DATED FEBRUARY 10, 1994 AND RECORDED IN DEED BOOK 2662 AT PAGE 1175; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**

4. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY GRANTED IN DEED OF CORRECTION DATED APRIL 28, 1953 AND RECORDED IN DEED BOOK 1108 AT PAGE 121, AS FURTHER RESERVED IN DEED OF BARGAIN AND SALE DATED MAY 7, 1956 AND RECORDED IN DEED BOOK 1248 AT PAGE 252; AND EASEMENTS SHOWN ON PLAT ATTACHED TO SAID DEED OF BARGAIN AND SALE DATED MAY 7, 1956 AND RECORDED IN DEED BOOK 1248 AT PAGE 252; AND SHOWN ON THE SURVEY; **DO NOT AFFECT SUBJECT PROPERTY, NO NEW EASEMENTS WERE CREATED.**

5. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, COVENANTS AND RIGHTS OF WAY GRANTED TO THE VIRGINIA ELECTRIC AND POWER COMPANY BY VIRTUE OF AGREEMENT DATED AUGUST 17, 1956 AND RECORDED IN DEED BOOK 1280 AT PAGE 577; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, APPROXIMATE LOCATION OF CENTERLINE SHOWN. THE GUY WIRES AND ANCHORS ADJACENT TO ARMY NAVY DRIVE NO LONGER EXIST.**

6. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, COVENANTS AND RIGHTS OF WAY GRANTED TO THE VIRGINIA ELECTRIC AND POWER COMPANY BY VIRTUE OF AGREEMENT DATED OCTOBER 2, 1957 AND RECORDED IN DEED BOOK 1314 AT PAGE 122; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, APPROXIMATE LOCATION SHOWN.**

7. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, COVENANTS AND RIGHTS OF WAY GRANTED TO THE VIRGINIA ELECTRIC AND POWER COMPANY BY VIRTUE OF AGREEMENT DATED DECEMBER 23, 1957 AND RECORDED IN DEED BOOK 1318 AT PAGE 219; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, APPROXIMATE LOCATION OF CENTERLINE SHOWN.**

8. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, COVENANTS AND RIGHTS OF WAY AS CONTAINED IN AND SHOWN ON PLAT ATTACHED TO DEED OF LEASE DATED MAY 10, 1960 AND RECORDED IN DEED BOOK 1409 AT PAGE 142; AND SHOWN ON THE SURVEY; **DO NOT AFFECT SUBJECT PROPERTY, LEASE WAS FOR PARCEL ADJACENT TO THE SOUTH (PARCEL D-2-C).**

9. TERMS, PROVISIONS, CONDITIONS, COVENANTS, EASEMENTS AND MAINTENANCE PROVISIONS, INCLUDING PRIVATE CHARGES OR ASSESSMENTS, CONTAINED IN DEED OF EASEMENT AND MAINTENANCE AGREEMENT DATED JULY 5, 1961 AND RECORDED IN DEED BOOK 1440 AT PAGE 568; AS AFFECTED BY SUPPLEMENTAL DEED OF GRANT AND RELEASE FOR EASEMENTS IN COMMON DATED JULY 5, 1961 AND RECORDED IN DEED BOOK 1479 AT PAGE 94; AND AS AMENDED BY AMENDMENT TO DEED OF EASEMENT AND MAINTENANCE AGREEMENT, DATED MARCH 7, 2008 AND RECORDED IN DEED BOOK 4173 AT PAGE 1707; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**

10. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, COVENANTS AND RIGHTS OF WAY GRANTED TO THE COMMONWEALTH OF VIRGINIA BY VIRTUE OF DEED DATED JUNE 29, 1977 AND RECORDED IN DEED BOOK 1949 AT PAGE 141; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**

11. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND RIGHTS OF WAY GRANTED TO SKYVISION CORPORATION BY VIRTUE OF DEED OF EASEMENT DATED APRIL 22, 1982 AND RECORDED IN DEED BOOK 2060 AT PAGE 1256; **AFFECT SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.**

12. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, COVENANTS AND RIGHTS OF WAY GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY VIRTUE OF AGREEMENT DATED MAY 31, 1985 AND RECORDED IN DEED BOOK 2211 AT PAGE 791; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, APPROXIMATE LOCATION SHOWN.**

13. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA BY VIRTUE OF DEED OF ABANDONMENT AND EASEMENT DATED FEBRUARY 10, 1994 AND RECORDED IN DEED BOOK 2662 AT PAGE 1175; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**

14. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND RIGHTS OF WAY GRANTED TO BELL ATLANTIC - VIRGINIA, INC. BY VIRTUE OF DEED OF EASEMENT DATED JUNE 22, 2000 AND RECORDED IN DEED BOOK 3091 AT PAGE 1554; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**

15. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, COVENANTS AND RIGHTS OF WAY GRANTED TO COMCAST OF POTOMAC, LLC BY VIRTUE OF GRANT OF EASEMENT DATED JULY 1, 2013 AND RECORDED IN DEED BOOK 4801 AT PAGE 2196; **AFFECT SUBJECT PROPERTY, GENERAL IN NATURE, NOT PLOTTABLE.**

POTOMAC HOUSE (PARCEL D-2-C)
5B. THIS SURVEY IS PREPARED WITH REFERENCE TO A LOAN POLICY OF TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY FILE NO. 18-001202, WITH AN EFFECTIVE DATE OF JULY 6, 2018. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION I:

2. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA BY VIRTUE OF DEED OF GRANT DATED MAY 7, 1956 AND RECORDED IN DEED BOOK 1248 AT PAGE 227; AND BEING SHOWN ON PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY, PARCELS "D-1-A", "D-2-C", "D-2-D", RIVER HOUSE APARTMENTS, DEED BOOK 1409, PAGE 142, DEED BOOK 2717, PAGE 485, ARLINGTON COUNTY, VIRGINIA" PREPARED BY VIKA VIRGINIA LLC, DATED MARCH 20, 2015, LAST REVISED MARCH 26, 2015, AND DESIGNATED AS PROJECT/FILE NO. 5641G-SV (5 SHEETS) (THE "SURVEY"); **AFFECT SUBJECT PROPERTY, SHOWN**

3. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA BY VIRTUE OF DEED OF DEDICATION DATED MAY 7, 1956 AND RECORDED IN DEED BOOK 1248 AT PAGE 245; AS AFFECTED BY DEED OF ABANDONMENT AND EASEMENT, DATED FEBRUARY 10, 1994 AND RECORDED IN DEED BOOK 2662 AT PAGE 1175; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN**

4. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY GRANTED BY DEED OF BARGAIN AND SALE DATED MAY 7, 1956 AND RECORDED IN DEED BOOK 1248 AT PAGE 252; AND SHOWN ON THE SURVEY; **DO NOT AFFECT SUBJECT PROPERTY, NO NEW EASEMENTS WERE CREATED.**

5. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND RIGHTS OF WAY GRANTED TO THE VIRGINIA ELECTRIC AND POWER COMPANY BY VIRTUE OF AGREEMENT DATED OCTOBER 2, 1957 AND RECORDED IN DEED BOOK 1314 AT PAGE 119; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**

6. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND RIGHTS OF WAY GRANTED TO THE VIRGINIA ELECTRIC AND POWER COMPANY BY VIRTUE OF AGREEMENT DATED APRIL 4, 1958 AND RECORDED IN DEED BOOK 1328 AT PAGE 407; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, LOCATION OF GUY WIRES AND ANCHORS ARE SHOWN.**

7. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY AS CONTAINED IN DEED OF LEASE DATED MAY 10, 1960 AND RECORDED IN DEED BOOK 1409 AT PAGE 142; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, NO NEW EASEMENTS WERE CREATED, EXISTING EASEMENTS SHOWN AS EXCEPTION ITEMS 2 & 3.**

8. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND RIGHTS OF WAY GRANTED TO THE VIRGINIA ELECTRIC AND POWER COMPANY BY VIRTUE OF AGREEMENT DATED JULY 14, 1960 AND RECORDED IN DEED BOOK 1413 AT PAGE 319; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, APPROXIMATE LOCATION OF CENTERLINE SHOWN.**

9. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND MAINTENANCE PROVISIONS, INCLUDING PRIVATE CHARGES OR ASSESSMENTS, CONTAINED IN DEED OF EASEMENT AND MAINTENANCE AGREEMENT DATED JULY 5, 1961 AND RECORDED IN DEED BOOK 1440 AT PAGE 568; AS AFFECTED BY SUPPLEMENTAL DEED OF GRANT AND RELEASE FOR EASEMENTS IN COMMON DATED JULY 5, 1961 AND RECORDED IN DEED BOOK 1479 AT PAGE 94; AND AS AMENDED BY AMENDMENT TO DEED OF EASEMENT AND MAINTENANCE AGREEMENT, DATED MARCH 7, 2008 AND RECORDED IN DEED BOOK 4173 AT PAGE 1707; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**

10. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND RIGHTS OF WAY GRANTED TO SKYVISION CORPORATION BY VIRTUE OF DEED OF EASEMENT DATED APRIL 22, 1982 AND RECORDED IN DEED BOOK 2060 AT PAGE 1260; **AFFECT SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.**

11. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA BY VIRTUE OF DEED OF ABANDONMENT AND EASEMENT DATED FEBRUARY 10, 1994 AND RECORDED IN DEED BOOK 2662 AT PAGE 1175; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**

12. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS, MAINTENANCE AND RIGHTS OF WAY GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA BY VIRTUE OF DEED OF EASEMENT DATED OCTOBER 10, 2000 AND RECORDED IN DEED BOOK 3092 AT PAGE 930; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**

13. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY GRANTED TO COMCAST OF POTOMAC, LLC BY VIRTUE OF GRANT OF EASEMENT DATED JULY 1, 2013 AND RECORDED IN DEED BOOK 4801 AT PAGE 2203; **AFFECT SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.**

ASHLEY HOUSE (PARCEL D-2-D)
5C. THIS SURVEY IS PREPARED WITH REFERENCE TO A LOAN POLICY OF TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY FILE NO. 18-001203, WITH AN EFFECTIVE DATE OF JULY 6, 2018. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION I:

2. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY AS CONTAINED IN EASEMENT FOR STORM SEWER GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA BY VIRTUE OF DEED OF EASEMENT DATED JULY 2, 1954 AND RECORDED IN DEED BOOK 1159 AT PAGE 225; AND BEING SHOWN ON PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY, PARCELS "D-1-A", "D-2-C", "D-2-D", RIVER HOUSE APARTMENTS, DEED BOOK 1409, PAGE 142, DEED BOOK 2717, PAGE 485, ARLINGTON COUNTY, VIRGINIA" PREPARED BY VIKA VIRGINIA LLC, DATED MARCH 20, 2015, LAST REVISED MARCH 26, 2015, AND DESIGNATED AS PROJECT/FILE NO. 5641G-SV (5 SHEETS) (THE "SURVEY"); **AFFECT SUBJECT PROPERTY, SHOWN.**

3. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY AS CONTAINED IN EASEMENTS GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA BY VIRTUE OF DEED OF GRANT DATED MAY 7, 1956 AND RECORDED IN DEED BOOK 1248 AT PAGE 227; AND BEING SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**

4. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY AS CONTAINED IN EASEMENTS GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA BY VIRTUE OF DEED OF DEDICATION DATED MAY 7, 1956 AND RECORDED IN DEED BOOK 1248 AT PAGE 245; AS AFFECTED BY DEED OF ABANDONMENT AND EASEMENT DATED FEBRUARY 10, 1994 AND RECORDED IN DEED BOOK 2662 AT PAGE 1175; AND BEING SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**

5. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY AS RESERVED IN DEED OF CORRECTION DATED APRIL 28, 1953, AND RECORDED IN DEED BOOK 1108 AT PAGE 121; DEED OF BARGAIN AND SALE DATED MAY 7, 1956 AND RECORDED IN DEED BOOK 1248 AT PAGE 252; AND EASEMENTS SHOWN ON PLAT ATTACHED TO SAID DEED OF BARGAIN AND SALE DATED MAY 7, 1956 AND RECORDED IN DEED BOOK 1248 AT PAGE 252; AND BEING SHOWN ON THE SURVEY; **DO NOT AFFECT SUBJECT PROPERTY, PROPERTY DESCRIBED IS LOCATED 3 BLOCKS TO THE EAST.**

6. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY AS CONTAINED IN EASEMENTS SHOWN ON PLAT ATTACHED TO DEED OF LEASE DATED MAY 10, 1960 AND RECORDED IN DEED BOOK 1409 AT PAGE 142; AND BEING SHOWN ON THE SURVEY. **AFFECT SUBJECT PROPERTY, NO NEW EASEMENTS WERE CREATED, EXISTING EASEMENTS SHOWN AS EXCEPTION ITEMS 3 & 4.**

7. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY AS CONTAINED IN EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY VIRTUE OF AGREEMENT DATED MAY 5, 1961 AND RECORDED IN DEED BOOK 1437 AT PAGE 54; AND BEING SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, APPROXIMATE LOCATION OF CENTERLINE SHOWN.**

8. TERMS, PROVISIONS, CONDITIONS, COVENANTS, EASEMENTS AND MAINTENANCE COSTS AND PROVISIONS, INCLUDING PRIVATE CHARGES OR ASSESSMENTS, CONTAINED IN DEED OF EASEMENT AND MAINTENANCE AGREEMENT DATED JULY 5, 1961 AND RECORDED IN DEED BOOK 1440 AT PAGE 568; AS AFFECTED BY SUPPLEMENTAL DEED OF GRANT AND RELEASE FOR EASEMENTS IN COMMON DATED JULY 5, 1961 AND RECORDED IN DEED BOOK 1479 AT PAGE 94; AND AS AMENDED BY AMENDMENT TO DEED OF EASEMENT AND MAINTENANCE AGREEMENT DATED MARCH 7, 2008 AND RECORDED IN DEED BOOK 4173 AT PAGE 1707; AND BEING SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**

9. TERMS, PROVISIONS, CONDITIONS, COVENANTS AND EASEMENTS GRANTED TO SKYVISION CORPORATION BY VIRTUE OF DEED OF EASEMENT, DATED APRIL 22, 1982 AND RECORDED IN DEED BOOK 2060 AT PAGE 1252; **AFFECT SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.**

10. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY AS CONTAINED IN EASEMENTS GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA BY VIRTUE OF DEED OF ABANDONMENT AND EASEMENT DATED FEBRUARY 10, 1994 AND RECORDED IN DEED BOOK 2662 AT PAGE 1175; AND BEING SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**

11. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY AS CONTAINED IN EASEMENT GRANTED TO THE VIRGINIA ELECTRIC AND POWER COMPANY, A VIRGINIA PUBLIC SERVICE CORPORATION, DOING BUSINESS IN VIRGINIA AS DOMINION VIRGINIA POWER, BY VIRTUE OF RIGHT OF WAY AGREEMENT DATED SEPTEMBER 7, 2012 AND RECORDED IN DEED BOOK 4604 AT PAGE 334; AND BEING SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, APPROXIMATE LOCATION SHOWN.**

12. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY AS CONTAINED IN EASEMENT GRANTED TO COMCAST OF POTOMAC, LLC BY VIRTUE OF GRANT OF EASEMENT, DATED JULY 1, 2013 AND RECORDED IN DEED BOOK 4801 AT PAGE 2190. **AFFECT SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.**

6. UNDERGROUND STORAGE TANKS EXIST NEAR THE ELECTRIC GENERATORS AT EACH BUILDING.

7. 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.

8. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, ARLINGTON COUNTY, VIRGINIA AND INCORPORATED AREAS, PANEL 77 OF 83", MAP NUMBER 5101C0077C, WITH A MAP EFFECTIVE DATE OF AUGUST 19, 2013.

9. ZONING: CURRENT ZONING: RA6-15, C-0-2.5 & R2-7

PER ARLINGTON COUNTY ZONING MAP
SETBACK INFORMATION TO BE DETERMINED FROM PROPOSED DESIGN.

10. TREES HAVING 3 INCHES DBH AND LARGER SHOWN HEREON AND FIELD LOCATED BY BOHLER ENGINEERING ON MARCH 7, 2019.

11. PARCELS D-1-A, D-2-C & D-2-D ARE CONTIGUOUS WITHOUT STRIPS, GAPS OR GORES BETWEEN THE PARCELS.

12. PROPERTY HAS ACCESS ALONG SOUTH LYNN STREET, SOUTH JOYCE STREET AND ARMY NAVY DRIVE.

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-552-7001) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): A903201561, A903201564, A903201619, A903201625, A903201631, A903201634

UTILITY COMPANY	LOCATE STATUS	PHONE NUMBER
ARLINGTON COUNTY	MARKED	301-868-6803
ARLINGTON COUNTY	MARKED	301-868-6803
AT&T	MARKED	703-624-4956
COMCAST	MARKED	804-562-3861
DOMINION ENERGY INC	MARKED	703-754-2116
FIBERLIGHT LLC	MARKED	410-979-0384
LEVEL 3 COMMUNICATIONS	NO CONFLICT	877-366-8344
MCI	NO CONFLICT	800-289-3427
QWEST GOVERNMENT SERVICES	NO CONFLICT	703-387-9152
QWEST COMMUNICATIONS	NO CONFLICT	877-366-8344
VERIZON	MARKED	703-754-2116
WASHINGTON GAS	MARKED	703-754-2116
WINDSTREAM KDL INC.	NO CONFLICT	800-289-1901
ZAYO BANDWIDTH CENTRAL LLC	NO CONFLICT	801-364-1063

TITLE DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE AND LYING IN ARLINGTON COUNTY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL D-2-D, PENTAGON PLAZA, INCORPORATED AS SHOWN ON A PLAT ENTITLED "PLAT SHOWING PARCELS D-2-C AND D-2-D PENTAGON PLAZA, INCORPORATED" AS RECORDED IN DEED BOOK 2717 AT PAGE 485 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT LYING ON THE EASTERLY LINE OF OUTLOT D, VACATED S LYNN STREET, AS RECORDED IN DEED BOOK 2795 AT PAGE 744 AMONG THE AFORESAID LAND RECORDS, SAID POINT ALSO MARKING THE COMMON WESTERLY CORNER BETWEEN THE AFORESAID PARCEL D-2-D, PENTAGON PLAZA, INCORPORATED (DB 2717 PG 485), AND PARCEL D-2-C, PENTAGON PLAZA, INCORPORATED AS RECORDED IN DEED BOOK 2717 AT PAGE 485 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING SAID EASTERLY LINE OF SAID OUTLOT D AND RUNNING WITH THE COMMON LINES BETWEEN SAID PARCEL D-2-D AND PARCEL D-2-C THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. SOUTH 83°15'27" EAST, 60.00 FEET TO A POINT; THENCE
2. SOUTH 05°53'33" WEST, 109.00 FEET TO A POINT; THENCE
3. SOUTH 83°15'27" EAST, 258.38 FEET TO A POINT; THENCE
4. NORTH 06°44'33" EAST, 221.58 FEET TO A POINT; THENCE
5. NORTH 68°13'13" EAST, 489.96 FEET TO A POINT OF CURVATURE; THENCE
6. 174.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 578.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 20°08'36" EAST, 173.34 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF S JOYCE STREET (VARIABLE WIDTH - PUBLIC ROW), SAID POINT ALSO MARKING THE COMMON EASTERLY CORNER BETWEEN THE AFORESAID PARCEL D-2-D, PENTAGON PLAZA, INCORPORATED (DB 2717 PG 485) AND PARCEL D-2-D, PENTAGON PLAZA, INCORPORATED (DB 2717 PG 485); THENCE LEAVING SAID COMMON CORNER AND RUNNING WITH SAID WESTERLY RIGHT OF WAY LINE OF S JOYCE STREET (VARIABLE WIDTH - PUBLIC ROW) THE FOLLOWING TWO (2) COURSES AND DISTANCES
7. 96.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 578.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 06°44'48" EAST, 96.18 FEET TO A POINT; THENCE
8. SOUTH 01°58'27" EAST, 458.87 FEET TO AN IRON PIPE FOUND (HELD) LYING ON THE NORTHERLY LINE OF LOT 1, BLOCK 32, ADDISON HEIGHTS AS RECORDED IN DEED BOOK U-4 AT PAGE 56 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING THE AFORESAID WESTERLY RIGHT OF WAY LINE OF S JOYCE STREET (VARIABLE WIDTH - PUBLIC ROW) AND RUNNING WITH THE NORTHERLY LINE OF LOTS 1 THROUGH 20, BLOCK 32, ADDISON HEIGHTS (DB U-4 PG 56), AND CONTINUING WITH THE NORTHERLY RIGHT OF WAY LINE OF S. KENT STREET (40 FOOT WIDE - PUBLIC STREET)
9. SOUTH 82°14'33" WEST, 539.58 FEET TO A POINT; THENCE RUNNING WITH THE WESTERLY RIGHT OF WAY LINE OF THE AFORESAID OF S. KENT STREET (40 FOOT WIDE - PUBLIC STREET)
10. SOUTH 01°56'52" EAST, 31.56 FEET TO A POINT MARKING THE NORTHEASTERLY CORNER OF LOT 1A, BLOCK 33, ADDISON HEIGHTS AS RECORDED IN DEED BOOK 451 AT PAGE 524 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING THE AFORESAID WESTERLY RIGHT OF WAY LINE OF S. KENT STREET (40 FOOT WIDE - PUBLIC STREET) AND RUNNING WITH THE NORTHERLY LINE OF LOTS 1A THROUGH 4A, BLOCK 33, ADDISON HEIGHTS (DB 451 PG 524)
11. SOUTH 85°56'28" WEST, 100.07 FEET TO A POINT MARKING THE SOUTHEASTERLY CORNER OF A PRIVATE ALLEY, BLOCK 33, ADDISON HEIGHTS (DB 451 PG 524); THENCE RUNNING WITH THE EASTERLY LINE OF SAID PRIVATE ALLEY
12. NORTH 01°56'52" WEST, 25.07 FEET TO A POINT; THENCE RUNNING WITH THE NORTHERLY LINE OF THE AFORESAID PRIVATE ALLEY, BLOCK 33, ADDISON HEIGHTS (DB 451 PG 524), AND CONTINUING WITH THE NORTHERLY LINE OF LOTS 9 THROUGH 16, BLOCK 33, ADDISON HEIGHTS AS RECORDED IN DEED BOOK 196 AT PAGE 369 AMONG THE AFORESAID LAND RECORDS
13. SOUTH 82°14'33" WEST, 301.90 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF S. LYNN STREET (30 FOOT WIDE - PUBLIC ROW), SAID POINT ALSO MARKING THE NORTHWESTERLY CORNER OF THE AFORESAID LOT 16, BLOCK 33, ADDISON HEIGHTS (DB 196 PG 369); THENCE LEAVING THE SAID LOT 16 AND RUNNING WITH SAID EASTERLY RIGHT OF WAY LINE OF S. LYNN STREET (30 FOOT WIDE - PUBLIC ROW) AND CONTINUING WITH OUTLOT A, OUTLOT B, OUTLOT C & THE AFORESAID OUTLOT D, VACATED S LYNN STREET (DB 2795 PG 744)
14. NORTH 05°53'33" EAST, 591.10 FEET TO THE POINT OF BEGINNING CONTAINING 523,826 SQUARE FEET OR 12.02539 ACRES OF LAND, MORE OR LESS.

EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN DEED BOOK 1440 AT PAGE 568; AS MODIFIED BY SUPPLEMENT RECORDED IN DEED BOOK 1479 AT PAGE 94; AND AS FURTHER MODIFIED BY AMENDMENT TO DEED OF EASEMENT AND MAINTENANCE AGREEMENT, DATED AS OF MARCH 7, 2008, BY AND AMONG VNO ASHLEY HOUSE LLC, VNO JAMES HOUSE LLC AND VNO POTOMAC HOUSE LLC, ALL DELAWARE LIMITED LIABILITY COMPANIES, RECORDED IN DEED BOOK 4173 AT PAGE 1707, ALL AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

TITLE DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE AND LYING IN ARLINGTON COUNTY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL D-2-C, PENTAGON PLAZA, INCORPORATED AS SHOWN ON A PLAT ENTITLED "PLAT SHOWING PARCELS D-2-C AND D-2-D PENTAGON PLAZA, INCORPORATED" AS RECORDED IN DEED BOOK 2717 AT PAGE 485 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF S LYNN STREET (50' WIDE - PUBLIC ROW), SAID POINT ALSO MARKING THE COMMON WESTERLY CORNER BETWEEN THE AFORESAID PARCEL D-2-C, PENTAGON PLAZA, INCORPORATED (DB 2717 PG 485), AND PARCEL D-1-A, PENTAGON PLAZA, INCORPORATED AS RECORDED IN DEED BOOK 1409 AT PAGE 142 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF S LYNN STREET (50' WIDE - PUBLIC ROW) AND RUNNING WITH THE COMMON LINES BETWEEN SAID PARCEL D-2-C AND PARCEL D-1-A THE FOLLOWING FOUR (4) COURSES AND DISTANCES

1. SOUTH 78°53'21" EAST, 151.45 FEET TO A POINT; THENCE
2. SOUTH 11°06'39" WEST, 84.28 FEET TO A POINT; THENCE
3. SOUTH 78°53'21" EAST, 310.00 FEET TO A POINT; THENCE
4. 65.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5871.00 AND A CHORD BEARING AND DISTANCE OF NORTH 06°06'58" EAST, 65.35 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF S JOYCE STREET (VARIABLE WIDTH - PUBLIC ROW), SAID POINT ALSO MARKING THE COMMON EASTERLY CORNER BETWEEN THE AFORESAID PARCEL D-2-C, PENTAGON PLAZA, INCORPORATED (DB 2717 PG 485), AND THE AFORESAID PARCEL D-1-A, PENTAGON PLAZA, INCORPORATED (DB 1409 PG 142); THENCE LEAVING SAID PARCEL D-1-A AND RUNNING WITH SAID WESTERLY RIGHT OF WAY LINE OF S JOYCE STREET (VARIABLE WIDTH - PUBLIC ROW) THE FOLLOWING FIVE (5) COURSES AND DISTANCES
5. 25.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1253.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 05°28'55" EAST, 25.19 FEET TO A POINT OF COMPOUND CURVATURE; THENCE
6. 237.44 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 867.94 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 13°53'41" EAST, 236.70 FEET TO A POINT OF COMPOUND CURVATURE; THENCE
7. 263.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 853.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 30°34'19" EAST, 262.16 FEET TO A POINT OF CURVATURE; THENCE
8. 203.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 23°22'17" WEST, 196.91 FEET TO A POINT; THENCE
9. SOUTH 01°58'27" EAST, 95.33 FEET TO A POINT MARKING THE COMMON EASTERLY CORNER BETWEEN THE AFORESAID PARCEL D-2-C, PENTAGON PLAZA, INCORPORATED (DB 2717 PG 485) AND PARCEL D-2-D, PENTAGON PLAZA, INCORPORATED AS SHOWN ON A PLAT ENTITLED "PLAT SHOWING PARCELS D-2-C AND D-2-D PENTAGON PLAZA, INCORPORATED" AS RECORDED IN DEED BOOK 2717 AT PAGE 485; THENCE LEAVING THE AFORESAID WESTERLY RIGHT OF WAY LINE OF S JOYCE STREET (VARIABLE WIDTH - PUBLIC ROW) AND RUNNING WITH THE COMMON LINES BETWEEN SAID PARCEL D-2-C AND PARCEL D-2-D THE FOLLOWING SIX (6) COURSES AND DISTANCES
10. 174.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 578.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 20°08'36" WEST, 173.34 FEET TO A POINT; THENCE
11. SOUTH 68°13'13" WEST, 489.96 FEET TO A POINT; THENCE
12. SOUTH 06°44'33" WEST, 221.58 FEET TO A POINT; THENCE
13. NORTH 83°15'27" WEST, 258.38 FEET TO A POINT; THENCE
14. NORTH 05°53'33" EAST, 109.00 FEET TO A POINT; THENCE
15. NORTH 83°15'27" WEST, 60.00 FEET TO A POINT LYING ON THE EASTERLY LINE OF OUTLOT D, VACATED S LYNN STREET AS RECORDED IN DEED BOOK 2795 AT PAGE 744 AMONG THE AFORESAID LAND RECORDS, SAID POINT ALSO MARKING THE COMMON WESTERLY CORNER BETWEEN THE AFORESAID PARCEL D-2-C, PENTAGON PLAZA, INCORPORATED (DB 2717 PG 485), AND THE AFORESAID PARCEL D-2-D, PENTAGON PLAZA, INCORPORATED (DB 2717 PG 485); THENCE LEAVING SAID PARCEL D-2-D AND RUNNING WITH SAID EASTERLY LINE OF SAID OUTLOT D, AND CONTINUING WITH AN 11 FOOT PUBLIC ALLEY THE FOLLOWING TWO (2) COURSES AND DISTANCES
16. NORTH 05°53'33" EAST, 167.37 FEET TO A POINT MARKING THE NORTHEASTERLY CORNER OF THE AFORESAID 11 FOOT PUBLIC ALLEY; THENCE
17. NORTH 78°45'57" WEST, 43.30 FEET TO AN IRON PIPE FOUND MARKING THE SOUTHEASTERLY CORNER OF PENTAGON RIDGE CONDOMINIUM AS RECORDED IN DEED BOOK 4127 AT PAGE 1409 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING THE AFORESAID 11 FOOT PUBLIC ALLEY AND RUNNING WITH SAID PENTAGON RIDGE CONDOMINIUM THE FOLLOWING THREE (3) COURSES AND DISTANCES
18. NORTH 37°18'36" EAST, 46.47 FEET TO AN IRON PIPE FOUND (HELD); THENCE
19. NORTH 72°02'14" WEST, 46.50 FEET TO AN IRON PIPE FOUND; THENCE
20. NORTH 46°33'05" EAST, 148.06 FEET TO A POINT LYING ON THE AFORESAID EASTERLY RIGHT OF WAY LINE OF S LYNN STREET (VARIABLE WIDTH - PUBLIC ROW); THENCE RUNNING WITH SAID EASTERLY RIGHT OF WAY LINE OF S LYNN STREET (50' WIDE - PUBLIC ROW) THE FOLLOWING FIVE (5) COURSES AND DISTANCES
21. 159.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 06°57'41" WEST, 148.66 FEET TO A POINT; THENCE
22. NORTH 29°31'33 EAST, 305.06 FEET TO AN IRON PIPE FOUND (HELD); THENCE
23. 214.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 843.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 22°13'33" EAST, 214.36 FEET TO A POINT; THENCE
24. NORTH 14°55'33" EAST, 0.64 FEET TO A POINT; THENCE
25. NORTH 15°58'33" EAST, 17.10 FEET TO THE POINT OF BEGINNING CONTAINING 584,328 SQUARE FEET OR 13.41432 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH THOSE CERTAIN NON-EXCLUSIVE EASEMENTS CREATED IN DEED OF EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN DEED BOOK 1440 AT PAGE 568; AS MODIFIED BY SUPPLEMENT RECORDED IN DEED BOOK 1479 AT PAGE 94; AND AS FURTHER MODIFIED BY AMENDMENT TO DEED OF EASEMENT AND MAINTENANCE AGREEMENT, DATED AS OF MARCH 7, 2008, BY AND AMONG VNO ASHLEY HOUSE LLC, VNO JAMES HOUSE LLC AND VNO POTOMAC HOUSE LLC, ALL DELAWARE LIMITED LIABILITY COMPANIES, RECORDED IN DEED BOOK 4173 AT PAGE 1707, ALL AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

TITLE DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE AND LYING IN ARLINGTON COUNTY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL D-1-A, PENTAGON PLAZA, INCORPORATED AS SHOWN ON A PLAT ENTITLED "SUBDIVISION OF LAND OF PENTAGON PLAZA, INCORPORATED BEING A RESUBDIVSION OF PARCEL D-1 AND THE UNSUBDIVIDED PROPERTY OF PENTAGON PLAZA, INCORPORATED (UNRECORDED PARCEL D-2)" AS RECORDED IN DEED BOOK 1409 AT PAGE 142 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF S LYNN STREET (50' WIDE - PUBLIC ROW), SAID POINT ALSO MARKING THE COMMON WESTERLY CORNER BETWEEN THE AFORESAID PARCEL D-1-A, PENTAGON PLAZA, INCORPORATED (DB 1409 PG 142), AND PARCEL D-2-C, PENTAGON PLAZA, INCORPORATED AS RECORDED IN DEED BOOK 2717 AT PAGE 485 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING SAID PARCEL D-2-C AND RUNNING WITH SAID EASTERLY RIGHT OF WAY LINE OF S LYNN STREET (50' WIDE - PUBLIC ROW) THE FOLLOWING THREE (3) COURSES AND DISTANCES

1. NORTH 15°58'33" EAST, 379.90 FEET TO A POINT OF CURVATURE; THENCE
2. 364.93 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1161.60 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 06°58'33" EAST, 363.43 FEET TO A VDOT CONCRETE MONUMENT FOUND; THENCE
3. NORTH 02°01'27" WEST, 242.48 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF ARMY-NAVY DRIVE (VARIABLE WIDTH - PUBLIC ROW); THENCE LEAVING THE AFORESAID EASTERLY RIGHT OF WAY LINE OF S LYNN STREET (50' WIDE - PUBLIC ROW) AND RUNNING WITH SAID SOUTHERLY RIGHT OF WAY LINE OF ARMY-NAVY DRIVE (VARIABLE WIDTH - PUBLIC ROW) THE FOLLOWING FOUR (4) COURSES AND DISTANCES
4. SOUTH 89°16'37" EAST, 380.48 FEET TO A POINT; THENCE
5. NORTH 09°17'25" EAST, 89.27 FEET TO A POINT; THENCE
6. 120.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1565.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 86°42'02" EAST, 120.85 FEET TO A POINT OF COMPOUND CURVATURE; THENCE
7. 89.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 42.75 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 31°02'59" EAST, 74.07 FEET TO A POINT OF REVERSE CURVATURE, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF S JOYCE STREET (44' WIDE - PUBLIC ROW); THENCE LEAVING THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF ARMY-NAVY DRIVE (VARIABLE WIDTH - PUBLIC ROW) AND RUNNING WITH SAID WESTERLY RIGHT OF WAY LINE OF S JOYCE STREET (44' WIDE - PUBLIC ROW) THE FOLLOWING TWO (2) COURSES AND DISTANCES
8. 166.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 725.87 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 22°26'05" WEST, 165.68 FEET TO A POINT OF COMPOUND CURVATURE; THENCE
9. 967.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5871.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 11°09'30" WEST, 966.87 FEET TO A POINT MARKING THE COMMON EASTERLY CORNER BETWEEN THE AFORESAID PARCEL D-1-A, PENTAGON PLAZA, INCORPORATED (DB 1409 PG 142), AND THE AFORESAID PARCEL D-2-C, PENTAGON PLAZA, INCORPORATED (DB 2717 PG 485); THENCE LEAVING THE AFORESAID WESTERLY RIGHT OF WAY LINE OF S JOYCE STREET (44' WIDE - PUBLIC ROW) AND RUNNING WITH THE COMMON LINES BETWEEN SAID PARCEL D-1-A AND PARCEL D-2-C THE FOLLOWING FOUR (4) COURSES AND DISTANCES
10. 65.35 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5871.00 AND A CHORD BEARING AND DISTANCE OF SOUTH 06°06'58" WEST, 65.35 FEET TO A POINT; THENCE
11. NORTH 78°53'21" WEST, 310.00 FEET TO A POINT; THENCE
12. NORTH 11°06'39" EAST, 84.28 FEET TO A POINT; THENCE
13. NORTH 78°53'21" WEST, 151.45 FEET TO THE POINT OF BEGINNING CONTAINING 487,049 SQUARE FEET OR 11.18111 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH THOSE CERTAIN NON-EXCLUSIVE EASEMENTS CREATED IN DEED OF EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN DEED BOOK 1440 AT PAGE 568; AS MODIFIED BY SUPPLEMENT RECORDED IN DEED BOOK 1479 AT PAGE 94; AND AS FURTHER MODIFIED BY AMENDMENT TO DEED OF EASEMENT AND MAINTENANCE AGREEMENT, DATED AS OF MARCH 7, 2008, BY AND AMONG VNO ASHLEY HOUSE LLC, VNO JAMES HOUSE LLC AND VNO POTOMAC HOUSE LLC, ALL DELAWARE LIMITED LIABILITY COMPANIES, RECORDED IN DEED BOOK 4173 AT PAGE 1707, ALL AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

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Phone: (202) 524-5700

RIVERHOUSE
LANDBAY N

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
LESSARD DESIGN, INC.
571.830.1800

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STRUCTURAL ENGINEER
SK + A
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Issue
NO. DATE

Revisions
NO. DATE

SURVEY NOTES AND LEGAL DESCRIPTIONS

ENGINEER IN CHARGE
SN

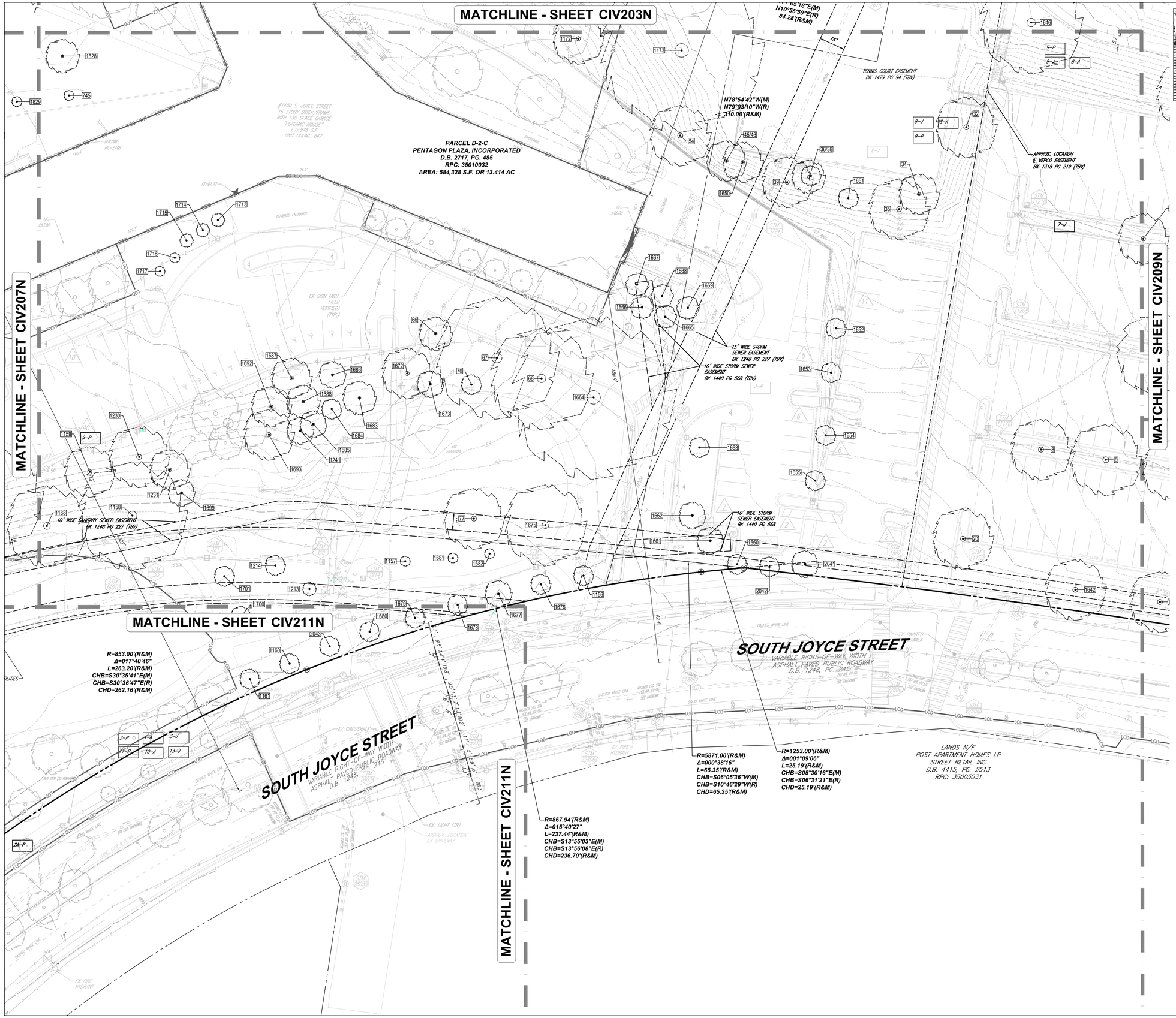
PROJECT MANAGER
CM

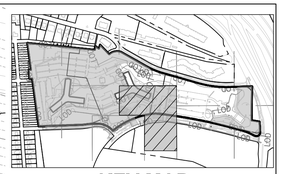
DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV207N

Jul 18, 2024
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - SURV - N - 0----->LAYOUT: CIV207N - SURVEY NOTES AND LEGAL DESCRIPTIONS





KEY MAP

SCALE: 1" = 800'

BOHLER DC
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STE. 1250 NORTH
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RIVERHOUSE LANDBAY N

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SK + A
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Issue

NO.		DATE
01	4.1 SUBMISSION	5/10/2023

Revisions

NO.	DATE

CERTIFIED SURVEY PLAT

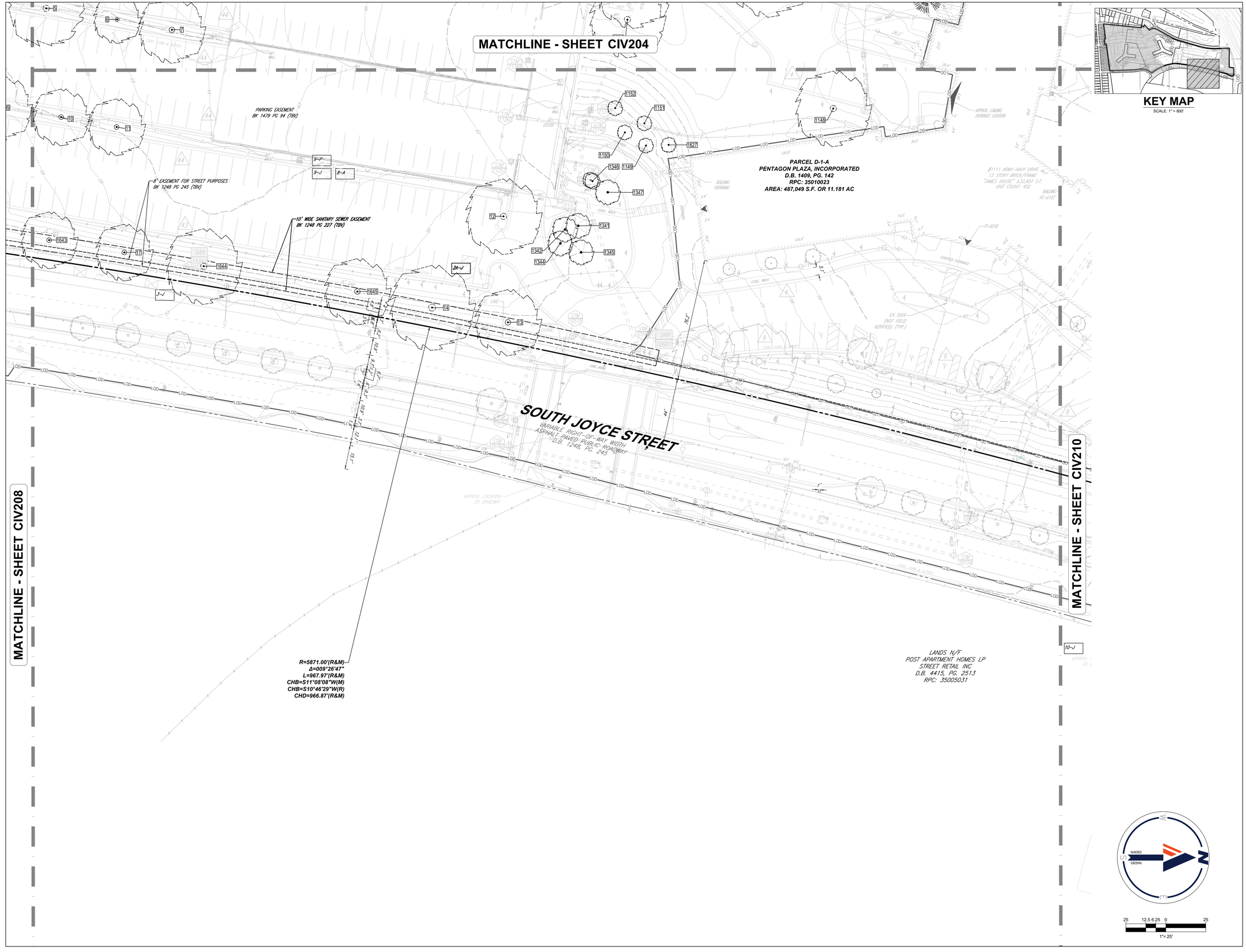
PRINCIPAL IN CHARGE
MO

PROJECT ENGINEER
CM

DRAWN
MK, HG

DATE	APPROVED
01/16/2023	SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV208N



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RIVERHOUSE LANDBAY N

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Issue

NO.		DATE
01	4.1 SUBMISSION	5/10/2023

Revisions

NO.	DATE

CERTIFIED SURVEY PLAT

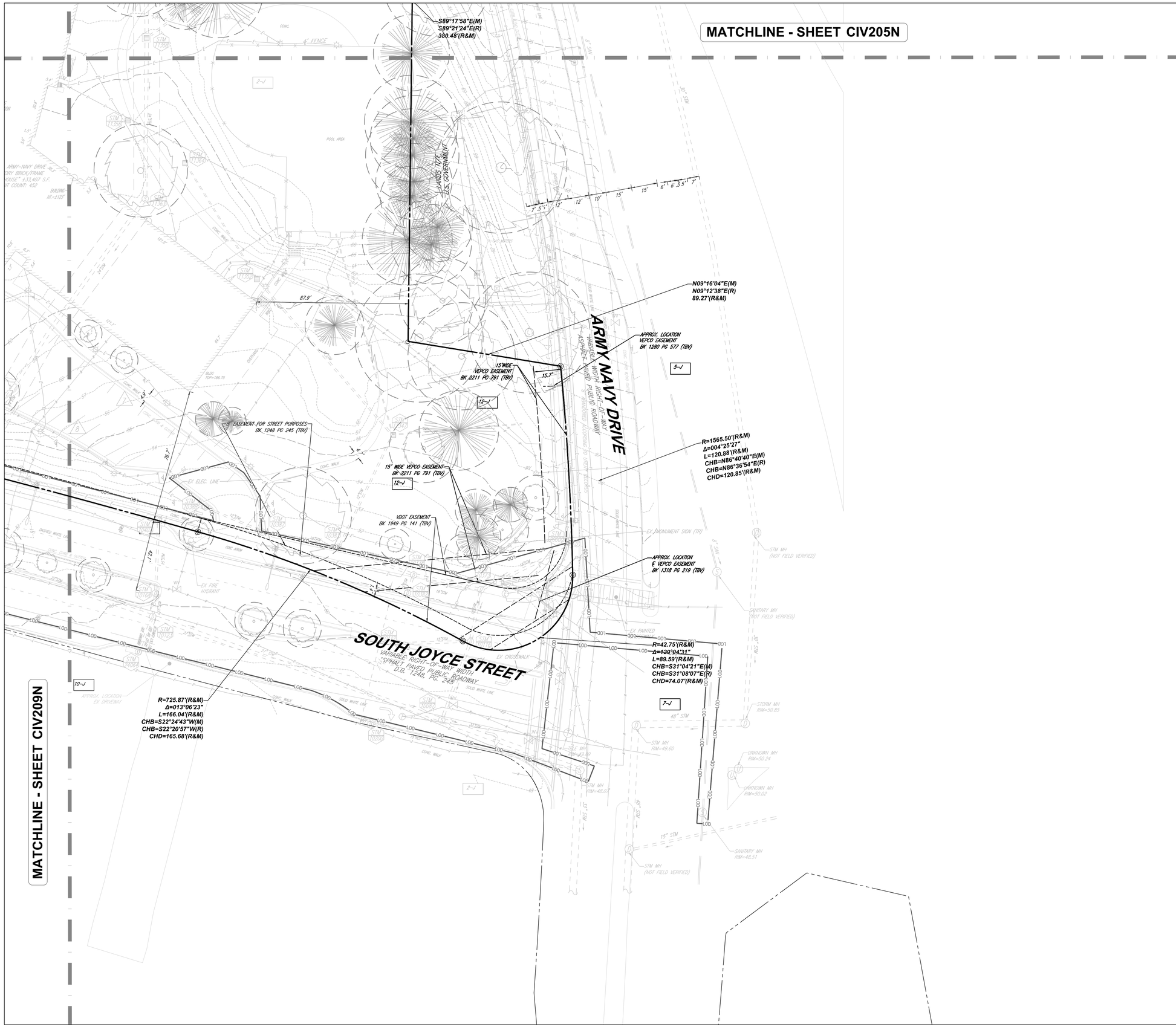
PRINCIPAL IN CHARGE
MO

PROJECT ENGINEER
CM

DRAWN
MK, HG

DATE	APPROVED
01/16/2023	SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV209N



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SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Issue

NO.		DATE
01	4.1 SUBMISSION	5/10/2023

Revisions

NO.	DATE
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CERTIFIED SURVEY PLAT

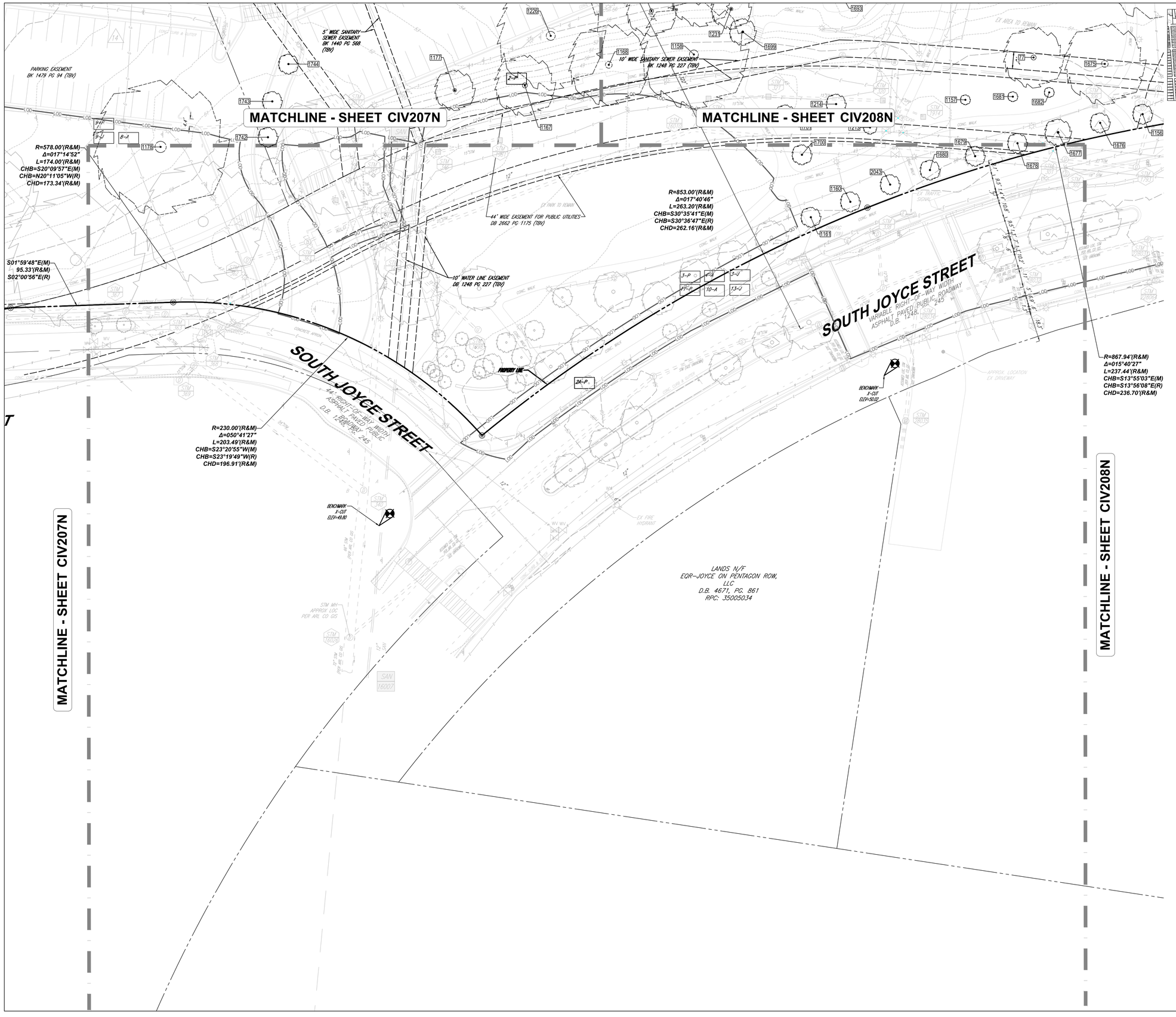
PRINCIPAL IN CHARGE
MO

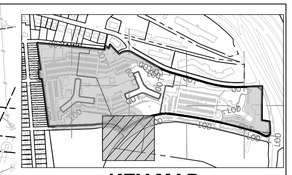
PROJECT ENGINEER
CM

DRAWN
MK, HG

DATE	APPROVED
01/16/2023	SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV210N





KEY MAP
SCALE: 1" = 800'

BOHLER DC//
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CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

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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DRAWING NO.
CIV211N

STM 340
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 368
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 369
STM TOP=47.34
OUT=42.99 (15" STM TO STM 368)

STM 363
STM TOP=47.18
OUT=43.08 (15" STM TO STM 367)

STM 367
STM TOP=47.24
IN=42.84 (15" FROM 363)
IN=36.60 (54" STM FROM 391)
OUT=36.60 (154" STM TO 368)

STM 391
STM TOP=48.62
IN=42.52 (18" STM FROM STM 390)
IN=38.22 (48" STM FROM STM 405)
OUT=37.80 (54" STM TO STM 367)

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

STM 389
STM TOP=49.55
(SEALED NO ACCESS)

STM 405
STM TOP=49.09
IN=40.24 (48" STM FROM UNKNOWN)
IN=39.04 (48" STM FROM STM 427)
OUT=39.04 (48" STM TO STM 391)

STM 427
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 419)
IN=39.79 (48" STM FROM STM 428)
OUT=39.77 (48" STM TO STM 405

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

STM 419
STM TOP=50.18
(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 4454
STM TOP=58.35
(NO ACCESS IN ROAD)

STM 428
STM TOP=50.78
IN=40.23 (48" STM FROM STM 468)
OUT=40.23 (48" STM TO STM 427)

STM 468
STM TOP=49.86
IN=45.91 (24"CMP FROM 4448)
IN=43.63 (48" STM FROM 538)
OUT=43.63 (48" STM TO 428)

STM 538
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 4119
STM TOP=50.44
BOTTOM=42.34

STM 4125
STM TOP=50.47
OUT=49.27 (4" SAN TO STM 4119)

STM 4126
STM TOP=49.78
(FILLED W/ DEBRIS)

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

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

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

STM 6232
STM TOP=71.48
IN=63.23 (18"CMP FROM 6364)
OUT=63.23 (18" CMP TO 6018)

STM 6018
STM TOP=61.29
IN=55.39 (18" CMP FROM STM 6232)
IN=55.34 (15" STM FROM STM 3447)
OUT=54.89 (21" STM TO STM 524)

STM 3447
STM TOP=68.99
OUT=64.59 (15" STM TO STM 6018)

STM 3334
STM TOP=71.84
(FILLED W/ DEBRIS)

STM 524
STM TOP=57.93
IN=51.48 (21" STM FROM STM 6018)
OUT=50.33 (36" STM TO STM 532)

STM 6364
STM TOP=84.80 (OPEN CONC. BOX)
IN=82.97 (18"STM FROM UNKNOWN)
OUT=81.95 (18" CMP TO STM 6232)

STM 532
STM TOP=56.29
IN=49.49 (36" STM FROM STM 524)
OUT=49.37 (36" STM TO STM 533)

STM 533
STM TOP=53.44
IN=48.34 (36" STM TO STM 538)
OUT=48.34 (36" STM TO STM 532)

STM 4322
STM TOP=52.92
IN=46.84 (48" STM FROM 4344)
OUT=46.84 (48" STM TO 538)

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 2061
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=47.62 (15" STM FROM STM 12174)
IN=RECESSED (10" SAN FROM STM 2090)
OUT=47.42 (18" STM TO 16004)

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

STM 2146
STM TOP=63.50
IN=57.50 (10"STM FROM UNKNOWN)
IN=48.90 (12"STM FROM 2130)
OUT=48.78 (15" STM TO 2145)

STM 3107
STM TOP=80.74
IN=72.04 (15" STM FROM STM 3161)
OUT=71.94 (15" STM TO STM 2061)

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

STM 2085
STM TOP=62.38
OUT=59.68 (6" CLAY TO STM 2061)

STM 12174
STM TOP=63.18
BOTTOM=49.38

STM 12175
STM TOP=62.05
OUT=60.05 (4" PIPE TO STM 12174)

STM 3293
STM TOP=77.24
OUT=69.14 (15" STM TO STM 3665)

STM 3665
STM TOP=71.75
IN=64.85 (15" STM FROM STM 3293)
OUT=64.70 (15" STM TO STM 3671)

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

STM 2142
STM TOP=63.21
IN=58.81 (6" SAN FROM STM 2177)
IN=55.36 (6" SAN FROM 12638)
IN=53.31 (15" STM FROM STM 3671)
OUT=53.09 (15" STM TO STM 2145)

STM 2177
STM TOP=61.57
OUT=59.22 (6" SAN TO STM 2142)

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 2192)

STM 2104
STM TOP=63.76
(SEALED NO ACCESS)

STM 2102
STM TOP=62.24
IN=59.29 (UNKNOWN FROM 12645)
OUT=59.29 (UNKNOWN TO 2104)

STM 12643
STM TOP=62.17
OUT=60.57 (UNKNOWN TO STM 2102)

STM 12638
STM TOP=58.79
(NO ACCESS COVERED W/ MESH)

STM 352
STM TOP=46.45
(FULL OF DEBRIS)

STM 1993
STM TOP=47.63
OUT=41.91 (15" STM TO STM 341)

STM 341
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 1981
STM TOP=46.45
OUT=43.37 (15" STM TO STM 346)
(FILLED W/ DEBRIS)

STM 346
STM TOP=45.85
IN=42.97 (15" STM FROM STM 1981)
OUT=42.72 (15" STM TO STM 5473)

STM 5473
STM TOP=46.55
IN=42.35 (15" STM FROM STM 346)
IN=41.35 (15" STM FROM STM 361)
IN=38.05 (36" FROM 351)
OUT=38.05 (36"STM TO 341)

STM 361
STM TOP=46.85
IN=42.39 (15" STM FROM STM 362
OUT=42.27 (15" STM TO STM 5473)

STM 362
STM TOP=46.86
OUT= NOT DIPPED (15" STM TO 361)

STM 351
STM TOP=46.45
IN=38.65 (30"STM FROM 2037)
OUT=38.65 (36"STM TO 5473)

STM 2037
STM TOP=50.55
IN=41.00 (15" STM FROM 16001)
IN=39.65 (30" STM FROM STM 2024)
OUT=39.50 (30" STM TO STM 351)

STM 2024
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 2185
STM TOP=53.03
IN=43.28 (12" FROM TRENCH DRAIN)
OUT=43.28 (15"STM TO 2024)

STM 2047
STM TOP=51.99
IN=49.69 (6" SAN FROM STM 2045)
IN=49.14 (4" SAN FROM STM 2046)
IN=41.99 (18"STM FROM 2182)
OUT=41.99 (24" STM TO 2024)

STM 2046
STM TOP=51.65
OUT=50.55 (4" SAN TO STM 2047)

STM 2045
STM TOP=51.54
OUT=50.44 (6" SAN TO STM 2047)

STM 2182
STM TOP=54.29
IN=45.69 (18" STM FROM 2145)
OUT=45.69 (18"STM TO 2047)

STM 11765
STM TOP=73.85
OUT=71.77 (6" TOP TO STM 11412)
OUT=70.2 APPROX. (12" STM TO STM 11412)
(FILLED W/ DEBRIS)

STM 11412
STM TOP=67.60
IN=66.02 (6" TOP FROM STM 11765)
IN=62.98 (12" STM FROM STM 11765)
IN=62.60 (APPROX. 8" STM FROM 11438)
OUT=62.42 (12" STM TO STM 11298)

STM 12140
STM TOP=50.36
IN=48.34 (12" STM FROM STM 11412)
OUT=48.26 (18" STM TO STM 11297)

STM 11436
STM TOP=65.68
(FILLED W/ DEBRIS)

STM 1741
STM TOP=66.89
(FILLED W/ DEBRIS)

STM 11208
STM TOP=60.87
(FILLED W/ DEBRIS)

STM 11218
STM TOP=64.38
OUT=58.53 (12" STM TO STM 11208)

STM 13189
STM TOP=105.58
IN=100.44 (18" STM FROM UNKNOWN)
OUT=99.86 (18" STM TO STM 12127)

STM 12127
STM TOP=88.21
IN=83.81 (18" STM FROM STM 13189)
OUT=76.81 (18" STM TO STM 2678)

STM 2678
STM TOP=72.33
IN=69.08 (4" TCP FROM UNKNOWN)
IN=69.03 (4" TCP FROM UNKNOWN)
IN=68.73 (18" STM FROM STM 12127)
OUT=68.70 (18" STM TO STM 1894)

STM 1894
STM TOP=70.77
IN=57.97 (18" STM FROM STM 2678)
OUT=57.91 (APPROX. 18" STM TO STM 3724)

STM 3724
STM TOP=51.05
IN=45.51 (APPROX. 18" STM FROM 1894)
OUT=45.51 (APPROX. 18"STM TO 1817)

STM 1817
STM TOP=51.05
IN=44.01 (APPROX. 18" STM FROM STM 3724)
IN=43.70 (APPROX. 15" STM FROM UNKNOWN)
OUT=43.65 (24" STM TO STM 307)

STM 10388
STM TOP=51.90
OUT=47.0 APPROX. (12" STM TO STM 10387)
(FILLED W/ DEBRIS)

STM 10387
STM TOP=51.01
IN=46.11 (12" STM FROM STM 10388)
OUT=46.06 (18" STM TO STM 10383)

STM 10383
STM TOP=50.32
IN=46.12 (12" STM FROM STM 11347)
IN=45.8 APPROX. (18" STM FROM STM 10387)
OUT=45.1 APPROX. (18" STM TO STM 10378)
(FILLED W/ DEBRIS)

STM 11347
STM TOP=54.40
IN=50.60 (12" STM FROM STM 11352)
OUT=50.50 (12" STM TO STM 10383)

STM 11352
STM TOP=60.29
IN=57.46 (8" SAN FROM 11364)
OUT=56.09 (12" STM TO STM 11347)

STM 10378
STM TOP=50.35
IN=45.6 RECESSED (15" STM FROM STM 10382)
IN=45.10 (18" STM FROM STM 10383)
OUT=45.05 (18" STM TO STM 10373)

STM 10373
STM TOP=50.58
IN=44.58 (15" STM FROM UNKNOWN)
IN=44.58 (18" FROM STM 10378)
OUT=44.52 (18" STM TO STM 10116)

STM 10116
STM TOP=49.69
(NO ACCESS IN ROAD)

STM 10112
STM TOP=50.01
OUT=44.01 (15" STM TO STM 10116)

STM 10087
STM TOP=48.65
IN=41.85 (15" STM FROM STM 10200)
IN=40.85 (18" STM FROM STM 10116)
IN=37.35 (27" STM FROM STM 10123)
OUT=36.85 (33" STM TO UNKNOWN)

STM 10168
STM TOP=50.80
IN=41.05 (15" STM FROM STM 10407)
OUT=40.95 (15" STM TO STM 10123)

STM 10123
STM TOP=49.87
(NO ACCESS IN ROAD)

STM 10407
STM TOP=50.65
OUT=44.20 (15" STM TO STM 10168)

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DRAWING NO.
CIV212N

STM 10154
STM TOP=50.56
(NO ACCESS IN ROAD)

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 1914
STM TOP=48.22
(FILLED W/ DEBRIS)

STM 320
STM TOP=48.59
IN=45.01 (APPROX. 8" STM FROM STM 1914)
OUT=44.19 (15" STM TO STM 321)

STM 321
STM TOP=47.27
IN=43.72 (15" STM FROM 320)
OUT=43.57 (15" STM TO STM 322)

STM 322
STM TOP=47.01
IN=43.33 (15" STM FROM STM 321)
OUT=43.06 (15" STM TO 16010)

STM 307
STM TOP=49.64
IN=47.89 (4" SAN FROM STM 306)
IN=43.96 (15" STM FROM STM 1701)
IN=43.71 (12" STM FROM UNKNOWN)
IN=43.11 (24" STM FROM STM 1817)
OUT=43.04 (18" STM TO STM 1793)

STM 1793
STM TOP=49.36
(SEALED)

STM 302
STM TOP=49.51
OUT=42.41 (18" STM TO STM 301)

STM 10879
STM TOP=51.60
IN ROAD NO ACCESS

STM 10878
STM TOP=51.69
FILLED WITH DEBRIS

STM 10382
STM TOP=49.86
OUT=45.39 (15" STM TO STM 10378)

STM 13283
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 11358
STM TOP=65.41
IN=59.57 (12" STM FROM STM 11500)
IN=58.49 (24" STM FROM STM 13283)
OUT=58.33 (24" STM TO STM 11363)

STM 11500
STM TOP=66.82
IN=62.07 (12" STM FROM STM 11501)
OUT=61.78 (12" STM TO STM 11358)

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

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

STM 11356
STM TOP=63.54
INACCESSIBLE

STM 11364
STM TOP=62.69
INACCESSIBLE

STM 10427
STM TOP=51.30
IN=44.52 (18" STM FROM STM 10548)
IN=44.30 (24" STM FROM STM 11363)
OUT=43.90 (27" STM TO STM 10155)

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

STM 10515
STM TOP=53.10
OUT=46.97 (18" STM TO STM 10548)

STM 11298
STM TOP=49.85
IN=47.68 (12" STM FROM 11412)
OUT=47.68 (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 11701
STM TOP=51.06
OUT = 46.24 (15"STM TO 307)

STM 10883
STM TOP=52.06
IN=46.86 (15"STM FROM 10826)
OUT=44.39 (UNKNOWN TO 10825)

STM 10785
STM TOP=52.48
OUT=44.88 (15" STM TO STM 10762)

STM 10762
STM TOP=52.15
OUT=43.90 (15" STM TO STM 10760)
IN=43.80 (15" STM FROM 10785)

STM 10760
STM TOP=52.05
IN ROAD NO ACCESS

STM 1567
STM TOP=51.71
FILLED WITH DEBRIS

STM 11172
STM TOP=54.10
FILLED WITH DEBRIS

STM 11176
STM TOP=56.92
FILLED WITH DEBRIS

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

STM 16004
STM TOP=52.57
IN=42.22 (18"STM FROM STM 2061)
OUT=42.22 (24"STM TO 2024)

STM 11249
STM TOP=63.89
NO ACCESS

STM 11266
STM TOP=60.75
NO ACCESS

STM 11250
STM TOP=60.74
NO ACCESS

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

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

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

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)

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)

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

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

SAN 2088
SAN TOP=63.30
IN=57.80 (4" PIPE FROM BLDG)
IN=57.30 (8" PIPE FROM SAN 13297-SEALED)
OUT=57.20 (8" PIPE TO SAN 16003)

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)

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

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

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CIV213N

NOTES:

1. PROPERTY IS KNOWN AS PARCEL D-1-A, PENTAGON PLAZA, INCORPORATED AS RECORDED IN DEED BOOK 1409 PAGE 142 AND BEING THE LANDS OF JAMES HOUSE RESIDENTIAL, L.L.C. AS RECORDED IN DEED BOOK 4173 PAGE 1702; PARCEL D-2-C, PENTAGON PLAZA, INCORPORATED AS RECORDED IN DEED BOOK 2717 PAGE 485 AND BEING THE LANDS OF POTOMAC HOUSE RESIDENTIAL, L.L.C., AS RECORDED IN DEED BOOK 4173 FOLIO 1696; AND PARCEL D-2-D, PENTAGON PLAZA, INCORPORATED AS RECORDED IN DEED BOOK 2717 PAGE 485 AND BEING THE LANDS OF ASHLEY HOUSE RESIDENTIAL, L.L.C. AS RECORDED IN DEED BOOK 4173 FOLIO 1691, ALL AMONG THE LANDS RECORDS OF ARLINGTON COUNTY, VIRGINIA AND HAVING A GPIN OF 35-010-033, 35-010-032, 35-010-023 PER THE DEPARTMENT OF ASSESSMENTS.

2. JAMES HOUSE (PARCEL D-1-A) AREA = 487,049 SF OR 11.181 ACRES
POTOMAC HOUSE (PARCEL D-2-C) AREA = 584,328 SF OR 13.414 ACRES
ASHLEY HOUSE (PARCEL D-2-D) AREA = 523,826 SF OR 12.025 ACRES

TOTAL AREA = 1,595,203 SQUARE FEET OR 36.620 ACRES

3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

4. THIS SURVEY WAS PERFORMED IN THE FIELD ON MARCH 7, 2019 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.

JAMES HOUSE (PARCEL D-1-A)
5A. THIS SURVEY IS PREPARED WITH REFERENCE TO A LOAN POLICY OF TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY FILE NO. 18-001201, WITH AN EFFECTIVE DATE OF JULY 6, 2018. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION I:

2. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA BY VIRTUE OF DEED OF GRANT DATED MAY 7, 1956 AND RECORDED IN DEED BOOK 1248 AT PAGE 227; AND SHOWN ON PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY, PARCELS "D-1-A", "D-2-C", "D-2-D", RIVER HOUSE APARTMENTS, DEED BOOK 1409, PAGE 142, DEED BOOK 2717, PAGE 485, ARLINGTON COUNTY, VIRGINIA" PREPARED BY VIKA VIRGINIA LLC, DATED MARCH 20, 2015, LAST REVISED MARCH 26, 2015, AND DESIGNATED AS PROJECT/FILE NO. 5641G-SV (5 SHEETS) (THE "SURVEY"); **AFFECT SUBJECT PROPERTY, SHOWN.**

3. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA BY VIRTUE OF DEED OF DEDICATION DATED MAY 7, 1956 AND RECORDED IN DEED BOOK 1248 AT PAGE 245; AS AFFECTED BY DEED OF ABANDONMENT AND EASEMENT DATED FEBRUARY 10, 1994 AND RECORDED IN DEED BOOK 2662 AT PAGE 1175; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**

4. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY GRANTED IN DEED OF CORRECTION DATED APRIL 28, 1953 AND RECORDED IN DEED BOOK 1108 AT PAGE 121, AS FURTHER RESERVED IN DEED OF BARGAIN AND SALE DATED MAY 7, 1956 AND RECORDED IN DEED BOOK 1248 AT PAGE 252; AND EASEMENTS SHOWN ON PLAT ATTACHED TO SAID DEED OF BARGAIN AND SALE DATED MAY 7, 1956 AND RECORDED IN DEED BOOK 1248 AT PAGE 252; AND SHOWN ON THE SURVEY; **DO NOT AFFECT SUBJECT PROPERTY, NO NEW EASEMENTS WERE CREATED.**

5. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, COVENANTS AND RIGHTS OF WAY GRANTED TO THE VIRGINIA ELECTRIC AND POWER COMPANY BY VIRTUE OF AGREEMENT DATED AUGUST 17, 1956 AND RECORDED IN DEED BOOK 1280 AT PAGE 577; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, APPROXIMATE LOCATION OF CENTERLINE SHOWN. THE GUY WIRES AND ANCHORS ADJACENT TO ARMY NAVY DRIVE NO LONGER EXIST.**

6. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, COVENANTS AND RIGHTS OF WAY GRANTED TO THE VIRGINIA ELECTRIC AND POWER COMPANY BY VIRTUE OF AGREEMENT DATED OCTOBER 2, 1957 AND RECORDED IN DEED BOOK 1314 AT PAGE 122; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, APPROXIMATE LOCATION SHOWN.**

7. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, COVENANTS AND RIGHTS OF WAY GRANTED TO THE VIRGINIA ELECTRIC AND POWER COMPANY BY VIRTUE OF AGREEMENT DATED DECEMBER 23, 1957 AND RECORDED IN DEED BOOK 1318 AT PAGE 219; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, APPROXIMATE LOCATION OF CENTERLINE SHOWN.**

8. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, COVENANTS AND RIGHTS OF WAY AS CONTAINED IN AND SHOWN ON PLAT ATTACHED TO DEED OF LEASE DATED MAY 10, 1960 AND RECORDED IN DEED BOOK 1409 AT PAGE 142; AND SHOWN ON THE SURVEY; **DO NOT AFFECT SUBJECT PROPERTY, LEASE WAS FOR PARCEL ADJACENT TO THE SOUTH (PARCEL D-2-C).**

9. TERMS, PROVISIONS, CONDITIONS, COVENANTS, EASEMENTS AND MAINTENANCE PROVISIONS, INCLUDING PRIVATE CHARGES OR ASSESSMENTS, CONTAINED IN DEED OF EASEMENT AND MAINTENANCE AGREEMENT DATED JULY 5, 1961 AND RECORDED IN DEED BOOK 1440 AT PAGE 568; AS AFFECTED BY SUPPLEMENTAL DEED OF GRANT AND RELEASE FOR EASEMENTS IN COMMON DATED JULY 5, 1961 AND RECORDED IN DEED BOOK 1479 AT PAGE 94; AND AS AMENDED BY AMENDMENT TO DEED OF EASEMENT AND MAINTENANCE AGREEMENT, DATED MARCH 7, 2008 AND RECORDED IN DEED BOOK 4173 AT PAGE 1707; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**

10. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, COVENANTS AND RIGHTS OF WAY GRANTED TO THE COMMONWEALTH OF VIRGINIA BY VIRTUE OF DEED DATED JUNE 29, 1977 AND RECORDED IN DEED BOOK 1949 AT PAGE 141; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**

11. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND RIGHTS OF WAY GRANTED TO SKYVISION CORPORATION BY VIRTUE OF DEED OF EASEMENT DATED APRIL 22, 1982 AND RECORDED IN DEED BOOK 2060 AT PAGE 1256; **AFFECT SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.**

12. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, COVENANTS AND RIGHTS OF WAY GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY VIRTUE OF AGREEMENT DATED MAY 31, 1985 AND RECORDED IN DEED BOOK 2211 AT PAGE 791; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, APPROXIMATE LOCATION SHOWN.**

13. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA BY VIRTUE OF DEED OF ABANDONMENT AND EASEMENT DATED FEBRUARY 10, 1994 AND RECORDED IN DEED BOOK 2662 AT PAGE 1175; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**

14. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND RIGHTS OF WAY GRANTED TO BELL ATLANTIC - VIRGINIA, INC. BY VIRTUE OF DEED OF EASEMENT DATED JUNE 22, 2000 AND RECORDED IN DEED BOOK 3091 AT PAGE 1554; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**

15. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, COVENANTS AND RIGHTS OF WAY GRANTED TO COMCAST OF POTOMAC, LLC BY VIRTUE OF GRANT OF EASEMENT DATED JULY 1, 2013 AND RECORDED IN DEED BOOK 4801 AT PAGE 2196; **AFFECT SUBJECT PROPERTY, GENERAL IN NATURE, NOT PLOTTABLE.**

POTOMAC HOUSE (PARCEL D-2-C)
5B. THIS SURVEY IS PREPARED WITH REFERENCE TO A LOAN POLICY OF TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY FILE NO. 18-001202, WITH AN EFFECTIVE DATE OF JULY 6, 2018. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION I:

2. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA BY VIRTUE OF DEED OF GRANT DATED MAY 7, 1956 AND RECORDED IN DEED BOOK 1248 AT PAGE 227; AND BEING SHOWN ON PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY, PARCELS "D-1-A", "D-2-C", "D-2-D", RIVER HOUSE APARTMENTS, DEED BOOK 1409, PAGE 142, DEED BOOK 2717, PAGE 485, ARLINGTON COUNTY, VIRGINIA" PREPARED BY VIKA VIRGINIA LLC, DATED MARCH 20, 2015, LAST REVISED MARCH 26, 2015, AND DESIGNATED AS PROJECT/FILE NO. 5641G-SV (5 SHEETS) (THE "SURVEY"); **AFFECT SUBJECT PROPERTY, SHOWN**

3. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA BY VIRTUE OF DEED OF DEDICATION DATED MAY 7, 1956 AND RECORDED IN DEED BOOK 1248 AT PAGE 245; AS AFFECTED BY DEED OF ABANDONMENT AND EASEMENT, DATED FEBRUARY 10, 1994 AND RECORDED IN DEED BOOK 2662 AT PAGE 1175; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN**

4. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY GRANTED BY DEED OF BARGAIN AND SALE DATED MAY 7, 1956 AND RECORDED IN DEED BOOK 1248 AT PAGE 252; AND SHOWN ON THE SURVEY; **DO NOT AFFECT SUBJECT PROPERTY, NO NEW EASEMENTS WERE CREATED.**

5. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND RIGHTS OF WAY GRANTED TO THE VIRGINIA ELECTRIC AND POWER COMPANY BY VIRTUE OF AGREEMENT DATED OCTOBER 2, 1957 AND RECORDED IN DEED BOOK 1314 AT PAGE 119; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**

6. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND RIGHTS OF WAY GRANTED TO THE VIRGINIA ELECTRIC AND POWER COMPANY BY VIRTUE OF AGREEMENT DATED APRIL 4, 1958 AND RECORDED IN DEED BOOK 1328 AT PAGE 407; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, LOCATION OF GUY WIRES AND ANCHORS ARE SHOWN.**

7. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY AS CONTAINED IN DEED OF LEASE DATED MAY 10, 1960 AND RECORDED IN DEED BOOK 1409 AT PAGE 142; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, NO NEW EASEMENTS WERE CREATED, EXISTING EASEMENTS SHOWN AS EXCEPTION ITEMS 2 & 3.**

8. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND RIGHTS OF WAY GRANTED TO THE VIRGINIA ELECTRIC AND POWER COMPANY BY VIRTUE OF AGREEMENT DATED JULY 14, 1960 AND RECORDED IN DEED BOOK 1413 AT PAGE 319; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, APPROXIMATE LOCATION OF CENTERLINE SHOWN.**

9. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND MAINTENANCE PROVISIONS, INCLUDING PRIVATE CHARGES OR ASSESSMENTS, CONTAINED IN DEED OF EASEMENT AND MAINTENANCE AGREEMENT DATED JULY 5, 1961 AND RECORDED IN DEED BOOK 1440 AT PAGE 568; AS AFFECTED BY SUPPLEMENTAL DEED OF GRANT AND RELEASE FOR EASEMENTS IN COMMON DATED JULY 5, 1961 AND RECORDED IN DEED BOOK 1479 AT PAGE 94; AND AS AMENDED BY AMENDMENT TO DEED OF EASEMENT AND MAINTENANCE AGREEMENT, DATED MARCH 7, 2008 AND RECORDED IN DEED BOOK 4173 AT PAGE 1707; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**

10. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, COVENANTS AND RIGHTS OF WAY GRANTED TO SKYVISION CORPORATION BY VIRTUE OF DEED OF EASEMENT DATED APRIL 22, 1982 AND RECORDED IN DEED BOOK 2060 AT PAGE 1260; **AFFECT SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.**

11. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA BY VIRTUE OF DEED OF ABANDONMENT AND EASEMENT DATED FEBRUARY 10, 1994 AND RECORDED IN DEED BOOK 2662 AT PAGE 1175; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**

12. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS, MAINTENANCE AND RIGHTS OF WAY GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA BY VIRTUE OF DEED OF EASEMENT DATED OCTOBER 10, 2000 AND RECORDED IN DEED BOOK 3092 AT PAGE 930; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**

13. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY GRANTED TO COMCAST OF POTOMAC, LLC BY VIRTUE OF GRANT OF EASEMENT DATED JULY 1, 2013 AND RECORDED IN DEED BOOK 4801 AT PAGE 2203; **AFFECT SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.**

ASHLEY HOUSE (PARCEL D-2-D)
5C. THIS SURVEY IS PREPARED WITH REFERENCE TO A LOAN POLICY OF TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY FILE NO. 18-001203, WITH AN EFFECTIVE DATE OF JULY 6, 2018. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION I:

2. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY AS CONTAINED IN EASEMENT FOR STORM SEWER GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA BY VIRTUE OF DEED OF EASEMENT DATED JULY 2, 1954 AND RECORDED IN DEED BOOK 1159 AT PAGE 225; AND BEING SHOWN ON PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY, PARCELS "D-1-A", "D-2-C", "D-2-D", RIVER HOUSE APARTMENTS, DEED BOOK 1409, PAGE 142, DEED BOOK 2717, PAGE 485, ARLINGTON COUNTY, VIRGINIA" PREPARED BY VIKA VIRGINIA LLC, DATED MARCH 20, 2015, LAST REVISED MARCH 26, 2015, AND DESIGNATED AS PROJECT/FILE NO. 5641G-SV (5 SHEETS) (THE "SURVEY"); **AFFECT SUBJECT PROPERTY, SHOWN.**

3. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY AS CONTAINED IN EASEMENTS GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA BY VIRTUE OF DEED OF GRANT DATED MAY 7, 1956 AND RECORDED IN DEED BOOK 1248 AT PAGE 227; AND BEING SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**

4. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY AS CONTAINED IN EASEMENTS GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA BY VIRTUE OF DEED OF DEDICATION DATED MAY 7, 1956 AND RECORDED IN DEED BOOK 1248 AT PAGE 245; AS AFFECTED BY DEED OF ABANDONMENT AND EASEMENT DATED FEBRUARY 10, 1994 AND RECORDED IN DEED BOOK 2662 AT PAGE 1175; AND BEING SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**

5. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY AS RESERVED IN DEED OF CORRECTION DATED APRIL 28, 1953, AND RECORDED IN DEED BOOK 1108 AT PAGE 121; DEED OF BARGAIN AND SALE DATED MAY 7, 1956 AND RECORDED IN DEED BOOK 1248 AT PAGE 252; AND EASEMENTS SHOWN ON PLAT ATTACHED TO SAID DEED OF BARGAIN AND SALE DATED MAY 7, 1956 AND RECORDED IN DEED BOOK 1248 AT PAGE 252; AND BEING SHOWN ON THE SURVEY; **DO NOT AFFECT SUBJECT PROPERTY, PROPERTY DESCRIBED IS LOCATED 3 BLOCKS TO THE EAST.**

6. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY AS CONTAINED IN EASEMENTS SHOWN ON PLAT ATTACHED TO DEED OF LEASE DATED MAY 10, 1960 AND RECORDED IN DEED BOOK 1409 AT PAGE 142; AND BEING SHOWN ON THE SURVEY. **AFFECT SUBJECT PROPERTY, NO NEW EASEMENTS WERE CREATED, EXISTING EASEMENTS SHOWN AS EXCEPTION ITEMS 3 & 4.**

7. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY AS CONTAINED IN EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY VIRTUE OF AGREEMENT DATED MAY 5, 1961 AND RECORDED IN DEED BOOK 1437 AT PAGE 54; AND BEING SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, APPROXIMATE LOCATION OF CENTERLINE SHOWN.**

8. TERMS, PROVISIONS, CONDITIONS, COVENANTS, EASEMENTS AND MAINTENANCE COSTS AND PROVISIONS, INCLUDING PRIVATE CHARGES OR ASSESSMENTS, CONTAINED IN DEED OF EASEMENT AND MAINTENANCE AGREEMENT DATED JULY 5, 1961 AND RECORDED IN DEED BOOK 1440 AT PAGE 568; AS AFFECTED BY SUPPLEMENTAL DEED OF GRANT AND RELEASE FOR EASEMENTS IN COMMON DATED JULY 5, 1961 AND RECORDED IN DEED BOOK 1479 AT PAGE 94; AND AS AMENDED BY AMENDMENT TO DEED OF EASEMENT AND MAINTENANCE AGREEMENT DATED MARCH 7, 2008 AND RECORDED IN DEED BOOK 4173 AT PAGE 1707; AND BEING SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**

9. TERMS, PROVISIONS, CONDITIONS, COVENANTS AND EASEMENTS GRANTED TO SKYVISION CORPORATION BY VIRTUE OF DEED OF EASEMENT, DATED APRIL 22, 1982 AND RECORDED IN DEED BOOK 2060 AT PAGE 1252; **AFFECT SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.**

10. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY AS CONTAINED IN EASEMENTS GRANTED TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA BY VIRTUE OF DEED OF ABANDONMENT AND EASEMENT DATED FEBRUARY 10, 1994 AND RECORDED IN DEED BOOK 2662 AT PAGE 1175; AND BEING SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**

11. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY AS CONTAINED IN EASEMENT GRANTED TO THE VIRGINIA ELECTRIC AND POWER COMPANY, A VIRGINIA PUBLIC SERVICE CORPORATION, DOING BUSINESS IN VIRGINIA AS DOMINION VIRGINIA POWER, BY VIRTUE OF RIGHT OF WAY AGREEMENT DATED SEPTEMBER 7, 2012 AND RECORDED IN DEED BOOK 4604 AT PAGE 334; AND BEING SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, APPROXIMATE LOCATION SHOWN.**

12. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY AS CONTAINED IN EASEMENT GRANTED TO COMCAST OF POTOMAC, LLC BY VIRTUE OF GRANT OF EASEMENT, DATED JULY 1, 2013 AND RECORDED IN DEED BOOK 4801 AT PAGE 2190. **AFFECT SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.**

6. UNDERGROUND STORAGE TANKS EXIST NEAR THE ELECTRIC GENERATORS AT EACH BUILDING.

7. 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.

8. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, ARLINGTON COUNTY, VIRGINIA AND INCORPORATED AREAS, PANEL 77 OF 83", MAP NUMBER 5101C0077C, WITH A MAP EFFECTIVE DATE OF AUGUST 19, 2013.

9. ZONING: CURRENT ZONING: RA6-15, C-0-2.5 & R2-7

PER ARLINGTON COUNTY ZONING MAP
SETBACK INFORMATION TO BE DETERMINED FROM PROPOSED DESIGN.

10. TREES HAVING 3 INCHES DBH AND LARGER SHOWN HEREON AND FIELD LOCATED BY BOHLER ENGINEERING ON MARCH 7, 2019.

11. PARCELS D-1-A, D-2-C & D-2-D ARE CONTIGUOUS WITHOUT STRIPS, GAPS OR GORES BETWEEN THE PARCELS.

12. PROPERTY HAS ACCESS ALONG SOUTH LYNN STREET, SOUTH JOYCE STREET AND ARMY NAVY DRIVE.

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-552-7001) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): A903201561, A903201564, A903201619, A903201625, A903201631, A903201634

UTILITY COMPANY	LOCATE STATUS	PHONE NUMBER
ARLINGTON COUNTY	MARKED	301-868-6803
ARLINGTON COUNTY	MARKED	301-868-6803
AT&T	MARKED	703-624-4956
COMCAST	MARKED	804-562-3861
DOMINION ENERGY INC	MARKED	703-754-2116
FIBERLIGHT LLC	MARKED	410-979-0384
LEVEL 3 COMMUNICATIONS	NO CONFLICT	877-366-8344
MCI	NO CONFLICT	800-289-3427
QWEST GOVERNMENT SERVICES	NO CONFLICT	703-387-9152
QWEST COMMUNICATIONS	NO CONFLICT	877-366-8344
VERIZON	MARKED	703-754-2116
WASHINGTON GAS	MARKED	703-754-2116
WINDSTREAM KDL INC.	NO CONFLICT	800-289-1901
ZAYO BANDWIDTH CENTRAL LLC	NO CONFLICT	801-364-1063

TITLE DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE AND LYING IN ARLINGTON COUNTY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL D-2-D, PENTAGON PLAZA, INCORPORATED AS SHOWN ON A PLAT ENTITLED "PLAT SHOWING PARCELS D-2-C AND D-2-D PENTAGON PLAZA, INCORPORATED" AS RECORDED IN DEED BOOK 2717 AT PAGE 485 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT LYING ON THE EASTERLY LINE OF OUTLOT D, VACATED S LYNN STREET, AS RECORDED IN DEED BOOK 2795 AT PAGE 744 AMONG THE AFORESAID LAND RECORDS, SAID POINT ALSO MARKING THE COMMON WESTERLY CORNER BETWEEN THE AFORESAID PARCEL D-2-D, PENTAGON PLAZA, INCORPORATED (DB 2717 PG 485), AND PARCEL D-2-C, PENTAGON PLAZA, INCORPORATED AS RECORDED IN DEED BOOK 2717 AT PAGE 485 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING SAID EASTERLY LINE OF SAID OUTLOT D AND RUNNING WITH THE COMMON LINES BETWEEN SAID PARCEL D-2-D AND PARCEL D-2-C THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. SOUTH 83°15'27" EAST, 60.00 FEET TO A POINT; THENCE
2. SOUTH 05°53'33" WEST, 109.00 FEET TO A POINT; THENCE
3. SOUTH 83°15'27" EAST, 258.38 FEET TO A POINT; THENCE
4. NORTH 06°44'33" EAST, 221.58 FEET TO A POINT; THENCE
5. NORTH 68°13'13" EAST, 489.96 FEET TO A POINT OF CURVATURE; THENCE
6. 174.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 578.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 20°08'36" EAST, 173.34 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF S JOYCE STREET (VARIABLE WIDTH - PUBLIC ROW), SAID POINT ALSO MARKING THE COMMON EASTERLY CORNER BETWEEN THE AFORESAID PARCEL D-2-D, PENTAGON PLAZA, INCORPORATED (DB 2717 PG 485) AND PARCEL D-2-D, PENTAGON PLAZA, INCORPORATED (DB 2717 PG 485); THENCE LEAVING SAID COMMON CORNER AND RUNNING WITH SAID WESTERLY RIGHT OF WAY LINE OF S JOYCE STREET (VARIABLE WIDTH - PUBLIC ROW) THE FOLLOWING TWO (2) COURSES AND DISTANCES
7. 96.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 578.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 06°44'48" EAST, 96.18 FEET TO A POINT; THENCE
8. SOUTH 01°58'27" EAST, 458.87 FEET TO AN IRON PIPE FOUND (HELD) LYING ON THE NORTHERLY LINE OF LOT 1, BLOCK 32, ADDISON HEIGHTS AS RECORDED IN DEED BOOK U-4 AT PAGE 56 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING THE AFORESAID WESTERLY RIGHT OF WAY LINE OF S JOYCE STREET (VARIABLE WIDTH - PUBLIC ROW) AND RUNNING WITH THE NORTHERLY LINE OF LOTS 1 THROUGH 20, BLOCK 32, ADDISON HEIGHTS (DB U-4 PG 56), AND CONTINUING WITH THE NORTHERLY RIGHT OF WAY LINE OF S. KENT STREET (40 FOOT WIDE - PUBLIC STREET)
9. SOUTH 82°14'33" WEST, 539.58 FEET TO A POINT; THENCE RUNNING WITH THE WESTERLY RIGHT OF WAY LINE OF THE AFORESAID OF S. KENT STREET (40 FOOT WIDE - PUBLIC STREET)
10. SOUTH 01°56'52" EAST, 31.56 FEET TO A POINT MARKING THE NORTHEASTERLY CORNER OF LOT 1A, BLOCK 33, ADDISON HEIGHTS AS RECORDED IN DEED BOOK 451 AT PAGE 524 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING THE AFORESAID WESTERLY RIGHT OF WAY LINE OF S. KENT STREET (40 FOOT WIDE - PUBLIC STREET) AND RUNNING WITH THE NORTHERLY LINE OF LOTS 1A THROUGH 4A, BLOCK 33, ADDISON HEIGHTS (DB 451 PG 524)
11. SOUTH 85°56'28" WEST, 100.07 FEET TO A POINT MARKING THE SOUTHEASTERLY CORNER OF A PRIVATE ALLEY, BLOCK 33, ADDISON HEIGHTS (DB 451 PG 524); THENCE RUNNING WITH THE EASTERLY LINE OF SAID PRIVATE ALLEY
12. NORTH 01°56'52" WEST, 25.07 FEET TO A POINT; THENCE RUNNING WITH THE NORTHERLY LINE OF THE AFORESAID PRIVATE ALLEY, BLOCK 33, ADDISON HEIGHTS (DB 451 PG 524), AND CONTINUING WITH THE NORTHERLY LINE OF LOTS 9 THROUGH 16, BLOCK 33, ADDISON HEIGHTS AS RECORDED IN DEED BOOK 196 AT PAGE 369 AMONG THE AFORESAID LAND RECORDS
13. SOUTH 82°14'33" WEST, 301.90 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF S. LYNN STREET (30 FOOT WIDE - PUBLIC ROW), SAID POINT ALSO MARKING THE NORTHWESTERLY CORNER OF THE AFORESAID LOT 16, BLOCK 33, ADDISON HEIGHTS (DB 196 PG 369); THENCE LEAVING THE SAID LOT 16 AND RUNNING WITH SAID EASTERLY RIGHT OF WAY LINE OF S. LYNN STREET (30 FOOT WIDE - PUBLIC ROW) AND CONTINUING WITH OUTLOT A, OUTLOT B, OUTLOT C & THE AFORESAID OUTLOT D, VACATED S LYNN STREET (DB 2795 PG 744)
14. NORTH 05°53'33" EAST, 591.10 FEET TO THE POINT OF BEGINNING CONTAINING 523,826 SQUARE FEET OR 12.02539 ACRES OF LAND, MORE OR LESS.

EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN DEED BOOK 1440 AT PAGE 568; AS MODIFIED BY SUPPLEMENT RECORDED IN DEED BOOK 1479 AT PAGE 94; AND AS FURTHER MODIFIED BY AMENDMENT TO DEED OF EASEMENT AND MAINTENANCE AGREEMENT, DATED AS OF MARCH 7, 2008, BY AND AMONG VNO ASHLEY HOUSE LLC, VNO JAMES HOUSE LLC AND VNO POTOMAC HOUSE LLC, ALL DELAWARE LIMITED LIABILITY COMPANIES, RECORDED IN DEED BOOK 4173 AT PAGE 1707, ALL AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

TITLE DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE AND LYING IN ARLINGTON COUNTY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL D-2-C, PENTAGON PLAZA, INCORPORATED AS SHOWN ON A PLAT ENTITLED "PLAT SHOWING PARCELS D-2-C AND D-2-D PENTAGON PLAZA, INCORPORATED" AS RECORDED IN DEED BOOK 2717 AT PAGE 485 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF S LYNN STREET (50' WIDE - PUBLIC ROW), SAID POINT ALSO MARKING THE COMMON WESTERLY CORNER BETWEEN THE AFORESAID PARCEL D-2-C, PENTAGON PLAZA, INCORPORATED (DB 2717 PG 485), AND PARCEL D-1-A, PENTAGON PLAZA, INCORPORATED AS RECORDED IN DEED BOOK 1409 AT PAGE 142 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF S LYNN STREET (50' WIDE - PUBLIC ROW) AND RUNNING WITH THE COMMON LINES BETWEEN SAID PARCEL D-2-C AND PARCEL D-1-A THE FOLLOWING FOUR (4) COURSES AND DISTANCES

1. SOUTH 78°53'21" EAST, 151.45 FEET TO A POINT; THENCE
2. SOUTH 11°06'39" WEST, 84.28 FEET TO A POINT; THENCE
3. SOUTH 78°53'21" EAST, 310.00 FEET TO A POINT; THENCE
4. 65.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5871.00 AND A CHORD BEARING AND DISTANCE OF NORTH 06°06'58" EAST, 65.35 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF S JOYCE STREET (VARIABLE WIDTH - PUBLIC ROW), SAID POINT ALSO MARKING THE COMMON EASTERLY CORNER BETWEEN THE AFORESAID PARCEL D-2-C, PENTAGON PLAZA, INCORPORATED (DB 2717 PG 485), AND THE AFORESAID PARCEL D-1-A, PENTAGON PLAZA, INCORPORATED (DB 1409 PG 142); THENCE LEAVING SAID PARCEL D-1-A AND RUNNING WITH SAID WESTERLY RIGHT OF WAY LINE OF S JOYCE STREET (VARIABLE WIDTH - PUBLIC ROW) THE FOLLOWING FIVE (5) COURSES AND DISTANCES
5. 25.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1253.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 05°28'55" EAST, 25.19 FEET TO A POINT OF COMPOUND CURVATURE; THENCE
6. 237.44 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 867.94 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 13°53'41" EAST, 236.70 FEET TO A POINT OF COMPOUND CURVATURE; THENCE
7. 263.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 853.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 30°34'19" EAST, 262.16 FEET TO A POINT OF CURVATURE; THENCE
8. 203.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 23°22'17" WEST, 196.91 FEET TO A POINT; THENCE
9. SOUTH 01°58'27" EAST, 95.33 FEET TO A POINT MARKING THE COMMON EASTERLY CORNER BETWEEN THE AFORESAID PARCEL D-2-C, PENTAGON PLAZA, INCORPORATED (DB 2717 PG 485) AND PARCEL D-2-D, PENTAGON PLAZA, INCORPORATED AS SHOWN ON A PLAT ENTITLED "PLAT SHOWING PARCELS D-2-C AND D-2-D PENTAGON PLAZA, INCORPORATED" AS RECORDED IN DEED BOOK 2717 AT PAGE 485; THENCE LEAVING THE AFORESAID WESTERLY RIGHT OF WAY LINE OF S JOYCE STREET (VARIABLE WIDTH - PUBLIC ROW) AND RUNNING WITH THE COMMON LINES BETWEEN SAID PARCEL D-2-C AND PARCEL D-2-D THE FOLLOWING SIX (6) COURSES AND DISTANCES
10. 174.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 578.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 20°08'36" WEST, 173.34 FEET TO A POINT; THENCE
11. SOUTH 68°13'13" WEST, 489.96 FEET TO A POINT; THENCE
12. SOUTH 06°44'33" WEST, 221.58 FEET TO A POINT; THENCE
13. NORTH 83°15'27" WEST, 258.38 FEET TO A POINT; THENCE
14. NORTH 05°53'33" EAST, 109.00 FEET TO A POINT; THENCE
15. NORTH 83°15'27" WEST, 60.00 FEET TO A POINT LYING ON THE EASTERLY LINE OF OUTLOT D, VACATED S LYNN STREET AS RECORDED IN DEED BOOK 2795 AT PAGE 744 AMONG THE AFORESAID LAND RECORDS, SAID POINT ALSO MARKING THE COMMON WESTERLY CORNER BETWEEN THE AFORESAID PARCEL D-2-C, PENTAGON PLAZA, INCORPORATED (DB 2717 PG 485), AND THE AFORESAID PARCEL D-2-D, PENTAGON PLAZA, INCORPORATED (DB 2717 PG 485); THENCE LEAVING SAID PARCEL D-2-D AND RUNNING WITH SAID EASTERLY LINE OF SAID OUTLOT D, AND CONTINUING WITH AN 11 FOOT PUBLIC ALLEY THE FOLLOWING TWO (2) COURSES AND DISTANCES
16. NORTH 05°53'33" EAST, 167.37 FEET TO A POINT MARKING THE NORTHEASTERLY CORNER OF THE AFORESAID 11 FOOT PUBLIC ALLEY; THENCE
17. NORTH 78°45'57" WEST, 43.30 FEET TO AN IRON PIPE FOUND MARKING THE SOUTHEASTERLY CORNER OF PENTAGON RIDGE CONDOMINIUM AS RECORDED IN DEED BOOK 4127 AT PAGE 1409 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING THE AFORESAID 11 FOOT PUBLIC ALLEY AND RUNNING WITH SAID PENTAGON RIDGE CONDOMINIUM THE FOLLOWING THREE (3) COURSES AND DISTANCES
18. NORTH 37°18'36" EAST, 46.47 FEET TO AN IRON PIPE FOUND (HELD); THENCE
19. NORTH 72°02'14" WEST, 46.50 FEET TO AN IRON PIPE FOUND; THENCE
20. NORTH 46°33'05" EAST, 148.06 FEET TO A POINT LYING ON THE AFORESAID EASTERLY RIGHT OF WAY LINE OF S LYNN STREET (VARIABLE WIDTH - PUBLIC ROW); THENCE RUNNING WITH SAID EASTERLY RIGHT OF WAY LINE OF S LYNN STREET (50' WIDE - PUBLIC ROW) THE FOLLOWING FIVE (5) COURSES AND DISTANCES
21. 159.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 06°57'41" WEST, 148.66 FEET TO A POINT; THENCE
22. NORTH 29°31'33 EAST, 305.06 FEET TO AN IRON PIPE FOUND (HELD); THENCE
23. 214.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 843.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 22°13'33" EAST, 214.36 FEET TO A POINT; THENCE
24. NORTH 14°55'33" EAST, 0.64 FEET TO A POINT; THENCE
25. NORTH 15°58'33" EAST, 17.10 FEET TO THE POINT OF BEGINNING CONTAINING 584,328 SQUARE FEET OR 13.41432 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH THOSE CERTAIN NON-EXCLUSIVE EASEMENTS CREATED IN DEED OF EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN DEED BOOK 1440 AT PAGE 568; AS MODIFIED BY SUPPLEMENT RECORDED IN DEED BOOK 1479 AT PAGE 94; AND AS FURTHER MODIFIED BY AMENDMENT TO DEED OF EASEMENT AND MAINTENANCE AGREEMENT, DATED AS OF MARCH 7, 2008, BY AND AMONG VNO ASHLEY HOUSE LLC, VNO JAMES HOUSE LLC AND VNO POTOMAC HOUSE LLC, ALL DELAWARE LIMITED LIABILITY COMPANIES, RECORDED IN DEED BOOK 4173 AT PAGE 1707, ALL AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

TITLE DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE AND LYING IN ARLINGTON COUNTY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL D-1-A, PENTAGON PLAZA, INCORPORATED AS SHOWN ON A PLAT ENTITLED "SUBDIVISION OF LAND OF PENTAGON PLAZA, INCORPORATED BEING A RESUBDIVSION OF PARCEL D-1 AND THE UNSUBDIVIDED PROPERTY OF PENTAGON PLAZA, INCORPORATED (UNRECORDED PARCEL D-2)" AS RECORDED IN DEED BOOK 1409 AT PAGE 142 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF S LYNN STREET (50' WIDE - PUBLIC ROW), SAID POINT ALSO MARKING THE COMMON WESTERLY CORNER BETWEEN THE AFORESAID PARCEL D-1-A, PENTAGON PLAZA, INCORPORATED (DB 1409 PG 142), AND PARCEL D-2-C, PENTAGON PLAZA, INCORPORATED AS RECORDED IN DEED BOOK 2717 AT PAGE 485 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING SAID PARCEL D-2-C AND RUNNING WITH SAID EASTERLY RIGHT OF WAY LINE OF S LYNN STREET (50' WIDE - PUBLIC ROW) THE FOLLOWING THREE (3) COURSES AND DISTANCES

1. NORTH 15°58'33" EAST, 379.90 FEET TO A POINT OF CURVATURE; THENCE
2. 364.93 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1161.60 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 06°58'33" EAST, 363.43 FEET TO A VDOT CONCRETE MONUMENT FOUND; THENCE
3. NORTH 02°01'27" WEST, 242.48 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF ARMY-NAVY DRIVE (VARIABLE WIDTH - PUBLIC ROW); THENCE LEAVING THE AFORESAID EASTERLY RIGHT OF WAY LINE OF S LYNN STREET (50' WIDE - PUBLIC ROW) AND RUNNING WITH SAID SOUTHERLY RIGHT OF WAY LINE OF ARMY-NAVY DRIVE (VARIABLE WIDTH - PUBLIC ROW) THE FOLLOWING FOUR (4) COURSES AND DISTANCES
4. SOUTH 89°16'37" EAST, 380.48 FEET TO A POINT; THENCE
5. NORTH 09°17'25" EAST, 89.27 FEET TO A POINT; THENCE
6. 120.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1565.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 86°42'02" EAST, 120.85 FEET TO A POINT OF COMPOUND CURVATURE; THENCE
7. 89.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 42.75 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 31°02'59" EAST, 74.07 FEET TO A POINT OF REVERSE CURVATURE, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF S JOYCE STREET (44' WIDE - PUBLIC ROW); THENCE LEAVING THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF ARMY-NAVY DRIVE (VARIABLE WIDTH - PUBLIC ROW) AND RUNNING WITH SAID WESTERLY RIGHT OF WAY LINE OF S JOYCE STREET (44' WIDE - PUBLIC ROW) THE FOLLOWING TWO (2) COURSES AND DISTANCES
8. 166.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 725.87 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 22°26'05" WEST, 165.68 FEET TO A POINT OF COMPOUND CURVATURE; THENCE
9. 967.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5871.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 11°09'30" WEST, 966.87 FEET TO A POINT MARKING THE COMMON EASTERLY CORNER BETWEEN THE AFORESAID PARCEL D-1-A, PENTAGON PLAZA, INCORPORATED (DB 1409 PG 142), AND THE AFORESAID PARCEL D-2-C, PENTAGON PLAZA, INCORPORATED (DB 2717 PG 485); THENCE LEAVING THE AFORESAID WESTERLY RIGHT OF WAY LINE OF S JOYCE STREET (44' WIDE - PUBLIC ROW) AND RUNNING WITH THE COMMON LINES BETWEEN SAID PARCEL D-1-A AND PARCEL D-2-C THE FOLLOWING FOUR (4) COURSES AND DISTANCES
10. 65.35 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5871.00 AND A CHORD BEARING AND DISTANCE OF SOUTH 06°06'58" WEST, 65.35 FEET TO A POINT; THENCE
11. NORTH 78°53'21" WEST, 310.00 FEET TO A POINT; THENCE
12. NORTH 11°06'39" EAST, 84.28 FEET TO A POINT; THENCE
13. NORTH 78°53'21" WEST, 151.45 FEET TO THE POINT OF BEGINNING CONTAINING 487,049 SQUARE FEET OR 11.18111 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH THOSE CERTAIN NON-EXCLUSIVE EASEMENTS CREATED IN DEED OF EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN DEED BOOK 1440 AT PAGE 568; AS MODIFIED BY SUPPLEMENT RECORDED IN DEED BOOK 1479 AT PAGE 94; AND AS FURTHER MODIFIED BY AMENDMENT TO DEED OF EASEMENT AND MAINTENANCE AGREEMENT, DATED AS OF MARCH 7, 2008, BY AND AMONG VNO ASHLEY HOUSE LLC, VNO JAMES HOUSE LLC AND VNO POTOMAC HOUSE LLC, ALL DELAWARE LIMITED LIABILITY COMPANIES, RECORDED IN DEED BOOK 4173 AT PAGE 1707, ALL AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

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RIVERHOUSE
LANDBAY N

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
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SOUTH PARCEL ARCHITECT
HYBRID ARCHITECTURE
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SUSTAINABLE BUILDING
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TRAFFIC ENGINEER
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STRUCTURAL ENGINEER
SK + A
301.881.1441

Issue

NO.		DATE
01	4.1 SUBMISSION	5/10/2023

Revisions

NO.	DATE
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SURVEY NOTES
AND LEGAL
DESCRIPTIONS

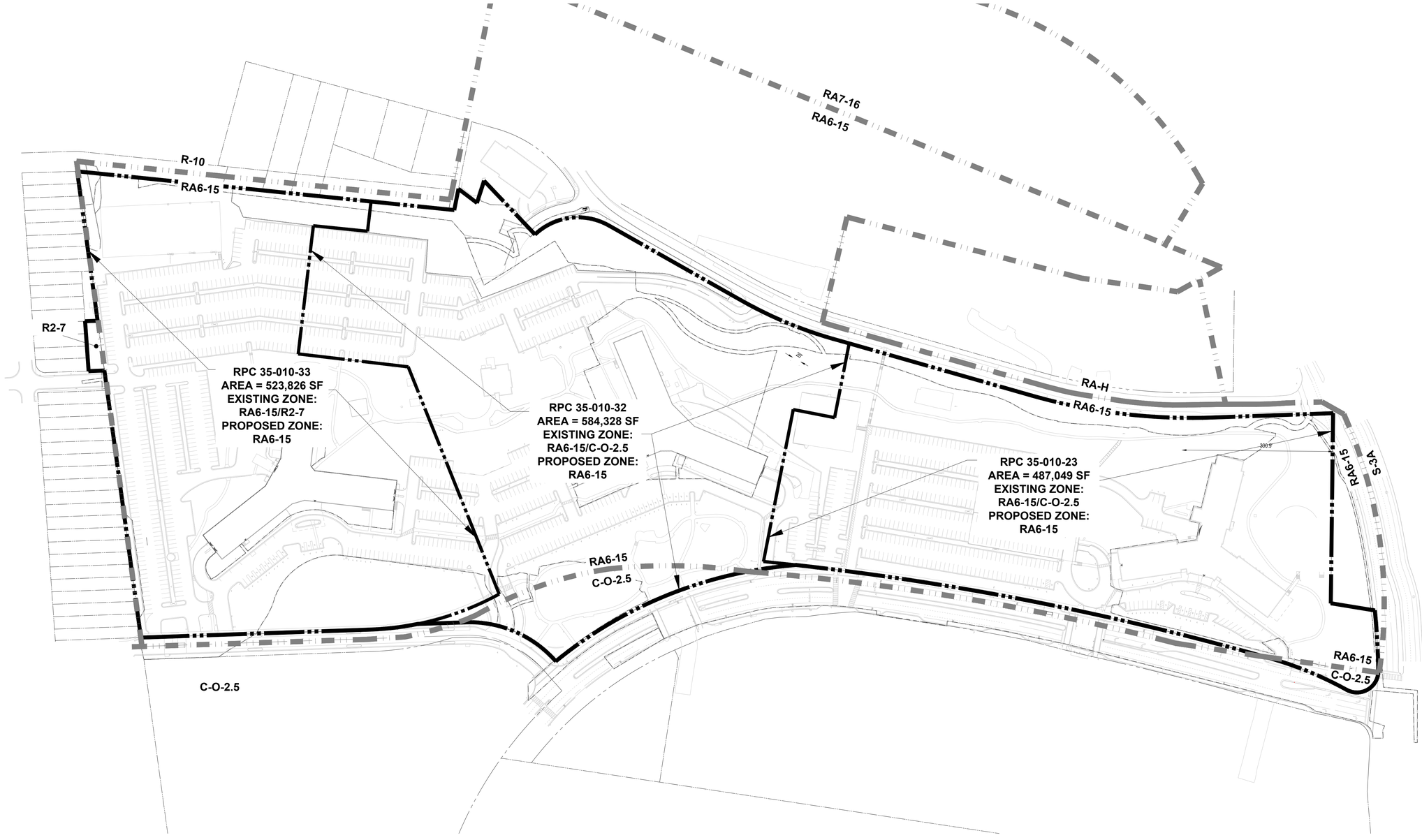
PRINCIPAL IN CHARGE
MO

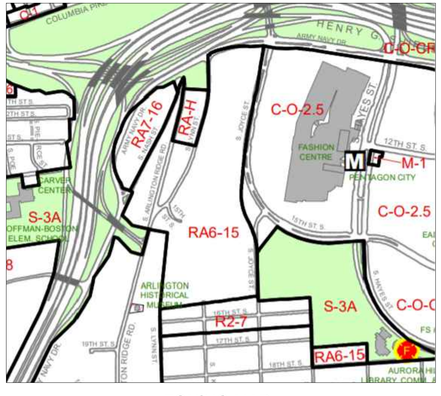
PROJECT ENGINEER
CM

DRAWN
MK, HG

DATE	APPROVED
01/16/2023	SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV214N





ZONING MAP
SCALE: 1"=800'

ZONING TABULATION:

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

RPC: 35-010-023

AREA: 487,049 SF (11.181 AC) **EXISTING ZONE: RA6-15/R2-7** **PROPOSED ZONE: RA6-15**

RPC: 35-010-032

AREA: 584,328 SF (13.414 AC) **EXISTING ZONE: RA6-15/C-O-2.5** **PROPOSED ZONE: RA6-15**

RPC: 35-010-033

AREA: 523,826 SF (12.025 AC) **EXISTING ZONE: RA6-15/C-O-2.5** **PROPOSED ZONE: RA6-15**

LEGEND:

PROPERTY LINE

ADJACENT PROPERTY LINE

ZONING LINE

SEE SHEET CIV101 FOR FULL STANDARD LEGEND

NAD83
DOWN

100 50 25 0 100
1"= 100'

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RIVERHOUSE LANDBAY N

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Issue
NO. DATE

Revisions
NO. DATE
1
2
3
4
5
6
7

OVERALL REZONING EXHIBIT

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV300N

Jul 18, 2024
H:\1822502\engineering\CAD\DRAWINGS\PLAN SETS\4.1 LANDBAY N\DC1822502 - ZONE - N - 0---LAYOUT CIV300N - REZONING EXHIBIT

SUMMARY:

PROPOSED	
LOT	**AREA**
LOT 1	± 185,168 SF (4.25 AC)
LOT 2	± 145,932 SF (3.35 AC)
LOT 3	± 213,434 SF (4.90 AC)
LOT 4	± 153,707 SF (3.53 AC)
LOT 5	± 78,441 SF (1.80 AC)
LOT 6	± 75,084 SF (1.72 AC)
LOT 7	± 81,469 SF (1.87 AC)
LOT 8	± 44,541 SF (1.02 AC)
LOT 9	± 41,502 SF (0.95 AC)
LOT 10	± 43,731 SF (1.00 AC)
LOT 11	± 254,527 SF (5.85 AC)
LOT 12	± 120,873 SF (2.78 AC)
PUBLIC RIGHT-OF-WAY	±156,792 SF (3.60 AC)
TOTAL	1,595,203 SF (36.62 AC)

LEGEND:

PROPOSED LOT LINES

NOTES:

1. ALL AREAS ARE SUBJECT TO CHANGE WITH COUNTY BOARD APPROVAL AND FINAL CIVIL ENGINEERING PLANS.
2. EXACT AREAS OF EASEMENT DEDICATIONS WILL BE FINALIZED IN CIVIL ENGINEERING PLAN DOCUMENTS.
3. REFER TO CIV200N FOR ALL EXISTING EASEMENTS.
4. SUBDIVISION OF PROPERTY ONLY.

NAD83
DEGYN

100 50 25 0 100
1"= 100'

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Issue
NO. DATE

Revisions
NO. DATE

OVERALL SUBDIVISION PLAT

ENGINEER IN CHARGE
SN

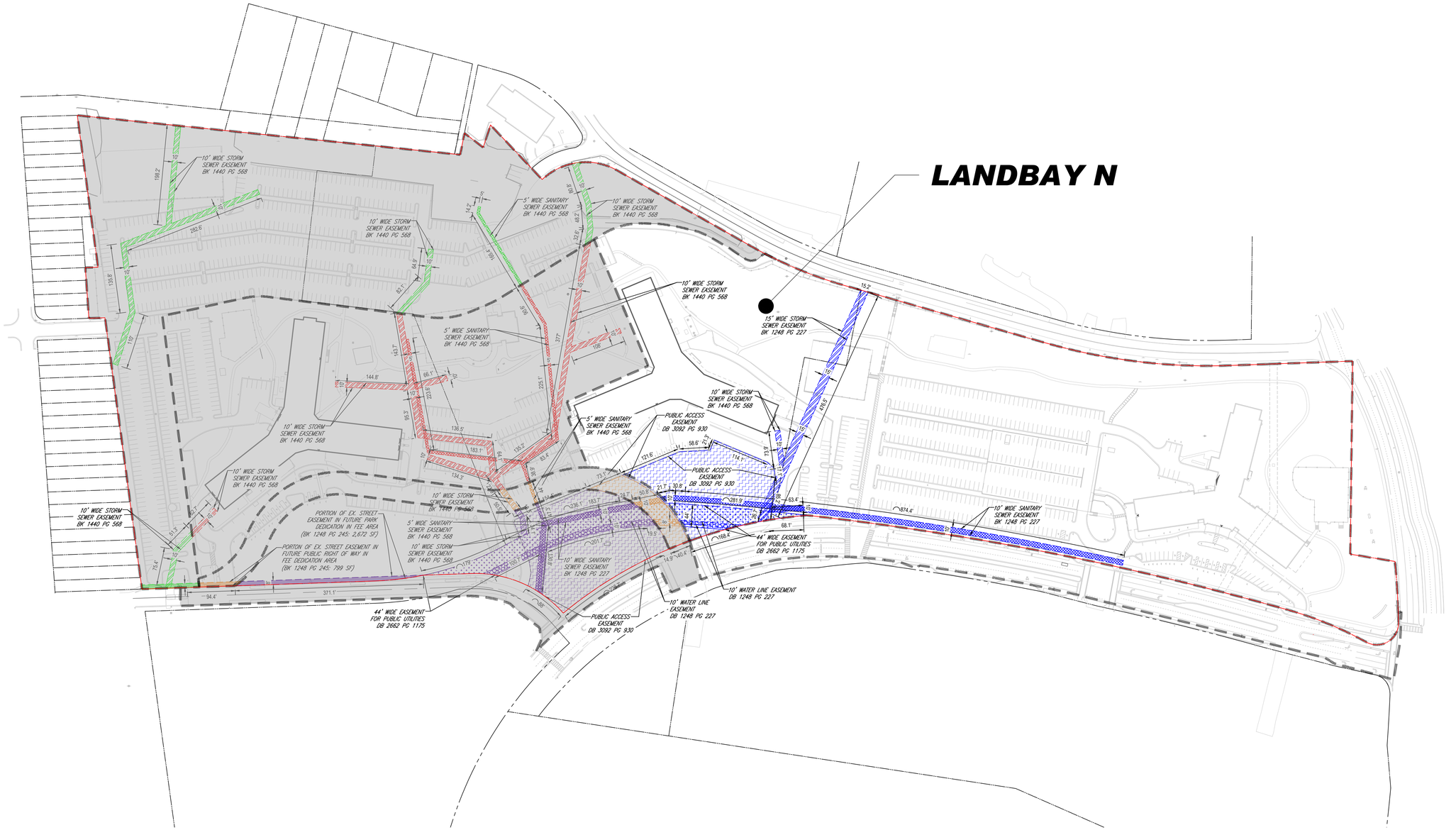
PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV301N

Jul 18, 2024
H:\1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - ZONE- N - 0---LAYOUT CIV301N - SUBDIVISION PLAT



EASEMENT VACATIONS:

- EX. 15' WIDE STORM SEWER EASEMENT (TO BE VACATED) BOOK 1248 PG 227: 7,446 ± S.F.
- EX. 10' WIDE STORM SEWER EASEMENT (TO BE VACATED) BOOK 1440 PG 568: 1,324 ± S.F.
- EX. 10' WIDE SANITARY SEWER EASEMENT (TO BE VACATED) BOOK 1248 PG 227: 9,212 ± S.F.
- EX. 10' WIDE WATER LINE EASEMENT (TO BE VACATED) DEED BOOK 1248 PG 227: 865 ± S.F.
- EX. 44' WIDE EASEMENT FOR PUBLIC UTILITIES (TO BE VACATED) DEED BOOK 2662 PG 1175: 7,684 ± S.F.
- EX. PUBLIC ACCESS EASEMENT (TO BE VACATED) DEED BOOK 3092 PG 930: 34,890 ± S.F.

LEGEND:

- WORK UNDER THE SHADED AREA IS PROPOSED UNDER A SEPARATE LANDBAY
- PROPERTY LINE

*NOTE: EXACT AREA OF EASEMENT DEDICATIONS WILL BE FINALIZED IN CIVIL ENGINEERING PLAN 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.

NAD83 GRDVN

100 50 25 0 100

1"= 100'

Jul 18, 2024
H:\1822502\CAD\DRAWINGS\PLAN SETS\4 LANDBAY N\DC1822502 - EASE - VACA_N---LAYOUT DIVISION - OVERALL VACATION

BOHLER DC//

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Issue

NO.	DATE

Revisions

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5	
6	
7	

OVERALL EASEMENT VACATION PLAT

ENGINEER IN CHARGE	SN
PROJECT MANAGER	CM
DRAWN	MK, HG, DR, IL
DATE	07/22/2024
APPROVED	CM, MO, SN
SCALE:	AS NOTED
JOB NO.	DC1822502

DRAWING NO.
CIV302N

LANDBAY N EASEMENT DEDICATION TABLE:

PROP. PUBLIC STREET AND UTILITIES EASEMENT
AREA: 531 ± S.F.

PROP. PUBLIC SIDEWALK AND UTILITIES EASEMENT
TOTAL AREA: 7,093 ± S.F.
A. 697 ± S.F.
B. 3,425 ± S.F.
C. 2,971 ± S.F.

PROP. PUBLIC ACCESS EASEMENT
AREA: 97,438 ± S.F.

PROP. EMERGENCY VEHICLE EASEMENT
TOTAL AREA: 20,412 ± S.F.
A. 11,615 ± S.F.
B. 8,797 ± S.F.

PROP. PUBLIC UTILITIES EASEMENT
TOTAL AREA: 35,029 ± S.F.
A. 2,265 ± S.F.
B. 23,993 ± S.F.
C. 2,653 ± S.F.
D. 1,334 ± S.F.
E. 4,784 ± S.F.
* SEE SHEET CIV304N

EX. 8' EASEMENT FOR STREET PURPOSES (TO REMAIN)
BK 1248 PG 245: 9,568 ± S.F.

PROP. PUBLIC RIGHT OF WAY DEDICATION IN FEE TO ARLINGTON COUNTY
AREA: 12,021 ± S.F.

PROP. PARK DEDICATION IN FEE TO ARLINGTON COUNTY
AREA: 73,456 ± S.F.

LEGEND:

WORK UNDER THE SHADED AREA IS PROPOSED UNDER A SEPARATE LANDBAY

PROPERTY LINE

LANDBAY BOUNDARY

NOTES:

1. ALL AREAS ARE SUBJECT TO CHANGE WITH COUNTY BOARD APPROVAL AND FINAL CIVIL ENGINEERING PLANS.
2. EXACT AREAS OF EASEMENT DEDICATIONS WILL BE FINALIZED IN CIVIL ENGINEERING PLAN DOCUMENTS. WATER METERS TO BE PLACED IN PUBLIC EASEMENTS.
3. REFER TO CIV200N FOR ALL EXISTING EASEMENTS.
4. TOTAL VACATION AREA: 61,421 ± S.F. (1.41 A.C)
5. TOTAL DEDICATION AREA: 245,980 ± S.F. (5.65 A.C)

100 50 25 0 100
1"= 100'

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

RIVERHOUSE
LANDBAY N

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
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
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202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

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

Revisions
NO. DATE

OVERALL EASEMENT AND DEDICATION PLAT

ENGINEER IN CHARGE
SN

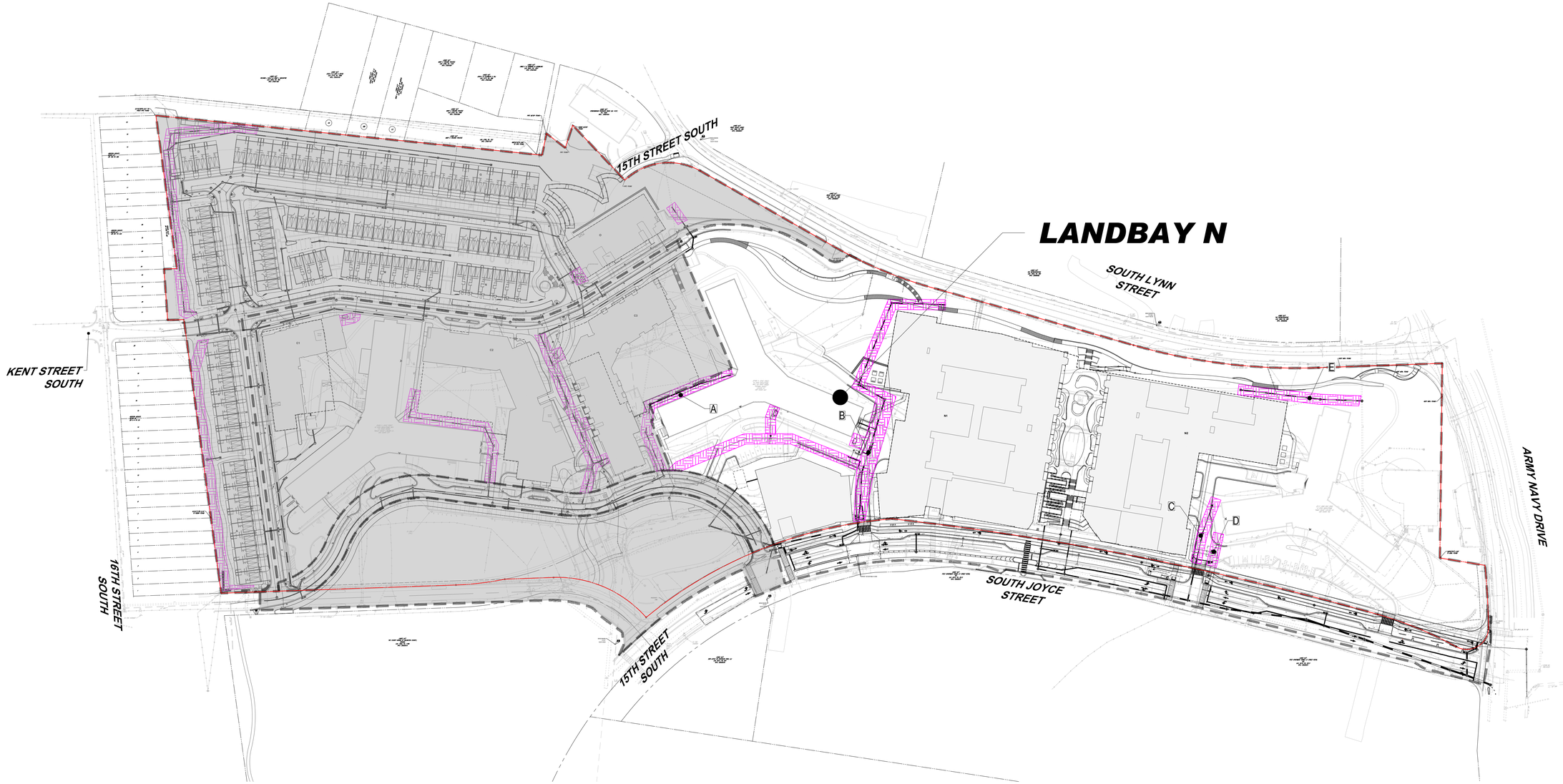
PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV303N

Jul 18, 2024
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - EASE - DEDI - N - 0----->LAYOUT: CIV303N - OVERALL DEDICATION



EASEMENT DEDICATION LEGEND:

PROP. PUBLIC UTILITIES EASEMENT
TOTAL AREA: 35,029 ± S.F.
- A. 2,265 ± S.F.
- B. 23,993 ± S.F.
- C. 2,653 ± S.F.
- D. 1,334 ± S.F.
- E. 4,784 ± S.F.

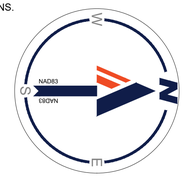
* SEE SHEET CIV304N

LEGEND:

- WORK UNDER THE SHADED AREA IS PROPOSED UNDER A SEPARATE LANDBAY
- PROPERTY LINE
- LANDBAY BOUNDARY

NOTES:

1. ALL AREAS ARE SUBJECT TO CHANGE WITH COUNTY BOARD APPROVAL AND FINAL CIVIL ENGINEERING PLANS.
2. EXACT AREAS OF EASEMENT DEDICATIONS WILL BE FINALIZED IN CIVIL ENGINEERING PLAN DOCUMENTS. WATER METERS TO BE PLACED IN PUBLIC EASEMENTS.
3. REFER TO CIV200N FOR ALL EXISTING EASEMENTS.
4. REFER TO CIV303N FOR ADDITIONAL DEDICATIONS.



100 50 25 0 100
1"= 100'

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

RIVERHOUSE LANDBAY N

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
LESSARD DESIGN, INC.
571.830.1800

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

Revisions
NO. DATE

EASEMENT AND DEDICATION PLAT

ENGINEER IN CHARGE SN	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL	
DATE 07/22/2024	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV304N

Jul 18, 2024
H:\18DC\1822502\CAD\DRAWINGS\PLAN SETS\4.1 LANDBAY N\DC1822502 - EASE - DEDI - N - D-----LAYOUT CIV304N - OVERALL DEDICATION

ZONING TABULATION:

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

AREA: 487,049 SF (11.181 AC) **EXISTING ZONE:** RA6-15/R2-7 **PROPOSED ZONE:** RA6-15

RPC: 35-010-032

AREA: 584,328 SF (13.414 AC) **EXISTING ZONE:** RA6-15/C-O-2.5 **PROPOSED ZONE:** RA6-15

RPC: 35-010-033

AREA: 523,826 SF (12.025 AC) **EXISTING ZONE:** RA6-15/C-O-2.5 **PROPOSED ZONE:** RA6-15

NOTES:

1. THE TOTAL LANDBAY APPLICATION AREA IS 18.48 ACRES.
   1.1. LANDBAY N: 16.10 ACRES
   1.2. PUBLIC-RIGHT-OF-WAY: 2.38 ACRES
2. ADDITIONAL INLETS MAY BE ADDED UPON FINAL ENGINEERING DRAINAGE ANALYSIS.
3. BIORETENTION EDGE TREATMENT TO BE ADDED IN FINAL ENGINEERING PLANS.
4. TOTAL PROPOSED PUBLIC ON-STREET PARKING SPACES: 18
5. AVERAGE SITE ELEVATION = 67.135'
6. THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) LOCATED ON SITE OR WITHIN THE LIMITS OF DISTURBANCE.
7. 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)
8. THERE ARE NO HISTORICAL STRUCTURES LOCATED ON SITE OR WITHIN THE LIMITS OF DISTURBANCE.
9. REFER TO LANDSCAPE SHEET BY BRADLEY SITE DESIGN FOR TREE PRESERVATION PLANS.
10. CONTOURS SHOWN AT 1-FOOT INTERVALS DUE TO FLAT SLOPES.
11. UTILITY INFORMATION OBTAINED FROM APPLICABLE RECORDS, FIELD SURVEY, AND PRIVATE UTILITY MARKOUT.
12. TWO BUS SHELTERS ARE PROPOSED IN THIS APPLICATION. ONE ALONG SOUTH LYNN STREET AND ANOTHER ON SOUTH JOYCE STREET ADJACENT TO N2.
13. 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.
14. ZONING:
   14.1. EXISTING: RA6-15, R2-7, AND C-O-2.5
   14.2. PROPOSED: RA6-15 (SEE THIS SHEET)

LEGEND:

- PROPERTY LINE
- LOD — LOD — LIMITS OF DISTRUBANCE
- BUILDING CANOPY
- UNDERGROUND GARAGE
- PROP. TREE (SEE LANDSCAPE PLANS FOR DETAILS)
- LANDBAY BOUNDARY

NAD83
DOWN

60 30 15 0 60
1"= 60'

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

RIVERHOUSE LANDBAY N

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
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202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Issue
NO. DATE

Revisions
NO. DATE

OVERALL PLOT AND LOCATION PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE
07/22/2024

APPROVED
CM, MO, SN

SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.
CIV400N

Jul 18, 2024
H:\1BDC\1822502\CAD\DRAWINGS\PLAN SETS\4 1\LANDBAY N\DC1822502 - PLOT - OVRL - N - G----\LAYOUT: CIV400N - OVERALL PLOT AND LOCATION

BOHLER DC//

1331 PENNSYLVANIA AVE., NW,
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Phone: (202) 524-5700

RIVERHOUSE LANDBAY N

PROJECT STREET NUMBER
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ARLINGTON, VA 22202

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STRUCTURAL ENGINEER
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301.881.1441

Issue
NO. DATE

Revisions
NO. DATE

PLOT AND LOCATION PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

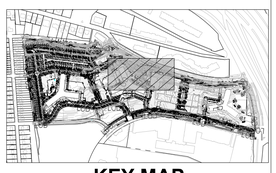
DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV401N

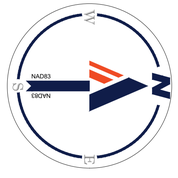
NAD83
E9OVN

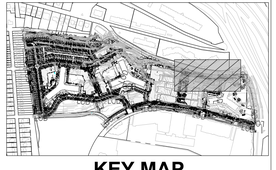
25 12.5 6.25 0 25
1"= 25'



KEY MAP
SCALE: 1" = 800'

Jul 18, 2024
H:\18DC\1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - PLOT - N - 0----->LAYOUT: CIV401N - PLOT AND LOCATION





KEY MAP
SCALE: 1" = 800'

BOHLER DC//

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

RIVERHOUSE LANDBAY N

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
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SOUTH PARCEL ARCHITECT
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ATTORNEY
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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

Revisions NO.	DATE
1	
2	
3	
4	
5	
6	

PLOT AND LOCATION PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

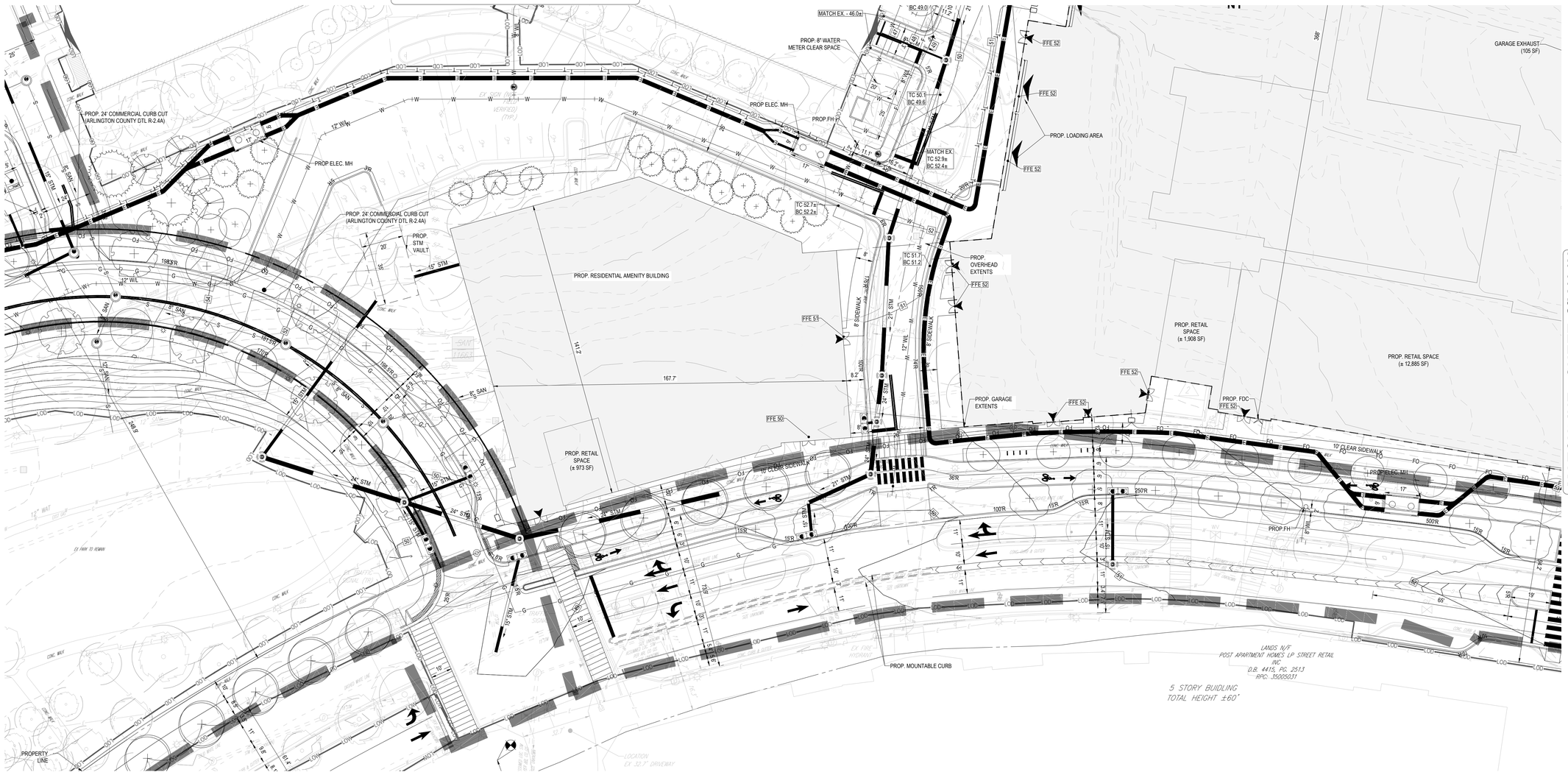
DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

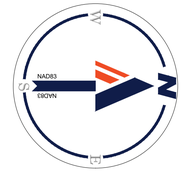
DRAWING NO.
CIV402N

Jul 18, 2024
H:\1822502\CAD\DRAWINGS\PLAN SETS\4 LANDBAY N\DC1822502 - PLOT - N - (—LAYOUT: CIV402N - PLOT AND LOCATION

MATCHLINE - SHEET CIV401N

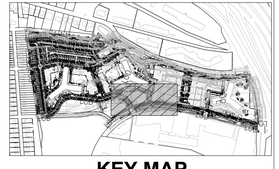


MATCHLINE - SHEET CIV404N



25 12.5 6.25 0 25

1"= 25'



KEY MAP

SCALE: 1" = 800'

BOHLER DC//

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

RIVERHOUSE LANDBAY N

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
LESSARD DESIGN, INC.
571.830.1800

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

Revisions

NO.	DATE
1	
2	
3	
4	
5	
6	
7	

PLOT AND LOCATION PLAN

ENGINEER IN CHARGE SN	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL	
DATE 07/22/2024	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV403N

Jul 18, 2024
H:\1BDC1822502\CAD\DRAWINGS\PLAN SETS\4.1 LANDBAY N\DC1822502 - PLOT - N - 0----\LAYOUT- CIV401N - PLOT AND LOCATION

MATCHLINE - SHEET CIV402N

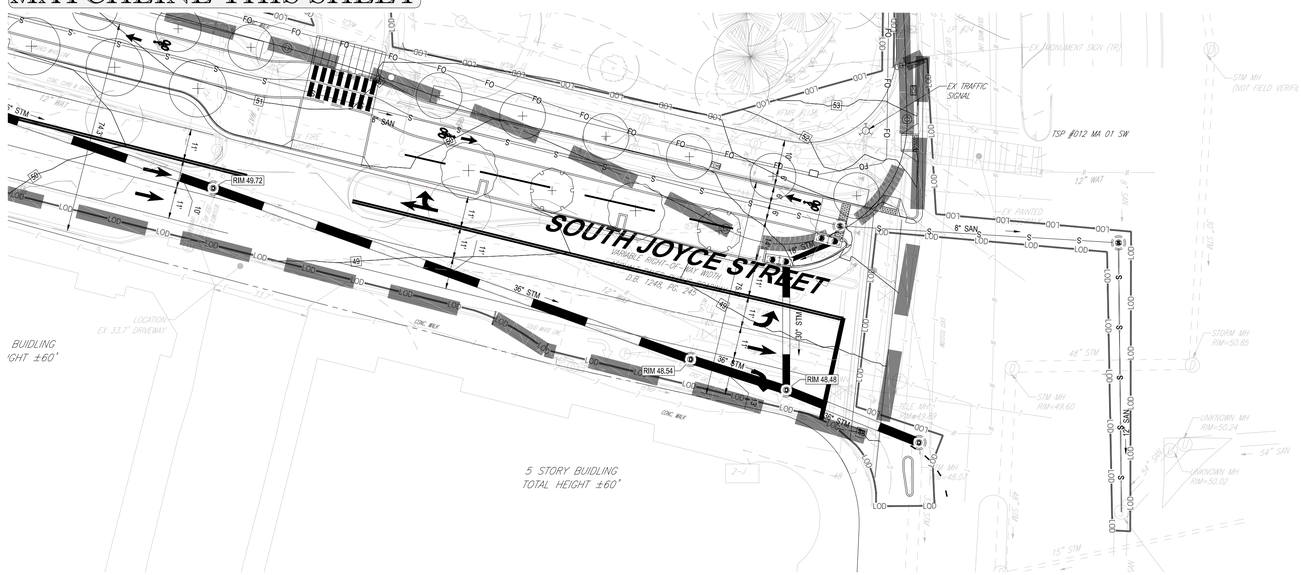
MATCHLINE - SHEET CIV403N

PARCEL D-1-A
PENTAGON PLAZA, INCORPORATED
D.B. 1409, PG. 142
RPC: 35010023
AREA: 487,049 S.F. OR 11.181 AC

SOUTH JOYCE STREET

MATCHLINE THIS SHEET

MATCHLINE THIS SHEET



KEY MAP
SCALE: 1" = 800'

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

RIVERHOUSE LANDBAY N

PROJECT STREET NUMBER
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OWNER / DEVELOPER
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TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Issue
NO. DATE

Revisions
NO. DATE

PLOT AND LOCATION PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV404N

Jul 18, 2024
H:\18DC\1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - PLOT - N_0----LAYOUT: CIV404N - PLOT AND LOCATION

NOTES:

1. THE TOTAL LANDBAY APPLICATION AREA IS 18.48 ACRES.
   1.1. LANDBAY N: 16.10 ACRES
   1.2. PUBLIC-RIGHT-OF-WAY: 2.38 ACRES
2. ADDITIONAL INLETS MAY BE ADDED UPON FINAL ENGINEERING DRAINAGE ANALYSIS.
3. BIORETENTION EDGE TREATMENT TO BE ADDED IN FINAL ENGINEERING PLANS.
4. TOTAL PROPOSED PUBLIC ON-STREET PARKING SPACES: 18
5. AVERAGE SITE ELEVATION = 67.135'
6. THERE ARE NO RESOURCE PROTECTION AREAS (RPAS) LOCATED ON SITE OR WITHIN THE LIMITS OF DISTURBANCE.
7. 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)
8. THERE ARE NO HISTORICAL STRUCTURES LOCATED ON SITE OR WITHIN THE LIMITS OF DISTURBANCE.
9. REFER TO LANDSCAPE SHEET BY BRADLEY SITE DESIGN FOR TREE PRESERVATION PLANS.
10. CONTOURS SHOWN AT 1-FOOT INTERVALS DUE TO FLAT SLOPES.
11. UTILITY INFORMATION OBTAINED FROM APPLICABLE RECORDS, FIELD SURVEY, AND PRIVATE UTILITY MARKOUT.
12. TWO BUS SHELTERS ARE PROPOSED IN THIS APPLICATION. ONE ALONG SOUTH LYNN STREET AND ANOTHER ON SOUTH JOYCE STREET ADJACENT TO N2.
13. 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.
14. ZONING:
    14.1. EXISTING: RA6-15, R2-7, AND C-O-2.5
    14.2. PROPOSED: RA6-15 (SEE THIS SHEET)

LEGEND:

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

NAD83
CRDVN

60 30 15 0 60
1"= 60'

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

RIVERHOUSE LANDBAY N

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

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BCT DESIGN GROUP
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TRAFFIC ENGINEER
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STRUCTURAL ENGINEER
SK + A
301.881.1441

Issue
NO. DATE

Revisions
NO. DATE

OVERALL PRESENTATION PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV500N

Jul 18, 2024
H:\18\DC\1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - PRES - N - 0---LAYOUT_CIV500N - OVERALL PRESENTATION PLAN

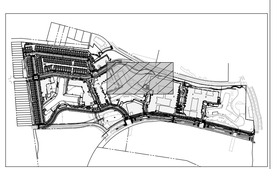
LEGEND:

- PROPERTY LINE
- LOD LOD — LIMITS OF DISTRUBANCE
- BUILDING CANOPY
- UNDERGROUND GARAGE

NAD83 EDGVN

25 12.5 6.25 0 25

1"= 25'



KEY MAP

SCALE: 1" = 800'

BOHLER DC//

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

RIVERHOUSE LANDBAY N

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
LESSARD DESIGN, INC.
571.830.1800

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

Revisions

NO.	DATE
1	
2	
3	
4	
5	
6	
7	

PRESENTATION PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV501N

Jul 18, 2024
H:\18DC\1822502\CAD\DRAWINGS\PLANSETS\4 HLANDBAY N\DC1822502 - PRES - N - 0----HLAYOUT_CIV501N - PRESENTATION PLAN

MATCHLINE - SHEET CIV504N

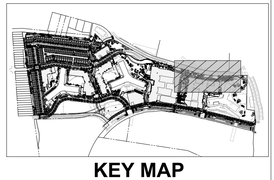
LEGEND:

- PROPERTY LINE
- LOD LOD — LIMITS OF DISTRUBANCE
- BUILDING CANOPY
- UNDERGROUND GARAGE

NAD83 E80VN

25 12.5 6.25 0 25

1"= 25'



KEY MAP

SCALE: 1" = 800'

BOHLER DC//

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

RIVERHOUSE LANDBAY N

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

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301.881.1441

Issue

NO.	DATE

Revisions

NO.	DATE
1	
2	
3	
4	
5	
6	

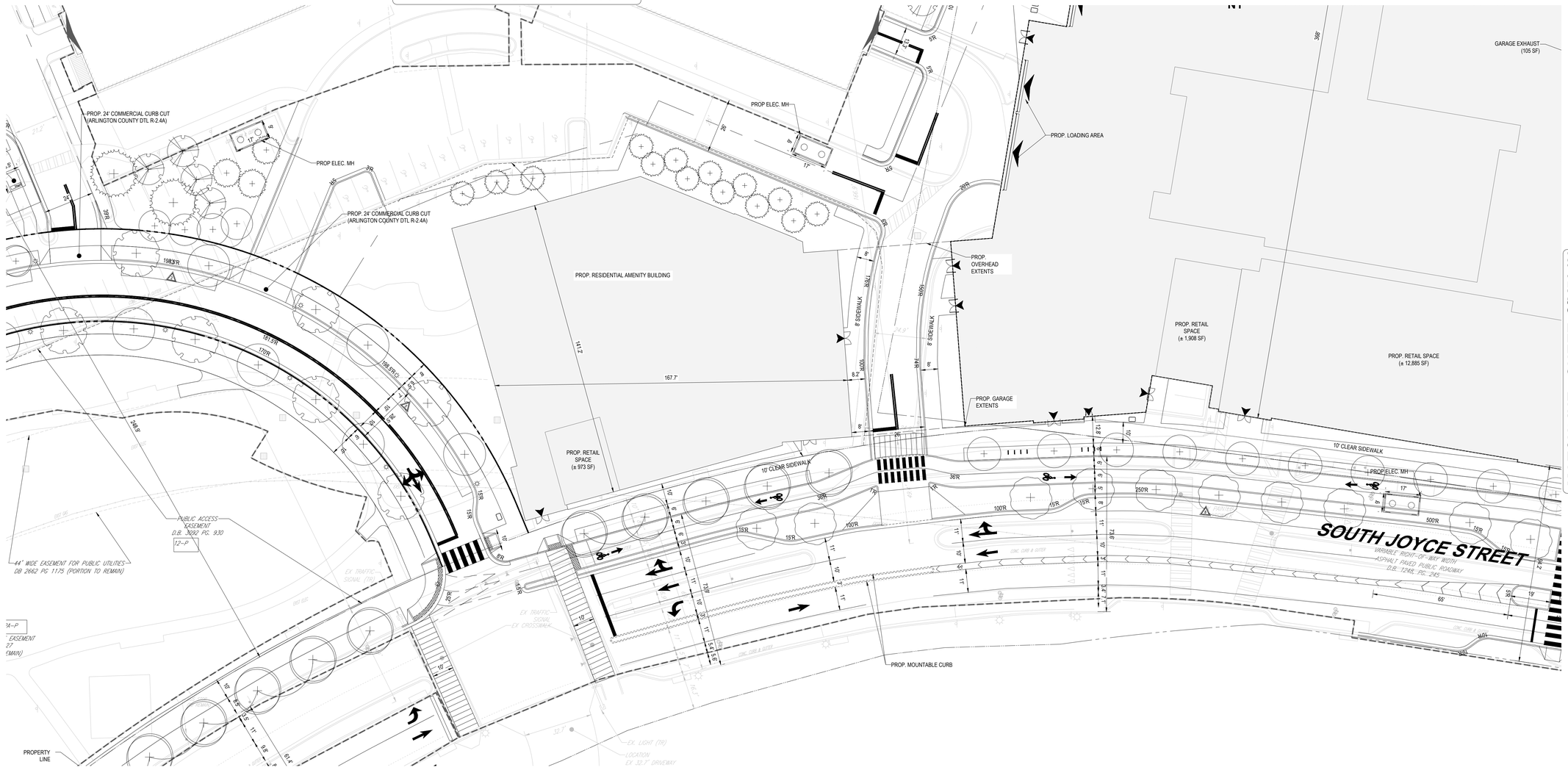
PRESENTATION PLAN

ENGINEER IN CHARGE	SN
PROJECT MANAGER	CM
DRAWN	MK, HG, DR, IL
DATE 07/22/2024	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV502N

Jul 18, 2024
H:\1BDC\DC1822502\CAD\DRAWINGS\PLAN SETS\4 1\LANDBAY N\DC1822502 - PRES - N - (---)-LAYOUT CIV502N - PRESENTATION PLAN

MATCHLINE - SHEET CIV501N



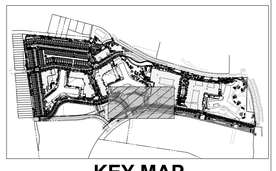
MATCHLINE - SHEET CIV504N

LEGEND:

- PROPERTY LINE
- LOD — LOD — LIMITS OF DISTRUBANCE
- BUILDING CANOPY
- UNDERGROUND GARAGE

NAD83 EBOVN

25 12.5 6.25 0 25
1"= 25'



KEY MAP
SCALE: 1" = 800'

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

RIVERHOUSE LANDBAY N

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

OWNER / DEVELOPER
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NELSON NYGAARD
202.315.5221
STRUCTURAL ENGINEER
SK + A
301.881.1441

Issue
NO. DATE

Revisions
NO. DATE

PRESENTATION PLAN

ENGINEER IN CHARGE SN	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL	
DATE 07/22/2024	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV503N

Jul 18, 2024
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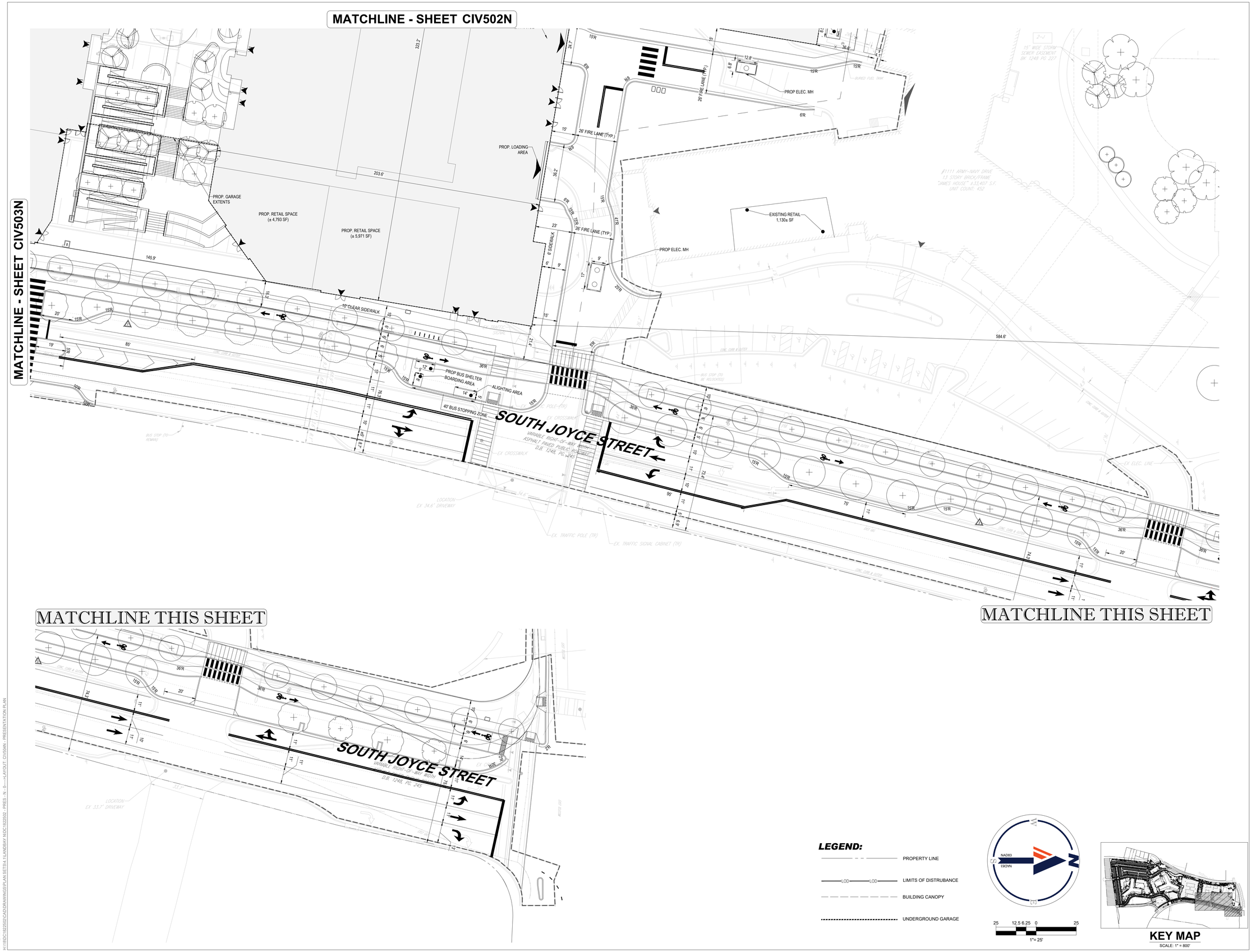

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Phone: (202) 524-5700

RIVERHOUSE LANDBAY N

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

OWNER / DEVELOPER
JBG SMITH
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TRAFFIC ENGINEER
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STRUCTURAL ENGINEER
SK + A
301.881.1441

Issue
NO. DATE

Revisions
NO. DATE

PRESENTATION PLAN

ENGINEER IN CHARGE
SN

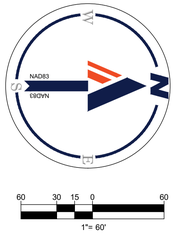
PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV504N

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



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RIVERHOUSE
LANDBAY N

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

OWNER / DEVELOPER
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301.881.1441

Issue
NO. DATE

Revisions
NO. DATE

OVERALL STRIPING AND MARKING PLAN

ENGINEER IN CHARGE
SN

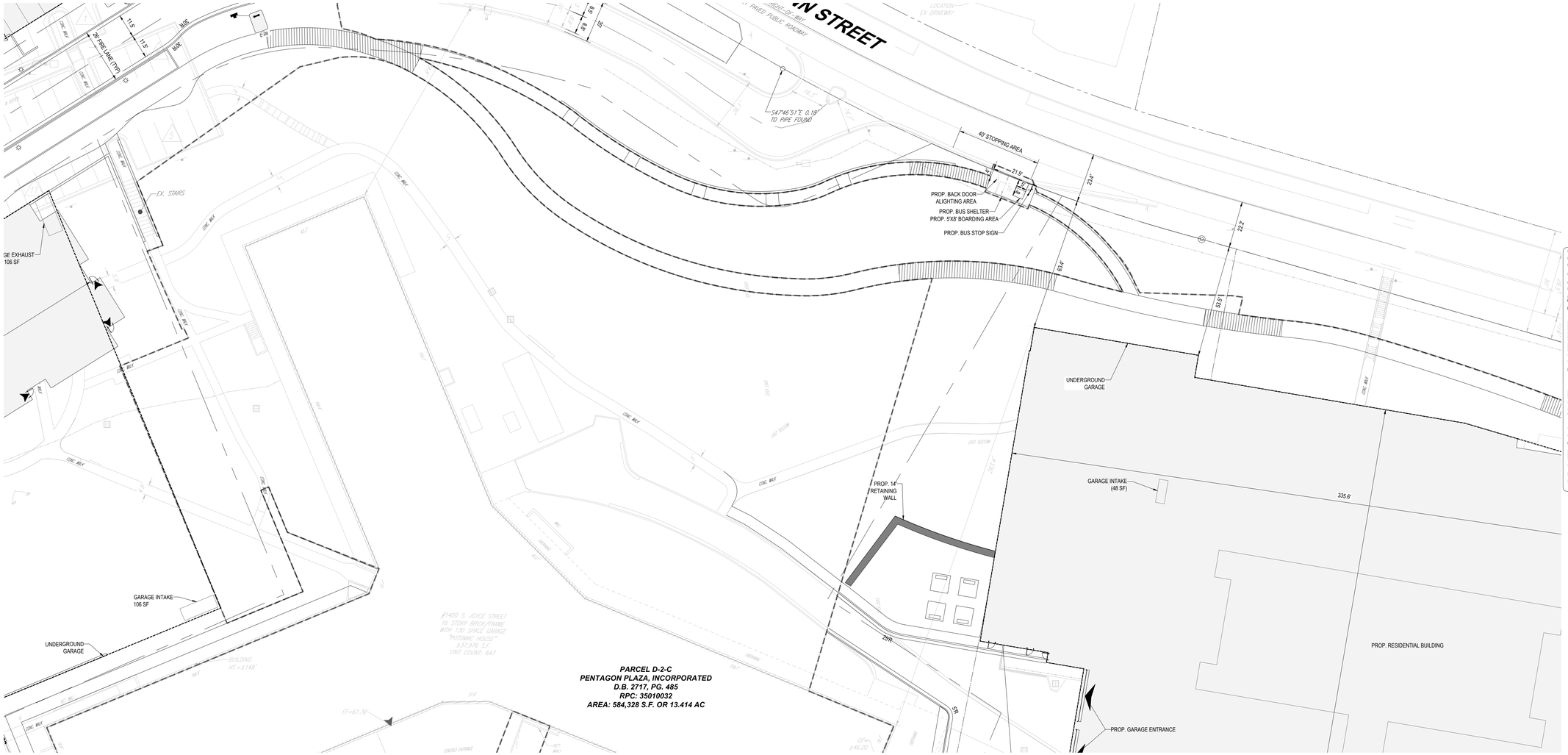
PROJECT MANAGER
CM

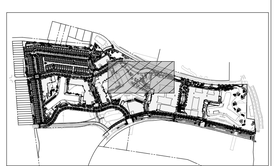
DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV600N

Jul 18, 2024
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - STRP - N - 0----\LAYOUT: CIV600N - OVERALL STRIPING AND MARKING





KEY MAP
SCALE: 1" = 800'

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

RIVERHOUSE LANDBAY N

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

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LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
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ATTORNEY
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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

Revisions
NO. DATE

STRIPING AND MARKING PLAN

ENGINEER IN CHARGE
SN

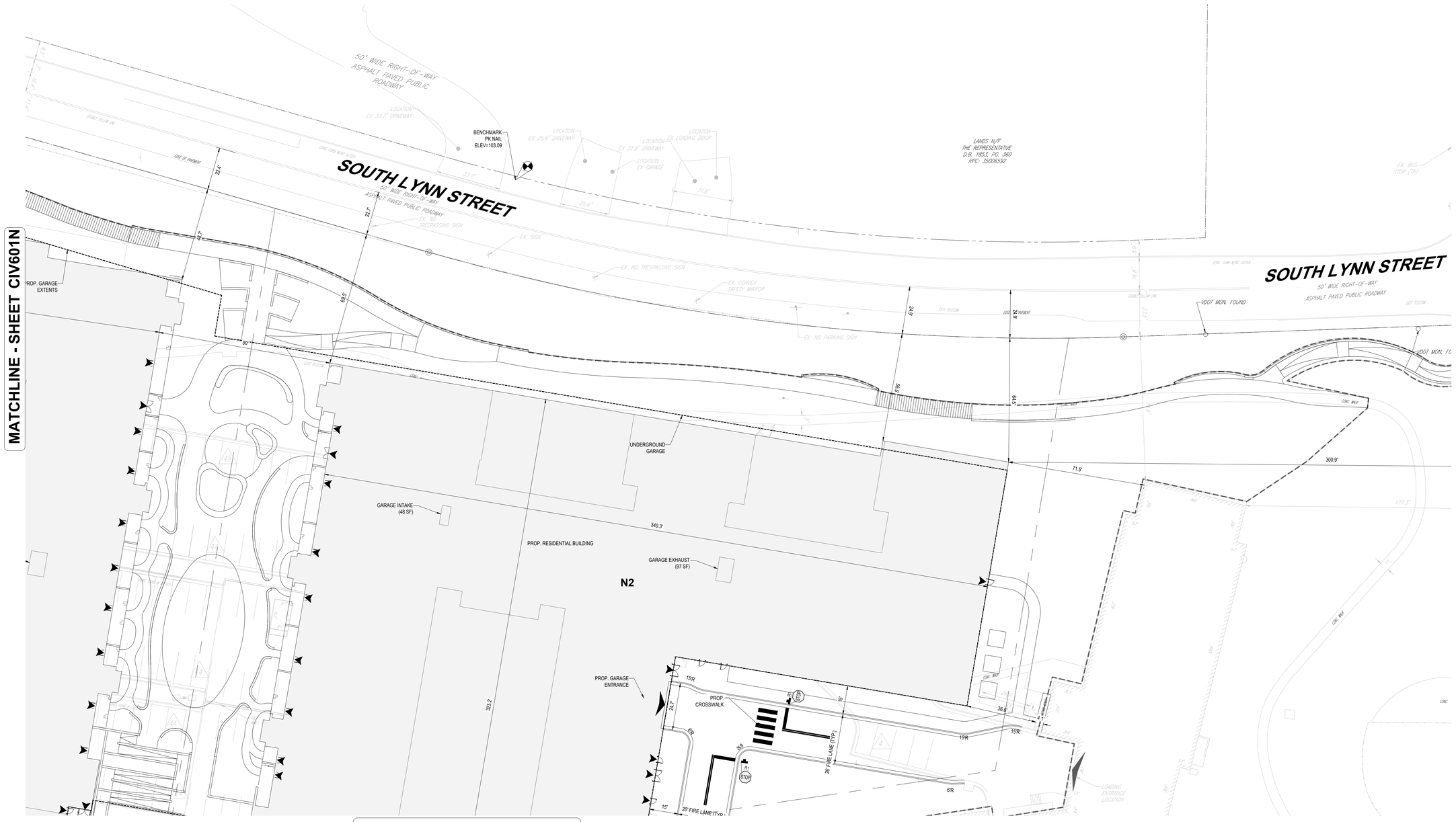
PROJECT MANAGER
CM

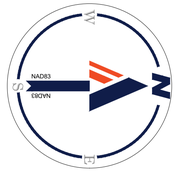
DRAWN
MK, HG, DR, IL

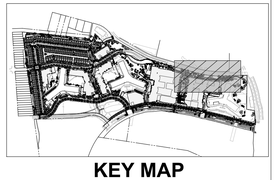
DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV601N

Jul 19, 2024
H:\1822502\CADD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - STRIP - N - D-----\LAYOUT- CIV601N - STRIPING AND MARKING







KEY MAP
SCALE: 1" = 800'

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

RIVERHOUSE LANDBAY N

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
LESSARD DESIGN, INC.
571.830.1800

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

Revisions
NO. DATE

STRIPING AND MARKING PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

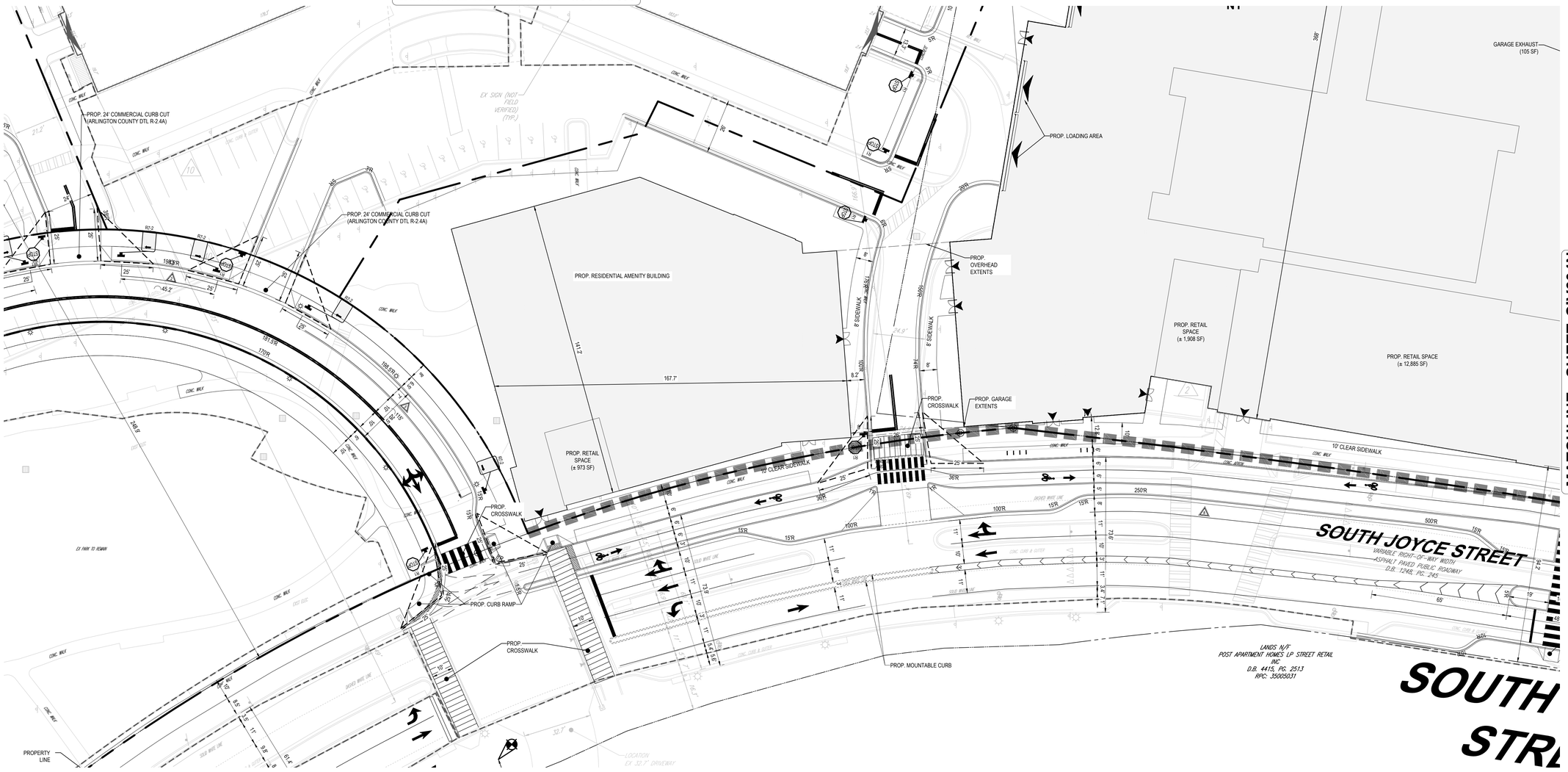
DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

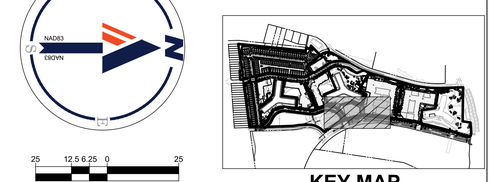
DRAWING NO.
CIV602N

Jul 18, 2024
H:\1822502\CAD\DRAWINGS\PLAN SETS\4.1 LANDBAY N\DC1822502 - STRP - N - (---LAYOUT_CIV602N - STRIPING AND MARKING

MATCHLINE - SHEET CIV601N



MATCHLINE - SHEET CIV604N



KEY MAP
SCALE: 1" = 800'

25 12.5 6.25 0 25
1" = 25'

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

RIVERHOUSE
LANDBAY N

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

Revisions
NO. DATE

STRIPING AND MARKING PLAN

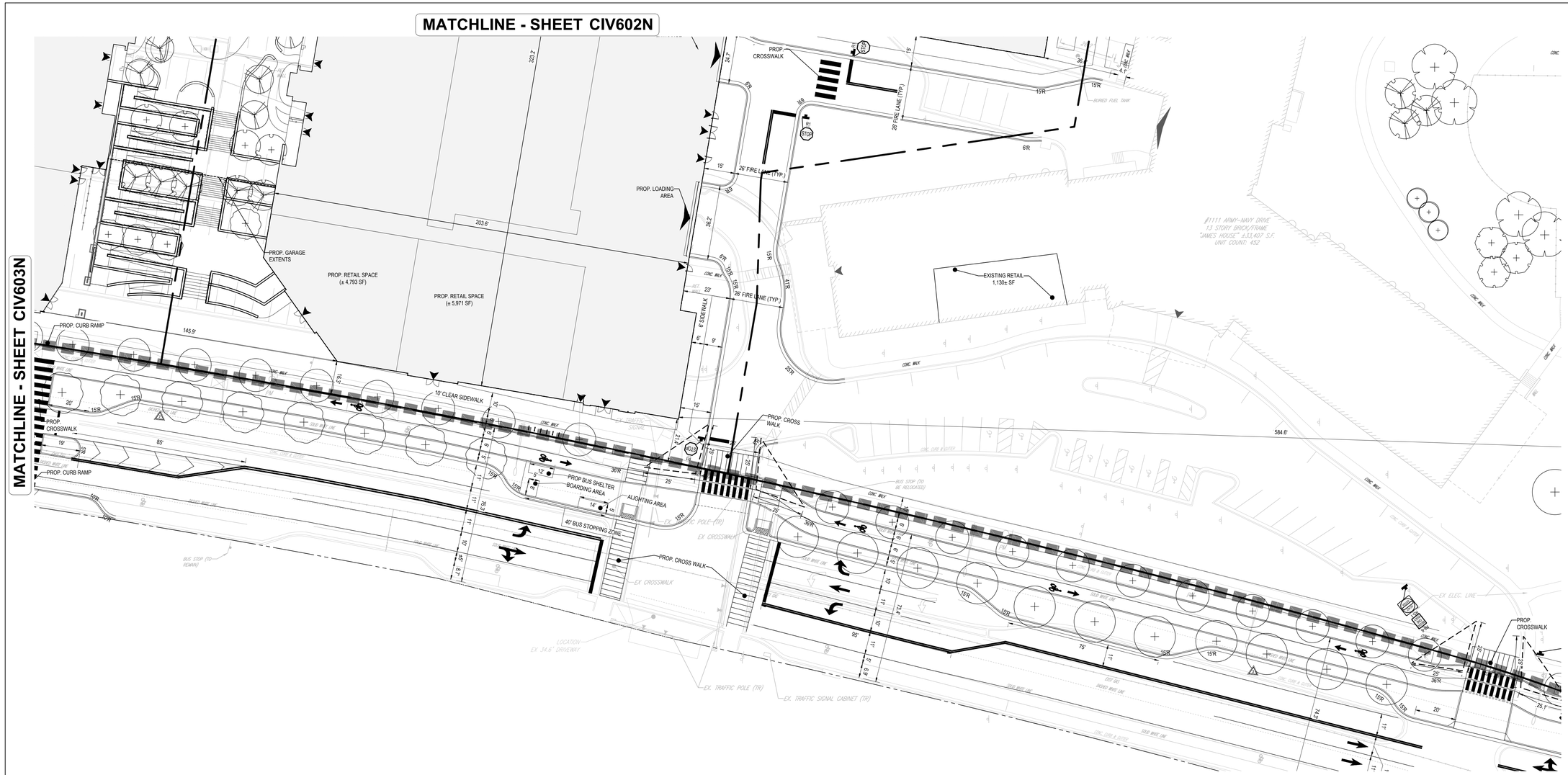
ENGINEER IN CHARGE
SN

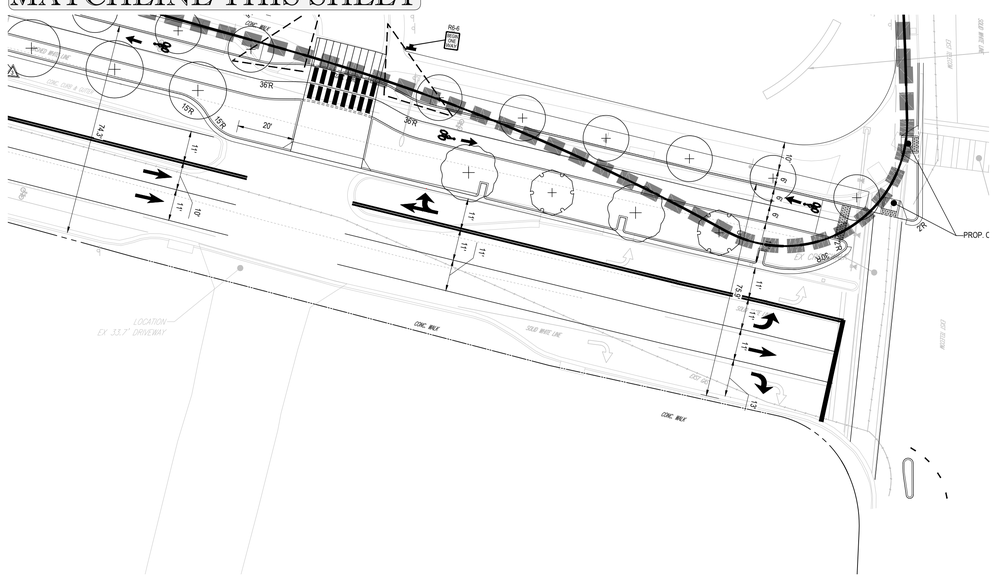
PROJECT MANAGER
CM

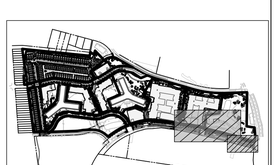
DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV603N







KEY MAP
SCALE: 1" = 800'

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

RIVERHOUSE
LANDBAY N

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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TRAFFIC ENGINEER
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STRUCTURAL ENGINEER
SK + A
301.881.1441

Issue
NO. DATE

Revisions
NO. DATE

STRIPING AND MARKING PLAN

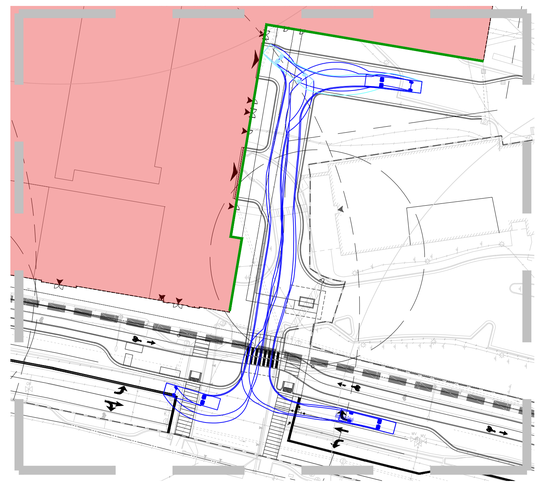
ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

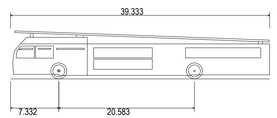
DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV604N



FIRE TRUCK TURNAROUND INSET

0 25 50
1"= 50'



Arlington County Firetruck	
Overall Length	39.333ft
Overall Width	8.167ft
Overall Body Height	7.280ft
Min Body Ground Clearance	0.530ft
Track Width	6.910ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

NOTES:

1. MAXIMUM SPACING BETWEEN PROPOSED HYDRANTS IS 300 FEET.
2. ALL PROPOSED FIRE HYDRANTS MUST BE WITHIN 75 FEET OF A FIRE DEPARTMENT CONNECTION.
3. NO PLANTS OR OTHER OBSTRUCTIONS ARE TO BE LOCATED OR PROPOSED WITHIN 5 FEET OF ALL FIRE HYDRANTS.
4. ALL FIRE HYDRANTS WILL BE 2 FEET MINIMUM FROM CURBS.
5. ALL PROPOSED BUILDINGS MEET MINIMUM 200' HOSE PULL REQUIREMENT BETWEEN TRUCKS
6. PROP. OVER HEAD EXTENTS WILL BE A MINIMUM OF 14' ABOVE FINISHED GRADE.

LEGEND:

- PROPOSED AERIAL ACCESS FRONTAGE
- AERIAL ACCESS REQUIRED (BLDG 30' OR GREATER HEIGHT ABOVE AVERAGE GRADE PLANE)
- AERIAL ACCESS NOT REQUIRED (BLDG LESS THAN 30' HEIGHT ABOVE AVERAGE GRADE PLANE)
- EXISTING WATER MAIN
- W — PROPOSED WATER MAIN
- F — 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

NAD83
EROWN

60 30 15 0 60
1"= 60'

BOHLER DC//
1331 PENNSYLVANIA AVE., NW,
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Phone: (202) 524-5700

RIVERHOUSE LANDBAY N

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OWNER / DEVELOPER
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301.881.1441

Issue
NO. DATE

Revisions
NO. DATE

OVERALL FIRE MARSHAL PLAN

ENGINEER IN CHARGE
SN

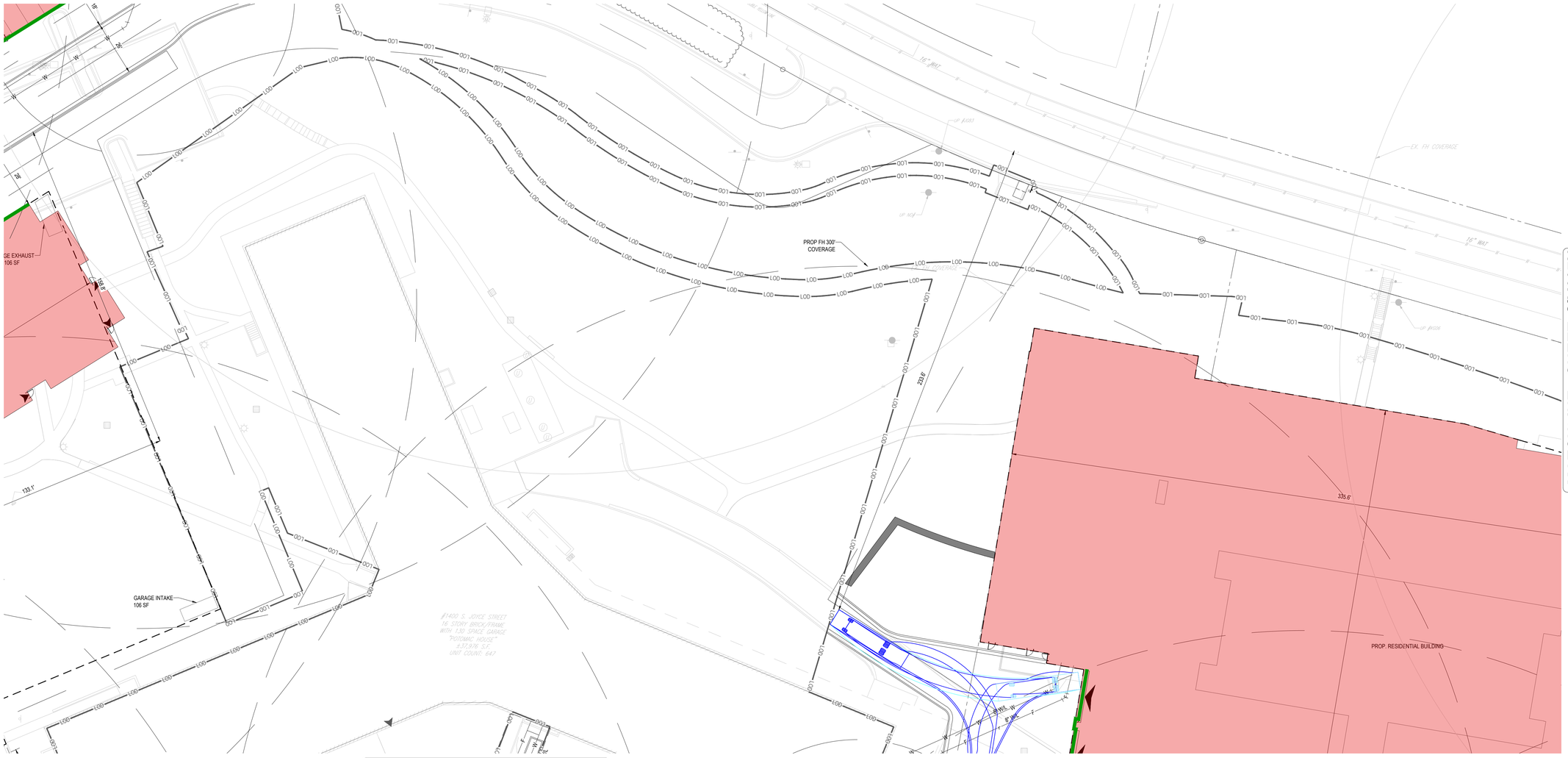
PROJECT MANAGER
CM

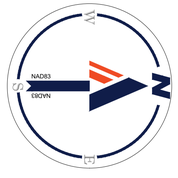
DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV605N

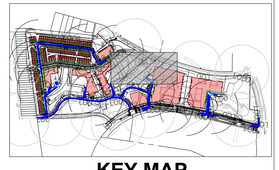
Jul 18, 2024
H:\18\DC\1822502\CAD\DRAWINGS\PLAN SETS\4 1\LANDBAY N\DC1822502 - FIRE - OVRL - N - 0 - - >LAYOUT: CIV605N - OVERALL FIRE MARSHALL PLAN





25 12.5 6.25 0 25

1"= 25'



KEY MAP

SCALE: 1" = 800'

BOHLER DC//

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

RIVERHOUSE LANDBAY N

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
LESSARD DESIGN, INC.
571.830.1800

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

Revisions
NO. DATE

FIRE MARSHAL PLAN

ENGINEER IN CHARGE
SN

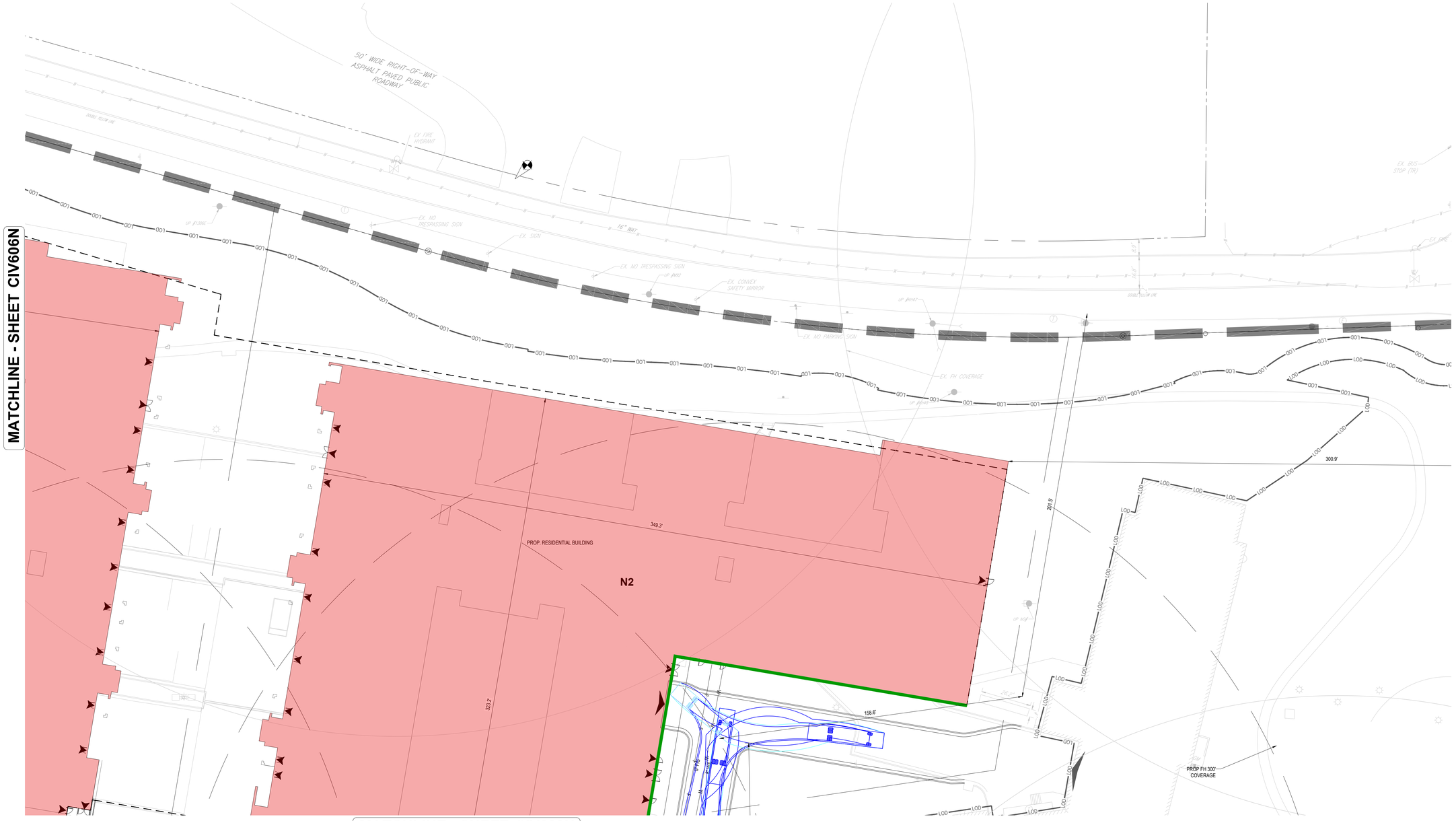
PROJECT MANAGER
CM

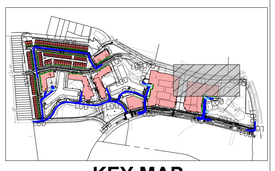
DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV606N

Jul 18, 2024
H:\18DC\1822502\CAD\DRAWINGS\PLANSETS\4 HLANDBAY N\DC1822502 - FIRE - N -0----LAYOUT CIV606N - FIRE MARSHALL PLAN





KEY MAP
SCALE: 1" = 800'

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

RIVERHOUSE LANDBAY N

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

OWNER / DEVELOPER
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301.881.1441

Issue
NO. DATE

Revisions
NO. DATE

FIRE MARSHAL PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

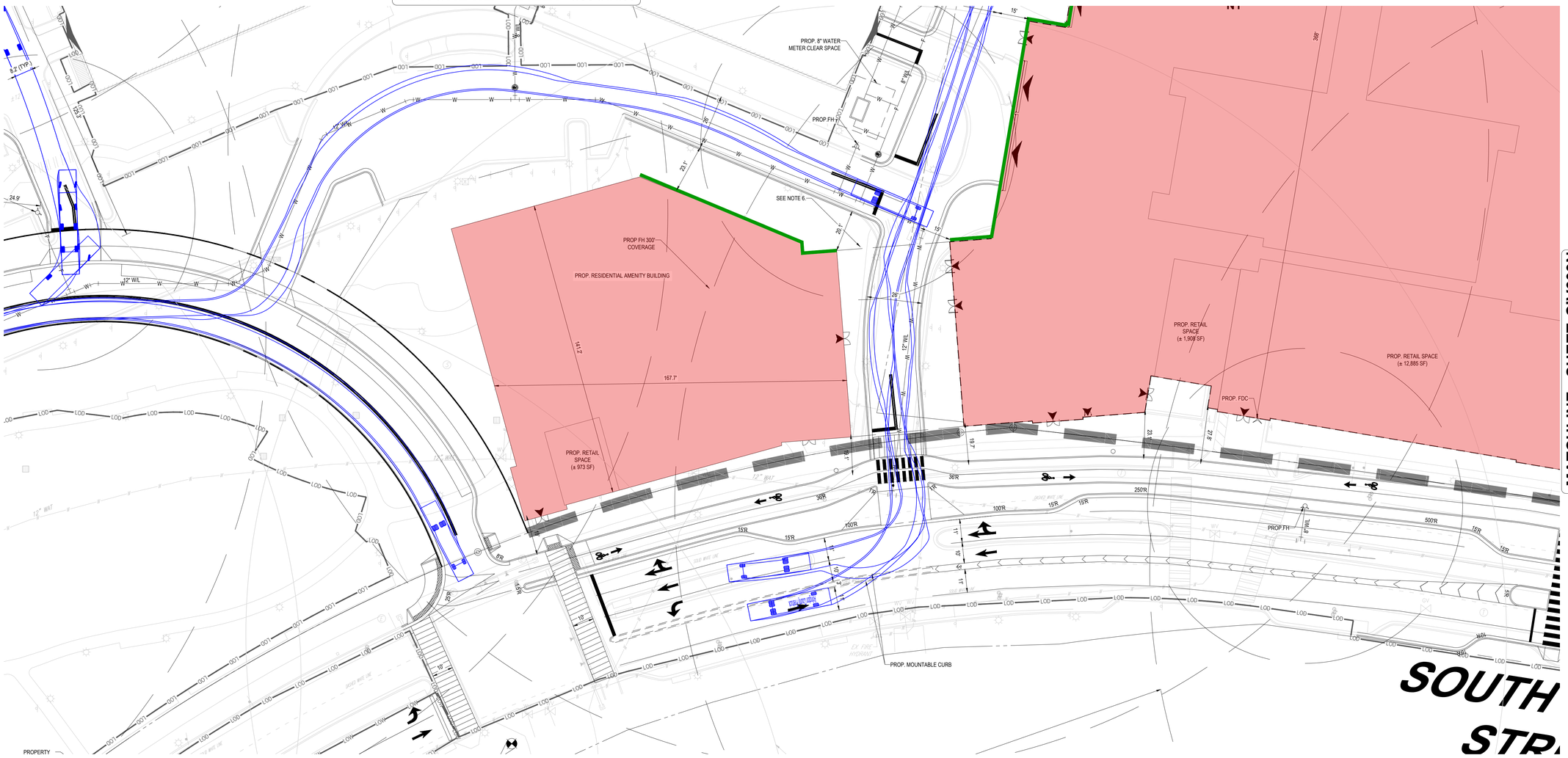
DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV607N

Jul 18, 2024
H:\18DC\1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - FIRE - N - 0----->LAYOUT: CIV607N - FIRE MARSHALL PLAN

MATCHLINE - SHEET CIV606N



MATCHLINE - SHEET CIV609N

KEY MAP
SCALE: 1" = 800'

25 12.5 6.25 0 25
1" = 25'

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

RIVERHOUSE LANDBAY N

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

OWNER / DEVELOPER
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240.333.3600

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Issue
NO. DATE

Revisions
NO. DATE

FIRE MARSHAL PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV608N

Jul 18, 2024
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY NDC1822502 - FIRE - N - 0----\LAYOUT: CIV608N - FIRE MARSHALL PLAN

MATCHLINE - SHEET CIV607N

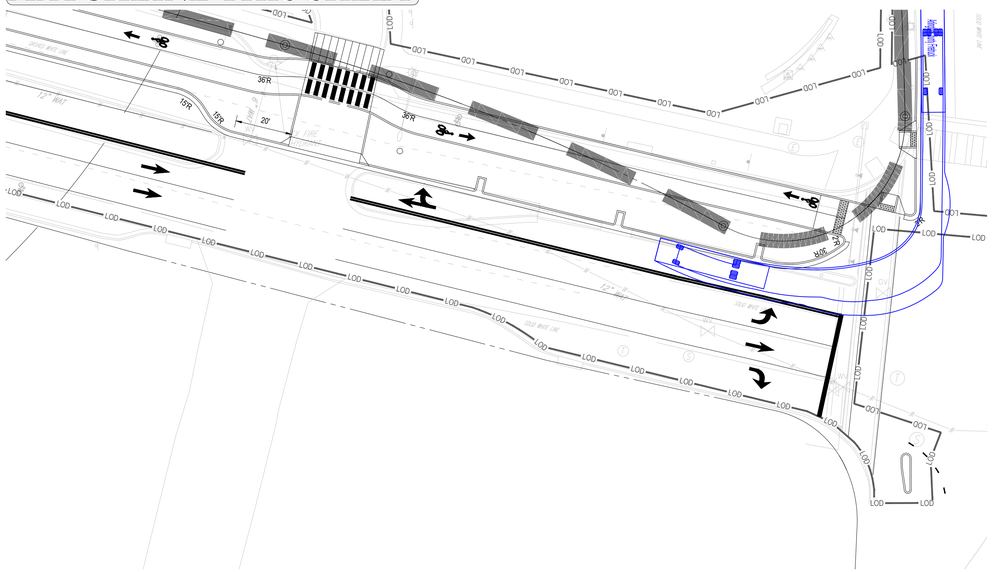
MATCHLINE - SHEET CIV608N

JOYCE

EET

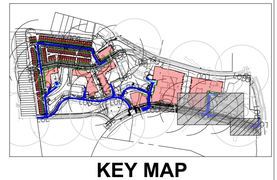
MATCHLINE THIS SHEET

MATCHLINE THIS SHEET



25 12.5 6.25 0 25

1"= 25'



KEY MAP

SCALE: 1" = 800'

BOHLER DC//

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RIVERHOUSE LANDBAY N

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Issue
NO. DATE

Revisions
NO. DATE

FIRE MARSHAL PLAN

ENGINEER IN CHARGE
SN

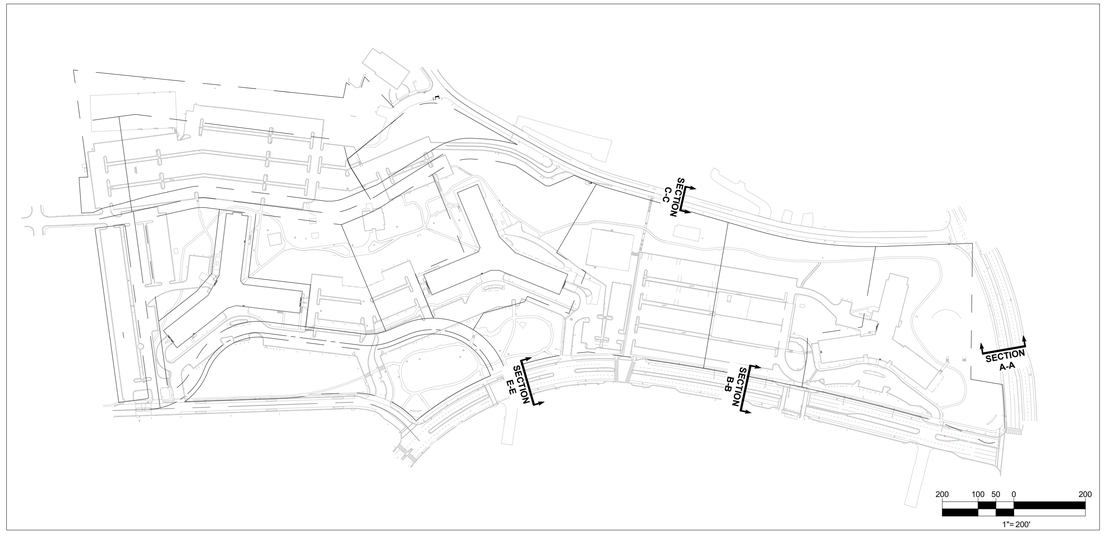
PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV609N

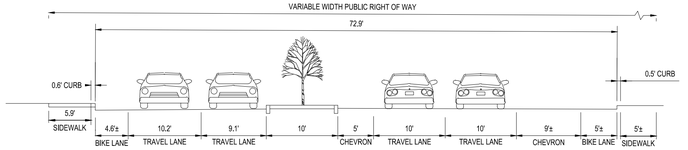
Jul 18, 2024
H:\1822502\CADD\RAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - FIRE - N - G----\LAYOUT: CIV609N - FIRE MARSHALL PLAN



KEY PLAN

SCALE: 1" = 200'

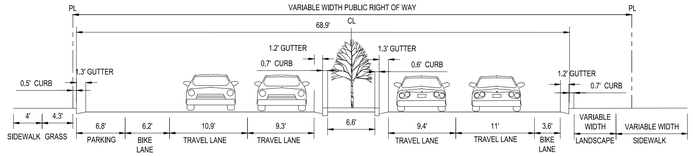
EXISTING ROAD CROSS SECTIONS



EXISTING "ARMY-NAVY DRIVE" CROSS SECTION A-A
LOOKING WEST

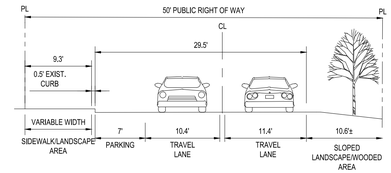
SCALE: 1" =10'

*NOTE: NO CHANGE FROM EXISTING CONDITIONS



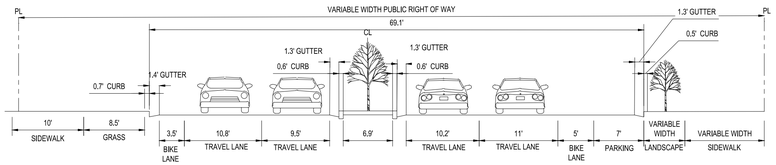
EXISTING "SOUTH-JOYCE STREET" CROSS SECTION B-B
LOOKING NORTH

SCALE: 1" =10'



EXISTING "SOUTH-LYNN STREET" CROSS SECTION C-C
LOOKING NORTH

SCALE: 1" =10'



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

SCALE: 1" =10'

10 5 2.5 0 10
1"= 10'

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

RIVERHOUSE
LANDBAY N

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
LESSARD DESIGN, INC.
571.830.1800

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

Revisions
NO. DATE

EXISTING ROAD CROSS SECTIONS

ENGINEER IN CHARGE
SN

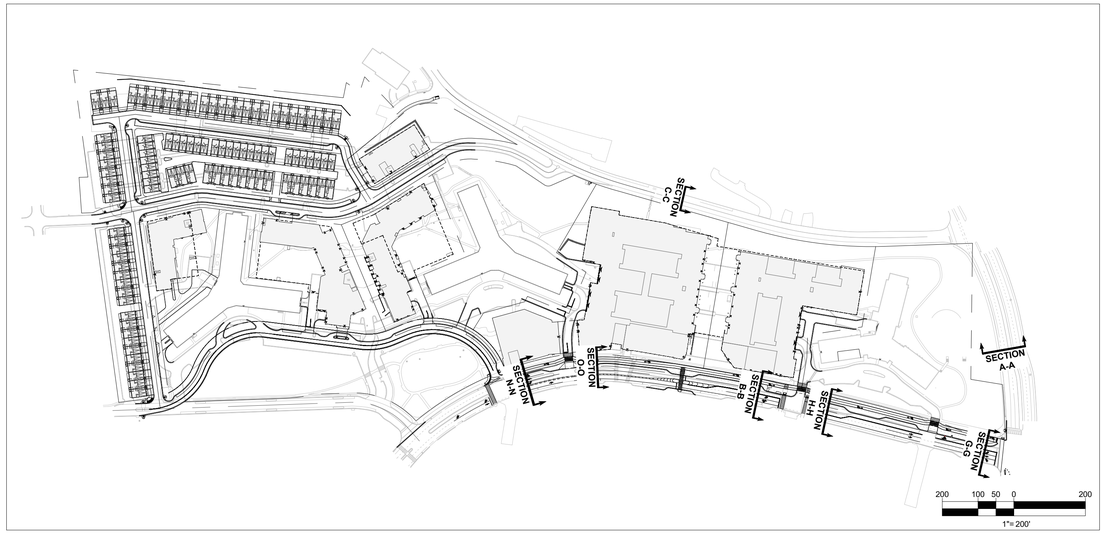
PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV701N

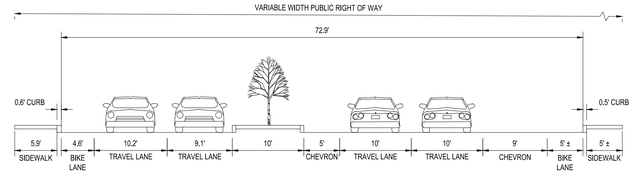
Jul 18, 2024
H:\1822502\CAD\DRAWINGS\PLAN SETS\4.11\LANDBAY N\DC1822502 - SECT - N - D----3LAYOUT CIV701N - EXST ROAD CROSS SECTIONS



KEY PLAN

SCALE: 1" = 200'

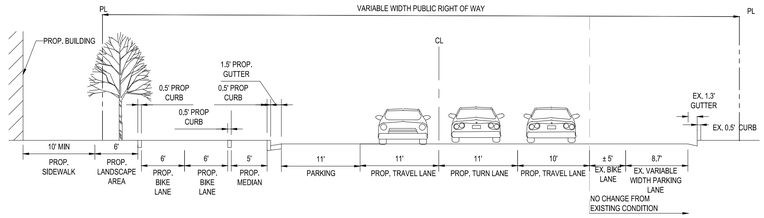
PROPOSED ROAD CROSS SECTIONS



PROPOSED "ARMY-NAVY DRIVE" CROSS SECTION A-A
LOOKING WEST

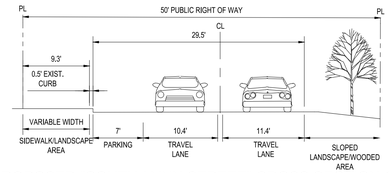
SCALE: 1" =10'

*NOTE: NO CHANGE FROM EXISTING CONDITIONS



PROPOSED "SOUTH-JOYCE STREET" CROSS SECTION B-B
LOOKING NORTH

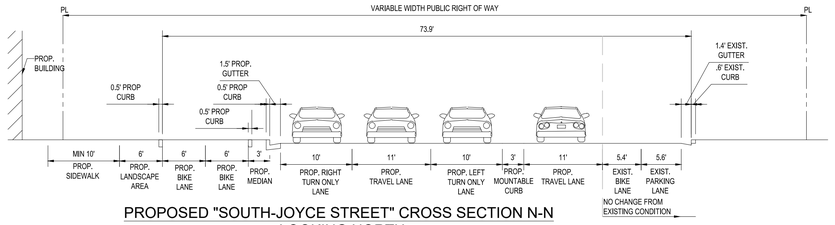
SCALE: 1" =10'



PROPOSED "SOUTH-LYNN STREET" CROSS SECTION C-C
LOOKING NORTH

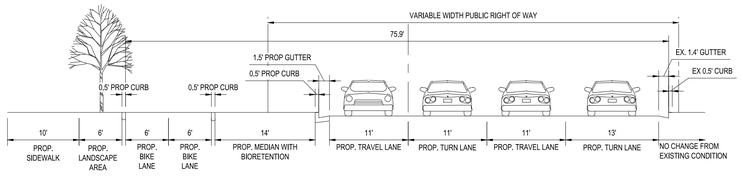
SCALE: 1" =10'

*NOTE: NO CHANGE FROM EXISTING CONDITIONS



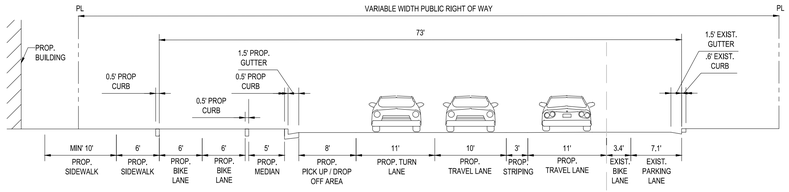
PROPOSED "SOUTH-JOYCE STREET" CROSS SECTION N-N
LOOKING NORTH

SCALE: 1" =10'



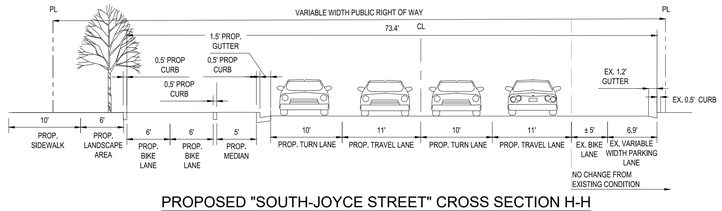
PROPOSED "SOUTH-JOYCE STREET" CROSS SECTION G-G
LOOKING NORTH

SCALE: 1" =10'



PROPOSED "SOUTH-JOYCE STREET" CROSS SECTION O-O
LOOKING NORTH

SCALE: 1" =10'



PROPOSED "SOUTH-JOYCE STREET" CROSS SECTION H-H
LOOKING NORTH

SCALE: 1" =10'

10 5 2.5 0 10
1"= 10'

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

RIVERHOUSE
LANDBAY N

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

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BCT DESIGN GROUP
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SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
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CIVIL ENGINEER
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LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
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ATTORNEY
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202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Issue
NO. DATE

Revisions
NO. DATE

PROPOSED ROAD CROSS SECTIONS

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV702N

Jul 18, 2024
H:\1822502\CAD\DRAWINGS\PLAN SETS\4.11 LANDBAY N\DC1822502 - SECT - N - O---4LAYOUT CIV702N - PROPOSED ROAD CROSS SECTIONS

PRE-DEVELOPMENT LAND COVER:

POST-DEVELOPMENT LAND COVER:

PHASING NARRATIVE

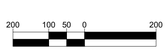
FINAL STORMWATER MANAGEMENT PHASING TO BE DETERMINED DURING FINAL ENGINEERING PLANS WHEN SITE PHASING AND LIMITS OF DISTURBANCE ARE FINALIZED. THE SITE WILL MEET THE 2013 VIRGINIA DEQ STORMWATER MANAGEMENT QUALITY AND QUANTITY REQUIREMENTS FOR THE OVERALL LIMITS OF DISTURBANCE ACROSS ALL LANDBAYS. CURRENT SWM ANALYSIS IS FOR THE 4.1 PROJECT AREA ONLY.

LEGEND

EX. PERVIOUS AREA

PROP. PERVIOUS AREA

LANDBAY N - LAND COVER SUMMARY			
LAND COVER	EXISTING	PROPOSED	DIFFERENCE
IMPERVIOUS	6.94 AC	2.20 AC	+ 4.74 AC
MANAGED TURF	5.05 AC	9.79 AC	- 4.74 AC
TOTAL	11.99 AC	11.99 AC	-



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RIVERHOUSE
LANDBAY N

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301.881.1441

Issue
NO. DATE

Revisions
NO. DATE

PRE/POST
LAND COVER

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE
07/22/2024

APPROVED
CM, MO, SN

SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.
CIV800N

Jul 18, 2024
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - SWMP - N - 0----->LAYOUT: CIV800N - PRE POST LAND COVER

SWM NARRATIVE

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

1. BIORETENTION PLANTERS
   1.1. SEE NOTES ON PLAN (THIS SHEET) FOR EXTENT OF ROOF DRAINAGE TO COURTYARD BIORETENTION. LOCATIONSS ARE SHOWN FOR GRAPHICAL PURPOSES. FINAL LOCATIONS WILL BE DESIGNED DURING CEP.
2. GREENROOF
   2.1. SEE NOTES ON PLAN (THIS SHEET) FOR EXTENT OF ROOF AREA TO BE USED FOR GREENROOF AREA. THIS AREA WILL BE ROUTED TO BIORETENTION.
3. MANUFACTURED FILTERING AND STORAGE
   3.1. STREETSCAPE AREA AND SITE AREA TO DRAIN TO UNDERGROUND STORAGE AND FILTERING DEVICES TO SATISFY THE REMAINING QUALITY 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 2013 VIRGINIA DEQ STORMWATER MANAGEMENT QUALITY AND QUANTITY REQUIREMENTS FOR THE OVERALL LIMITS OF DISTURBANCE ACROSS ALL LANDBAYS. CURRENT SWM ANALYSIS IS FOR THE 4.1 PROJECT AREA ONLY. STORMWATER QUALITY ANALYSIS HAS BEEN COMPLETED AND ADDRESSED AT A LANDBAY LEVEL. STORMWATER QUANTITY REQUIREMENT IS ADDRESSED BY LIMITS OF DISTURBANCE AND DRAINAGE PATTERNS.

LEGEND

- PROP. BIORETENTION AREA
- PROP. BIORETENTION CDA
- PROP. GREENROOF AREA
- PROP. FILTER CDA

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STRUCTURAL ENGINEER
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301.881.1441

Issue
NO. DATE

Revisions
NO. DATE

STORMWATER MANAGEMENT PLANS

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE 07/22/2024	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV801N

Jul 18, 2024
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - SWMP - N - 0---->LAYOUT: CIV801N - STORMWATER MANAGEMENT PLAN

Jul 18, 2024
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - DRIN - N - 0----->LAYOUT: CIV802N - DRAINAGE AREA MAP

LANDBAY N STORMWATER MANAGEMENT QUANTITY SUMMARY					
LANDBAY	AREA (AC)	1 YR QALLOWABLE	1 YR QPOST	10 YR QALLOWABLE	10 YR QPOST
N*	9.71	12.59	11.87	46.34	45.08

*IMPROVEMENTS ASSOCIATED WITHIN THE EXISTING SOUTH JOYCE ST RIGHT-OF-WAY WILL BE VIEWED AS A LINEAR REDEVELOPMENT PROJECT AND DETENTION WILL BE ADDRESSED TO THE 1% RULE. TOTAL LAND BAY LOD IS 11.99 ACRES.

CHANNEL PROTECTION:
THE CHANNEL PROTECTION ANALYSIS FOR THE OUTFALL WAS PERFORMED TO THE 1% POINT BASED ON THE PROPOSED LIMITS OF DISTURBANCE (LOD).

PROPOSED STREET IMPROVEMENTS PROJECT LOD = 2.24 ACRES TOTAL DRAINAGE AREA TO CENTRAL OUTFALL AREA = 461 ACRES SINCE 2.24 AC / 461 AC < 1%, THE ANALYSIS COMPLIES WITH THE 1% RULE.

GIVEN THAT THE 1% POINT IS LOCATED WITHIN A PIPE SYSTEM, NO EROSION WILL OCCUR AT THIS POINT. THEREFORE, THE CHANNEL PROTECTION REQUIREMENT HAS BEEN SATISFIED.

FLOOD PROTECTION:
THERE IS CURRENTLY NO DATA TO DETERMINE IF THIS AREA CONTAINS LOCALIZED FLOODING. THEREFORE, LOCALIZED FLOODING IN THIS AREA IS UNKNOWN. BASED ON THIS INFORMATION, THE FLOOD PROTECTION CRITERIA HAS BEEN SATISFIED.

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 2013 VIRGINIA DEQ STORMWATER MANAGEMENT QUALITY AND QUANTITY REQUIREMENTS FOR THE OVERALL LIMITS OF DISTURBANCE ACROSS ALL LANDBAYS. CURRENT SWM ANALYSIS IS FOR THE 4.1 PROJECT AREA ONLY. STORMWATER QUALITY ANALYSIS HAS BEEN COMPLETED AND ADDRESSED AT A LANDBAY LEVEL. STORMWATER QUANTITY REQUIREMENT IS ADDRESSED BY LIMITS OF DISTURBANCE AND DRAINAGE PATTERNS.

LEGEND

PROP. LANDBAY N CDA TO LANDBAY N VAULT

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DRAINAGE AREA MAP

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DRAWING NO.
CIV802N

LANDBAY N BIORETENTION SIZING:

Facility name/type	Impervious Area to Facility	Pervious Area to Facility	Total Drainage Area	Total Drainage Area	Rainfall Depth (P)	Rv	Target storage (WQv)	Width	Length	Ponding depth	Filter depth	Gravel depth	Surface Area	Ponding Volume (1.00 void)	Soil Storage Volume (0.25 void)	Gravel Storage Volume (0.4 void)	Available Storage	% Water Quality Volume Captured
	(SF)	(SF)	(SF)	(acre)	(in)		(CF)	(ft)	(ft)	(in)	(in)	(in)	(SF)	(CF)	(CF)	(CF)	(CF)	Must be ≥ 100% (Max. 200%)
10. Building N2 Bio 1	28136		28136	0.6459	1.00	0.95	2227.43	56.00	56.00	6	24	12	3136.00	1568.00	1568.00	1254.40	**4390.40**	**197.1%**
11. Building N2 Bio 2	27500		27500	0.6313	1.00	0.95	2177.08	50.00	50.00	6	36	12	2500.00	1250.00	1875.00	1000.00	**4125.00**	**189.5%**
12. Building N1 Bio 1	38600		38600	0.8861	1.00	0.95	3055.83	60.00	60.00	6	36	12	3600.00	1800.00	2700.00	1440.00	**5940.00**	**194.4%**
13. Building N1 Bio 2	38600		38600	0.8861	1.00	0.95	3055.83	60.00	60.00	6	24	12	3600.00	1800.00	1800.00	1440.00	**5040.00**	**164.9%**
14. Amenity Building Bio	15900		15900	0.3650	1.00	0.95	1258.75	30.00	30.00	6	24	12	900.00	450.00	450.00	360.00	**1260.00**	**100.1%**

LANDBAY N VRRM CALCULATIONS:

Project Name: Riverhouse Landbay N
Date: 5/9/2024
Linear Development Project? No

CLEAR ALL (Ctrl+Shift+R)

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 11.9900

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*2.8500*
Post-Development TP Load Reduction for Site (lb/yr):	*8.2648*

Check:
BMP Design Specifications List: 2013 Draft Stds & Specs
Linear project? No
Land cover areas entered correctly? ✔
Total disturbed area entered? ✔

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.0000
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				5.0500	5.0500
Impervious Cover (acres)				6.9400	6.9400
					11.9900

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.0000
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				2.2000	2.2000
Impervious Cover (acres)				9.7900	9.7900
Area Check	OK.	OK.	OK.	OK.	11.9900

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre

Pre-ReDevelopment	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	0.0000	0.0000
Weighted Rv(forest)	0.0000	0.0000
% Forest	0%	0%
Managed Turf Cover (acres)	5.0500	2.2000
Weighted Rv(turf)	0.2500	0.2500
% Managed Turf	42%	24%
Impervious Cover (acres)	6.9400	6.9400
Rv(impervious)	0.9500	0.9500
% Impervious	58%	76%
Total Site Area (acres)	**11.9900**	**9.1400**
Site Rv	**0.6552**	**0.7815**

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.6546	0.5953
Pre-ReDevelopment Treatment Volume (cubic feet)	28,515.4650	25,929.0900
Pre-ReDevelopment TP Load (lb/yr)	**17.9162**	**16.2912**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.4900	1.7800
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*3.7474*

[1] *Adjusted Land Cover Summary:*
Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column I shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

LAND COVER SUMMARY – POST DEVELOPMENT

Land Cover Summary-Post (Final)

Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.0000
Weighted Rv(forest)	0.0000
% Forest	0%
Managed Turf Cover (acres)	2.2000
Weighted Rv (turf)	0.2500
% Managed Turf	18%
Impervious Cover (acres)	9.7900
Rv(impervious)	0.9500
% Impervious	82%
Final Site Area (acres)	**11.9900**
Final Post Dev Site Rv	**0.8216**

Land Cover Summary-Post

Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.0000
Weighted Rv(forest)	0.0000
% Forest	0%
Managed Turf Cover (acres)	2.2000
Weighted Rv (turf)	0.2500
% Managed Turf	24%
ReDev. Impervious Cover (acres)	6.9400
Rv(impervious)	0.9500
% Impervious	76%
Total ReDev. Site Area (acres)	**9.1400**
ReDev Site Rv	**0.7815**

Land Cover Summary-Post

Post-Development New Impervious	
New Impervious Cover (acres)	2.8500
Rv(impervious)	0.9500

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.8209
Final Post-Development Treatment Volume (cubic feet)	35,757.3150
Final Post-Development TP Load (lb/yr)	**22.4662**
Final Post-Development TP Load per acre **(lb/acre/yr)**	1.8700

Post-ReDevelopment Treatment Volume (acre-ft)	0.5953
Post-ReDevelopment Treatment Volume (cubic feet)	25,929.0900
Post-ReDevelopment Load (TP) (lb/yr)*	**16.2912**
Post-ReDevelopment TP Load per acre **(lb/acre/yr)**	1.7800
Max. Reduction Required (Below Pre-ReDevelopment Load)	**20%**
TP Load Reduction Required for Redeveloped Area (lb/yr)	**3.2582**

Post-Development Treatment Volume (acre-ft)	0.2256
Post-Development Treatment Volume (cubic feet)	9,828.2250
Post-Development TP Load (lb/yr)	**6.1750**
TP Load Reduction Required for New Impervious Area (lb/yr)	**5.0065**

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**8.2648**

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.0000	0.0000
Managed Turf (acres)				2.2000	2.2000	0.2500
Impervious Cover (acres)				9.7900	9.7900	0.9500
				Total	11.9900	

1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45		2.7600		4,283.0370	5,234.8230	9,517.8600	0		5.9733	2.6880	3.2853	6.a. Bioretention #1
1.b. Vegetated Roof #2 (Spec #5)	60				0.0000	0.0000	0.0000	0		0.0000	0.0000	0.0000	
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40		0.6500*	5,234.8230	2,990.5392	4,485.8088	7,476.3480	25	3.2853	1.4068	2.5806	2.1114	
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0		2.5700	0.0000	0.0000	8,862.6450	8,862.6450	65	0.0000	5.5621	3.6153	1.9467	

* AREA EXCLUDES CDA FROM PROPOSED GREENROOFS TO BE USED IN TREATMENT TRAIN

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.0000	0.0000	0.0000	0.0000	0.0000	OK.
IMPERVIOUS COVER (ac)	9.7900	0.0000	0.0000	0.0000	0.0000	OK.
IMPERVIOUS COVER TREATED (ac)	5.9800	0.0000	0.0000	0.0000	0.0000	OK.
MANAGED TURF AREA (ac)	2.2000	0.0000	0.0000	0.0000	0.0000	OK.
MANAGED TURF AREA TREATED (ac)	0.0000	0.0000	0.0000	0.0000	0.0000	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3) 35,757.3150

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft^3)	7,273.5762	0.0000	0.0000	0.0000	0.0000	7,273.5762
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	22.4662	0.0000	0.0000	0.0000	0.0000	22.4662
TP LOAD REDUCTION ACHIEVED (lb/yr)	8.8840	0.0000	0.0000	0.0000	0.0000	8.8840
TP LOAD REMAINING (lb/yr)	13.5823	0.0000	0.0000	0.0000	0.0000	13.5823
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	40.7117	0.0000	0.0000	0.0000	0.0000	40.7117

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	22.4662
TP LOAD REDUCTION REQUIRED (lb/yr)	8.2648
TP LOAD REDUCTION ACHIEVED (lb/yr)	8.8840
TP LOAD REMAINING (lb/yr):	13.5823
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.0000 **

** TARGET TP REDUCTION EXCEEDED BY 0.6192 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	160.7200
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	40.7117
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	120.0082

Drainage Area A		A Soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.0000	0.0000	0.0000	0.0000
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.0000	0.0000	0.0000	2.2000
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.0000	0.0000	0.0000	9.7900
	CN	98	98	98	98

$CN_{(D.A.\ A)}$: 95

Total Area (acres):	11.9900
Runoff Reduction Volume (ft^3):	7,273.5762

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	2.1475	2.5960	4.2611
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	1.9803	2.4289	4.0940
Adjusted CN*	93	93	93

Jul 18, 2024
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - SWMP - N - 0----->LAYOUT: CIV807N - STORMWATER MANAGMENT COMPS LB N

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STORMWATER MANAGEMENT COMPUTATIONS – LANDBAY N

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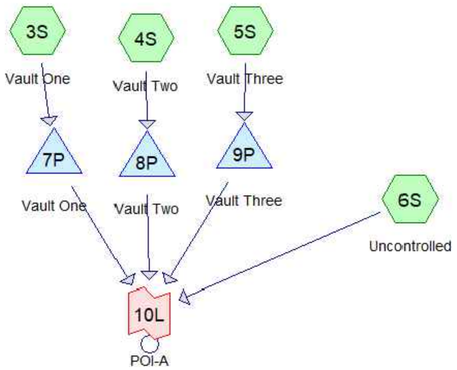
LANDBAY N ENERGY BALANCE CALCULATIONS:

	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.69	2.69	4.84	4.84
CN	90	93	90	93
S=1000/CN-10	1.11	0.75	1.11	0.75
0.2S	0.22	0.15	0.22	0.15
$RV=(P-0.2S)^2/(P-0.2S)+S$	1.70	1.96	3.72	4.04

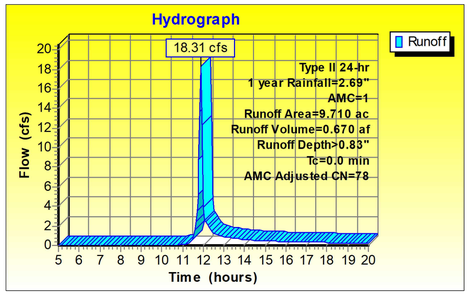
CHANNEL PROTECTION		FLOOD CONTROL	
Qpre-development	18.31	Qpre-development	50.92
QPost Development	26.49	QPost Development	61.46
RVPost Development (with runoff reduction)	1.98	RVPost Development (with runoff reduction)	4.09
Qallowable	12.59	Qallowable	46.34
Qallowable/QPost Development	0.48	Qallowable/QPost Development	0.75
Vs/Vr	0.2	Vs/Vr	0.14
Vs	0.40	Vs	0.57
Storage required (cf)	13958	Storage required (cf)	20183

LANDBAY N HYDROCAD NARRATIVE:

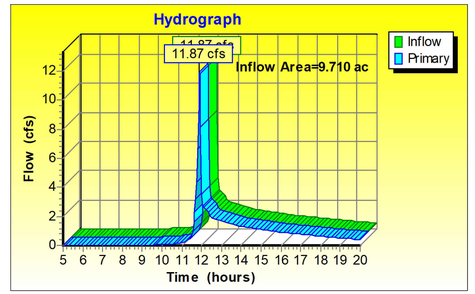
THE HYDROCAD MODEL FOR LANDBAY N CONSISTS OF ONE DRAINAGE AREA. THERE ARE THREE VAULTS PROPOSED. ANY AREA NOT CAPTURED BY THESE VAULTS IS INCLUDED IN THE "UNCONTROLLED" SUBCAT. THE THREE VAULTS AND UNCONTROLLED AREA ALL OUTFALL TO ONE POINT OF ANALYSIS.



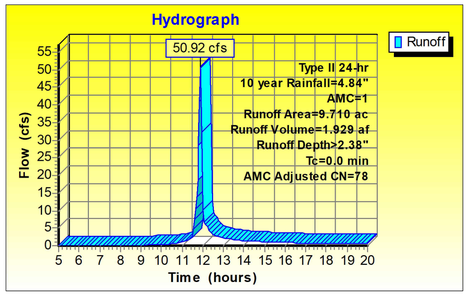
LANDBAY N PREDEVELOPMENT 1-YR FLOW:



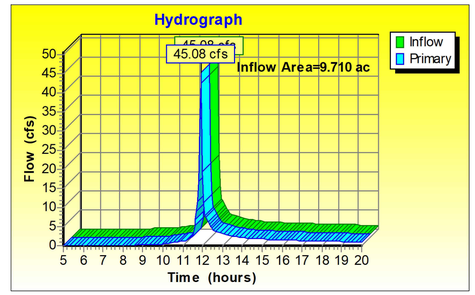
LANDBAY N POST DEVELOPMENT 1-YR FLOW:



LANDBAY N PREDEVELOPMENT 10-YR FLOW:



LANDBAY N POST DEVELOPMENT 10-YR FLOW:



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STORMWATER MANAGEMENT COMPUTATIONS – LANDBAY N

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DRAWING NO.
CIV808N

LEGEND

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

LEGEND

EXISTING EVERGREEN OR DECIDUOUS TREE

100 50 25 0 100

1"= 100'

BOHLER DC

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Issue
NO. LSCP - 0 DATE

Revisions
NO. DATE

OVERALL
EXISTING TREE
INVENTORY PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

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07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV900N

Jul 18, 2024
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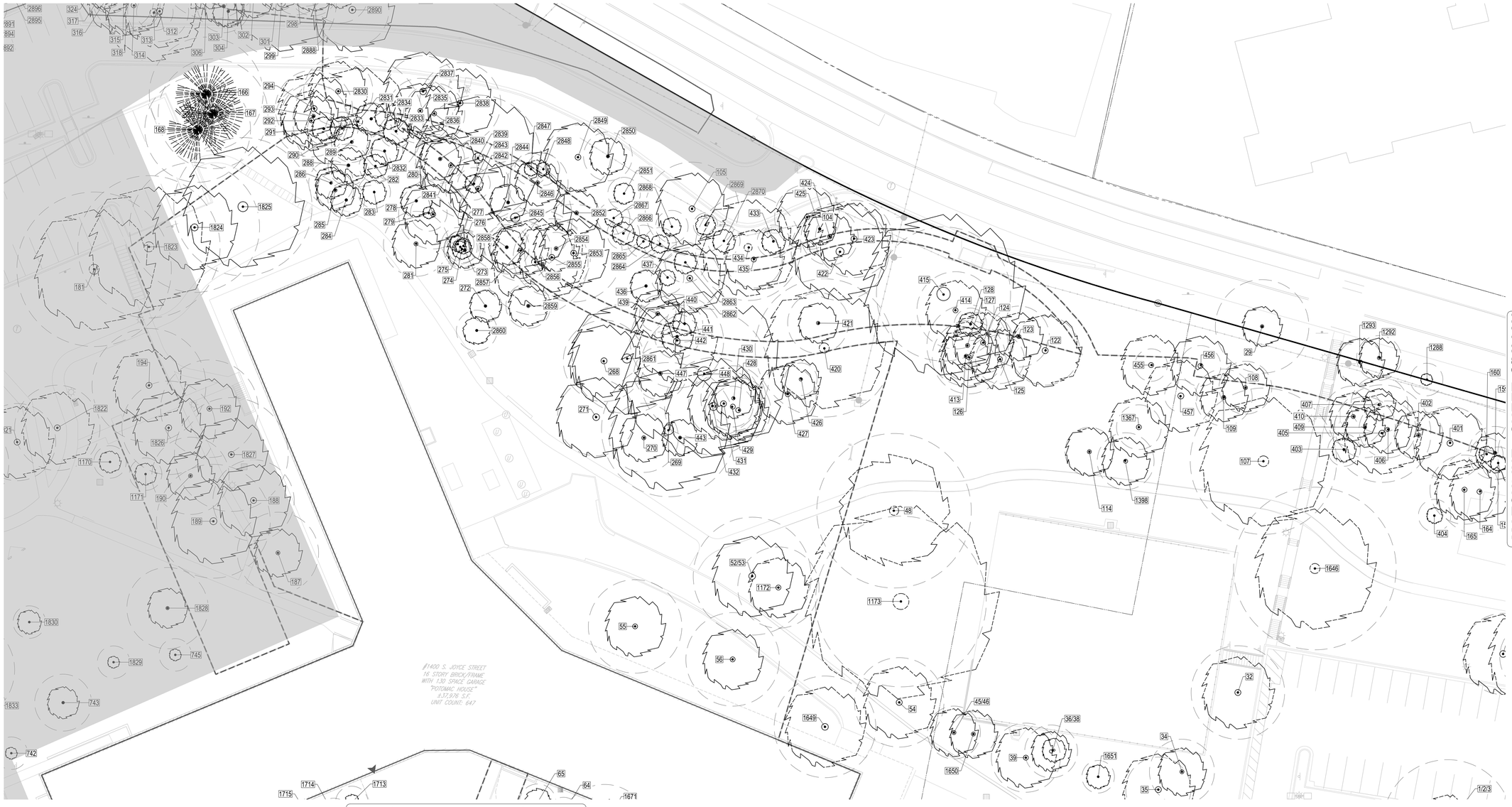

MATCHLINE - SHEET CIV903N

MATCHLINE - SHEET CIV902N

LEGEND

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

25 12.5 6.25 0 25

1"= 25'

NAD83
E/B/VN

KEY MAP

SCALE: 1" = 800'

BOHLER DC//

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

RIVERHOUSE LANDBAY N

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
LESSARD DESIGN, INC.
571.830.1800

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. LSCP - 0 DATE

Revisions
NO. DATE

EXISTING TREE INVENTORY PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV901N

Jul 18, 2024
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LEGEND

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

NAD83
EBOVN

25 12.5 6.25 0 25
1"= 25'

KEY MAP
SCALE: 1" = 800'

BOHLER DC //
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Issue NO. — LSCP - 0 DATE

Revisions NO. — DATE

EXISTING TREE INVENTORY PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

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MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV902N

Jul 18, 2024
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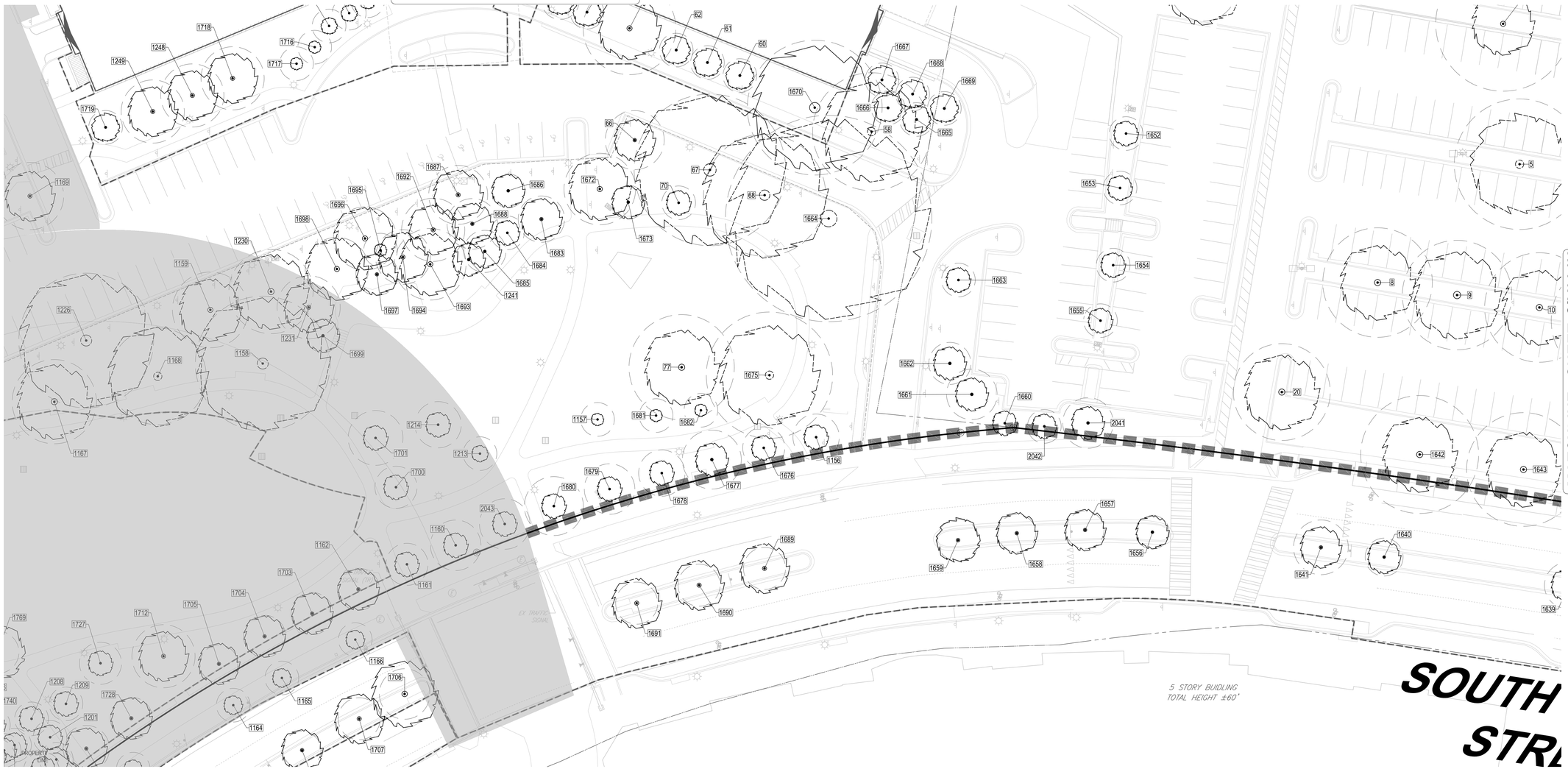
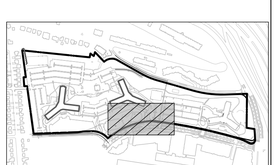


LEGEND

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

25 12.5 6.25 0 25
1"= 25'



KEY MAP
SCALE: 1" = 800'

BOHLER DC
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WASHINGTON, DC 20004
Phone: (202) 524-5700

RIVERHOUSE
LANDBAY N

PROJECT STREET NUMBER
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ARLINGTON, VA 22202

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NO. LSCP - 0 DATE

Revisions
NO. DATE

EXISTING TREE
INVENTORY PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

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MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV903N

Jul 18, 2024
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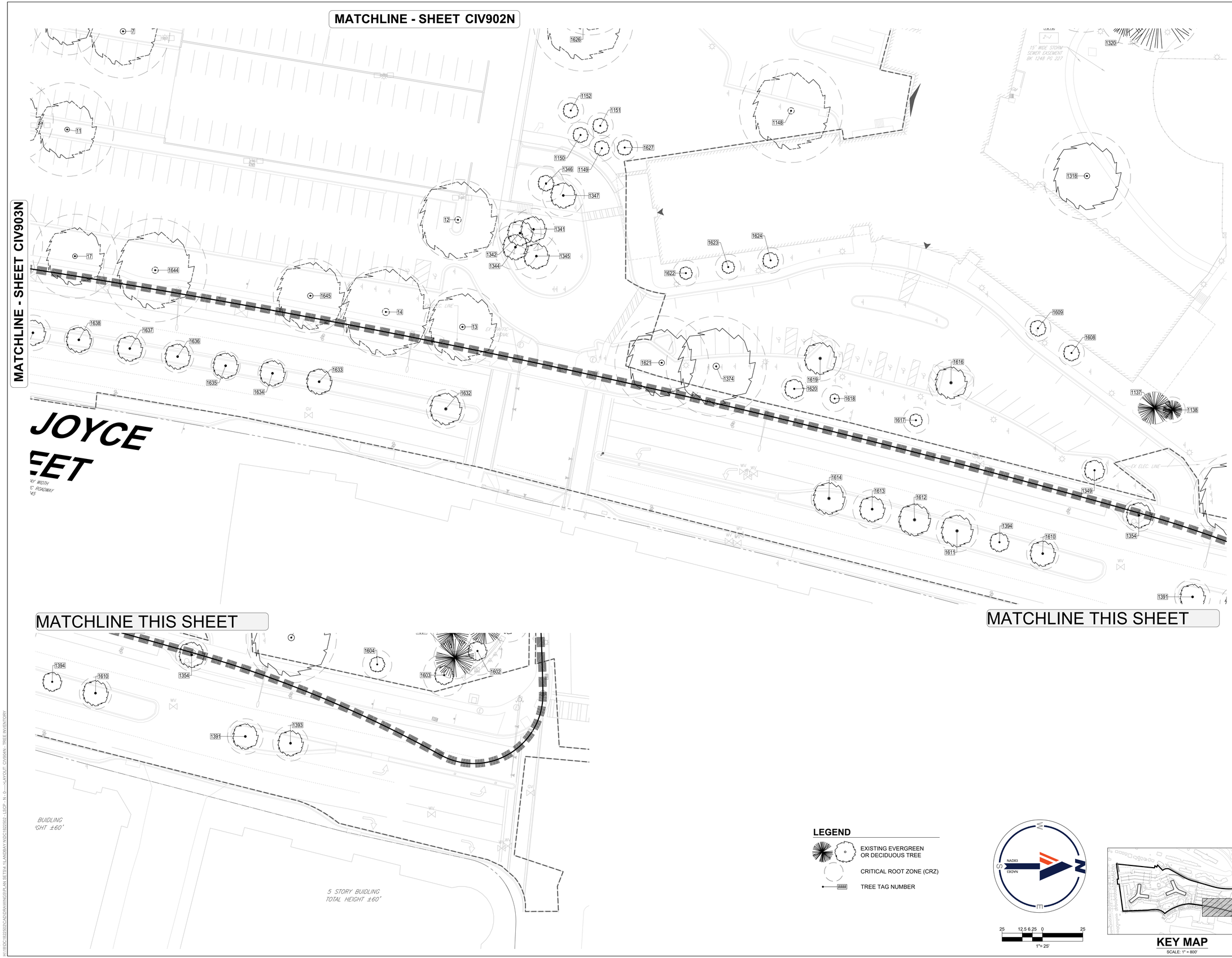

BOHLER DC
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STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

RIVERHOUSE
LANDBAY N

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

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STRUCTURAL ENGINEER
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Issue
NO. LSCP - 0 DATE

Revisions
NO. DATE

EXISTING TREE INVENTORY PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV904N

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 INCHES	DIAMETER (DBH) INCHES	DIAMETER (DBH) FEET	CRITICAL ROOT ZONE (CRZ) FEET	CRZ IMPACTED BY LOD %	REMOVE	NATIVE	CANOPY AREA SF	COMMENTS
301	Willow Oak	Quercus phellos	20%	28.57"	9.10"	0.76'	10'	2.65%	YES	X	0.00	Major Vine Growth, Major Dieback, Codominant leader
302	Red Oak	Quercus rubra	50%	29.20"	9.30"	0.78'	10'	29.43%	NO	X	271.72	Dieback, Codominant leader
303	Willow Oak	Quercus phellos	60%	38.94"	12.40"	1.03'	13'	49.63%	YES	X	0.00	Codominant leader
304	Willow Oak	Quercus phellos	40%	16.33"	5.20"	0.43'	8'	98.68%	YES	X	0.00	Major Vine Growth, Dieback, Crooked, Trunk scaring
306	Black Cherry	Prunus serotina	40%	26.06"	8.30"	0.69'	9'	27.37%	NO		216.42	Vine Growth, Dieback, Major Leaning
307	Red Oak	Quercus rubra	70%	80.70"	25.70"	2.14'	26'	21.95%	NO	X	2,074.99	
308	Black Cherry	Prunus serotina	40%	45.84"	14.60"	1.22'	15'	0.39%	NO		669.66	Major Vine Growth, Dieback
309	Higan Cherry	Prunus subhirtella	40%	45.53"	14.50"	1.21'	15'	15.41%	NO		660.52	Vine Growth, Major Dieback, Major Trunk scaring
310	Red Oak	Quercus rubra	50%	28.57"	9.10"	0.76'	10'	0.00%	NO	X	260.16	Vine Growth, Minor Dieback,
312	Red Oak	Quercus rubra	50%	45.84"	14.60"	1.22'	15'	100.00%	YES	X	0.00	Minor Crown Dieback, Leaning, Trunk scaring
313	Black Cherry	Prunus serotina	50%	26.06"	8.30"	0.69'	9'	100.00%	YES		0.00	Dieback, Crown Dieback, Codominant leader
314	Black Cherry	Prunus serotina	20%	38.94"	12.40"	1.03'	13'	100.00%	YES		0.00	Major Vine Growth, Major Dieback
315	Black Locust	Robinia pseudoacacia	30%	47.10"	15.00"	1.25'	15'	99.75%	YES	X	0.00	Major Vine Growth, Dieback, Minor Leaning, Codominant
316	Red Oak	Quercus rubra	20%	28.89"	9.20"	0.77'	10'	100.00%	YES	X	0.00	Vine Growth, Codominant leader, Major Trunk scaring
317	Red Oak	Quercus rubra	20%	30.14"	9.60"	0.80'	10'	100.00%	YES	X	0.00	Vine Growth, Crown Dieback, Major Trunk scaring
318	Red Oak	Quercus rubra	40%	20.10"	6.40"	0.53'	8'	25.26%	NO	X	128.68	Minor Vine Growth, Major Dieback, Crooked, Codominant
320	Black Locust	Robinia pseudoacacia	0%	43.96"	14.00"	1.17'	14'	0.00%	YES	X	0.00	Dead
321	Black Locust	Robinia pseudoacacia	40%	49.93"	15.90"	1.33'	16'	1.60%	NO	X	794.23	Major Dieback, Leaning, Codominant leader, Minor Trunk
322	Black Cherry	Prunus serotina	0%	27.00"	8.60"	0.72'	9'	0.00%	YES		0.00	Dead
323	Red Oak	Quercus rubra	30%	16.96"	5.40"	0.45'	8'	6.38%	NO	X	91.61	Major Dieback,
324	Black Locust	Robinia pseudoacacia	0%	48.04"	15.30"	1.28'	16'	34.53%	YES	X	0.00	Dead
325	Black Cherry	Prunus serotina	30%	48.04"	15.30"	1.28'	16'	18.60%	NO		735.42	Codominant leader, Major Trunk scaring
326	Black Cherry	Prunus serotina	50%	21.98"	7.00"	0.58'	8'	13.99%	NO		153.94	Vine Growth, Codominant leader
327	Red Oak	Quercus rubra	60%	16.96"	5.40"	0.45'	8'	0.00%	NO	X	91.61	Dieback, Leaning
328	Black Cherry	Prunus serotina	30%	57.78"	18.40"	1.53'	19'	0.00%	NO		1,063.62	Major Dieback
329	Red Oak	Quercus rubra	30%	16.01"	5.10"	0.43'	8'	0.00%	NO	X	81.71	Major Dieback
330	Red Oak	Quercus rubra	20%	33.28"	10.60"	0.88'	11'	0.00%	YES	X	0.00	Major Vine Growth, Dieback, Codominant leader
331	Black Locust	Robinia pseudoacacia	20%	28.89"	9.20"	0.77'	10'	0.00%	YES	X	0.00	Vine Growth, Dieback, Trunk scaring
332	Red Oak	Quercus rubra	30%	15.70"	5.00"	0.42'	8'	0.00%	NO	X	78.54	Codominant leader, Major Trunk scaring
333	Black Cherry	Prunus serotina	50%	44.27"	14.10"	1.18'	15'	0.00%	NO		624.58	Major Vine Growth, Minor Dieback
334	Black Locust	Robinia pseudoacacia	30%	29.20"	9.30"	0.78'	10'	0.00%	NO	X	271.72	Vine Growth, Crown Dieback, Leaning, minor Trunk scaring
335	Black Locust	Robinia pseudoacacia	30%	28.89"	9.20"	0.77'	10'	0.00%	NO	X	265.90	Vine Growth, Major Dieback
336	Black Locust	Robinia pseudoacacia	30%	53.38"	17.00"	1.42'	17'	0.00%	NO	X	907.92	Major Dieback
338	Black Locust	Robinia pseudoacacia	40%	23.86"	7.60"	0.63'	8'	0.00%	NO	X	181.46	Major Leaning, Codominant leader, Trunk scaring
339	Black Locust	Robinia pseudoacacia	20%	33.60"	10.70"	0.89'	11'	0.00%	YES	X	0.00	Vine Growth, Major Dieback, Codominant leader
340	Red Oak	Quercus rubra	20%	24.81"	7.90"	0.66'	8'	0.00%	YES	X	0.00	Crown Dieback
341	Red Oak	Quercus rubra	20%	30.14"	9.60"	0.80'	10'	0.00%	YES	X	0.00	Crown Dieback
342	Red Oak	Quercus rubra	30%	15.70"	5.00"	0.42'	8'	0.00%	NO	X	78.54	Major Vine Growth, Major Trunk scaring
345	Red Oak	Quercus rubra	30%	58.72"	18.70"	1.56'	19'	0.00%	NO	X	1,098.58	Minor Vine Growth, Dieback, Major Crooked,
346	Red Oak	Quercus rubra	20%	23.86"	7.60"	0.63'	8'	0.00%	YES	X	0.00	Vine Growth, Major Dieback
347	Red Oak	Quercus rubra	10%	26.38"	8.40"	0.70'	9'	0.00%	YES	X	0.00	Major Dieback, Dead
348	White Oak	Quercus alba	30%	43.02"	13.70"	1.14'	14'	0.00%	NO	X	589.65	Major Vine Growth, Dieback,
349	Red Oak	Quercus rubra	30%	50.87"	16.20"	1.35'	17'	0.00%	NO	X	824.48	Vine Growth, Dieback, Codominant leader
350	Red Oak	Quercus rubra	20%	47.10"	15.00"	1.25'	15'	0.00%	YES	X	0.00	Minor Vine Growth, Major Dieback, Major Trunk scaring
351	Pin Oak	Quercus palustris	70%	29.20"	9.30"	0.78'	10'	0.00%	NO	X	271.72	Vine Growth
352	White Oak	Quercus alba	75%	72.85"	23.20"	1.93'	24'	24.40%	NO	X	1,690.93	Minor Vine Growth
353	American Elm	Ulmus americana	70%	27.95"	8.90"	0.74'	9'	77.64%	YES	X	0.00	
354	Tree of Heaven	Ailanthus altissima	20%	27.32"	8.70"	0.73'	9'	33.29%	YES		0.00	Major Dieback, Dead
355	Black Cherry	Prunus serotina	20%	59.35"	18.90"	1.58'	19'	69.41%	YES		0.00	Major Leaning, Codominant leader, Trunk scaring
356	American Elm	Ulmus americana	60%	27.32"	8.70"	0.73'	9'	100.00%	YES	X	0.00	Dieback, Trunk scaring
357	White Mulberry	Morus alba	50%	28.26"	9.00"	0.75'	9'	0.00%	YES		0.00	Minor Vine Growth, Dieback, Codominant leader
358	Tree of Heaven	Ailanthus altissima	40%	48.98"	15.60"	1.30'	16'	37.52%	YES		0.00	Major Vine Growth, Major Dieback
359	Black Cherry	Prunus serotina	20%	45.84"	14.60"	1.22'	15'	90.35%	YES		0.00	Leaning, Codominant leader, Trunk scaring
360	Red Oak	Quercus rubra	30%	46.79"	14.90"	1.24'	15'	67.18%	YES	X	0.00	Major Vine Growth, Major Dieback
361	Red Oak	Quercus rubra	30%	39.88"	12.70"	1.06'	13'	46.72%	YES	X	0.00	Major Vine Growth, Major Dieback
363	Red Oak	Quercus rubra	20%	58.40"	18.60"	1.55'	19'	0.77%	YES	X	0.00	Major Vine Growth, Major Dieback
364	Red Oak	Quercus rubra	20%	66.25"	21.10"	1.76'	22'	0.00%	YES	X	0.00	Major Vine Growth, Major Dieback
366	Box Elder	Acer negundo	60%	22.92"	7.30"	0.61'	8'	0.00%	NO	X	167.42	Dieback, Major Leaning, Codominant , Minor Trunk scaring
368	Tree of Heaven	Ailanthus altissima	50%	32.03"	10.20"	0.85'	11'	79.39%	YES		0.00	Vine Growth, Minor Dieback
369	Tree of Heaven	Ailanthus altissima	50%	32.03"	10.20"	0.85'	11'	79.39%	YES		0.00	Vine Growth, Minor Dieback, Minor Trunk scaring
370	Tree of Heaven	Ailanthus altissima	70%	20.72"	6.60"	0.55'	8'	61.60%	YES		0.00	Dieback, Codominant leader
371	Tree of Heaven	Ailanthus altissima	60%	20.72"	6.60"	0.55'	8'	0.00%	YES		0.00	Vine Growth
372	Red Oak	Quercus rubra	0%	28.26"	9.00"	0.75'	9'	0.00%	YES	X	0.00	Dead
373	Red Oak	Quercus rubra	60%	98.60"	31.40"	2.62'	32'	0.00%	NO	X	3,097.48	
374	American Elm	Ulmus americana	70%	14.44"	4.60"	0.38'	8'	0.00%	NO	X	66.48	
375	American Elm	Ulmus americana	60%	32.66"	10.40"	0.87'	11'	24.32%	NO	X	339.79	
376	American Elm	Ulmus americana	40%	16.01"	5.10"	0.43'	8'	71.59%	YES	X	0.00	Major Dieback, Crown Dieback
377	American Elm	Ulmus americana	50%	17.27"	5.50"	0.46'	8'	98.65%	YES	X	0.00	Vine Growth, Codominant leader, Minor Trunk scaring
378	American Elm	Ulmus americana	70%	12.56"	4.00"	0.33'	8'	0.00%	NO	X	50.27	Minor Dieback
379	Tree of Heaven	Ailanthus altissima	50%	34.23"	10.90"	0.91'	11'	0.00%	YES		0.00	Vine Growth, Major Dieback
380	American Holly	Ilex opaca	70%	27.00"	8.60"	0.72'	9'	35.57%	YES	X	0.00	
381	American Holly	Ilex opaca	80%	48.36"	15.40"	1.28'	16'	24.35%	NO	X	745.06	Codominant leader
382	American Holly	Ilex opaca	70%	37.05"	11.80"	0.98'	12'	0.00%	NO	X	437.44	Codominant leader
383	American Holly	Ilex opaca	60%	25.12"	8.00"	0.67'	8'	0.00%	NO	X	201.06	Vine Growth, Minor Dieback
384	Tree of Heaven	Ailanthus altissima	40%	13.19"	4.20"	0.35'	8'	0.00%	YES		0.00	Vine Growth, Major Dieback
385	Tree of Heaven	Ailanthus altissima	40%	14.44"	4.60"	0.38'	8'	0.00%	YES		0.00	Vine Growth, Major Dieback, Codominant leader
386	Tree of Heaven	Ailanthus altissima	40%	13.82"	4.40"	0.37'	8'	0.00%	YES		0.00	Vine Growth, Major Dieback, Codominant leader
387	Tree of Heaven	Ailanthus altissima	30%	12.25"	3.90"	0.33'	8'	0.00%	YES		0.00	Vine Growth, Dieback, Codominant leader, Trunk scaring
388	White Mulberry	Morus alba	50%	23.86"	7.60"	0.63'	8'	100.00%	YES		0.00	Dieback, Codominant leader, Trunk scaring
389	Tree of Heaven	Ailanthus altissima	40%	23.24"	7.40"	0.62'	8'	0.00%	YES		0.00	Dieback, Codominant leader, Trunk scaring
390	Tree of Heaven	Ailanthus altissima	40%	24.49"	7.80"	0.65'	8'	0.00%	YES		0.00	Major Dieback, Codominant leader, Trunk scaring
391	Tree of Heaven	Ailanthus altissima	40%	12.56"	4.00"	0.33'	8'	0.00%	YES		0.00	Major Dieback, Codominant leader, Trunk scaring
392	Tree of Heaven	Ailanthus altissima	60%	15.70"	5.00"	0.42'	8'	0.00%	YES		0.00	Vine growth, Dieback, Codominant leader, Trunk scaring
393	Black Locust	Robinia pseudoacacia	70%	18.53"	5.90"	0.49'	8'	0.00%	NO	X	109.36	Minor Dieback
394	Black Locust	Robinia pseudoacacia	70%	17.90"	5.70"	0.48'	8'	0.00%	NO	X	102.07	Vine Growth
395	White Mulberry	Morus alba	50%	28.89"	9.20"	0.77'	10'	100.00%	YES		0.00	Vine Growth, Major Leaning, Major Trunk scaring
396	White Mulberry	Morus alba	50%	20.72"	6.60"	0.55'	8'	100.00%	YES		0.00	
397	Deodar Cedar	Cedrus deodara	70%	32.03"	10.20"	0.85'	11'	55.51%	YES		0.00	
398	Tree of Heaven	Ailanthus altissima	60%	14.13"	4.50"	0.38'	8'	100.00%	YES		0.00	Codominant leader
399	Tree of Heaven	Ailanthus altissima	70%	10.68"	3.40"	0.28'	8'	100.00%	YES		0.00	Codominant leader
400	Tree of Heaven	Ailanthus altissima	70%	13.82"	4.40"	0.37'	8'	22.34%	YES		0.00	
401	Black Locust	Robinia pseudoacacia	30%	55.58"	17.70"	1.48'	18'	86.04%	YES	X	0.00	Vine Growth, Crown Dieback, Trunk scaring
402	Tree of Heaven	Ailanthus altissima	60%	36.74"	11.70"	0.98'	12'	100.00%	YES		0.00	
403	Black Locust	Robinia pseudoacacia	70%	21.67"	6.90"	0.58'	8'	100.00%	YES	X	0.00	Minor Dieback
404	Tree of Heaven	Ailanthus altissima	60%	13.82"	4.40"	0.37'	8'	100.00%	YES		0.00	Dieback, Crooked
405	Black Locust	Robinia pseudoacacia	20%	74.42"	23.70"	1.98'	24'	93.96%	YES	X	0.00	Major Vine Growth, Crown Dieback, Trunk scaring
406	Silver Maple	Acer saccharinum	20%	41.76"	13.30"	1.11'	14'	100.00%	YES	X	0.00	Vine Growth, Dieback, Codominant leader
407	Silver Maple	Acer saccharinum	20%	43.96"	14.00"	1.17'	14'	74.63%	YES	X	0.00	Vine Growth, Major Dieback, Codominant leader
408	Tree of Heaven	Ailanthus altissima	70%	13.19"	4.20"	0.35'	8'	100.00%	YES		0.00	
409	Black Locust	Robinia pseudoacacia	30%	45.22"	14.40"	1.20'	15'	100.00%	YES	X	0.00	Major Vine Growth, Major Dieback
410	Tree of Heaven	Ailanthus altissima	20%	45.84"	14.60"	1.22'	15'	100.00%	YES		0.00	Minor Vine Growth, Major Dieback
411	Black Cherry	Prunus serotina	30%	55.58"	17.70"	1.48'	18'	79.01%	YES		0.00	Major Lean, Major vine
412	American Elm	Ulmus americana	60%	9.73"	3.10"	0.26'	8'	100.00%	YES	X	0.00	Vine Growth
413	Red Maple	Acer rubrum	40%	36.42"	11.60"	0.97'	12'	100.00%	YES	X	0.00	Vine Growth, Dieback, Codominant leader
414	Black Locust	Robinia pseudoacacia	0%	59.66"	19.00"	1.58'	19'	100.00%	YES	X	0.00	Dead
415	American Elm	Ulmus americana	50%	101.74"	32.40"	2.70'	33'	26.74%	NO	X	3,297.92	
416	American Elm	Ulmus americana	0%	43.65"	13.90"	1.16'	14'	32.19%	YES	X	0.00	Dead
417	American Elm	Ulmus americana	50%	13.82"	4.40"	0.37'	8'	100.00%	YES	X	0.00	Dieback
418	Red Oak	Quercus rubra	20%	21.98"	7.00"	0.58'	8'	0.00%	YES	X	0.00	Vine Growth, Dieback, Codominant leader
420	American Planetree	Platanus occidentalis	20%	105.50"	33.60"	2.80'	34'	14.93%	YES	X	0.00	Vine Growth, Major Trunk scaring
421	American Elm	Ulmus americana	30%	44.59"	14.20"	1.18'	15'	23.49%	NO	X	633.47	Vine Growth, Major Dieback
422	Black Locust	Robinia pseudoacacia	40%	73.16"	23.30"	1.94'	24'	15.93%	NO	X	1,705.54	Vine Growth, Major Dieback
423	Black Cherry	Prunus serotina	30%	59.35"	18.90"	1.58'	19'	41.92%	YES		0.00	Major Trunk scaring
424	White Pine	Pinus strobus	20%	42.08"	13.40"	1.12'	14'	26.44%	YES	X	0.00	Major Dieback, Codominant leader
425	Black Gum	Nyssa sylvatica	40%	15.70"	5.00"	0.42'	8'	18.38%	NO	X	78.54	Vine Growth, Major Dieback
426	Black Cherry	Prunus serotina	50%	22.29"	7.10"	0.59'	8'	0.00%	NO		158.37	Dieback
427	American Elm	Ulmus americana	20%	42.70"	13.60"	1.13'	14'	0.00%	YES	X	0.00	Vine Growth, Major Dieback, Minor Trunk scaring
428	American Elm	Ulmus americana	30%	48.98"	15.60"	1.30'	16'	0.00%	NO	X	764.54	Major Vine Growth, Dieback, Codominant leader
429	American Elm	Ulmus americana	30%	31.40"	10.00"	0.83'	10'	0.00%	NO	X	314.16	Major Dieback, Major Leaning, Codominant, Trunk scaring
430	Black Locust	Robinia pseudoacacia	30%	48.36"	15.40"	1.28'	16'	0.00%	NO	X	745.06	Vine Growth, Dieback, Leaning

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 INCHES	DIAMETER (DBH) INCHES	DIAMETER (DBH) FEET	CRITICAL ROOT ZONE (CRZ) FEET	CRZ IMPACTED BY LOD %	REMOVE	NATIVE	CANOPY AREA SF	COMMENTS
1/2/3	Willow Oak	Quercus phellos	65%	98.43"	31.35"	2.61'	32'	100.00%	YES	X	0.00	x3 Multi trunk, Low branching
4	Willow Oak	Quercus phellos	75%	92.32"	29.40"	2.45'	30'	100.00%	YES	X	0.00	Minor trunk scar
5	Willow Oak	Quercus phellos	65%	96.40"	30.70"	2.56'	31'	100.00%	YES	X	0.00	Topped off
6	Willow Oak	Quercus phellos	70%	63.43"	20.20"	1.68'	21'	100.00%	YES	X	0.00	Minor die back
7	Willow Oak	Quercus phellos	60%	89.80"	28.60"	2.38'	29'	100.00%	YES	X	0.00	Major crown die back
8	Willow Oak	Quercus phellos	70%	78.81"	25.10"	2.09'	26'	100.00%	YES	X	0.00	Hazardous branching angle
9	Willow Oak	Quercus phellos	35%	80.70"	25.70"	2.14'	26'	100.00%	YES	X	0.00	Crown die back, Topped off
10	Willow Oak	Quercus phellos	80%	81.01"	25.80"	2.15'	26'	100.00%	YES	X	0.00	
11	Willow Oak	Quercus phellos	80%	90.12"	28.70"	2.39'	29'	100.00%	YES	X	0.00	
12	Willow Oak	Quercus phellos	75%	78.19"	24.90"	2.08'	25'	100.00%	YES	X	0.00	
13	Willow Oak	Quercus phellos	75%	73.48"	23.40"	1.95'	24'	100.00%	YES	X	0.00	Low branching
14	Red Oak	Quercus rubra	80%	86.66"	27.60"	2.30'	28'	100.00%	YES	X	0.00	
17	Red Oak	Quercus rubra	80%	80.38"	25.60"	2.13'	26'	100.00%	YES	X	0.00	
20	Willow Oak	Quercus phellos	70%	80.07"	25.50"	2.13'	26'	100.00%	YES	X	0.00	Minor die back, Codominant leader
29	White Pine	Pinus strobus	70%	69.39"	22.10"	1.84'	23'	6.43%	NO	X	1,534.39	
32	Eastern White Pine	Pinus strobus	60%	70.34"	22.40"	1.87'	23'	100.00%	YES	X	0.00	
34	Eastern White Pine	Pinus strobus	75%	48.04"	15.30"	1.28'	16'	100.00%	YES	X	0.00	
35	Eastern White Pine	Pinus strobus	60%	75.67"	24.10"	2.01'	25'	100.00%	YES	X	0.00	
36/38	Eastern Hemlock	Tsuga canadensis	65%	40.36"	12.85"	1.07'	13'	100.00%	YES	X	0.00	x2 Multi trunk
39	Eastern Hemlock	Tsuga canadensis	70%	51.95"	16.54"	1.38'	17'	100.00%	YES	X	0.00	x2 Multi trunk, Hazardous branching angle
45/46	Eastern Hemlock	Tsuga canadensis	50%	39.19"	12.48"	1.04'	13'	100.00%	YES	X	0.00	x2 Multi trunk, Die back, Ivy growth
48	Red Oak	Quercus rubra	85%	116.49"	37.10"	3.09'	38'	85.12%	YES	X	0.00	
52/53	American elm	Ulmus americana	65%	89.89"	28.63"	2.39'	29'	0.00%	NO	X	2,574.60	x2 Multi trunk, Low branching, Die back
54	Red Maple	Acer rubrum	70%	68.14"	21.70"	1.81'	22'	100.00%	YES	X	0.00	Ivy growth, Exposed roots
55	Pin Oak	Quercus palustris	60%	69.71"	22.20"	1.85'	23'	0.00%	NO	X	1,548.30	Crown die back
56	Pin Oak	Quercus palustris	75%	69.39"	22.10"	1.84'	23'	0.00%	NO	X	1,534.39	
58	Willow Oak	Quercus phellos	75%	87.61"	27.90"	2.33'	28'	90.97%	YES	X	0.00	Minor die back
60	Chinese Magnolia	Magnolia × soulangeana	75%	21.32"	6.79"	0.57'	8'	0.89%	NO		144.89	x2 Multi trunk, Low branching
61	Chinese Magnolia	Magnolia × soulangeana	70%	19.47"	6.20"	0.52'	8'	1.45%	NO		120.76	Low branching
62	Chinese Magnolia	Magnolia × soulangeana	70%	18.81"	5.99"	0.50'	8'	2.25%	NO		112.72	x3 Multi trunk
64	Chinese Magnolia	Magnolia × soulangeana	70%	22.38"	7.13"	0.59'	8'	0.00%	NO		159.64	x3 Multi trunk
65	Chinese Magnolia	Magnolia × soulangeana	70%	26.00"	8.28"	0.69'	9'	19.11%	NO		215.45	x4 Multi trunk
66	Chinese Magnolia	Magnolia × soulangeana	80%	42.70"	13.60"	1.13'	14'	100.00%	YES		0.00	
67	Willow Oak	Quercus phellos	75%	112.73"	35.90"	2.99'	36'	100.00%	YES	X	0.00	
68	Willow Oak	Quercus phellos	70%	89.18"	28.40"	2.37'	29'	100.00%	YES	X	0.00	Die back
70	Kanzan Cherry	Prunus serrulata 'Kanzan'	70%	16.33"	5.20"	0.43'	8'	100.00%	YES		0.00	
77	Pin Oak	Quercus palustris	70%	78.19"	24.90"	2.08'	25'	100.00%	YES	X	0.00	Crooked trunk
104	Eastern Red Cedar	Juniperus virginiana	90%	48.67"	15.50"	1.29'	16'	6.70%	NO	X	754.77	Vine growth, Close to fence
105	American elm	Ulmus americana	70%	69.71"	22.20"	1.85'	23'	0.42%	NO	X	1,548.30	Close to fence, Vine growth,
107	Sugar Maple	Acer saccharum	65%	110.53"	35.20"	2.93'	36'	100.00%	YES	X	0.00	Die back
108	Tree of Heaven	Ailanthus altissima	40%	39.56"	12.60"	1.05'	13'	100.00%	YES		0.00	Major vine growth, Major dieback, Leaning
109	Mulberry	Morus alba	20%	43.02"	13.70"	1.14'	14'	100.00%	YES		0.00	Major Vine Growth,Crown Dieback, Major Crooked
114	Honey Locust	Gleditsia triacanthos	70%	37.37"	11.90"	0.99'	12'	100.00%	YES	X	0.00	
122	Red Maple	Acer rubrum	20%	53.38"	17.00"	1.42'	17'	63.90%	YES	X	0.00	Major Vine Growth, Crown Dieback, Crooked
123	American Elm	Ulmus americana	20%	45.84"	14.60"	1.22'	15'	47.55%	YES	X	0.00	Vine Growth, Dieback, Leaning
124	American Planetree	Platanus occidentalis	30%	45.84"	14.60"	1.22'	15'	74.94%	YES	X	0.00	Major Dieback, Crown Dieback
125	Red Maple	Acer rubrum	40%	37.37"	11.90"	0.99'	12'	100.00%	YES	X	0.00	Major Vine Growth, Leaning,
126	American Planetree	Platanus occidentalis	30%	55.58"	17.70"	1.48'	18'	94.57%	YES	X	0.00	Vine Growth, Major Dieback,
127	Black Locust	Robinia pseudoacacia	30%	61.54"	19.60"	1.63'	20'	76.14%	YES	X	0.00	Vine Growth, Leaning
128	Willow Oak	Quercus phellos	30%	23.24"	7.40"	0.62'	8'	34.82%	NO	X	172.03	Major Dieback,
132	Tree of Heaven	Ailanthus altissima	50%	16.33"	5.20"	0.43'	8'	100.00%	YES		0.00	Major Vine Growth
133	Tree of Heaven	Ailanthus altissima	50%	17.58"	5.60"	0.47'	8'	100.00%	YES		0.00	Major Vine Growth
134	Tree of Heaven	Ailanthus altissima	60%	13.50"	4.30"	0.36'	8'	100.00%	YES		0.00	
136	Tree of Heaven	Ailanthus altissima	60%	15.07"	4.80"	0.40'	8'	0.00%	YES		0.00	Leaning
137	Silver Maple	Acer saccharinum	60%	11.30"	3.60"	0.30'	8'	0.00%	NO	X	40.72	
138	Tree of Heaven	Ailanthus altissima	60%	15.70"	5.00"	0.42'	8'	0.00%	YES		0.00	Vine Growth, Minor Dieback
139	Tree of Heaven	Ailanthus altissima	60%	15.70"	5.00"	0.42'	8'	0.00%	YES		0.00	
140	Tree of Heaven	Ailanthus altissima	60%	14.13"	4.50"	0.38'	8'	59.83%	YES		0.00	Vine Growth
141	Tree of Heaven	Ailanthus altissima	60%	10.99"	3.50"	0.29'	8'	0.00%	YES		0.00	Dieback, Crooked
142	Tree of Heaven	Ailanthus altissima	60%	19.15"	6.10"	0.51'	8'	0.00%	YES		0.00	
144	Black Cherry	Prunus serotina	30%	61.86"	19.70"	1.64'	20'	34.22%	NO		1,219.22	Major Vine Growth, Major Dieback
146	Tree of Heaven	Ailanthus altissima	30%	12.56"	4.00"	0.33'	8'	95.14%	YES		0.00	Vine Growth, Crown Dieback
147	Tree of Heaven	Ailanthus altissima	70%	13.50"	4.30"	0.36'	8'	81.48%	YES		0.00	
148	Tree of Heaven	Ailanthus altissima	60%	16.96"	5.40"	0.45'	8'	4.28%	YES		0.00	
151	American Elm	Ulmus americana	50%	48.36"	15.40"	1.28'	16'	100.00%	YES	X	0.00	Vine Growth, Dieback, Crooked
152	American Elm	Ulmus americana	40%	99.54"	31.70"	2.64'	32'	0.00%	NO	X	3,156.96	Major Vine Growth, Dieback, Codominant leader
153	American Elm	Ulmus americana	70%	82.90"	26.40"	2.20'	27'	29.19%	NO	X	2,189.56	Vine Growth, Minor Trunk scaring
154	American Elm	Ulmus americana	60%	51.18"	16.30"	1.36'	17'	90.38%	YES	X	0.00	
155	Black Cherry	Prunus serotina	30%	78.81"	25.10"	2.09'	26'	0.00%	NO		1,979.23	Codominant leader, Major Trunk scaring
156	American Planetree	Platanus occidentalis	50%	48.36"	15.40"	1.28'	16'	18.20%	NO	X	745.06	Dieback, Trunk scaring
157	Tree of Heaven	Ailanthus altissima	70%	9.73"	3.10"	0.26'	8'	81.85%	YES		0.00	
158	Tree of Heaven	Ailanthus altissima	60%	10.99"	3.50"	0.29'	8'	100.00%	YES		0.00	Vine Growth, Dieback, Codominant leader
159	Tree of Heaven	Ailanthus altissima	40%	40.82"	13.00"	1.08'	13'	79.84%	YES		0.00	Major Dieback, Leaning, Codominant leader
160	Tree of Heaven	Ailanthus altissima	70%	12.25"	3.90"	0.33'	8'	100.00%	YES		0.00	Codominant leader,
161	American Elm	Ulmus americana	70%	71.91"	22.90"	1.91'	23'	0.00%	NO	X	1,647.48	Minor Dieback, Minor Trunk scaring
162/163	American Elm	Ulmus americana	70%	49.43"	15.74"	1.31'	16'	29.60%	NO	X	778.53	Codominant leader
164	American Elm	Ulmus americana	50%	63.11"	20.10"	1.68'	21'	100.00%	YES	X	0.00	Major Vine Growth, Crown Dieback, Leaning, Codominant
165	Tree of Heaven	Ailanthus altissima	50%	52.12"	16.60"	1.38'	17'	100.00%	YES		0.00	Vine Growth, Dieback, Minor Trunk scaring
166	Eastern White Pine	Pinus strobus	65%	86.66"	27.60"	2.30'	28'	100.00%	YES	X	0.00	Vine Growth
167	Eastern White Pine	Pinus strobus	60%	83.84"	26.70"	2.23'	27'	100.00%	YES	X	0.00	Vine Growth
168	Eastern White Pine	Pinus strobus	55%	79.13"	25.20"	2.10'	26'	100.00%	YES	X	0.00	Die Back
171	Sugar Maple	Acer saccharum	65%	79.44"	25.30"	2.11'	26'	100.00%	YES	X	0.00	Codominant leaders
172	Eastern White Pine	Pinus strobus	70%	67.51"	21.50"	1.79'	22'	100.00%	YES	X	0.00	Die back
178	Pin Oak	Quercus palustris	70%	92.94"	29.60"	2.47'	30'	100.00%	YES	X	0.00	
181	Willow Oak	Quercus phellos	80%	119.01"	37.90"	3.16'	38'	90.99%	YES	X	0.00	Cut back
187	Linden	Tilia cordata	70%	61.23"	19.50"	1.63'	20'	0.00%	NO	X	1,194.59	
188	Linden	Tilia cordata	70%	61.54"	19.60"	1.63'	20'	0.00%	NO	X	1,206.87	Cut back
189	Linden	Tilia cordata	70%	87.61"	27.90"	2.33'	28'	0.00%	NO	X	2,445.45	Lean
190	Linden	Tilia cordata	70%	59.66"	19.00"	1.58'	19'	0.00%	NO	X	1,134.11	Lean
192	Red Maple	Acer rubrum	70%	73.79"	23.50"	1.96'	24'	0.00%	NO	X	1,734.94	
194	Willow Oak	Quercus phellos	70%	85.09"	27.10"	2.26'	28'	55.08%	YES	X	0.00	Low branching
199	Black locust	Robinia pseudoacacia	0%	67.82"	21.60"	1.80'	22'	100.00%	YES	X	0.00	Dead
268	American Elm	Ulmus americana	40%	61.86"	19.70"	1.64'	20'	1.29%	NO	X	1,219.22	Major Dieback
269	Littleleaf Linden	Tilia cordata	40%	102.36"	32.60"	2.72'	33'	0.00%	NO	X	3,338.76	Major Dieback
270	American Elm	Ulmus americana	50%	50.55"	16.10"	1.34'	17'	0.00%	NO	X	814.33	Vine Growth, Dieback
271	Silver Maple	Acer saccharinum	40%	59.66"	19.00"	1.58'	19'	0.00%	NO	X	1,134.11	Major Vine Growth
272	Black Cherry	Prunus serotina	70%	22.92"	7.30"	0.61'	8'	0.00%	NO		167.42	
273	Black Cherry	Prunus serotina	60%	28.89"	9.20"	0.77'	10'	0.00%	NO		265.90	Major Crooked, Trunk scaring
274	Black Cherry	Prunus serotina	60%	27.00"	8.60"	0.72'	9'	0.00%	NO		232.35	
275	Black Cherry	Prunus serotina	0%	9.73"	3.10"	0.26'	8'	0.00%	YES		0.00	Dead
276	Black Cherry	Prunus serotina	60%	15.70"	5.00"	0.42'	8'	0.00%	NO		78.54	
277	Black Cherry	Prunus serotina	0%	14.13"	4.50"	0.38'	8'	0.00%	YES		0.00	Dead
278	American Elm	Ulmus americana	70%	22.92"	7.30"	0.61'	8'	0.00%	NO	X	167.42	Vine Growth, Dieback
279	Black Cherry	Prunus serotina	60%	26.38"	8.40"	0.70'	9'	6.39%	NO		221.67	Vine Growth, Dieback
280	Black Cherry	Prunus serotina	60%	50.55"	16.10"	1.34'	17'	0.00%	NO		814.33	
281	White Mulberry	Morus alba	70%	48.98"	15.60"	1.30'	16'	0.00%	YES		0.00	
282	Black Cherry	Prunus serotina	70%	20.10"	6.40"	0.53'	8'	0.00%	NO		128.68	
283	Littleleaf Linden	Tilia cordata	80%	24.81"	7.90"	0.66'	8'	0.00%	NO	X	196.07	Minor Vine Growth, Minor Leaning
284	White Mulberry	Morus alba	70%	27.32"	8.70"	0.73'	9'	0.00%	YES		0.00	Codominant leader, Trunk scaring
285	White Mulberry	Morus alba	70%	26.69"	8.50"	0.71'	9'	0.00%	YES		0.00	Codominant leader, Minor Trunk scaring
286	White Mulberry	Morus alba	70%	32.66"	10.40"	0.87'	11'	0.00%	YES		0.00	Codominant leader, Trunk scaring
288	American Elm	Ulmus americana	40%	31.09"	9.90"	0.83'	10'	0.00%	NO	X	307.91	Major Dieback, Codominant leader
289	White Pine	Pinus strobus	40%	28.89"	9.20"	0.77'	10'	10.38%	NO	X	265.90	Vine Growth, Codominant leader
290	Red Maple	Acer rubrum	40%	23.24"	7.40"	0.62'	8'	45.84%	YES	X	0.00	Dieback
291	Red Maple	Acer rubrum	40%	19.15"	6.10"	0.51'	8'	51.42%	YES	X	0.00	Vine Growth,Codominant leader, Trunk scaring
292	Black Cherry	Prunus serotina	30%	56.52"	18.00"	1.50'	18'	62.16%	YES		0.00	Major Vine Growth, Major Dieback
293	Black Cherry	Prunus serotina	30%	47.73"	15.20"	1.27'	16'	68.80%	YES		0.00	Crown Dieback, Leaning, Major Trunk scaring
294	Red Maple	Acer rubrum	60%	57.46"	18.30"	1.53'	19'	67.78%	YES	X	0.00	Minor Vine Growth, Dieback
298	Tree of Heaven	Ailanthus altissima	40%	35.17"	11.20"	0.93'	12'	1.45%	YES		0.00	Major Dieback, Codominant leader, Trunk scaring
299	Red Oak	Quercus rubra	60%	81.95"	26.10"	2.18'	27'	34.41%	NO	X	2,140.08	Vine Growth

Jul 18, 2024
H:\18\DC182502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - LSCP - N - 0----->LAYOUT: CIV905N - TREE INVENTORY SCHEDULE

BOHLER DC//
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RIVERHOUSE
LANDBAY N

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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Issue
NO. LSCP - 0 DATE

Revisions
NO. DATE

TREE INVENTORY SCHEDULE

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE
07/22/2024

APPROVED
CM, MO, SN

SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.
CIV905N

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 INCHES	DIAMETER (DBH) INCHES	DIAMETER (DBH) FEET	CRITICAL ROOT ZONE (CRZ) FEET	CRZ IMPACTED BY LOD %	REMOVE	NATIVE	CANOPY AREA SF	COMMENTS
1142	Eastern White Pine	Pinus strobus	75%	54.64"	17.40"	1.45'	18'	0.00%	NO	X	951.15	Die back
1143	Eastern White Pine	Pinus strobus	65%	76.30"	24.30"	2.03'	25'	0.00%	NO	X	1,855.08	Crooked trunk, Die back
1144	Eastern White Pine	Pinus strobus	50%	84.78"	27.00"	2.25'	27'	0.00%	NO	X	2,290.22	Crooked trunk, Trunk scar, Low branching
1145	Eastern White Pine	Pinus strobus	85%	66.25"	21.10"	1.76'	22'	0.00%	NO	X	1,398.67	
1146	Wax Leaf Privet	Ligustrum japonicum	70%	38.62"	12.30"	1.02'	13'	100.00%	YES		0.00	
1147	Linden	Tilia cordata	65%	84.47"	26.90"	2.24'	27'	100.00%	YES	X	0.00	Low branching, Trunk scar, Die back
1148	Pin Oak	Quercus palustris	60%	99.22"	31.60"	2.63'	32'	80.17%	YES	X	0.00	Low branching
1149	Paperbark Maple	Acer griseum	80%	10.99"	3.50"	0.29'	8'	100.00%	YES		0.00	
1150	Paperbark Maple	Acer griseum	70%	9.11"	2.90"	0.24'	8'	100.00%	YES		0.00	
1151	Paperbark Maple	Acer griseum	75%	10.05"	3.20"	0.27'	8'	100.00%	YES		0.00	
1152	Paperbark Maple	Acer griseum	70%	10.05"	3.20"	0.27'	8'	100.00%	YES		0.00	
1153	Yoshino Cherry	Prunus × yedoensis	60%	68.55"	21.83"	1.82'	22'	100.00%	YES		0.00	x2 Multi trunk, Low branching, Trunk scar, Die back
1154	Yoshino Cherry	Prunus × yedoensis	55%	54.50"	17.36"	1.45'	18'	100.00%	YES		0.00	x2 Multi trunk, Low branching, Trunk scar, Die back
1156	American sycamore	Platanus occidentalis	80%	32.03"	10.20"	0.85'	11'	100.00%	YES	X	0.00	
1157	American sycamore	Platanus occidentalis	75%	18.21"	5.80"	0.48'	8'	100.00%	YES	X	0.00	
1158	Pin Oak	Quercus palustris	70%	98.60"	31.40"	2.62'	32'	99.10%	YES	X	0.00	Minor die back, Crooked trunk
1159	Pin Oak	Quercus palustris	80%	54.64"	17.40"	1.45'	18'	100.00%	YES	X	0.00	
1160	American sycamore	Platanus occidentalis	75%	34.85"	11.10"	0.93'	12'	100.00%	YES	X	0.00	
1161	American sycamore	Platanus occidentalis	75%	28.57"	9.10"	0.76'	10'	100.00%	YES	X	0.00	
1162	American sycamore	Platanus occidentalis	75%	28.57"	9.10"	0.76'	10'	42.26%	YES	X	0.00	
1163	Crape Myrtle	Lagerstroemia indica	90%	19.67"	6.26"	0.52'	8'	94.51%	YES		0.00	x5 Multi trunk
1164	Crape Myrtle	Lagerstroemia indica	90%	17.64"	5.62"	0.47'	8'	92.68%	YES		0.00	x5 Multi trunk
1165	Crape Myrtle	Lagerstroemia indica	90%	20.43"	6.51"	0.54'	8'	95.30%	YES		0.00	x5 Multi trunk
1166	Crape Myrtle	Lagerstroemia indica	90%	17.26"	5.50"	0.46'	8'	99.28%	YES		0.00	x5 Multi trunk
1167	Pin Oak	Quercus palustris	50%	60.29"	19.20"	1.60'	20'	67.63%	YES	X	0.00	Crown die back
1168	Pin Oak	Quercus palustris	70%	71.91"	22.90"	1.91'	23'	93.28%	YES	X	0.00	Die back
1169	London plane	Platanus × acerifolia	75%	48.36"	15.40"	1.28'	16'	100.00%	YES		0.00	
1170	Serviceberry	Amelanchier canadensis	85%	22.04"	7.02"	0.58'	8'	100.00%	YES	X	0.00	x3 Multi trunk
1171	Serviceberry	Amelanchier canadensis	80%	20.74"	6.60"	0.55'	8'	0.00%	NO	X	137.04	x3 Multi trunk
1172	Mulberry	Morus alba	65%	61.54"	19.60"	1.63'	20'	0.00%	YES		0.00	Lean
1173	Willow Oak	Quercus phellos	85%	130.31"	41.50"	3.46'	42'	98.47%	YES	X	0.00	Ivy growth
1174	American sycamore	Platanus occidentalis	75%	36.11"	11.50"	0.96'	12'	3.89%	NO	X	415.48	
1175	Red Oak	Quercus rubra	75%	89.49"	28.50"	2.38'	29'	30.57%	NO	X	2,551.76	
1176	Red Maple	Acer rubrum	75%	38.94"	12.40"	1.03'	13'	19.14%	NO	X	483.05	Die back, Low branching
1177	Red Maple	Acer rubrum	70%	41.45"	13.20"	1.10'	14'	88.69%	YES	X	0.00	Low branching
1178	Red Oak	Quercus rubra	75%	134.08"	42.70"	3.56'	43'	33.69%	NO	X	5,728.03	Minor die back
1179	Willow Oak	Quercus phellos	70%	71.28"	22.70"	1.89'	23'	0.00%	NO	X	1,618.83	Minor lean, Minor die back
1180	Red Oak	Quercus rubra	75%	105.19"	33.50"	2.79'	34'	0.00%	NO	X	3,525.65	Minor die back
1181	Eastern White Pine	Pinus strobus	65%	55.89"	17.80"	1.48'	18'	0.00%	NO	X	995.38	Crooked trunk
1182	Eastern White Pine	Pinus strobus	65%	58.40"	18.60"	1.55'	19'	0.00%	NO	X	1,086.87	Die back
1183	Willow Oak	Quercus phellos	80%	126.86"	40.40"	3.37'	41'	32.44%	NO	X	5,127.58	Codominant leaders, Die back
1184	Eastern White Pine	Pinus strobus	70%	41.76"	13.30"	1.11'	14'	0.00%	NO	X	555.72	Die back
1185	Willow Oak	Quercus phellos	75%	128.43"	40.90"	3.41'	41'	33.80%	NO	X	5,255.29	Exposed roots, Die back
1186	Pin Oak	Quercus palustris	60%	78.50"	25.00"	2.08'	25'	0.00%	NO	X	1,963.50	Codominant leaders
1187	Red Maple	Acer rubrum	55%	12.56"	4.00"	0.33'	8'	0.00%	NO	X	50.27	Major die back, Trunk scar
1188	Sugar Maple	Acer saccharum	80%	12.56"	4.00"	0.33'	8'	0.00%	NO	X	50.27	
1189	Red Maple	Acer rubrum	45%	14.13"	4.50"	0.38'	8'	0.00%	NO	X	63.62	Major die back, Major trunk scar
1190	Red Maple	Acer rubrum	80%	13.50"	4.30"	0.36'	8'	0.00%	NO	X	58.09	
1191	Pin Oak	Quercus palustris	60%	72.53"	23.10"	1.93'	24'	0.00%	NO	X	1,676.39	Die back
1192	Red Maple	Acer rubrum	75%	108.64"	34.60"	2.88'	35'	15.07%	NO	X	3,760.99	Minor die back
1193	Red Maple	Acer rubrum	80%	12.25"	3.90"	0.33'	8'	1.53%	NO	X	47.78	
1194	Red Maple	Acer rubrum	70%	12.25"	3.90"	0.33'	8'	60.22%	YES	X	0.00	Trunk scar
1195	Red Maple	Acer rubrum	75%	25.12"	8.00"	0.67'	8'	37.00%	YES	X	0.00	Exposed roots
1196	Red Maple	Acer rubrum	75%	24.49"	7.80"	0.65'	8'	100.00%	YES	X	0.00	Codominant leaders
1197	Red Maple	Acer rubrum	75%	25.43"	8.10"	0.68'	9'	100.00%	YES	X	0.00	Low branching, Exposed roots
1198	Red Maple	Acer rubrum	80%	25.12"	8.00"	0.67'	8'	100.00%	YES	X	0.00	Low branching, Exposed roots
1199	Red Maple	Acer rubrum	75%	21.35"	6.80"	0.57'	8'	100.00%	YES	X	0.00	
1201	American Holly	Ilex opaca	70%	19.47"	6.20"	0.52'	8'	0.00%	NO	X	120.76	Low branching
1202	American Holly	Ilex opaca	65%	15.16"	4.83"	0.40'	8'	0.00%	NO	X	73.19	x2 Multi trunk, Open canopy
1204	American Holly	Ilex opaca	70%	22.26"	7.09"	0.59'	8'	0.00%	NO	X	157.84	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	210.40	x3 Multi trunk, Low branching
1208	Crabapple	Malus sp.	70%	24.49"	7.80"	0.65'	8'	0.00%	NO		191.13	Cut back
1209	Crabapple	Malus sp.	70%	24.81"	7.90"	0.66'	8'	0.00%	NO		196.07	Cut back
1213	American sycamore	Platanus occidentalis	75%	24.49"	7.80"	0.65'	8'	100.00%	YES	X	0.00	
1214	Bradford Pear	Pyrus calleryana	70%	31.71"	10.10"	0.84'	11'	100.00%	YES		0.00	Lean
1217	Crabapple	Malus sp.	75%	20.72"	6.60"	0.55'	8'	0.00%	NO		136.85	Cut back
1226	Willow Oak	Quercus phellos	75%	100.17"	31.90"	2.66'	32'	100.00%	YES	X	0.00	
1230	Pin Oak	Quercus palustris	80%	61.23"	19.50"	1.63'	20'	100.00%	YES	X	0.00	
1231	Pin Oak	Quercus palustris	75%	44.27"	14.10"	1.18'	15'	100.00%	YES	X	0.00	
1233	Deodar Cedar	Cedrus deodara	80%	34.85"	11.10"	0.93'	12'	0.00%	NO		387.08	
1234	Deodar Cedar	Cedrus deodara	80%	32.34"	10.30"	0.86'	11'	0.00%	NO		333.29	
1236	Deodar Cedar	Cedrus deodara	80%	29.83"	9.50"	0.79'	10'	4.84%	NO		283.53	
1238	Deodar Cedar	Cedrus deodara	80%	39.56"	12.60"	1.05'	13'	8.24%	NO		498.76	
1239	Deodar Cedar	Cedrus deodara	80%	35.17"	11.20"	0.93'	12'	1.62%	NO		394.08	
1240	Deodar Cedar	Cedrus deodara	80%	22.92"	7.30"	0.61'	8'	4.52%	NO		167.42	
1241	Norway Spruce	Picea abies	60%	20.10"	6.40"	0.53'	8'	16.70%	NO		128.68	Low branching, Crooked trunk
1245	Deodar Cedar	Cedrus deodara	60%	18.84"	6.00"	0.50'	8'	0.00%	NO		113.10	
1248	Willow Oak	Quercus phellos	80%	44.90"	14.30"	1.19'	15'	6.67%	NO	X	642.42	
1249	Willow Oak	Quercus phellos	75%	45.84"	14.60"	1.22'	15'	6.14%	NO	X	669.66	Crooked trunk
1251	American sycamore	Platanus occidentalis	70%	53.38"	17.00"	1.42'	17'	100.00%	YES	X	0.00	Crooked trunk, Die back
1253	American sycamore	Platanus occidentalis	80%	47.73"	15.20"	1.27'	16'	100.00%	YES	X	0.00	
1254	American sycamore	Platanus occidentalis	60%	48.36"	15.40"	1.28'	16'	100.00%	YES	X	0.00	Crown die back
1262	Sawtooth Oak	Quercus acutissima	70%	115.24"	36.70"	3.06'	37'	44.83%	NO	X	4,231.38	Die back, CRZ Removal in Pavement
1269	Red Maple	Acer rubrum	60%	45.53"	14.50"	1.21'	15'	100.00%	YES	X	0.00	Weak branching angle, Codominant leaders
1282	Yoshino Cherry	Prunus × yedoensis	50%	61.93"	19.72"	1.64'	20'	100.00%	YES		0.00	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	1,346.14	
1285	Pin Oak	Quercus palustris	60%	32.34"	10.30"	0.86'	11'	0.00%	NO	X	333.29	
1288	Green Ash	Fraxinus pennsylvanica	60%	18.84"	6.00"	0.50'	8'	0.00%	NO	X	113.10	
1292	American Elm	Ulmus americana	60%	32.66"	10.40"	0.87'	11'	0.00%	NO	X	339.79	
1293	American Elm	Ulmus americana	60%	32.66"	10.40"	0.87'	11'	0.00%	NO	X	339.79	
1297	American Elm	Ulmus americana	50%	55.26"	17.60"	1.47'	18'	0.00%	NO	X	973.14	
1298	American Elm	Ulmus americana	60%	51.81"	16.50"	1.38'	17'	0.00%	NO	X	855.30	
1299	Black Cherry	Prunus serotina	50%	35.80"	11.40"	0.95'	12'	0.00%	NO		408.28	
1300	American Elm	Ulmus americana	50%	37.99"	12.10"	1.01'	13'	0.00%	NO	X	459.96	
1310	Eastern White Pine	Pinus strobus	55%	66.25"	21.10"	1.76'	22'	0.00%	NO	X	1,398.67	Crooked trunk, Die back
1311	Eastern White Pine	Pinus strobus	50%	83.21"	26.50"	2.21'	27'	0.00%	NO	X	2,206.18	Crooked trunk, Die back, Low branching
1316	Willow Oak	Quercus phellos	80%	91.37"	29.10"	2.43'	30'	4.52%	NO	X	2,660.33	
1318	Red Maple	Acer rubrum	65%	84.15"	26.80"	2.23'	27'	0.00%	NO	X	2,256.42	Low branching, Hazardous angle
1319	Eastern White Pine	Pinus strobus	65%	82.27"	26.20"	2.18'	27'	0.00%	NO	X	2,156.51	Die back
1320	Eastern White Pine	Pinus strobus	70%	52.44"	16.70"	1.39'	17'	0.00%	NO	X	876.16	Die back
1322	Eastern White Pine	Pinus strobus	70%	81.64"	26.00"	2.17'	26'	0.00%	NO	X	2,123.72	Die back
1324	Red Oak	Quercus rubra	85%	96.40"	30.70"	2.56'	31'	0.00%	NO	X	2,960.92	Minor die back
1326	Red Oak	Quercus rubra	80%	92.32"	29.40"	2.45'	30'	0.00%	NO	X	2,715.47	
1330	Pin Oak	Quercus palustris	70%	65.31"	20.80"	1.73'	21'	100.00%	YES	X	0.00	Die back
1331	Pin Oak	Quercus palustris	70%	55.58"	17.70"	1.48'	18'	100.00%	YES	X	0.00	
1332	Pin Oak	Quercus palustris	70%	56.52"	18.00"	1.50'	18'	100.00%	YES	X	0.00	Crooked trunk
1334	Mulberry	Morus alba	50%	122.15"	38.90"	3.24'	39'	25.37%	YES		0.00	Low branching, Heavy ivy growth
1335	Pin Oak	Quercus palustris	65%	94.20"	30.00"	2.50'	30'	100.00%	YES	X	0.00	Crown die back
1341	American Holly	Ilex opaca	80%	40.15"	12.79"	1.07'	13'	100.00%	YES	X	0.00	x3 Multi trunk
1342	American Holly	Ilex opaca	80%	35.88"	11.43"	0.95'	12'	100.00%	YES	X	0.00	x3 Multi trunk
1344	American Holly	Ilex opaca	80%	43.05"	13.71"	1.14'	14'	100.00%	YES	X	0.00	x3 Multi trunk
1345	American Holly	Ilex opaca	75%	41.94"	13.36"	1.11'	14'	100.00%	YES	X	0.00	x2 Multi trunk
1346	American Holly	Ilex opaca	75%	32.18"	10.25"	0.85'	11'	100.00%	YES	X	0.00	x4 Multi trunk
1347	American Holly	Ilex opaca	60%	38.05"	12.12"	1.01'	13'	100.00%	YES	X	0.00	x3 Multi trunk, Die back
1349	Japanese Zelkova	Zelkova serrata	80%	16.64"	5.30"	0.44'	8'	0.00%	NO		88.25	
1354	Pin Oak	Quercus palustris	65%	29.20"	9.30"	0.78'	10'	100.00%	YES	X	0.00	Die back
1355	Red Oak	Quercus rubra	80%	108.33"	34.50"	2.88'	35'	0.00%	NO	X	3,739.28	
1357	Norway Spruce	Picea abies	70%	52.12"	16.60"	1.38'	17'	0.00%	NO		865.70	Minor die back
1362	Pin Oak	Quercus palustris	60%	61.54"	19.60"	1.63'	20'	0.00%	NO	X	1,206.87	Crooked trunk, Trunk scar, Major die back
1363	Norway Spruce	Picea abies	70%	35.17"	11.20"	0.93'	12'	0.00%	NO		394.08	

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 INCHES	DIAMETER (DBH) INCHES	DIAMETER (DBH) FEET	CRITICAL ROOT ZONE (CRZ) FEET	CRZ IMPACTED BY LOD %	REMOVE	NATIVE	CANOPY AREA SF	COMMENTS
431	American Elm	Ulmus americana	30%	52.75"	16.80"	1.40'	17'	0.00%	NO	X	886.68	Vine Growth, Dieback
432	American Elm	Ulmus americana	30%	73.48"	23.40"	1.95'	24'	0.00%	NO	X	1,720.21	Major Leaning, Codominant leader
433	Tree of Heaven	Ailanthus altissima	60%	21.04"	6.70"	0.56'	8'	5.74%	YES		0.00	Vine Growth
434	Black Locust	Robinia pseudoacacia	10%	80.38"	25.60"	2.13'	26'	14.66%	YES	X	0.00	Major Vine Growth, Major Dieback
435	Red Maple	Acer rubrum	40%	42.08"	13.40"	1.12'	14'	54.98%	YES	X	0.00	Major Dieback
436	Tree of Heaven	Ailanthus altissima	60%	9.73"	3.10"	0.26'	8'	0.00%	YES		0.00	Minor Dieback, Codominant leader, Trunk scaring
437	Tree of Heaven	Ailanthus altissima	60%	20.10"	6.40"	0.53'	8'	0.00%	YES		0.00	Minor Dieback, Codominant leader
438	Tree of Heaven	Ailanthus altissima	70%	16.96"	5.40"	0.45'	8'	100.00%	YES		0.00	Minor Dieback
439	Black Cherry	Prunus serotina	30%	28.26"	9.00"	0.75'	9'	20.09%	NO		254.47	Vine Growth, Major Dieback
440	American Elm	Ulmus americana	40%	25.75"	8.20"	0.68'	9'	27.30%	NO	X	211.24	
441	Tree of Heaven	Ailanthus altissima	0%	33.28"	10.60"	0.88'	11'	45.28%	YES		0.00	Dead
442	Littleleaf Linden	Tilia cordata	20%	70.34"	22.40"	1.87'	23'	21.85%	YES	X	0.00	Major Vine Growth, Major Dieback
443	Black Cherry	Prunus serotina	60%	36.74"	11.70"	0.98'	12'	0.00%	NO		430.05	Dieback, Minor Leaning
444	Black Cherry	Prunus serotina	60%	15.70"	5.00"	0.42'	8'	100.00%	YES		0.00	Minor Vine Growth, Minor Dieback
445	Black Cherry	Prunus serotina	20%	43.33"	13.80"	1.15'	14'	100.00%	YES		0.00	Major Dieback,Major Trunk scaring
446	Black Cherry	Prunus serotina	50%	21.98"	7.00"	0.58'	8'	100.00%	YES		0.00	
447	American Elm	Quercus rubra	55%	39.25"	12.50"	1.04'	13'	100.00%	YES	X	0.00	Major vine growth, Dieback
448	Black Locust	Robinia pseudoacacia	70%	99.54"	31.70"	2.64'	32'	100.00%	YES	X	0.00	Major vine growth, Dieback
449	Black Cherry	Prunus serotina	20%	21.04"	6.70"	0.56'	8'	100.00%	YES		0.00	Major Dieback
450	Black Cherry	Prunus serotina	40%	11.30"	3.60"	0.30'	8'	100.00%	YES		0.00	Vine Growth, Dieback
451	Black Cherry	Prunus serotina	40%	14.44"	4.60"	0.38'	8'	100.00%	YES		0.00	Vine Growth, Major Dieback, Crooked
452	Black Cherry	Prunus serotina	40%	20.41"	6.50"	0.54'	8'	100.00%	YES		0.00	Vine Growth, Dieback, Low Branching Angle
453	Norway Maple	Acer platanoides	40%	50.24"	16.00"	1.33'	16'	99.64%	YES		0.00	Codominant leader, Minor Trunk scaring
454	Tree of Heaven	Ailanthus altissima	70%	33.91"	10.80"	0.90'	11'	100.00%	YES		0.00	Codominant leader
455	Tree of Heaven	Ailanthus altissima	20%	16.64"	5.30"	0.44'	8'	99.25%	YES		0.00	Vine Growth, Major Dieback, Trunk scaring
456	American Elm	Ulmus americana	50%	29.52"	9.40"	0.78'	10'	0.00%	NO	X	277.59	Vine Growth, Leaning
457	Tree of Heaven	Ailanthus altissima	60%	17.27"	5.50"	0.46'	8'	100.00%	YES		0.00	Dieback
458	White Mulberry	Morus alba	40%	64.06"	20.40"	1.70'	21'	57.40%	YES		0.00	Vine Growth, Codominant leader, Major Trunk scaring
459	Norway Maple	Acer platanoides	20%	21.35"	6.80"	0.57'	8'	100.00%	YES		0.00	Major Dieback, Major Trunk scaring
460	Norway Maple	Acer platanoides	40%	30.77"	9.80"	0.82'	10'	100.00%	YES		0.00	Crown Dieback, Codominant leader, Minor Trunk scaring
461	Black Cherry	Prunus serotina	20%	43.65"	13.90"	1.16'	14'	100.00%	YES		0.00	Major Vine Growth, Major Dieback
462	Tree of Heaven	Ailanthus altissima	60%	10.36"	3.30"	0.28'	8'	100.00%	YES		0.00	Dieback
463	Black Cherry	Prunus serotina	50%	15.70"	5.00"	0.42'	8'	100.00%	YES		0.00	Major Dieback
464	Black Walnut	Juglans nigra	20%	23.24"	7.40"	0.62'	8'	100.00%	YES	X	0.00	Major Vine Growth, Major Dieback, Major Trunk scaring
465	Tree of Heaven	Ailanthus altissima	40%	22.92"	7.30"	0.61'	8'	100.00%	YES		0.00	Major Dieback, Leaning
466	Norway Maple	Acer platanoides	20%	25.75"	8.20"	0.68'	9'	100.00%	YES		0.00	Vine Growth, Dieback
467	Black Locust	Robinia pseudoacacia	20%	21.04"	6.70"	0.56'	8'	100.00%	YES	X	0.00	Vine Growth, Dieback
468	Black Cherry	Prunus serotina	30%	15.39"	4.90"	0.41'	8'	100.00%	YES		0.00	Major Dieback, Codominant leader
469	Tree of Heaven	Ailanthus altissima	50%	14.44"	4.60"	0.38'	8'	100.00%	YES		0.00	Codominant leader, Major Trunk scaring
470	Silver Maple	Acer saccharinum	50%	13.82"	4.40"	0.37'	8'	100.00%	YES	X	0.00	Dieback, Codominant leader
471	Black Cherry	Prunus serotina	50%	11.30"	3.60"	0.30'	8'	100.00%	YES		0.00	Minor Vine Growth, Dieback, Low Branching Angle
473	Tree of Heaven	Ailanthus altissima	60%	18.84"	6.00"	0.50'	8'	100.00%	YES		0.00	Dieback
474	Tree of Heaven	Ailanthus altissima	20%	21.04"	6.70"	0.56'	8'	100.00%	YES		0.00	Vine Growth, Major Dieback, Codominant leader
475	Norway Maple	Acer platanoides	20%	23.86"	7.60"	0.63'	8'	100.00%	YES		0.00	Crown Dieback, Crooked
476	Black Locust	Robinia pseudoacacia	0%	52.44"	16.70"	1.39'	17'	4.84%	YES	X	0.00	Dead
477	Tree of Heaven	Ailanthus altissima	40%	31.40"	10.00"	0.83'	10'	100.00%	YES		0.00	Major Dieback
479	Tree of Heaven	Ailanthus altissima	30%	19.47"	6.20"	0.52'	8'	100.00%	YES		0.00	Dieback, Trunk scaring
480	Tree of Heaven	Ailanthus altissima	30%	11.30"	3.60"	0.30'	8'	100.00%	YES		0.00	Dieback, Codominant leader, Trunk scaring
481	Tree of Heaven	Ailanthus altissima	50%	17.90"	5.70"	0.48'	8'	100.00%	YES		0.00	Minor Dieback, Codominant leader
482	Silver Maple	Acer saccharinum	60%	120.58"	38.40"	3.20'	39'	48.97%	YES	X	0.00	Leaning, Low Branching Angle
483	White Mulberry	Morus alba	40%	43.02"	13.70"	1.14'	14'	100.00%	YES		0.00	Major Dieback
484	White Mulberry	Morus alba	40%	17.58"	5.60"	0.47'	8'	100.00%	YES		0.00	Major Dieback
485	White Mulberry	Morus alba	40%	18.53"	5.90"	0.49'	8'	100.00%	YES		0.00	Major Dieback, Codominant leader
486	White Mulberry	Morus alba	40%	39.25"	12.50"	1.04'	13'	100.00%	YES		0.00	Major Dieback
487	Norway Maple	Acer platanoides	40%	43.02"	13.70"	1.14'	14'	20.73%	NO		589.65	Vine Growth, Dieback
488	Black Locust	Robinia pseudoacacia	30%	16.33"	5.20"	0.43'	8'	100.00%	YES	X	0.00	Dieback, Minor Trunk scaring
489	Black Locust	Robinia pseudoacacia	40%	21.98"	7.00"	0.58'	8'	100.00%	YES	X	0.00	Minor Dieback, Codominant leader, Trunk scaring
490	White Oak	Quercus alba	70%	24.81"	7.90"	0.66'	8'	100.00%	YES	X	0.00	Minor Dieback
491	Black Locust	Robinia pseudoacacia	60%	32.03"	10.20"	0.85'	11'	44.23%	YES	X	0.00	
492	Tree of Heaven	Ailanthus altissima	50%	22.92"	7.30"	0.61'	8'	100.00%	YES		0.00	Dieback, Codominant leader
493	Tree of Heaven	Ailanthus altissima	60%	23.55"	7.50"	0.63'	8'	98.70%	YES		0.00	Minor Vine Growth, Dieback
494	Black Cherry	Prunus serotina	60%	31.09"	9.90"	0.83'	10'	44.28%	YES		0.00	Vine Growth, Dieback, Codominant leader
495	Black Cherry	Prunus serotina	50%	48.98"	15.60"	1.30'	16'	48.66%	YES		0.00	Vine Growth, Dieback
496	Red Oak	Quercus rubra	20%	17.90"	5.70"	0.48'	8'	100.00%	YES	X	0.00	Major Vine Growth, Major Dieback
497	Tree of Heaven	Ailanthus altissima	50%	17.58"	5.60"	0.47'	8'	100.00%	YES		0.00	Vine Growth, Major Dieback, Codominant leader
498	Norway Maple	Acer platanoides	70%	28.89"	9.20"	0.77'	10'	100.00%	YES		0.00	
499	Black Locust	Robinia pseudoacacia	0%	28.57"	9.10"	0.76'	10'	100.00%	YES	X	0.00	Dead
500	Norway Maple	Acer platanoides	70%	31.40"	10.00"	0.83'	10'	100.00%	YES		0.00	
701	Silver Maple	Acer saccharinum	70%	35.80"	11.40"	0.95'	12'	0.00%	NO	X	408.28	Codominant leader, Vine growth, Crooked
702	Silver Maple	Acer saccharinum	75%	62.69"	19.96"	1.66'	20'	0.00%	NO	X	1,252.14	X3 Trunk, Vine growth
708	Silver Maple	Acer saccharinum	80%	37.99"	12.10"	1.01'	13'	0.00%	NO	X	459.96	Crooked, Leaning, Low branching angle
717	American Elm	Ulmus americana	75%	41.45"	13.20"	1.10'	14'	0.00%	NO	X	547.39	Codominant leader
718	American Elm	Ulmus americana	60%	54.95"	17.50"	1.46'	18'	0.00%	NO	X	962.11	Major vine, Major lean
720	Linden	Tilia cordata	75%	82.58"	26.30"	2.19'	27'	80.77%	YES	X	0.00	Lean
721	Linden	Tilia cordata	80%	84.78"	27.00"	2.25'	27'	54.81%	YES	X	0.00	
725	Black Locust	Robinia pseudoacacia	70%	68.14"	21.70"	1.81'	22'	0.00%	NO	X	1,479.34	Crooked, Vine growth, Trunk scar
726	Black Locust	Robinia pseudoacacia	0%	43.96"	14.00"	1.17'	14'	0.00%	YES	X	0.00	Dead
727	American Elm	Ulmus americana	75%	36.42"	11.60"	0.97'	12'	0.00%	NO	X	422.73	Minor vine growth
730	Willow Oak	Quercus phellos	90%	90.75"	28.90"	2.41'	29'	100.00%	YES	X	0.00	
731	Willow Oak	Quercus phellos	85%	61.54"	19.60"	1.63'	20'	100.00%	YES	X	0.00	
732	Hackberry	Celtis occidentalis	75%	59.03"	18.80"	1.57'	19'	9.85%	NO	X	1,110.36	
733A	American Elm	Ulmus americana	75%	76.30"	24.30"	2.03'	25'	3.64%	NO	X	1,855.08	Crooked
733	Pin Oak	Quercus palustris	60%	79.13"	25.20"	2.10'	26'	100.00%	YES	X	0.00	Die back
734	Pin Oak	Quercus palustris	70%	65.31"	20.80"	1.73'	21'	100.00%	YES	X	0.00	
735	Pin Oak	Quercus palustris	45%	72.85"	23.20"	1.93'	24'	100.00%	YES	X	0.00	Crown die back
736	Pin Oak	Quercus palustris	70%	46.79"	14.90"	1.24'	15'	100.00%	YES	X	0.00	
737	Ginkgo	Ginkgo biloba	80%	47.41"	15.10"	1.26'	16'	100.00%	YES		0.00	
738A	Pin Oak	Quercus palustris	70%	122.15"	38.90"	3.24'	39'	24.74%	NO	X	4,753.89	Limbed up, Dieback, Codominant leaders
738	Ginkgo	Ginkgo biloba	70%	41.76"	13.30"	1.11'	14'	100.00%	YES		0.00	Codominant leaders
739	Japanese Zelkova	Zelkova serrata	75%	23.55"	7.50"	0.63'	8'	100.00%	YES		0.00	
740	Japanese Zelkova	Zelkova serrata	75%	22.61"	7.20"	0.60'	8'	100.00%	YES		0.00	
741A/742A	American Elm	Ulmus americana	70%	27.96"	8.91"	0.74'	9'	31.06%	NO	X	249.16	X2 Trunk, Codominant leaders
741	Japanese Zelkova	Zelkova serrata	75%	23.24"	7.40"	0.62'	8'	100.00%	YES		0.00	
742	Honey Locust	Gleditsia triacanthos	65%	17.27"	5.50"	0.46'	8'	100.00%	YES	X	0.00	Trunk scar, Low branching
743A	American Elm	Ulmus americana	65%	23.55"	7.50"	0.63'	8'	0.00%	NO	X	176.71	Crooked, Leaning
743	Honey Locust	Gleditsia triacanthos	80%	43.65"	13.90"	1.16'	14'	100.00%	YES	X	0.00	
745	Honey Locust	Gleditsia triacanthos	80%	20.72"	6.60"	0.55'	8'	100.00%	YES	X	0.00	
749	White Pine	Pinus strobus	70%	63.11"	20.10"	1.68'	21'	22.26%	NO	X	1,269.23	
751	White Pine	Pinus strobus	60%	51.50"	16.40"	1.37'	17'	34.88%	NO	X	844.96	
752	White Pine	Pinus strobus	50%	51.81"	16.50"	1.38'	17'	33.15%	NO	X	855.30	
753	White Pine	Pinus strobus	60%	79.44"	25.30"	2.11'	26'	0.00%	NO	X	2,010.90	
754	Eastern White Pine	Pinus strobus	60%	54.64"	17.40"	1.45'	18'	100.00%	YES	X	0.00	Major die back
755	Eastern White Pine	Pinus strobus	60%	49.30"	15.70"	1.31'	16'	100.00%	YES	X	0.00	Major die back
756	Eastern White Pine	Pinus strobus	60%	45.84"	14.60"	1.22'	15'	100.00%	YES	X	0.00	Crown die back
757	Eastern White Pine	Pinus strobus	60%	44.59"	14.20"	1.18'	15'	100.00%	YES	X	0.00	Crown die back
758	Eastern White Pine	Pinus strobus	60%	50.87"	16.20"	1.35'	17'	100.00%	YES	X	0.00	Die back, Crooked trunk
759	Eastern White Pine	Pinus strobus	75%	55.26"	17.60"	1.47'	18'	100.00%	YES	X	0.00	Die back
782	Pin Oak	Quercus palustris	65%	42.70"	13.60"	1.13'	14'	100.00%	YES	X	0.00	Codominant leaders
783	Red Maple	Acer rubrum	10%	82.27"	26.20"	2.18'	27'	100.00%	YES	X	0.00	
788	London plane	Platanus × acerifolia	55%	62.80"	20.00"	1.67'	20'	100.00%	YES		0.00	Minor die back
791	Ginkgo	Ginkgo biloba	75%	12.25"	3.90"	0.33'	8'	100.00%	YES		0.00	
793	Sweetgum	Liquidambar styraciflua	70%	87.29"	27.80"	2.32'	28'	100.00%	YES	X	0.00	
795	Sweetgum	Liquidambar styraciflua	65%	92.94"	29.60"	2.47'	30'	100.00%	YES	X	0.00	
894	American elm	Ulmus americana	70%	28.26"	9.00"	0.75'	9'	100.00%	YES	X	0.00	Weak branching angle
895	Red Maple	Acer rubrum	70%	72.22"	23.00"	1.92'	23'	35.28%	NO	X	1,661.90	Codominant leaders, CRZ Removal in Pavement
1137	Norway Spruce	Picea abies	70%	31.40"	10.00"	0.83'	10'	0.00%	NO		314.16	Minor die back
1138	Norway Spruce	Picea abies	70%	19.78"	6.30"	0.53'	8'	0.00%	NO		124.69	
1139	Pin Oak	Quercus palustris	80%	115.55"	36.80"	3.07'	37'	0.00%	NO	X	4,254.47	Low branching, Minor die back
1140	Eastern White Pine	Pinus strobus	70%	79.76"	25.40"	2.12'	26'	0.00%	NO	X	2,026.83	Die back
1141	Eastern White Pine	Pinus strobus	70%	59.97"	19.10"	1.59'	20'	0.00%	NO	X	1,146.08	Die back

BOHLER DC//
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WASHINGTON, DC 20004
Phone: (202) 524-5700

RIVERHOUSE
LANDBAY N

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
LESSARD DESIGN, INC.
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CIVIL ENGINEER
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Issue
NO. LSCP - 0 DATE

Revisions
NO. DATE

TREE INVENTORY
SCHEDULE

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE 07/22/2024 | APPROVED CM, MO, SN

SCALE: AS NOTED | JOB NO. DC1822502

DRAWING NO.
CIV906N

Jul 18, 2024
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - LSCP - N - 0----->LAYOUT: CIV906N - TREE INVENTORY SCHEDULE

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 INCHES	DIAMETER (DBH) INCHES	DIAMETER (DBH) FEET	CRITICAL ROOT ZONE (CRZ) FEET	CRZ IMPACTED BY LOD %	REMOVE	NATIVE	CANOPY AREA SF	COMMENTS
1701	American sycamore	Platanus occidentalis	70%	39.25"	12.50"	1.04'	13'	100.00%	YES	X	0.00	Low branching, Hazardous branching angle
1703	American sycamore	Platanus occidentalis	70%	30.14"	9.60"	0.80'	10'	42.33%	YES	X	0.00	Low branching, Cut back
1704	American sycamore	Platanus occidentalis	80%	29.20"	9.30"	0.78'	10'	34.43%	NO	X	271.72	
1705	American sycamore	Platanus occidentalis	75%	28.26"	9.00"	0.75'	9'	34.04%	NO	X	254.47	
1706	Japanese Zelkova	Zelkova serrata	70%	35.80"	11.40"	0.95'	12'	0.00%	NO		408.28	Trunk scar
1707	Japanese Zelkova	Zelkova serrata	60%	31.09"	9.90"	0.83'	10'	0.00%	NO		307.91	Major trunk scar
1708	Japanese Zelkova	Zelkova serrata	70%	27.63"	8.80"	0.73'	9'	0.00%	NO		243.28	
1709	Japanese Zelkova	Zelkova serrata	70%	28.26"	9.00"	0.75'	9'	0.00%	NO		254.47	Minor die back
1710	Japanese Zelkova	Zelkova serrata	70%	23.24"	7.40"	0.62'	8'	0.00%	NO		172.03	
1711	Japanese Zelkova	Zelkova serrata	70%	34.85"	11.10"	0.93'	12'	0.00%	NO		387.08	
1712	Honey Locust	Gleditsia triacanthos	65%	45.53"	14.50"	1.21'	15'	0.00%	NO	X	660.52	Low branching, Die back
1713	Chinese Magnolia	Magnolia × soulangeana	70%	16.33"	5.20"	0.43'	8'	0.00%	NO		84.95	Low branching
1714	Chinese Magnolia	Magnolia × soulangeana	75%	20.72"	6.60"	0.55'	8'	0.00%	NO		136.85	x2 Multi trunk, Low branching
1715	Chinese Magnolia	Magnolia × soulangeana	75%	19.78"	6.30"	0.53'	8'	0.00%	NO		124.69	x2 Multi trunk, Low branching
1716	Chinese Magnolia	Magnolia × soulangeana	70%	16.93"	5.39"	0.45'	8'	0.00%	NO		91.31	x2 Multi trunk, Low branching
1717	Chinese Magnolia	Magnolia × soulangeana	60%	17.48"	5.57"	0.46'	8'	0.00%	NO		97.35	x2 Multi trunk, Low branching, Trunk scar
1718	Willow Oak	Quercus phellos	75%	47.10"	15.00"	1.25'	15'	0.00%	NO	X	706.86	
1719	Chinese Magnolia	Magnolia × soulangeana	70%	18.93"	6.03"	0.50'	8'	0.00%	NO		114.17	x3 Multi trunk
1724	American sycamore	Platanus occidentalis	80%	25.43"	8.10"	0.68'	9'	31.48%	NO	X	206.12	Low branching, Cut back
1725	American sycamore	Platanus occidentalis	65%	52.44"	16.70"	1.39'	17'	2.82%	NO	X	876.16	Cut back
1726	American sycamore	Platanus occidentalis	70%	51.50"	16.40"	1.37'	17'	0.00%	NO	X	844.96	Low branching, Weak branching angle
1727	Honey Locust	Gleditsia triacanthos	70%	31.40"	10.00"	0.83'	10'	0.00%	NO	X	314.16	Low branching
1728	American sycamore	Platanus occidentalis	80%	30.14"	9.60"	0.80'	10'	30.82%	NO	X	289.53	
1729	American sycamore	Platanus occidentalis	75%	34.54"	11.00"	0.92'	11'	30.53%	NO	X	380.13	Cut back
1730	Crepe Myrtle	Lagerstroemia indica	75%	23.86"	7.60"	0.63'	8'	0.80%	NO		181.46	x5 Multi trunk
1731	Crepe Myrtle	Lagerstroemia indica	75%	28.21"	8.99"	0.75'	9'	5.62%	NO		253.64	x4 Multi trunk
1732	American Holly	Ilex opaca	75%	16.96"	5.40"	0.45'	8'	0.00%	NO	X	91.61	Open canopy
1734	American Holly	Ilex opaca	75%	19.78"	6.30"	0.53'	8'	0.00%	NO	X	124.69	Open canopy
1735	Crepe Myrtle	Lagerstroemia indica	70%	18.93"	6.03"	0.50'	8'	0.00%	NO		114.17	x3 Multi trunk, Trunk scar
1736	Crepe Myrtle	Lagerstroemia indica	70%	19.24"	6.13"	0.51'	8'	0.00%	NO		117.99	x3 Multi trunk
1737	Crepe Myrtle	Lagerstroemia indica	70%	14.53"	4.63"	0.39'	8'	0.00%	NO		67.25	x2 Multi trunk, Cut back
1738	Crepe Myrtle	Lagerstroemia indica	75%	21.92"	6.98"	0.58'	8'	0.00%	NO		153.12	x4 Multi trunk
1739	Crabapple	Malus sp.	70%	19.47"	6.20"	0.52'	8'	0.00%	NO		120.76	Cut back
1740	Crabapple	Malus sp.	70%	19.47"	6.20"	0.52'	8'	0.00%	NO		120.76	Cut back, Die back
1741	Kanzan Cherry	Prunus serrulata 'Kanzan'	75%	31.40"	10.00"	0.83'	10'	86.70%	YES		0.00	Cut back
1742	Crepe Myrtle	Lagerstroemia indica	80%	27.59"	8.79"	0.73'	9'	100.00%	YES		0.00	x3 Multi trunk, Exposed roots
1743	Crepe Myrtle	Lagerstroemia indica	75%	22.86"	7.28"	0.61'	8'	100.00%	YES		0.00	x4 Multi trunk, Exposed roots
1744	Crepe Myrtle	Lagerstroemia indica	75%	25.70"	8.18"	0.68'	9'	100.00%	YES		0.00	x3 Multi trunk, Exposed roots
1753	Yoshino Cherry	Prunus × yedoensis	70%	28.26"	9.00"	0.75'	9'	5.20%	NO		254.47	Cut back
1754	Yoshino Cherry	Prunus × yedoensis	75%	27.63"	8.80"	0.73'	9'	0.00%	NO		243.28	Weak branching angle
1755	Yoshino Cherry	Prunus × yedoensis	70%	20.10"	6.40"	0.53'	8'	0.00%	NO		128.68	Minor die back
1757	American Holly	Ilex opaca	80%	25.38"	8.08"	0.67'	9'	100.00%	YES	X	0.00	x3 Multi trunk
1758	American Holly	Ilex opaca	80%	26.22"	8.35"	0.70'	9'	100.00%	YES	X	0.00	x2 Multi trunk
1759	American Holly	Ilex opaca	80%	14.51"	4.62"	0.39'	8'	100.00%	YES	X	0.00	x3 Multi trunk
1760	American Holly	Ilex opaca	80%	23.86"	7.60"	0.63'	8'	100.00%	YES	X	0.00	
1761	American Holly	Ilex opaca	75%	25.70"	8.18"	0.68'	9'	100.00%	YES	X	0.00	x3 Multi trunk
1762	American Holly	Ilex opaca	80%	27.99"	8.91"	0.74'	9'	100.00%	YES	X	0.00	x3 Multi trunk
1763	American Holly	Ilex opaca	80%	28.53"	9.09"	0.76'	10'	100.00%	YES	X	0.00	x3 Multi trunk
1764	American Holly	Ilex opaca	75%	22.57"	7.19"	0.60'	8'	100.00%	YES	X	0.00	x2 Multi trunk
1765	London plane	Platanus × acerifolia	65%	56.21"	17.90"	1.49'	18'	100.00%	YES		0.00	Crown die back
1766	Honey Locust	Gleditsia triacanthos	70%	20.41"	6.50"	0.54'	8'	100.00%	YES	X	0.00	Crooked trunk, Minor trunk scar
1767	Honey Locust	Gleditsia triacanthos	75%	17.90"	5.70"	0.48'	8'	100.00%	YES	X	0.00	
1768	Eastern White Pine	Pinus strobus	75%	65.63"	20.90"	1.74'	21'	100.00%	YES	X	0.00	Die back
1769	Red Maple	Acer rubrum	70%	29.83"	9.50"	0.79'	10'	0.00%	NO	X	283.53	Weak branching angle
1770	Red Maple	Acer rubrum	80%	56.83"	18.10"	1.51'	19'	77.01%	YES	X	0.00	Low branching
1772	Crepe Myrtle	Lagerstroemia indica	80%	26.22"	8.35"	0.70'	9'	0.00%	NO		219.03	x6 Multi trunk
1773	Crepe Myrtle	Lagerstroemia indica	80%	18.52"	5.90"	0.49'	8'	0.00%	NO		109.33	x6 Multi trunk
1774	Crepe Myrtle	Lagerstroemia indica	80%	30.40"	9.68"	0.81'	10'	0.00%	NO		294.45	x6 Multi trunk
1775	Pin Oak	Quercus palustris	60%	100.79"	32.10"	2.68'	33'	100.00%	YES	X	0.00	Codominant leaders
1776	Pin Oak	Quercus palustris	65%	59.35"	18.90"	1.58'	19'	100.00%	YES	X	0.00	Crown die back
1782	Red Maple	Acer rubrum	65%	28.89"	9.20"	0.77'	10'	100.00%	YES	X	0.00	Die back
1783	Willow Oak	Quercus phellos	70%	77.56"	24.70"	2.06'	25'	37.61%	NO	X	1,916.65	Crooked trunk, Cut Back, CRZ Removal in Pavement
1784	Willow Oak	Quercus phellos	80%	103.31"	32.90"	2.74'	33'	48.26%	NO	X	3,400.49	CRZ Removal in Pavement
1785	Red Maple	Acer rubrum	60%	61.54"	19.60"	1.63'	20'	100.00%	YES	X	0.00	Codominant leaders, Trunk scar
1786	Japanese Pagoda Tree	Styphnolobium japonicum	65%	51.81"	16.50"	1.38'	17'	100.00%	YES		0.00	Low branching
1787	Japanese Pagoda Tree	Styphnolobium japonicum	65%	58.72"	18.70"	1.56'	19'	100.00%	YES		0.00	Low branching
1788	Japanese Pagoda Tree	Styphnolobium japonicum	65%	39.56"	12.60"	1.05'	13'	100.00%	YES		0.00	Low branching
1789	Japanese Pagoda Tree	Styphnolobium japonicum	70%	45.22"	14.40"	1.20'	15'	100.00%	YES		0.00	
1790	Japanese Pagoda Tree	Styphnolobium japonicum	60%	23.55"	7.50"	0.63'	8'	100.00%	YES		0.00	Low branching
1791	Japanese Pagoda Tree	Styphnolobium japonicum	65%	29.52"	9.40"	0.78'	10'	100.00%	YES		0.00	
1792	Japanese Pagoda Tree	Styphnolobium japonicum	60%	48.98"	15.60"	1.30'	16'	100.00%	YES		0.00	Low branching
1793	Japanese Pagoda Tree	Styphnolobium japonicum	65%	51.50"	16.40"	1.37'	17'	100.00%	YES		0.00	Low branching
1794	Eastern White Pine	Pinus strobus	45%	60.92"	19.40"	1.62'	20'	100.00%	YES	X	0.00	Die back
1795	Willow Oak	Quercus phellos	70%	160.45"	51.10"	4.26'	52'	84.51%	YES	X	0.00	Minor die back
1796	Ginkgo	Ginkgo biloba	70%	12.56"	4.00"	0.33'	8'	100.00%	YES		0.00	
1798	Silver maple	Acer saccharinum	50%	146.32"	46.60"	3.88'	47'	74.13%	YES	X	0.00	x3 Multi trunk, Major die back
1799	American sycamore	Platanus occidentalis	55%	82.27"	26.20"	2.18'	27'	100.00%	YES	X	0.00	Major die back, Trunk scar
1801	American sycamore	Platanus occidentalis	40%	86.35"	27.50"	2.29'	28'	100.00%	YES	X	0.00	Major die back
1802	Mulberry	Morus alba	45%	97.65"	31.10"	2.59'	32'	66.75%	YES		0.00	Low branching
1803	Sweetgum	Liquidambar styraciflua	60%	70.96"	22.60"	1.88'	23'	100.00%	YES	X	0.00	Crown die back
1804	Blue Spruce	Picea pungens	80%	26.06"	8.30"	0.69'	9'	100.00%	YES		0.00	
1805	Siberian Elm	Ulmus pumila	60%	79.76"	25.40"	2.12'	26'	100.00%	YES		0.00	Low branching
1806	Pin Oak	Quercus palustris	75%	48.36"	15.40"	1.28'	16'	100.00%	YES	X	0.00	
1807	London plane	Platanus × acerifolia	55%	59.66"	19.00"	1.58'	19'	100.00%	YES		0.00	Crown die back
1808	Sugar Maple	Acer saccharum	10%	60.92"	19.40"	1.62'	20'	100.00%	YES	X	0.00	
1810	Eastern White Pine	Pinus strobus	60%	81.01"	25.80"	2.15'	26'	100.00%	YES	X	0.00	
1811	Eastern White Pine	Pinus strobus	50%	67.82"	21.60"	1.80'	22'	100.00%	YES	X	0.00	Die back
1812	Willow Oak	Quercus phellos	85%	89.49"	28.50"	2.38'	29'	100.00%	YES	X	0.00	
1813	Linden	Tilia cordata	70%	81.95"	26.10"	2.18'	27'	100.00%	YES	X	0.00	Codominant leaders
1815	Eastern White Pine	Pinus strobus	65%	26.06"	8.30"	0.69'	9'	100.00%	YES	X	0.00	Crown die back
1816	Red Oak	Quercus rubra	80%	141.30"	45.00"	3.75'	45'	100.00%	YES	X	0.00	Minor die back
1817	London plane	Platanus × acerifolia	75%	76.93"	24.50"	2.04'	25'	100.00%	YES		0.00	
1818	Willow Oak	Quercus phellos	80%	119.63"	38.10"	3.18'	39'	100.00%	YES	X	0.00	
1819	Eastern White Pine	Pinus strobus	70%	63.74"	20.30"	1.69'	21'	100.00%	YES	X	0.00	Die back
1820	Eastern White Pine	Pinus strobus	0%	57.78"	18.40"	1.53'	19'	100.00%	YES	X	0.00	
1821	Honey Locust	Gleditsia triacanthos	70%	59.03"	18.80"	1.57'	19'	100.00%	YES	X	0.00	
1822	Honey Locust	Gleditsia triacanthos	70%	64.68"	20.60"	1.72'	21'	100.00%	YES	X	0.00	Low branching
1823	Willow Oak	Quercus phellos	80%	109.90"	35.00"	2.92'	35'	56.42%	YES	X	0.00	
1824	Willow Oak	Quercus phellos	75%	99.22"	31.60"	2.63'	32'	29.49%	NO	X	3,137.07	
1825	Willow Oak	Quercus phellos	80%	106.13"	33.80"	2.82'	34'	21.42%	NO	X	3,589.08	
1826	Linden	Tilia cordata	65%	71.28"	22.70"	1.89'	23'	0.00%	NO	X	1,618.83	
1827	Red Maple	Acer rubrum	60%	85.41"	27.20"	2.27'	28'	0.00%	NO	X	2,324.28	Low branching
1828	Honey Locust	Gleditsia triacanthos	75%	59.97"	19.10"	1.59'	20'	100.00%	YES	X	0.00	Low branching
1829	Honey Locust	Gleditsia triacanthos	75%	24.81"	7.90"	0.66'	8'	100.00%	YES	X	0.00	
1830	Honey Locust	Gleditsia triacanthos	80%	20.72"	6.60"	0.55'	8'	100.00%	YES	X	0.00	
1831	Eastern White Pine	Pinus strobus	75%	76.93"	24.50"	2.04'	25'	100.00%	YES	X	0.00	Full canopy
1833	Honey Locust	Gleditsia triacanthos	75%	21.67"	6.90"	0.58'	8'	100.00%	YES	X	0.00	
1835	Red Maple	Acer rubrum	70%	76.62"	24.40"	2.03'	25'	100.00%	YES	X	0.00	Die back
1837	Red Maple	Acer rubrum	70%	58.09"	18.50"	1.54'	19'	40.30%	YES	X	0.00	Low branching
1838	Silver Maple	Acer saccharinum	40%	136.90"	43.60"	3.63'	44'	65.41%	YES	X	0.00	Codominant leaders, Trunk scar, Major die back
1839	American Elm	Ulmus americana	65%	101.11"	32.20"	2.68'	33'	21.06%	NO	X	3,257.33	
2001	Red Maple	Acer rubrum	70%	41.45"	13.20"	1.10'	14'	100.00%	YES	X	0.00	Codominant leaders, Exposed roots
2002	Bradford Pear	Pyrus calleryana	65%	45.53"	14.50"	1.21'	15'	100.00%	YES		0.00	Hazardous branching angle
2003	Southern Magnolia	Magnolia grandiflora	65%	14.82"	4.72"	0.39'	8'	100.00%	YES		0.00	x2 Multi trunk, Minor die back
2004	Pin Oak	Quercus palustris	70%	91.69"	29.20"	2.43'	30'	0.87%	NO	X	2,678.65	Codominant leaders
2005	American elm	Ulmus americana	70%	30.46"	9.70"	0.81'	10'	100.00%	YES	X	0.00	Die back
2006	Red Maple	Acer rubrum	65%	66.57"	21.20"	1.77'	22'	25.92%	NO	X	1,411.96	Codominant leaders, Trunk scar, CRZ Removal in Pavement
2007	Red Maple	Acer rubrum	70%	45.53"	14.50"	1.21'	15'	20.27%	NO	X	660.52	CRZ Removal in Pavement
2008	Red Maple	Acer rubrum	60%	88.86"	28.30"	2.36'	29'	34.26%	NO	X	2,516.07	Codominant leaders, CRZ Removal in Pavement
2009	Mulberry	Morus alba	70%	73.16"	23.30"	1.94'	24'	42.50%	YES		0.00	Overhead wires, Vine growth, Close to fence

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 INCHES	DIAMETER (DBH) INCHES	DIAMETER (DBH) FEET	CRITICAL ROOT ZONE (CRZ) FEET	CRZ IMPACTED BY LOD %	REMOVE	NATIVE	CANOPY AREA SF	COMMENTS
1365	Pin Oak	Quercus palustris	75%	86.35"	27.50"	2.29'	28'	22.15%	NO	X	2,375.83	Straight leader
1367	Norway Spruce	Picea abies	80%	31.71"	10.10"	0.84'	11'	100.00%	YES		0.00	
1374	Pin Oak	Quercus palustris	75%	94.83"	30.20"	2.52'	31'	21.81%	NO	X	2,865.26	Crown die back
1387	Norway Spruce	Picea abies	70%	31.40"	10.00"	0.83'	10'	0.00%	NO		314.16	Die back
1391	Japanese Zelkova	Zelkova serrata	80%	31.71"	10.10"	0.84'	11'	100.00%	YES		0.00	
1393	Japanese Zelkova	Zelkova serrata	60%	32.03"	10.20"	0.85'	11'	100.00%	YES		0.00	
1397	Norway Spruce	Picea abies	70%	38.62"	12.30"	1.03'	13'	0.00%	NO		475.29	Minor die back
1398	Crape Myrtle	Lagerstroemia indica	80%	42.08"	13.40"	1.12'	14'	100.00%	YES		0.00	
1401	Eastern White Pine	Pinus strobus	70%	40.51"	12.90"	1.08'	13'	0.00%	NO	X	522.79	Die back
1414	Southern Magnolia	Magnolia grandiflora	65%	27.00"	8.60"	0.72'	9'	100.00%	YES		0.00	x2 Multi trunk, Minor die back
1452	Tree of Heaven	Ailanthus altissima	40%	13.19"	4.20"	0.35'	8'	0.00%	YES		0.00	
1456	Tree of Heaven	Ailanthus altissima	50%	16.33"	5.20"	0.43'	8'	100.00%	YES		0.00	
1457/1459	Silver Maple	Acer saccharinum	40%	99.37"	31.65"	2.64'	32'	100.00%	YES	X	0.00	x3 Multi trunk, Trunk scar, Major die back
1462	American elm	Ulmus americana	70%	69.39"	22.10"	1.84'	23'	100.00%	YES	X	0.00	Low branching
1465	Red Maple	Acer rubrum	55%	59.97"	19.10"	1.59'	20'	25.47%	NO	X	1,146.08	CRZ Removal in Pavement
1467	Red Maple	Acer rubrum	50%	88.86"	28.30"	2.36'	29'	39.27%	NO	X	2,516.07	Hazardous branching angle, CRZ Removal in Pavement
1469	Mulberry	Morus alba	50%	16.96"	5.40"	0.45'	8'	82.01%	YES		0.00	Weak branching angle
1470	Siberian Elm	Ulmus pumila	50%	27.63"	8.80"	0.73'	9'	85.51%	YES		0.00	Die back
1471	Mulberry	Morus alba	60%	21.04"	6.70"	0.56'	8'	90.81%	YES		0.00	Cut back
1473	Siberian Elm	Ulmus pumila	55%	36.42"	11.60"	0.97'	12'	84.69%	YES		0.00	Die back
1474	Red Maple	Acer rubrum	70%	78.50"	25.00"	2.08'	25'	92.72%	YES	X	0.00	Codominant leaders
1477	Japanese Pagoda Tree	Styphnolobium japonicum	65%	38.94"	12.40"	1.03'	13'	100.00%	YES		0.00	Low branching
1488	Japanese Pagoda Tree	Styphnolobium japonicum	60%	41.13"	13.10"	1.09'	14'	100.00%	YES		0.00	Low branching
1496	Japanese Pagoda Tree	Styphnolobium japonicum	55%	32.97"	10.50"	0.88'	11'	100.00%	YES		0.00	Low branching
1499	Red Oak	Quercus rubra	70%	112.73"	35.90"	2.99'	36'	89.61%	YES	X	0.00	Codominant leaders
1601	Crepe Myrtle	Lagerstroemia indica	85%	39.94"	12.72"	1.06'	13'	0.00%	NO		508.26	x4 Multi trunk
1602	Crepe Myrtle	Lagerstroemia indica	85%	45.37"	14.45"	1.20'	15'	0.00%	NO		655.90	x4 Multi trunk
1603	Crepe Myrtle	Lagerstroemia indica	80%	39.00"	12.42"	1.03'	13'	12.46%	NO		484.56	x4 Multi trunk
1604	Serviceberry	Amelanchier canadensis	80%	25.96"	8.27"	0.69'	9'	0.00%	NO	X	214.81	x4 Multi trunk, Low branching
1605	Eastern White Pine	Pinus strobus	70%	70.65"	22.50"	1.88'	23'	0.00%	NO	X	1,590.43	Broken branches, Leaning
1606	Pin Oak	Quercus palustris	80%	96.71"	30.80"	2.57'	31'	0.00%	NO	X	2,980.24	Broken branches
1607	Pin Oak	Quercus palustris	70%	78.19"	24.90"	2.08'	25'	0.00%	NO	X	1,947.82	Die back
1608	Yoshino Cherry	Prunus × yedoensis	75%	20.10"	6.40"	0.53'	8'	0.00%	NO		128.68	Heavy bloom
1609	Yoshino Cherry	Prunus × yedoensis	75%	19.78"	6.30"	0.53'	8'	0.00%	NO		124.69	Heavy bloom
1610	Japanese Zelkova	Zelkova serrata	75%	30.77"	9.80"	0.82'	10'	100.00%	YES		0.00	Trunk scar
1611	Japanese Zelkova	Zelkova serrata	75%	38.31"	12.20"	1.02'	13'	100.00%	YES		0.00	
1612	Japanese Zelkova	Zelkova serrata	75%	31.09"	9.90"	0.83'	10'	100.00%	YES		0.00	Trunk scar
1613	Japanese Zelkova	Zelkova serrata	65%	35.48"	11.30"	0.94'	12'	100.00%	YES		0.00	Trunk scar
1614	Japanese Zelkova	Zelkova serrata	75%	32.03"	10.20"	0.85'	11'	100.00%	YES		0.00	
1616	Yoshino Cherry	Prunus × yedoensis	50%	42.39"	13.50"	1.13'	14'	0.00%	NO		572.56	Minor trunk scar
1617	Yoshino Cherry	Prunus × yedoensis	80%	15.70"	5.00"	0.42'	8'	0.00%	NO		78.54	
1618	Yoshino Cherry	Prunus × yedoensis	80%	12.25"	3.90"	0.33'	8'	0.00%	NO		47.78	
1619	Yoshino Cherry	Prunus × yedoensis	80%	42.70"	13.60"	1.13'	14'	0.00%	NO		581.07	
1620	Yoshino Cherry	Prunus × yedoensis	60%	23.86"	7.60"	0.63'	8'	0.00%	NO		181.46	Trunk scar, Low branching
1621	Pin Oak	Quercus palustris	60%	88.86"	28.30"	2.36'	29'	4.15%	NO	X	2,516.07	Crown die back
1622	Yoshino Cherry	Prunus × yedoensis	60%	16.96"	5.40"	0.45'	8'	0.00%	NO		91.61	Low branching, Codominant leaders
1623	Yoshino Cherry	Prunus × yedoensis	80%	15.70"	5.00"	0.42'	8'	0.00%	NO		78.54	
1624	Yoshino Cherry	Prunus × yedoensis	70%	16.01"	5.10"	0.43'	8'	0.00%	NO		81.71	Trunk scar
1626	Linden	Tilia cordata	80%	95.14"	30.30"	2.53'	31'	100.00%	YES	X	0.00	Full canopy
1627	Paperbark maple	Acer griseum	80%	15.39"	4.90"	0.41'	8'	100.00%	YES		0.00	
1628	Eastern Black Walnut	Juglans nigra	45%	70.96"	22.60"	1.88'	23'	100.00%	YES	X	0.00	Low branching, Crooked trunk, Trunk wrapped
1629	Red Oak	Quercus rubra	85%	116.81"	37.20"	3.10'	38'	0.00%	NO	X	4,347.46	
1631	Eastern White Pine	Pinus strobus	65%	70.34"	22.40"	1.87'	23'	0.00%	NO	X	1,576.33	Die back
1632	Japanese Zelkova	Zelkova serrata	70%	34.85"	11.10"	0.93'	12'	100.00%	YES		0.00	Trunk scar
1633	Japanese Zelkova	Zelkova serrata	75%	23.24"	7.40"	0.62'	8'	100.00%	YES		0.00	Trunk scar
1634	Japanese Zelkova	Zelkova serrata	65%	27.95"	8.90"	0.74'	9'	100.00%	YES		0.00	Trunk scar
1635	Japanese Zelkova	Zelkova serrata	60%	27.63"	8.80"	0.73'	9'	100.00%	YES		0.00	Trunk scar, Girdled roots
1636	Japanese Zelkova	Zelkova serrata	75%	31.09"	9.90"	0.83'	10'	100.00%	YES		0.00	
1637	Japanese Zelkova	Zelkova serrata	60%	30.77"	9.80"	0.82'	10'	100.00%	YES		0.00	Trunk scar
1638	Japanese Zelkova	Zelkova serrata	60%	27.32"	8.70"	0.73'	9'	100.00%	YES		0.00	Die back, Trunk scar
1639	Japanese Zelkova	Zelkova serrata	75%	31.71"	10.10"	0.84'	11'	100.00%	YES		0.00	Trunk scar
1640	Japanese Zelkova	Zelkova serrata	70%	28.26"	9.00"	0.75'	9'	100.00%	YES		0.00	Trunk scar
1641	Japanese Zelkova	Zelkova serrata	75%	37.99"	12.10"	1.01'	13'	100.00%	YES		0.00	
1642	Red Oak	Quercus rubra	70%	87.29"	27.80"	2.32'	28'	100.00%	YES	X	0.00	Minor die back
1643	Willow Oak	Quercus phellos	60%	82.90"	26.40"	2.20'	27'	100.00%	YES	X	0.00	
1644	Red Oak	Quercus rubra	30%	98.91"	31.50"	2.63'	32'	100.00%	YES	X	0.00	Major die back
1645	Willow Oak	Quercus phellos	70%	72.22"	23.00"	1.92'	23'	100.00%	YES	X	0.00	Die back, Crooked trunk
1646	Silver Maple	Acer saccharinum	30%	123.09"	39.20"	3.27'	40'	100.00%	YES	X	0.00	Major die back, Trunk scar
1647	American elm	Ulmus americana	60%	72.22"	23.00"	1.92'	23'	100.00%	YES	X	0.00	Crooked trunk, Trunk scar
1648	American elm	Ulmus americana	70%	70.65"	22.50"	1.88'	23'	100.00%	YES	X	0.00	Low branching, Lean
1649	Red Maple	Acer rubrum	70%	75.67"	24.10"	2.01'	25'	80.37%	YES	X	0.00	Low branching
1650	Eastern Hemlock	Tsuga canadensis	70%	33.04"	10.52"	0.88'	11'	100.00%	YES	X	0.00	x2 Multi trunk, Low branching
1651	Red Maple	Acer rubrum	80%	18.84"	6.00"	0.50'	8'	100.00%	YES	X	0.00	
1652	Pin Oak	Quercus palustris	70%	14.76"	4.70"	0.39'	8'	100.00%	YES	X	0.00	
1653	Pin Oak	Quercus palustris	55%	17.58"	5.60"	0.47'	8'	100.00%	YES	X	0.00	Die back, Trunk scar
1654	Pin Oak	Quercus palustris	65%	16.33"	5.20"	0.43'	8'	100.00%	YES	X	0.00	Trunk scar
1655	Pin Oak	Quercus palustris	65%	17.27"	5.50"	0.46'	8'	100.00%	YES	X	0.00	Trunk scar
1656	Japanese Zelkova	Zelkova serrata	65%	24.49"	7.80"	0.65'	8'	100.00%	YES		0.00	Trunk scar
1657	Japanese Zelkova	Zelkova serrata	75%	27.32"	8.70"	0.73'	9'	100.00%	YES		0.00	
1658	Japanese Zelkova	Zelkova serrata	75%	27.00"	8.60"	0.72'	9'	100.00%	YES		0.00	
1659	Japanese Zelkova	Zelkova serrata	70%	31.09"	9.90"	0.83'	10'	100.00%	YES		0.00	Trunk scar
1661	Yoshino Cherry	Prunus × yedoensis	75%	34.85"	11.10"	0.93'	12'	100.00%	YES		0.00	Girdled roots
1662	Yoshino Cherry	Prunus × yedoensis	70%	31.40"	10.00"	0.83'	10'	100.00%	YES		0.00	Trunk scar
1663	Yoshino Cherry	Prunus × yedoensis	70%	20.72"	6.60"	0.55'	8'	100.00%	YES		0.00	Trunk scar
1664	Red Oak	Quercus rubra	80%	151.66"	48.30"	4.03'	49'	95.04%	YES	X	0.00	
1665	American Holly	Ilex opaca	70%	14.21"	4.53"	0.38'	8'	100.00%	YES	X	0.00	x2 Multi trunk
1666	American Holly	Ilex opaca	70%	14.53"	4.63"	0.39'	8'	100.00%	YES	X	0.00	x2 Multi trunk
1667	American Holly	Ilex opaca	70%	11.29"	3.59"	0.30'	8'	100.00%	YES	X	0.00	x2 Multi trunk
1668	American Holly	Ilex opaca	75%	14.31"	4.56"	0.38'	8'	100.00%	YES	X	0.00	x3 Multi trunk
1669	American Holly	Ilex opaca	75%	12.87"	4.10"	0.34'	8'	100.00%	YES	X	0.00	x3 Multi trunk
1670	Willow Oak	Quercus phellos	80%	98.91"	31.50"	2.63'	32'	20.89%	NO	X	3,117.25	
1671	Willow Oak	Quercus phellos	70%	68.14"	21.70"	1.81'	22'	27.01%	NO	X	1,479.34	Cut back
1672	Willow Oak	Quercus phellos	75%	52.12"	16.60"	1.38'	17'	100.00%	YES	X	0.00	
1673	Kanzan Cherry	Prunus serrulata 'Kanzan'	70%	19.78"	6.30"	0.53'	8'	100.00%	YES		0.00	Trunk scar
1675	Pin Oak	Quercus palustris	70%	92.32"	29.40"	2.45'	30'	100.00%	YES	X	0.00	Low branch
1676	American sycamore	Platanus occidentalis	70%	29.83"	9.50"	0.79'	10'	100.00%	YES	X	0.00	Die back
1677	American sycamore	Platanus occidentalis	75%	43.96"	14.00"	1.17'	14'	100.00%	YES	X	0.00	
1678	American sycamore	Platanus occidentalis	70%	31.71"	10.10"	0.84'	11'	100.00%	YES	X	0.00	Cut back
1679	American sycamore	Platanus occidentalis	75%	36.11"	11.50"	0.96'	12'	100.00%	YES	X	0.00	
1680	American sycamore	Platanus occidentalis	70%	41.45"	13.20"	1.10'	14'	100.00%	YES	X	0.00	Cut back
1681	American sycamore	Platanus occidentalis	80%	17.58"	5.60"	0.47'	8'	100.00%	YES	X	0.00	
1682	American sycamore	Platanus occidentalis	75%	20.72"	6.60"	0.55'	8'	100.00%	YES	X	0.00	
1683	Yoshino Cherry	Prunus × yedoensis	70%	31.71"	10.10"	0.84'	11'	100.00%	YES		0.00	Trunk scar
1684	Yoshino Cherry	Prunus × yedoensis	70%	19.78"	6.30"	0.53'	8'	100.00%	YES		0.00	Trunk scar
1685	Yoshino Cherry	Prunus × yedoensis	75%	31.40"	10.00"	0.83'	10'	100.00%	YES		0.00	Girdled roots
1686	Deodar Cedar	Cedrus deodara	25%	23.24"	7.40"	0.62'	8'	100.00%	YES		0.00	Die back
1687	Deodar Cedar	Cedrus deodara	70%	43.33"	13.80"	1.15'	14'	100.00%	YES		0.00	Minor die back
1688	Deodar Cedar	Cedrus deodara	75%	34.85"	11.10"	0.93'	12'	100.00%	YES		0.00	
1689	Japanese Zelkova	Zelkova serrata	75%	30.77"	9.80"	0.82'	10'	100.00%	YES		0.00	
1690	Japanese Zelkova	Zelkova serrata	70%	31.09"	9.90"	0.83'	10'	100.00%	YES		0.00	Minor die back
1691	Japanese Zelkova	Zelkova serrata	70%	31.40"	10.00"	0.83'	10'	100.00%	YES		0.00	Minor trunk scar
1692	Deodar Cedar	Cedrus deodara	75%	46.16"	14.70"	1.23'	15'	100.00%	YES		0.00	
1693	Yoshino Cherry	Prunus × yedoensis	65%	50.87"	16.20"	1.35'	17'	100.00%	YES		0.00	Trunk scar
1694	Deodar Cedar	Cedrus deodara	75%	38.62"	12.30"	1.03'	13'	100.00%	YES		0.00	
1695	Kousa Dogwood	Cornus kousa	35%	19.15"	6.10"	0.51'	8'	100.00%	YES		0.00	X5 Multi trunk, Major die back
1696	Deodar Cedar	Cedrus deodara	75%	45.84"	14.60"	1.22'	15'	100.00%	YES		0.00	
1697	Yoshino Cherry	Prunus × yedoensis	65%	31.09"	9.90"	0.83'	10'	100.00%	YES		0.00	Die backs, Cut back
1698	Deodar Cedar	Cedrus deodara	75%	46.16"	14.70"	1.23'	15'	100.00%	YES		0.00	
1699	Eastern Redbud	Cercis canadensis	65%	23.86"	7.60"	0.63'	8'	100.00%	YES	X	0.00	Low branching, Hazardous branching angle
1700	American sycamore	Platanus occidentalis	80%	28.57"	9.10"	0.76'	10'	100.00%	YES	X	0.00	

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RIVERHOUSE
LANDBAY N

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ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

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BCT DESIGN GROUP
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Issue
NO. LSCP - 0 DATE

Revisions
NO. DATE

TREE INVENTORY SCHEDULE

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE 07/22/2024
APPROVED CM, MO, SN

SCALE: AS NOTED
JOB NO. DC1822502

DRAWING NO.
CIV907N

Jul 18, 2024
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - LSCP - N - 0----->LAYOUT: CIV907N - TREE INVENTORY SCHEDULE

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	CANOPY AREA	COMMENTS
			%	INCHES	INCHES	FEET	FEET	%			SF	
4423	White Pine	Pinus strobus	20%	59.97"	19.10"	1.59'	20'	20.26%	YES	X	0.00	Major Dieback
4424	Black Locust	Robinia pseudoacacia	40%	84.47"	26.90"	2.24'	27'	54.25%	YES	X	0.00	Vine Growth, Dieback, Codominant leader
4425	White Pine	Pinus strobus	60%	32.34"	10.30"	0.86'	11'	51.01%	YES	X	0.00	Dieback
4426	American Elm	Ulmus americana	20%	33.28"	10.60"	0.88'	11'	53.14%	YES	X	0.00	Major Vine Growth, Major Dieback, Codominant leader
4427	American Elm	Ulmus americana	50%	22.29"	7.10"	0.59'	8'	83.78%	YES	X	0.00	Vine Growth, Minor Crown Dieback
4428	Black Gum	Nyssa sylvatica	20%	13.19"	4.20"	0.35'	8'	0.00%	YES	X	0.00	Vine Growth, Major Dieback, Trunk scaring
4429	Black Gum	Nyssa sylvatica	20%	18.84"	6.00"	0.50'	8'	0.00%	YES	X	0.00	Major Dieback, Major Trunk scaring
4430	American Elm	Ulmus americana	30%	34.54"	11.00"	0.92'	11'	0.00%	NO	X	380.13	Minor Vine Growth, Major Dieback
4431	Tree of Heaven	Ailanthus altissima	70%	18.21"	5.80"	0.48'	8'	100.00%	YES		0.00	Codominant leader
4432	Tree of Heaven	Ailanthus altissima	60%	17.27"	5.50"	0.46'	8'	100.00%	YES		0.00	Minor Dieback
4433	Black Cherry	Prunus serotina	30%	27.00"	8.60"	0.72'	9'	100.00%	YES		0.00	Major Dieback, Low Branching Angle
4434	Tree of Heaven	Ailanthus altissima	60%	12.87"	4.10"	0.34'	8'	100.00%	YES		0.00	Dieback, Codominant leader
4435	Tree of Heaven	Ailanthus altissima	60%	20.72"	6.60"	0.55'	8'	100.00%	YES		0.00	Minor Dieback, Codominant leader
4436	American Elm	Ulmus americana	60%	27.63"	8.80"	0.73'	9'	100.00%	YES	X	0.00	Minor Vine Growth, Dieback
4440	Black Cherry	Prunus serotina	0%	46.47"	14.80"	1.23'	15'	100.00%	YES		0.00	Dead
4441	Tree of Heaven	Ailanthus altissima	40%	39.88"	12.70"	1.06'	13'	100.00%	YES		0.00	Major Vine Growth, Major Dieback
4442	Red Oak	Quercus rubra	30%	44.59"	14.20"	1.18'	15'	100.00%	YES	X	0.00	Major Vine Growth, Major Dieback, Leaning, Codominant
									Total Existing Canopy		**284,614.27**	

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	CANOPY AREA	COMMENTS
			%	INCHES	INCHES	FEET	FEET	%			SF	
2010	Mulberry	Morus alba	60%	71.28"	22.70"	1.89'	23'	44.00%	YES		0.00	Overhead wires, Vine growth, Close to fence
2011	Mulberry	Morus alba	70%	87.29"	27.80"	2.32'	28'	59.73%	YES		0.00	Overhead wires
2012	Crape Myrtle	Lagerstroemia indica	85%	23.15"	7.37"	0.61'	8'	100.00%	YES		0.00	x5 Multi trunk
2013	Crape Myrtle	Lagerstroemia indica	85%	22.42"	7.14"	0.59'	8'	100.00%	YES		0.00	x5 Multi trunk
2014	Crape Myrtle	Lagerstroemia indica	85%	20.49"	6.53"	0.54'	8'	100.00%	YES		0.00	x5 Multi trunk
2015	Crape Myrtle	Lagerstroemia indica	85%	27.32"	8.70"	0.73'	9'	100.00%	YES		0.00	x5 Multi trunk
2016	Crape Myrtle	Lagerstroemia indica	90%	21.25"	6.77"	0.56'	8'	100.00%	YES		0.00	x5 Multi trunk
2017	Crape Myrtle	Lagerstroemia indica	90%	26.28"	8.37"	0.70'	9'	100.00%	YES		0.00	x5 Multi trunk
2018	Japanese Pagoda Tree	Styphnolobium japonicum	65%	44.90"	14.30"	1.19'	15'	100.00%	YES		0.00	Low branching
2019	Japanese Pagoda Tree	Styphnolobium japonicum	65%	39.56"	12.60"	1.05'	13'	100.00%	YES		0.00	Low branching
2020	Willow Oak	Quercus phellos	85%	78.19"	24.90"	2.08'	25'	100.00%	YES	X	0.00	
2021	Kousa Dogwood	Cornus kousa	70%	26.38"	8.40"	0.70'	9'	100.00%	YES		0.00	x8 Multi trunk
2022	Crape Myrtle	Lagerstroemia indica	90%	25.20"	8.03"	0.67'	9'	100.00%	YES		0.00	x5 Multi trunk
2023	Crape Myrtle	Lagerstroemia indica	85%	26.14"	8.33"	0.69'	9'	100.00%	YES		0.00	x5 Multi trunk
2024	Crape Myrtle	Lagerstroemia indica	90%	25.20"	8.03"	0.67'	9'	100.00%	YES		0.00	x5 Multi trunk
2025	Crape Myrtle	Lagerstroemia indica	90%	25.52"	8.13"	0.68'	9'	100.00%	YES		0.00	x5 Multi trunk
2026	Crape Myrtle	Lagerstroemia indica	85%	24.89"	7.93"	0.66'	8'	100.00%	YES		0.00	x5 Multi trunk
2027	Crape Myrtle	Lagerstroemia indica	90%	26.46"	8.43"	0.70'	9'	100.00%	YES		0.00	x5 Multi trunk
2028	Crape Myrtle	Lagerstroemia indica	90%	24.57"	7.83"	0.65'	8'	100.00%	YES		0.00	x5 Multi trunk
2029	Crape Myrtle	Lagerstroemia indica	85%	24.89"	7.93"	0.66'	8'	100.00%	YES		0.00	x5 Multi trunk
2030	Crape Myrtle	Lagerstroemia indica	90%	24.57"	7.83"	0.65'	8'	100.00%	YES		0.00	x5 Multi trunk
2031	Crape Myrtle	Lagerstroemia indica	70%	25.20"	8.03"	0.67'	9'	100.00%	YES		0.00	x5 Multi trunk, Trunk scar, Die back
2032	Willow Oak	Quercus phellos	70%	145.07"	46.20"	3.85'	47'	100.00%	YES	X	0.00	Die back, Tumors growth
2033	Eastern White Pine	Pinus strobus	70%	86.04"	27.40"	2.28'	28'	100.00%	YES	X	0.00	Die back
2034	American sycamore	Platanus occidentalis	85%	23.24"	7.40"	0.62'	8'	100.00%	YES	X	0.00	
2035	American sycamore	Platanus occidentalis	80%	33.28"	10.60"	0.88'	11'	100.00%	YES	X	0.00	
2036	American elm	Ulmus americana	75%	140.36"	44.70"	3.73'	45'	0.00%	NO	X	6,277.18	Low branching, Cut back
2037	Silver maple	Acer saccharinum	50%	88.86"	28.30"	2.36'	29'	97.82%	YES	X	0.00	Codominant leaders
2038	Eastern White Pine	Pinus strobus	70%	59.97"	19.10"	1.59'	20'	100.00%	YES	X	0.00	
2039	Tulip Poplar	Liriodendron tulipifera	40%	50.24"	16.00"	1.33'	16'	100.00%	YES	X	0.00	Major die back, Major vine growth
2041	Yoshino Cherry	Prunus × yedoensis	80%	35.80"	11.40"	0.95'	12'	100.00%	YES		0.00	Girdled roots
2042	Yoshino Cherry	Prunus × yedoensis	75%	20.10"	6.40"	0.53'	8'	100.00%	YES		0.00	
2043	American sycamore	Platanus occidentalis	75%	36.11"	11.50"	0.96'	12'	100.00%	YES	X	0.00	
2830	Black Cherry	Prunus serotina	70%	52.12"	16.60"	1.38'	17'	44.33%	YES		0.00	Major vine growth
2831	London Plane	Platanus × acerifolia	80%	97.65"	31.10"	2.59'	32'	100.00%	YES		0.00	Major vine growth
2832	Red Maple	Acer rubrum	75%	26.38"	8.40"	0.70'	9'	11.42%	NO	X	221.67	Major vine growth
2833	Black Cherry	Prunus serotina	60%	16.33"	5.20"	0.43'	8'	85.87%	YES		0.00	Crooked
2834	Black Cherry	Prunus serotina	50%	21.35"	6.80"	0.57'	8'	70.83%	YES		0.00	Crooked, Vine growth, Dieback
2835	Black Cherry	Prunus serotina	65%	48.36"	15.40"	1.28'	16'	29.82%	NO		745.06	Lean, Major vine growth
2836	Black Cherry	Prunus serotina	65%	45.53"	14.50"	1.21'	15'	19.75%	NO		660.52	Lean, Major vine growth
2837	Black Cherry	Prunus serotina	40%	53.69"	17.10"	1.43'	18'	5.98%	NO		918.63	Codominant leader, major vine growth, Dieback, Topped off
2838	American Elm	Ulmus americana	75%	62.49"	19.90"	1.66'	20'	8.84%	NO	X	1,244.10	Major vine growth
2839	American Elm	Ulmus americana	30%	96.40"	30.70"	2.56'	31'	11.99%	NO	X	2,960.92	Major dieback, Topped off, Major vine growth
2840	Black Cherry	Prunus serotina	50%	37.05"	11.80"	0.98'	12'	45.64%	YES		0.00	Major vine growth, Major dieback
2841	Mulberry	Morus alba	40%	40.82"	13.00"	1.08'	13'	41.17%	YES		0.00	Major vine growth, Major dieback, Leaning
2842	Red Maple	Acer rubrum	60%	48.36"	15.40"	1.28'	16'	27.08%	NO	X	745.06	Dieback, Vine growth
2843	Black Cherry	Prunus serotina	35%	16.01"	5.10"	0.43'	8'	38.44%	YES		0.00	Topped off, Minor vine grwoth
2844	Black Cherry	Prunus serotina	45%	27.32"	8.70"	0.73'	9'	0.53%	NO		237.79	Dieback, Major vine growth
2845	American Elm	Ulmus americana	65%	85.41"	27.20"	2.27'	28'	25.67%	NO	X	2,324.28	Minor lean, Major vine growth, Dieback
2846	Black Cherry	Prunus serotina	70%	44.90"	14.30"	1.19'	15'	100.00%	YES		0.00	Major vine growth
2847	Tree of Heaven	Ailanthus altissima	75%	17.58"	5.60"	0.47'	8'	43.93%	YES		0.00	Minor vine growth
2848	Eastern Redbud	Cercis canadensis	75%	16.64"	5.30"	0.44'	8'	32.20%	NO	X	88.25	Minor vine growth
2849	Red Maple	Acer rubrum	40%	48.98"	15.60"	1.30'	16'	0.00%	NO	X	764.54	Major dieback, Major vine growth
2850	Catalpa	Catalpa speciosa	80%	37.37"	11.90"	0.99'	12'	0.00%	NO	X	444.88	Close to fence, Vine growth, Crooked
2851	Tree of Heaven	Ailanthus altissima	70%	23.74"	7.56"	0.63'	8'	0.00%	YES		0.00	X2 trunks, Major lean
2852	mulberry	Morus alba	80%	34.23"	10.90"	0.91'	11'	33.09%	YES		0.00	Codominant leader, Major lean, Minor vine growth
2853	American Elm	Ulmus americana	70%	75.36"	24.00"	2.00'	24'	22.90%	NO	X	1,809.56	Major vine growth, Lean, Minor Dieback
2854	American Elm	Ulmus americana	60%	17.58"	5.60"	0.47'	8'	0.00%	NO	X	98.52	Major vine growth, Lean, Minor Dieback
2855	Tree of Heaven	Ailanthus altissima	65%	57.05"	18.17"	1.51'	19'	23.38%	YES		0.00	X2 trunks, Major vine grwoth, Dieback
2856	American Elm	Ulmus americana	55%	79.76"	25.40"	2.12'	26'	100.00%	YES	X	0.00	Major lean, Major vine growth, Dieback
2857	American Elm	Ulmus americana	65%	46.16"	14.70"	1.23'	15'	100.00%	YES	X	0.00	Major vine growth
2858	American Elm	Ulmus americana	60%	32.66"	10.40"	0.87'	11'	100.00%	YES	X	0.00	Major vine growth, Croked
2859	Black Cherry	Prunus serotina	60%	34.23"	10.90"	0.91'	11'	0.00%	NO		373.25	Vine growth, Crooked, Trunk scar
2860	Black Cherry	Prunus serotina	85%	28.57"	9.10"	0.76'	10'	0.00%	NO		260.16	Codominant leader, Minor vine growth
2861	American Elm	Ulmus americana	80%	82.27"	26.20"	2.18'	27'	28.80%	NO	X	2,156.51	Major vine growth, Minor dieback
2862	Green Ash	Fraxinus pennsylvanica	70%	46.79"	14.90"	1.24'	15'	20.12%	NO	X	697.46	Major vine growth
2863	Tree of Heaven	Ailanthus altissima	90%	30.46"	9.70"	0.81'	10'	37.17%	YES		0.00	
2864	Tree of Heaven	Ailanthus altissima	90%	14.13"	4.50"	0.38'	8'	40.69%	YES		0.00	
2865	Tree of Heaven	Ailanthus altissima	80%	11.93"	3.80"	0.32'	8'	45.67%	YES		0.00	
2866	American Elm	Ulmus americana	90%	22.29"	7.10"	0.59'	8'	100.00%	YES	X	0.00	
2867	Black Cherry	Prunus serotina	90%	12.87"	4.10"	0.34'	8'	34.44%	NO		52.81	
2868	Eastern Redbud	Cercis canadensis	75%	16.64"	5.30"	0.44'	8'	0.00%	NO	X	88.25	Codominant leader, trunk scar
2869	Tree of Heaven	Ailanthus altissima	80%	20.72"	6.60"	0.55'	8'	0.00%	YES		0.00	Close to fence, vine growth
2870	Tree of Heaven	Ailanthus altissima	70%	22.45"	7.15"	0.60'	8'	0.00%	YES		0.00	X2 Trunks, Major vine growth,
2871	Mulberry	Morus alba	55%	46.51"	14.81"	1.23'	15'	0.00%	YES		0.00	X2 trunks, Major vine growth, Overhead wire
2872	Mulberry	Morus alba	65%	26.38"	8.40"	0.70'	9'	0.00%	YES		0.00	Major vine growth, Overhead wire
2873	Mulberry	Morus alba	40%	43.96"	14.00"	1.17'	14'	0.00%	YES		0.00	Major vine growth, Overhead wire
2874	Eastern Redbud	Cercis canadensis	40%	45.68"	14.55"	1.21'	15'	0.00%	NO	X	665.01	X3 trunks, Major vine growth, Overhead wire
2875	American Elm	Ulmus americana	65%	68.14"	21.70"	1.81'	22'	0.00%	NO	X	1,479.34	Overhead wire, Codominant leader, Vine growth
2876	Black Locust	Robinia pseudoacacia	70%	32.03"	10.20"	0.85'	11'	0.00%	NO	X	326.85	Topped off, Major vine grwoth
2877	Catalpa	Catalpa speciosa	40%	53.84"	17.15"	1.43'	18'	0.00%	NO	X	923.72	X3 trunks, Vine growth, Overhead wire, Topped off
2878	Mulberry	Morus alba	30%	31.40"	10.00"	0.83'	10'	0.00%	YES		0.00	Major vine growth, Overhead wire, topped off
2879	Black Cherry	Prunus serotina	60%	44.27"	14.10"	1.18'	15'	0.00%	NO		624.58	Major vine growth
2880	Black Locust	Robinia pseudoacacia	25%	31.71"	10.10"	0.84'	11'	0.00%	NO	X	320.47	Major vine growth, Major lean, Dieback
2881	Black Cherry	Prunus serotina	55%	32.97"	10.50"	0.88'	11'	0.00%	NO		346.36	Major vine growth, Codominant leader
2882	Tree of Heaven	Ailanthus altissima	90%	29.20"	9.30"	0.78'	10'	0.00%	YES		0.00	Major vine growth
2883	White Oak	Quercus alba	70%	21.98"	7.00"	0.58'	8'	0.00%	NO	X	153.94	Major vine growth
2884	Red Oak	Quercus rubra	20%	43.65"	13.90"	1.16'	14'	0.00%	YES	X	0.00	Topped off, Vine growth
2885	American Elm	Ulmus americana	50%	37.37"	11.90"	0.99'	12'	0.00%	NO	X	444.88	Major vine growth, Dieback
2886	Black Cherry	Prunus serotina	65%	43.33"	13.80"	1.15'	14'	0.00%	NO		598.28	Major crooked, Minor trunk scar
2887	Black Locust	Robinia pseudoacacia	30%	38.94"	12.40"	1.03'	13'	0.00%	NO	X	483.05	Leaning, major vine growth, Dieback
2888	Black Cherry	Prunus serotina	60%	35.80"	11.40"	0.95'	12'	0.00%	NO		408.28	Major vine growth, Codominant leader
2889	Black Cherry	Prunus serotina	65%	41.76"	13.30"	1.11'	14'	0.00%	NO		555.72	Crooked, Major vine growth, Dieback
2890	American Elm	Ulmus americana	75%	55.58"	17.70"	1.48'	18'	1.13%	NO	X	984.23	Major vine grwoth
2891	American Elm	Ulmus americana	75%	29.83"	9.50"	0.79'	10'	100.00%	YES	X	0.00	Codominant leader, Minor vine growth
2892	Tree of Heaven	Ailanthus altissima	60%	25.75"	8.20"	0.68'	9'	100.00%	YES		0.00	Minor vine growth
2893	Black Cherry	Prunus serotina	40%	34.85"	11.10"	0.93'	12'	100.00%	YES		0.00	X2 trunks, Major lean, Vine growth
2894	American Elm	Ulmus americana	50%	29.20"	9.30"	0.78'	10'	100.00%	YES	X	0.00	Codominant leader, Vine growth, Dieback
2895	Red Oak	Quercus rubra	80%	37.68"	12.00"	1.00'	12'	100.00%	YES	X	0.00	Major vine growth
2896	Black Cherry	Prunus serotina	40%	27.63"	8.80"	0.73'	9'	100.00%	YES		0.00	Leaning, Codominant leader, Major vine growth
2897	Black Cherry	Prunus serotina	35%	39.25"	12.50"	1.04'	13'	35.89%	YES		0.00	Crooked, Leaning, Major vine growth, Dieback
2898	American Elm	Ulmus americana	80%	21.98"	7.00"	0.58'	8'	100.00%	YES	X	0.00	Minor vine growth
2899	Mulberry	Morus alba	30%	18.84"	6.00"	0.50'	8'	100.00%	YES		0.00	Major vine growth, Codominant leader, Crooked, Dieback
2900	Eastern Red Cedar	Juniperus virginiana	80%	34.54"	11.00"	0.92'	11'	49.13%	YES	X	0.00	X2 trunks
2901	Eastern Red Cedar	Juniperus virginiana	75%	29.36"	9.35"	0.78'	10'	100.00%	YES	X	0.00	X2 trunks, Vine growth
2902	Eastern Red Cedar	Juniperus virginiana	75%	20.41"	6.50"	0.54'	8'	100.00%	YES	X	0.00	Vine growth
2903	Mulberry	Morus alba	70%	26.69"	8.50"	0.71'	9'	100.00%	YES		0.00	Codominant leader, Vine growth
2904	Mulberry	Morus alba	60%	36.46"	11.61"	0.97'	12'	100.00%	YES		0.00	X2 trunks, Codominant leader, Minor vine growth
4401	White Oak	Quercus alba	35%	127.48"	40.60"	3.38'	41'	100.00%	YES	X	0.00	Vine Growth, Major Dieback,Codominant leader
4402	Black Cherry	Prunus serotina	30%	108.64"	34.60"	2.88'	35'	99.72%	YES		0.00	Vine Growth, Major Dieback
4403	American Elm	Ulmus americana	70%	14.13"	4.50"	0.38'	8'	100.00%	YES	X	0.00	
4405	American Elm	Ulmus americana	60%	20.10"	6.40"	0.53'	8'	100.00%	YES	X	0.00	Minor Dieback
4406	American Elm	Ulmus americana	60%	14.44"	4.60"	0.38'	8'	100.00%	YES	X	0.00	Minor Dieback
4407	Black Cherry	Prunus serotina	0%	42.39"	13.50"	1.13'	14'	100.00%	YES		0.00	Dead
4409	Tree of Heaven	Ailanthus altissima	50%	10.36"	3.30"	0.28'	8'	100.00%	YES		0.00	Dieback, Codominant leader, Minor Trunk scaring
4410	Black Cherry	Prunus serotina	30%	29.52"	9.40"	0.78'	10'	100.00%	YES		0.00	Vine Growth, Major Dieback
4413	American Elm	Ulmus americana	60%	10.36"	3.30"	0.28'	8'	100.00%	YES	X	0.00	Dieback
4414/4415	Black Locust	Robinia pseudoacacia	40%	77.71"	24.75"	2.06'	25'	80.35%	YES	X	0.00	X2 Trunk, Heavy vine, Major dieback,
4421	American Elm	Ulmus americana	50%	42.39"	13.50"	1.13'	14'	71.59%	YES	X	0.00	Major Dieback
4422	White Pine	Pinus strobus	20%	64.06"	20.40"	1.70'	21'	42.26%	YES	X	0.00	Major Vine Growth, Major Dieback, Leaning

BOHLER DC//
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STE. 1250 NORTH
WASHINGTON, DC 20004
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RIVERHOUSE
LANDBAY N

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
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
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LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
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ATTORNEY
VENABLE LLP
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SUSTAINABLE BUILDING PARTNERS
703.970.2890

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NELSON NYGAARD
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STRUCTURAL ENGINEER
SK + A
301.881.1441

Issue LSCP - 0
NO. DATE

Revisions
NO. DATE

TREE INVENTORY SCHEDULE

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE
07/22/2024

APPROVED
CM, MO, SN

SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.
CIV908N

Jul 18, 2024
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - LSCP - N - 0----->LAYOUT: CIV908N - TREE INVENTORY SCHEDULE

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

#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH) INCHES	SPECIES RATING %	CONDITION RATING %	TOTAL SCORE	REMOVE	REPLACEMENTS REQUIRED
404	Tree of Heaven	Ailanthus altissima	4.40"	45%	60%	1.2	YES	1
405	Black Locust	Robinia pseudoacacia	23.70"	55%	20%	2.6	YES	1
406	Silver Maple	Acer saccharinum	13.30"	45%	20%	1.2	YES	1
407	Silver Maple	Acer saccharinum	14.00"	45%	20%	1.3	YES	1
408	Tree of Heaven	Ailanthus altissima	4.20"	45%	70%	1.3	YES	1
409	Black Locust	Robinia pseudoacacia	14.40"	55%	30%	2.4	YES	1
410	Tree of Heaven	Ailanthus altissima	14.60"	45%	20%	1.3	YES	1
411	Black Cherry	Prunus serotina	17.70"	55%	30%	2.9	YES	1
412	American Elm	Ulmus americana	3.10"	55%	60%	1.0	YES	1
413	Red Maple	Acer rubrum	11.60"	70%	40%	3.2	YES	1
414	Black Locust	Robinia pseudoacacia	19.00"	55%	0%	0.0	YES	0
415	American Elm	Ulmus americana	32.40"	55%	50%	8.9	NO	0
416	American Elm	Ulmus americana	13.90"	55%	0%	0.0	YES	0
417	American Elm	Ulmus americana	4.40"	55%	50%	1.2	YES	1
418	Red Oak	Quercus rubra	7.00"	75%	20%	1.1	YES	1
420	American Planetree	Platanus occidentalis	33.60"	60%	20%	4.0	YES	1
421	American Elm	Ulmus americana	14.20"	55%	30%	2.3	NO	0
422	Black Locust	Robinia pseudoacacia	23.30"	55%	40%	5.1	NO	0
423	Black Cherry	Prunus serotina	18.90"	55%	30%	3.1	YES	1
424	White Pine	Pinus strobus	13.40"	55%	20%	1.5	YES	1
425	Black Gum	Nyssa sylvatica	5.00"	80%	40%	1.6	NO	0
426	Black Cherry	Prunus serotina	7.10"	55%	50%	2.0	NO	0
427	American Elm	Ulmus americana	13.60"	55%	20%	1.5	YES	1
428	American Elm	Ulmus americana	15.60"	55%	30%	2.6	NO	0
429	American Elm	Ulmus americana	10.00"	55%	30%	1.7	NO	0
430	Black Locust	Robinia pseudoacacia	15.40"	55%	30%	2.5	NO	0
431	American Elm	Ulmus americana	16.80"	55%	30%	2.8	NO	0
432	American Elm	Ulmus americana	23.40"	55%	30%	3.9	NO	0
433	Tree of Heaven	Ailanthus altissima	6.70"	45%	60%	1.8	YES	1
434	Black Locust	Robinia pseudoacacia	25.60"	55%	10%	1.4	YES	1
435	Red Maple	Acer rubrum	13.40"	70%	40%	3.8	YES	1
436	Tree of Heaven	Ailanthus altissima	3.10"	45%	60%	0.8	YES	1
437	Tree of Heaven	Ailanthus altissima	6.40"	45%	60%	1.7	YES	1
438	Tree of Heaven	Ailanthus altissima	5.40"	45%	70%	1.7	YES	1
439	Black Cherry	Prunus serotina	9.00"	55%	30%	1.5	NO	0
440	American Elm	Ulmus americana	8.20"	55%	40%	1.8	NO	0
441	Tree of Heaven	Ailanthus altissima	10.60"	45%	0%	0.0	YES	0
442	Littleleaf Linden	Tilia cordata	22.40"	75%	20%	3.4	YES	1
443	Black Cherry	Prunus serotina	11.70"	55%	60%	3.9	NO	0
444	Black Cherry	Prunus serotina	5.00"	55%	60%	1.7	YES	1
445	Black Cherry	Prunus serotina	13.80"	55%	20%	1.5	YES	1
446	Black Cherry	Prunus serotina	7.00"	55%	50%	1.9	YES	1
447	American Elm	Quercus rubra	12.50"	75%	55%	5.2	YES	2
448	Black Locust	Robinia pseudoacacia	31.70"	55%	70%	12.2	YES	3
449	Black Cherry	Prunus serotina	6.70"	55%	20%	0.7	YES	1
450	Black Cherry	Prunus serotina	3.60"	55%	40%	0.8	YES	1
451	Black Cherry	Prunus serotina	4.60"	55%	40%	1.0	YES	1
452	Black Cherry	Prunus serotina	6.50"	55%	40%	1.4	YES	1
453	Norway Maple	Acer platanoides	16.00"	55%	40%	3.5	YES	1
454	Tree of Heaven	Ailanthus altissima	10.80"	45%	70%	3.4	YES	1
455	Tree of Heaven	Ailanthus altissima	5.30"	45%	20%	0.5	YES	1
456	American Elm	Ulmus americana	9.40"	55%	50%	2.6	NO	0
457	Tree of Heaven	Ailanthus altissima	5.50"	45%	60%	1.5	YES	1
458	White Mulberry	Morus alba	20.40"	45%	40%	3.7	YES	1
459	Norway Maple	Acer platanoides	6.80"	55%	20%	0.7	YES	1
460	Norway Maple	Acer platanoides	9.80"	55%	40%	2.2	YES	1
461	Black Cherry	Prunus serotina	13.90"	55%	20%	1.5	YES	1
462	Tree of Heaven	Ailanthus altissima	3.30"	45%	60%	0.9	YES	1
463	Black Cherry	Prunus serotina	5.00"	55%	50%	1.4	YES	1
464	Black Walnut	Juglans nigra	7.40"	70%	20%	1.0	YES	1
465	Tree of Heaven	Ailanthus altissima	7.30"	45%	40%	1.3	YES	1
466	Norway Maple	Acer platanoides	8.20"	55%	20%	0.9	YES	1
467	Black Locust	Robinia pseudoacacia	6.70"	55%	20%	0.7	YES	1
468	Black Cherry	Prunus serotina	4.90"	55%	30%	0.8	YES	1
469	Tree of Heaven	Ailanthus altissima	4.60"	45%	50%	1.0	YES	1
470	Silver Maple	Acer saccharinum	4.40"	45%	50%	1.0	YES	1
471	Black Cherry	Prunus serotina	3.60"	55%	50%	1.0	YES	1
473	Tree of Heaven	Ailanthus altissima	6.00"	45%	60%	1.6	YES	1
474	Tree of Heaven	Ailanthus altissima	6.70"	45%	20%	0.6	YES	1
475	Norway Maple	Acer platanoides	7.60"	55%	20%	0.8	YES	1
476	Black Locust	Robinia pseudoacacia	16.70"	55%	0%	0.0	YES	0
477	Tree of Heaven	Ailanthus altissima	10.00"	45%	40%	1.8	YES	1
479	Tree of Heaven	Ailanthus altissima	6.20"	45%	30%	0.8	YES	1
480	Tree of Heaven	Ailanthus altissima	3.60"	45%	30%	0.5	YES	1
481	Tree of Heaven	Ailanthus altissima	5.70"	45%	50%	1.3	YES	1
482	Silver Maple	Acer saccharinum	38.40"	45%	60%	10.4	YES	3
483	White Mulberry	Morus alba	13.70"	45%	40%	2.5	YES	1
484	White Mulberry	Morus alba	5.60"	45%	40%	1.0	YES	1
485	White Mulberry	Morus alba	5.90"	45%	40%	1.1	YES	1
486	White Mulberry	Morus alba	12.50"	45%	40%	2.3	YES	1
487	Norway Maple	Acer platanoides	13.70"	55%	40%	3.0	NO	0
488	Black Locust	Robinia pseudoacacia	5.20"	55%	30%	0.9	YES	1
489	Black Locust	Robinia pseudoacacia	7.00"	55%	40%	1.5	YES	1
490	White Oak	Quercus alba	7.90"	90%	70%	5.0	YES	1
491	Black Locust	Robinia pseudoacacia	10.20"	55%	60%	3.4	YES	1
492	Tree of Heaven	Ailanthus altissima	7.30"	45%	50%	1.6	YES	1
493	Tree of Heaven	Ailanthus altissima	7.50"	45%	60%	2.0	YES	1
494	Black Cherry	Prunus serotina	9.90"	55%	60%	3.3	YES	1
495	Black Cherry	Prunus serotina	15.60"	55%	50%	4.3	YES	1
496	Red Oak	Quercus rubra	5.70"	75%	20%	0.9	YES	1
497	Tree of Heaven	Ailanthus altissima	5.60"	45%	50%	1.3	YES	1
498	Norway Maple	Acer platanoides	9.20"	55%	70%	3.5	YES	1
499	Black Locust	Robinia pseudoacacia	9.10"	55%	0%	0.0	YES	1
500	Norway Maple	Acer platanoides	10.00"	55%	70%	3.9	YES	1
701	Silver Maple	Acer saccharinum	11.40"	45%	70%	3.6	NO	0
702	Silver Maple	Acer saccharinum	19.96"	45%	75%	6.7	NO	0
708	Silver Maple	Acer saccharinum	12.10"	45%	80%	4.4	NO	0
717	American Elm	Ulmus americana	13.20"	55%	75%	5.4	NO	0
718	American Elm	Ulmus americana	17.50"	55%	60%	5.8	NO	0
720	Linden	Tilia cordata	26.30"	75%	75%	14.8	YES	3
721	Linden	Tilia cordata	27.00"	75%	80%	16.2	YES	4
725	Black Locust	Robinia pseudoacacia	21.70"	55%	70%	8.4	NO	0
726	Black Locust	Robinia pseudoacacia	14.00"	55%	0%	0.0	YES	0
727	American Elm	Ulmus americana	11.60"	55%	75%	4.8	NO	0
730	Willow Oak	Quercus phellos	28.90"	75%	90%	19.5	YES	4
731	Willow Oak	Quercus phellos	19.60"	75%	85%	12.5	YES	3
732	Hackberry	Celtis occidentalis	18.80"	65%	75%	9.2	NO	0

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

#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH) INCHES	SPECIES RATING %	CONDITION RATING %	TOTAL SCORE	REMOVE	REPLACEMENTS REQUIRED
283	Littleleaf Linden	Tilia cordata	7.90"	75%	80%	4.7	NO	0
284	White Mulberry	Morus alba	8.70"	45%	70%	2.7	YES	1
285	White Mulberry	Morus alba	8.50"	45%	70%	2.7	YES	1
286	White Mulberry	Morus alba	10.40"	45%	70%	3.3	YES	1
288	American Elm	Ulmus americana	9.90"	55%	40%	2.2	NO	0
289	White Pine	Pinus strobus	9.20"	55%	40%	2.0	NO	0
290	Red Maple	Acer rubrum	7.40"	70%	40%	2.1	YES	1
291	Red Maple	Acer rubrum	6.10"	70%	40%	1.7	YES	1
292	Black Cherry	Prunus serotina	18.00"	55%	30%	3.0	YES	1
293	Black Cherry	Prunus serotina	15.20"	55%	30%	2.5	YES	1
294	Red Maple	Acer rubrum	18.30"	70%	60%	7.7	YES	2
298	Tree of Heaven	Ailanthus altissima	11.20"	45%	40%	2.0	YES	1
299	Red Oak	Quercus rubra	26.10"	75%	60%	11.7	NO	0
301	Willow Oak	Quercus phellos	9.10"	75%	20%	1.4	YES	1
302	Red Oak	Quercus rubra	9.30"	75%	50%	3.5	NO	0
303	Willow Oak	Quercus phellos	12.40"	75%	60%	5.6	YES	2
304	Willow Oak	Quercus phellos	5.20"	75%	40%	1.6	YES	1
306	Black Cherry	Prunus serotina	8.30"	55%	40%	1.8	NO	0
307	Red Oak	Quercus rubra	25.70"	75%	70%	13.5	NO	0
308	Black Cherry	Prunus serotina	14.60"	55%	40%	3.2	NO	0
309	Higan Cherry	Prunus subhirtella	14.50"	55%	40%	3.2	NO	0
310	Red Oak	Quercus rubra	9.10"	75%	50%	3.4	NO	0
312	Red Oak	Quercus rubra	14.60"	75%	50%	5.5	YES	2
313	Black Cherry	Prunus serotina	8.30"	55%	50%	2.3	YES	1
314	Black Cherry	Prunus serotina	12.40"	55%	20%	1.4	YES	1
315	Black Locust	Robinia pseudoacacia	15.00"	55%	30%	2.5	YES	1
316	Red Oak	Quercus rubra	9.20"	75%	20%	1.4	YES	1
317	Red Oak	Quercus rubra	9.60"	75%	20%	1.4	YES	1
318	Red Oak	Quercus rubra	6.40"	75%	40%	1.9	NO	0
320	Black Locust	Robinia pseudoacacia	14.00"	55%	0%	0.0	YES	0
321	Black Locust	Robinia pseudoacacia	15.90"	55%	40%	3.5	NO	0
322	Black Cherry	Prunus serotina	8.60"	55%	0%	0.0	YES	1
323	Red Oak	Quercus rubra	5.40"	75%	30%	1.2	NO	0
324	Black Locust	Robinia pseudoacacia	15.30"	55%	0%	0.0	YES	0
325	Black Cherry	Prunus serotina	15.30"	55%	30%	2.5	NO	0
326	Black Cherry	Prunus serotina	7.00"	55%	50%	1.9	NO	0
327	Red Oak	Quercus rubra	5.40"	75%	60%	2.4	NO	0
328	Black Cherry	Prunus serotina	18.40"	55%	30%	3.0	NO	0
329	Red Oak	Quercus rubra	5.10"	75%	30%	1.1	NO	0
330	Red Oak	Quercus rubra	10.60"	75%	20%	1.6	YES	1
331	Black Locust	Robinia pseudoacacia	9.20"	55%	20%	1.0	YES	1
332	Red Oak	Quercus rubra	5.00"	75%	30%	1.1	NO	0
333	Black Cherry	Prunus serotina	14.10"	55%	50%	3.9	NO	0
334	Black Locust	Robinia pseudoacacia	9.30"	55%	30%	1.5	NO	0
335	Black Locust	Robinia pseudoacacia	9.20"	55%	30%	1.5	NO	0
336	Black Locust	Robinia pseudoacacia	17.00"	55%	30%	2.8	NO	0
338	Black Locust	Robinia pseudoacacia	7.60"	55%	40%	1.7	NO	0
339	Black Locust	Robinia pseudoacacia	10.70"	55%	20%	1.2	YES	1
340	Red Oak	Quercus rubra	7.90"	75%	20%	1.2	YES	1
341	Red Oak	Quercus rubra	9.60"	75%	20%	1.4	YES	1
342	Red Oak	Quercus rubra	5.00"	75%	30%	1.1	NO	0
345	Red Oak	Quercus rubra	18.70"	75%	30%	4.2	NO	0
346	Red Oak	Quercus rubra	7.60"	75%	20%	1.1	YES	1
347	Red Oak	Quercus rubra	8.40"	75%	10%	0.6	YES	1
348	White Oak	Quercus alba	13.70"	90%	30%	3.7	NO	0
349	Red Oak	Quercus rubra	16.20"	75%	30%	3.6	NO	0
350	Red Oak	Quercus rubra	15.00"	75%	20%	2.3	YES	1
351	Pin Oak	Quercus palustris	9.30"	65%	70%	4.2	NO	0
352	White Oak	Quercus alba	23.20"	90%	75%	15.7	NO	0
353	American Elm	Ulmus americana	8.90"	55%	70%	3.4	YES	1
354	Tree of Heaven	Ailanthus altissima	8.70"	45%	20%	0.8	YES	1
355	Black Cherry	Prunus serotina	18.90"	55%	20%	2.1	YES	1
356	American Elm	Ulmus americana	8.70"	55%	60%	2.9	YES	1
357	White Mulberry	Morus alba	9.00"	45%	50%	2.0	YES	1
358	Tree of Heaven	Ailanthus altissima	15.60"	45%	40%	2.8	YES	1
359	Black Cherry	Prunus serotina	14.60"	55%	20%	1.6	YES	1
360	Red Oak	Quercus rubra	14.90"	75%	30%	3.4	YES	1
361	Red Oak	Quercus rubra	12.70"	75%	30%	2.9	YES	1
363	Red Oak	Quercus rubra	18.60"	75%	20%	2.8	YES	1
364	Red Oak	Quercus rubra	21.10"	75%	20%	3.2	YES	1
366	Box Elder	Acer negundo	7.30"	40%	60%	1.8	NO	0
368	Tree of Heaven	Ailanthus altissima	10.20"	45%	50%	2.3	YES	1
369	Tree of Heaven	Ailanthus altissima	10.20"	45%	50%	2.3	YES	1
370	Tree of Heaven	Ailanthus altissima	6.60"	45%	70%	2.1	YES	1
371	Tree of Heaven	Ailanthus altissima	6.60"	45%	60%	1.8	YES	1
372	Red Oak	Quercus rubra	9.00"	75%	0%	0.0	YES	1
373	Red Oak	Quercus rubra	31.40"	75%	60%	14.1	NO	0
374	American Elm	Ulmus americana	4.60"	55%	70%	1.8	NO	0
375	American Elm	Ulmus americana	10.40"	55%	60%	3.4	NO	0
376	American Elm	Ulmus americana	5.10"	55%	40%	1.1	YES	1
377	American Elm	Ulmus americana	5.50"	55%	50%	1.5	YES	1
378	American Elm	Ulmus americana	4.00"	55%	70%	1.5	NO	0
379	Tree of Heaven	Ailanthus altissima	10.90"	45%	50%	2.5	YES	1
380	American Holly	Ilex opaca	8.60"	75%	70%	4.5	YES	1
381	American Holly	Ilex opaca	15.40"	75%	80%	9.2	NO	0
382	American Holly	Ilex opaca	11.80"	75%	70%	6.2	NO	0
383	American Holly	Ilex opaca	8.00"	75%	60%	3.6	NO	0
384	Tree of Heaven	Ailanthus altissima	4.20"	45%	40%	0.8	YES	1
385	Tree of Heaven	Ailanthus altissima	4.60"	45%	40%	0.8	YES	1
386	Tree of Heaven	Ailanthus altissima	4.40"	45%	40%	0.8	YES	1
387	Tree of Heaven	Ailanthus altissima	3.90"	45%	30%	0.5	YES	1
388	White Mulberry	Morus alba	7.60"	45%	50%	1.7	YES	1
389	Tree of Heaven	Ailanthus altissima	7.40"	45%	40%	1.3	YES	1
390	Tree of Heaven	Ailanthus altissima	7.80"	45%	40%	1.4	YES	1
391	Tree of Heaven	Ailanthus altissima	4.00"	45%	40%	0.7	YES	1
392	Tree of Heaven	Ailanthus altissima	5.00"	45%	60%	1.4	YES	1
393	Black Locust	Robinia pseudoacacia	5.90"	55%	70%	2.3	NO	0
394	Black Locust	Robinia pseudoacacia	5.70"	55%	70%	2.2	NO	0
395	White Mulberry	Morus alba	9.20"	45%	50%	2.1	YES	1
396	White Mulberry	Morus alba	6.60"	45%	50%	1.5	YES	1
397	Deodar Cedar	Cedrus deodara	10.20"	50%	70%	3.6	YES	1
398	Tree of Heaven	Ailanthus altissima	4.50"	45%	60%	1.2	YES	1
399	Tree of Heaven	Ailanthus altissima	3.40"	45%	70%	1.1	YES	1
400	Tree of Heaven	Ailanthus altissima	4.40"	45%	70%	1.4	YES	1
401	Black Locust	Robinia pseudoacacia	17.70"	55%	30%	2.9	YES	1
402	Tree of Heaven	Ailanthus altissima	11.70"	45%	60%	3.2	YES	1
403	Black Locust	Robinia pseudoacacia	6.90"	55%	70%	2.7	YES	1

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

#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH) INCHES	SPECIES RATING %	CONDITION RATING %	TOTAL SCORE	REMOVE	REPLACEMENTS REQUIRED
1/2/3	Willow Oak	Quercus phellos	31.35"	75%	65%	15.3	YES	4
4	Willow Oak	Quercus phellos	29.40"	75%	75%	16.5	YES	4
5	Willow Oak	Quercus phellos	30.70"	75%	65%	15.0	YES	4
6	Willow Oak	Quercus phellos	20.20"	75%	70%	10.6	YES	3
7	Willow Oak	Quercus phellos	28.60"	75%	60%	12.9	YES	3
8	Willow Oak	Quercus phellos	25.10"	75%	70%	13.2	YES	3
9	Willow Oak	Quercus phellos	25.70"	75%	35%	6.7	YES	2
10	Willow Oak	Quercus phellos	25.80"	75%	80%	15.5	YES	4
11	Willow Oak	Quercus phellos	28.70"	75%	80%	17.2	YES	4
12	Willow Oak	Quercus phellos	24.90"	75%	75%	14.0	YES	3
13	Willow Oak	Quercus phellos	23.40"	75%	75%	13.2	YES	3
14	Red Oak	Quercus rubra	27.60"	75%	80%	16.6	YES	4
17	Red Oak	Quercus rubra	25.60"	75%	80%	15.4	YES	4
20	Willow Oak	Quercus phellos	25.50"	75%	70%	13.4	YES	3
29	White Pine	Pinus strobus	22.10"	55%	70%	8.5	NO	0
32	Eastern White Pine	Pinus strobus	22.40"	55%	60%	7.4	YES	2
34	Eastern White Pine	Pinus strobus	15.30"	55%	75%	6.3	YES	2
35	Eastern White Pine	Pinus strobus	24.10"	55%	60%	8.0	YES	2
36/38	Eastern Hemlock	Tsuga canadensis	12.85"	55%	65%	4.6	YES	1
39	Eastern Hemlock	Tsuga canadensis	16.54"	55%	70%	6.4	YES	2
45/46	Eastern Hemlock	Tsuga canadensis	12.48"	55%	50%	3.4	YES	1
48	Red Oak	Quercus rubra	37.10"	75%	85%	23.7	YES	5
52/53	American elm	Ulmus americana	28.63"	55%	65%	10.2	NO	0
54	Red Maple	Acer rubrum	21.70"	70%	70%	10.6	YES	3
55	Pin Oak	Quercus palustris	22.20"	65%	60%	8.7	NO	0
56	Pin Oak	Quercus palustris	22.10"	65%	75%	10.8	NO	0
58	Willow Oak	Quercus phellos	27.90"	75%	75%	15.7	YES	4
60	Chinese Magnolia	Magnolia × soulangeana	6.79"	70%	75%	3.6	NO	0
61	Chinese Magnolia	Magnolia × soulangeana	6.20"	70%	70%	3.0	NO	0
62	Chinese Magnolia	Magnolia × soulangeana	5.99"	70%	70%	2.9	NO	0
64	Chinese Magnolia	Magnolia × soulangeana	7.13"	70%	70%	3.5	NO	0
65	Chinese Magnolia	Magnolia × soulangeana	8.28"	70%	70%	4.1	NO	0
66	Chinese Magnolia	Magnolia × soulangeana	13.60"	70%	80%	7.6	YES	2
67	Willow Oak	Quercus phellos	35.90"	75%	75%	20.2	YES	5
68	Willow Oak	Quercus phellos	28.40"	75%	70%	14.9	YES	4
70	Kanzan Cherry	Prunus serrulata 'Kanzan'	5.20"	55%	70%	2.0	YES	1
77	Pin Oak	Quercus palustris	24.90"	65%	70%	11.3	YES	3
104	Eastern Red Cedar	Juniperus virginiana	15.50"	80%	90%	11.2	NO	0
105	American elm	Ulmus americana	22.20"	55%	70%	8.5	NO	0
107	Sugar Maple	Acer saccharum	35.20"	75%	65%	17.2	YES	4
108	Tree of Heaven	Ailanthus altissima	12.60"	45%	40%	2.3	YES	1
109	Mulberry	Morus alba	13.70"	45%	20%	1.2	YES	1
114	Honey Locust	Gleditsia triacanthos	11.90"	55%	70%	4.6	YES	1
122	Red Maple	Acer rubrum	17.00"	70%	20%	2.4	YES	1
123	American Elm	Ulmus americana	14.60"	55%	20%	1.6	YES	1
124	American Planetree	Platanus occidentalis	14.60"	60%	30%	2.6	YES	1
125	Red Maple	Acer rubrum	11.90"	70%	40%	3.3	YES	1
126	American Planetree	Platanus occidentalis	17.70"	60%	30%	3.2	YES	1
127	Black Locust	Robinia pseudoacacia	19.60"	55%	30%	3.2	YES	1
128	Willow Oak	Quercus phellos	7.40"	75%	30%	1.7	NO	0
132	Tree of Heaven	Ailanthus altissima	5.20"	45%	50%	1.2	YES	1
133	Tree of Heaven	Ailanthus altissima	5.60"	45%	50%	1.3	YES	1
134	Tree of Heaven	Ailanthus altissima	4.30"	45%	60%	1.2	YES	1
136	Tree of Heaven	Ailanthus altissima	4.80"	45%	60%	1.3	YES	1
137	Silver Maple	Acer saccharinum	3.60"	45%	60%	1.0	NO	0
138	Tree of Heaven	Ailanthus altissima	5.00"	45%	60%	1.4	YES	1
139	Tree of Heaven	Ailanthus altissima	5.00"	45%	60%	1.4	YES	1
140	Tree of Heaven	Ailanthus altissima	4.50"	45%	60%	1.2	YES	1
141	Tree of Heaven	Ailanthus altissima	3.50"	45%	60%	0.9	YES	1
142	Tree of Heaven	Ailanthus altissima	6.10"	45%	60%	1.6	YES	1
144	Black Cherry	Prunus serotina	19.70"	55%	30%	3.3	NO	0
146	Tree of Heaven	Ailanthus altissima	4.00"	45%	30%	0.5	YES	1
147	Tree of Heaven	Ailanthus altissima	4.30"	45%	70%	1.4	YES	1
148	Tree of Heaven	Ailanthus altissima	5.40"	45%	60%	1.5	YES	1
151	American Elm	Ulmus americana	15.40"	55%	50%	4.2	YES	1
152	American Elm	Ulmus americana	31.70"	55%	40%	7.0	NO	0
153	American Elm	Ulmus americana	26.40"	55%	70%	10.2	NO	0
154	American Elm	Ulmus americana	16.30"	55%	60%	5.4	YES	2
155	Black Cherry	Prunus serotina	25.10"	55%	30%	4.1	NO	0
156	American Planetree	Platanus occidentalis	15.40"	60%	50%	4.6	NO	0
157	Tree of Heaven	Ailanthus altissima	3.10"	45%	70%	1.0	YES	1
158	Tree of Heaven	Ailanthus altissima	3.50"	45%	60%	0.9	YES	1
159	Tree of Heaven	Ailanthus altissima	13.00"	45%	40%	2.3	YES	1
160	Tree of Heaven	Ailanthus altissima	3.90"	45%	70%	1.2	YES	1
161	American Elm	Ulmus americana	22.90"	55%	70%	8.8	NO	0
162/163	American Elm	Ulmus americana	15.74"	55%	70%	6.1	NO	0
164	American Elm	Ulmus americana	20.10"	55%	50%	5.5	YES	2
165	Tree of Heaven	Ailanthus altissima	16.60"	45%	50%	3.7	YES	1
166	Eastern White Pine	Pinus strobus	27.60"	55%	65%	9.9	YES	2
167	Eastern White Pine	Pinus strobus	26.70"	55%	60%	8.8	YES	2
168	Eastern White Pine	Pinus strobus	25.20"	55%	55%	7.6	YES	2
171	Sugar Maple	Acer saccharum	25.30"	75%	65%	12.3	YES	3
172	Eastern White Pine	Pinus strobus	21.50"	55%	70%	8.3	YES	2
178	Pin Oak	Quercus palustris	29.60"	65%	70%	13.5	YES	3
181	Willow Oak	Quercus phellos	37.90"	75%	80%	22.7	YES	5
187	Linden	Tilia cordata	19.50"	75%	70%	10.2	NO	0
188	Linden	Tilia cordata	19.60"	75%	70%	10.3	NO	0
189	Linden	Tilia cordata	27.90"	75%	70%	14.6	NO	0
190	Linden	Tilia cordata	19.00"	75%	70%	10.0	NO	0
192	Red Maple	Acer rubrum	23.50"	70%	70%	11.5	NO	0
194	Willow Oak	Quercus phellos	27.10"	75%	70%	14.2	YES	3
199	Black locust	Robinia pseudoacacia	21.60"	55%	0%	0.0	YES	0
268	American Elm	Ulmus americana	19.70"	55%	40%	4.3	NO	0
269	Littleleaf Linden	Tilia cordata	32.60"	75%	40%	9.8	NO	0
270	American Elm	Ulmus americana	16.10"	55%	50%	4.4	NO	0
271	Silver Maple	Acer saccharinum	19.00"	45%	40%	3.4	NO	0
272	Black Cherry	Prunus serotina	7.30"	55%	70%	2.8	NO	0
273	Black Cherry	Prunus serotina	9.20"	55%	60%	3.0	NO	0
274	Black Cherry	Prunus serotina	8.60"	55%	60%	2.8	NO	0
275	Black Cherry	Prunus serotina	3.10"	55%	0%	0.0	YES	1
276	Black Cherry	Prunus serotina	5.00"	55%	60%	1.7	NO	0
277	Black Cherry	Prunus serotina	4.50"	55%	0%	0.0	YES	1
278	American Elm	Ulmus americana	7.30"	55%	70%	2.8	NO	0
279	Black Cherry	Prunus serotina	8.40"	55%	60%	2.8	NO	0
280	Black Cherry	Prunus serotina	16.10"	55%	60%	5.3	NO	0
281	White Mulberry	Morus alba	15.60"	45%	70%	4.9	YES	2
282	Black Cherry	Prunus serotina	6.40"	55%	70%	2.5	NO	0

BOHLER DC//

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RIVERHOUSE
LANDBAY N

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
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
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LANDSCAPE ARCHITECT
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. LSCP - 0 DATE

Revisions
NO. DATE

TREE REPLACEMENT SCHEDULE

ENGINEER IN CHARGE: SN
PROJECT MANAGER: CM
DRAWN: MK, HG, DR, IL
DATE: 07/22/2024
APPROVED: CM, MO, SN
SCALE: AS NOTED
JOB NO.: DC1822502
DRAWING NO.: CIV909N

Jul 18, 2024
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - LSCP - N - 0---->LAYOUT: CIV909N - TREE REPLACEMENT SCHEDULE

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

#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH) INCHES	SPECIES RATING %	CONDITION RATING %	TOTAL SCORE	REMOVE	REPLACEMENTS REQUIRED
1634	Japanese Zelkova	Zelkova serrata	8.90"	75%	65%	4.3	YES	1
1635	Japanese Zelkova	Zelkova serrata	8.80"	75%	60%	4.0	YES	1
1636	Japanese Zelkova	Zelkova serrata	9.90"	75%	75%	5.6	YES	1
1637	Japanese Zelkova	Zelkova serrata	9.80"	75%	60%	4.4	YES	1
1638	Japanese Zelkova	Zelkova serrata	8.70"	75%	60%	3.9	YES	1
1639	Japanese Zelkova	Zelkova serrata	10.10"	75%	75%	5.7	YES	2
1640	Japanese Zelkova	Zelkova serrata	9.00"	75%	70%	4.7	YES	1
1641	Japanese Zelkova	Zelkova serrata	12.10"	75%	75%	6.8	YES	2
1642	Red Oak	Quercus rubra	27.80"	75%	70%	14.6	YES	3
1643	Willow Oak	Quercus phellos	26.40"	75%	60%	11.9	YES	3
1644	Red Oak	Quercus rubra	31.50"	75%	30%	7.1	YES	2
1645	Willow Oak	Quercus phellos	23.00"	75%	70%	12.1	YES	3
1646	Silver Maple	Acer saccharinum	39.20"	45%	30%	5.3	YES	2
1647	American elm	Ulmus americana	23.00"	55%	60%	7.6	YES	2
1648	American elm	Ulmus americana	22.50"	55%	70%	8.7	YES	2
1649	Red Maple	Acer rubrum	24.10"	70%	70%	11.8	YES	3
1650	Eastern Hemlock	Tsuga canadensis	10.52"	55%	70%	4.1	YES	1
1651	Red Maple	Acer rubrum	6.00"	70%	80%	3.4	YES	1
1652	Pin Oak	Quercus palustris	4.70"	65%	70%	2.1	YES	1
1653	Pin Oak	Quercus palustris	5.60"	65%	55%	2.0	YES	1
1654	Pin Oak	Quercus palustris	5.20"	65%	65%	2.2	YES	1
1655	Pin Oak	Quercus palustris	5.50"	65%	65%	2.3	YES	1
1656	Japanese Zelkova	Zelkova serrata	7.80"	75%	65%	3.8	YES	1
1657	Japanese Zelkova	Zelkova serrata	8.70"	75%	75%	4.9	YES	1
1658	Japanese Zelkova	Zelkova serrata	8.60"	75%	75%	4.8	YES	1
1659	Japanese Zelkova	Zelkova serrata	9.90"	75%	70%	5.2	YES	1
1661	Yoshino Cherry	Prunus × yedoensis	11.10"	55%	75%	4.6	YES	1
1662	Yoshino Cherry	Prunus × yedoensis	10.00"	55%	70%	3.9	YES	1
1663	Yoshino Cherry	Prunus × yedoensis	6.60"	55%	70%	2.5	YES	1
1664	Red Oak	Quercus rubra	48.30"	75%	80%	29.0	YES	6
1665	American Holly	Ilex opaca	4.53"	75%	70%	2.4	YES	1
1666	American Holly	Ilex opaca	4.63"	75%	70%	2.4	YES	1
1667	American Holly	Ilex opaca	3.59"	75%	70%	1.9	YES	1
1668	American Holly	Ilex opaca	4.56"	75%	75%	2.6	YES	1
1669	American Holly	Ilex opaca	4.10"	75%	75%	2.3	YES	1
1670	Willow Oak	Quercus phellos	31.50"	75%	80%	18.9	NO	0
1671	Willow Oak	Quercus phellos	21.70"	75%	70%	11.4	NO	0
1672	Willow Oak	Quercus phellos	16.60"	75%	75%	9.3	YES	2
1673	Kanzan Cherry	Prunus serrulata 'Kanzan'	6.30"	55%	70%	2.4	YES	1
1675	Pin Oak	Quercus palustris	29.40"	65%	70%	13.4	YES	3
1676	American sycamore	Platanus occidentalis	9.50"	60%	70%	4.0	YES	1
1677	American sycamore	Platanus occidentalis	14.00"	60%	75%	6.3	YES	2
1678	American sycamore	Platanus occidentalis	10.10"	60%	70%	4.2	YES	1
1679	American sycamore	Platanus occidentalis	11.50"	60%	75%	5.2	YES	2
1680	American sycamore	Platanus occidentalis	13.20"	60%	70%	5.5	YES	2
1681	American sycamore	Platanus occidentalis	5.60"	60%	80%	2.7	YES	1
1682	American sycamore	Platanus occidentalis	6.60"	60%	75%	3.0	YES	1
1683	Yoshino Cherry	Prunus × yedoensis	10.10"	55%	70%	3.9	YES	1
1684	Yoshino Cherry	Prunus × yedoensis	6.30"	55%	70%	2.4	YES	1
1685	Yoshino Cherry	Prunus × yedoensis	10.00"	55%	75%	4.1	YES	1
1686	Deodar Cedar	Cedrus deodara	7.40"	50%	25%	0.9	YES	1
1687	Deodar Cedar	Cedrus deodara	13.80"	50%	70%	4.8	YES	1
1688	Deodar Cedar	Cedrus deodara	11.10"	50%	75%	4.2	YES	1
1689	Japanese Zelkova	Zelkova serrata	9.80"	75%	75%	5.5	YES	1
1690	Japanese Zelkova	Zelkova serrata	9.90"	75%	70%	5.2	YES	1
1691	Japanese Zelkova	Zelkova serrata	10.00"	75%	70%	5.3	YES	2
1692	Deodar Cedar	Cedrus deodara	14.70"	50%	75%	5.5	YES	2
1693	Yoshino Cherry	Prunus × yedoensis	16.20"	55%	65%	5.8	YES	2
1694	Deodar Cedar	Cedrus deodara	12.30"	50%	75%	4.6	YES	1
1695	Kousa Dogwood	Cornus kousa	6.10"	90%	35%	1.9	YES	1
1696	Deodar Cedar	Cedrus deodara	14.60"	50%	75%	5.5	YES	2
1697	Yoshino Cherry	Prunus × yedoensis	9.90"	55%	65%	3.5	YES	1
1698	Deodar Cedar	Cedrus deodara	14.70"	50%	75%	5.5	YES	2
1699	Eastern Redbud	Cercis canadensis	7.60"	75%	65%	3.7	YES	1
1700	American sycamore	Platanus occidentalis	9.10"	60%	80%	4.4	YES	1
1701	American sycamore	Platanus occidentalis	12.50"	60%	70%	5.3	YES	2
1703	American sycamore	Platanus occidentalis	9.60"	60%	70%	4.0	YES	1
1704	American sycamore	Platanus occidentalis	9.30"	60%	80%	4.5	NO	0
1705	American sycamore	Platanus occidentalis	9.00"	60%	75%	4.1	NO	0
1706	Japanese Zelkova	Zelkova serrata	11.40"	75%	70%	6.0	NO	0
1707	Japanese Zelkova	Zelkova serrata	9.90"	75%	60%	4.5	NO	0
1708	Japanese Zelkova	Zelkova serrata	8.80"	75%	70%	4.6	NO	0
1709	Japanese Zelkova	Zelkova serrata	9.00"	75%	70%	4.7	NO	0
1710	Japanese Zelkova	Zelkova serrata	7.40"	75%	70%	3.9	NO	0
1711	Japanese Zelkova	Zelkova serrata	11.10"	75%	70%	5.8	NO	0
1712	Honey Locust	Gleditsia triacanthos	14.50"	55%	65%	5.2	NO	0
1713	Chinese Magnolia	Magnolia × soulangeana	5.20"	70%	70%	2.5	NO	0
1714	Chinese Magnolia	Magnolia × soulangeana	6.60"	70%	75%	3.5	NO	0
1715	Chinese Magnolia	Magnolia × soulangeana	6.30"	70%	75%	3.3	NO	0
1716	Chinese Magnolia	Magnolia × soulangeana	5.39"	70%	70%	2.6	NO	0
1717	Chinese Magnolia	Magnolia × soulangeana	5.57"	70%	60%	2.3	NO	0
1718	Willow Oak	Quercus phellos	15.00"	75%	75%	8.4	NO	0
1719	Chinese Magnolia	Magnolia × soulangeana	6.03"	70%	70%	3.0	NO	0
1724	American sycamore	Platanus occidentalis	8.10"	60%	80%	3.9	NO	0
1725	American sycamore	Platanus occidentalis	16.70"	60%	65%	6.5	NO	0
1726	American sycamore	Platanus occidentalis	16.40"	60%	70%	6.9	NO	0
1727	Honey Locust	Gleditsia triacanthos	10.00"	55%	70%	3.9	NO	0
1728	American sycamore	Platanus occidentalis	9.60"	60%	80%	4.6	NO	0
1729	American sycamore	Platanus occidentalis	11.00"	60%	75%	5.0	NO	0
1730	Crepe Myrtle	Lagerstroemia indica	7.60"	80%	75%	4.6	NO	0
1731	Crepe Myrtle	Lagerstroemia indica	8.99"	80%	75%	5.4	NO	0
1732	American Holly	Ilex opaca	5.40"	75%	75%	3.0	NO	0
1734	American Holly	Ilex opaca	6.30"	75%	75%	3.5	NO	0
1735	Crepe Myrtle	Lagerstroemia indica	6.03"	80%	70%	3.4	NO	0
1736	Crepe Myrtle	Lagerstroemia indica	6.13"	80%	70%	3.4	NO	0
1737	Crepe Myrtle	Lagerstroemia indica	4.63"	80%	70%	2.6	NO	0
1738	Crepe Myrtle	Lagerstroemia indica	6.98"	80%	75%	4.2	NO	0
1739	Crabapple	Malus sp.	6.20"	60%	70%	2.6	NO	0
1740	Crabapple	Malus sp.	6.20"	60%	70%	2.6	NO	0
1741	Kanzan Cherry	Prunus serrulata 'Kanzan'	10.00"	55%	75%	4.1	YES	1
1742	Crepe Myrtle	Lagerstroemia indica	8.79"	80%	80%	5.6	YES	1
1743	Crepe Myrtle	Lagerstroemia indica	7.28"	80%	75%	4.4	YES	1
1744	Crepe Myrtle	Lagerstroemia indica	8.18"	80%	75%	4.9	YES	1
1753	Yoshino Cherry	Prunus × yedoensis	9.00"	55%	70%	3.5	NO	0
1754	Yoshino Cherry	Prunus × yedoensis	8.80"	55%	75%	3.6	NO	0
1755	Yoshino Cherry	Prunus × yedoensis	6.40"	55%	70%	2.5	NO	0
1757	American Holly	Ilex opaca	8.08"	75%	80%	4.9	YES	1

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

#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH) INCHES	SPECIES RATING %	CONDITION RATING %	TOTAL SCORE	REMOVE	REPLACEMENTS REQUIRED
1231	Pin Oak	Quercus palustris	14.10"	65%	75%	6.9	YES	2
1233	Deodar Cedar	Cedrus deodara	11.10"	50%	80%	4.4	NO	0
1234	Deodar Cedar	Cedrus deodara	10.30"	50%	80%	4.1	NO	0
1236	Deodar Cedar	Cedrus deodara	9.50"	50%	80%	3.8	NO	0
1238	Deodar Cedar	Cedrus deodara	12.60"	50%	80%	5.0	NO	0
1239	Deodar Cedar	Cedrus deodara	11.20"	50%	80%	4.5	NO	0
1240	Deodar Cedar	Cedrus deodara	7.30"	50%	80%	2.9	NO	0
1241	Norway Spruce	Picea abies	6.40"	55%	60%	2.1	NO	0
1245	Deodar Cedar	Cedrus deodara	6.00"	50%	60%	1.8	NO	0
1248	Willow Oak	Quercus phellos	14.30"	75%	80%	8.6	NO	0
1249	Willow Oak	Quercus phellos	14.60"	75%	75%	8.2	NO	0
1251	American sycamore	Platanus occidentalis	17.00"	60%	70%	7.1	YES	2
1253	American sycamore	Platanus occidentalis	15.20"	60%	80%	7.3	YES	2
1254	American sycamore	Platanus occidentalis	15.40"	60%	60%	5.5	YES	2
1262	Sawtooth Oak	Quercus acutissima	36.70"	70%	70%	18.0	NO	0
1269	Red Maple	Acer rubrum	14.50"	70%	60%	6.1	YES	2
1282	Yoshino Cherry	Prunus × yedoensis	19.72"	55%	50%	5.4	YES	2
1284	Box Elder	Acer negundo	20.70"	40%	60%	5.0	NO	0
1285	Pin Oak	Quercus palustris	10.30"	65%	60%	4.0	NO	0
1288	Green Ash	Fraxinus pennsylvanica	6.00"	45%	60%	1.6	NO	0
1292	American Elm	Ulmus americana	10.40"	55%	60%	3.4	NO	0
1293	American Elm	Ulmus americana	10.40"	55%	60%	3.4	NO	0
1297	American Elm	Ulmus americana	17.60"	55%	50%	4.8	NO	0
1298	American Elm	Ulmus americana	16.50"	55%	60%	5.4	NO	0
1299	Black Cherry	Prunus serotina	11.40"	55%	50%	3.1	NO	0
1300	American Elm	Ulmus americana	12.10"	55%	50%	3.3	NO	0
1310	Eastern White Pine	Pinus strobus	21.10"	55%	55%	6.4	NO	0
1311	Eastern White Pine	Pinus strobus	26.50"	55%	50%	7.3	NO	0
1316	Willow Oak	Quercus phellos	29.10"	75%	80%	17.5	NO	0
1318	Red Maple	Acer rubrum	26.80"	70%	65%	12.2	NO	0
1319	Eastern White Pine	Pinus strobus	26.20"	55%	65%	9.4	NO	0
1320	Eastern White Pine	Pinus strobus	16.70"	55%	70%	6.4	NO	0
1322	Eastern White Pine	Pinus strobus	26.00"	55%	70%	10.0	NO	0
1324	Red Oak	Quercus rubra	30.70"	75%	85%	19.6	NO	0
1326	Red Oak	Quercus rubra	29.40"	75%	80%	17.6	NO	0
1330	Pin Oak	Quercus palustris	20.80"	65%	70%	9.5	YES	2
1331	Pin Oak	Quercus palustris	17.70"	65%	70%	8.1	YES	2
1332	Pin Oak	Quercus palustris	18.00"	65%	70%	8.2	YES	2
1334	Mulberry	Morus alba	38.90"	45%	50%	8.8	YES	2
1335	Pin Oak	Quercus palustris	30.00"	65%	65%	12.7	YES	3
1341	American Holly	Ilex opaca	12.79"	75%	80%	7.7	YES	2
1342	American Holly	Ilex opaca	11.43"	75%	80%	6.9	YES	2
1344	American Holly	Ilex opaca	13.71"	75%	80%	8.2	YES	2
1345	American Holly	Ilex opaca	13.36"	75%	75%	7.5	YES	2
1346	American Holly	Ilex opaca	10.25"	75%	75%	5.8	YES	2
1347	American Holly	Ilex opaca	12.12"	75%	60%	5.5	YES	2
1349	Japanese Zelkova	Zelkova serrata	5.30"	75%	80%	3.2	NO	0
1354	Pin Oak	Quercus palustris	9.30"	65%	65%	3.9	YES	1
1355	Red Oak	Quercus rubra	34.50"	75%	80%	20.7	NO	0
1357	Norway Spruce	Picea abies	16.60"	55%	70%	6.4	NO	0
1362	Pin Oak	Quercus palustris	19.60"	65%	60%	7.6	NO	0
1363	Norway Spruce	Picea abies	11.20"	55%	70%	4.3	NO	0
1365	Pin Oak	Quercus palustris	27.50"	65%	75%	13.4	NO	0
1367	Norway Spruce	Picea abies	10.10"	55%	80%	4.4	YES	1
1374	Pin Oak	Quercus palustris	30.20"	65%	75%	14.7	NO	0
1387	Norway Spruce	Picea abies	10.00"	55%	70%	3.9	NO	0
1391	Japanese Zelkova	Zelkova serrata	10.10"	75%	80%	6.1	YES	2
1393	Japanese Zelkova	Zelkova serrata	10.20"	75%	60%	4.6	YES	1
1397	Norway Spruce	Picea abies	12.30"	55%	70%	4.7	NO	0
1398	Crape Myrtle	Lagerstroemia indica	13.40"	80%	80%	8.6	YES	2
1401	Eastern White Pine	Pinus strobus	12.90"	55%	70%	5.0	NO	0
1414	Southern Magnolia	Magnolia grandiflora	8.60"	70%	65%	3.9	YES	1
1452	Tree of Heaven	Ailanthus altissima	4.20"	45%	40%	0.8	YES	1
1456	Tree of Heaven	Ailanthus altissima	5.20"	45%	50%	1.2	YES	1
1457/1459	Silver Maple	Acer saccharinum	31.65"	45%	40%	5.7	YES	2
1462	American elm	Ulmus americana	22.10"	55%	70%	8.5	YES	2
1465	Red Maple	Acer rubrum	19.10"	70%	55%	7.4	NO	0
1467	Red Maple	Acer rubrum	28.30"	70%	50%	9.9	NO	0
1469	Mulberry	Morus alba	5.40"	45%	50%	1.2	YES	1
1470	Siberian Elm	Ulmus pumila	8.80"	35%	50%	1.5	YES	1
1471	Mulberry	Morus alba	6.70"	45%	60%	1.8	YES	1
1473	Siberian Elm	Ulmus pumila	11.60"	35%	55%	2.2	YES	1
1474	Red Maple	Acer rubrum	25.00"	70%	70%	12.3	YES	3
1477	Japanese Pagoda Tree	Styphnolobium japonicum	12.40"	60%	65%	4.8	YES	1
1488	Japanese Pagoda Tree	Styphnolobium japonicum	13.10"	60%	60%	4.7	YES	1
1496	Japanese Pagoda Tree	Styphnolobium japonicum	10.50"	60%	55%	3.5	YES	1
1499	Red Oak	Quercus rubra	35.90"	75%	70%	18.8	YES	4
1601	Crepe Myrtle	Lagerstroemia indica	12.72"	80%	85%	8.6	NO	0
1602	Crepe Myrtle	Lagerstroemia indica	14.45"	80%	85%	9.8	NO	0
1603	Crepe Myrtle	Lagerstroemia indica	12.42"	80%	80%	7.9	NO	0
1604	Serviceberry	Amelanchier canadensis	8.27"	80%	80%	5.3	NO	0
1605	Eastern White Pine	Pinus strobus	22.50"	55%	70%	8.7	NO	0
1606	Pin Oak	Quercus palustris	30.80"	65%	80%	16.0	NO	0
1607	Pin Oak	Quercus palustris	24.90"	65%	70%	11.3	NO	0
1608	Yoshino Cherry	Prunus × yedoensis	6.40"	55%	75%	2.6	NO	0
1609	Yoshino Cherry	Prunus × yedoensis	6.30"	55%	75%	2.6	NO	0
1610	Japanese Zelkova	Zelkova serrata	9.80"	75%	75%	5.5	YES	1
1611	Japanese Zelkova	Zelkova serrata	12.20"	75%	75%	6.9	YES	2
1612	Japanese Zelkova	Zelkova serrata	9.90"	75%	75%	5.6	YES	1
1613	Japanese Zelkova	Zelkova serrata	11.30"	75%	65%	5.5	YES	2
1614	Japanese Zelkova	Zelkova serrata	10.20"	75%	75%	5.7	YES	2
1616	Yoshino Cherry	Prunus × yedoensis	13.50"	55%	50%	3.7	NO	0
1617	Yoshino Cherry	Prunus × yedoensis	5.00"	55%	80%	2.2	NO	0
1618	Yoshino Cherry	Prunus × yedoensis	3.90"	55%	80%	1.7	NO	0
1619	Yoshino Cherry	Prunus × yedoensis	13.60"	55%	80%	6.0	NO	0
1620	Yoshino Cherry	Prunus × yedoensis	7.60"	55%	60%	2.5	NO	0
1621	Pin Oak	Quercus palustris	28.30"	65%	60%	11.0	NO	0
1622	Yoshino Cherry	Prunus × yedoensis	5.40"	55%	60%	1.8	NO	0
1623	Yoshino Cherry	Prunus × yedoensis	5.00"	55%	80%	2.2	NO	0
1624	Yoshino Cherry	Prunus × yedoensis	5.10"	55%	70%	2.0	NO	0
1626	Linden	Tilia cordata	30.30"	75%	80%	18.2	YES	4
1627	Paperbark maple	Acer griseum	4.90"	70%	80%	2.7	YES	1
1628	Eastern Black Walnut	Juglans nigra	22.60"	70%	45%	7.1	YES	2
1629	Red Oak	Quercus rubra	37.20"	75%	85%	23.7	NO	0
1631	Eastern White Pine	Pinus strobus	22.40"	55%	65%	8.0	NO	0
1632	Japanese Zelkova	Zelkova serrata	11.10"	75%	70%	5.8	YES	2
1633	Japanese Zelkova	Zelkova serrata	7.40"	75%	75%	4.2	YES	1

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TREE REPLACEMENTS TABLE

#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH) INCHES	SPECIES RATING %	CONDITION RATING %	TOTAL SCORE	REMOVE	REPLACEMENTS REQUIRED
733A	American Elm	Ulmus americana	24.30"	55%	75%	10.0	NO	0
733	Pin Oak	Quercus palustris	25.20"	65%	60%	9.8	YES	2
734	Pin Oak	Quercus palustris	20.80"	65%	70%	9.5	YES	2
735	Pin Oak	Quercus palustris	23.20"	65%	45%	6.8	YES	2
736	Pin Oak	Quercus palustris	14.90"	65%	70%	6.8	YES	2
737	Ginkgo	Ginkgo biloba	15.10"	70%	80%	8.5	YES	2
738A	Pin Oak	Quercus palustris	38.90"	65%	70%	17.7	NO	0
738	Ginkgo	Ginkgo biloba	13.30"	70%	70%	6.5	YES	2
739	Japanese Zelkova	Zelkova serrata	7.50"	75%	75%	4.2	YES	1
740	Japanese Zelkova	Zelkova serrata	7.20"	75%	75%	4.1	YES	1
741A/742A	American Elm	Ulmus americana	8.91"	55%	70%	3.4	NO	0
741	Japanese Zelkova	Zelkova serrata	7.40"	75%	75%	4.2	YES	1
742	Honey Locust	Gleditsia triacanthos	5.50"	55%	65%	2.0	YES	1
743A	American Elm	Ulmus americana	7.50"	55%	65%	2.7	NO	0
743	Honey Locust	Gleditsia triacanthos	13.90"	55%	80%	6.1	YES	2
745	Honey Locust	Gleditsia triacanthos	6.60"	55%	80%	2.9	YES	1
749	White Pine	Pinus strobus	20.10"	55%	70%	7.7	NO	0
751	White Pine	Pinus strobus	16.40"	55%	60%	5.4	NO	0
752	White Pine	Pinus strobus	16.50"	55%	50%	4.5	NO	0
753	White Pine	Pinus strobus	25.30"	55%	60%	8.3	NO	0
754	Eastern White Pine	Pinus strobus	17.40"	55%	60%	5.7	YES	2
755	Eastern White Pine	Pinus strobus	15.70"	55%	60%	5.2	YES	2
756	Eastern White Pine	Pinus strobus	14.60"	55%	60%	4.8	YES	1
757	Eastern White Pine	Pinus strobus	14.20"	55%	60%	4.7	YES	1
758	Eastern White Pine	Pinus strobus	16.20"	55%	60%	5.3	YES	2
759	Eastern White Pine	Pinus strobus	17.60"	55%	75%	7.3	YES	2
782	Pin Oak	Quercus palustris	13.60"	65%	65%	5.7	YES	2
783	Red Maple	Acer rubrum	26.20"	70%	10%	1.8	YES	1
788	London plane	Platanus × acerifolia	20.00"	65%	55%	7.2	YES	2
791	Ginkgo	Ginkgo biloba	3.90"	70%	75%	2.0	YES	1
793	Sweetgum	Liquidambar styraciflua	27.80"	65%	70%	12.6	YES	3
795	Sweetgum	Liquidambar styraciflua	29.60"	65%	65%	12.5	YES	3
894	American elm	Ulmus americana	9.00"	55%	70%	3.5	YES	1
895	Red Maple	Acer rubrum	23.00"	70%	70%	11.3	NO	0
1137	Norway Spruce	Picea abies	10.00"	55%	70%	3.9	NO	0
1138	Norway Spruce	Picea abies	6.30"	55%	70%	2.4	NO	0
1139	Pin Oak	Quercus palustris	36.80"	65%	80%	19.1	NO	0
1140	Eastern White Pine	Pinus strobus	25.40"	55%	70%	9.8	NO	0
1141	Eastern White Pine	Pinus strobus	19.10"	55%	70%	7.4	NO	0
1142	Eastern White Pine	Pinus strobus	17.40"	55%	75%	7.2	NO	0
1143	Eastern White Pine	Pinus strobus	24.30"	55%	65%	8.7	NO	0
1144	Eastern White Pine	Pinus strobus	27.00"	55%	50%	7.4	NO	0
1145	Eastern White Pine	Pinus strobus	21.10"	55%	85%	9.9	NO	0
1146	Wax Leaf Privet	Ligustrum japonicum	12.30"	70%	70%	6.0	YES	2
1147	Linden	Tilia cordata	26.90"	75%	65%	13.1	YES	3
1148	Pin Oak	Quercus palustris	31.60"	65%	60%	12.3	YES	3
1149	Paperbark Maple	Acer griseum	3.50"	70%	80%	2.0	YES	1
1150	Paperbark Maple	Acer griseum	2.90"	70%	70%	1.4	YES	0
1151	Paperbark Maple	Acer griseum	3.20"	70%	75%	1.7	YES	1
1152	Paperbark Maple	Acer griseum	3.20"	70%	70%	1.6	YES	1
1153	Yoshino Cherry	Prunus × yedoensis	21.83"	55%	60%	7.2	YES	2
1154	Yoshino Cherry	Prunus × yedoensis	17.36"	55%	55%	5.2	YES	2
1156	American sycamore	Platanus occidentalis	10.20"	60%	80%	4.9	YES	1
1157	American sycamore	Platanus occidentalis	5.80"	60%	75%	2.6	YES	1
1158	Pin Oak	Quercus palustris	31.40"	65%	70%	14.3	YES	3
1159	Pin Oak	Quercus palustris	17.40"	65%	80%	9.0	YES	2
1160	American sycamore	Platanus occidentalis	11.10"	60%	75%	5.0	YES	2
1161	American sycamore	Platanus occidentalis	9.10"	60%	75%	4.1	YES	1
1162	American sycamore	Platanus occidentalis	9.10"	60%	75%	4.1	YES	1
1163	Crape Myrtle	Lagerstroemia indica	6.26"	80%	90%	4.5	YES	1
1164	Crape Myrtle	Lagerstroemia indica	5.62"	80%	90%	4.0	YES	1
1165	Crape Myrtle	Lagerstroemia indica	6.51"	80%	90%	4.7	YES	1
1166	Crape Myrtle	Lagerstroemia indica	5.50"	80%	90%	4.0	YES	1
1167	Pin Oak	Quercus palustris	19.20"	65%	50%	6.2	YES	2
1168	Pin Oak	Quercus palustris	22.90"	65%	70%	10.4	YES	3
1169	London plane	Platanus × acerifolia	15.40"	65%	75%	7.5	YES	2
1170	Serviceberry	Amelanchier canadensis	7.02"	80%	85%	4.8	YES	1
1171	Serviceberry	Amelanchier canadensis	6.60"	80%	80%	4.2	NO	0
1172	Mulberry	Morus alba	19.60"	45%	65%	5.7	YES	2
1173	Willow Oak	Quercus phellos	41.50"	75%	85%	26.5	YES	6
1174	American sycamore	Platanus occidentalis	11.50"	60%	75%	5.2	NO	0
1175	Red Oak	Quercus rubra	28.50"	75%	75%	16.0	NO	0
1176	Red Maple	Acer rubrum	12.40"	70%	75%	6.5	NO	0
1177	Red Maple	Acer rubrum	13.20"	70%	70%	6.5	YES	2
1178	Red Oak	Quercus rubra	42.70"	75%	75%	24.0	NO	0
1179	Willow Oak	Quercus phellos	22.70"	75%	70%	11.9	NO	0
1180	Red Oak	Quercus rubra	33.50"	75%	75%	18.8	NO	0
1181	Eastern White Pine	Pinus strobus	17.80"	55%	65%	6.4	NO	0
1182	Eastern White Pine	Pinus strobus	18.60"	55%	65%	6.6	NO	0
1183	Willow Oak	Quercus phellos	40.40"	75%	80%	24.2	NO	0
1184	Eastern White Pine	Pinus strobus	13.30"	55%	70%	5.1	NO	0
1185	Willow Oak	Quercus phellos	40.90"	75%	75%	23.0	NO	0
1186	Pin Oak	Quercus palustris	25.00"	65%	60%	9.8	NO	0
1187	Red Maple	Acer rubrum	4.00"	70%	55%	1.5	NO	0
1188	Sugar Maple	Acer saccharum	4.00"	75%	80%	2.4	NO	0
1189	Red Maple	Acer rubrum	4.50"	70%	45%	1.4	NO	0
1190	Red Maple	Acer rubrum	4.30"	70%	80%	2.4	NO	0
1191	Pin Oak	Quercus palustris	23.10"	65%	60%	9.0	NO	0
1192	Red Maple	Acer rubrum	34.60"	70%	75%	18.2	NO	0
1193	Red Maple	Acer rubrum	3.90"	70%	80%	2.2	NO	0
1194	Red Maple	Acer rubrum	3.90"	70%	70%	1.9	YES	1
1195	Red Maple	Acer rubrum	8.00"	70%	75%	4.2	YES	1
1196	Red Maple	Acer rubrum	7.80"	70%	75%	4.1	YES	1
1197	Red Maple	Acer rubrum	8.10"	70%	75%	4.3	YES	1
1198	Red Maple	Acer rubrum	8.00"	70%	80%	4.5	YES	1
1199	Red Maple	Acer rubrum	6.80"	70%	75%	3.6	YES	1
1201	American Holly	Ilex opaca	6.20"	75%	70%	3.3	NO	0
1202	American Holly	Ilex opaca	4.83"	75%	65%	2.4	NO	0
1204	American Holly	Ilex opaca	7.09"	75%	70%	3.7	NO	0
1206	American Holly	Ilex opaca	8.18"	75%	75%	4.6	NO	0
1208	Crabapple	Malus sp.	7.80"	60%	70%	3.3	NO	0
1209	Crabapple	Malus sp.	7.90"	60%	70%	3.3	NO	0
1213	American sycamore	Platanus occidentalis	7.80"	60%	75%	3.5	YES	1
1214	Bradford Pear	Pyrus calleryana	10.10"	50%	70%	3.5	YES	1
1217	Crabapple	Malus sp.	6.60"	60%	75%	3.0	NO	0
1226	Willow Oak	Quercus phellos	31.90"	75%	75%	17.9	YES	4
1230	Pin Oak	Quercus palustris	19.50"	65%	80%	10.1	YES	3

Jul 18, 2024
H:\18\DC182502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - LSCP - N - 0---->LAYOUT: CIV910N - TREE REPLACEMENT SCHEDULE

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

RIVERHOUSE
LANDBAY N

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
LESSARD DESIGN, INC.
571.830.1800

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. LSCP - 0 DATE

Revisions
NO. DATE

TREE REPLACEMENT SCHEDULE

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE 07/22/2024 | APPROVED CM, MO, SN

SCALE: AS NOTED | JOB NO. DC1822502

DRAWING NO.
CIV910N

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

#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH) INCHES	SPECIES RATING %	CONDITION RATING %	TOTAL SCORE	REMOVE	REPLACEMENTS REQUIRED
2039	Tulip Poplar	Liriodendron tulipifera	16.00"	70%	40%	4.5	YES	1
2041	Yoshino Cherry	Prunus × yedoensis	11.40"	55%	80%	5.0	YES	2
2042	Yoshino Cherry	Prunus × yedoensis	6.40"	55%	75%	2.6	YES	1
2043	American sycamore	Platanus occidentalis	11.50"	60%	75%	5.2	YES	2
2830	Black Cherry	Prunus serotina	16.60"	55%	70%	6.4	YES	2
2831	London Plane	Platanus × acerifolia	31.10"	65%	80%	16.2	YES	4
2832	Red Maple	Acer rubrum	8.40"	70%	75%	4.4	NO	0
2833	Black Cherry	Prunus serotina	5.20"	55%	60%	1.7	YES	1
2834	Black Cherry	Prunus serotina	6.80"	55%	50%	1.9	YES	1
2835	Black Cherry	Prunus serotina	15.40"	55%	65%	5.5	NO	0
2836	Black Cherry	Prunus serotina	14.50"	55%	65%	5.2	NO	0
2837	Black Cherry	Prunus serotina	17.10"	55%	40%	3.8	NO	0
2838	American Elm	Ulmus americana	19.90"	55%	75%	8.2	NO	0
2839	American Elm	Ulmus americana	30.70"	55%	30%	5.1	NO	0
2840	Black Cherry	Prunus serotina	11.80"	55%	50%	3.2	YES	1
2841	Mulberry	Morus alba	13.00"	45%	40%	2.3	YES	1
2842	Red Maple	Acer rubrum	15.40"	70%	60%	6.5	NO	0
2843	Black Cherry	Prunus serotina	5.10"	55%	35%	1.0	YES	1
2844	Black Cherry	Prunus serotina	8.70"	55%	45%	2.2	NO	0
2845	American Elm	Ulmus americana	27.20"	55%	65%	9.7	NO	0
2846	Black Cherry	Prunus serotina	14.30"	55%	70%	5.5	YES	2
2847	Tree of Heaven	Ailanthus altissima	5.60"	45%	75%	1.9	YES	1
2848	Eastern Redbud	Cercis canadensis	5.30"	75%	75%	3.0	NO	0
2849	Red Maple	Acer rubrum	15.60"	70%	40%	4.4	NO	0
2850	Catalpa	Catalpa speciosa	11.90"	60%	80%	5.7	NO	0
2851	Tree of Heaven	Ailanthus altissima	7.56"	45%	70%	2.4	YES	1
2852	mulberry	Morus alba	10.90"	45%	80%	3.9	YES	1
2853	American Elm	Ulmus americana	24.00"	55%	70%	9.2	NO	0
2854	American Elm	Ulmus americana	5.60"	55%	60%	1.8	NO	0
2855	Tree of Heaven	Ailanthus altissima	18.17"	45%	65%	5.3	YES	2
2856	American Elm	Ulmus americana	25.40"	55%	55%	7.7	YES	2
2857	American Elm	Ulmus americana	14.70"	55%	65%	5.3	YES	2
2858	American Elm	Ulmus americana	10.40"	55%	60%	3.4	YES	1
2859	Black Cherry	Prunus serotina	10.90"	55%	60%	3.6	NO	0
2860	Black Cherry	Prunus serotina	9.10"	55%	85%	4.3	NO	0
2861	American Elm	Ulmus americana	26.20"	55%	80%	11.5	NO	0
2862	Green Ash	Fraxinus pennsylvanica	14.90"	45%	70%	4.7	NO	0
2863	Tree of Heaven	Ailanthus altissima	9.70"	45%	90%	3.9	YES	1
2864	Tree of Heaven	Ailanthus altissima	4.50"	45%	90%	1.8	YES	1
2865	Tree of Heaven	Ailanthus altissima	3.80"	45%	80%	1.4	YES	1
2866	American Elm	Ulmus americana	7.10"	55%	90%	3.5	YES	1
2867	Black Cherry	Prunus serotina	4.10"	55%	90%	2.0	NO	0
2868	Eastern Redbud	Cercis canadensis	5.30"	75%	75%	3.0	NO	0
2869	Tree of Heaven	Ailanthus altissima	6.60"	45%	80%	2.4	YES	1
2870	Tree of Heaven	Ailanthus altissima	7.15"	45%	70%	2.3	YES	1
2871	Mulberry	Morus alba	14.81"	45%	55%	3.7	YES	1
2872	Mulberry	Morus alba	8.40"	45%	65%	2.5	YES	1
2873	Mulberry	Morus alba	14.00"	45%	40%	2.5	YES	1
2874	Eastern Redbud	Cercis canadensis	14.55"	75%	40%	4.4	NO	0
2875	American Elm	Ulmus americana	21.70"	55%	65%	7.8	NO	0
2876	Black Locust	Robinia pseudoacacia	10.20"	55%	70%	3.9	NO	0
2877	Catalpa	Catalpa speciosa	17.15"	60%	40%	4.1	NO	0
2878	Mulberry	Morus alba	10.00"	45%	30%	1.4	YES	1
2879	Black Cherry	Prunus serotina	14.10"	55%	60%	4.7	NO	0
2880	Black Locust	Robinia pseudoacacia	10.10"	55%	25%	1.4	NO	0
2881	Black Cherry	Prunus serotina	10.50"	55%	55%	3.2	NO	0
2882	Tree of Heaven	Ailanthus altissima	9.30"	45%	90%	3.8	YES	1
2883	White Oak	Quercus alba	7.00"	90%	70%	4.4	NO	0
2884	Red Oak	Quercus rubra	13.90"	75%	20%	2.1	YES	1
2885	American Elm	Ulmus americana	11.90"	55%	50%	3.3	NO	0
2886	Black Cherry	Prunus serotina	13.80"	55%	65%	4.9	NO	0
2887	Black Locust	Robinia pseudoacacia	12.40"	55%	30%	2.0	NO	0
2888	Black Cherry	Prunus serotina	11.40"	55%	60%	3.8	NO	0
2889	Black Cherry	Prunus serotina	13.30"	55%	65%	4.8	NO	0
2890	American Elm	Ulmus americana	17.70"	55%	75%	7.3	NO	0
2891	American Elm	Ulmus americana	9.50"	55%	75%	3.9	YES	1
2892	Tree of Heaven	Ailanthus altissima	8.20"	45%	60%	2.2	YES	1
2893	Black Cherry	Prunus serotina	11.10"	55%	40%	2.4	YES	1
2894	American Elm	Ulmus americana	9.30"	55%	50%	2.6	YES	1
2895	Red Oak	Quercus rubra	12.00"	75%	80%	7.2	YES	2
2896	Black Cherry	Prunus serotina	8.80"	55%	40%	1.9	YES	1
2897	Black Cherry	Prunus serotina	12.50"	55%	35%	2.4	YES	1
2898	American Elm	Ulmus americana	7.00"	55%	80%	3.1	YES	1
2899	Mulberry	Morus alba	6.00"	45%	30%	0.8	YES	1
2900	Eastern Red Cedar	Juniperus virginiana	11.00"	80%	80%	7.0	YES	2
2901	Eastern Red Cedar	Juniperus virginiana	9.35"	80%	75%	5.6	YES	1
2902	Eastern Red Cedar	Juniperus virginiana	6.50"	80%	75%	3.9	YES	1
2903	Mulberry	Morus alba	8.50"	45%	70%	2.7	YES	1
2904	Mulberry	Morus alba	11.61"	45%	60%	3.1	YES	1
4401	White Oak	Quercus alba	40.60"	90%	35%	12.8	YES	3
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	YES	1
4414/4415	Black Locust	Robinia pseudoacacia	24.75"	55%	40%	5.4	YES	2
4421	American Elm	Ulmus americana	13.50"	55%	50%	3.7	YES	1
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
							TOTAL	851

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

#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH) INCHES	SPECIES RATING %	CONDITION RATING %	TOTAL SCORE	REMOVE	REPLACEMENTS REQUIRED
1758	American Holly	Ilex opaca	8.35"	75%	80%	5.0	YES	1
1759	American Holly	Ilex opaca	4.62"	75%	80%	2.8	YES	1
1760	American Holly	Ilex opaca	7.60"	75%	80%	4.6	YES	1
1761	American Holly	Ilex opaca	8.18"	75%	75%	4.6	YES	1
1762	American Holly	Ilex opaca	8.91"	75%	80%	5.3	YES	1
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 × 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	Crepe Myrtle	Lagerstroemia indica	8.35"	80%	80%	5.3	NO	0
1773	Crepe Myrtle	Lagerstroemia indica	5.90"	80%	80%	3.8	NO	0
1774	Crepe 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	15.60"	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	YES	1
1798	Silver maple	Acer saccharinum	46.60"	45%	50%	10.5	YES	3
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 × 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	YES	2
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 × 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	YES	5
1824	Willow Oak	Quercus phellos	31.60"	75%	75%	17.8	NO	0
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	YES	2
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	YES	1
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

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RIVERHOUSE
LANDBAY N

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1400 S. JOYCE STREET
ARLINGTON, VA 22202

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Issue
NO. LSCP - 0 DATE

Revisions
NO. DATE

TREE
REPLACEMENT
SCHEDULE

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE 07/22/2024 | APPROVED CM, MO, SN

SCALE: AS NOTED | JOB NO. DC1822502

DRAWING NO.
CIV911N

Jul 18, 2024
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - LSCP - N - 0---->LAYOUT: CIV911N - TREE REPLACEMENT SCHEDULE

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 CONDITION RATING	2 LOCATION VALUE*	3 SPECIES RATING	4 INSTALLED PLANT COST**	5 REMOVAL & CLEAN UP COST	APRAISED VALUE (1X2X3X4)÷5	6 MAINTENANCE COST	7 ANNUAL COMPOUND INTEREST FACTOR^	8 YEARS TO PARITY	COMPOUNDED ANNUAL MAINTENANCE COST (1+(6X7))X(5X7)	BOND FEE
			INCHES		%	%	%	$	$	%	$			$	$
60	Chinese Magnolia	Magnolia × 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 × 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 × 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 × soulangeana	7.13"	NO	70%	70%	70%	$1,500.00	$340.00	$854.50	$65.00	7.25%	5	$442.81	$1,297.31
128	Willow Oak	Quercus phellos	7.40"	NO	30%	70%	75%	$1,500.00	$350.00	$586.25	$65.00	7.25%	5	$442.81	$1,029.06
137	Silver Maple	Acer saccharinum	3.60"	NO	60%	70%	45%	$1,500.00	$170.00	$453.50	$65.00	7.25%	1	$69.71	$523.21
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
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
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
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
329	Red Oak	Quercus rubra	5.10"	NO	30%	70%	75%	$1,500.00	$240.00	$476.25	$65.00	7.25%	3	$237.41	$713.66
332	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
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
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
394	Black Locust	Robinia pseudoacacia	5.70"	NO	70%	70%	55%	$1,500.00	$270.00	$674.25	$65.00	7.25%	3	$237.41	$911.66
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
1171	Serviceberry	Amelanchier canadensis	6.60"	NO	80%	70%	80%	$1,500.00	$310.00	$982.00	$65.00	7.25%	4	$335.40	$1,317.40
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
1240	Deodar Cedar	Cedrus deodara	7.30"	NO	80%	70%	50%	$1,500.00	$340.00	$760.00	$65.00	7.25%	5	$442.81	$1,202.81
1241	Norway Spruce	Picea abies	6.40"	NO	60%	70%	55%	$1,500.00	$300.00	$646.50	$65.00	7.25%	4	$335.40	$981.90
1245	Deodar Cedar	Cedrus deodara	6.00"	NO	60%	70%	50%	$1,500.00	$280.00	$595.00	$65.00	7.25%	3	$237.41	$832.41
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 × 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 × 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 × 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 × 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 × 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 × 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 × 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 × yedoensis	5.10"	NO	70%	70%	55%	$1,500.00	$240.00	$644.25	$65.00	7.25%	3	$237.41	$881.66
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 × 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 × 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 × 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 × 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 × 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 × soulangeana	6.03"	NO	70%	70%	70%	$1,500.00	$280.00	$794.50	$65.00	7.25%	4	$335.40	$1,129.90
1730	Crepe Myrtle	Lagerstroemia indica	7.60"	NO	75%	70%	80%	$1,500.00	$360.00	$990.00	$65.00	7.25%	5	$442.81	$1,432.81
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	Crepe 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	Crepe 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	Crepe 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	Crepe 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
1755	Yoshino Cherry	Prunus × yedoensis	6.40"	NO	70%	70%	55%	$1,500.00	$300.00	$704.25	$65.00	7.25%	4	$335.40	$1,039.65
1773	Crepe 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
2848	Eastern Redbud	Cercis canadensis	5.30"	NO	75%	70%	75%	$1,500.00	$250.00	$840.63	$65.00	7.25%	3	$237.41	$1,078.04
2854	American Elm	Ulmus americana	5.60"	NO	60%	70%	55%	$1,500.00	$260.00	$606.50	$65.00	7.25%	3	$237.41	$843.91
2867	Black Cherry	Prunus serotina	4.10"	NO	90%	70%	55%	$1,500.00	$190.00	$709.75	$65.00	7.25%	2	$148.85	$858.60
2868	Eastern Redbud	Cercis canadensis	5.30"	NO	75%	70%	75%	$1,500.00	$250.00	$840.63	$65.00	7.25%	3	$237.41	$1,078.04
2883	White Oak	Quercus alba	7.00"	NO	70%	70%	90%	$1,500.00	$330.00	$991.50	$65.00	7.25%	4	$335.40	$1,326.90
														TOTAL	**$78,446.33**

***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%

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Issue
NO. LSCP - 0 DATE

Revisions
NO. DATE

TREE REPLACEMENT FEE (-8 IN.)

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV912N

JUN 18, 2024
M:\18\DC\1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - LSCP - N - S----LAYOUT CIV912N - TREE REPLACEMENT FEE (-8 IN.)

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 CONDITION RATING %	2 LOCATION VALUE* %	3 SPECIES RATING %	4 BASIC TREE COST** $	APRAISED VALUE (1X2X3X4) %	5 MAINTENANCE COST $	6 ANNUAL COMPOUND INTEREST FACTOR^	7 YEARS TO PARITY	COMPOUNDED ANNUAL MAINTENANCE COST (1+(6X7))X(5X7) $	BOND FEE $
1355	Red Oak	Quercus rubra	34.50"	NO	80%	70%	75%	$71,110.00	$29,866.20	$65.00	7.25%	32	$6,905.60	$36,771.80
1357	Norway Spruce	Picea abies	16.60"	NO	70%	70%	55%	$17,230.00	$4,643.49	$65.00	7.25%	14	$1,833.65	$6,477.14
1362	Pin Oak	Quercus palustris	19.60"	NO	60%	70%	65%	$23,630.00	$6,450.99	$65.00	7.25%	17	$2,466.91	$8,917.90
1363	Norway Spruce	Picea abies	11.20"	NO	70%	70%	55%	$8,390.00	$2,261.11	$65.00	7.25%	9	$966.71	$3,227.82
1365	Pin Oak	Quercus palustris	27.50"	NO	75%	70%	65%	$45,550.00	$15,543.94	$65.00	7.25%	25	$4,570.31	$20,114.25
1374	Pin Oak	Quercus palustris	30.20"	NO	75%	70%	65%	$54,720.00	$18,673.20	$65.00	7.25%	28	$5,514.60	$24,187.80
1387	Norway Spruce	Picea abies	10.00"	NO	70%	70%	55%	$6,890.00	$1,856.86	$65.00	7.25%	7	$685.91	$2,542.77
1397	Norway Spruce	Picea abies	12.30"	NO	70%	70%	55%	$9,910.00	$2,670.75	$65.00	7.25%	10	$1,121.25	$3,792.00
1401	Eastern White Pine	Pinus strobus	12.90"	NO	70%	70%	55%	$10,800.00	$2,910.60	$65.00	7.25%	10	$1,121.25	$4,031.85
1465	Red Maple	Acer rubrum	19.10"	NO	55%	70%	70%	$22,490.00	$6,061.06	$65.00	7.25%	17	$2,466.91	$8,527.97
1467	Red Maple	Acer rubrum	28.30"	NO	50%	70%	70%	$48,180.00	$11,804.10	$65.00	7.25%	26	$4,875.65	$16,679.75
1601	Crepe 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	Crepe 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	Crepe Myrtle	Lagerstroemia indica	12.42"	NO	80%	70%	80%	$10,090.00	$4,520.32	$65.00	7.25%	10	$1,121.25	$5,641.57
1604	Serviceberry	Amelanchier canadensis	8.27"	NO	80%	70%	80%	$5,030.00	$2,253.44	$65.00	7.25%	6	$559.65	$2,813.09
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	$15,660.97
1616	Yoshino Cherry	Prunus × 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 × yedoensis	13.60"	NO	80%	70%	55%	$11,900.00	$3,665.20	$65.00	7.25%	11	$1,285.21	$4,950.41
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%	$30,560.00	$7,647.64	$65.00	7.25%	20	$3,185.00	$10,832.64
1670	Willow Oak	Quercus phellos	31.50"	NO	80%	70%	75%	$59,450.00	$24,969.00	$65.00	7.25%	29	$5,848.21	$30,817.21
1671	Willow Oak	Quercus phellos	21.70"	NO	70%	70%	75%	$28,740.00	$10,561.95	$65.00	7.25%	19	$2,936.21	$13,498.16
1704	American sycamore	Platanus occidentalis	9.30"	NO	80%	70%	60%	$6,090.00	$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	$2,818.46
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	$3,348.35	$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	$2,192.61
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	$6,592.04
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%	$6,890.00	$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	$3,382.55
1731	Crepe 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 × 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 × yedoensis	8.80"	NO	75%	70%	55%	$5,560.00	$1,605.45	$65.00	7.25%	6	$559.65	$2,165.10
1769	Red Maple	Acer rubrum	9.50"	NO	70%	70%	70%	$6,320.00	$2,167.76	$65.00	7.25%	7	$685.91	$2,853.67
1772	Crepe Myrtle	Lagerstroemia indica	8.35"	NO	80%	70%	80%	$5,110.00	$2,289.28	$65.00	7.25%	6	$559.65	$2,848.93
1774	Crepe Myrtle	Lagerstroemia indica	9.68"	NO	80%	70%	80%	$6,520.00	$2,920.96	$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%	$64,760.00	$27,199.20	$65.00	7.25%	30	$6,191.25	$33,390.45
1824	Willow Oak	Quercus phellos	31.60"	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
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	28.30"	NO	60%	70%	70%	$48,180.00	$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	$11,042.85	$45,317.48
2832	Red Maple	Acer rubrum	8.40"	NO	75%	70%	70%	$5,160.00	$1,896.30	$65.00	7.25%	6	$559.65	$2,455.95
2835	Black Cherry	Prunus serotina	15.40"	NO	65%	70%	55%	$14,970.00	$3,746.24	$65.00	7.25%	13	$1,641.41	$5,387.66
2836	Black Cherry	Prunus serotina	14.50"	NO	65%	70%	55%	$13,380.00	$3,348.35	$65.00	7.25%	12	$1,458.60	$4,806.95
2837	Black Cherry	Prunus serotina	17.10"	NO	40%	70%	55%	$18,220.00	$2,805.88	$65.00	7.25%	15	$2,035.31	$4,841.19
2838	American Elm	Ulmus americana	19.90"	NO	75%	70%	55%	$24,330.00	$7,025.29	$65.00	7.25%	17	$2,466.91	$9,492.20
2839	American Elm	Ulmus americana	30.70"	NO	30%	70%	55%	$56,520.00	$6,528.06	$65.00	7.25%	28	$5,514.60	$12,042.66
2842	Red Maple	Acer rubrum	15.40"	NO	60%	70%	70%	$14,970.00	$4,401.18	$65.00	7.25%	13	$1,641.41	$6,042.59
2844	Black Cherry	Prunus serotina	8.70"	NO	45%	70%	55%	$5,460.00	$945.95	$65.00	7.25%	6	$559.65	$1,505.60
2845	American Elm	Ulmus americana	27.20"	NO	65%	70%	55%	$44,580.00	$11,156.15	$65.00	7.25%	25	$4,570.31	$15,726.46
2849	Red Maple	Acer rubrum	15.60"	NO	40%	70%	70%	$15,340.00	$3,006.64	$65.00	7.25%	13	$1,641.41	$4,648.05
2850	Catalpa	Catalpa speciosa	11.90"	NO	80%	70%	60%	$9,340.00	$3,138.24	$65.00	7.25%	9	$966.71	$4,104.95
2853	American Elm	Ulmus americana	24.00"	NO	70%	70%	55%	$34,930.00	$9,413.64	$65.00	7.25%	21	$3,443.21	$12,856.85
2859	Black Cherry	Prunus serotina	10.90"	NO	60%	70%	55%	$8,000.00	$1,848.00	$65.00	7.25%	8	$821.60	$2,669.60
2860	Black Cherry	Prunus serotina	9.10"	NO	85%	70%	55%	$5,880.00	$1,924.23	$65.00	7.25%	7	$685.91	$2,610.14
2861	American Elm	Ulmus americana	26.20"	NO	80%	70%	55%	$41,430.00	$12,760.44	$65.00	7.25%	24	$4,274.40	$17,034.84
2862	Green Ash	Fraxinus pennsylvanica	14.90"	NO	70%	70%	45%	$14,080.00	$3,104.64	$65.00	7.25%	12	$1,458.60	$4,563.24
2874	Eastern Redbud	Cercis canadensis	14.55"	NO	40%	70%	75%	$13,470.00	$2,828.70	$65.00	7.25%	12	$1,458.60	$4,287.30
2875	American Elm	Ulmus americana	21.70"	NO	65%	70%	55%	$28,740.00	$7,192.19	$65.00	7.25%	19	$2,936.21	$10,128.40
2876	Black Locust	Robinia pseudoacacia	10.20"	NO	70%	70%	55%	$7,130.00	$1,921.54	$65.00	7.25%	8	$821.60	$2,743.14
2877	Catalpa	Catalpa speciosa	17.15"	NO	40%	70%	60%	$18,320.00	$3,077.76	$65.00	7.25%	15	$2,035.31	$5,113.07
2879	Black Cherry	Prunus serotina	14.10"	NO	60%	70%	55%	$12,710.00	$2,936.01	$65.00	7.25%	12	$1,458.60	$4,394.61
2880	Black Locust	Robinia pseudoacacia	10.10"	NO	25%	70%	55%	$7,010.00	$674.71	$65.00	7.25%	8	$821.60	$1,496.31
2881	Black Cherry	Prunus serotina	10.50"	NO	55%	70%	55%	$7,490.00	$1,586.01	$65.00	7.25%	8	$821.60	$2,407.61
2885	American Elm	Ulmus americana	11.90"	NO	50%	70%	55%	$9,340.00	$1,797.95	$65.00	7.25%	9	$966.71	$2,764.66
2886	Black Cherry	Prunus serotina	13.80"	NO	65%	70%	55%	$12,220.00	$3,058.06	$65.00	7.25%	11	$1,285.21	$4,343.27
2887	Black Locust	Robinia pseudoacacia	12.40"	NO	30%	70%	55%	$10,060.00	$1,161.93	$65.00	7.25%	10	$1,121.25	$2,283.18
2888	Black Cherry	Prunus serotina	11.40"	NO	60%	70%	55%	$8,660.00	$2,000.46	$65.00	7.25%	9	$966.71	$2,967.17
2889	Black Cherry	Prunus serotina	13.30"	NO	65%	70%	55%	$11,420.00	$2,857.86	$65.00	7.25%	11	$1,285.21	$4,143.07
2890	American Elm	Ulmus americana	17.70"	NO	75%	70%	55%	$19,450.00	$5,616.19	$65.00	7.25%	15	$2,035.31	$7,651.50
4430	American Elm	Ulmus americana	11.00"	NO	30%	70%	55%	$8,130.00	$939.02	$65.00	7.25%	8	$821.60	$1,760.62
													TOTAL	$2,146,052.89

*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 CONDITION RATING %	2 LOCATION VALUE* %	3 SPECIES RATING %	4 BASIC TREE COST** $	APRAISED VALUE (1X2X3X4) %	5 MAINTENANCE COST $	6 ANNUAL COMPOUND INTEREST FACTOR^	7 YEARS TO PARITY	COMPOUNDED ANNUAL MAINTENANCE COST (1+(6X7))X(5X7) $	BOND FEE $
29	White Pine	Pinus strobus	22.10"	NO	70%	70%	55%	$29,770.00	$8,023.02	$65.00	7.25%	20	$3,185.00	$11,208.02
52/53	American elm	Ulmus americana	28.63"	NO	65%	70%	55%	$49,270.00	$12,329.82	$65.00	7.25%	26	$4,875.65	$17,205.47
55	Pin Oak	Quercus palustris	22.20"	NO	60%	70%	65%	$30,030.00	$8,198.19	$65.00	7.25%	20	$3,185.00	$11,383.19
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
65	Chinese Magnolia	Magnolia × soulangeana	8.28"	NO	70%	70%	70%	$5,040.00	$1,728.72	$65.00	7.25%	6	$559.65	$2,288.37
104	Eastern Red Cedar	Juniperus virginiana	15.50"	NO	90%	70%	80%	$15,150.00	$7,635.60	$65.00	7.25%	13	$1,641.41	$9,277.01
105	American elm	Ulmus americana	22.20"	NO	70%	70%	55%	$30,030.00	$8,093.09	$65.00	7.25%	20	$3,185.00	$11,278.09
144	Black Cherry	Prunus serotina	19.70"	NO	30%	70%	55%	$23,860.00	$2,755.83	$65.00	7.25%	17	$2,466.91	$5,222.74
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	$4,401.71	$65.00	7.25%	23	$3,987.91	$8,389.62
156	American Planetree	Platanus occidentalis	15.40"	NO	50%	70%	60%	$14,970.00	$3,143.70	$65.00	7.25%	13	$1,641.41	$4,785.11
161	American Elm	Ulmus americana	22.90"	NO	70%	70%	55%	$31,890.00	$8,594.36	$65.00	7.25%	20	$3,185.00	$11,779.36
162/163	American Elm	Ulmus americana	15.74"	NO	70%	70%	55%	$15,600.00	$4,204.20	$65.00	7.25%	13	$1,641.41	$5,845.61
187	Linden	Tilia cordata	19.50"	NO	70%	70%	75%	$23,400.00	$8,599.50	$65.00	7.25%	17	$2,466.91	$11,066.41
188	Linden	Tilia cordata	19.60"	NO	70%	70%	75%	$23,630.00	$8,684.03	$65.00	7.25%	17	$2,466.91	$11,150.94
189	Linden	Tilia cordata	27.90"	NO	70%	70%	75%	$46,850.00	$17,217.38	$65.00	7.25%	25	$4,570.31	$21,787.69
190	Linden	Tilia cordata	19.00"	NO	70%	70%	75%	$22,260.00	$8,180.55	$65.00	7.25%	16	$2,246.40	$10,426.95
192	Red Maple	Acer rubrum	23.50"	NO	70%	70%	70%	$33,530.00	$11,500.79	$65.00	7.25%	21	$3,443.21	$14,944.00
268	American Elm	Ulmus americana	19.70"	NO	40%	70%	55%	$23,860.00	$3,674.44	$65.00	7.25%	17	$2,466.91	$6,141.35
269	Littleleaf Linden	Tilia cordata	32.60"	NO	40%	70%	75%	$63,600.00	$13,356.00	$65.00	7.25%	30	$6,191.25	$19,547.25
270	American Elm	Ulmus americana	16.10"	NO	50%	70%	55%	$16,270.00	$3,131.98	$65.00	7.25%	14	$1,833.65	$4,965.63
271	Silver Maple	Acer saccharinum	19.00"	NO	40%	70%	45%	$22,260.00	$2,804.76	$65.00	7.25%	16	$2,246.40	$5,051.16
273	Black Cherry	Prunus serotina	9.20"	NO	60%	70%	55%	$5,990.00	$1,383.69	$65.00	7.25%	7	$685.91	$2,069.60
274	Black Cherry	Prunus serotina	8.60"	NO	60%	70%	55%	$5,360.00	$1,238.16	$65.00	7.25%	6	$559.65	$1,797.81
279	Black Cherry	Prunus serotina	8.40"	NO	60%	70%	55%	$5,160.00	$1,191.96	$65.00	7.25%	6	$559.65	$1,751.61
280	Black Cherry	Prunus serotina	16.10"	NO	60%	70%	55%	$16,270.00	$3,758.37	$65.00	7.25%	14	$1,833.65	$5,592.02
288	American Elm	Ulmus americana	9.90"	NO	40%	70%	55%	$6,770.00	$1,042.58	$65.00	7.25%	7	$685.91	$1,728.49
289	White Pine	Pinus strobus	9.20"	NO	40%	70%	55%	$5,990.00	$922.46	$65.00	7.25%	7	$685.91	$1,608.37
299	Red Oak	Quercus rubra	26.10"	NO	60%	70%	75%	$41,130.00	$12,955.95	$65.00	7.25%	24	$4,274.40	$17,230.35
302	Red Oak	Quercus rubra	9.30"	NO	50%	70%	75%	$6,090.00	$1,598.63	$65.00	7.25%	7	$685.91	$2,284.54
306	Black Cherry	Prunus serotina	8.30"	NO	40%	70%	55%	$5,060.00	$779.24	$65.00	7.25%	6	$559.65	$1,338.89
307	Red Oak	Quercus rubra	25.70"	NO	70%	70%	75%	$39,910.00	$14,666.93	$65.00	7.25%	23	$3,987.91	$18,654.84
308	Black Cherry	Prunus serotina	14.60"	NO	40%	70%	55%	$13,560.00	$2,088.24	$65.00	7.25%	12	$1,458.60	$3,546.84
309	Higan Cherry	Prunus subhirtella	14.50"	NO	40%	70%	55%	$13,380.00	$2,060.52	$65.00	7.25%	12	$1,458.60	$3,519.12
310	Red Oak	Quercus rubra	9.10"	NO	50%	70%	75%	$5,880.00	$1,543.50	$65.00	7.25%	7	$685.91	$2,229.41
321	Black Locust	Robinia pseudoacacia	15.90"	NO	40%	70%	55%	$15,890.00	$2,447.06	$65.00	7.25%	13	$1,641.41	$4,088.47
325	Black Cherry	Prunus serotina	15.30"	NO	30%	70%	55%	$14,790.00	$1,708.25	$65.00	7.25%	13	$1,641.41	$3,349.66
328	Black Cherry	Prunus serotina	18.40"	NO	30%	70%	55%	$20,940.00	$2,418.57	$65.00	7.25%	16	$2,246.40	$4,664.97
333	Black Cherry	Prunus serotina	14.10"	NO	50%	70%	55%	$12,710.00	$2,446.68	$65.00	7.25%	12	$1,458.60	$3,905.28
334	Black Locust	Robinia pseudoacacia	9.30"	NO	30%	70%	55%	$6,090.00	$703.40	$65.00	7.25%	7	$685.91	$1,389.31
335	Black Locust	Robinia pseudoacacia	9.20"	NO	30%	70%	55%	$5,990.00	$691.85	$65.00	7.25%	7	$685.91	$1,377.76
336	Black Locust	Robinia pseudoacacia	17.00"	NO	30%	70%	55%	$18,020.00	$2,081.31	$65.00	7.25%	14	$1,833.65	$3,914.96
345	Red Oak	Quercus rubra	18.70"	NO	30%	70%	75%	$21,600.00	$3,402.00	$65.00	7.25%	16	$2,246.40	$5,648.40
348	White Oak	Quercus alba	13.70"	NO	30%	70%	90%	$12,060.00	$2,279.34	$65.00	7.25%	11	$1,285.21	$3,564.55
349	Red Oak	Quercus rubra	16.20"	NO	30%	70%	75%	$16,460.00	$2,592.45	$65.00	7.25%	14	$1,833.65	$4,426.10
351	Pin Oak	Quercus palustris	9.30"	NO	70%	70%	65%	$6,090.00	$1,939.67	$65.00	7.25%	7	$685.91	$2,625.58
352	White Oak	Quercus alba	23.20"	NO	75%	70%	90%	$32,700.00	$15,450.75	$65.00	7.25%	21	$3,443.21	$18,893.96
373	Red Oak	Quercus rubra	31.40"	NO	60%	70%	75%	$59,080.00	$18,610.20	$65.00	7.25%	29	$5,848.21	$24,458.41
375	American Elm	Ulmus americana	10.40"	NO	60%	70%	55%	$7,370.00	$1,702.47	$65.00	7.25%	8	$821.60	$2,524.07
381	American Holly	Ilex opaca	15.40"	NO	80%	70%	75%	$14,970.00	$6,287.40	$65.00	7.25%	13	$1,641.41	$7,928.81
382	American Holly	Ilex opaca	11.80"	NO	70%	70%	75%	$9,200.00	$3,381.00	$65.00	7.25%	9	$966.71	$4,347.71
415	American Elm	Ulmus americana	32.40"	NO	50%	70%	55%	$62,840.00	$12,096.70	$65.00	7.25%	30	$6,191.25	$18,287.95
421	American Elm	Ulmus americana	14.20"	NO	30%	70%	55%	$12,880.00	$1,487.64	$65.00	7.25%	12	$1,458.60	$2,946.24
422	Black Locust	Robinia pseudoacacia	23.30"	NO	40%	70%	55%	$32,980.00	$5,078.92	$65.00	7.25%	21	$3,443.21	$8,522.13
428	American Elm	Ulmus americana	15.60"	NO	30%	70%	55%	$15,340.00	$1,771.77	$65.00	7.25%	13	$1,641.41	$3,413.18
429	American Elm	Ulmus americana	10.00"	NO	30%	70%	55%	$6,890.00	$795.80	$65.00	7.25%	7	$685.91	$1,481.71
430	Black Locust	Robinia pseudoacacia	15.40"	NO	30%	70%	55%	$14,970.00	$1,729.04	$65.00	7.25%	13	$1,641.41	$3,370.45
431	American Elm	Ulmus americana	16.80"	NO	30%	70%	55%	$17,630.00	$2,036.27	$65.00	7.25%	14	$1,833.65	$3,869.92
432	American Elm	Ulmus americana	23.40"	NO	30%	70%	55%	$33,250.00	$3,840.38	$65.00	7.25%	21	$3,443.21	$7,283.59
439	Black Cherry	Prunus serotina	9.00"	NO	30%	70%	55%	$5,770.00	$666.44	$65.00	7.25%	6	$559.65	$1,226.09
440	American Elm	Ulmus americana	8.20"	NO	40%	70%	55%	$4,960.00	$763.84	$65.00	7.25%	6	$559.65	$1,323.49
443	Black Cherry	Prunus serotina	11.70"	NO	60%	70%	55%	$9,060.00	$2,092.86	$65.00	7.25%	9	$966.71	$3,059.57
456	American Elm	Ulmus americana	9.40"	NO	50%	70%	55%	$6,200.00	$1,193.50	$65.00	7.25%	7	$685.91	$1,879.41
487	Norway Maple	Acer platanoides	13.70"	NO	40%	70%	55%	$12,060.00	$1,857.24	$65.00	7.25%	11	$1,285.21	$3,142.45
701	Silver Maple	Acer saccharinum	11.40"	NO	70%	70%	45%	$8,660.00	$1,909.53	$65.00	7.25%	9	$966.71	$2,876.24
702	Silver Maple	Acer saccharinum	19.96"	NO	75%	70%	45%	$24,480.00	$5,783.40	$65.00	7.25%	17	$2,466.91	$8,250.31
708	Silver Maple	Acer saccharinum	12.10"	NO	80%	70%	45%	$9,620.00	$2,424.24	$65.00	7.25%	10	$1,121.25	$3,545.49
717	American Elm	Ulmus americana	13.20"	NO	75%	70%	55%	$11,260.00	$3,251.33	$65.00	7.25%	11	$1,285.21	$4,536.54
718	American Elm	Ulmus americana	17.50"	NO	60%	70%	55%	$19,040.00	$4,398.24	$65.00	7.25%	15	$2,035.31	$6,433.55
725	Black Locust	Robinia pseudoacacia	21.70"	NO	70%	70%	55%	$28,740.00	$7,745.43	$65.00	7.25%	19	$2,936.21	$10,681.64
727	American Elm	Ulmus americana	11.60"	NO	75%	70%	55%	$8,930.00	$2,578.54	$65.00	7.25%	9	$966.71	$3,545.25
732	Hackberry	Celtis occidentalis	18.80"	NO	75%	70%	65%	$21,820.00	$7,446.08	$65.00	7.25%	16	$2,246.40	$9,692.48
733A	American Elm	Ulmus americana	24.30"	NO	75%	70%	55%	$35,780.00	$10,331.48	$65.00	7.25%	22	$3,710.85	$14,042.33
738A	Pin Oak	Quercus palustris	38.90"	NO	70%	70%	65%	$90,140.00	$28,709.59	$65.00	7.25%	36	$8,447.40	$37,156.99
741A/742A	American Elm	Ulmus americana	8.91"	NO	70%	70%	55%	$5,670.00	$1,528.07	$65.00	7.25%	6	$559.65	$2,087.72
749	White Pine	Pinus strobus	20.10"	NO	70%	70%	55%	$24,800.00	$6,683.60	$65.00	7.25%	18	$2,696.85	$9,380.45
751	White Pine	Pinus strobus	16.40"	NO	60%	70%	55%	$16,840.00	$3,890.04	$65.00	7.25%	14	$1,833.65	$5,723.69
752	White Pine	Pinus strobus	16.50"	NO	50%	70%	55%	$17,040.00	$3,280.20	$65.00	7.25%	14	$1,833.65	$5,113.85
753	White Pine	Pinus strobus	25.30"	NO	60%	70%	55%	$38,700.00	$8,939.70	$65.00	7.25%	23	$3,987.91	$12,927.61
895	Red Maple	Acer rubrum	23.00"	NO	70%	70%	70%	$32,160.00	$11,030.88	$65.00	7.25%	20	$3,185.00	$14,215.88
1137	Norway Spruce	Picea abies	10.00"	NO	70%	70%	55%	$6,890.00	$1,856.86	$65.00	7.25%	7	$685.91	$2,542.77
1139	Pin Oak	Quercus palustris	36.80"	NO	80%	70%	65%	$80,770.00	$29,400.28	$65.00	7.25%	34	$7,657.65	$37,057.93
1140	Eastern White Pine	Pinus strobus	25.40"	NO	70%	70%	55%	$39,000.00	$10,510.50	$65.00	7.25%	23	$3,987.91	$14,498.41
1141	Eastern White Pine	Pinus strobus	19.10"	NO	70%	70%	55%	$22,490.00	$6,061.06	$65.00	7.25%	17	$2,466.91	$8,527.97
1142	Eastern White Pine	Pinus strobus	17.40"	NO	75%	70%	55%	$18,830.00	$5,437.16	$65.00	7.25%	15	$2,035.31	$7,472.48
1143	Eastern White Pine	Pinus strobus	24.30"	NO	65%	70%	55%	$35,780.00	$8,953.95	$65.00	7.25%	22	$3,710.85	$12,664.80
1144	Eastern White Pine	Pinus strobus	27.00"	NO	50%	70%	55%	$43,940.00	$8,458.45	$65.00	7.25%	24	$4,274.40	$12,732.85
1145	Eastern White Pine	Pinus strobus	21.10"	NO	85%	70%	55%	$27,230.00	$8,911.02	$65.00	7.25%	19	$2,936.21	$11,847.23
1174	American sycamore	Platanus occidentalis	11.50"	NO	75%	70%	60%	$8,790.00	$2,768.85	$65.00	7.25%	9	$966.71	$3,735.56
1175	Red Oak	Quercus rubra	28.50"	NO	75%	70%	75%	$48,850.00	$19,234.69	$65.00	7.25%	26	$4,875.65	$24,110.34
1176	Red Maple	Acer rubrum	12.40"	NO	75%	70%	70%	$10,060.00	$3,697.05	$65.00	7.25%	10	$1,121.25	$4,818.30
1178	Red Oak	Quercus rubra	42.70"	NO	75%	70%	75%	$108,400.00	$42,682.50	$65.00	7.25%	40	$10,140.00	$52,822.50
1179	Willow Oak	Quercus phellos	22.70"	NO	70%	70%	75%	$31,350.00	$11,521.13	$65.00	7.25%	20	$3,185.00	$14,706.13
1180	Red Oak	Quercus rubra	33.50"	NO	75%	70%	75%	$67,110.00	$26,424.56	$65.00	7.25%	31	$6,543.71	$32,968.28
1181	Eastern White Pine	Pinus strobus	17.80"	NO	65%	70%	55%	$19,660.00	$4,919.92	$65.00	7.25%	15	$2,035.31	$6,955.23
1182	Eastern White Pine	Pinus strobus	18.60"	NO	65%	70%	55%	$21,380.00	$5,350.35	$65.00	7.25%	16	$2,246.40	$7,596.75
1183	Willow Oak	Quercus phellos	40.40"	NO	80%	70%	75%	$97,140.00	$40,798.80	$65.00	7.25%	38	$9,274.85	$50,073.65
1184	Eastern White Pine	Pinus strobus	13.30"	NO	70%	70%	55%	$11,420.00	$3,077.69	$65.00	7.25%	11	$1,285.21	$4,362.90
1185	Willow Oak	Quercus phellos	40.90"	NO	75%	70%	75%	$99,540.00	$39,193.88	$65.00	7.25%	38	$9,274.85	$48,468.73
1186	Pin Oak	Quercus palustris	25.00"	NO	60%	70%	65%	$37,820.00	$10,324.86	$65.00	7.25%	22	$3,710.85	$14,035.71
1191	Pin Oak	Quercus palustris	23.10"	NO	60%	70%	65%	$32,430.00	$8,853.39	$65.00	7.25%	21	$3,443.21	$12,296.60
1192	Red Maple	Acer rubrum	34.60"	NO	75%	70%	70%	$71,520.00	$26,283.60	$65.00	7.25%	32	$6,905.60	$33,189.20
1206	American Holly	Ilex opaca	8.18"	NO	75%	70%	75%	$4,950.00	$1,949.06	$65.00	7.25%	6	$559.65	$2,508.71
1233	Deodar Cedar	Cedrus deodara	11.10"	NO	80%	70%	50%	$8,260.00	$2,312.80	$65.00	7.25%	9	$966.71	$3,279.51
1234	Deodar Cedar	Cedrus deodara	10.30"	NO	80%	70%	50%	$7,250.00	$2,030.00	$65.00	7.25%	8	$821.60	$2,851.60
1236	Deodar Cedar	Cedrus deodara	9.50"	NO	80%	70%	50%	$6,320.00	$1,769.60	$65.00	7.25%	7	$685.91	$2,455.51
1238	Deodar Cedar	Cedrus deodara	12.60"	NO	80%	70%	50%	$10,350.00	$2,898.00	$65.00	7.25%	10	$1,121.25	$4,019.25
1239	Deodar Cedar	Cedrus deodara	11.20"	NO	80%	70%	50%	$8,390.00	$2,349.20	$65.00	7.25%	9	$966.71	$3,315.91
1248	Willow Oak	Quercus phellos	14.30"	NO	80%	70%	75%	$13,050.00	$5,481.00	$65.00	7.25%	12	$1,458.60	$6,939.60
1249	Willow Oak	Quercus phellos	14.60"	NO	75%	70%	75%	$13,560.00	$5,339.25	$65.00	7.25%	12	$1,458.60	$6,797.85
1262	Sawtooth Oak	Quercus acutissima	36.70"	NO	70%	70%	70%	$80,340.00	$27,556.62	$65.00	7.25%	34	$7,657.65	$35,214.27
1284	Box Elder	Acer negundo	20.70"	NO	60%	70%	40%	$26,240.00	$4,408.32	$65.00	7.25%	18	$2,696.85	$7,105.17
1285	Pin Oak	Quercus palustris	10.30"	NO	60%	70%	65%	$7,250.00	$1,979.25	$65.00	7.25%	8	$821.60	$2,800.85
1292	American Elm	Ulmus americana	10.40"	NO	60%	70%	55%	$7,370.00	$1,702.47	$65.00	7.25%	8	$821.60	$2,524.07
1293	American Elm	Ulmus americana	10.40"	NO	60%	70%	55%	$7,370.00	$1,702.47	$65.00	7.25%	8	$821.60	$2,524.07
1297	American Elm	Ulmus americana	17.60"	NO	50%	70%	55%	$19,250.00	$3,705.63	$65.00	7.25%	15	$2,035.31	$5,740.94
1298	American Elm	Ulmus americana	16.50"	NO	60%	70%	55%	$17,040.00	$3,936.24	$65.00	7.25%	14	$1,833.65	$5,769.89
1299	Black Cherry	Prunus serotina	11.40"	NO	50%	70%	55%	$8,660.00	$1,667.05	$65.00	7.25%	9	$966.71	$2,633.76
1300	American Elm	Ulmus americana	12.10"	NO	50%	70%	55%	$9,620.00	$1,851.85	$65.00	7.25%	10	$1,121.25	$2,973.10
1310	Eastern White Pine	Pinus strobus	21.10"	NO	55%	70%	55%	$27,230.00	$5,765.95	$65.00	7.25%	19	$2,936.21	$8,702.17
1311	Eastern White Pine	Pinus strobus	26.50"	NO	50%	70%	55%	$42,370.00	$8,156.23	$65.00	7.25%	24	$4,274.40	$12,430.63
1316	Willow Oak	Quercus phellos	29.10"	NO	80%	70%	75%	$50,880.00	$21,369.60	$65.00	7.25%	27	$5,190.41	$26,560.01
1318	Red Maple	Acer rubrum	26.80"	NO	65%	70%	70%	$43,310.00	$13,794.24	$65.00	7.25%	24	$4,274.40	$18,068.64
1319	Eastern White Pine	Pinus strobus	26.20"	NO	65%	70%	55%	$41,430.00	$10,367.86	$65.00	7.25%	24	$4,274.40	$14,642.26
1320	Eastern White Pine	Pinus strobus	16.70"	NO	70%	70%	55%	$17,430.00	$4,697.39	$65.00	7.25%	14	$1,833.65	$6,531.04
1322	Eastern White Pine	Pinus strobus	26.00"	NO	70%	70%	55%	$40,820.00	$11,000.99	$65.00	7.25%	23	$3,987.91	$14,988.90
1324	Red Oak	Quercus rubra	30.70"	NO	85%	70%	75%	$56,520.00	$25,222.05	$65.00	7.25%	28	$5,514.60	$30,736.65
1326	Red Oak	Quercus rubra	29.40"	NO	80%	70%	75%	$51,920.00	$21,806.40	$65.00	7.25%	27	$5,190.41	$26,996.81

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

RIVERHOUSE
LANDBAY N

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
LESSARD DESIGN, INC.
571.830.1800

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

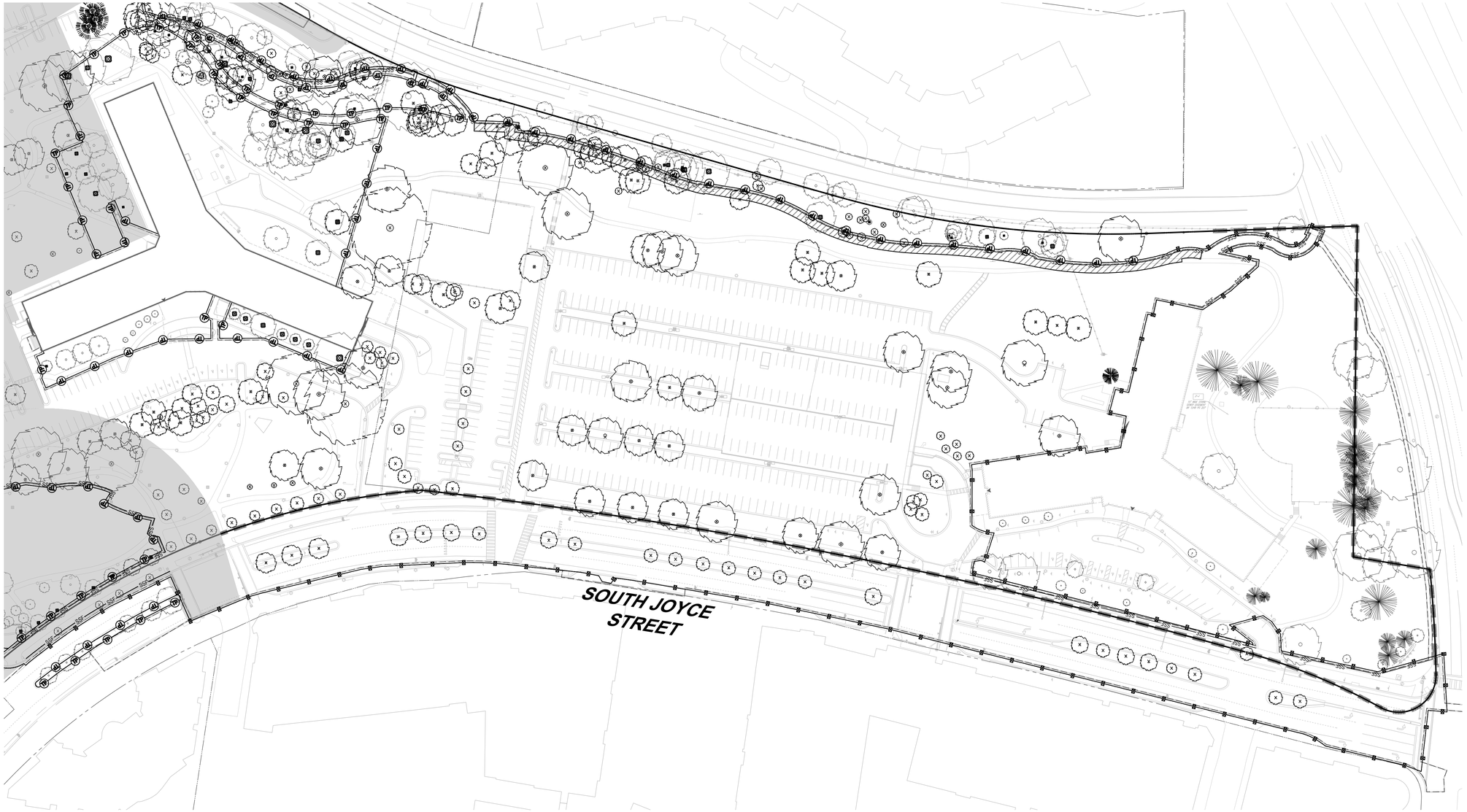
Issue
NO. LSCP - 0
DATE

Revisions
NO. DATE

TREE REPLACEMENT FEE (+8 IN.)

ENGINEER IN CHARGE: SN
PROJECT MANAGER: CM
DRAWN: MK, HG, DR, IL
DATE: 07/22/2024
APPROVED: CM, MO, SN
SCALE: AS NOTED
JOB NO. DC1822502
DRAWING NO. CIV913N

Jul 18, 2024
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - LSCP - N - 0----->LAYOUT: CIV913N - TREE REPLACEMENT FEE (+8 IN.)



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

60 30 15 0 60
1"= 60'

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Phone: (202) 524-5700

RIVERHOUSE LANDBAY N

PROJECT STREET NUMBER
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ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

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TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Issue
NO. LSCP - 0 DATE

Revisions
NO. DATE

EXISTING TREE PRESERVATION PLAN

ENGINEER IN CHARGE
SN

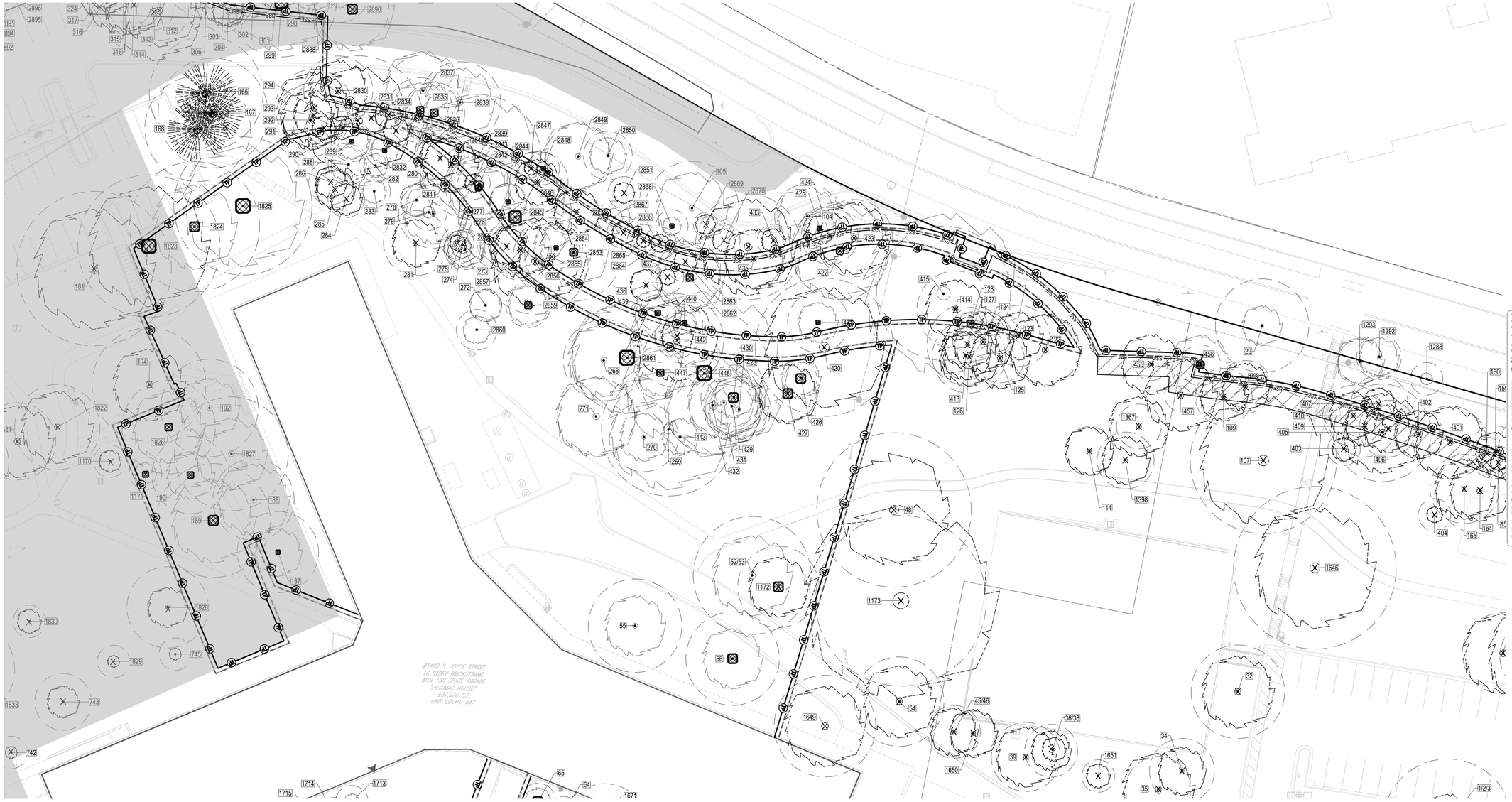
PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV914N

Jul 18, 2024
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\4 1\LANDBAY N\DC1822502 - LSCP - N - 0----LAYOUT CIV914N - OVERALL TREE PRESERVATION



MATCHLINE - SHEET CIV916N

MATCHLINE - SHEET CIV917N

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- CRITICAL ROOT ZONE (CRZ)
- TREE TAG NUMBER

NAD83
EDGVN

25 12.5 6.25 0 25
1"= 25'

KEY MAP
SCALE: 1" = 800'

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Issue
NO. — DATE
LSCP - 0

Revisions
NO. — DATE

EXISTING TREE PRESERVATION PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
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DRAWING NO.
CIV915N

Jul 18, 2024
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TREE PRESERVATION LEGEND

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Issue
NO. LSCP - 0 DATE

Revisions
NO. DATE

EXISTING TREE PRESERVATION PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
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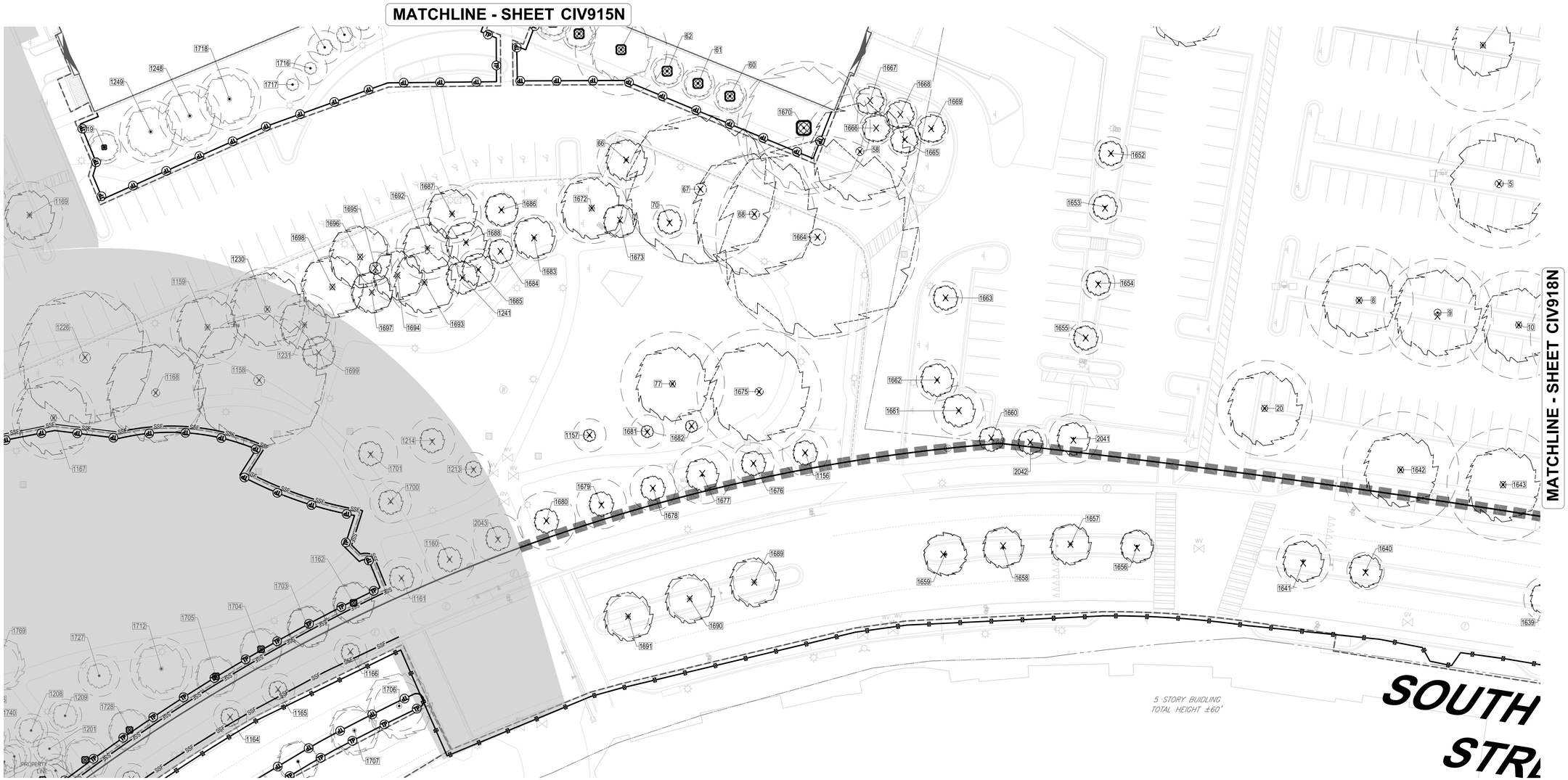
DRAWING NO.
CIV916N

Jul 18, 2024
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY N\DC1822502 - LSCP - N - 0----XLAYOUT CIV916N - TREE PRESERVATION



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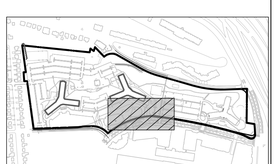

KEY MAP
SCALE: 1" = 800'

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Issue
NO. LSCP - 0 DATE

Revisions
NO. DATE

EXISTING TREE PRESERVATION PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

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MK, HG, DR, IL

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DRAWING NO.
CIV917N

Jul 18, 2024
H:\16\DC1822502\CAD\DRAWINGS\PLAN SETS\4 1\LANDBAY N\DC1822502 - LSCP - N - 0---\LAYOUT CIV917N - TREE PRESERVATION

MATCHLINE - SHEET CIV916N

MATCHLINE - SHEET CIV917N

JOYCE
EET

MATCHLINE THIS SHEET

MATCHLINE THIS SHEET

BUILDING
HEIGHT ±60'

5 STORY BUILDING
TOTAL HEIGHT ±60'

TREE PRESERVATION LEGEND

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Issue NO.	LSCP - 0 DATE

Revisions NO.	DATE
1	
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EXISTING TREE PRESERVATION PLAN

ENGINEER IN CHARGE SN	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL	
DATE 07/22/2024	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV918N

Jul 18, 2024
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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 STUMP/EXPOSED TISSUE IMMEDIATELY, AND APPLY TARGETED FOLIAR HERBICIDE TREATMENT OF REGROWTH.	LATE WINTER/EARLY SPRING PREFERRED OR DURING THE SUMMER
MIMOSA TREE ALBIZIA JULIBRISSIN	CUT TREES DOWN BY HAND TO STUMP(±6" TO GRADE), APPLY HERBICIDE TREATMENT TO CUT STUMP/EXPOSED 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
TREE OF HEAVEN AILANTHUS ALTISSIMA	PULL VERY YOUNG SEEDLINGS OR DIG OUT, DEPENDING ON SOIL CONDITIONS. FOR SAPLINGS OR YOUNG TREES, HAND GRUBBING OR MECHANICAL EXTRACTION OF ROOTS MAY BE EFFECTIVE. AFTER LARGER TREES HAVE BEEN CUT TO GROUND LEVEL, RESPROUTING WOOD IS SOFT ENOUGH TO BE MOWED AT REGULAR INTERVALS WHICH CAN STRESS ROOT RESERVES AND LEAD TO FEWER ROOT SUCKERS	CUT LARGER TOP GROWTH TO GROUND LEVEL IN SPRING OR EARLY SUMMER. SYSTEMIC HERBICIDES SHOULD BE APPLIED IN MID- TO LATE SUMMER.
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
FISHPOLE BAMBOO PHYLLOSTACHYS AUREA (RUNNING BAMBOO SPECIES)	REMOVE AS MUCH OF THE ROOT MASS AND RHIZOMES OF THE PLANT AS POSSIBLE. CUT AND REMOVE THE CULMS AS THE ARE NEWLY FORMED. AREA MUST BE MONITORED FOR NEW GROWTH FROM ANY MISSED ROOTS OR RHIZOMES. APPLY HERBICIDE TREATMENT TO EXPOSED TISSUE IMMEDIATELY, TARGETED FOLIAR HERBICIDE TREATMENT OF REGROWTH.	DO **NOT** ATTEMPT TREAT MATURE STAND OF BAMBOO WITHOUT FIRST CUTTING-DOWN AS MUCH GROWTH AS POSSIBLE. SMALL, LEAFY SHOOTS (UNDER 5 FT. TALL) CAN BE TREATED DURING THE GROWING SEASON, MID-SEPTEMBER TO MID-OCTOBER AND REPEATED IN 14 DAYS. APPLY HERBICIDE TO PRUNING CUT CULMS WITHIN 5 MINUTES OF CUTTING.
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.

MOST INVASIVE PLANTS SHOULD BE ABSENT DURING FINAL COMPLETION AND THERE SHOULD BE A SUCCESSION MANAGEMENT CONTRACT TO INSURE THAT INVASIVE PLANT SPECIES DO NOT POPULATE THE AREA . SUBSTANTIAL REMOVAL IS EXPECTED AND FOLLOW UP TREATMENTS SHOULD BE USED TO MITIGATE THE INVASIVE SPECIES AS NEEDED.

TREE PRESERVATION NOTES

1. 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.
2. 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.
3. 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.
4. NO CHANGES SHALL BE MADE TO TREE PRESERVATION OR PROPOSED LANDSCAPE UNLESS DIRECTED BY AN ARLINGTON COUNTY URBAN FORESTER.
5. FOLLOW ANSI STANDARDS WHEN PRUNING TREES. ANY PRUNING BEYOND 5% OF THE CANOPY SHALL BE COMMUNICATED AND APPROVED TO THE URBAN FORESTER.
6. DO NOT REMOVE TREES ON OTHER PROPERTIES, OR RIGHTS-OF-WAY, WITHOUT WRITTEN PERMISSION OF THE OWNER.
7. 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.
8. AT THE END OF THE PROJECT, PRESERVED AND PLANTED TREES MUST BE INSPECTED AND APPROVED BY AN ARLINGTON COUNTY URBAN FORESTER.
9. 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.
10. DOUBLE SHREDDED HARDWOOD MULCH SHALL BE APPLIED TO THE SOIL AREAS IN AND AROUND THE TREES TO REMAIN AND BE MAINTAINED/REPLACED AS NEEDED.
11. 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.
12. ROOT GROWTH INHIBITOR SHALL BE APPLIED TO ANY ROOT SEVERED. CONSULT PROJECT ARBORIST FOR APPLICATION TIMING AND METHOD.
13. SEE TREE INVENTORY ON SHEET L-104 TREE PRESERVATION DETAILS.
14. EXCAVATION AROUND LARGE TREES SHALL BE PREFORMED 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.

Jul 18, 2024
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NOTES:
1. MATTING MATERIAL SHALL BE DOUBLE SIDED GEOCOMPOSITE, GEONET CORE WITH NON-WOVEN COVERING (SUCH AS TENAX TENDRAIN 770/2) OR APPROVED EQUIVALENT.
2. RPM SHALL BE INSTALLED BY A CERTIFIED ARBORIST.
3. TO BE USED FOR DESIGNATED TEMPORARY CONSTRUCTION ACCESS AND STOCKPILE AREAS.
4. MATTING SHALL BE PLACED ON 4-6" WOOD CHIP MULCH UNLESS OTHERWISE DIRECTED.
5. FOR HEAVY TRAFFIC AREAS, MATTING SHALL BE COVERED WITH 6-8" WELL GRADED CRUSHED AGGREGATE. ADDITIONAL LAYERS OF GEOTEXTILE MAY BE NEEDED.

TEMPORARY ROOT PROTECTION MATTING WITHIN CRZ
311300.7NS
NOT TO SCALE
ARLINGTON VIRGINIA

NOTES:
1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. ARLINGTON COUNTY URBAN FORESTER SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION OR ANY OTHER TREE PRESERVATION MEASURE SPECIFIED IN PLANS AND SHALL APPROVE LAYOUT.
2. NO PERSONNEL, VEHICLES, EQUIPMENT, CONSTRUCTION MATERIALS OR DEBRIS ALLOWED IN TREE PROTECTION AREAS WITHOUT WRITTEN CONSENT OF ARLINGTON COUNTY URBAN FORESTER.
3. REMOVE TPF ONLY WITH APPROVAL FROM ARLINGTON COUNTY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.
4. SIGN MATERIAL TO BE WEATHER RESISTANT.

6' CHAIN LINK TREE PROTECTION FENCE
311300.1 (2016) (02231.1)
1/2" = 1'-0"
ARLINGTON VIRGINIA DPR

NOTES:
1. ALL INSTALLATION SHALL BE SUPERVISED BY A CERTIFIED ARBORIST.
2. NO MECHANIZED EQUIPMENT SHALL BE PERMITTED WITHIN CRITICAL ROOT ZONES (CRZ)
3. EXCAVATION SHALL BE NOT MORE THAN MINIMUM NEEDED TO ACHIEVE FINAL GRADE.
4. ALL EXCAVATION SHALL BE BY AIR SPADE AND/OR BY HAND AS DIRECTED BY CERTIFIED ARBORIST.
5. WORK SHALL NOT DAMAGE TREE TRUNK, LIMBS OR ROOTS TO REMAIN.

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

NOTES:

1. GRAPHICALLY, THE CRITICAL ROOT ZONE (CRZ) IS REPRESENTED AS A CIRCULAR REGION MEASURED OUTWARD FROM A TREE TRUNK REPRESENTING THE AREA OF ROOTS THAT MUST BE MAINTAINED OR PROTECTED FOR THE TREE'S SURVIVAL.

2. THE CRZ OF A TREE IS THE ZONE IN WHICH THE MAJORITY OF THE ROOTS LAY. 95% OF THE ROOTS OF MOST TREES WILL BE FOUND IN THE UPPER 12-18" OF THE SOIL. MOST OF THE ROOTS THAT SUPPLY THE NUTRIENTS AND WATER TO THE TREE ARE FOUND JUST BELOW THE SOIL SURFACE. THE TOTAL AMOUNT OF A TREE'S ROOTS ARE GENERALLY PROPORTIONAL TO THE VOLUME OF THE TREE'S CANOPY. THEREFORE, IF THE ROOTS ONLY PENETRATE A THIN LAYER OF SOIL, THEN THE ROOTS MUST SPREAD FAR FROM THE TREE, BEYOND THE EXTENSION OF THE CANOPY.

3. PLOT ACCURATE TRUNK LOCATIONS OF ALL TREES GREATER THAN 3" DIAMETER AT BREAST HEIGHT (DBH) AND/OR TREE STANDS WITHIN DEVELOPMENT AREAS ON ALL PLANS FOR THE PROJECT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.

4. PLOT ACCURATE TRUNK LOCATIONS OF OFFSITE TREES WHICH WILL HAVE THEIR CRZ AFFECTED BY DEVELOPMENT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.

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

NOTES:
1. ALL WORK SHALL BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.
2. NO ROOTS GREATER THAN 1.5" SHALL BE CUT WITHOUT REVIEW BY ARLINGTON COUNTY URBAN FORESTER.
3. MATTING MATERIAL SHALL BE TENAX TENDRAIN TRI-PLANAR GEONET OR EQUIVALENT.
4. EXCAVATION SHALL BE NOT MORE THAN MINIMUM NEEDED TO ACHIEVE REQUIRED FINAL GRADE.
5. ALL EXCAVATION SHALL BE BY AIR SPADE AND/OR BY HAND AS DIRECTED BY ISA CERTIFIED ARBORIST.
6. WORK SHALL NOT DAMAGE TREE TRUNK, LIMBS OR ROOTS TO REMAIN.

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

NOTES
1. ROOT PRUNING SHALL BE DONE WITH A TRENCHER OR VIBRATORY PLOW TO A DEPTH OF 12". ROOTS OVER 1.5" IN DIAMETER SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT, WHICH IS STILL ATTACHED TO THE TREE. DO NOT BREAK OR CHOP. DO NOT PAINT THE CUT ROOT END. IF EXCAVATION IS FOR INSTALLATION OF UNDERGROUND UTILITIES, LEAVE THE ROOT INTACT AND THREAD THE LINES UNDERNEATH.
2. ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING AND SHALL BE APPROVED BY ARLINGTON COUNTY URBAN FORESTER.
3. ROOT PRUNING SHALL BE CONDUCTED WITH THE SUPERVISION OF AN ISA CERTIFIED ARBORIST.
4. BACKFILL THE ROOT-PRUNING TRENCH WITH APPROVED LOOSE TOPSOIL MIX AND TOP WITH 3-4" BARK MULCH AND MARK LOCATION FOR FUTURE REFERENCE. SILT FENCE MAY BE INSTALLED IN TRENCH PRIOR TO BACKFILLING AS LONG AS THE TRENCH IS NOT OPEN FOR LONGER THAN 48 HOURS WITHOUT WATERING.
5. ROOT PRUNING WORK SHALL NOT BE DONE WHEN MORE THAN THE TOP 1 INCH OF SOIL IS FROZEN. ROOT PRUNING SHALL NOT BE UNDERTAKEN WHEN THE SOIL IS WET AND CONDITIONS ARE MUDDY.
6. THE ARLINGTON COUNTY URBAN FORESTER SHALL BE NOTIFIED 72 HOURS PRIOR TO TRENCHING AND WHEN ALL ROOT PRUNING AND TREE PROTECTION FENCE INSTALLATION IS COMPLETE.

ROOT PRUNING
311300.5 (2019)
N.T.S.
ARLINGTON VIRGINIA DPR

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Issue NO.	DATE
LSCP - 0	

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

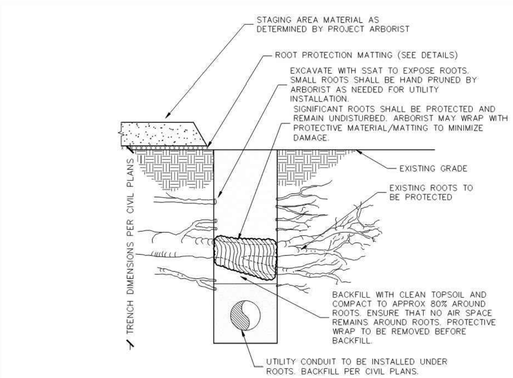
ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

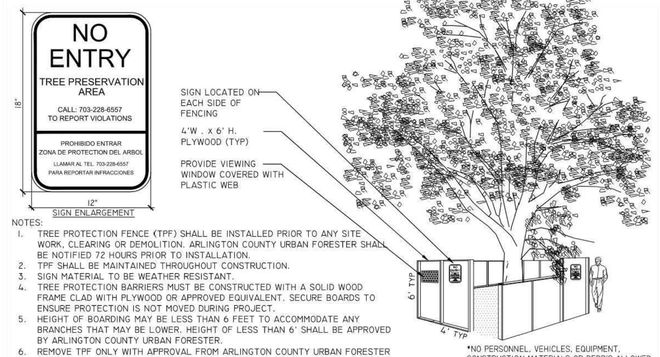
DRAWING NO.
CIV919N



TREE PROTECTION FOR UNDERGROUND UTILITY

N.T.S.

311300.20NS (2019)



NOTES:

1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. ARLINGTON COUNTY URBAN FORESTER SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION.
2. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. SIGN MATERIAL TO BE WEATHER RESISTANT.
4. TREE PROTECTION BARRIERS MUST BE CONSTRUCTED WITH A SOLID WOOD FRAME CLAD WITH PLYWOOD OR APPROVED EQUIVALENT. SECURE BOARDS TO ENSURE PROTECTION IS NOT MOVED DURING PROJECT.
5. HEIGHT OF BOARDING MAY BE LESS THAN 6 FEET TO ACCOMMODATE ANY BRANCHES THAT MAY BE LOWER. HEIGHT OF LESS THAN 6' SHALL BE APPROVED BY ARLINGTON COUNTY URBAN FORESTER.
6. REMOVE TPF ONLY WITH APPROVAL FROM ARLINGTON COUNTY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.
7. PROVIDE 12'(WIDTH) X4'(HEIGHT) CUT-OUTS ALONG PANELS FACING PAVED SURFACES SUCH AS SIDEWALKS. TWO CUT-OUTS PER FENCE PANEL.

*NO PERSONNEL, VEHICLES, EQUIPMENT, CONSTRUCTION MATERIALS OR DEBRIS ALLOWED IN TREE PROTECTION AREAS WITHOUT WRITTEN CONSENT OF ARLINGTON COUNTY URBAN FORESTER.

TREE PROTECTION BARRIERS FOR RESTRICTED SPACE AND TREE PITS

N.T.S.

311300.14NS (2019)

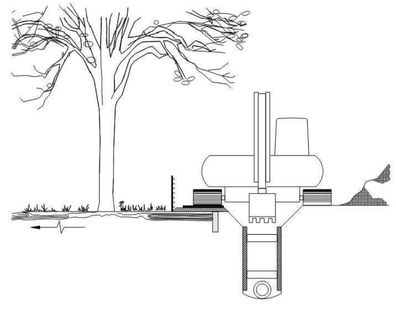
NOTES:

1. TRUNK WRAP MATERIAL SHALL BE DOUBLE SIDED GEOCOMPOSITE, GEONET CORE WITH NON-WOVEN COVERING (SUCH AS TENAX TENDRAIN 770/2) OR AN APPROVED EQUAL.
2. WRAP SHALL BE INSTALLED BY A CERTIFIED ARBORIST.
3. WRAP SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
4. WRAP SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. REMOVE WRAP ONLY WITH APPROVAL AND AFTER ALL SITE WORK HAS BEEN COMPLETED. ARLINGTON COUNTY URBAN FORESTER SHALL BE NOTIFIED 72 HOURS PRIOR TO REMOVAL.
5. WRAP SHALL BE REMOVED PROMPTLY AFTER CONSTRUCTION.
6. MAJOR SCAFFOLD LIMBS MAY ALSO REQUIRE THIS PROTECTION AS DIRECTED BY THE PROJECT ARBORIST OR REQUESTED BY ARLINGTON COUNTY URBAN FORESTER.
7. WRAP SHALL EXTEND AS HIGH AS ADJACENT MACHINERY THAT IS WORKING ADJACENT TO TREES. PROJECT ARBORIST AND ARLINGTON COUNTY URBAN FORESTER MAY REQUIRE DOUBLE WRAP OR HEAVY DUTY WRAP IN AREAS OF MAJOR EXCAVATION.

TREE TRUNK AND LIMB PROTECTION WRAP

N.T.S.

311300.15NS (2019)



NOTE:

1. EXACT RPM DIMENSIONS TO BE DETERMINED BY PROJECT ARBORIST
2. ARBORIST TO COORDINATE WITH SITE SUPERINTENDENT FOR PIPE LAYOUT, DEPTH,SIZE OF EQUIPMENT, WIDTH OF TRENCH, AND OVERDIG TO DETERMINE LOCATION AND LAYOUT OF TREE PROTECTION.
3. ARBORIST TO COORDINATE WITH SITE SUPERINTENDENT FOR OVERHEAD CLEARANCE ISSUES. MAY REQUIRE SELECT PRUNING OR TEMPORARY GUYING.
4. ARBORIST TO MONITOR BACK FILL AND RESTORATION ADJACENT TO PROTECTED TREES.

TREE PROTECTION FOR UNDERGROUND UTILITY

N.T.S.

311300.19NS (2019)

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Issue
NO. DATE
LSCP - 0

Revisions
NO. DATE

TREE PRESERVATION NOTES & DETAILS

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE	APPROVED
07/22/2024	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV920N

JUL 19, 2024
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