

PHASED DEVELOPMENT SITE PLAN

FOR

RIVERHOUSE NEIGHBORHOOD

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	---

CURB AND GUTTER		
=====	CONCRETE CURB & GUTTER	=====
=====	SPILL CURB / TRANSITION CURB	=====
=====	DEPRESSED CURB AND GUTTER	=====

←	UTILITY POLE WITH LIGHT	←
⊙	POLE LIGHT	⊙
⊙	TRAFFIC LIGHT	⊙
⊙	UTILITY POLE	⊙
⊙	TYPICAL LIGHT	⊙
⊙	ACORN LIGHT	⊙
⊙	TYPICAL SIGN	⊙
⊙	PARKING COUNTS	⊙

---	CONTOUR LINE	---
---	SPOT ELEVATIONS	---

SAN #	SANITARY LABEL	SAN #
X #	STORM LABEL	X #
---	SANITARY SEWER LATERAL	---
---	UNDERGROUND WATER LINE	---
---	UNDERGROUND ELECTRIC LINE	---
---	UNDERGROUND GAS LINE	---
---	OVERHEAD WIRE	---
---	UNDERGROUND TELEPHONE LINE	---
---	UNDERGROUND CABLE LINE	---

---	STORM SEWER	---
---	SANITARY SEWER MAIN	---
⊙	HYDRANT	⊙
⊙	SANITARY MANHOLE	⊙
⊙	STORM MANHOLE	⊙
⊙	WATER METER	⊙
⊙	WATER VALVE	⊙
⊙	GAS VALVE	⊙
⊙	GAS METER	⊙
⊙	TYPICAL END SECTION	⊙
⊙	HEADWALL OR ENDWALL	⊙
⊙	YARD INLET	⊙
⊙	CURB INLET	⊙
⊙	CLEAN OUT	⊙
⊙	ELECTRIC MANHOLE	⊙
⊙	TELEPHONE MANHOLE	⊙
⊙	ELECTRIC BOX	⊙
⊙	ELECTRIC PEDESTAL	⊙

⊙	MONITORING WELL	⊙
⊙	TEST PIT	⊙
⊙	BENCHMARK	⊙
⊙	BORING	⊙

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET

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

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
- **DIGITAL ARCHITECTURAL FILES:**
 ARCHITECTURAL FILES ENTITLED: "221110_TGP_GROUND FLOOR PLAN.DWG"
 PREPARED BY: TORTI-GALLAS + PARTNERS
 DATED: 11/21/2023
- **DIGITAL ARCHITECTURAL FILES:**
 ARCHITECTURAL FILES ENTITLED: "JBG016F - RIVERHOUSE - MASTER FILE - SHEET - A-SA - BUILDING O - CONDO FLATS - FLOOR PLANS.DWG" & "JBG016F - 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
- **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

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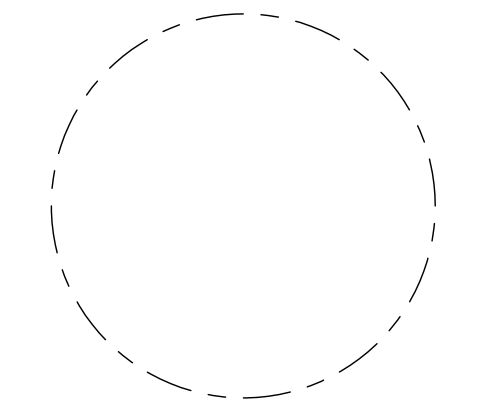
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PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800
CIVIL ENGINEER
BOHLER DC
202.524.5700
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

Key Plan

ISSUE
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Revisions
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COVERSHEET

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.
CIV100



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

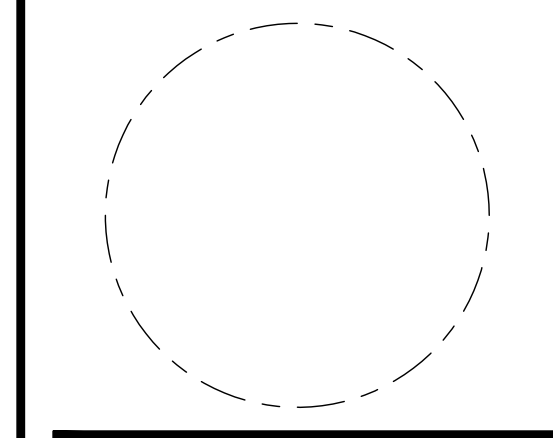
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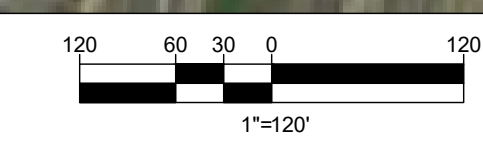


SITE AERIAL PHOTOGRAPH

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

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 CIV103

LEGEND:
 PROPERTY LINE 



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

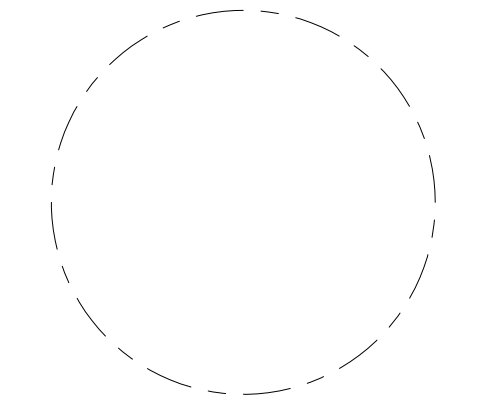
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SITE
CONTEXT
PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

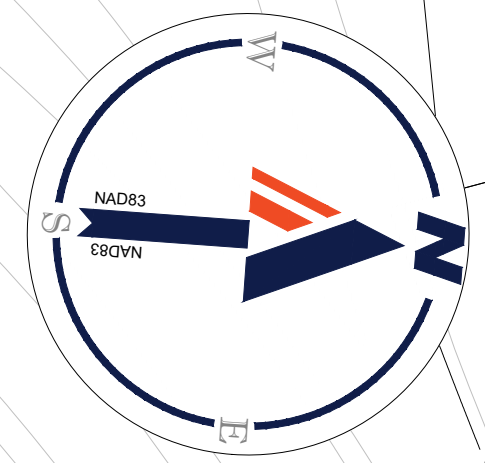
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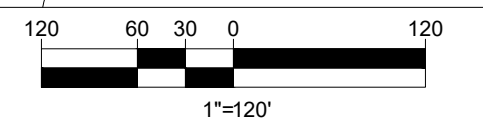
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DC1822502

DRAWING NO.
CIV104

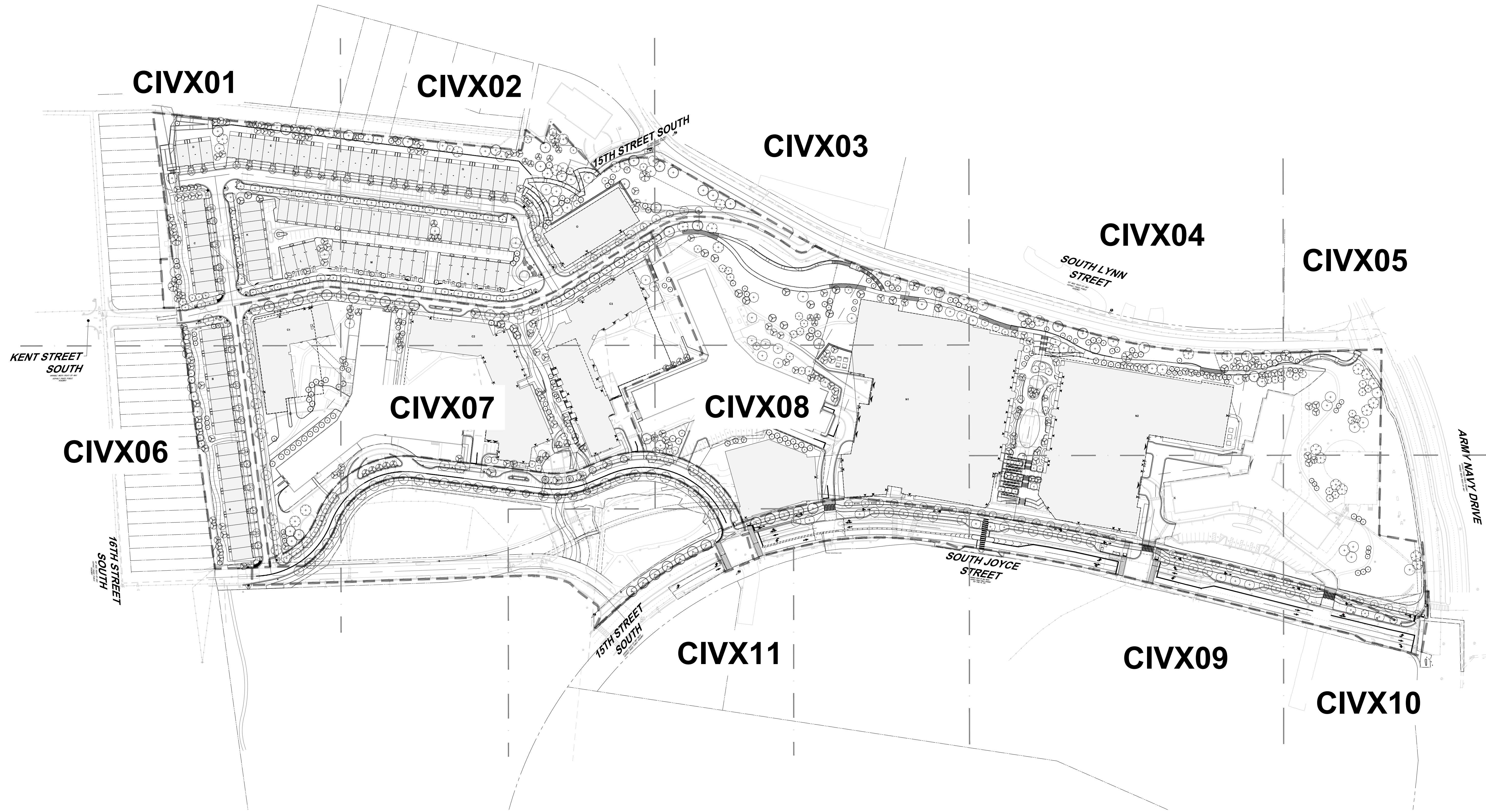


- LEGEND:**
- PROPERTY LINE
 - 400' OFFSET FROM PROPERTY LINE
 - ARLINGTON TRANSIT / WMATA BUS STOP
 - METRO STATION
 - CAPITAL BIKESHARE STATION



*HEIGHT NOTED REFLECTS
MAXIMUM BUILDING HEIGHT

JUL 18, 2024
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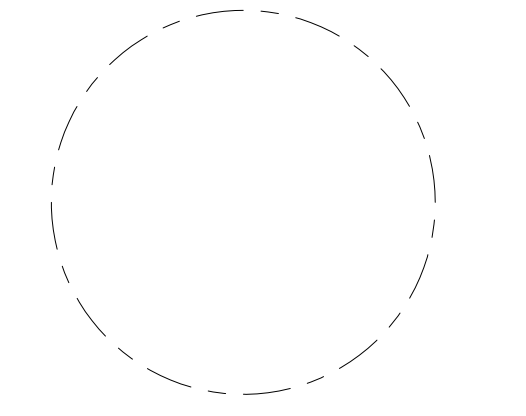


PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800
CIVIL ENGINEER
BOHLER DC
202.524.5700
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056
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

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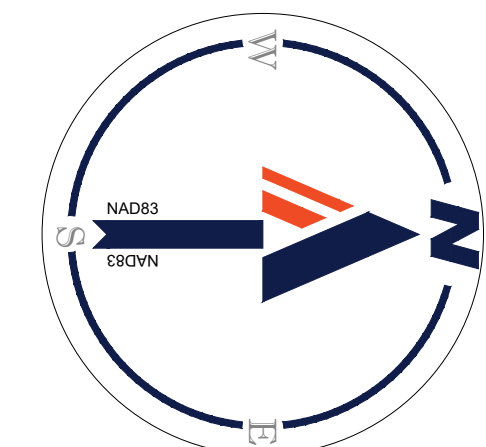
KEY MAP PLAN

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

DRAWING NO.
CIV105

NOTES:

- 1. THIS SHEET IS TO BE USED FOR OVERALL PLAN MATCHLINE REFERENCE ONLY. SEE INDIVIDUAL SHEETS REFERENCED HEREIN FOR ALL DESIGN DETAILS PER THE PHASED DEVELOPMENT SITE PLAN REQUIREMENTS. PLAN SERIES DENOTED BY "XS" HEREIN ARE TO BE REFERENCED FOR SURVEY, PLOT AND LOCATION, PRESENTATION, SIGNAGE STRIPING AND MARKING, AND FIRE MARSHAL PLAN SHEETS.



100 50 25 0 100
1"=100'

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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

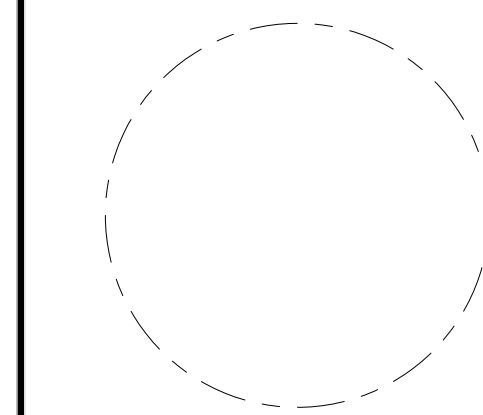
STRUCTURAL ENGINEER
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301.881.1441

Key Plan 

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- ▲



OVERALL
CERTIFIED
SURVEY PLAT

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE
07/22/2024

SCALE:
AS NOTED

APPROVED
CM, MO, SN

JOB NO.
DC1822502

DRAWING NO.
CIV200



NOTES:

1. THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) ON SITE
2. THERE ARE NO HISTORIC DISTRICTS OR HISTORIC STRUCTURES ON SITE OR ON SURROUNDING SITES
3. SEE SHEET CIV250 FOR BOUNDARY CALLOUTS, OVERALL AREA, AND PARCEL AREAS
4. EXISTING CONDITIONS TAKEN FROM SURVEY, ARLINGTON COUNTY GIS, AND PLANS OF RECORD.
5. SEE SHEET CIV250 FOR ZONING DISTRICT AREAS AND INFORMATION.
6. SEE SHEETS CIV703 AND CIV704 FOR EXISTING AND PROPOSED STREET CROSS SECTIONS.

ZONING TABULATION:

TOTAL EXISTING AREA EQUALS 1,695,203SF (36.620 AC)
RPC: 35-010-023

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

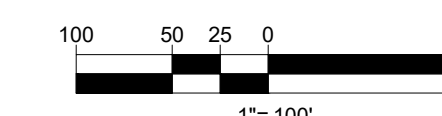
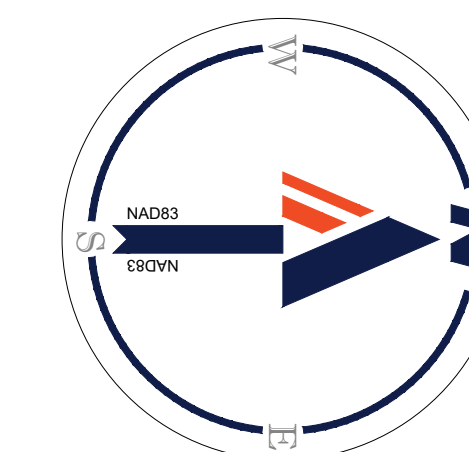
RPC: 35-010-032

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

NOTE: ZONING LINES ARE APPROXIMATE BASED ON THE ARLINGTON COUNTY ZONING MAP AS SHOWN ON SHEET CIV250.





KEY MAP

SCALE: 1" = 800'

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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

Key Plan

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NO.	DATE

CERTIFIED SURVEY PLAT

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE
07/22/2024

SCALE:
AS NOTED

APPROVED
CM, MO, SN

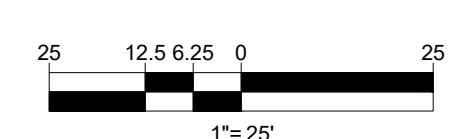
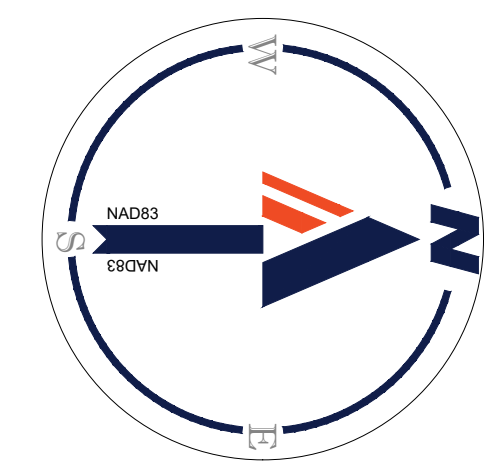
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DRAWING NO.
CIV201



MATCHLINE - SHEET CIV202

MATCHLINE - SHEET CIV206



11/18/2024 11:18:00 CAD: DRAWINGS: PLAN SET: P: 05: P: 01: 1822502 - SURV - 1 - JAVOUT: CIV201 - CERTIFIED SURVEY PLAT

JUN 18, 2024
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KEY MAP
SCALE: 1" = 800'

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

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

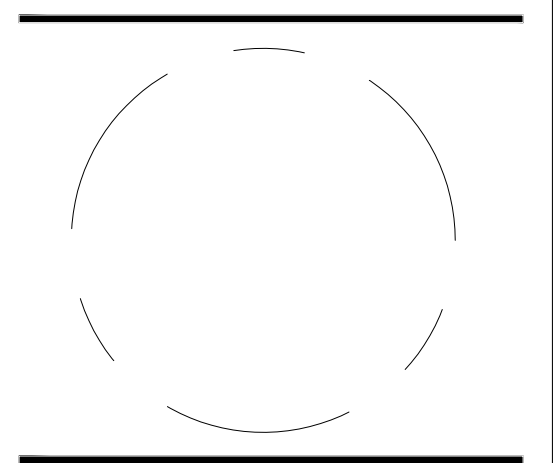
TRAFFIC ENGINEER
 NELSON NYGAARD
 202.315.5221

STRUCTURAL ENGINEER
 SK + A
 301.881.1441

Key Plan

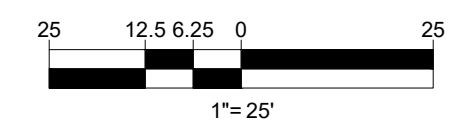
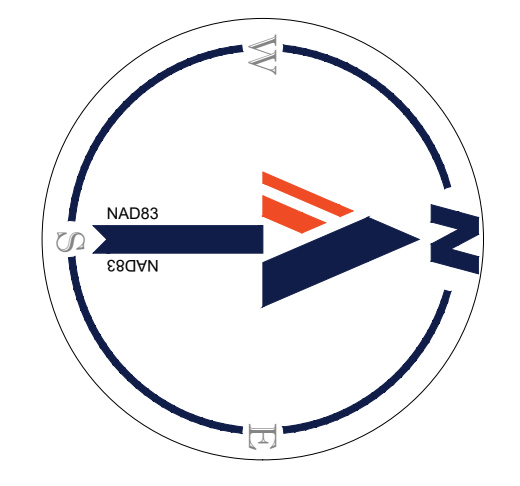
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CERTIFIED SURVEY PLAT

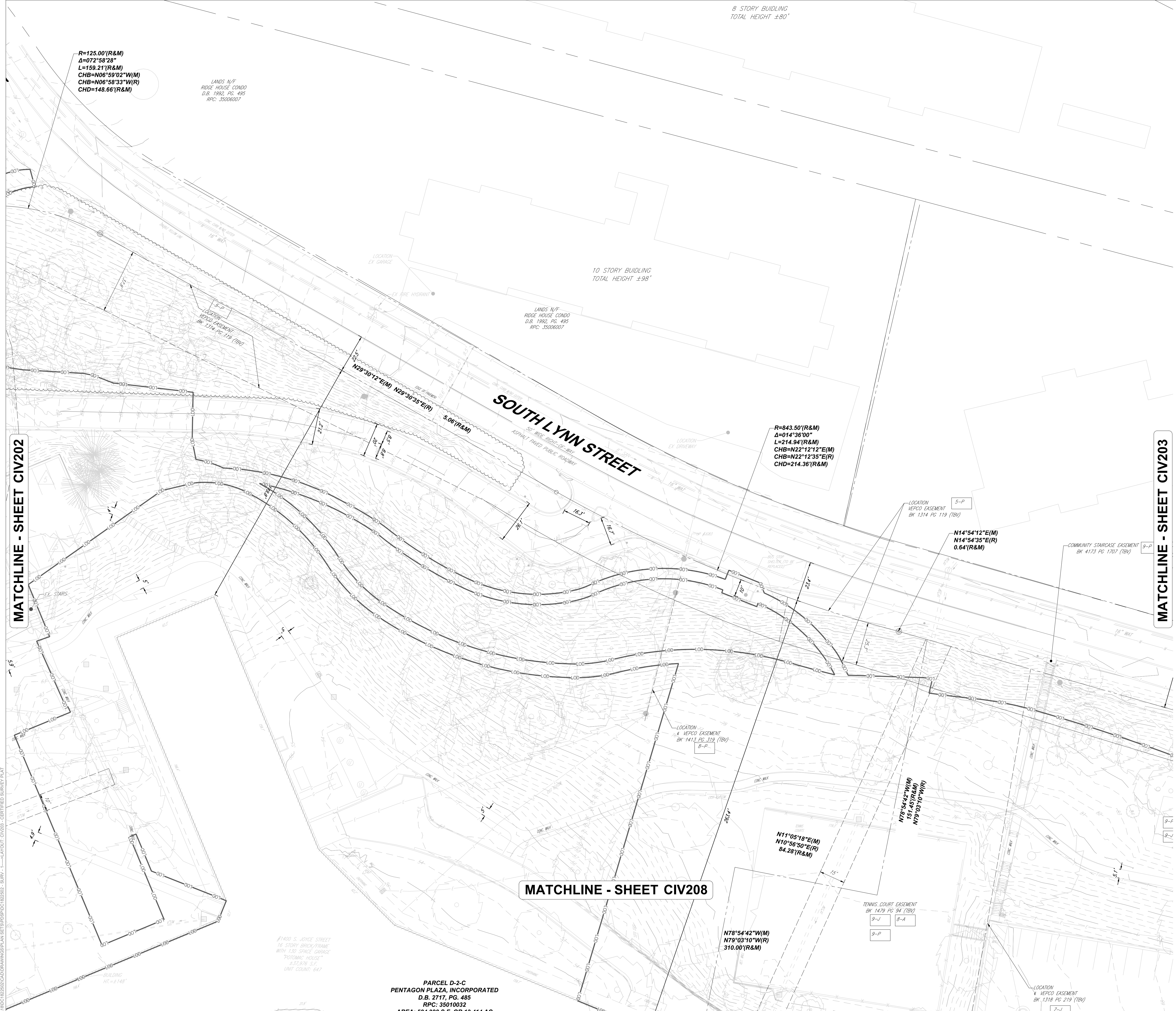
ENGINEER IN CHARGE SN	PROJECT MANAGER CM
DRAWN MK, HG, DR, IL	DATE 07/22/2024
SCALE: AS NOTED	APPROVED CM, MO, SN
DRAWING NO. CIV202	JOB NO. DC1822502



MATCHLINE - SHEET CIV201

MATCHLINE - SHEET CIV203

MATCHLINE - SHEET CIV207



R=125.00'(R&M)
 Δ=072°58'28"
 L=159.21'(R&M)
 CHB=N06°59'02"W(M)
 CHD=N06°58'33"W(R)
 CHD=148.66'(R&M)

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

10 STORY BUILDING
 TOTAL HEIGHT ±98'

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

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)

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)



KEY MAP
 SCALE: 1" = 800'

BOHLER DC//

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

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

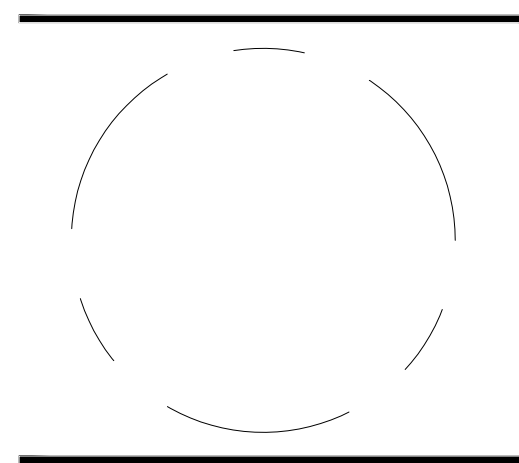
Key Plan

ISSUE

NO. DATE

Revisions

NO. DATE



CERTIFIED
 SURVEY PLAT

ENGINEER IN CHARGE
 SN

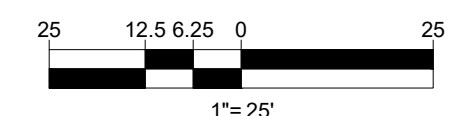
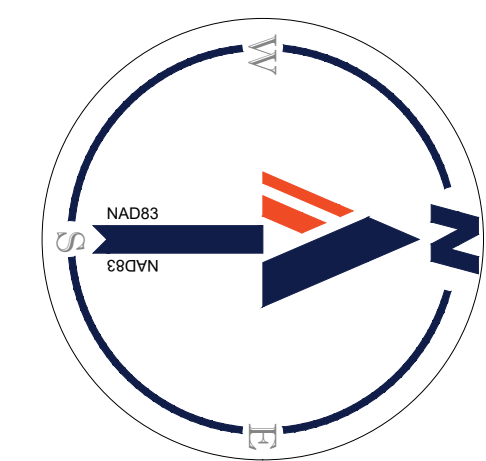
PROJECT MANAGER
 CM

DRAWN
 MK, HG, DR, IL

DATE
 07/22/2024

SCALE:
 AS NOTED

DRAWING NO.
 CIV203



JUL 18, 2024
 H:\1180C\18222502\CADD\DRAWINGS\PLAN SET\SP03\DC18222502 - SURV - 1 - JAYCUT CIV203 - CERTIFIED SURVEY PLAT

PARCEL D-2-C
 PENTAGON PLAZA, INCORPORATED
 D.B. 2117, PG. 485
 RPC: 35010032
 AREA: 584,328 S.F. OR 13.414 AC



KEY MAP
SCALE: 1" = 800'

BOHLER DC//

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

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

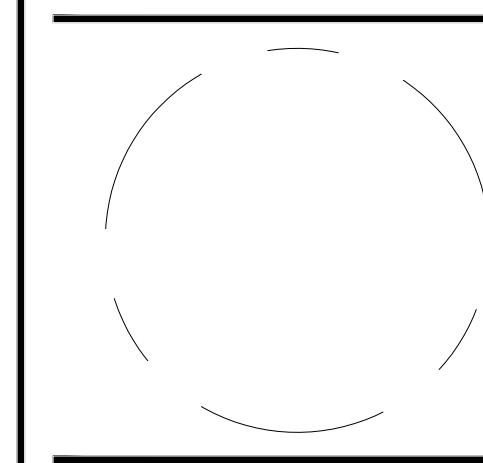
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

ISSUE NO. DATE

Revisions NO. DATE

- ▲
- ▲
- ▲
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CERTIFIED SURVEY PLAT

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

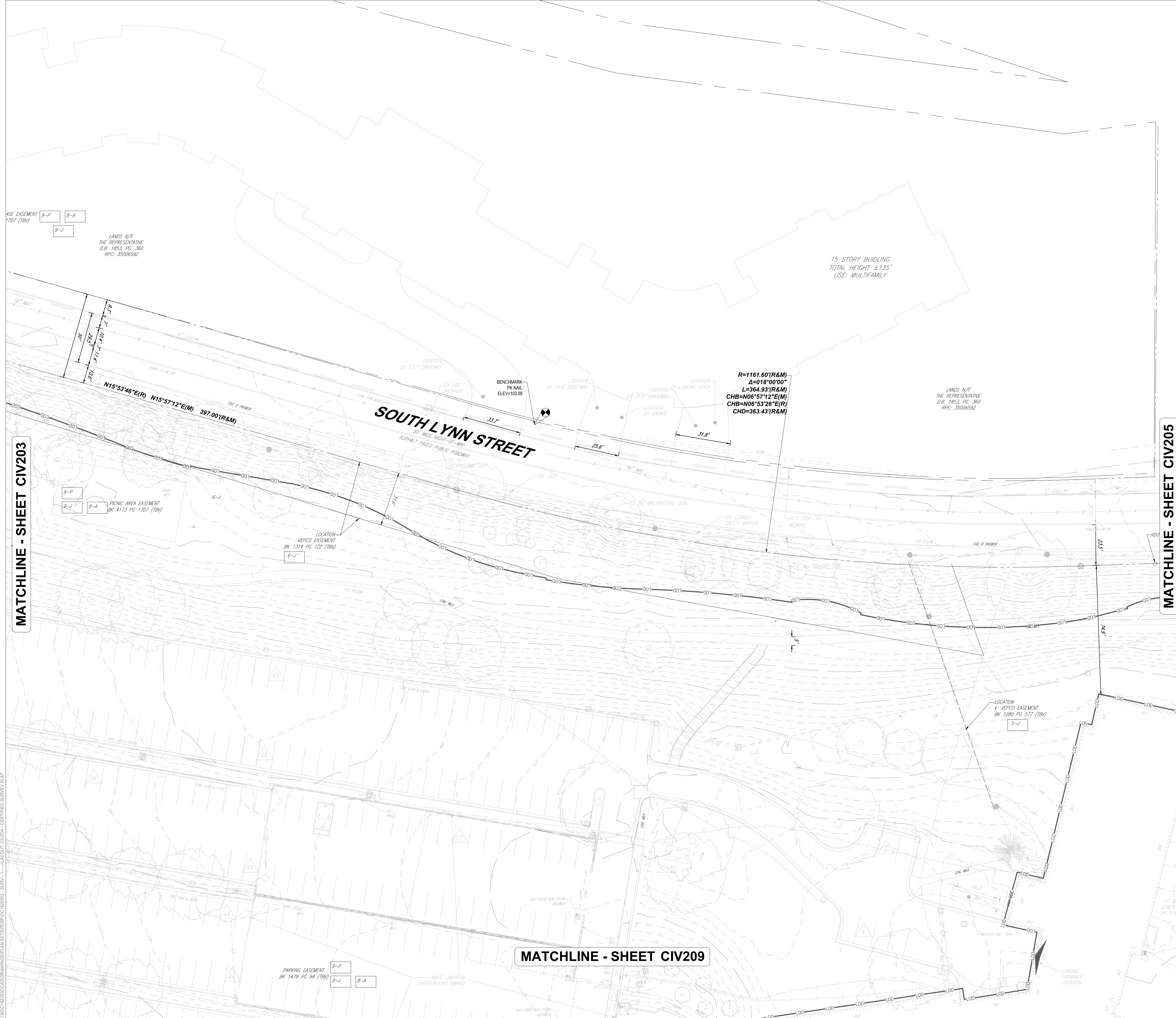
DATE
07/22/2024

SCALE:
AS NOTED

APPROVED
CM, MO, SN

JOB NO.
DC1822502

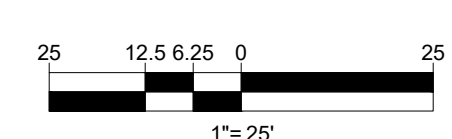
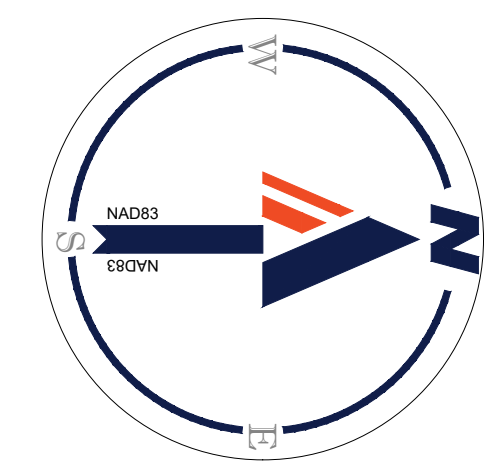
DRAWING NO.
CIV204



MATCHLINE - SHEET CIV203

MATCHLINE - SHEET CIV205

MATCHLINE - SHEET CIV209

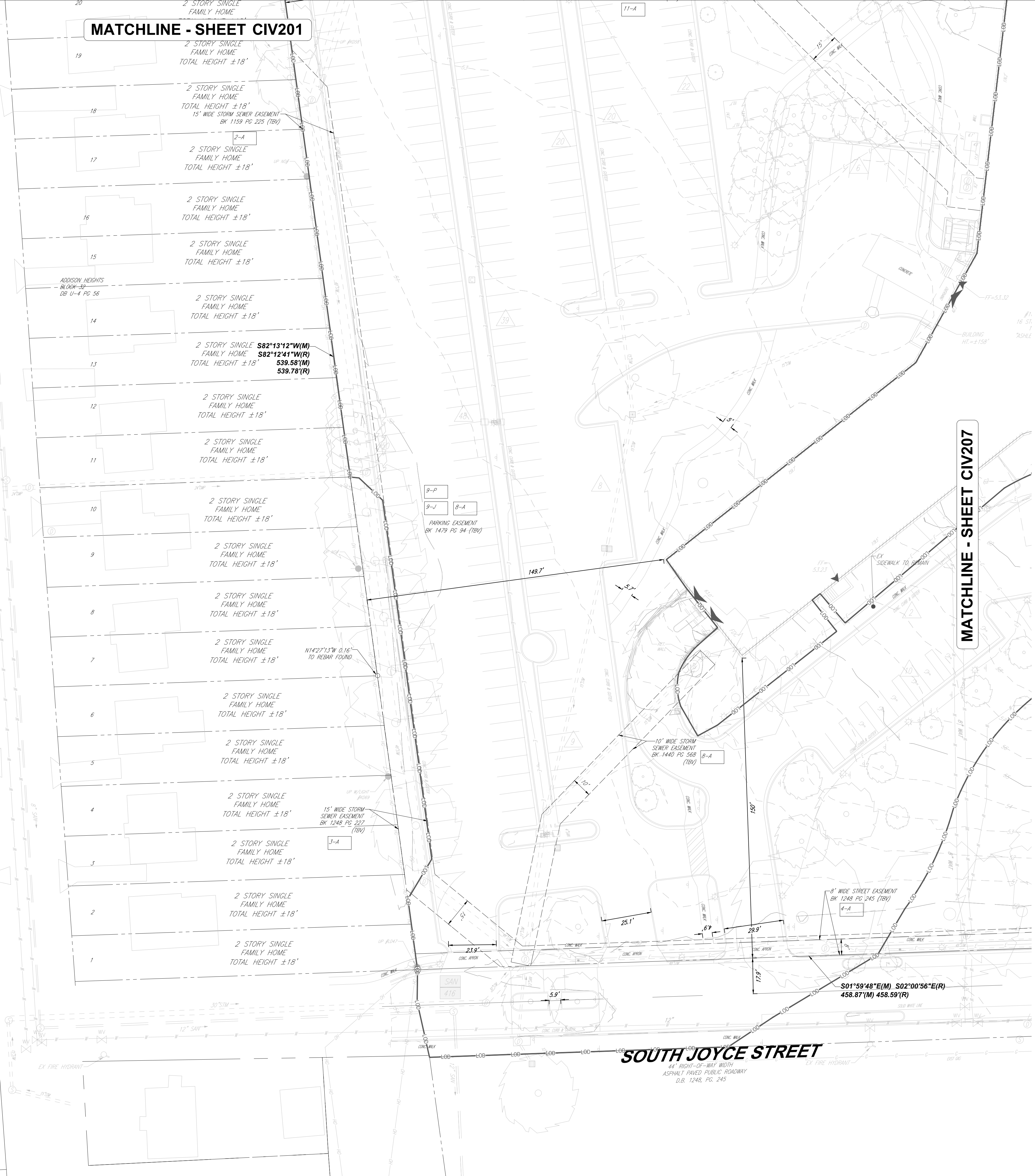


JUL 18, 2024
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JUL 18, 2024
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MATCHLINE - SHEET CIV201

MATCHLINE - SHEET CIV207



KEY MAP
SCALE: 1" = 800'

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

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

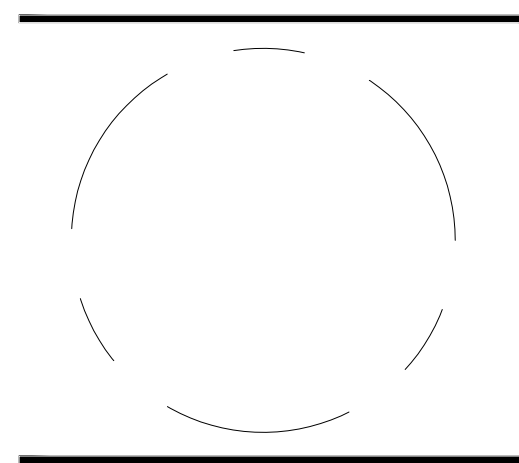
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

ISSUE
NO. DATE

Revisions
NO. DATE



CERTIFIED SURVEY PLAT

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

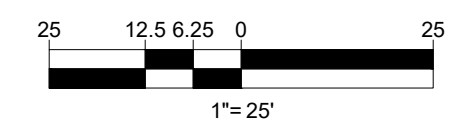
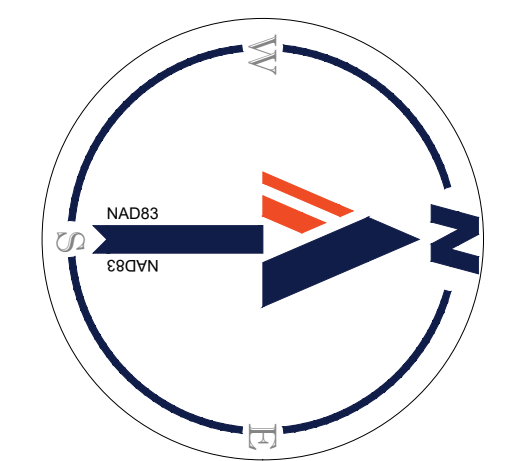
DATE
07/22/2024

SCALE:
AS NOTED

APPROVED
CM, MO, SN

JOB NO.
DC1822502

DRAWING NO.
CIV206



MATCHLINE - SHEET CIV202

BOHLER DC

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

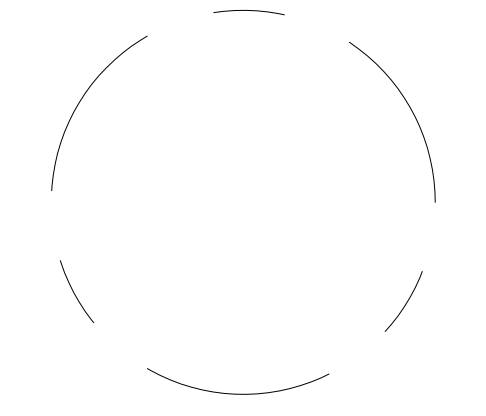
KEY MAP
SCALE: 1" = 800'

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
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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

Key Plan 

ISSUE NO. DATE

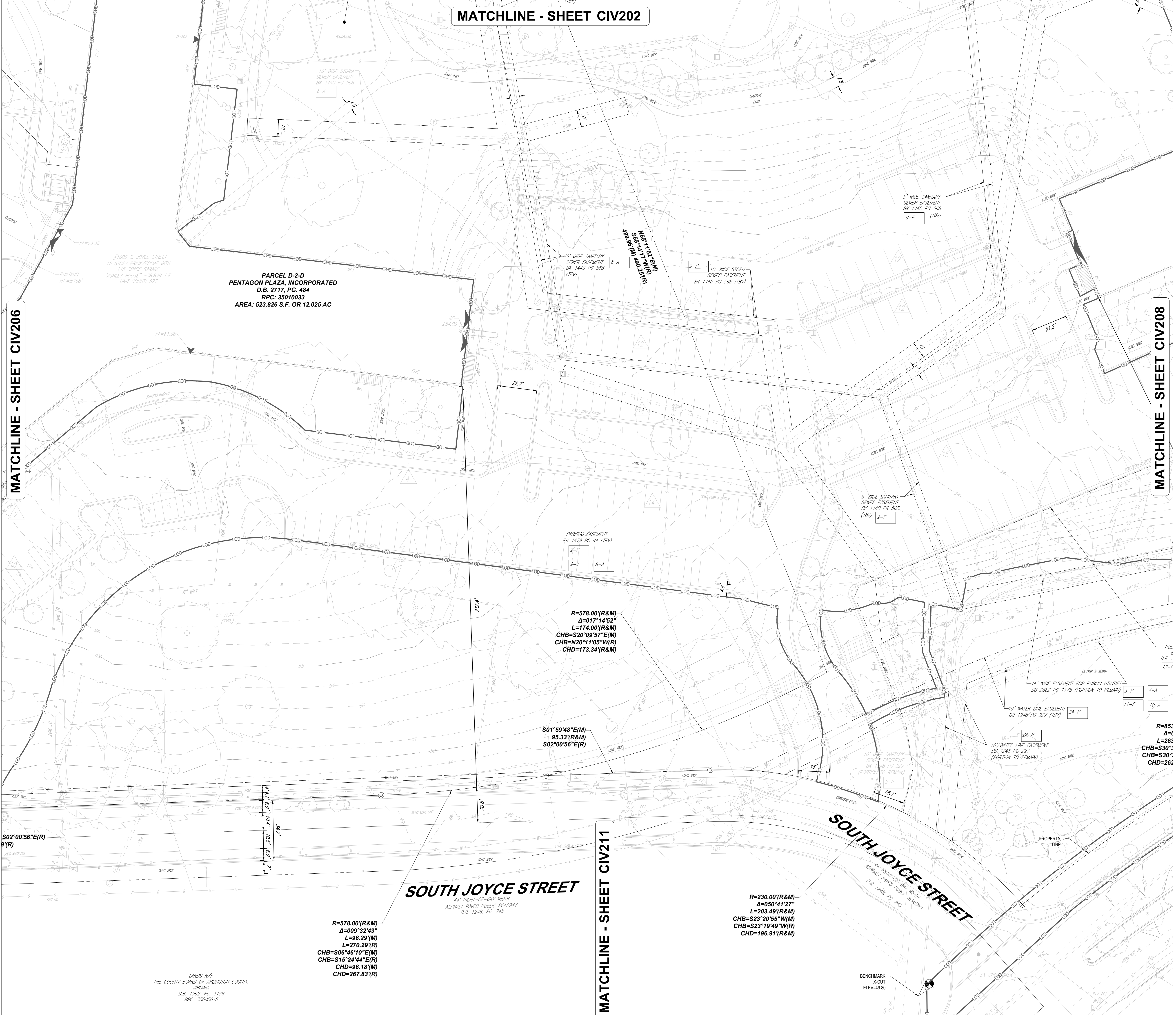
Revisions NO. DATE



CERTIFIED SURVEY PLAT

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

DRAWING NO.
CIV207



MATCHLINE - SHEET CIV206

MATCHLINE - SHEET CIV208

MATCHLINE - SHEET CIV211

PARCEL D-2-D
PENTAGON PLAZA, INCORPORATED
D.B. 2717, PG. 484
RPC: 35010033
AREA: 523,826 S.F. OR 12.025 AC

SOUTH JOYCE STREET
44' RIGHT-OF-WAY WIDTH
ASPHALT PAVED PUBLIC ROADWAY
D.B. 1248, PG. 245

SOUTH JOYCE STREET
44' RIGHT-OF-WAY WIDTH
ASPHALT PAVED PUBLIC ROADWAY
D.B. 1248, PG. 245

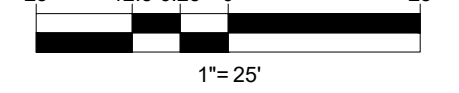
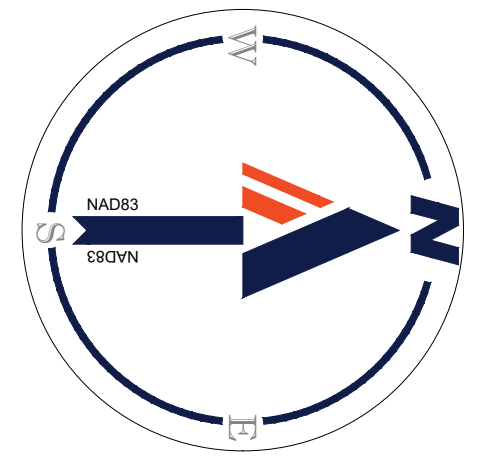
R=578.00'(R&M)
Δ=009°32'43"
L=96.29'(M)
CHB=S06°46'10"E(M)
CHB=S15°24'44"E(R)
CHD=96.18'(M)
CHD=267.83'(R)

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

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

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

R=85'
Δ=C
L=263'
CHB=S30°
CHD=262'



11/18/2024 11:18:00 AM CIV207 - CERTIFIED SURVEY PLAT

LANDS N/F
THE COUNTY BOARD OF ARLINGTON COUNTY,
VIRGINIA
D.B. 1982, PG. 1189
RPC: 35202015

MATCHLINE - SHEET CIV204



KEY MAP
SCALE: 1" = 800'

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
VARIABLE FRONT-OF-WAY WIDTH
ASPHALT-PAVED PUBLIC ROADWAY
D.B. 1248, PG. 245

PARKING EASEMENT
BK 1479 PG 94 (TB)

6" EASEMENT FOR STREET PURPOSES
BK 1248 PG 245 (TB)

10' WIDE SANITARY SEWER EASEMENT
BK 1248 PG 227 (TB)

R=5871.00'(R&M)
A=009'28'47"
L=967.97'(R&M)
CHB=S11°08'08"W(1M)
CHD=S10°46'29"W(R)
CHD=966.87'(R&M)

LANDS N/F
POST APARTMENT HOMES LP STREET RETAIL
INC
D.B. 4415, PG. 2513
RPC: 35005031

5 STORY BUILDING
TOTAL HEIGHT ±60'

MATCHLINE - SHEET CIV208

MATCHLINE - SHEET CIV210

BOHLER DC

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

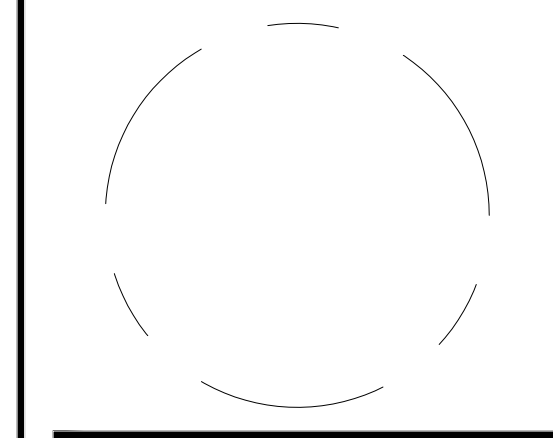
PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800
CIVIL ENGINEER
BOHLER DC
202.524.5700
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056
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

Key Plan

ISSUE NO. DATE

Revisions NO. DATE

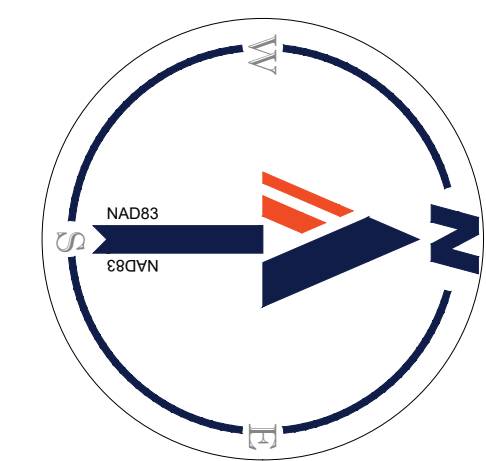
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CERTIFIED SURVEY PLAT

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

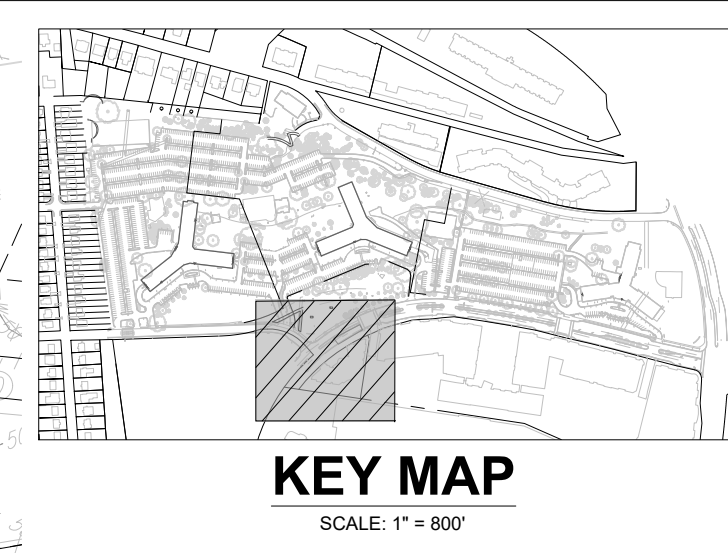
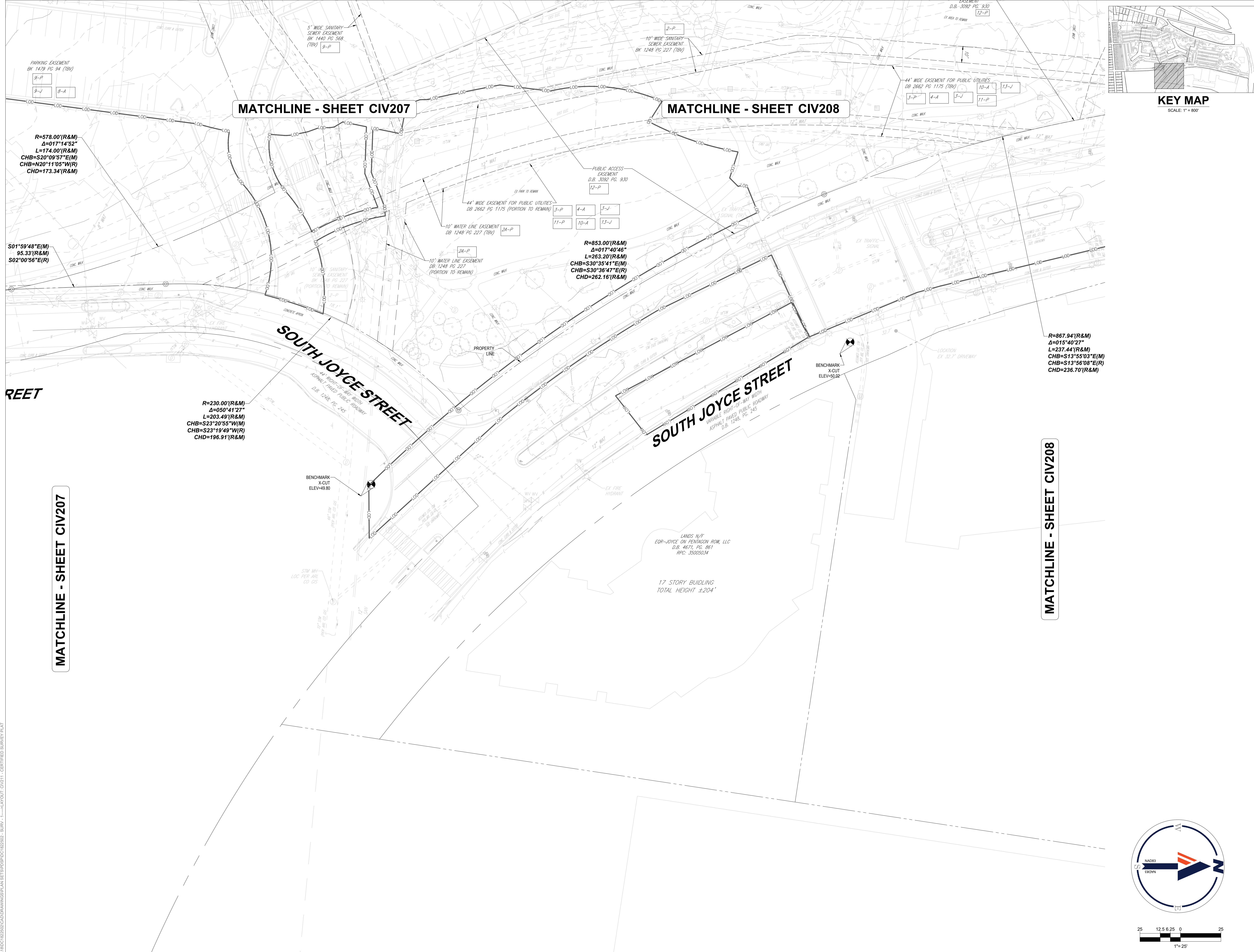
DRAWING NO.
CIV209



25 12.5 6.25 0 25
1" = 25'

5 STORY BUILDING
TOTAL HEIGHT ±60'

04.18.2024
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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

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 202.695.8056

ATTORNEY
 VENABLE LLP
 202.344.4000

SUSTAINABILITY CONSULTANT
 SUSTAINABLE BUILDING
 PARTNERS
 703.970.2890

TRAFFIC ENGINEER
 NELSON NYGAARD
 202.315.5221

STRUCTURAL ENGINEER
 SK + A
 301.881.1441

Key Plan

ISSUE NO. DATE

Revisions NO. DATE

- ▲
- ▲
- ▲
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- ▲

CERTIFIED SURVEY PLAT

ENGINEER IN CHARGE
 SN

PROJECT MANAGER
 CM

DRAWN
 MK, HG, DR, IL

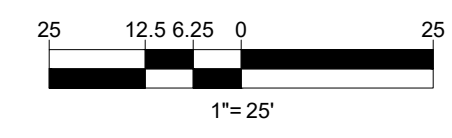
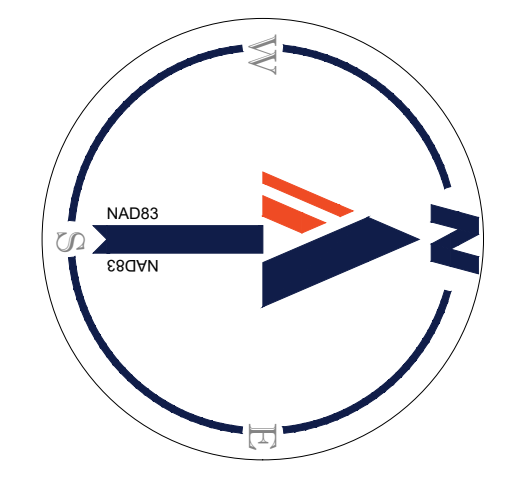
DATE
 07/22/2024

APPROVED
 CM, MO, SN

SCALE:
 AS NOTED

JOB NO.
 DC1822502

DRAWING NO.
CIV211



JUL 18, 2024
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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

Key Plan

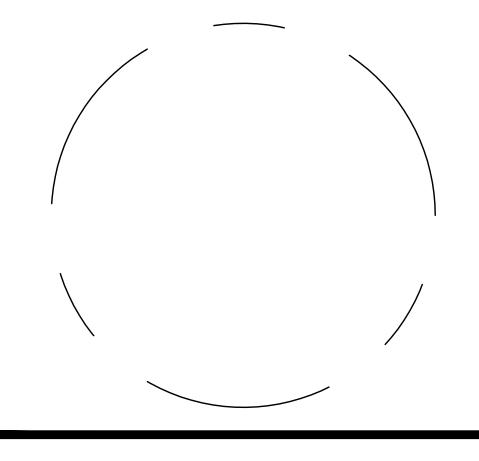


Issue

NO.	DATE

Revisions

NO.	DATE



CERTIFIED SURVEY 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.
CIV212



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
571.830.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

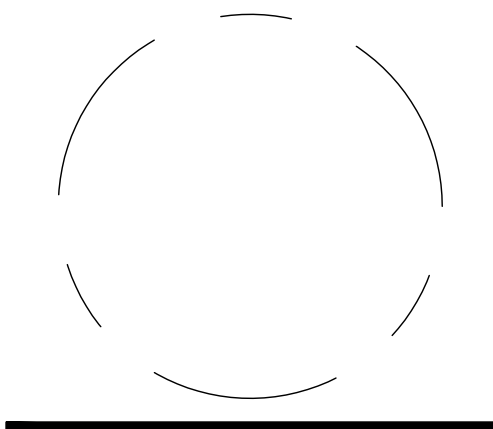
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan 

Issue No. DATE

Revisions DATE

- NO. 1
- NO. 2
- NO. 3
- NO. 4
- NO. 5
- NO. 6
- NO. 7
- NO. 8
- NO. 9
- NO. 10



CERTIFIED SURVEY 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.
CIV214

- NOTES:
- 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 FOLD 1096; 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 FOLD 1091. ALL AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA, AND HAVING A GRIN OF 35-010-033, 35-010-032, 35-010-023 PER THE DEPARTMENT OF ASSESSMENTS.
 - 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
 - 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.
 - 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 1:
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, 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 222; 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.**
 - TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, 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 122; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, APPROXIMATE LOCATION SHOWN.**
 - TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS 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.**
 - TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS 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).**
 - 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.**
 - TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY GRANTED TO THE VIRGINIA ELECTRIC AND POWER COMPANY BY VIRTUE OF AGREEMENT DATED JULY 17, 1959 AND RECORDED IN DEED BOOK 1200 AT PAGE 577; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, APPROXIMATE LOCATION SHOWN.**
 - 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.**
 - TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND RIGHTS OF WAY GRANTED TO SKYVISION CORPORATION BY VIRTUE OF DEED OF EASEMENT 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 222; 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.**
 - 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.**
 - 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.**
 - 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.**
 - TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND RIGHTS OF WAY GRANTED TO COMCAST OF POTOMAC, LLC BY VIRTUE OF GRANT OF EASEMENT DATED JUNE 29, 1977 AND RECORDED IN DEED BOOK 1949 AT PAGE 141; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**
 - TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND RIGHTS OF WAY GRANTED TO SKYVISION CORPORATION BY VIRTUE OF DEED OF EASEMENT DATED APRIL 28, 1953 AND RECORDED IN DEED BOOK 1108 AT PAGE 121; AND SHOWN ON THE SURVEY; **DO NOT AFFECT SUBJECT PROPERTY, LEASE WAS FOR PARCEL ADJACENT TO THE SOUTH (PARCEL D-2-C).**

- TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS 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.**
- TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY GRANTED TO THE VIRGINIA ELECTRIC AND POWER COMPANY 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.**
- TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, 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.**
- TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, 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 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. 18-001201, WITH AN EFFECTIVE DATE OF JULY 6, 2018. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION 1:
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, 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 222; 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.**
- 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 122; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**
- 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, 1969 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.**
- 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.**
- 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.**
- TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND RIGHTS OF WAY GRANTED TO SKYVISION CORPORATION BY VIRTUE OF DEED OF EASEMENT 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 222; 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.**
- TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND RIGHTS OF WAY GRANTED TO THE VIRGINIA ELECTRIC AND POWER COMPANY BY VIRTUE OF AGREEMENT DATED JULY 17, 1959 AND RECORDED IN DEED BOOK 1200 AT PAGE 577; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, APPROXIMATE LOCATION SHOWN.**
- 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.**
- 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.**
- TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, 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 2196; **AFFECT SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.**
- TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND RIGHTS OF WAY GRANTED TO SKYVISION CORPORATION BY VIRTUE OF DEED OF EASEMENT DATED APRIL 28, 1953 AND RECORDED IN DEED BOOK 1108 AT PAGE 121; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, LOCATION OF GUY WIRES AND ANCHORS ARE SHOWN.**
- 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.**
- TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND RIGHTS OF WAY GRANTED TO SKYVISION CORPORATION BY VIRTUE OF DEED OF EASEMENT 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 222; 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.**
- TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND RIGHTS OF WAY GRANTED TO THE VIRGINIA ELECTRIC AND POWER COMPANY BY VIRTUE OF AGREEMENT DATED JULY 17, 1959 AND RECORDED IN DEED BOOK 1200 AT PAGE 577; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, SHOWN.**
- 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.**
- 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.**
- TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND RIGHTS OF WAY GRANTED TO SKYVISION CORPORATION BY VIRTUE OF DEED OF EASEMENT 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 222; 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.**
- TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND RIGHTS OF WAY GRANTED TO SKYVISION CORPORATION BY VIRTUE OF DEED OF EASEMENT DATED APRIL 28, 1953 AND RECORDED IN DEED BOOK 1108 AT PAGE 121; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, APPROXIMATE LOCATION OF CENTERLINE SHOWN.**
- TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, 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.**
- TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND RIGHTS OF WAY GRANTED TO SKYVISION CORPORATION BY VIRTUE OF DEED OF EASEMENT DATED APRIL 28, 1953 AND RECORDED IN DEED BOOK 1108 AT PAGE 121; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, APPROXIMATE LOCATION OF CENTERLINE SHOWN.**
- TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND RIGHTS OF WAY GRANTED TO SKYVISION CORPORATION BY VIRTUE OF DEED OF EASEMENT DATED APRIL 28, 1953 AND RECORDED IN DEED BOOK 1108 AT PAGE 121; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, APPROXIMATE LOCATION OF CENTERLINE SHOWN.**
- TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND RIGHTS OF WAY GRANTED TO SKYVISION CORPORATION BY VIRTUE OF DEED OF EASEMENT DATED APRIL 28, 1953 AND RECORDED IN DEED BOOK 1108 AT PAGE 121; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, APPROXIMATE LOCATION OF CENTERLINE SHOWN.**
- TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND RIGHTS OF WAY GRANTED TO SKYVISION CORPORATION BY VIRTUE OF DEED OF EASEMENT DATED APRIL 28, 1953 AND RECORDED IN DEED BOOK 1108 AT PAGE 121; AND SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, APPROXIMATE LOCATION OF CENTERLINE SHOWN.**

- 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.**
- 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.**
- 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.**
- 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.**
- 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.**
- 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 SHOWN AS EXCEPTION ITEMS 3 & 4.**
- TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY AS CONTAINED IN EASEMENTS GRANTED TO THE 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.**
- 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.**
- 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.**
- 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.**
- TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, COVENANTS, 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 4804 AT PAGE 334; AND BEING SHOWN ON THE SURVEY; **AFFECT SUBJECT PROPERTY, APPROXIMATE LOCATION SHOWN.**
- 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.**
- UNDERGROUND STORAGE TANKS EXIST NEAR THE ELECTRIC GENERATORS AT EACH BUILDING.
- ELEVATIONS ARE BASED ON NAVD83 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.
- 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 F7 OF 63', MAP NUMBER 510100772, WITH A MAP EFFECTIVE DATE OF AUGUST 19, 2015.
- ZONING: CURRENT ZONING: RA6-15, C-0-2.5 & R2-7.
- PER ARLINGTON COUNTY ZONING MAP, SURVEY INFORMATION TO BE DETERMINED FROM PROPOSED DESIGN.
- TREES HAVING 3 INCHES DBH AND LARGER SHOWN HEREON AND FIELD LOCATED BY BOHLER ENGINEERING ON MARCH 7, 2019.
- PARCELS D-1-A, D-2-C & D-2-D ARE CONTIGUOUS WITHOUT STRIPS, GAPS OR GORES BETWEEN THE PARCELS.
- PROPERTY HAS ACCESS ALONG SOUTH LYNN STREET, SOUTH JOYCE STREET AND ARMY NAVY DRIVE.

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 '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 AFORSAID PARCEL D-2-C, PENTAGON PLAZA, INCORPORATED (DB 2717 PG 485), AND PARCEL D-2-C, PENTAGON PLAZA, INCORPORATED (DB 2717 PG 485); AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- SOUTH 83°15'27" EAST, 60.00 FEET TO A POINT; THENCE
- SOUTH 05°53'37" WEST, 109.00 FEET TO A POINT; THENCE
- SOUTH 83°15'27" EAST, 258.38 FEET TO A POINT; THENCE
- NORTH 06°44'33" EAST, 221.58 FEET TO A POINT; THENCE
- NORTH 89°15'15" EAST, 489.96 FEET TO A POINT OF CURVATURE; THENCE
- 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 AFORSAID 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
- 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 AFORSAID LAND RECORDS; THENCE LEAVING THE AFORSAID 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)
- SOUTH 82°14'33" WEST, 539.58 FEET TO A POINT; THENCE RUNNING WITH THE WESTERLY RIGHT OF WAY LINE OF THE AFORSAID S KENT STREET (40 FOOT WIDE - PUBLIC STREET)
- 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 AFORSAID LAND RECORDS; THENCE LEAVING THE AFORSAID 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)
- NORTH 05°58'28" WEST, 190.00 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
- NORTH 01°58'27" EAST, 25.07 FEET TO A POINT; THENCE RUNNING WITH THE NORTHERLY LINE OF THE AFORSAID 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 186 AT PAGE 369; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- SOUTH 82°14'33" WEST, 309.50 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 AFORSAID LOT 16, BLOCK 33; ADDISON HEIGHTS (DB 186 PG 369); THENCE LEAVING THE SAID LOT 16 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- NORTH 05°53'37" EAST, 691.00 FEET TO THE POINT OF BEGINNING CONTAINING 523,826 SQUARE FEET OR 12,025.99 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-1-A, PENTAGON PLAZA, INCORPORATED AS SHOWN ON A PLAT ENTITLED 'SUBDIVISION OF LAND INCORPORATED INTO PARCELS D-1-A AND D-2-D PENTAGON PLAZA, INCORPORATED' 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 AFORSAID PARCEL

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

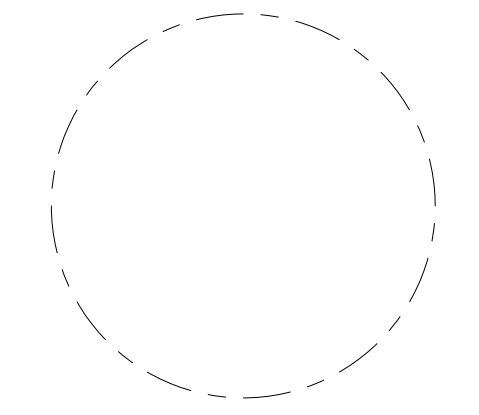
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SK + A
301.881.1441

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REZONING EXHIBIT

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

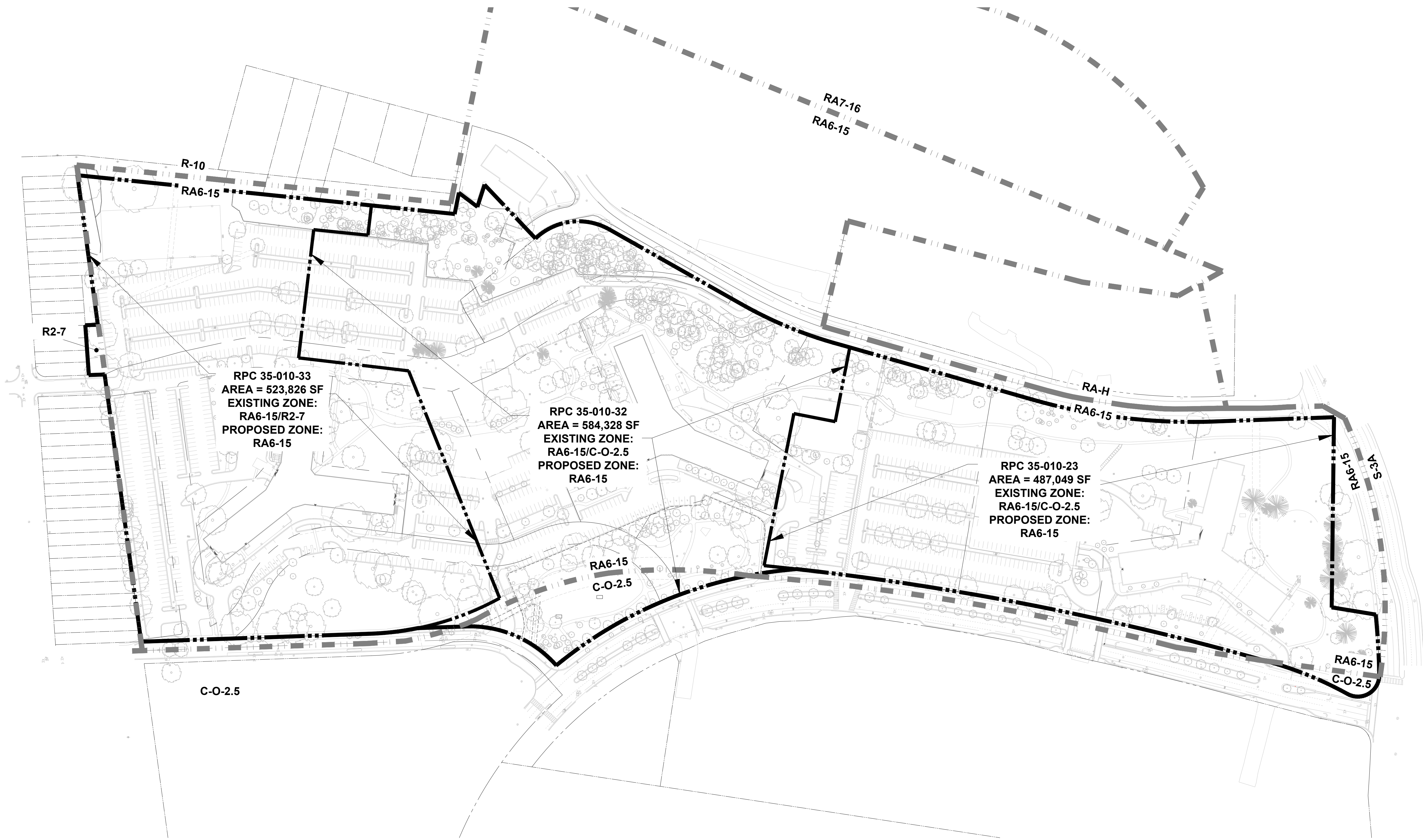
DATE
07/22/2024

APPROVED
CM, MO, SN

SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.
CIV250



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

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




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

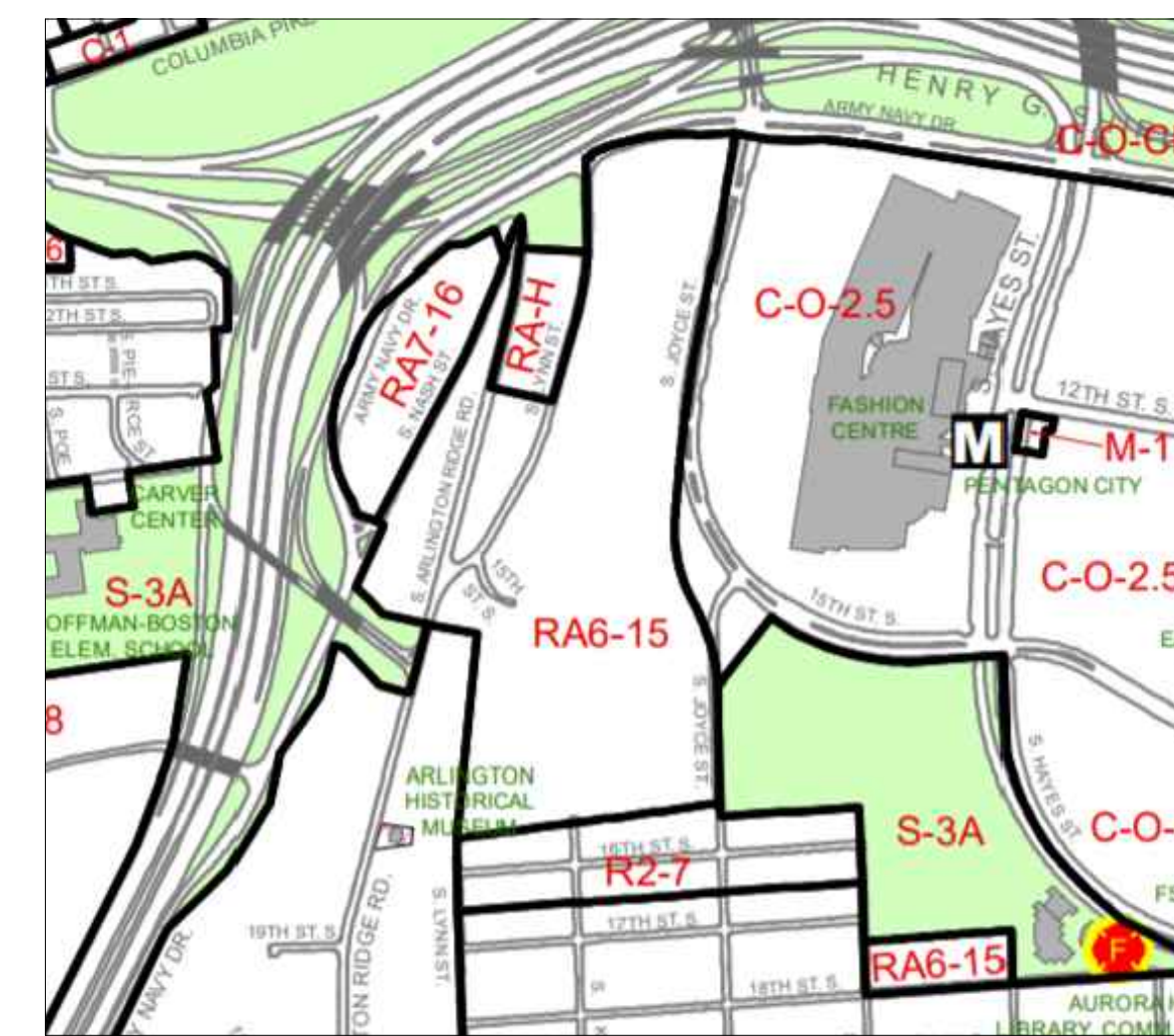
ZONING TABULATION:

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

NOTE: ZONING LINES ARE APPROXIMATE BASED ON THE ARLINGTON COUNTY ZONING MAP AS SHOWN ON THIS SHEET.

LEGEND:

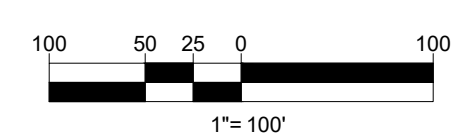
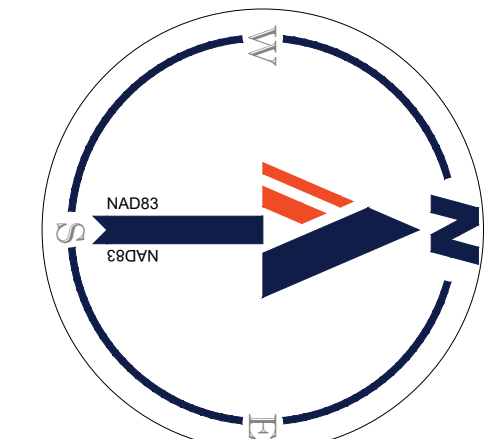
- PROPERTY LINE 
- ADJACENT PROPERTY LINE 
- ZONING LINE 
- SEE SHEET C101 FOR FULL STANDARD LEGEND



ZONING MAP

SCALE: 1"=800'

PROVIDED BY ARLINGTON COUNTY GIS MAPPING CENTER



JUL 18, 2024
 H:\BOC\1822502\CADD\DRAWINGS\PLAN SET\SPR\FPODC\1822502 - ZONE - C - LAYOUT - CIV250 - REZONING EXHIBIT

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
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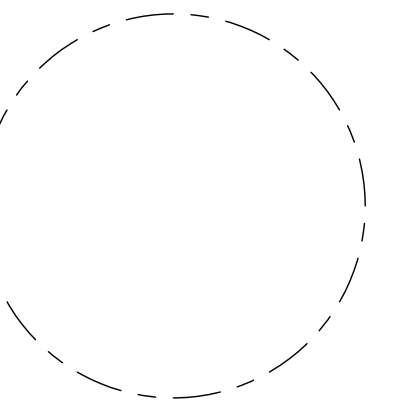
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301.881.1441

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OVERALL DEVELOPMENT LANDBAYS

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

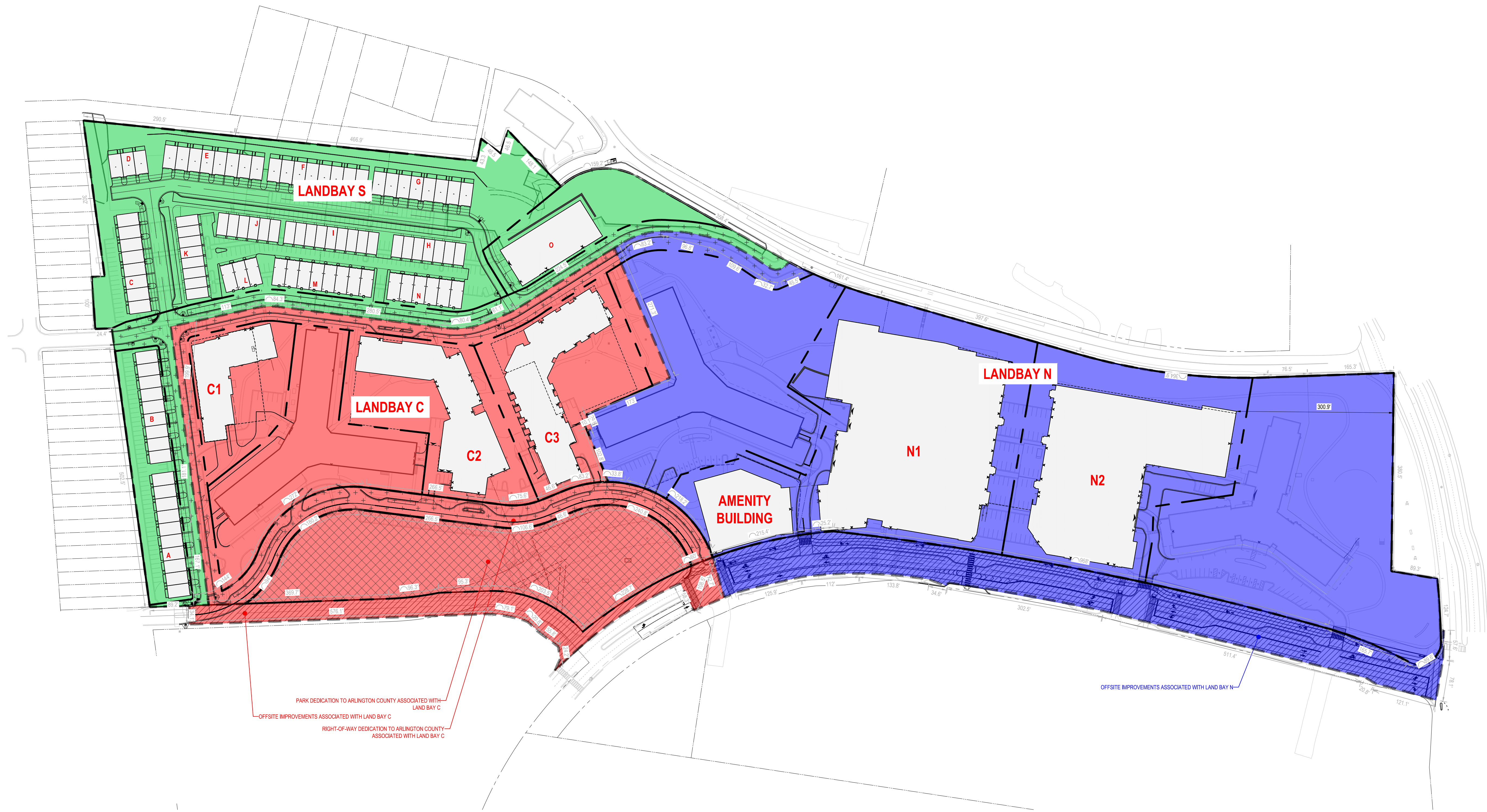
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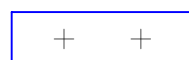






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CM, MO, SN

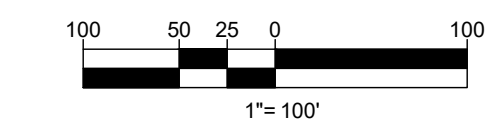
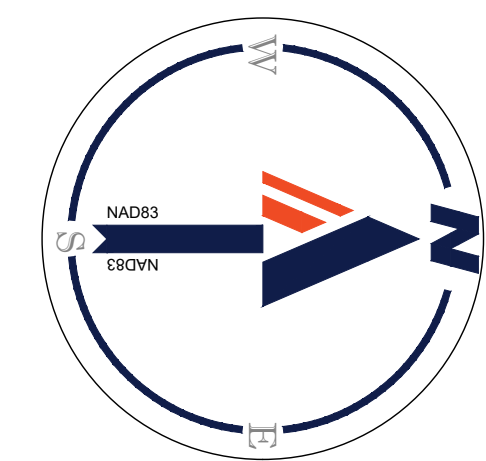
JOB NO.
DC1822502

DRAWING NO.
CIV260



LEGEND:

-  LANDBAY N
-  OFFSITE IMPROVEMENTS ASSOCIATED WITH LANDBAY N
-  RIGHT OF WAY DEDICATION TO ARLINGTON COUNTY ASSOCIATED WITH LANDBAY N
-  LANDBAY C
-  RIGHT OF WAY DEDICATION TO ARLINGTON COUNTY ASSOCIATED WITH LANDBAY C
-  PARK DEDICATION TO ARLINGTON COUNTY ASSOCIATED WITH LANDBAY C
-  OFFSITE IMPROVEMENTS ASSOCIATED WITH LANDBAY C
-  LANDBAY S
-  RIGHT OF WAY DEDICATION TO ARLINGTON COUNTY ASSOCIATED WITH LANDBAY S



PROJECT STREET NUMBER
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ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

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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
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TRAFFIC ENGINEER
NELSON NYGAARD
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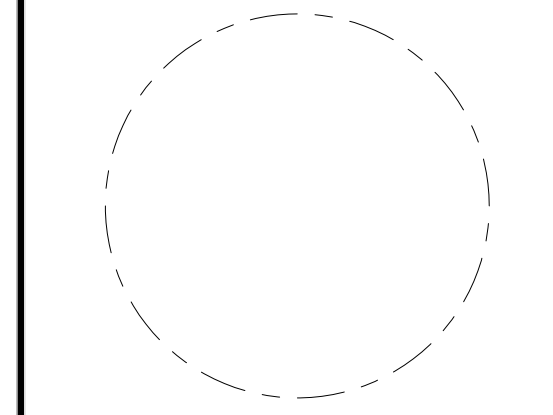
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DEVELOPMENT SUMMARY PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

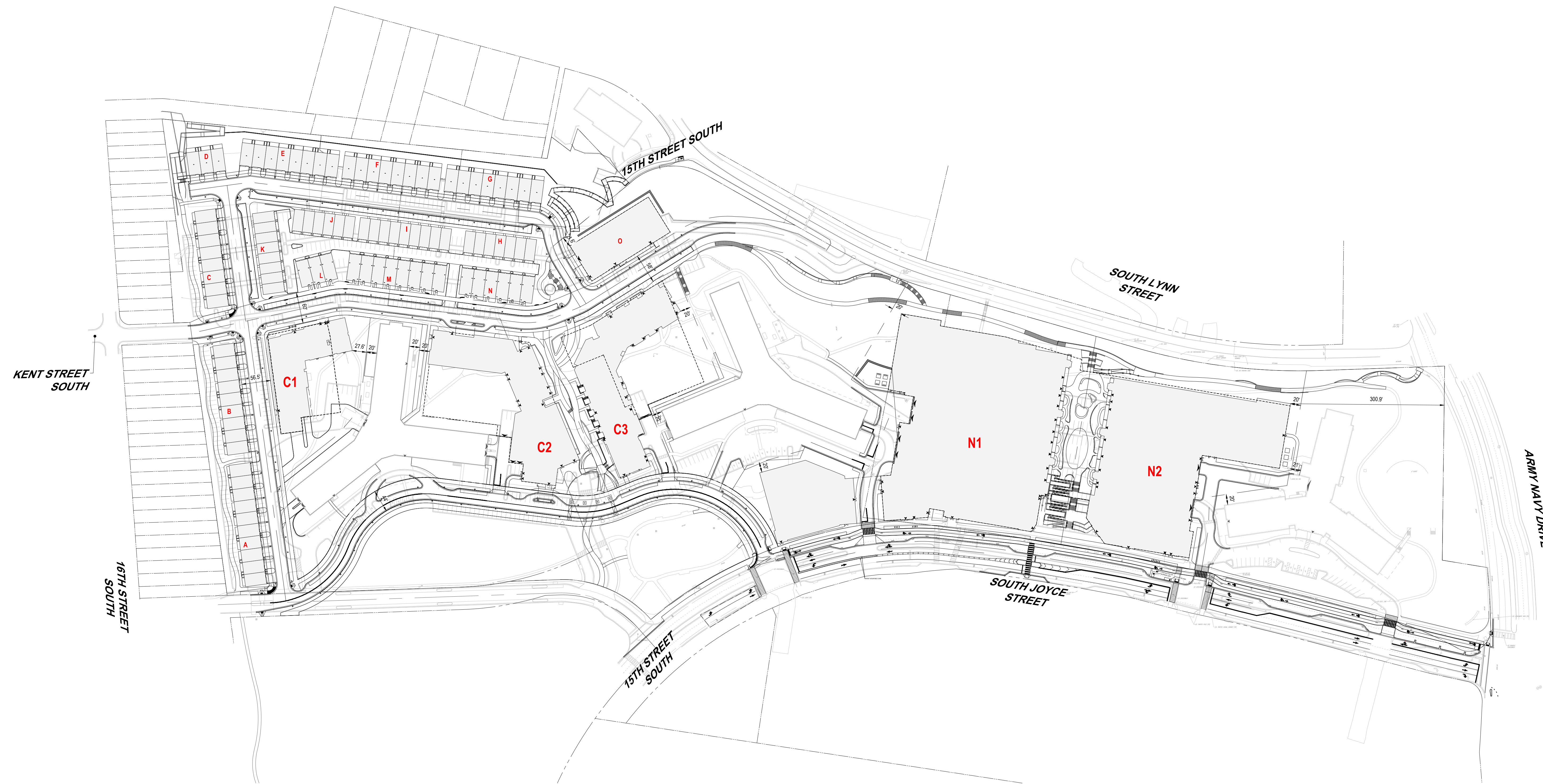
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SCALE:
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DC1822502

DRAWING NO.
CIV270

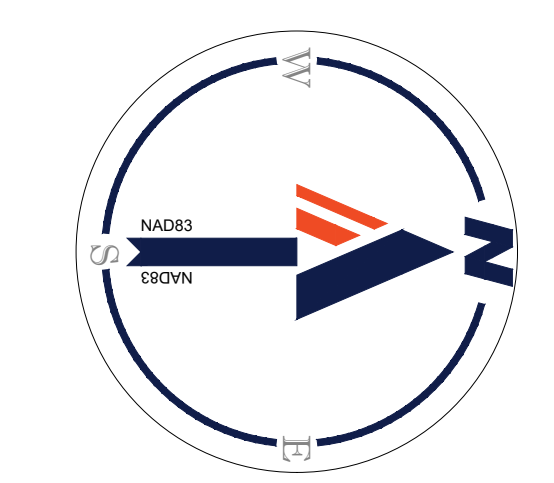


SITE AREA:	DENSITY ALLOWED/ TYPICAL USE	MAXIMUM DEVELOPMENT (units)
36.6 ACRES (1,595,203 square feet)	"RA6-15" By-Right	48.4 units/acre
35.5 ACRES (1,545,688 square feet)	"C-O-2.5" By-Right	2.2 units/acre
1.1 ACRES (46,903 square feet)	"R2-7" By-Right	12.4 units/acre
0.1 ACRES (2,832 square feet)	Total By-Right Density	1,720
"RA6-15" Site Plan	Pentagon City Sector Plan Base Density	72 units/acre
"RA6-15" Site Plan	Pentagon City Sector Plan Maximum Density	150 units/acre

Building	Number of dwelling units	Residential GFA (SF)	Retail GFA (SF)	Total Proposed GFA (SF)
Existing RiverHouse				
The James	452	-	-	-
The Potomac	647	-	-	-
The Ashley	577	-	-	-
Total Existing:	1,676	-	-	-
Proposed 4.1 New Density				
Landbay N				
N1 - Multifamily	551	592,717	15,766	608,483
N2 - Multifamily	365	371,293	10,764	382,057
Landbay C				
C1 - Multifamily	102	125,317	-	125,317
C2 - Senior Building	185	233,960	-	233,960
C3 - Condo Building	162	231,418	-	231,418
Landbay S				
O - Multifamily	32	56,802	-	56,802
Multifamily Townhomes	118	409,235	-	409,235
Total 4.1 New Density:	1,515	2,020,742	26,530	2,047,272

LEGEND:
--- PROP BOUNDARY LINE

- NOTES:**
- TOTAL LOT AREA IS 1,595,203 SF.
 - REFER TO CIV600 FOR BUS STOP LOCATIONS.



100 50 25 0 100
1"= 100'

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OWNER / DEVELOPER
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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

Key Plan 

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SUBDIVISION EXHIBIT

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

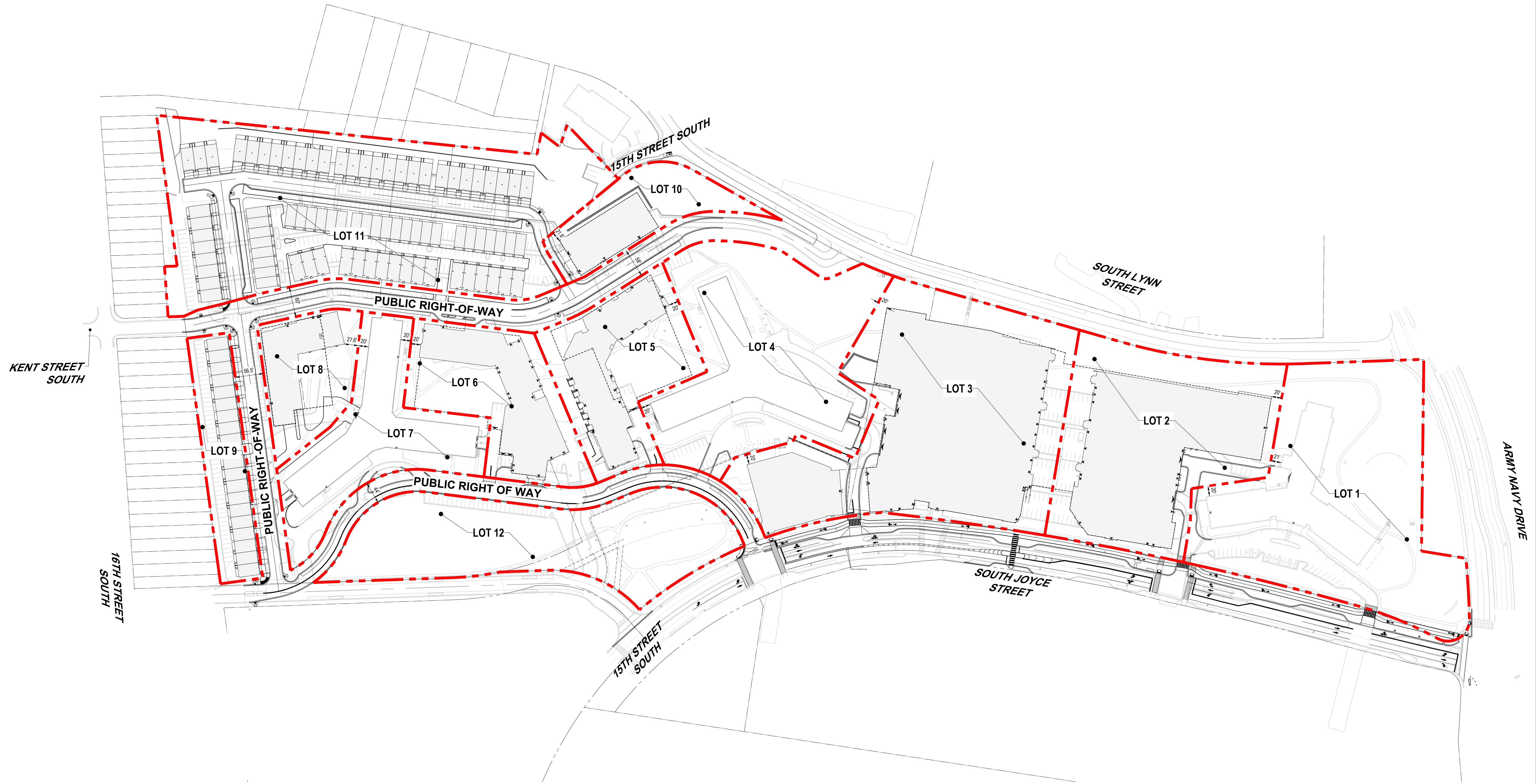
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JOB NO.
DC1822502

DRAWING NO.
CIV280



SUMMARY:

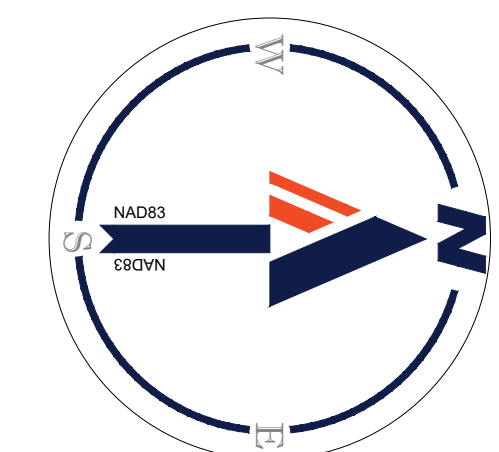
LOT	PROPOSED AREA
LOT 1	± 185,168 SF (4.25 AC)
LOT 2	± 145,932 SF (3.35 AC)
LOT 3	± 213,434 SF (4.90 AC)
LOT 4	± 153,707 SF (3.53 AC)
LOT 5	± 78,441 SF (1.80 AC)
LOT 6	± 75,084 SF (1.72 AC)
LOT 7	± 81,489 SF (1.87 AC)
LOT 8	± 44,541 SF (1.02 AC)
LOT 9	± 41,502 SF (0.95 AC)
LOT 10	± 43,731 SF (1.00 AC)
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:

- ALL AREAS ARE SUBJECT TO CHANGE WITH COUNTY BOARD APPROVAL AND FINAL CIVIL ENGINEERING PLANS.
- EXACT AREAS OF EASEMENT DEDICATIONS WILL BE FINALIZED IN CIVIL ENGINEERING PLAN DOCUMENTS.
- REFER TO CIV200 FOR ALL EXISTING EASEMENTS.
- SUBDIVISION OF PROPERTY ONLY.



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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

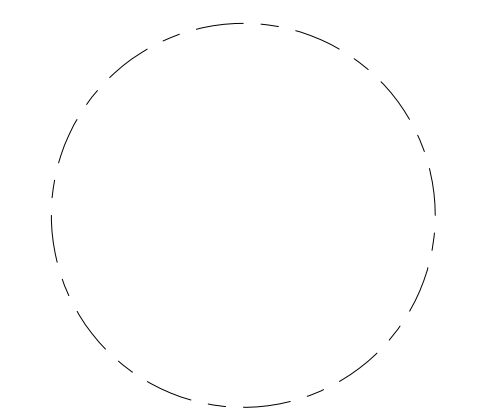
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SK + A
301.881.1441

Key Plan 

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OVERALL PLOT AND LOCATION PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

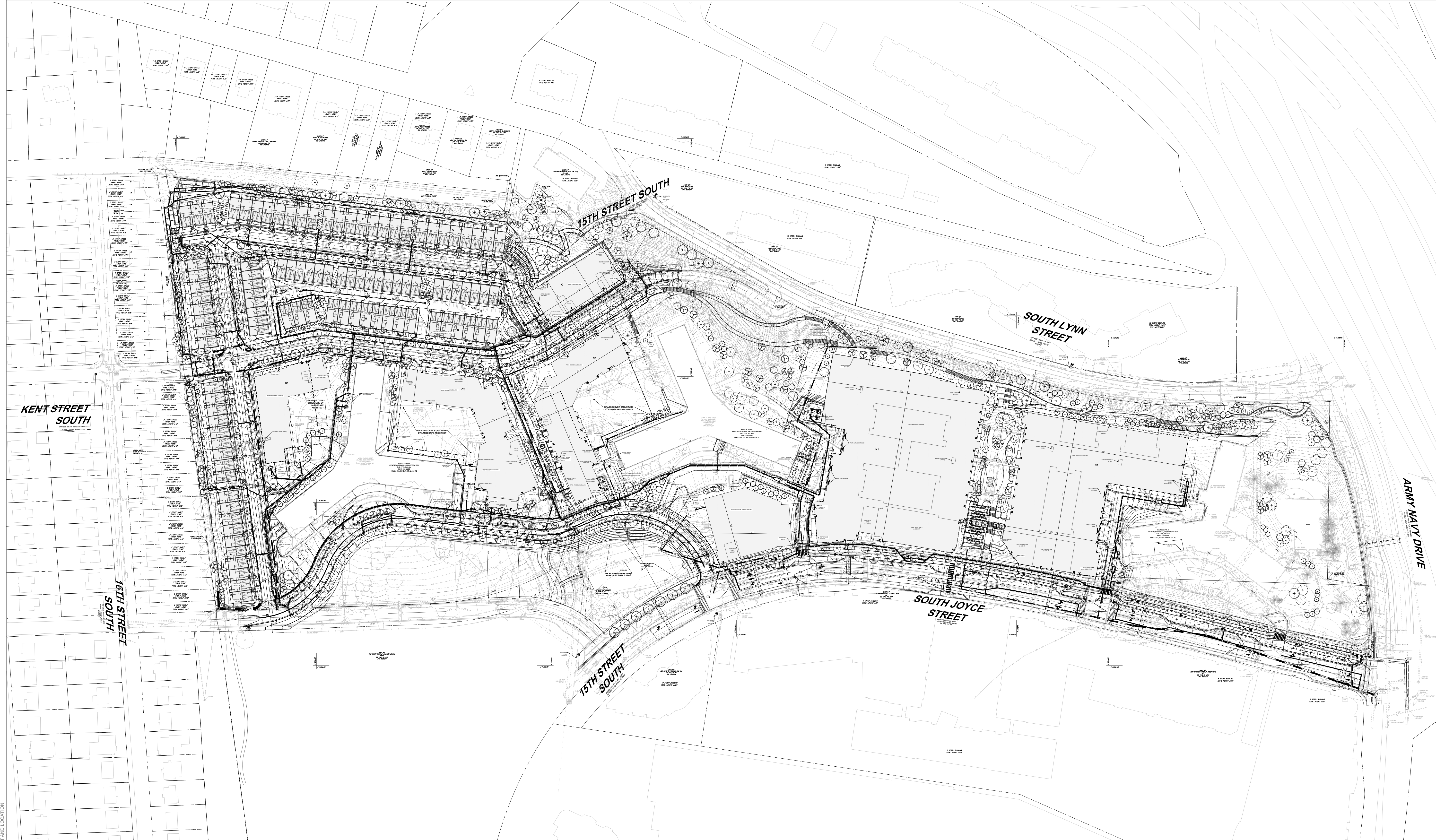
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CM, MO, SN

SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.
CIV300



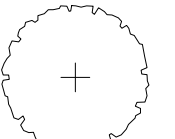
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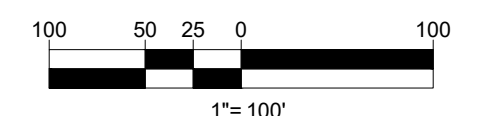
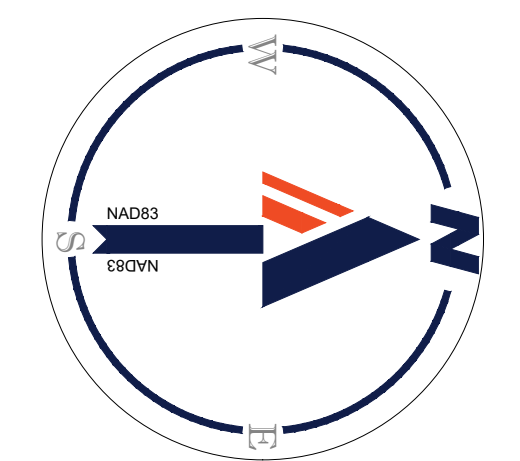
1. THE TOTAL LIMITS OF DISTURBANCE IS 28.55 ACRES.
2. ADDITIONAL INLETS MAY BE ADDED UPON FINAL ENGINEERING DRAINAGE ANALYSIS.
3. BIORETENTION EDGE TREATMENT TO BE ADDED IN FINAL ENGINEERING PLANS.
4. TOTAL EXISTING PARKING SPACES: 1,820
5. TOTAL PROPOSED PUBLIC ON-STREET PARKING SPACES: 68 SPACES
6. SITE COVERAGE:
 - 6.1. BUILDING AREA: 505,842 SF
 - 6.2. PEDESTRIAN AREA: 214,392 SF
 - 6.3. VEHICULAR AREA: 184,436 SF
 - 6.4. PLANTING AREA: 599,156 SF
7. TOTAL SITE AREA: 1,595,203 SF
8. CURB CUT DESIGN INTO STREETSCAPE BIORETENTION TO BE ADDED IN FINAL ENGINEERING PLANS.
9. GAS, ELECTRIC, TELECOMM FOR CENTRAL BUILDINGS ALL TO RUN IN SAME CORRIDOR SHOWN UNDER PROPOSED GAS LINE HEREIN.
10. STREETLIGHTS WILL BE PROPOSED OR UPGRADED ALONG THE PROJECT SIDE OF SOUTH JOYCE STREET. STREETLIGHTS WILL BE DOMINION COBRAS FOR INTERNAL ROADWAYS AND "LITTLE" JOYCE STREET.
11. REFER TO CIV300A FOR VEHICULAR MOVEMENTS FOR SOUTH JOYCE STREET.
12. REFER TO CIV280 FOR ALL RIGHT OF WAY DEDICATIONS.

SITE ZONING AREAS	
ZONE:	AREA WITHIN SITE
EXISTING: RA6-15	35.60 AC
EXISTING: C-0-2.5	1.02 AC
PROPOSED: RA-H	36.62 AC
PROPOSED: C-0-2.5	0.00 AC

AVERAGE SITE ELEVATION FOR ENTIRE PDSP AREA = 72.67'

LEGEND:

 PROP. TREE (SEE LANDSCAPE PLANS FOR DETAILS)



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

OWNER / DEVELOPER
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240.333.3600

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410.837.2727

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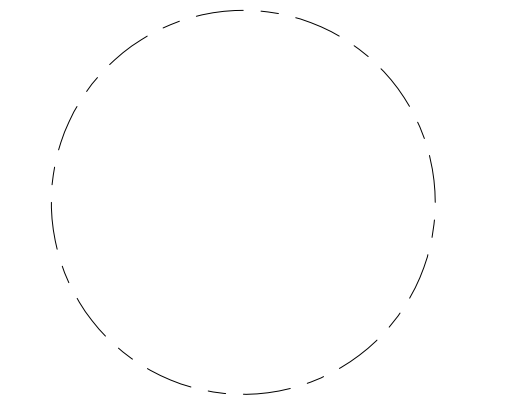
STRUCTURAL ENGINEER
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Key Plan 

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Revisions NO. DATE

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PLOT AND LOCATION PLAN – TRUCK MANEUVERS

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

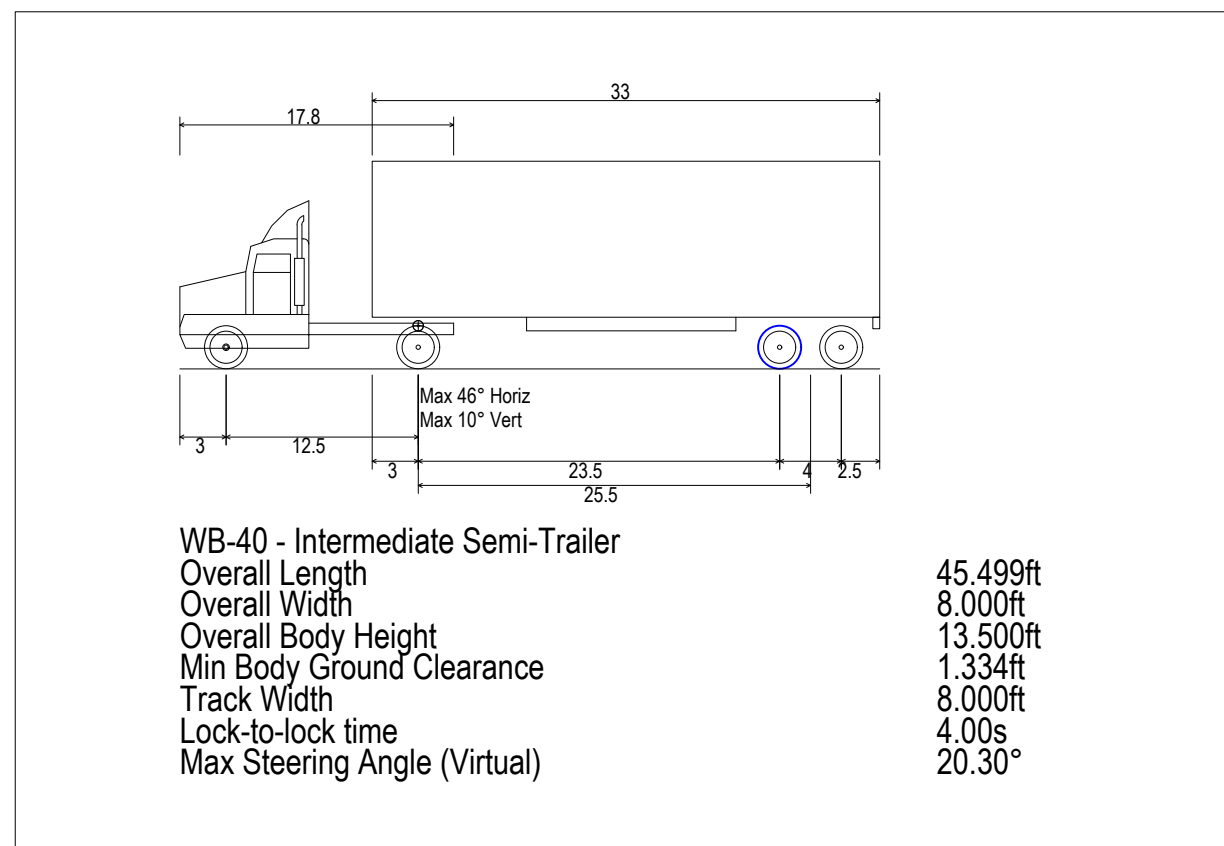
DATE
07/22/2024

APPROVED
CM, MO, SN

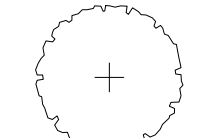
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AS NOTED

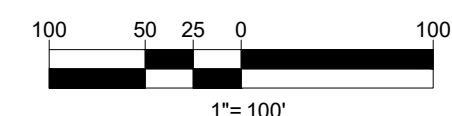
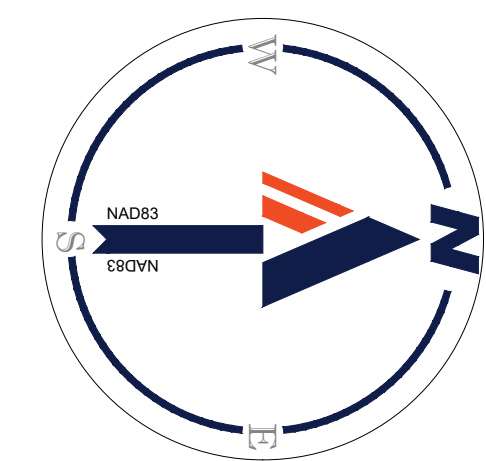
JOB NO.
DC1822502

DRAWING NO.
CIV300A



LEGEND:

 PROP. TREE
(SEE LANDSCAPE PLANS FOR DETAILS)



LANDS N/T
 RICHARD J. KELLY & CINDY L. MACINTYRE
 D.B. 2944, PG. 765
 RPC: 37001108

LANDS N/T
 JOHN N. & JUDY A. DICKE
 D.B. 2174, PG. 1086
 RPC: 37001019



KEY MAP
 SCALE: 1" = 800'

BOHLER DC

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

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

Key Plan

ISSUE NO. DATE

Revisions NO. DATE

- ▲
- ▲
- ▲
- ▲
- ▲

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.
CIV301

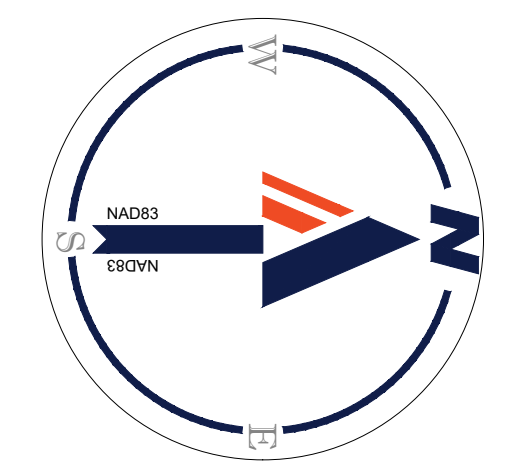


KENT STREET SOUTH
 40' WIDE RIGHT-OF-WAY
 ASPHALT PAVED PUBLIC ROADWAY

167TH STREET SOUTH
 40' WIDE RIGHT-OF-WAY
 ASPHALT PAVED PUBLIC ROADWAY

MATCHLINE - SHEET CIV306

MATCHLINE - SHEET CIV302



25 12.5 6.25 0 25
 1" = 25'

JUL 18, 2024
 H:\1800\1822502\CADD\DRAWINGS\PLAN SET\PS\DC1822502 - PLOT_0 - LAYOUT_CIV301 - PLOT AND LOCATION



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

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

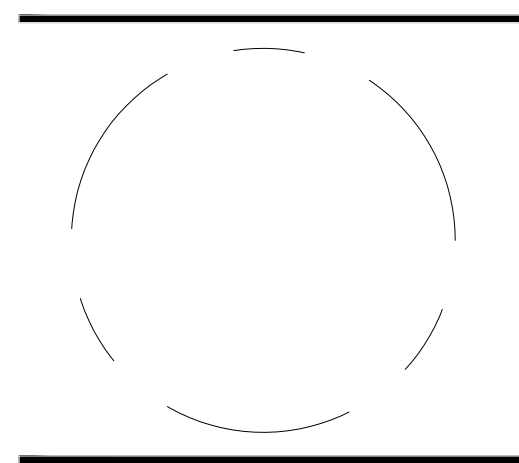
TRAFFIC ENGINEER
 NELSON NYGAARD
 202.315.5221

STRUCTURAL ENGINEER
 SK + A
 301.881.1441

Key Plan

ISSUE NO.	DATE

Revisions NO.	DATE



PLOT AND LOCATION PLAN

ENGINEER IN CHARGE
 SN

PROJECT MANAGER
 CM

DRAWN
 MK, HG, DR, IL

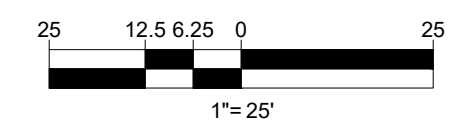
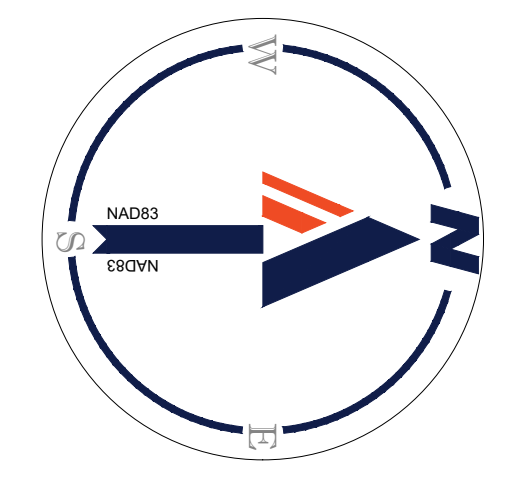
DATE
 07/22/2024

APPROVED
 CM, MO, SN

SCALE:
 AS NOTED

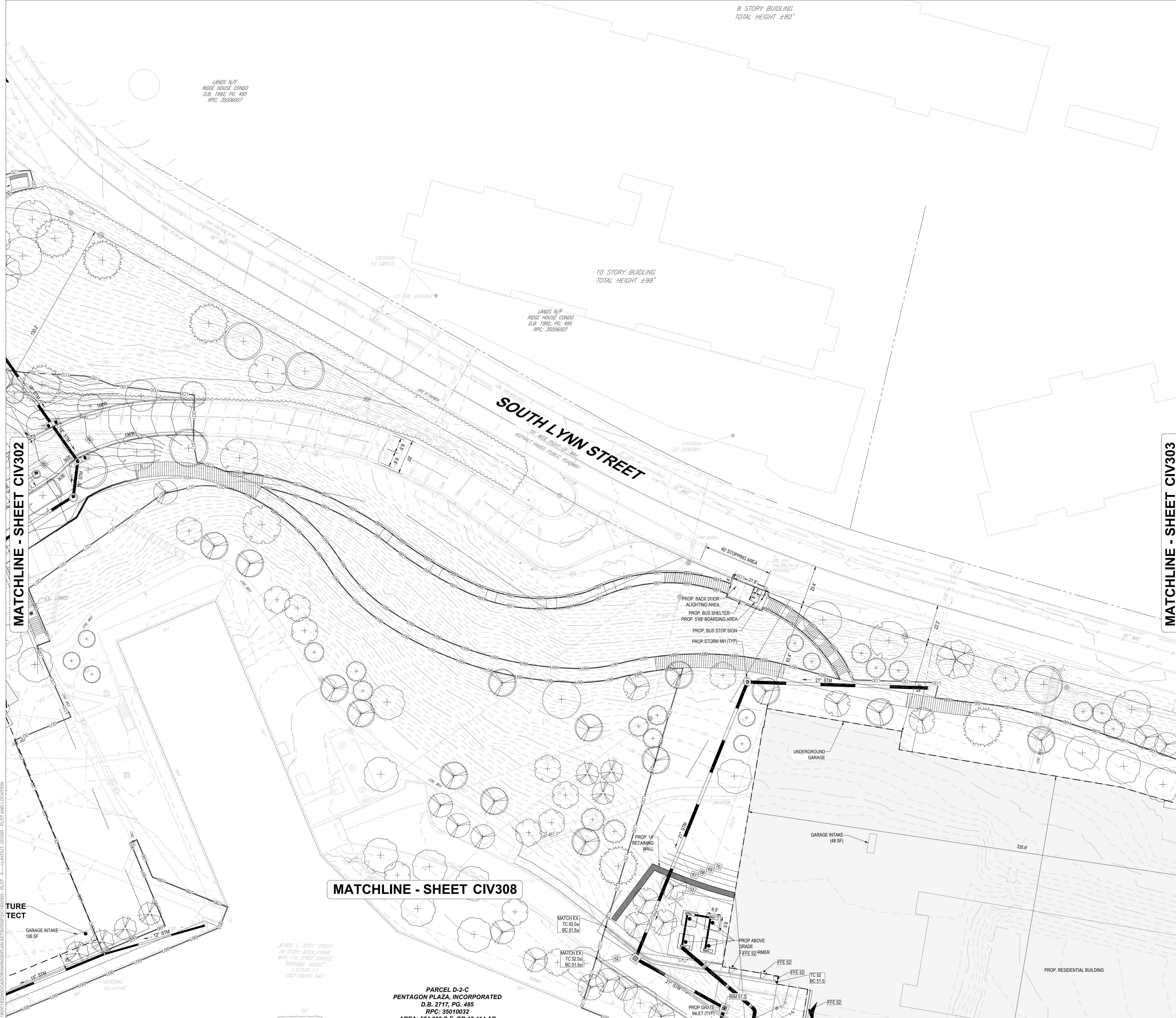
JOB NO.
 DC1822502

DRAWING NO.
CIV302



MATCHLINE - SHEET CIV307

JUL 18, 2024
 H:\1180DC\1822502\CADD\DRAWINGS\PLAN\SET\POB\CIV302 - PLOT - 0 - LAYOUT - CIV302 - PLOT AND LOCATION



KEY MAP
SCALE: 1" = 800'

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

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

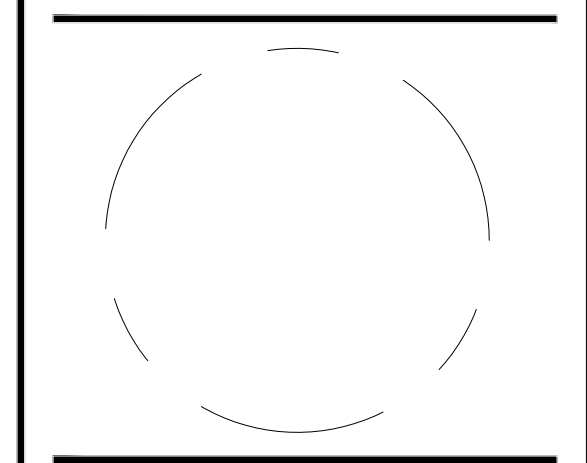
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

ISSUE NO.	DATE

Revisions NO.	DATE



PLOT AND LOCATION PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

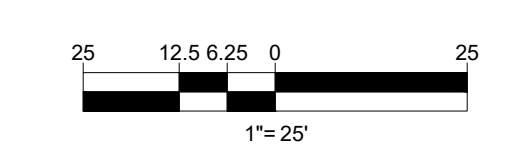
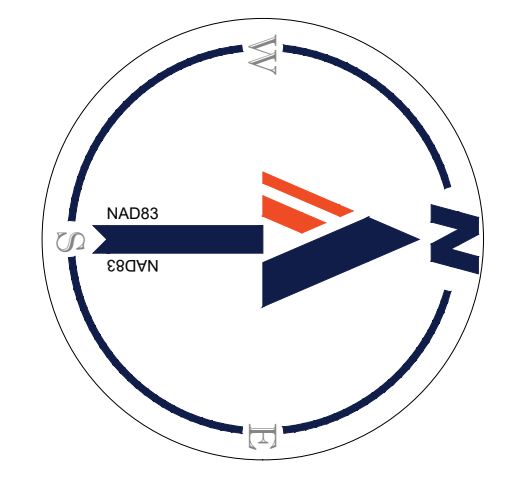
DATE
07/22/2024

SCALE:
AS NOTED

APPROVED
CM, MO, SN

JOB NO.
DC1822502

DRAWING NO.
CIV303



JUL 18, 2024
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MATCHLINE - SHEET CIV308

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



KEY MAP
SCALE: 1" = 800'

BOHLER DC//

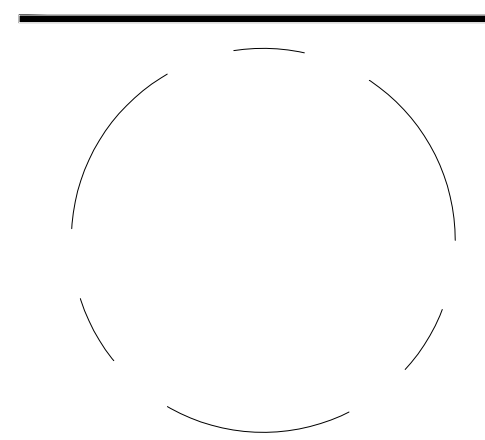
1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

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

Key Plan

ISSUE NO. DATE

Revisions NO. DATE



PLOT AND LOCATION PLAN

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

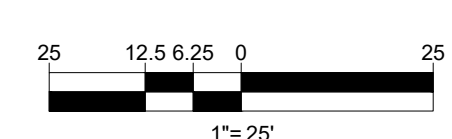
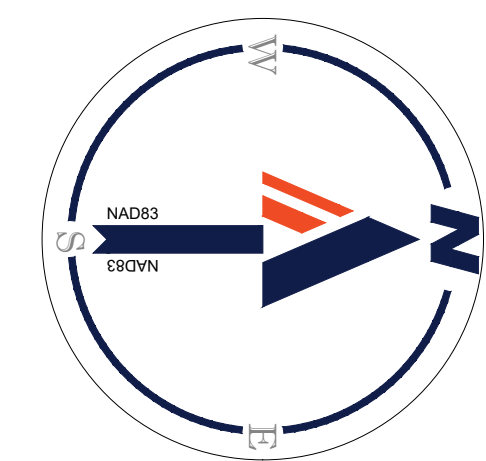
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CIV304



MATCHLINE - SHEET CIV303

MATCHLINE - SHEET CIV305

MATCHLINE - SHEET CIV309



JUL 18, 2024
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KEY MAP
SCALE: 1" = 800'

BOHLER DC//

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

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

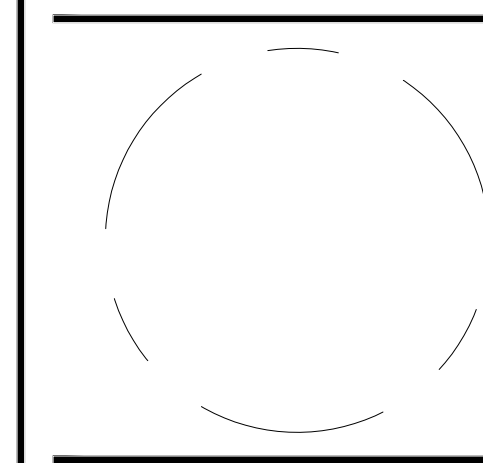
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

ISSUE
NO. DATE

Revisions
NO. DATE

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- ▲
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PLOT AND LOCATION PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

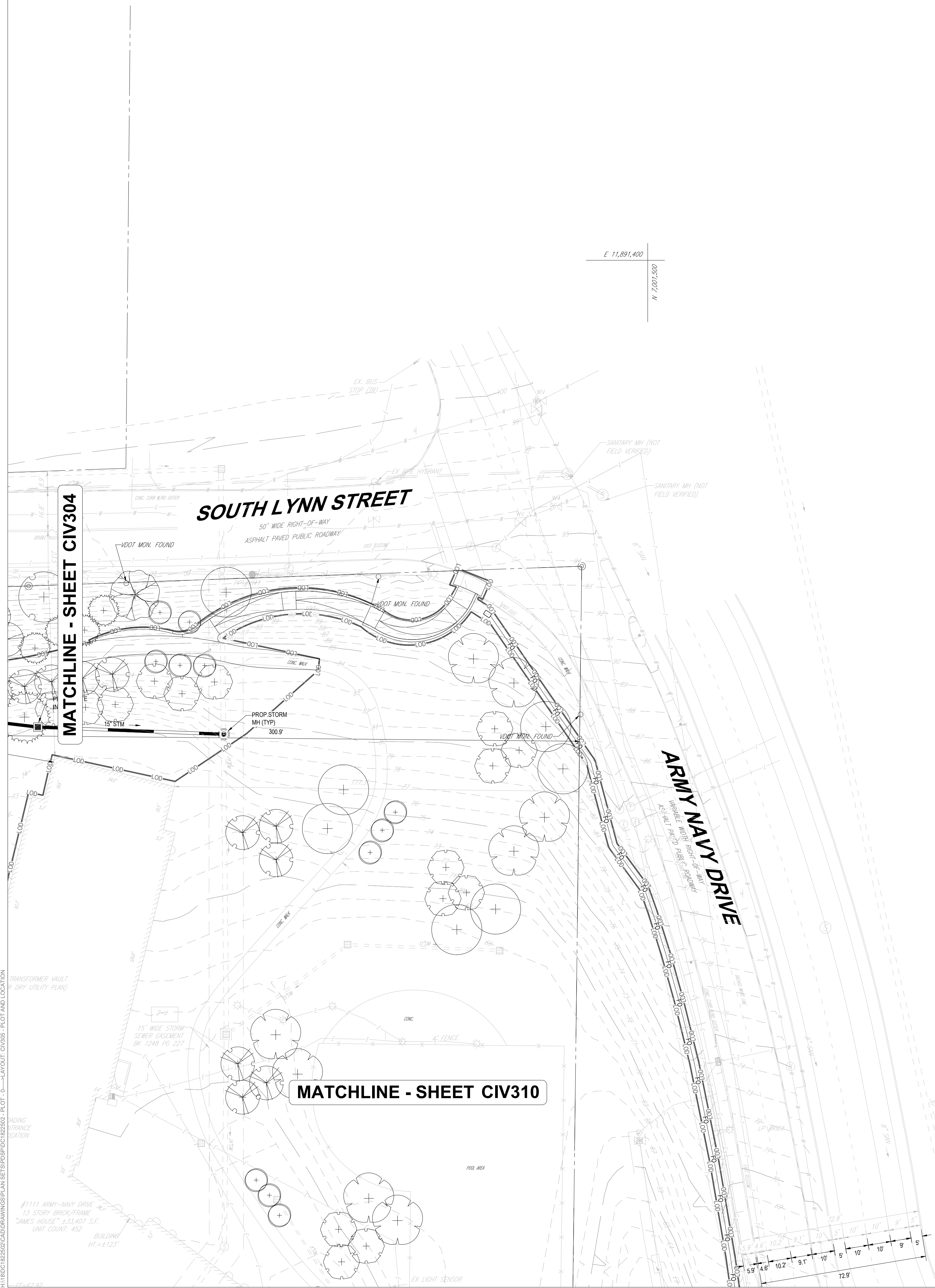
DATE
07/22/2024

APPROVED
CM, MO, SN

SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.
CIV305



JUL 18, 2024
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MATCHLINE - SHEET CIV301



MATCHLINE - SHEET CIV307



KEY MAP
SCALE: 1" = 800'

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

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

Key Plan

ISSUE NO.	DATE

Revisions

NO.	DATE

PLOT AND LOCATION PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE
07/22/2024

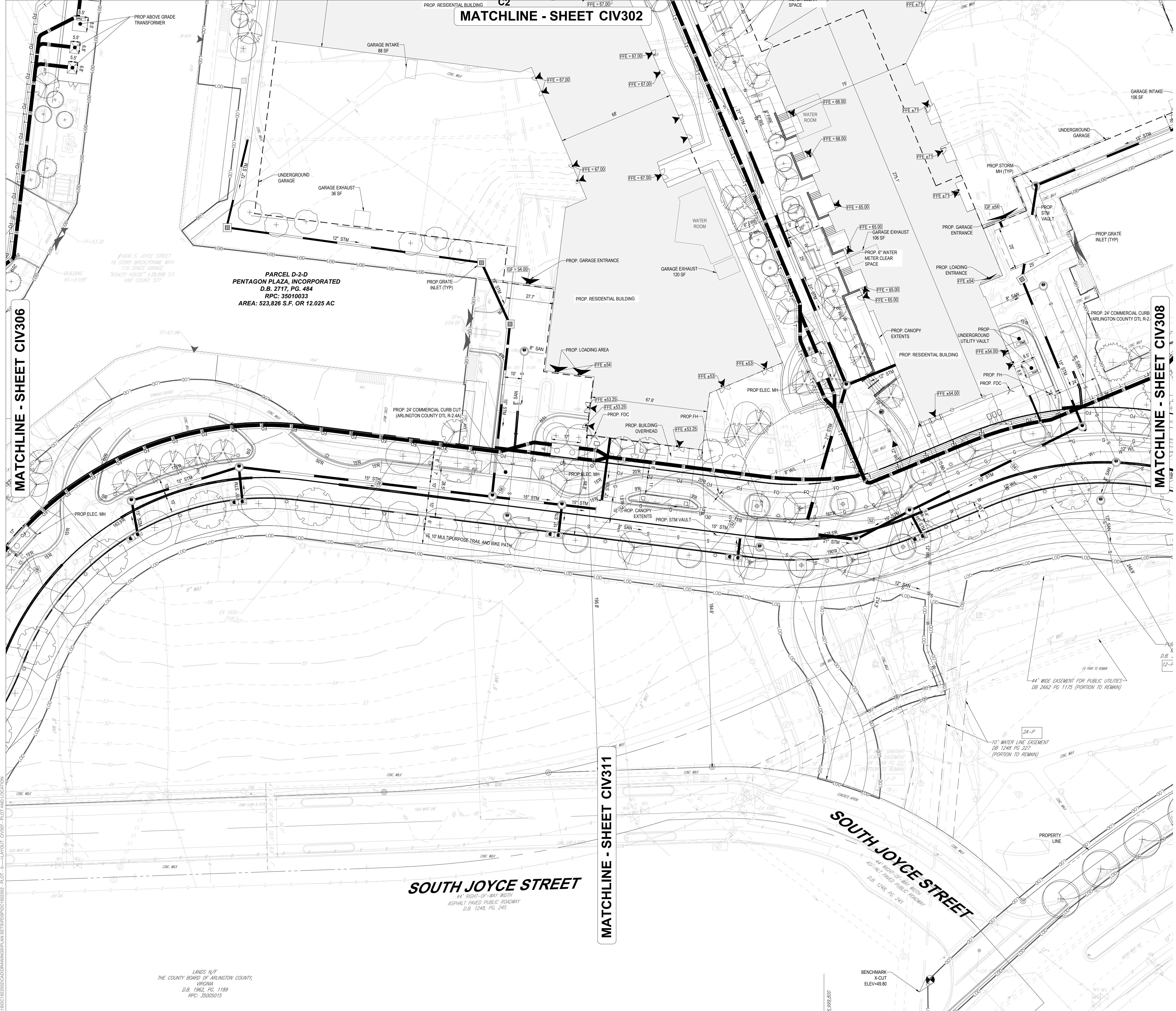
SCALE:
AS NOTED

APPROVED
CM, MO, SN

JOB NO.
DC1822502

DRAWING NO.
CIV306

JUL 18, 2024
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MATCHLINE - SHEET CIV302

MATCHLINE - SHEET CIV306

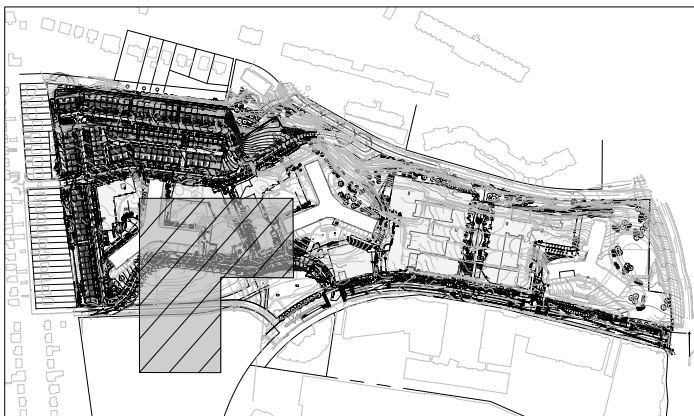
MATCHLINE - SHEET CIV308

MATCHLINE - SHEET CIV311

PARCEL D-2-D
 PENTAGON PLAZA, INCORPORATED
 D.B. 2717, PG. 484
 RPC: 35010033
 AREA: 523,826 S.F. OR 12.025 AC

SOUTH JOYCE STREET
 44' RIGHT-OF-WAY WIDTH
 ASPHALT PAVED PUBLIC ROADWAY
 D.B. 1248, PG. 245

SOUTH JOYCE STREET
 44' RIGHT-OF-WAY WIDTH
 ASPHALT PAVED PUBLIC ROADWAY
 D.B. 1248, PG. 245



KEY MAP
 SCALE: 1" = 800'

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

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

Key Plan

ISSUE NO. DATE

Revisions NO. DATE

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- ▲
- ▲
- ▲
- ▲

PLOT AND LOCATION PLAN

ENGINEER IN CHARGE
 SN

PROJECT MANAGER
 CM

DRAWN
 MK, HG, DR, IL

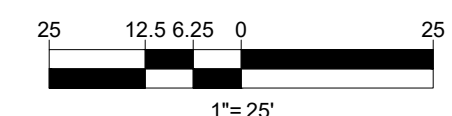
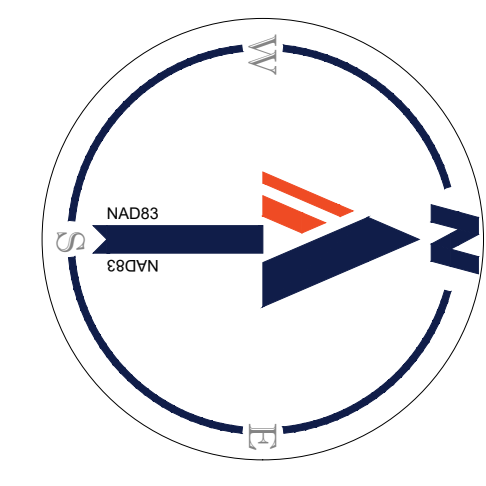
DATE
 07/22/2024

APPROVED
 CM, MO, SN

SCALE:
 AS NOTED

JOB NO.
 DC1822502

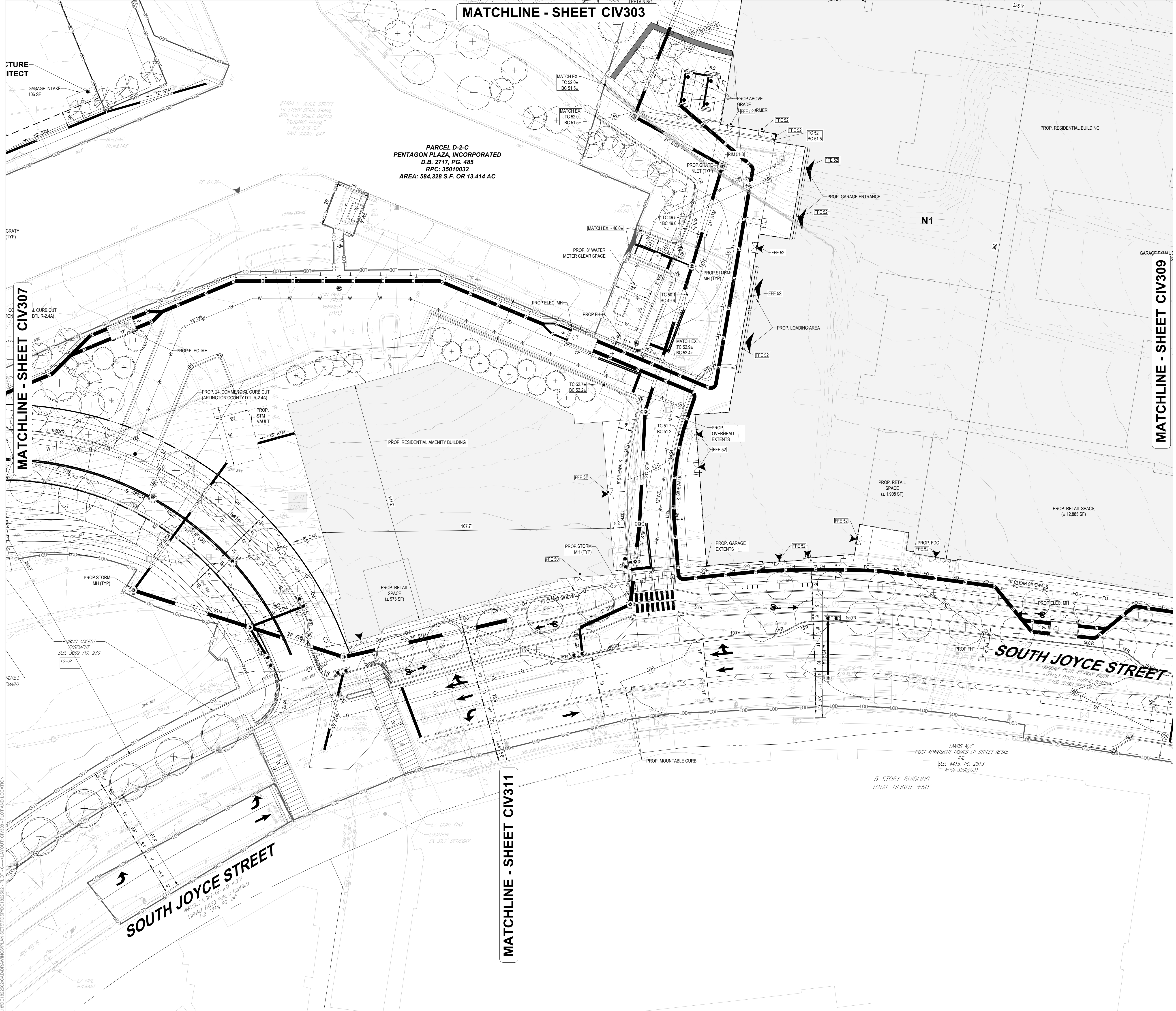
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JUL 18, 2024
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LANDS N/F
 THE COUNTY BOARD OF ARLINGTON COUNTY,
 VIRGINIA
 D.B. 1982, PG. 1189
 RPC: 35020515

7.6.2024/2024



MATCHLINE - SHEET CIV303

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

MATCHLINE - SHEET CIV307

MATCHLINE - SHEET CIV309

MATCHLINE - SHEET CIV311



KEY MAP
 SCALE: 1" = 800'

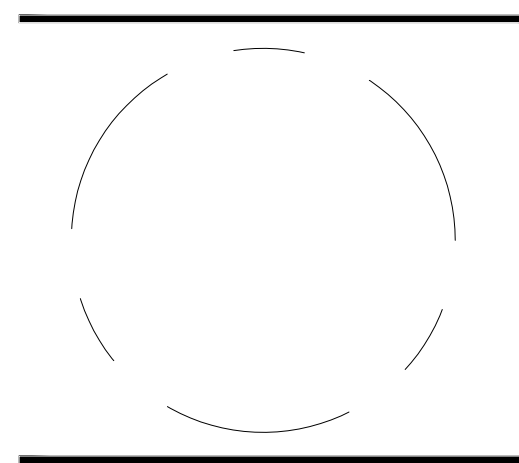
BOHLER DC
 1331 PENNSYLVANIA AVE., NW,
 STE. 1250 NORTH
 WASHINGTON, DC 20004
 Phone: (202) 524-5700

- 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

Key Plan

ISSUE NO. DATE

Revisions NO. DATE



PLOT AND LOCATION PLAN

ENGINEER IN CHARGE
 SN

PROJECT MANAGER
 CM

DRAWN
 MK, HG, DR, IL

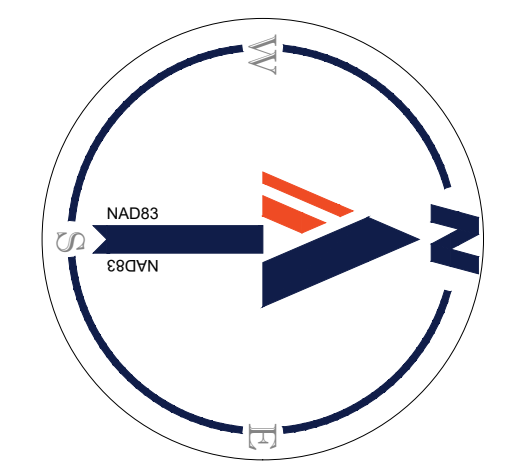
DATE
 07/22/2024

APPROVED
 CM, MO, SN

SCALE:
 AS NOTED

JOB NO.
 DC1822502

DRAWING NO.
CIV308



25 12.5 6.25 0 25
 1" = 25'

JUL 18, 2024
 H:\18DC\1822502\CADD\DRAWINGS\PLAN SET\PSD\CIV308 - PLOT AND LOCATION

MATCHLINE - SHEET CIV304



KEY MAP
SCALE: 1" = 800'

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

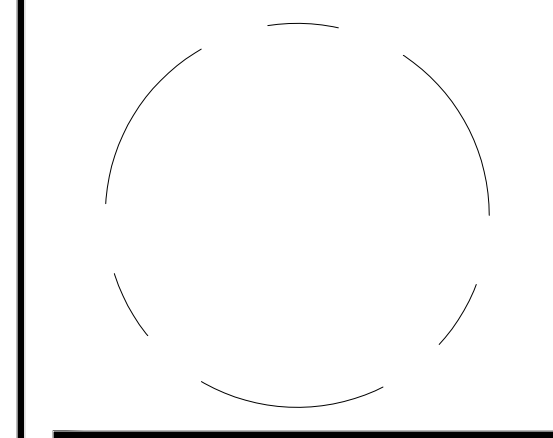
PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800
CIVIL ENGINEER
BOHLER DC
202.524.5700
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056
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

Key Plan

ISSUE NO. DATE

Revisions NO. DATE

- ▲
- ▲
- ▲
- ▲
- ▲



PLOT AND LOCATION PLAN

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

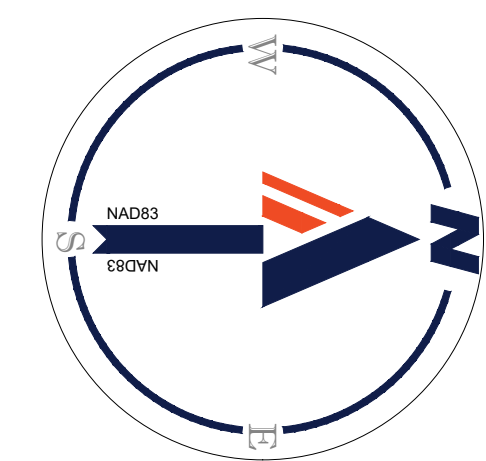
DRAWING NO.
CIV309

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 - SHEET CIV308

MATCHLINE - SHEET CIV310



25 12.5 6.25 0 25
1" = 25'

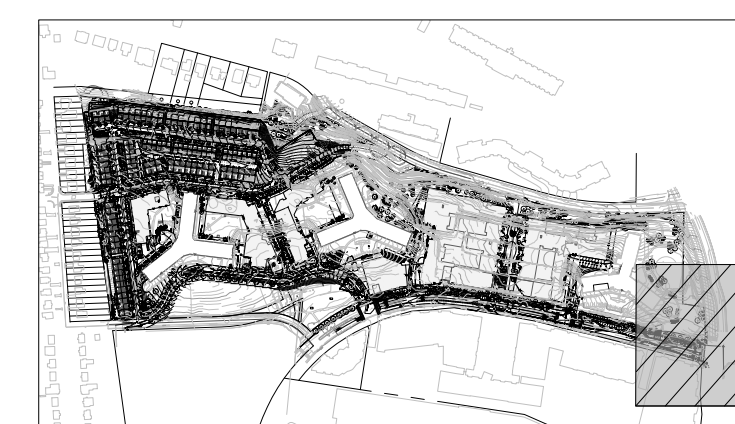
5 STORY BUILDING
TOTAL HEIGHT ±60'

LANDS N/F
POST APARTMENT HOMES LP STREET RETAIL
INC
D.B. 4415, PG. 2513
RPC: 35005031

5 STORY BUILDING
TOTAL HEIGHT ±60'

JUL 18, 2024
H:\18DC\1822502\CAD\DRAWINGS\PLAN\SET\PSD\CIV309 - PLOT AND LOCATION

MATCHLINE - SHEET CIV305



KEY MAP
SCALE: 1" = 800'

BOHLER DC

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

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

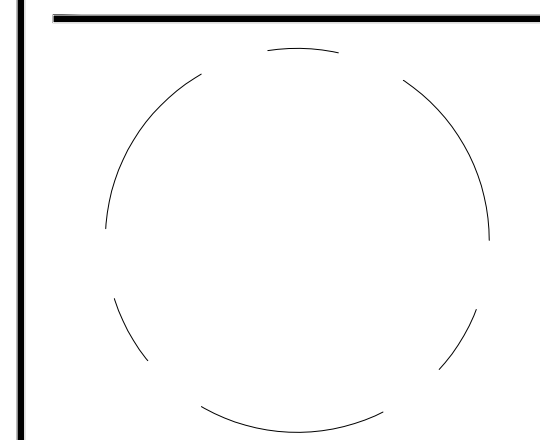
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

ISSUE NO.	DATE

Revisions NO.	DATE
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PLOT AND LOCATION PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE
07/22/2024

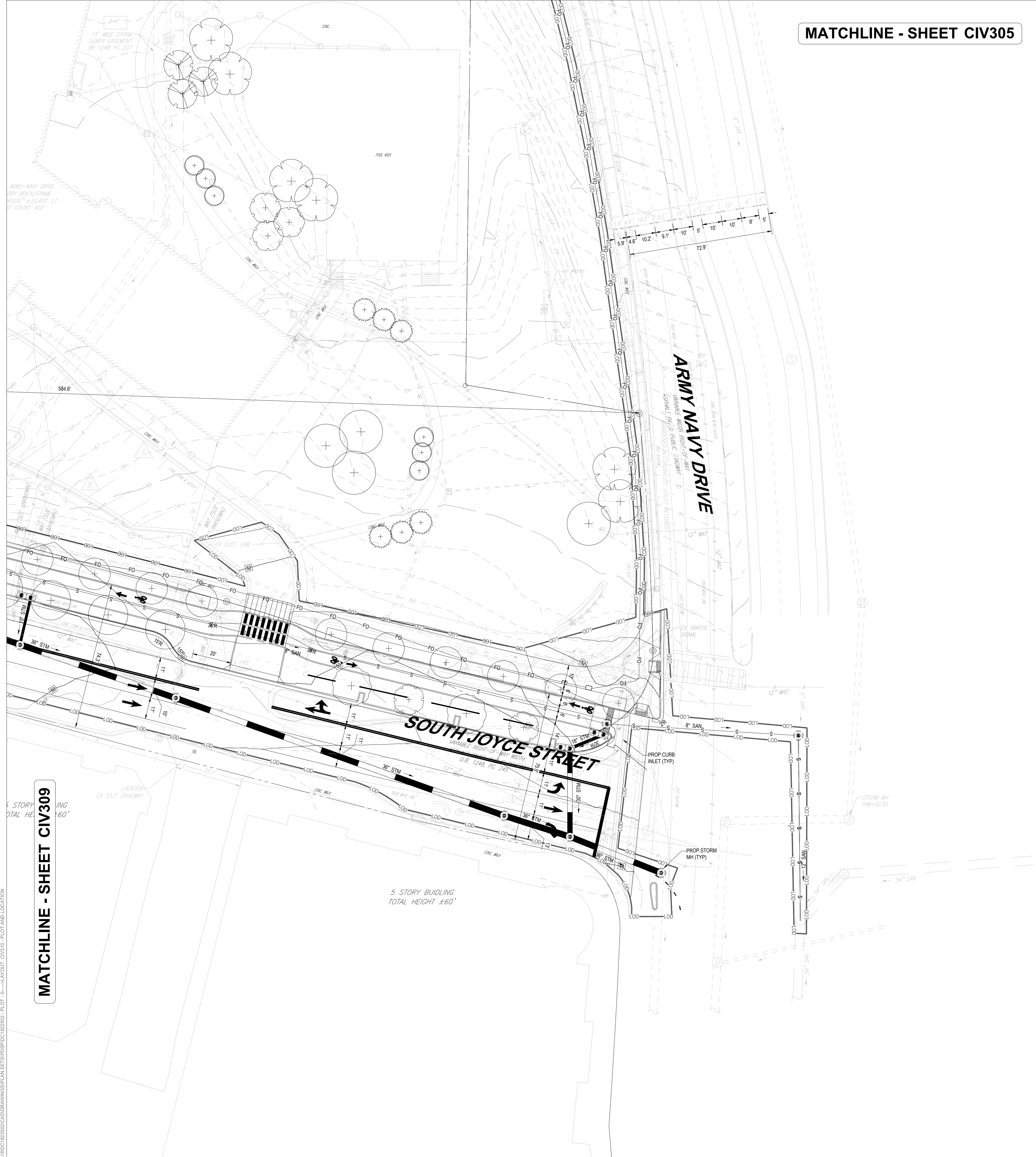
SCALE:
AS NOTED

APPROVED
CM, MO, SN

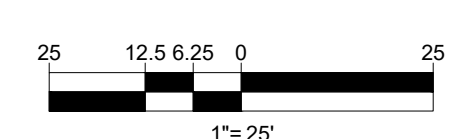
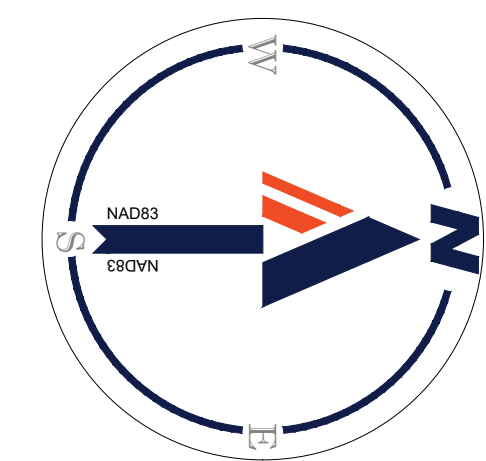
JOB NO.
DC1822502

DRAWING NO.

CIV310



MATCHLINE - SHEET CIV309



JUL 18, 2024
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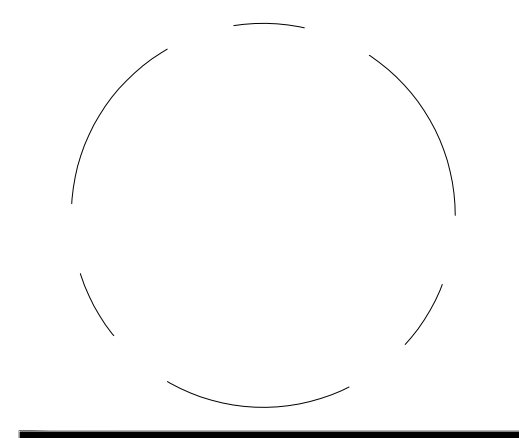
KEY MAP
SCALE: 1" = 800'

- 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

Key Plan

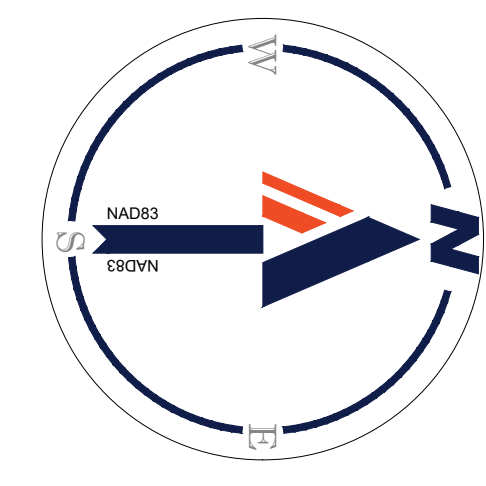
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PLOT AND LOCATION PLAN

ENGINEER IN CHARGE SN	PROJECT MANAGER CM
DRAWN MK, HG, DR, IL	DATE 07/22/2024
SCALE: AS NOTED	APPROVED CM, MO, SN
DRAWING NO. CIV311	JOB NO. DC1822502



25 12.5 6.25 0 25
1" = 25'

JUL 18, 2024
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PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

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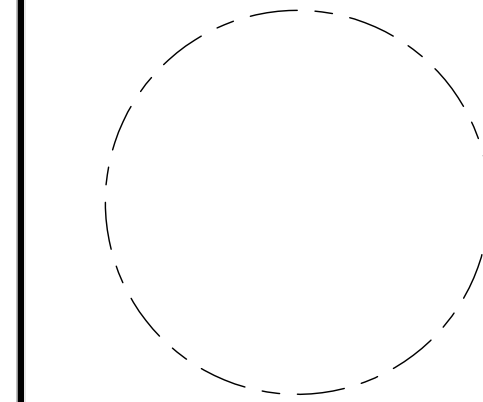
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan 

ISSUE NO. DATE

Revisions NO. DATE

NO.	DATE
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EASEMENT VACATION PLAT

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

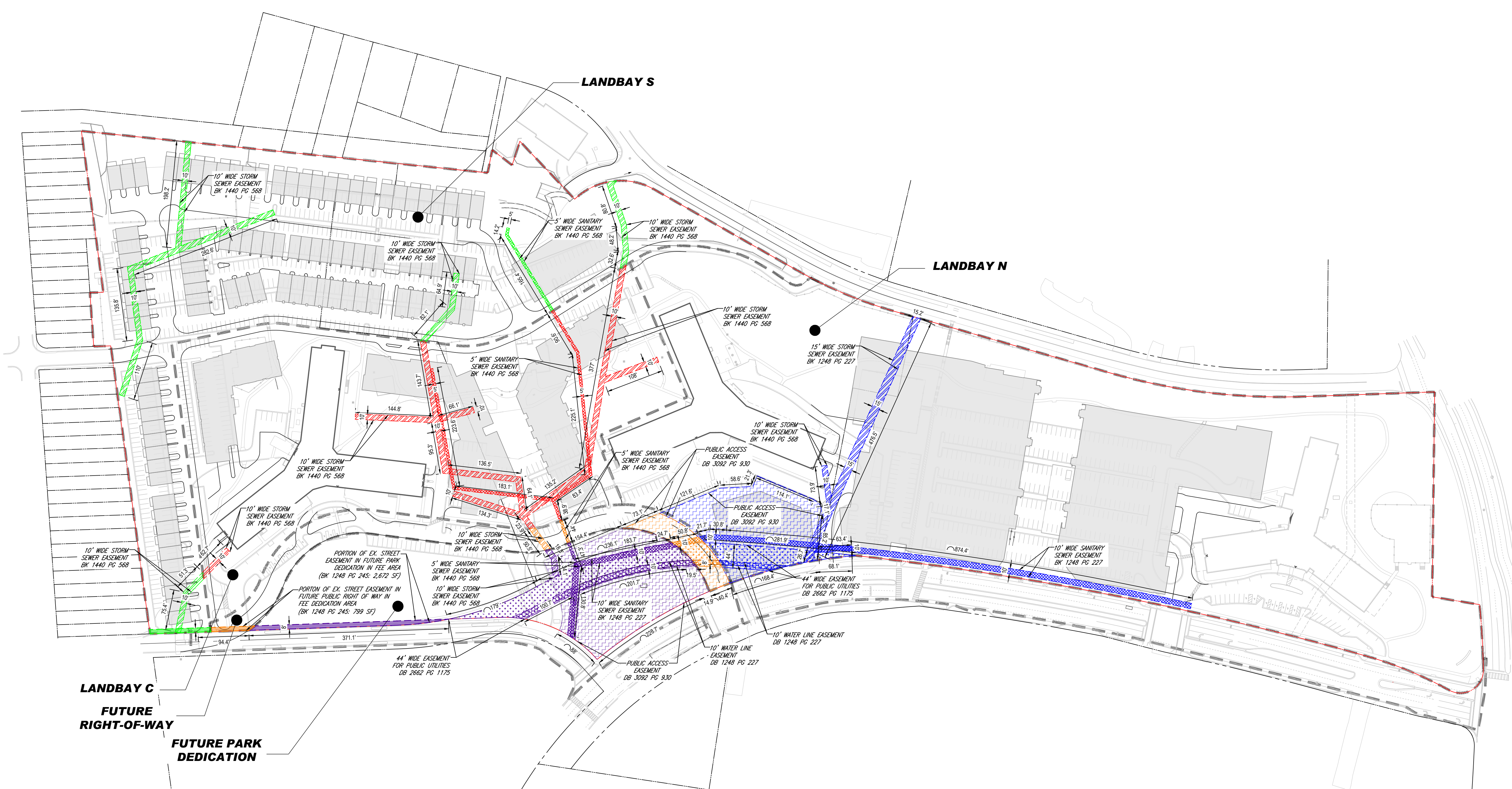
DATE
07/22/2024

SCALE:
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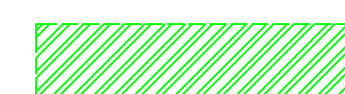



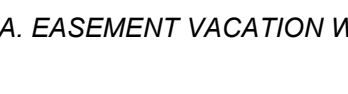
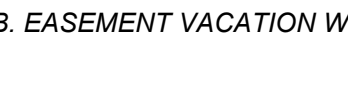

















APPROVED
CM, MO, SN

JOB NO.
DC1822502



DRAWING NO.
CIV400



EASEMENT VACATION LEGEND:

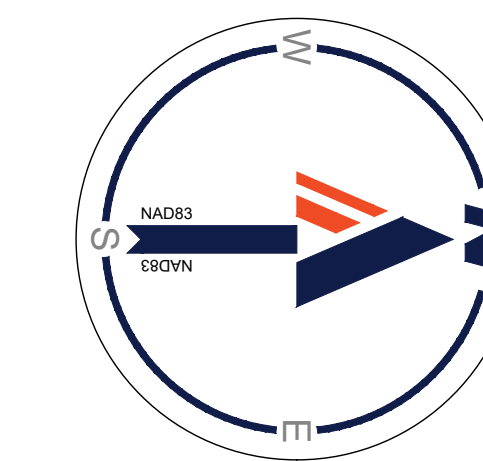
1. LANDBAY S EASEMENT VACATIONS:	2. LANDBAY C EASEMENT VACATIONS:	3. LANDBAY N EASEMENT VACATIONS:
 EX. 10' WIDE STORM SEWER EASEMENT (TO BE VACATED) BOOK 1440 PG 568: 11,536 ± S.F.	 EX. 10' WIDE STORM SEWER EASEMENT (TO BE VACATED) BOOK 1440 PG 568: 15,147 ± S.F.	 EX. 5' WIDE SANITARY SEWER EASEMENT (TO BE VACATED) BOOK 1440 PG 568: 4258 ± S.F.
 EX. 5' WIDE SANITARY SEWER EASEMENT (TO BE VACATED) BOOK 1440 PG 568: 888 ± S.F.	 2A. EASEMENT VACATION WITHIN FUTURE RIGHT-OF-WAY:	 EX. 15' WIDE STORM SEWER EASEMENT (TO BE VACATED) BOOK 1248 PG 227: 7,446 ± S.F.
 PORTION OF EX. STREET EASEMENT IN FUTURE PUBLIC RIGHT OF WAY IN FEE DEDICATION AREA DEED BOOK 1248 PG 245: 903 ± S.F.	 EX. 10' WIDE STORM SEWER EASEMENT (TO BE VACATED) BOOK 1440 PG 568: 493 ± S.F.	 EX. 10' WIDE STORM SEWER EASEMENT (TO BE VACATED) BOOK 1440 PG 568: 533 ± S.F.
	 EX. 5' WIDE SANITARY SEWER EASEMENT (TO BE VACATED) BOOK 1440 PG 568: 221 ± S.F.	 EX. 10' WIDE SANITARY SEWER EASEMENT (TO BE VACATED) BOOK 1248 PG 227: 9,212 ± S.F.
	 EX. 10' WIDE SANITARY SEWER EASEMENT (TO BE VACATED) BOOK 1248 PG 227: 500 ± S.F.	 EX. 10' WIDE WATER LINE EASEMENT (TO BE VACATED) DEED BOOK 1248 PG 227: 865 ± S.F.
	 EX. 10' WIDE WATER LINE EASEMENT (TO BE VACATED) DEED BOOK 1248 PG 227: 391 ± S.F.	 EX. 44' WIDE EASEMENT FOR PUBLIC UTILITIES (TO BE VACATED) DEED BOOK 2662 PG 1175: 7,684 ± S.F.
	 EX. 44' WIDE EASEMENT FOR PUBLIC UTILITIES (TO BE VACATED) DEED BOOK 2662 PG 1175: 2,286 ± S.F.	 EX. 10' WIDE WATER LINE EASEMENT (TO BE VACATED) DEED BOOK 1248 PG 227: 4,364 ± S.F.
	 EX. PUBLIC ACCESS EASEMENT (TO BE VACATED) DEED BOOK 3092 PG 930: 7,814 ± S.F.	 EX. 10' WIDE WATER LINE EASEMENT (TO BE VACATED) DEED BOOK 2662 PG 1175: 16,704 ± S.F.
	 PORTION OF EX. STREET EASEMENT IN FUTURE PUBLIC RIGHT OF WAY IN FEE DEDICATION AREA DEED BOOK 1248 PG 245: 612 ± S.F.	 EX. 44' WIDE EASEMENT FOR PUBLIC UTILITIES (TO BE VACATED) DEED BOOK 2662 PG 1175: 16,704 ± S.F.
	 PORTION OF EX. STREET EASEMENT IN FUTURE PUBLIC RIGHT OF WAY IN FEE DEDICATION AREA DEED BOOK 1248 PG 245: 2,672 ± S.F.	 EX. PUBLIC ACCESS EASEMENT (TO BE VACATED) DEED BOOK 3092 PG 930: 43,994 ± S.F.

LEGEND:

-  LANDBAY BOUNDARY
-  PROPERTY LINE

NOTES:

- ALL AREAS ARE SUBJECT TO CHANGE WITH COUNTY BOARD APPROVAL AND FINAL CIVIL ENGINEERING PLANS.
- REFER TO CIV200 FOR ALL EXISTING EASEMENTS.
- TOTAL VACATION AREA: 185,369 ± S.F.
- REFER TO CIV401-CIV401A FOR DEDICATION PLAT AND SUMMARIES.



JUL 18, 2024
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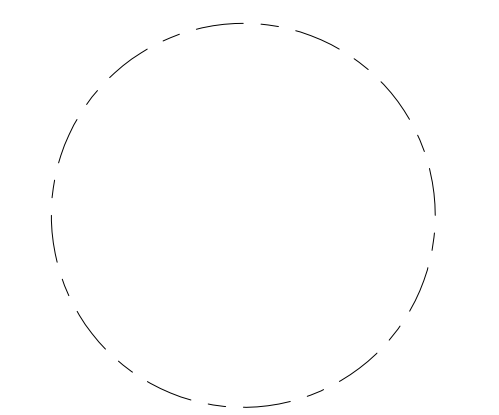
PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
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STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan 

ISSUE NO. DATE

Revisions NO. DATE

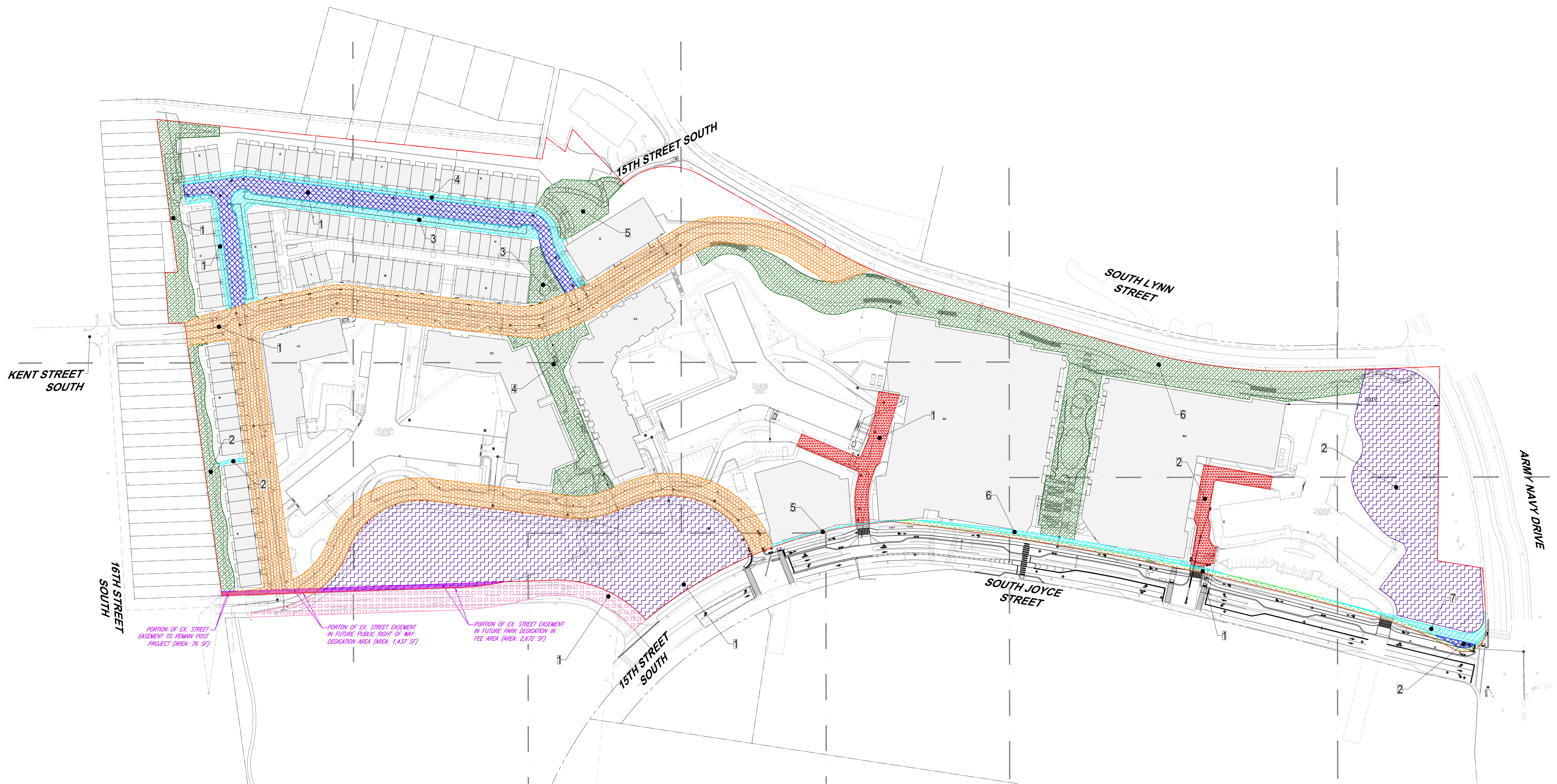
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- 2. 
- 3. 
- 4. 
- 5. 
- 6. 



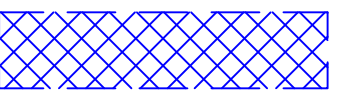
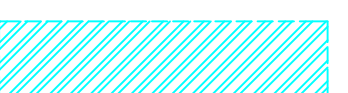
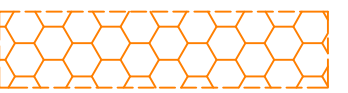
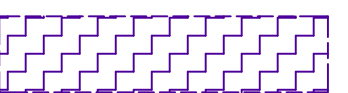

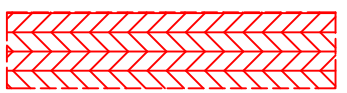

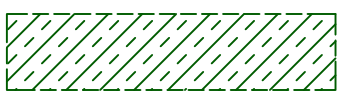


EASEMENT AND DEDICATION PLAT

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

DRAWING NO.
CIV401



EASEMENT DEDICATION LEGEND:

- | | |
|--|---|
| <p> PROP. PUBLIC STREET AND UTILITIES EASEMENT
TOTAL AREA: 33,718 ± S.F.
1. 33,185 ± S.F.
2. 531 ± S.F.</p> <p> PROP. PUBLIC SIDEWALK AND UTILITIES EASEMENT
TOTAL AREA: 35,315 ± S.F.
1. 3,049 ± S.F.
2. 335 ± S.F.
3. 14,886 ± S.F.
4. 9,942 ± S.F.
5. 697 ± S.F.
6. 3,425 ± S.F.
7. 2,971 ± S.F.</p> <p> PROP. PUBLIC RIGHT OF WAY DEDICATION IN FEE TO ARLINGTON COUNTY
AREA: 156,792 ± S.F.
*INCLUDES 1,437 SF OF EX. EASMENT FOR STREET PURPOSES
DEED BOOK 1248 PAGE 245</p> <p> PROP. PARK DEDICATION IN FEE TO ARLINGTON COUNTY
TOTAL AREA: 194,329 ± S.F.
1. 120,873 ± S.F.
2. 73,456 ± S.F.
*INCLUDES 2,672 SF OF EX. EASEMENT FOR STREET PURPOSES
DEED BOOK 1248 PAGE 245</p> <p> PROP. JOYCE ST RIGHT OF WAY DEDICATION
AREA: 28,084 ± SF</p> | <p> PROP. EMERGENCY VEHICLE EASEMENT
TOTAL AREA: 20,412 ± S.F.
1. 11,815 ± S.F.
2. 8,597 ± S.F.</p> <p> PROP. PUBLIC UTILITIES EASEMENT
TOTAL AREA: 74,119 ± S.F.
1. 10,001 ± S.F.
2. 9,311 ± S.F.
3. 712 ± S.F.
4. 6,091 ± S.F.
5. 7,804 ± S.F.
6. 697 ± S.F.
7. 819 ± S.F.
8. 5,920 ± S.F.
9. 23,993 ± S.F.
10. 2,653 ± S.F.
11. 1,334 ± S.F.
12. 4,784 ± S.F.
*SHOWN ONLY ON SHEET CIV401A</p> <p> PROP. PUBLIC ACCESS EASEMENT
TOTAL AREA: 161,835 ± S.F.
1. 15,904 ± S.F.
2. 11,767 ± S.F.
3. 4,674 ± S.F.
4. 19,810 ± S.F.
5. 12,242 ± S.F.
6. 97,438 ± S.F.
*INCLUDES 76 SF OF EX. EASEMENT FOR STREET PURPOSES
DEED BOOK 1248 PAGE 245</p> <p> EX. 8' EASEMENT FOR STREET PURPOSES (TO REMAIN)
BK 1248 PG 245: 9,568 ± S.F.</p> <p> PORTION OF EX. 8' EASEMENT FOR STREET PURPOSES (TO REMAIN OR BE REDEDICATED AS NOTED)
BK 1248 PG 245: 4,185 ± S.F.</p> |
|--|---|

LEGEND:

 PROPERTY LINE

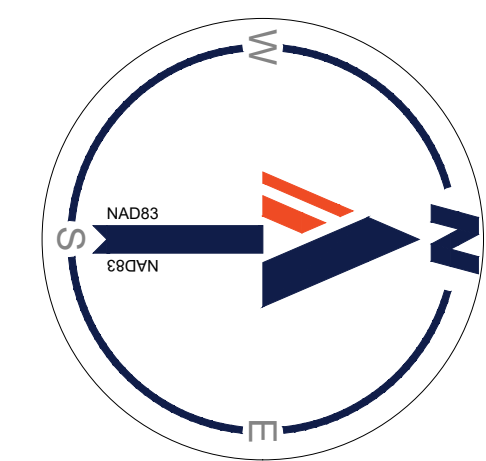
NOTES:

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 CIV200 FOR ALL EXISTING EASEMENTS.
4. EXISTING ROW VACATION FOR JOYCE ST AS SHOWN.

On Site Riverhouse Easement Breakdown			
Vacations		Dedications	
Easement Type	Area (to be vacated)	Easement Type	Area (to be dedicated)
Street	4,187 SF	Street	43,286 SF
Sidewalk	0 SF	Sidewalk	35,315 SF
Street in Fee	0 SF	Street in Fee	156,792 SF
Park in Fee	0 SF	Park in Fee	194,329 SF
Emergency Vehicle	0 SF	Emergency Vehicle	20,412 SF
Utility	87,254 SF	Utility	74,119 SF
Public Access	86,698 SF	Public Access	161,835 SF
Total Vacation	178,139 SF	Total Dedication	686,088 SF

Net Easement Vacation / Dedication Area: ± 507,949 SF DEDICATION
*INCLUDES ± 9,568 SF OF EXISTING STREET EASEMENT (BK 1248, PG 245)

VIRGINIA HIGHLANDS PARK EXPANSION SUMMARY			
SECTOR PLAN INTENT DESCRIPTION	SECTOR PLAN INTENT AREA	APPLICATION PROPOSED DESCRIPTION	APPLICATION PROPOSED AREA
EXISTING GRACE MURRAY HOPPER PARK (DB 3092, 930)	86,698 SF, 1.99 AC	PROP. PARK DEDICATION IN FEE TO ARLINGTON COUNTY (LOT 12)	120,873 SF, 2.77 AC
SECTOR PLAN GUIDANCE	43,560 SF, 1.00 AC	JOYCE ST ROW VACATION	28,084 SF, 0.65 AC
TOTAL PARK AREA REQUIRED	130,258 SF, 2.99 AC	TOTAL PARK AREA PROVIDED	148,957 SF, 3.42 AC



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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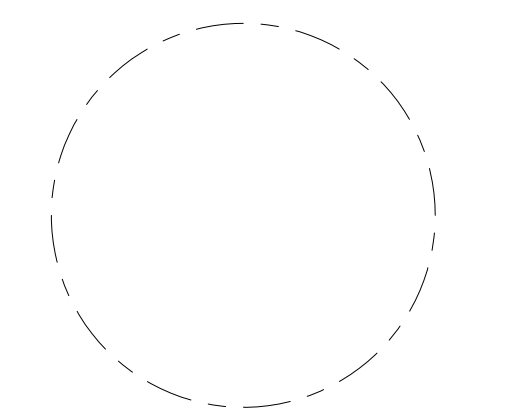
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan 

ISSUE NO. DATE

Revisions NO. DATE

NO.	DATE



EASEMENT AND DEDICATION PLAT

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

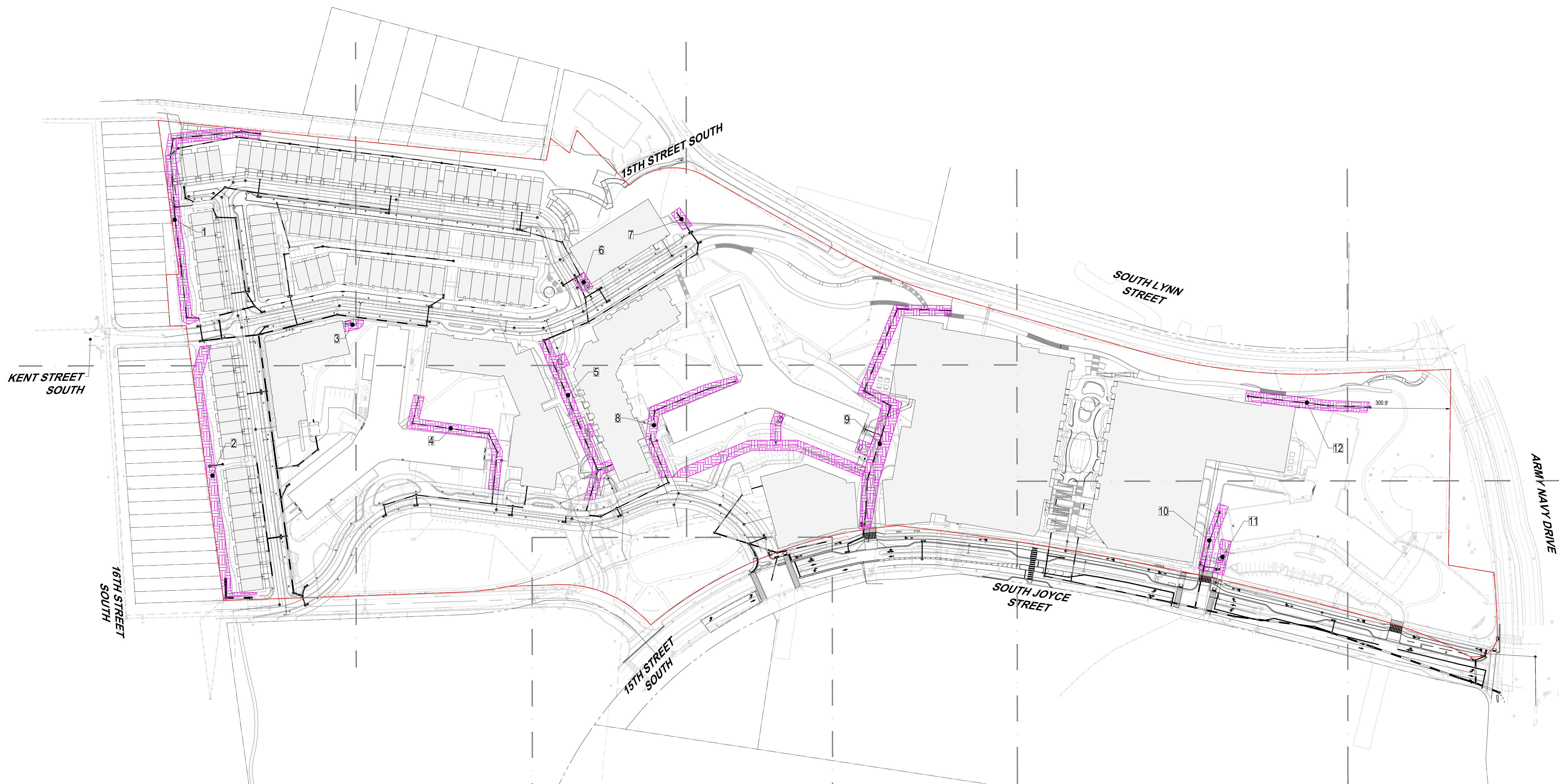
DATE
07/22/2024

SCALE:
AS NOTED

APPROVED
CM, MO, SN

JOB NO.
DC1822502

DRAWING NO.
CIV401A





EASEMENT DEDICATION LEGEND:

PROF. PUBLIC UTILITIES EASEMENT	TOTAL AREA: 74,119 ± S.F.
1.	10,001 ± S.F.
2.	9,311 ± S.F.
3.	712 ± S.F.
4.	6,091 ± S.F.
5.	7,804 ± S.F.
6.	697 ± S.F.
7.	819 ± S.F.
8.	5,920 ± S.F.
9.	23,993 ± S.F.
10.	2,653 ± S.F.
11.	1,334 ± S.F.
12.	4,784 ± S.F.

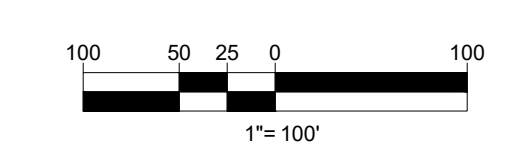
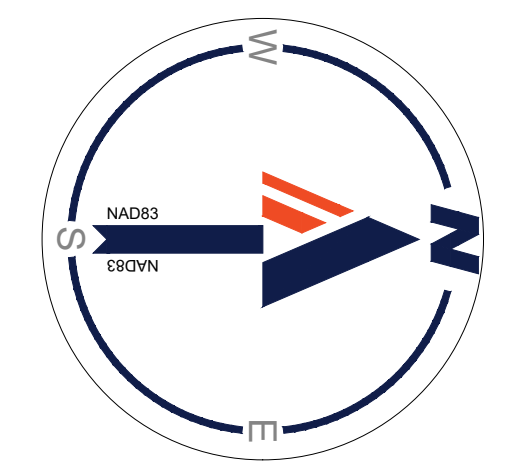
* SHOWN ONLY ON SHEET CIV401A

LEGEND:

	PROPERTY LINE
	UNDG STM VAULT

NOTES:

- ALL AREAS ARE SUBJECT TO CHANGE WITH COUNTY BOARD APPROVAL AND FINAL CIVIL ENGINEERING PLANS.
- EXACT AREAS OF EASEMENT DEDICATIONS WILL BE FINALIZED IN CIVIL ENGINEERING PLAN DOCUMENTS. WATER METERS TO BE PLACED IN PUBLIC EASEMENTS.
- REFER TO CIV200 FOR ALL EXISTING EASEMENTS.
- REFER TO CIV401 FOR ADDITIONAL DEDICATIONS.



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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

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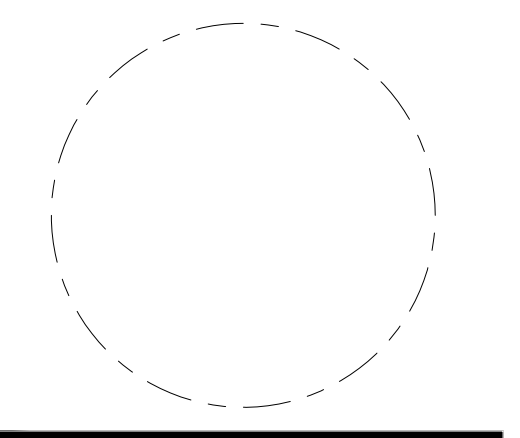
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan 

ISSUE NO. DATE

Revisions NO. DATE

NO.	DATE
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MASTER UTILITY PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

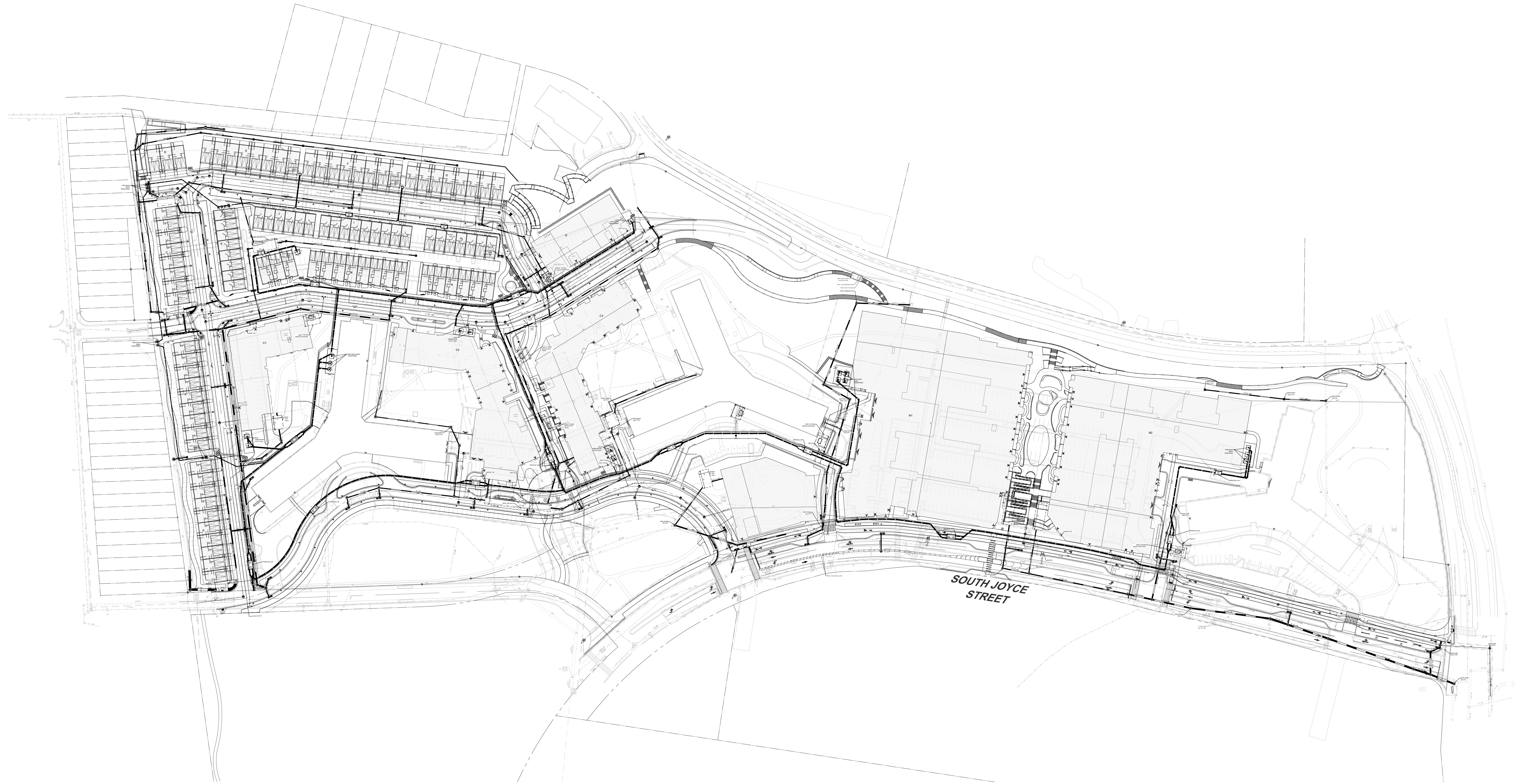
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SCALE:
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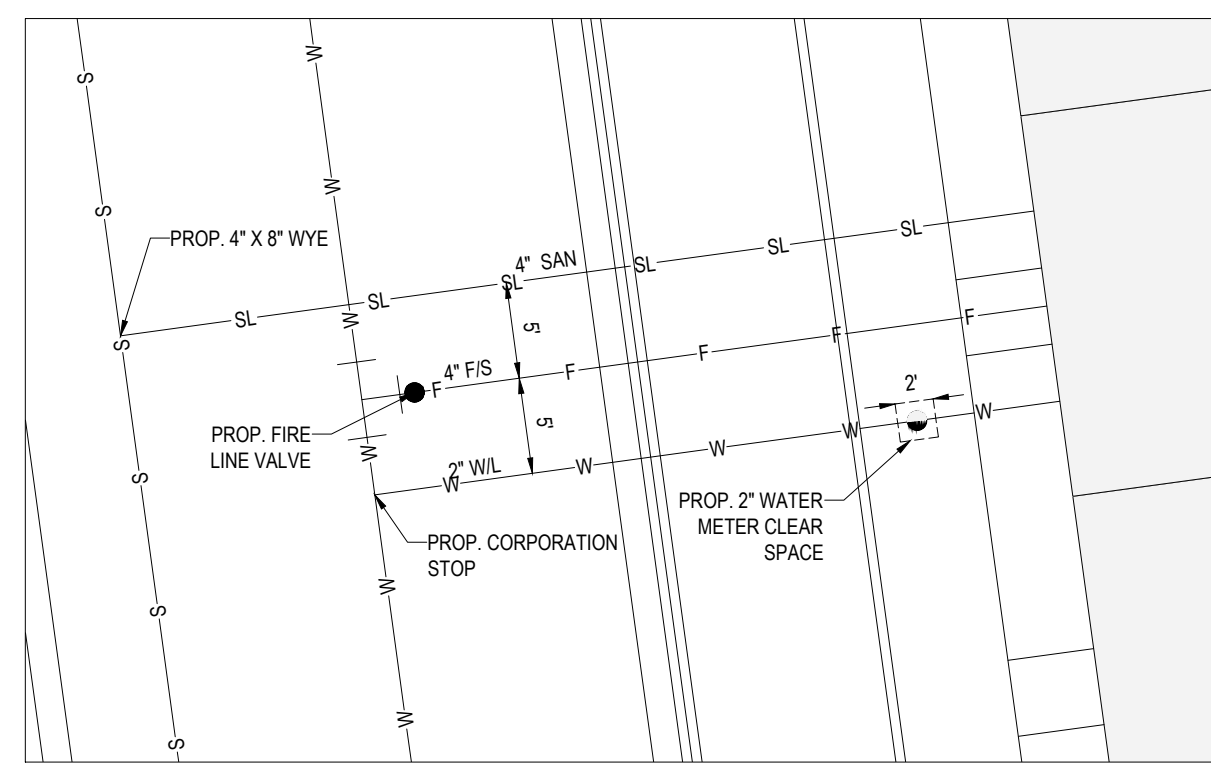
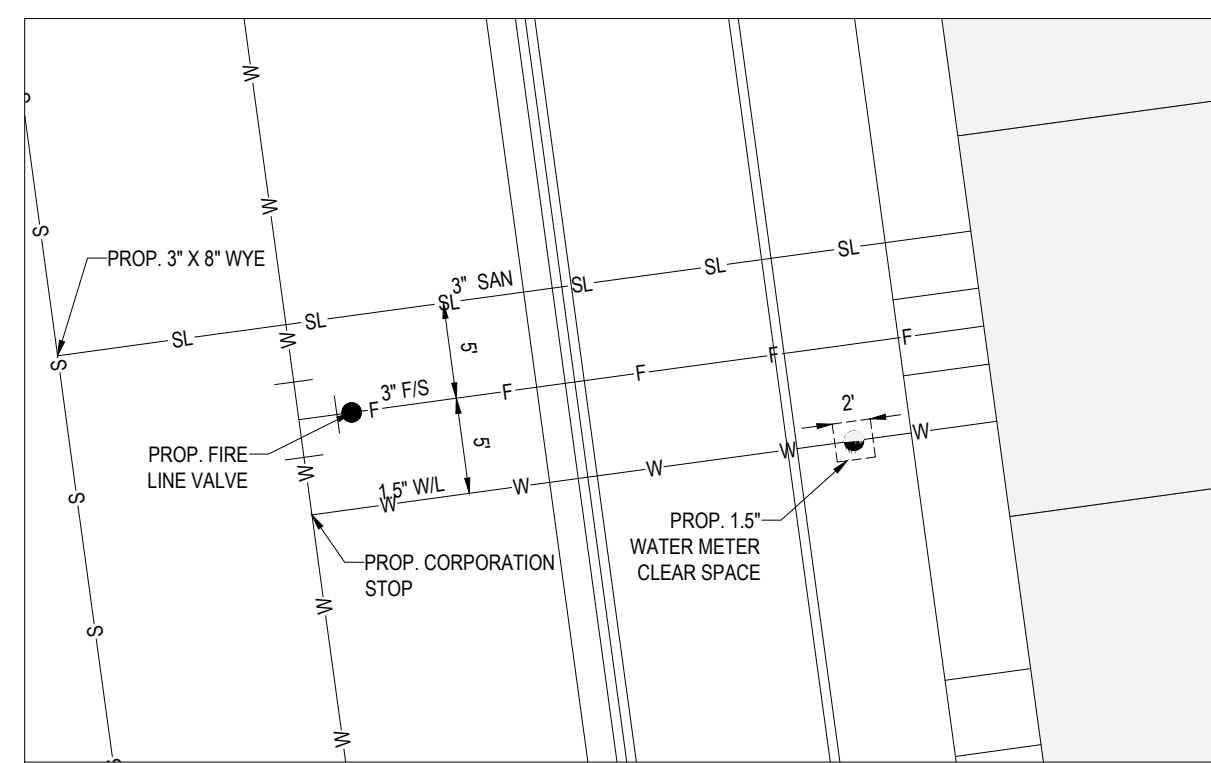
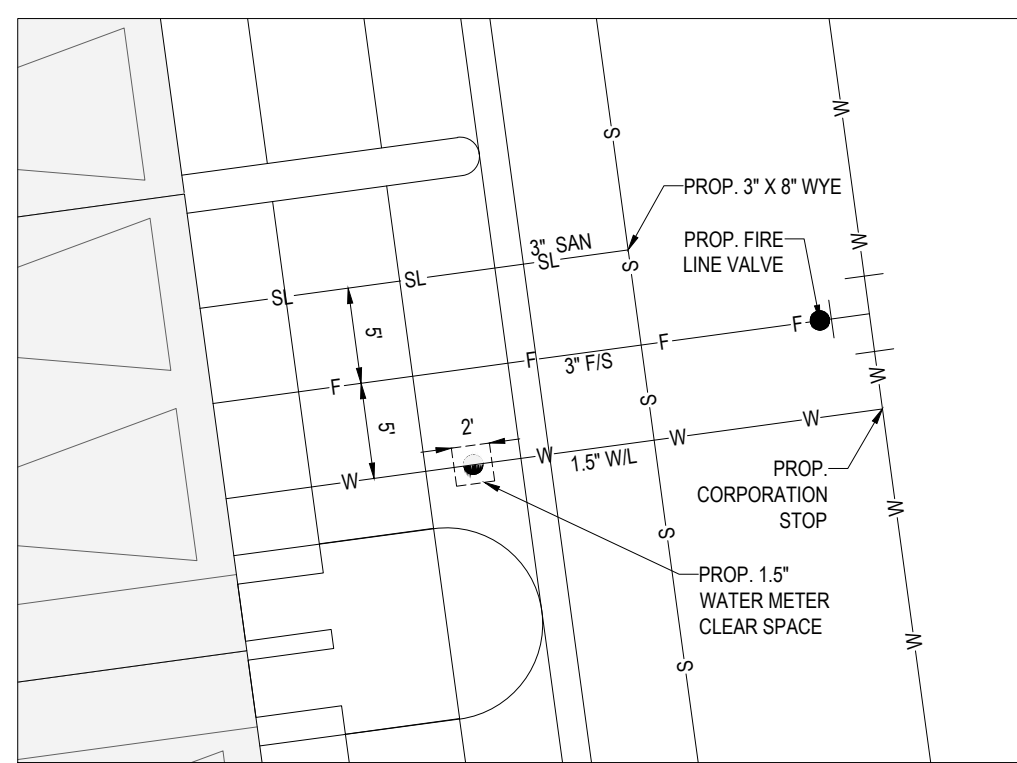
DRAWING NO.
CIV402




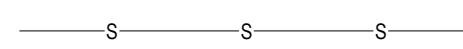
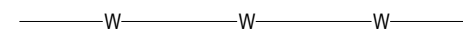






TYPICAL DETAIL - REAR TOWNHOUSE WATER SERVICE

TYPICAL DETAIL - FRONT TOWNHOUSE WATER SERVICE

TYPICAL DETAIL - 2/2 TOWNHOUSE WATER SERVICE



LEGEND:

-  PROP. STORM
-  PROP. SANITARY
-  PROP. WATER
-  PROP. FIRE HYDRANT
-  PROP. TELECOMM
-  PROP. VERIZON
-  PROP. GAS
-  PROP. FIBER OPTIC
-  PROP. ELECTRIC

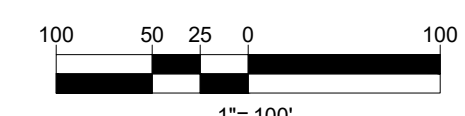
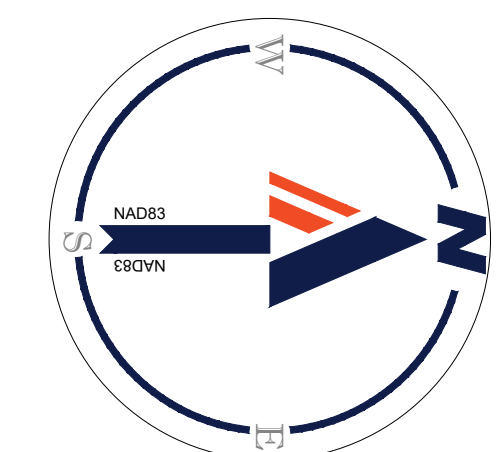
NOTES:

- ARLINGTON COUNTY STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET AT THE TIME OF CIVIL ENGINEERING PLAN SUBMISSION.
- STORMWATER MANAGEMENT LOCATIONS AND FACILITY TYPES WILL BE FINALIZED DURING THE CIVIL ENGINEERING PLAN.
- LAYOUT IS CONCEPTUAL ONLY AND EXACT LOCATIONS AND SIZES WILL BE DETERMINED DURING THE CIVIL ENGINEERING PLAN REVIEW PROCESS.

NOTE: WATER SERVICES, STORM SEWER CONNECTIONS, AND SANITARY SEWER CONNECTIONS TO INDIVIDUAL TOWNHOMES TO BE ADDED ONCE FINAL BUILDING LOCATIONS ARE CONFIRMED. ONE WATER METER VAULT WILL BE REQUIRED FOR TOWNHOME. EXACT CONFIGURATION OF METER LOCATIONS TO BE DETERMINED DURING FINAL CIVIL ENGINEERING PLAN

NOTE: WATER SERVICES, STORM SEWER CONNECTIONS, AND SANITARY SEWER CONNECTIONS TO INDIVIDUAL TOWNHOMES TO BE ADDED ONCE FINAL BUILDING LOCATIONS ARE CONFIRMED. ONE WATER METER VAULT WILL BE REQUIRED FOR TOWNHOME. EXACT CONFIGURATION OF METER LOCATIONS TO BE DETERMINED DURING FINAL CIVIL ENGINEERING PLAN

NOTE: WATER SERVICES, STORM SEWER CONNECTIONS, AND SANITARY SEWER CONNECTIONS TO INDIVIDUAL TOWNHOMES TO BE ADDED ONCE FINAL BUILDING LOCATIONS ARE CONFIRMED. ONE WATER METER VAULT WILL BE REQUIRED FOR TOWNHOME. EXACT CONFIGURATION OF METER LOCATIONS TO BE DETERMINED DURING FINAL CIVIL ENGINEERING PLAN



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

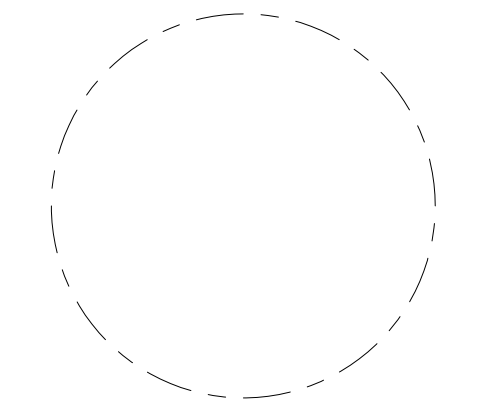
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan 

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OVERALL PRESENTATION PLAN

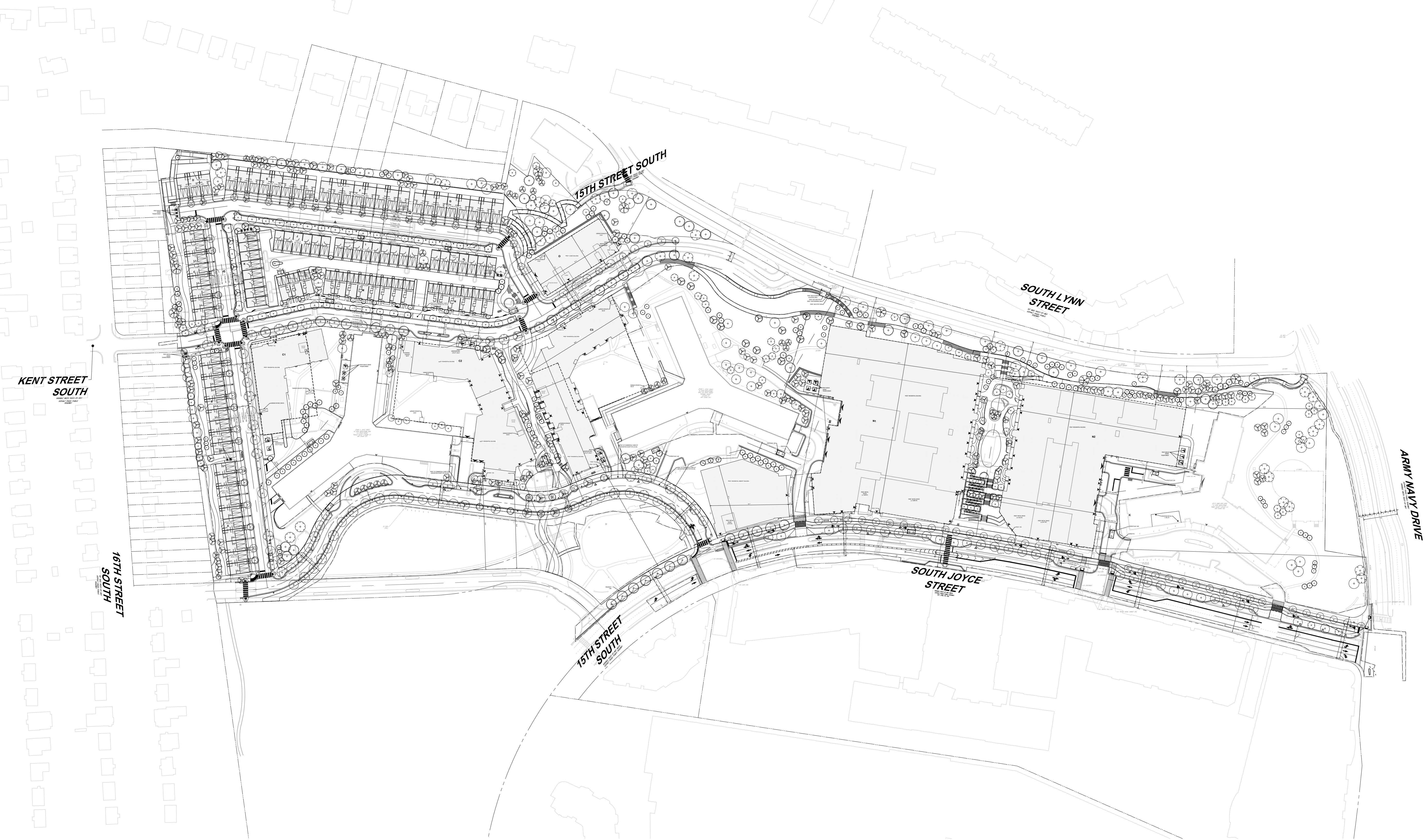
ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

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

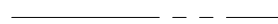



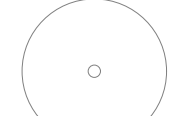
DRAWING NO.
CIV500

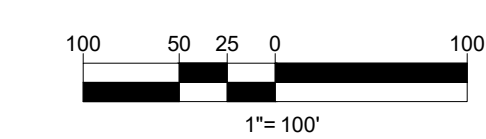
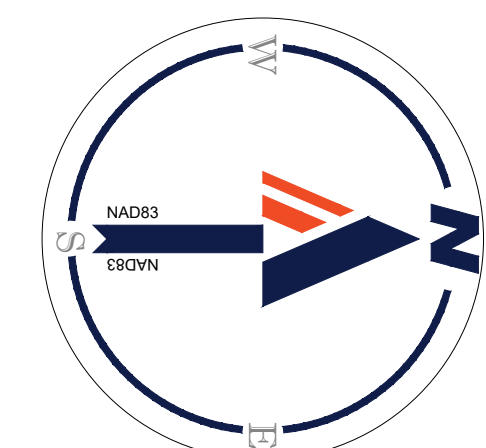


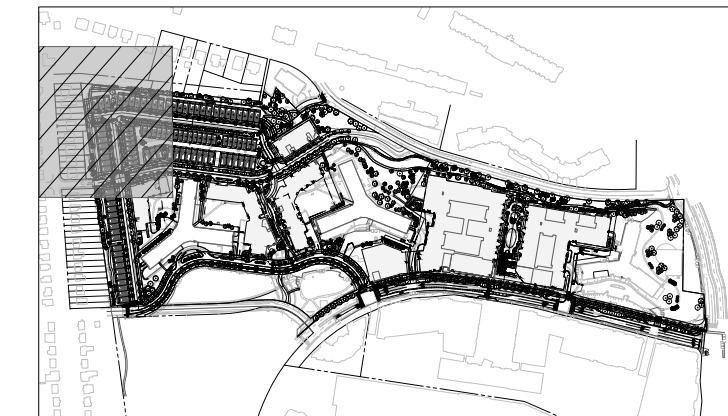
NOTES:

- THE TOTAL LIMITS OF DISTURBANCE IS 28.95 ACRES.
- ADDITIONAL INLETS MAY BE ADDED UPON FINAL ENGINEERING DRAINAGE ANALYSIS.
- BIORETENTION EDGE TREATMENT TO BE ADDED IN FINAL ENGINEERING PLANS.
- TOTAL EXISTING PARKING SPACES: 1,820
- TOTAL PROPOSED PUBLIC ON-STREET PARKING SPACES: 68 SPACES
- SITE COVERAGE:
 - BUILDING AREA: 505,842 SF
 - PEDESTRIAN AREA: 214,392 SF
 - VEHICULAR AREA: 184,436 SF
 - PLANTING AREA: 599,156 SF
- TOTAL SITE AREA: 1,595,203 SF
- CURB CUT DESIGN INTO STREETScape BIoretention TO BE ADDED IN FINAL ENGINEERING PLANS.
- GAS, ELECTRIC, TELECOMM FOR CENTRAL BUILDINGS ALL TO RUN IN SAME CORRIDOR SHOWN UNDER PROPOSED GAS LINE HEREIN.
- STREETLIGHTS WILL BE PROPOSED OR UPGRADED ALONG THE PROJECT SIDE OF SOUTH JOYCE STREET. STREETLIGHTS WILL BE DOMINION COBRAS FOR INTERNAL ROADWAYS AND "LITTLE" JOYCE STREET.
- REFER TO CIV300A FOR VEHICULAR MOVEMENTS FOR SOUTH JOYCE STREET.
- REFER TO CIV280 FOR ALL RIGHT OF WAY DEDICATIONS.

LEGEND:

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





KEY MAP
SCALE: 1" = 800'

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



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

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

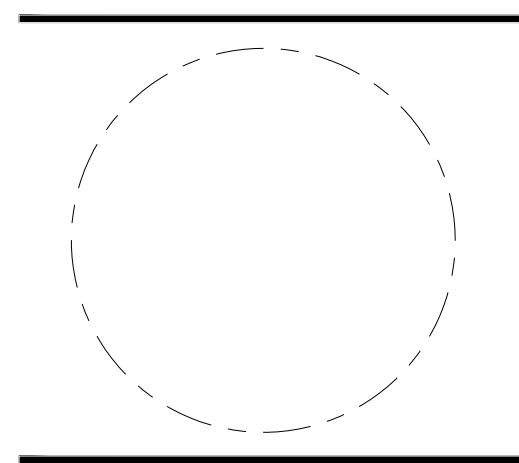
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

ISSUE
NO. DATE

Revisions
NO. DATE



PRESENTATION PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

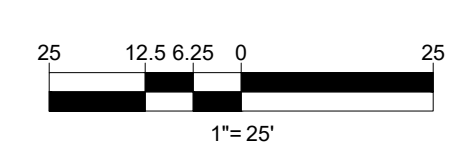
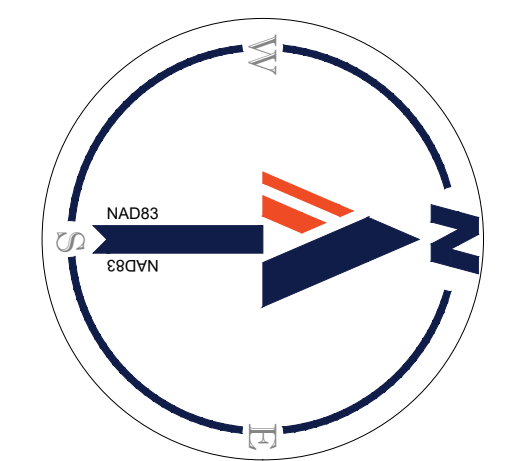
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07/22/2024

APPROVED
CM, MO, SN

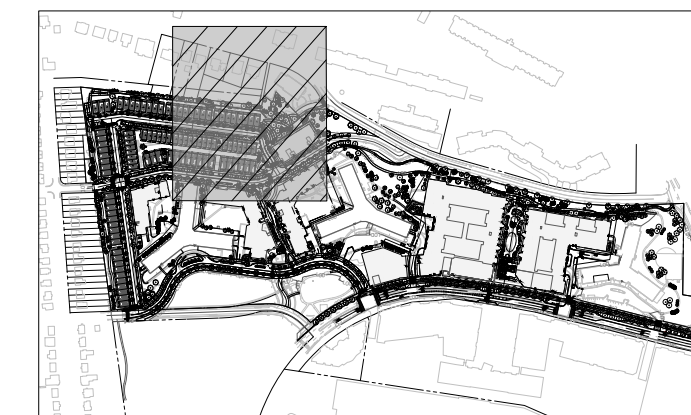
SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.
CIV501



JUL 18, 2024
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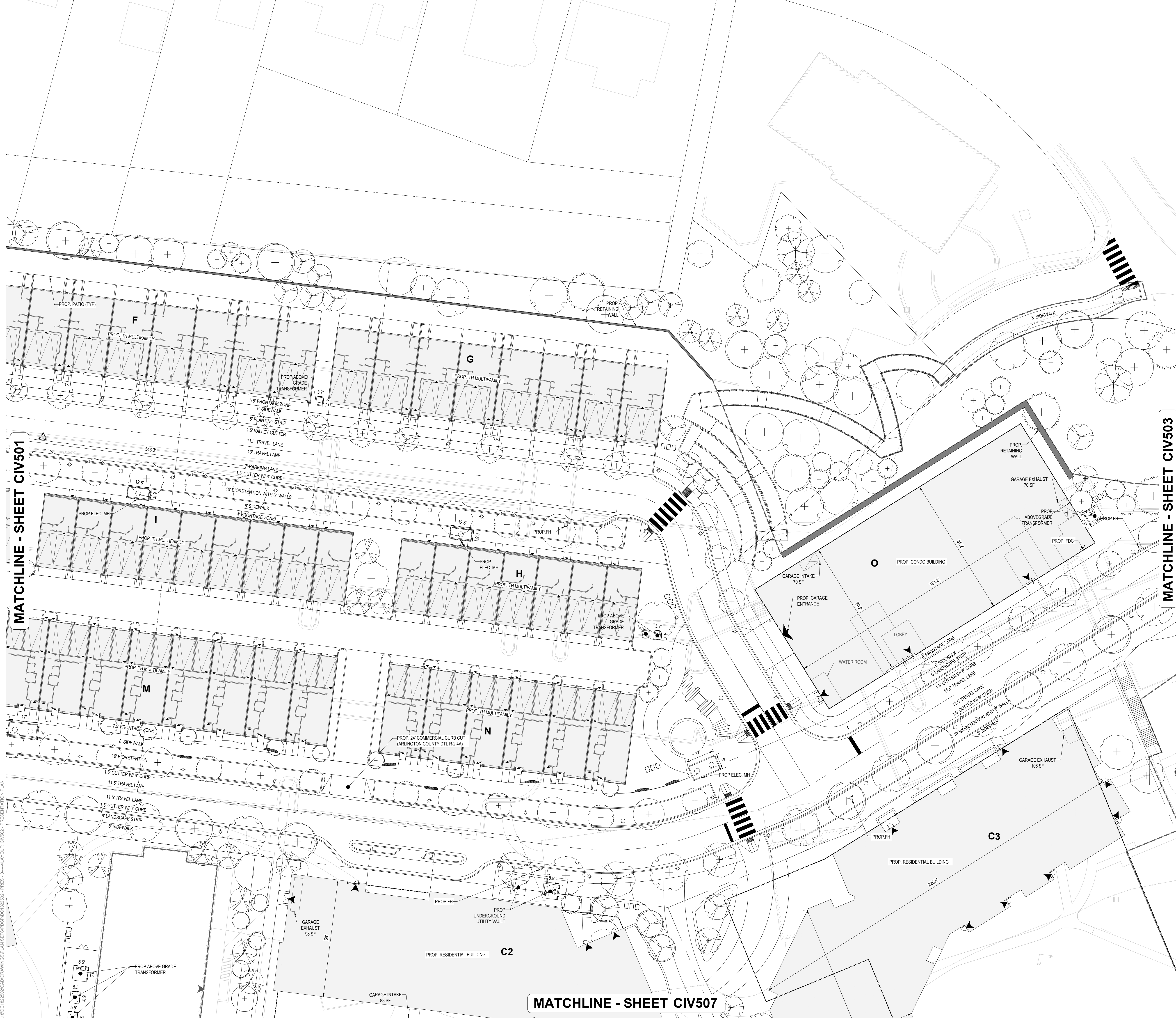


KEY MAP

SCALE: 1" = 800'

LEGEND:

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



MATCHLINE - SHEET CIV501

MATCHLINE - SHEET CIV503

MATCHLINE - SHEET CIV507

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

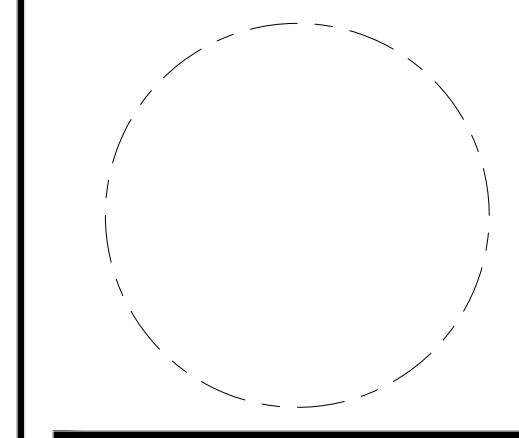
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SK + A
301.881.1441

Key Plan

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PRESENTATION PLAN

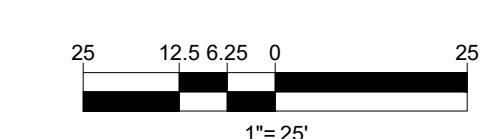
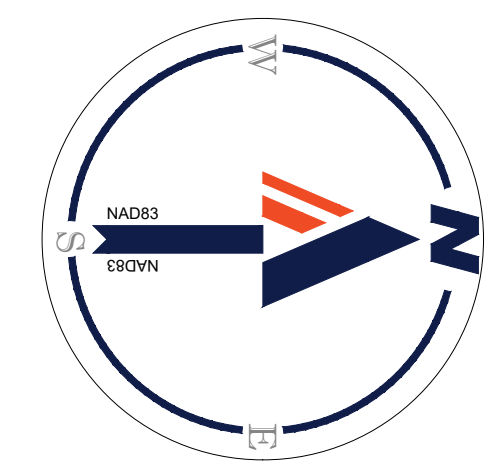
ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

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

DRAWING NO.
CIV502



JUL 18, 2024
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KEY MAP

SCALE: 1" = 800'

LEGEND:

- PROPERTY LINE
- LOD LOD LIMITS OF DISTURBANCE
- - - - - BUILDING CANOPY
- - - - - UNDERGROUND GARAGE

BOHLER DC//

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

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

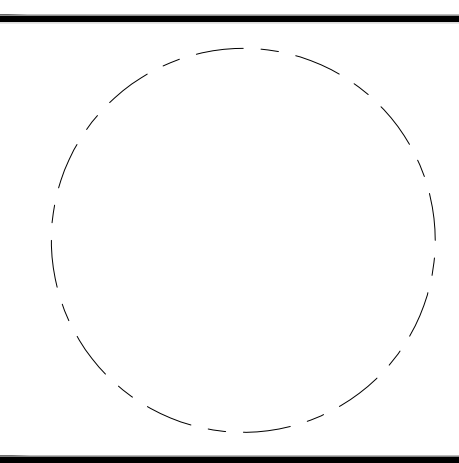
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

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Revisions NO. DATE

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PRESENTATION PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE
07/22/2024

SCALE:
AS NOTED

APPROVED
CM, MO, SN

JOB NO.
DC1822502

DRAWING NO.
CIV503

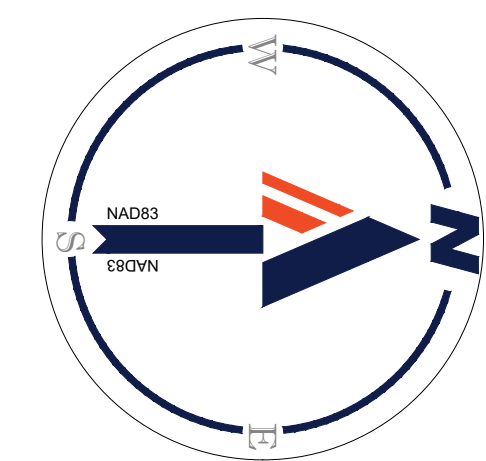


MATCHLINE - SHEET CIV502

MATCHLINE - SHEET CIV503

MATCHLINE - SHEET CIV508

#1400 S. JOYCE STREET
16 STORY BRICK FRAME
WITH 130 SPACE GARAGE
"POTOMAC HOUSE"
4,33,976 S.F.
UNIT COUNT: 647



JUL 18, 2024
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KEY MAP
SCALE: 1" = 800'

LEGEND:

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

BOHLER DC //

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

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

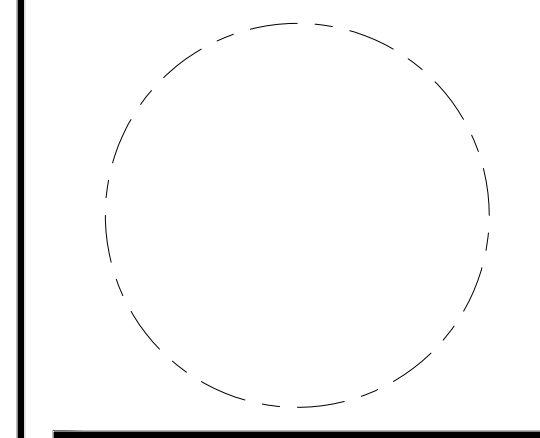
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

ISSUE NO. DATE

Revisions NO. DATE

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PRESENTATION PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

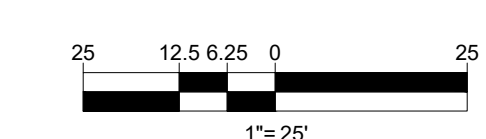
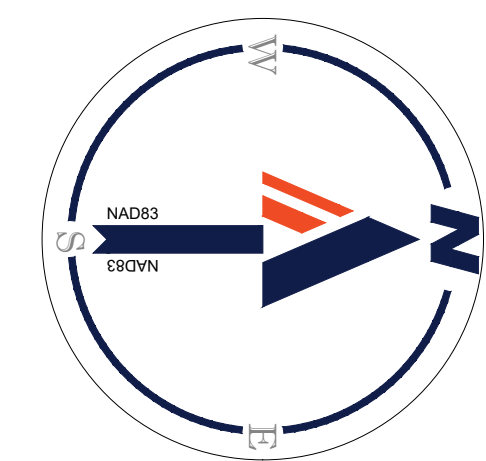
DATE
07/22/2024

APPROVED
CM, MO, SN

SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.
CIV504



MATCHLINE - SHEET CIV509

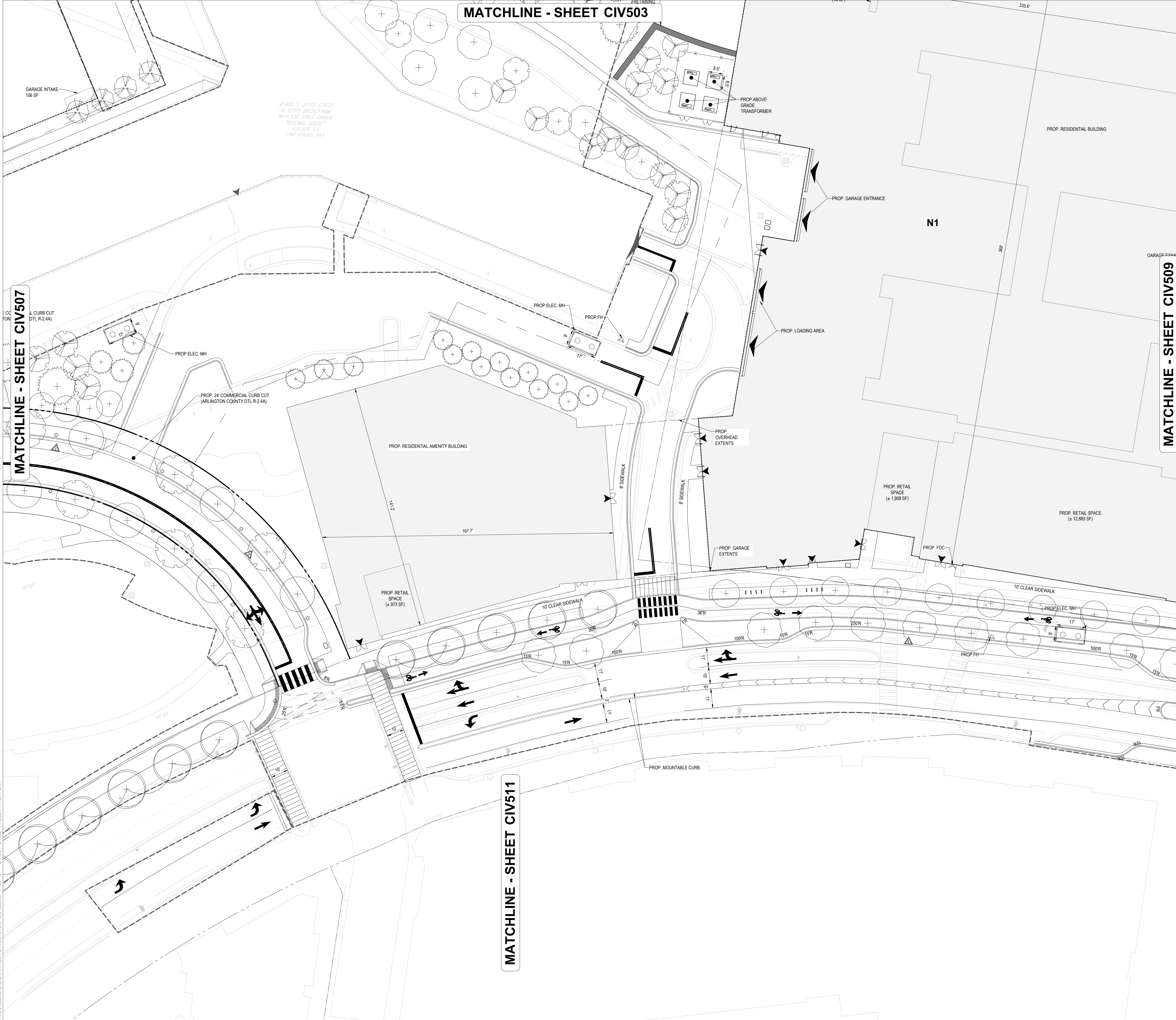
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MATCHLINE - SHEET CIV503

MATCHLINE - SHEET CIV507

MATCHLINE - SHEET CIV509

MATCHLINE - SHEET CIV511



LEGEND:

	PROPERTY LINE
	LIMITS OF DISTURBANCE
	BUILDING CANOPY
	UNDERGROUND GARAGE

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

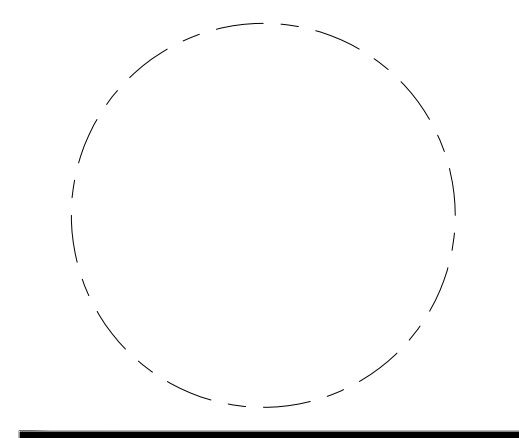
PROJECT STREET NUMBER
 1400 S. JOYCE STREET
 ARLINGTON, VA 22202
OWNER / DEVELOPER
 JBG SMITH
 240.333.3600
CENTRAL PARCEL ARCHITECT
 BCT DESIGN GROUP
 410.837.2727
SOUTH PARCEL ARCHITECT
 LESSARD DESIGN, INC.
 571.830.1800
CIVIL ENGINEER
 BOHLER DC
 202.524.5700
LANDSCAPE ARCHITECT
 BRADLEY SITE DESIGN
 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

Key Plan

ISSUE NO.	DATE

Revisions

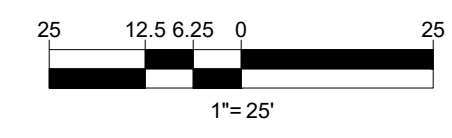
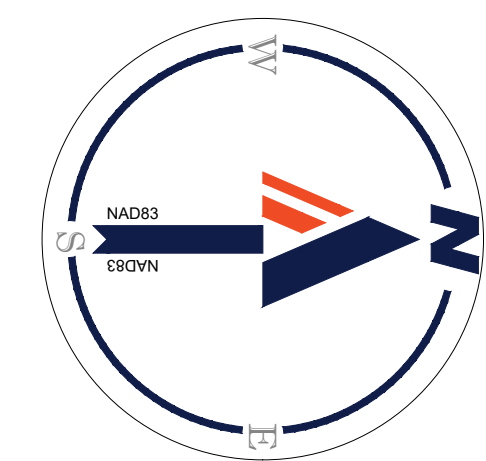
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PRESENTATION PLAN

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.
CIV508

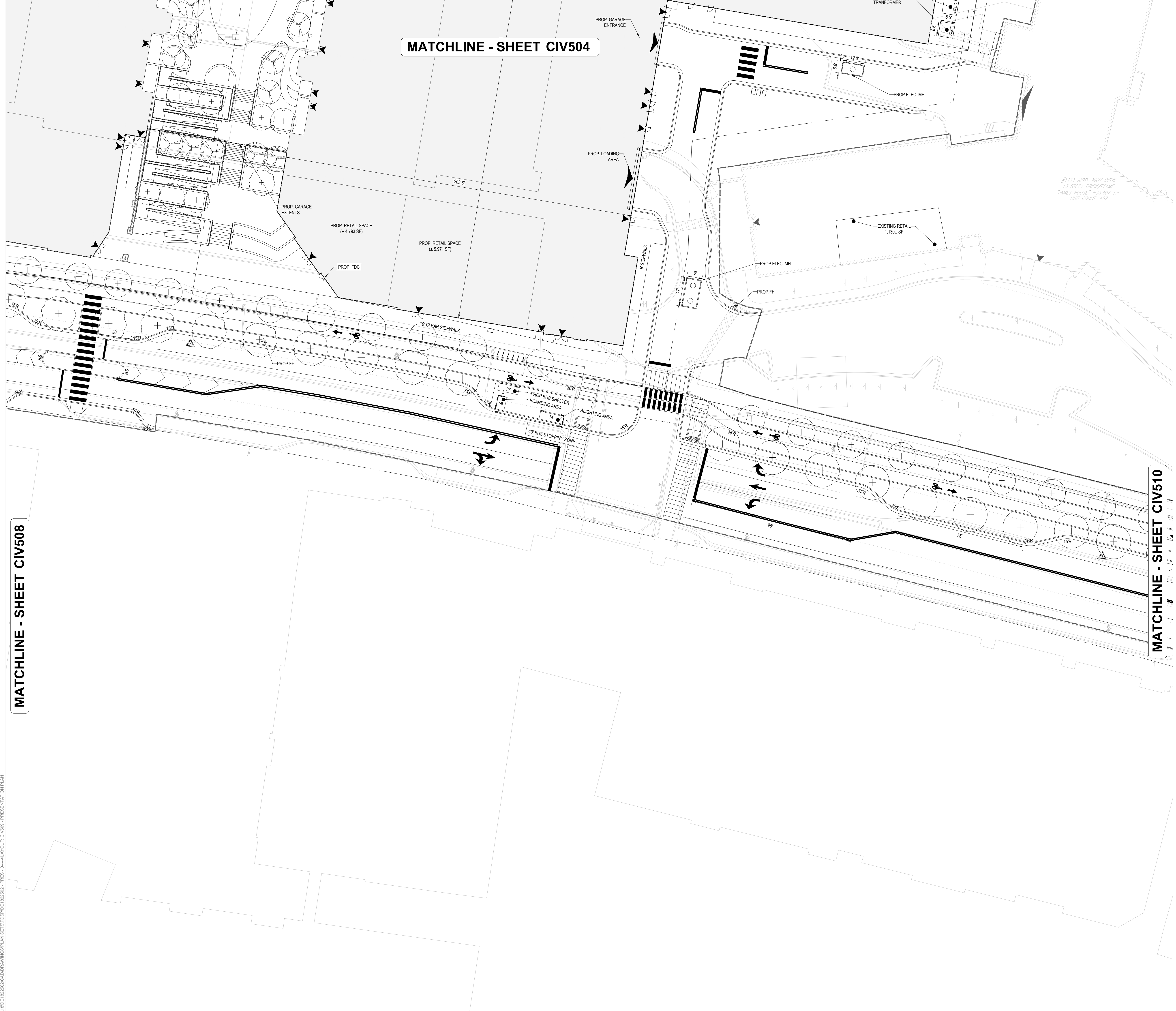


JUL 18, 2024
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MATCHLINE - SHEET CIV508

MATCHLINE - SHEET CIV504

MATCHLINE - SHEET CIV510



KEY MAP
SCALE: 1" = 800'

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

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

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

OWNER / DEVELOPER
 JBG SMITH
 240.333.3600

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 BCT DESIGN GROUP
 410.837.2727

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 LESSARD DESIGN, INC.
 571.830.1800

CIVIL ENGINEER
 BOHLER DC
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 BRADLEY SITE DESIGN
 202.695.8056

ATTORNEY
 VENABLE LLP
 202.344.4000

SUSTAINABILITY CONSULTANT
 SUSTAINABLE BUILDING
 PARTNERS
 703.970.2890

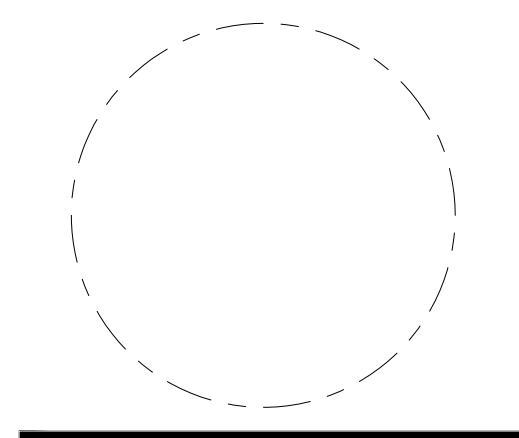
TRAFFIC ENGINEER
 NELSON NYGAARD
 202.315.5221

STRUCTURAL ENGINEER
 SK + A
 301.881.1441

Key Plan

ISSUE NO.	DATE

Revisions NO.	DATE
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PRESENTATION PLAN

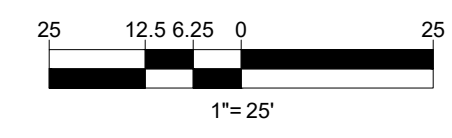
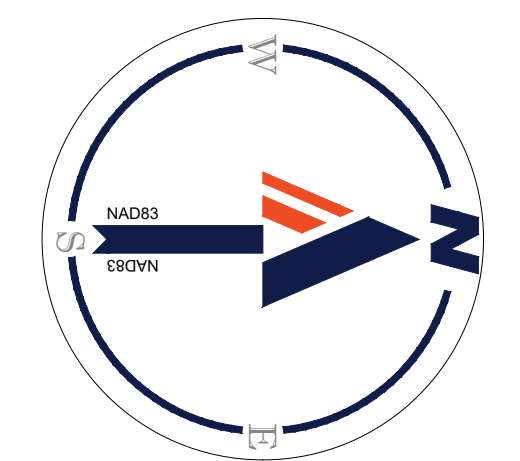
ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

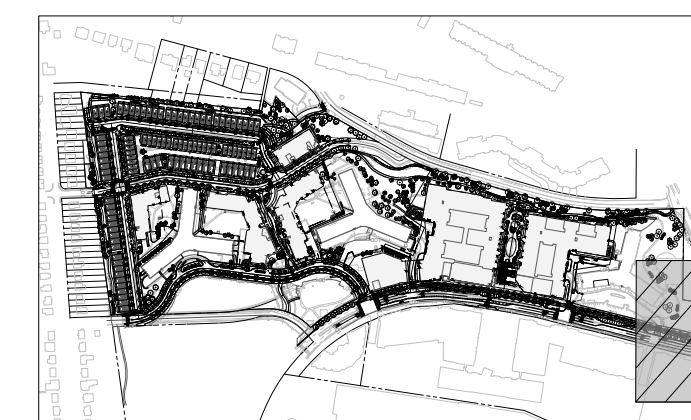
DATE 07/22/2024	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV509



JUL 18, 2024
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MATCHLINE - SHEET CIV505



KEY MAP
SCALE: 1" = 800'

BOHLER DC //

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STE. 1250 NORTH
WASHINGTON, DC 20004
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PROJECT STREET NUMBER

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ARLINGTON, VA 22202

OWNER / DEVELOPER

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CENTRAL PARCEL ARCHITECT

BCT DESIGN GROUP
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SOUTH PARCEL ARCHITECT

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571.830.1800

CIVIL ENGINEER

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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

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STRUCTURAL ENGINEER

SK + A
301.881.1441

Key Plan



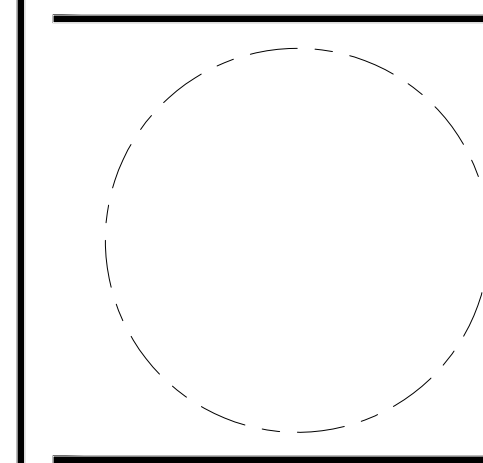
ISSUE

NO. DATE

Revisions

NO. DATE

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- △
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PRESENTATION PLAN

ENGINEER IN CHARGE

SN

PROJECT MANAGER

CM

DRAWN

MK, HG, DR, IL

DATE

07/22/2024

SCALE:

AS NOTED

APPROVED

CM, MO, SN

JOB NO.

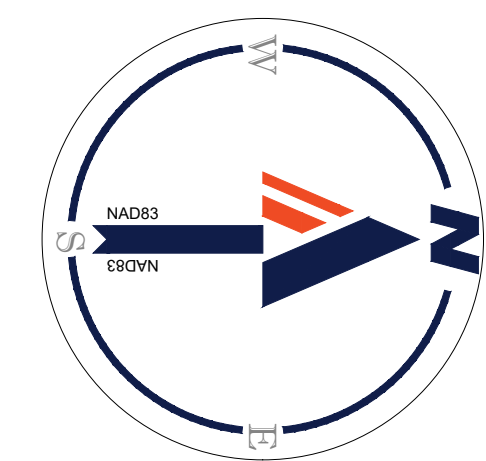
DC1822502

DRAWING NO.

CIV510

ARMY-NAVY DRIVE
DRY BRICK FRAME
HOUSE" 433,407 S.F.
VT COUNT: 452

MATCHLINE - SHEET CIV509



25 12.5 6.25 0 25
1" = 25'



KEY MAP
SCALE: 1" = 800'

LEGEND:

	PROPERTY LINE
	LIMITS OF DISTURBANCE
	BUILDING CANOPY
	UNDERGROUND GARAGE

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

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

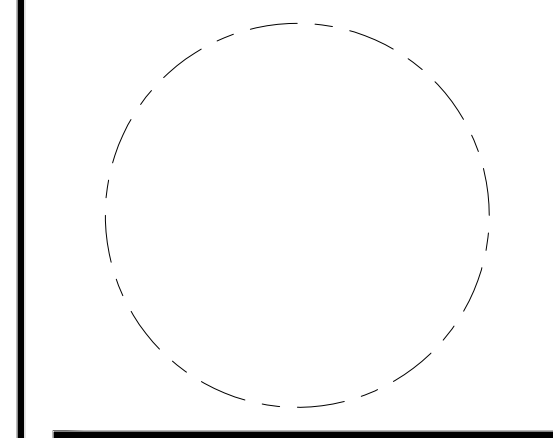
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

ISSUE	
NO.	DATE

Revisions	
NO.	DATE
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△	



PRESENTATION PLAN

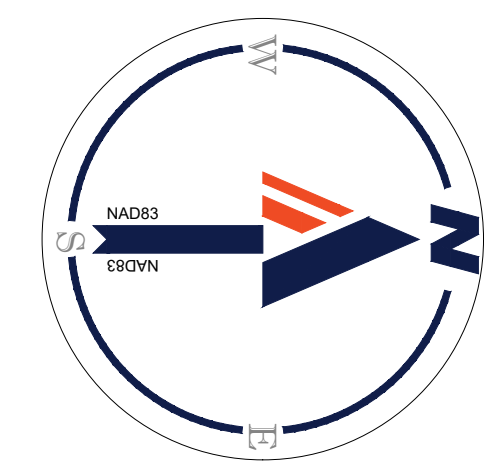
ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

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

DRAWING NO.
CIV511



25 12.5 6.25 0 25
1" = 25'

JUL 18, 2024
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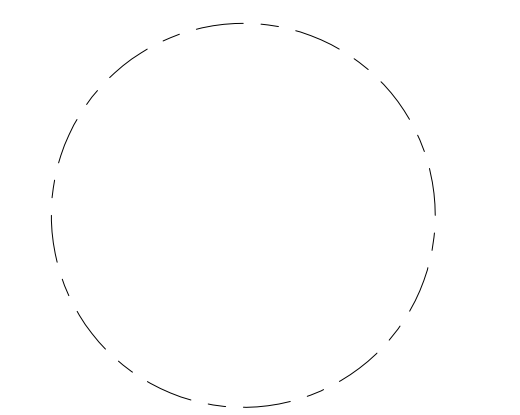
PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800
CIVIL ENGINEER
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202.524.5700
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SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan 

ISSUE NO. DATE

Revisions NO. DATE

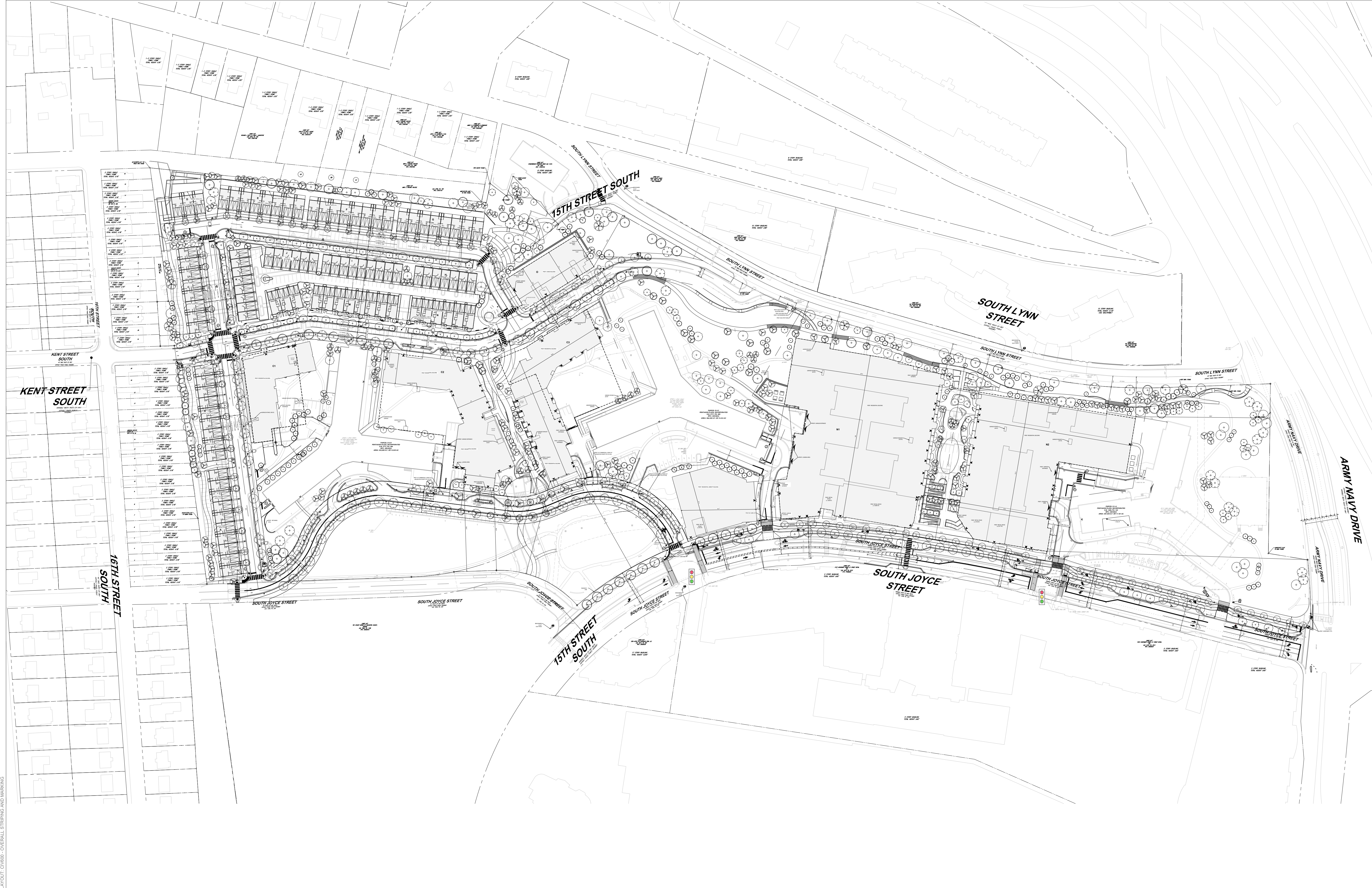
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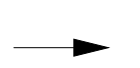
OVERALL STRIPING AND MARKING PLAN

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

DRAWING NO.
CIV600



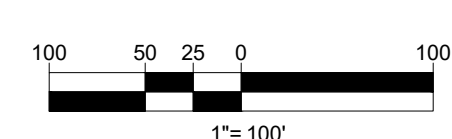
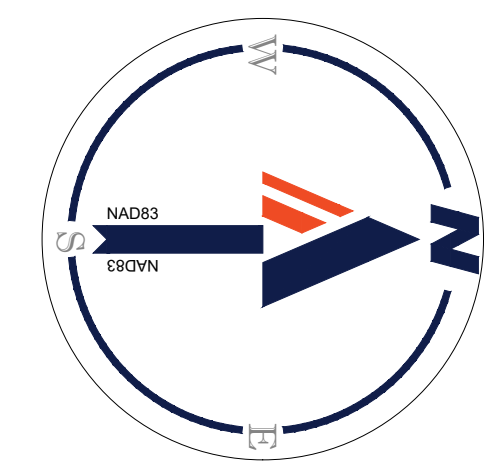
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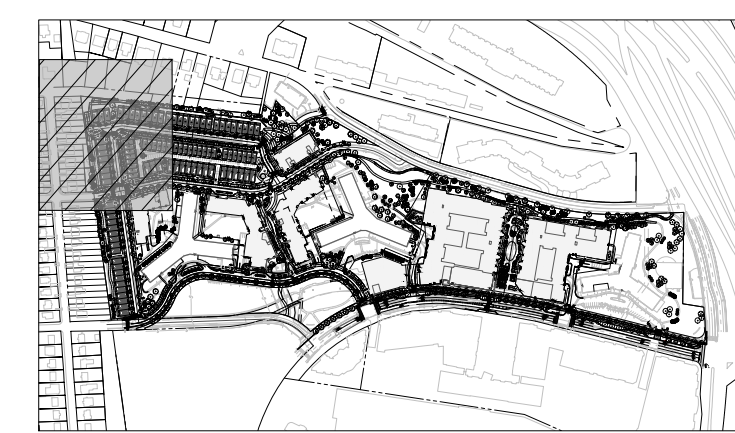


TRAFFIC FLOW ARROWS FOR GRAPHICAL PURPOSES ONLY (NOT STRIPING)

NOTES:

1. ALL STRIPING IS SUBJECT TO CHANGE WITH FINAL CIVIL ENGINEERING PLAN APPROVAL.
2. SEE SHEETS CIV703 AND CIV704 FOR EXISTING AND PROPOSED CROSS-SECTIONS.
3. ARROWS SHOWN ARE DEPICTING DIRECTIONAL MOVEMENTS AND MAY NOT REFLECT ACTUAL PAVEMENT MARKINGS.
4. DEVELOPER TO FURNISH AND INSTALL A 5'X12' COUNTY-APPROVED SHELTER, BENCH, AND TRASH/RECYCLING PER ARLINGTON'S BUS STOP GUIDELINES AND STANDARDS MANUAL.

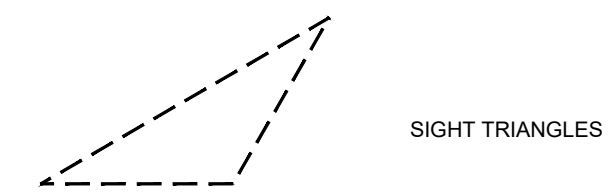




KEY MAP

SCALE: 1" = 800'

LEGEND:



SIGHT TRIANGLES

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

Key Plan



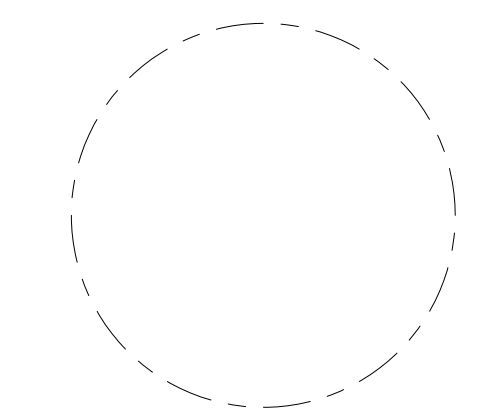
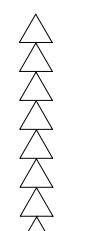
ISSUE NO.

DATE

Revisions

NO.

DATE



STRIPING AND MARKING 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.

CIV601

JUL 18, 2024
H:\1822502\CADD\DRAWINGS\PLAN SET\SP05\DC1822502 - STRIP - 0 - LAYOUT CIV601 - STRIPING AND MARKING

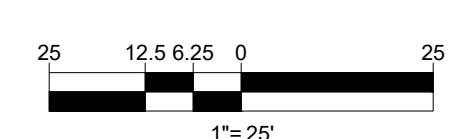
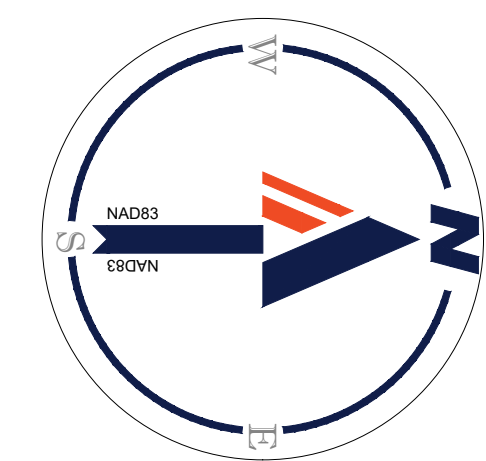


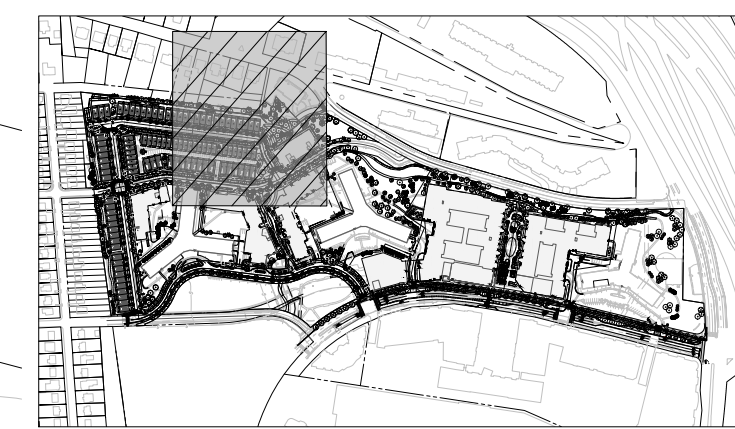
KENT STREET SOUTH
40' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

16TH STREET SOUTH
40' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

MATCHLINE - SHEET CIV600

MATCHLINE - SHEET CIV602

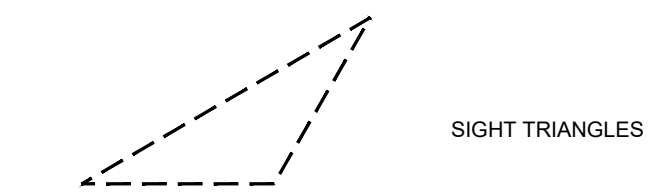




KEY MAP

SCALE: 1" = 800'

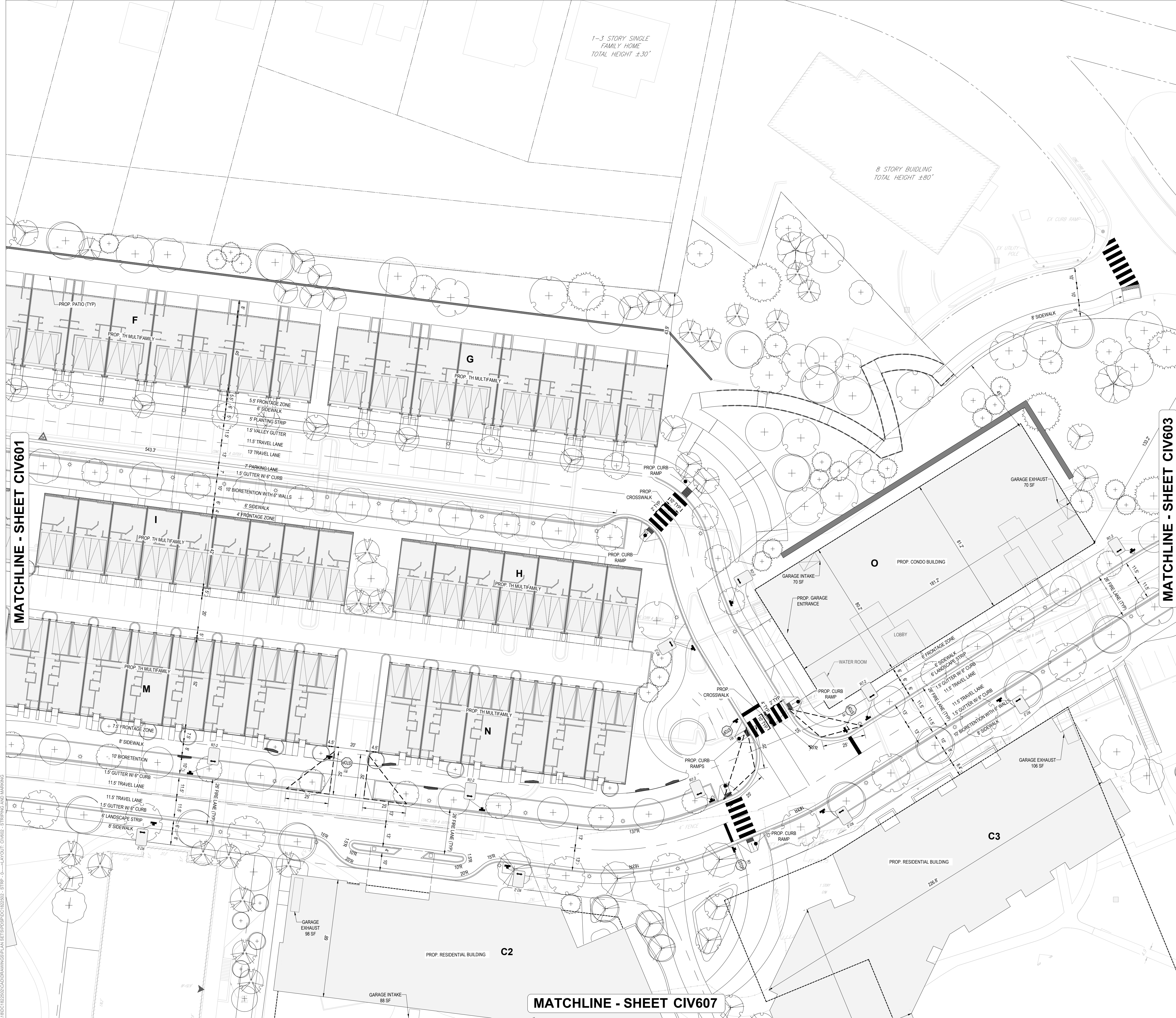
LEGEND:



SIGHT TRIANGLES

1-3 STORY SINGLE
FAMILY HOME
TOTAL HEIGHT ±30'

8 STORY BUILDING
TOTAL HEIGHT ±80'



MATCHLINE - SHEET CIV601

MATCHLINE - SHEET CIV603

MATCHLINE - SHEET CIV607

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

Key Plan

ISSUE NO.	DATE

Revisions

NO.	DATE

STRIPING AND MARKING PLAN

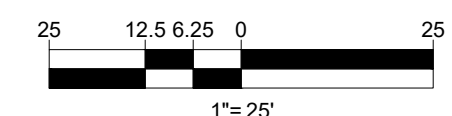
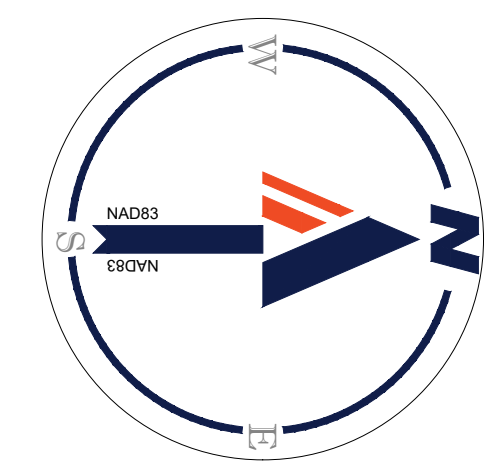
ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

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

DRAWING NO.
CIV602

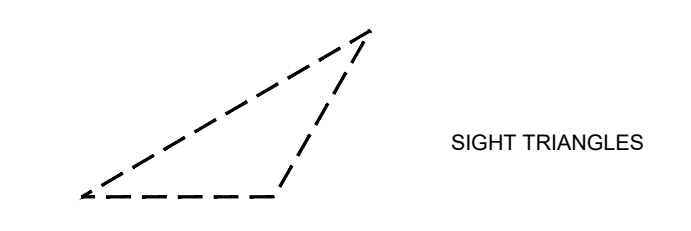


JUL 18, 2024
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KEY MAP
SCALE: 1" = 800'

LEGEND:



SIGHT TRIANGLES

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

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

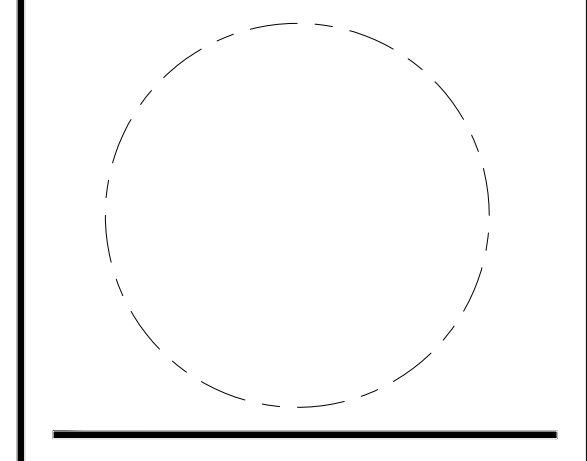
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

ISSUE NO.	DATE

Revisions

NO.	DATE
▲	
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▲	



STRIPING AND MARKING PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

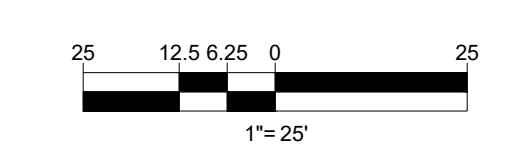
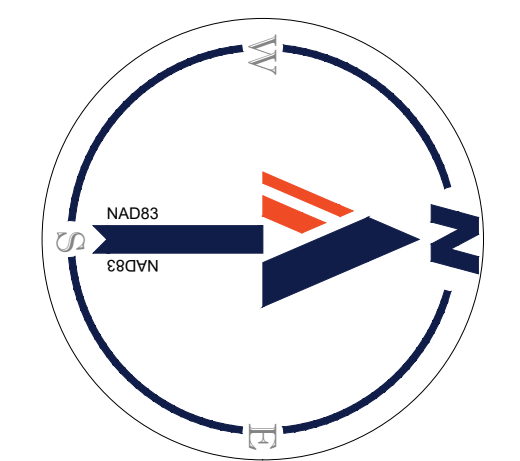
DATE
07/22/2024

APPROVED
CM, MO, SN

SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.
CIV603



MATCHLINE - SHEET CIV602

MATCHLINE - SHEET CIV603

MATCHLINE - SHEET CIV608

JUL 18, 2024
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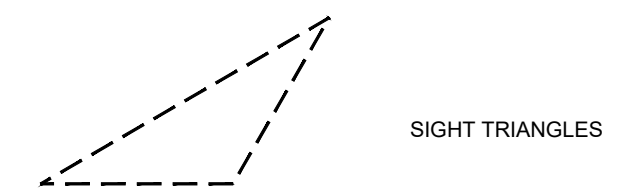
#1400 S. JOYCE STREET
16 STORY BRICK FRAME
WITH 130 SPACE GARAGE
"PHOTONIC HOUSE"
4,332,976 S.F.
UNIT COUNT: 647



KEY MAP

SCALE: 1" = 800'

LEGEND:



SIGHT TRIANGLES



15 STORY BUILDING
TOTAL HEIGHT ±135'
USE: MULTIFAMILY

MATCHLINE - SHEET CIV603

MATCHLINE - SHEET CIV605

MATCHLINE - SHEET CIV609

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

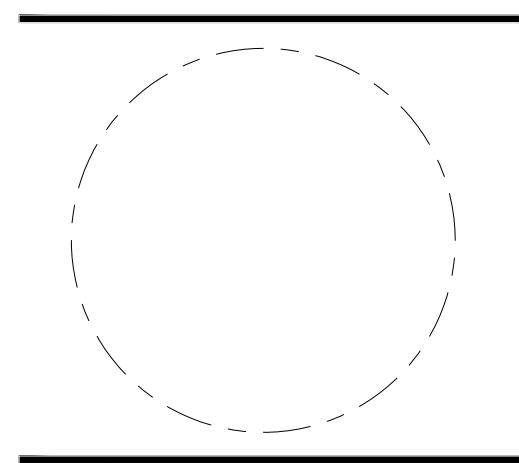
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

ISSUE NO.	DATE

Revisions NO.	DATE



STRIPING AND MARKING PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

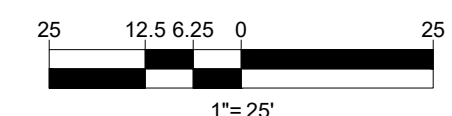
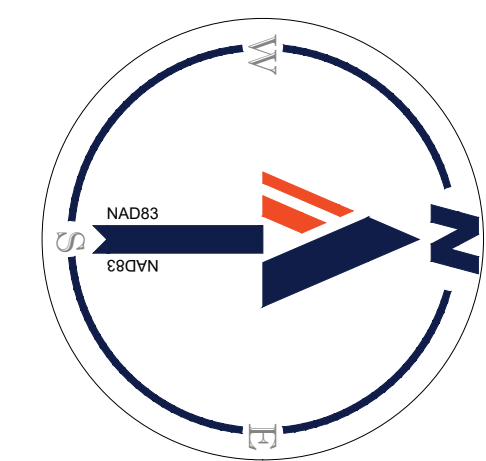
DATE
07/22/2024

SCALE:
AS NOTED

APPROVED
CM, MO, SN

JOB NO.
DC1822502

DRAWING NO.
CIV604



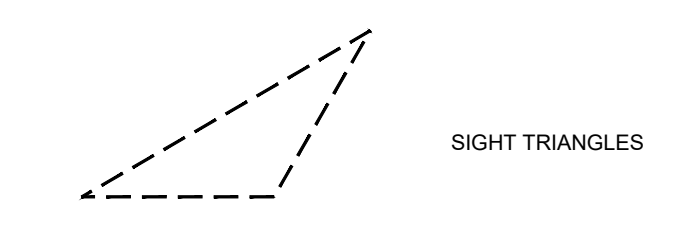
JUL 18, 2024
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JUL 18, 2024
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KEY MAP
 SCALE: 1" = 800'

LEGEND:



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

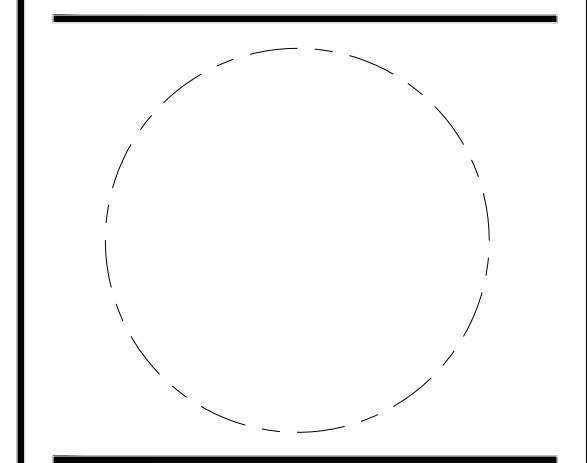
TRAFFIC ENGINEER
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 202.315.5221

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Key Plan

ISSUE NO.	DATE

Revisions NO.	DATE



STRIPING AND MARKING PLAN

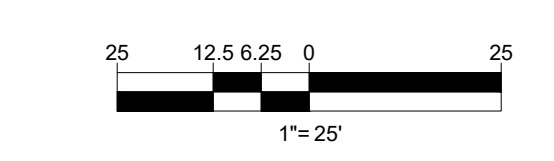
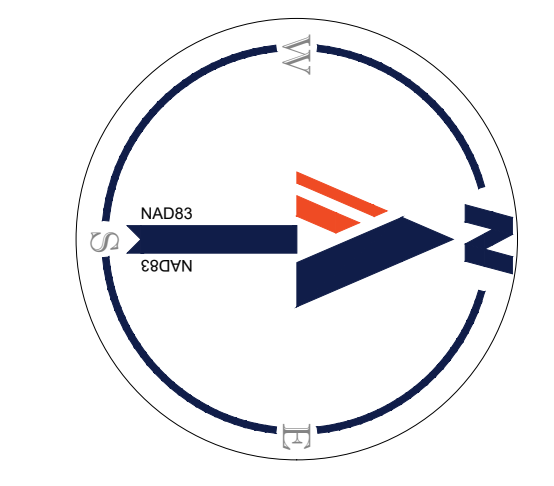
ENGINEER IN CHARGE
 SN

PROJECT MANAGER
 CM

DRAWN
 MK, HG, DR, IL

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

DRAWING NO.
 CIV605

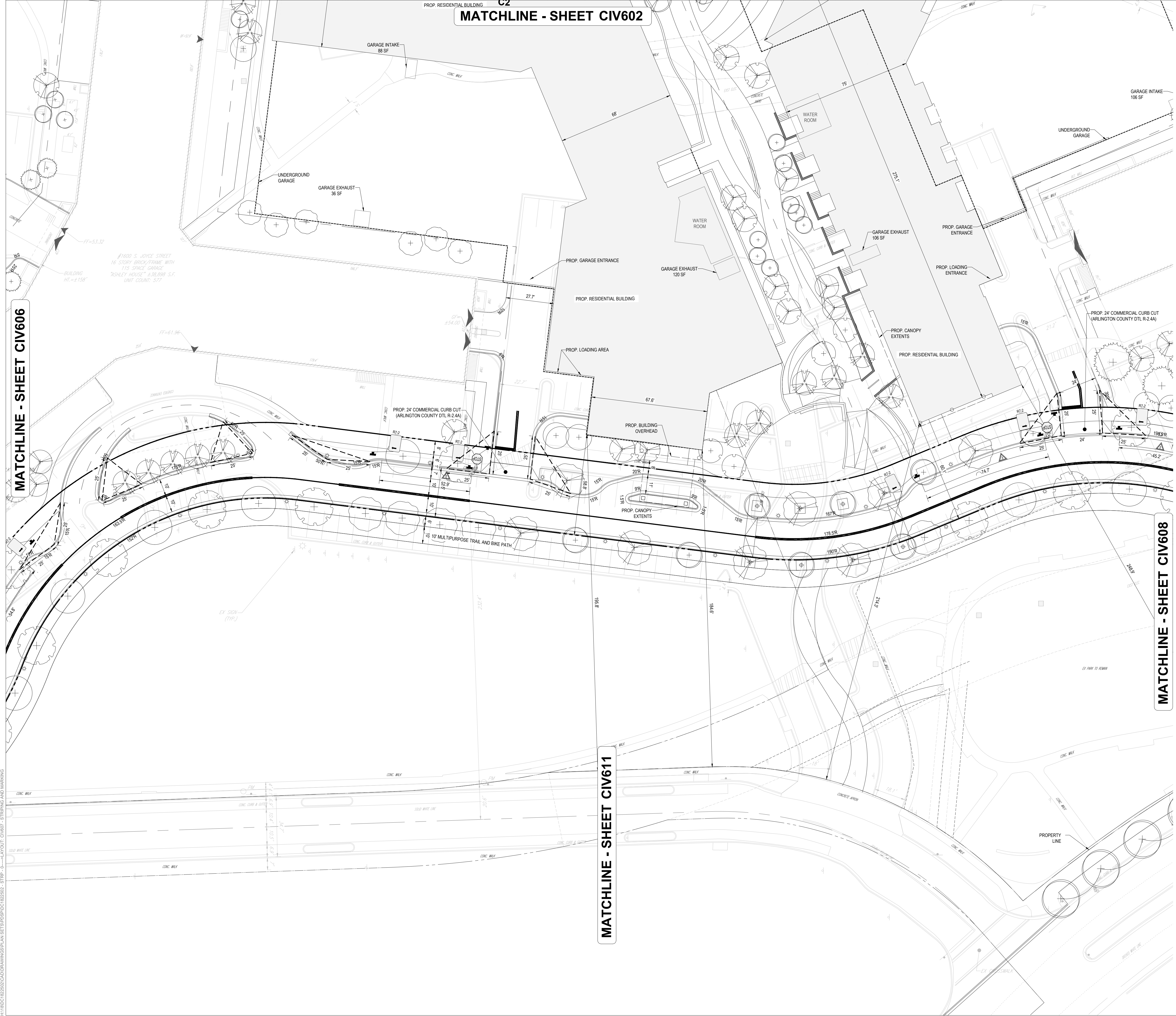


MATCHLINE - SHEET CIV602

MATCHLINE - SHEET CIV606

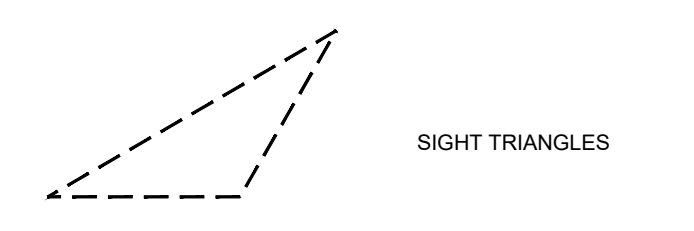
MATCHLINE - SHEET CIV611

MATCHLINE - SHEET CIV608



KEY MAP
SCALE: 1" = 800'

LEGEND:



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

PROJECT STREET NUMBER
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ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

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BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

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202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

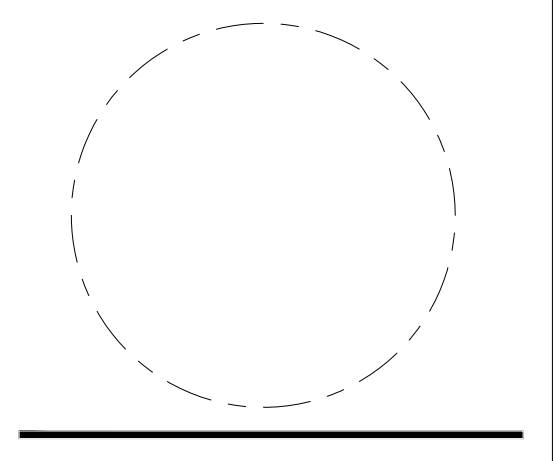
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

ISSUE NO.	DATE

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STRIPING AND MARKING PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

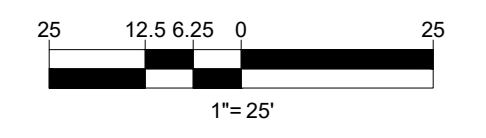
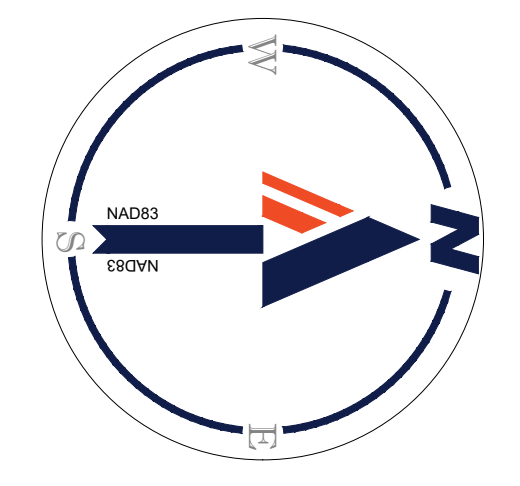
DATE
07/22/2024

SCALE:
AS NOTED

APPROVED
CM, MO, SN

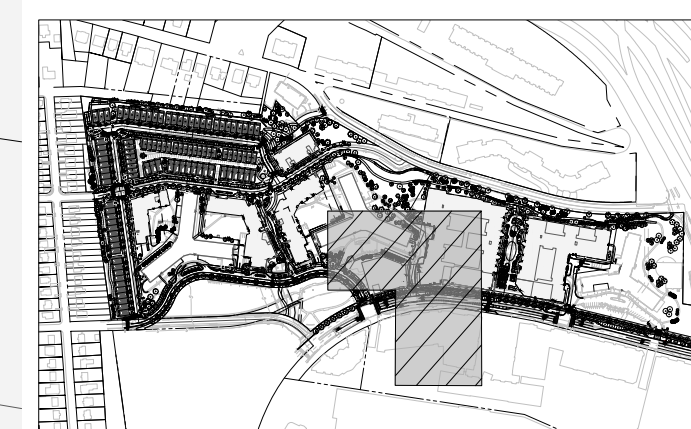
JOB NO.
DC1822502

DRAWING NO.
CIV607



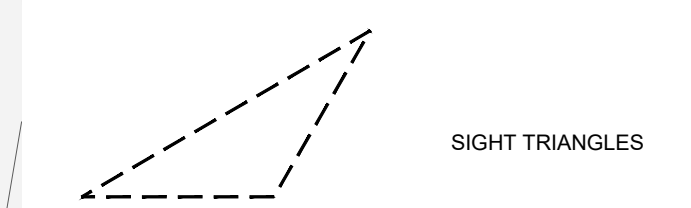
JUL 18, 2024
H:\18DC\1822502\CADD\DRAWINGS\PLAN\SET\SP\DC1822502 - STRIP - 0 - LAYOUT CIV607 - STRIPING AND MARKING

MATCHLINE - SHEET CIV603



SCALE: 1" = 800'

LEGEND:



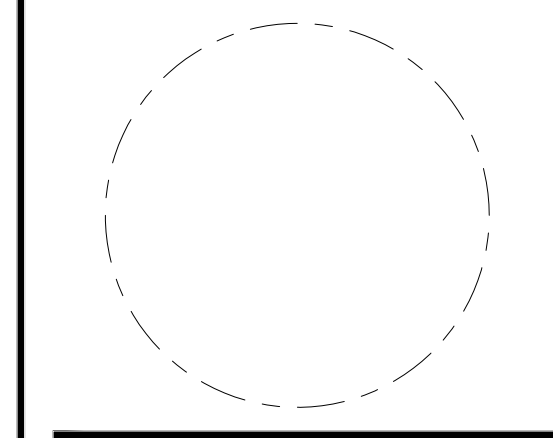
BOHLER DC//
1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

PROJECT STREET NUMBER
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ARLINGTON, VA 22202
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SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
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SUSTAINABLE BUILDING
PARTNERS
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TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

ISSUE NO. DATE

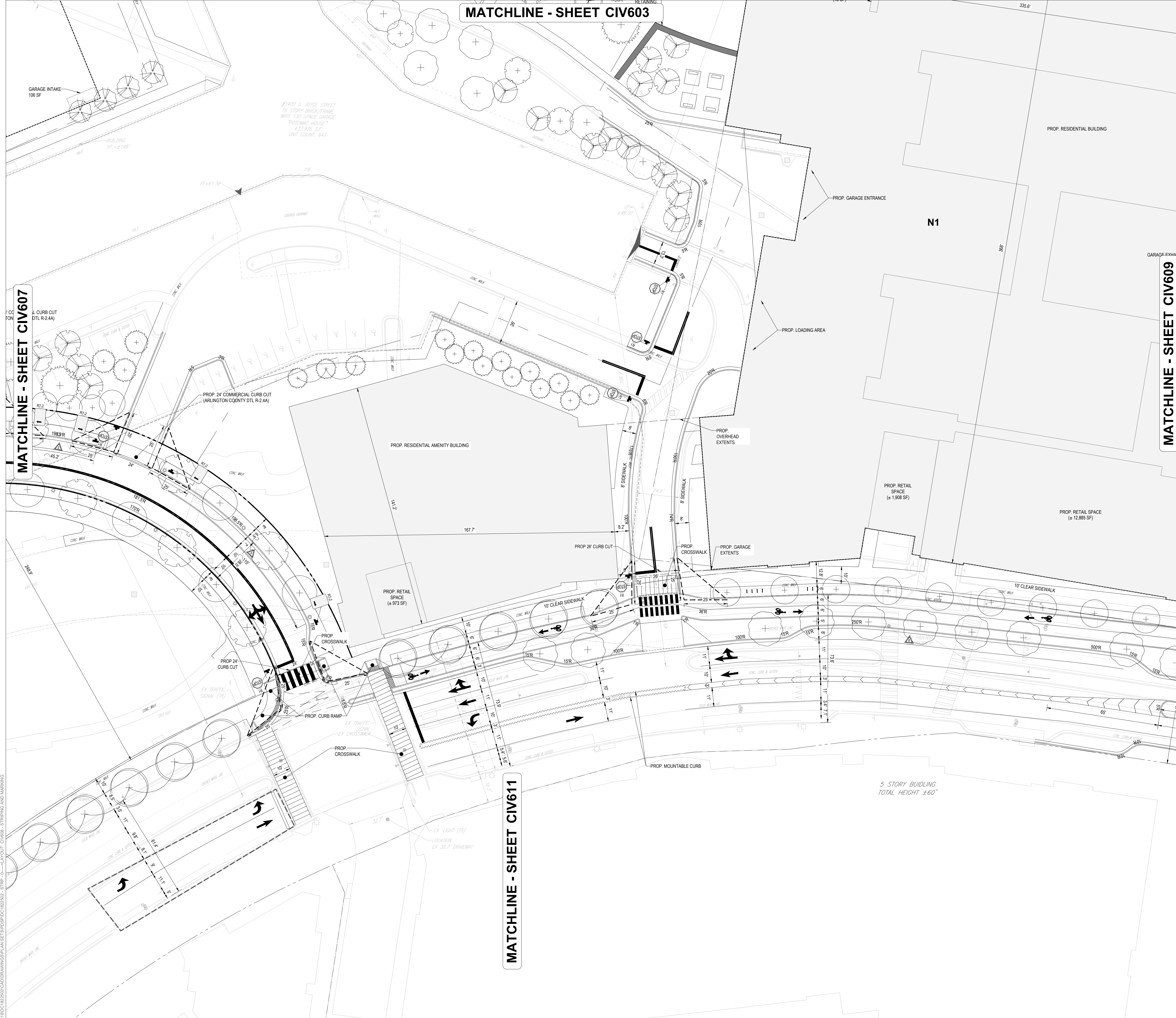
Revisions NO. DATE



STRIPING AND MARKING PLAN

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

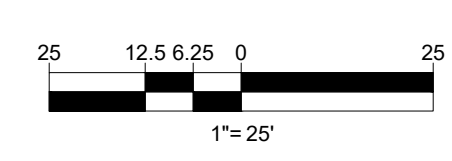
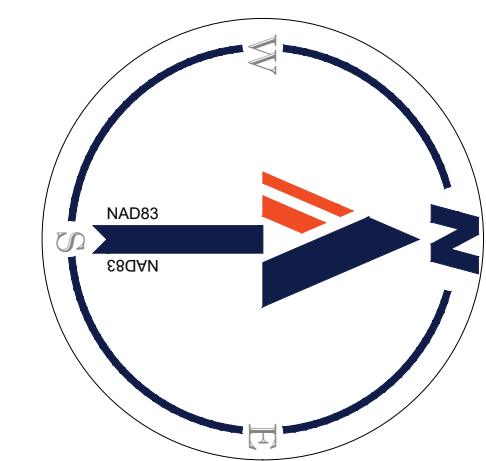
DRAWING NO.
CIV608



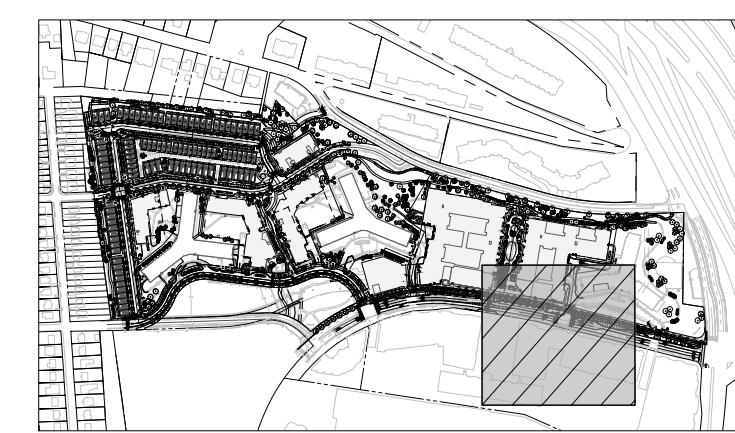
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MATCHLINE - SHEET CIV609

MATCHLINE - SHEET CIV611



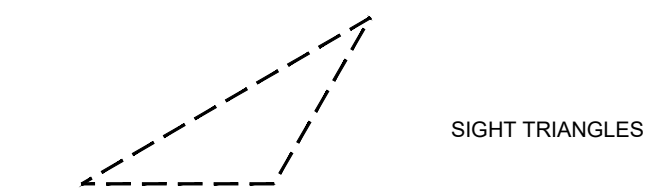
JUL 18, 2024
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KEY MAP

SCALE: 1" = 800'

LEGEND:



SIGHT TRIANGLES

MATCHLINE - SHEET CIV604

MATCHLINE - SHEET CIV610

MATCHLINE - SHEET CIV608



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

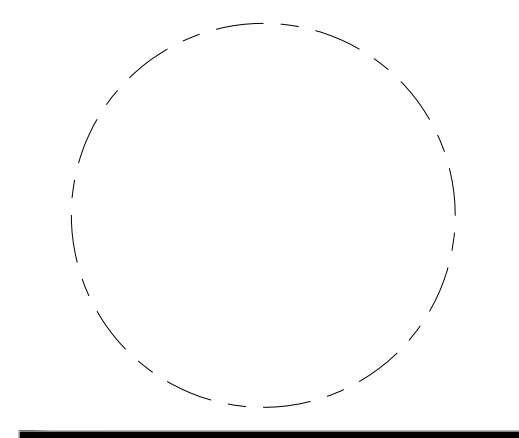
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

ISSUE NO.	DATE

Revisions

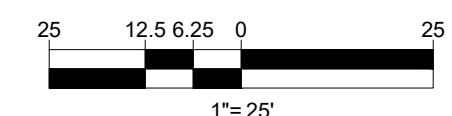
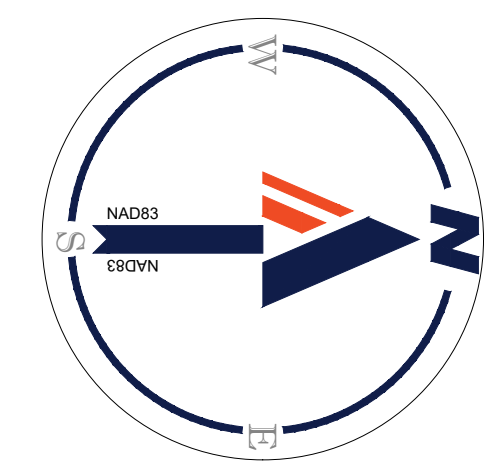
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STRIPING AND MARKING PLAN

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.
CIV609

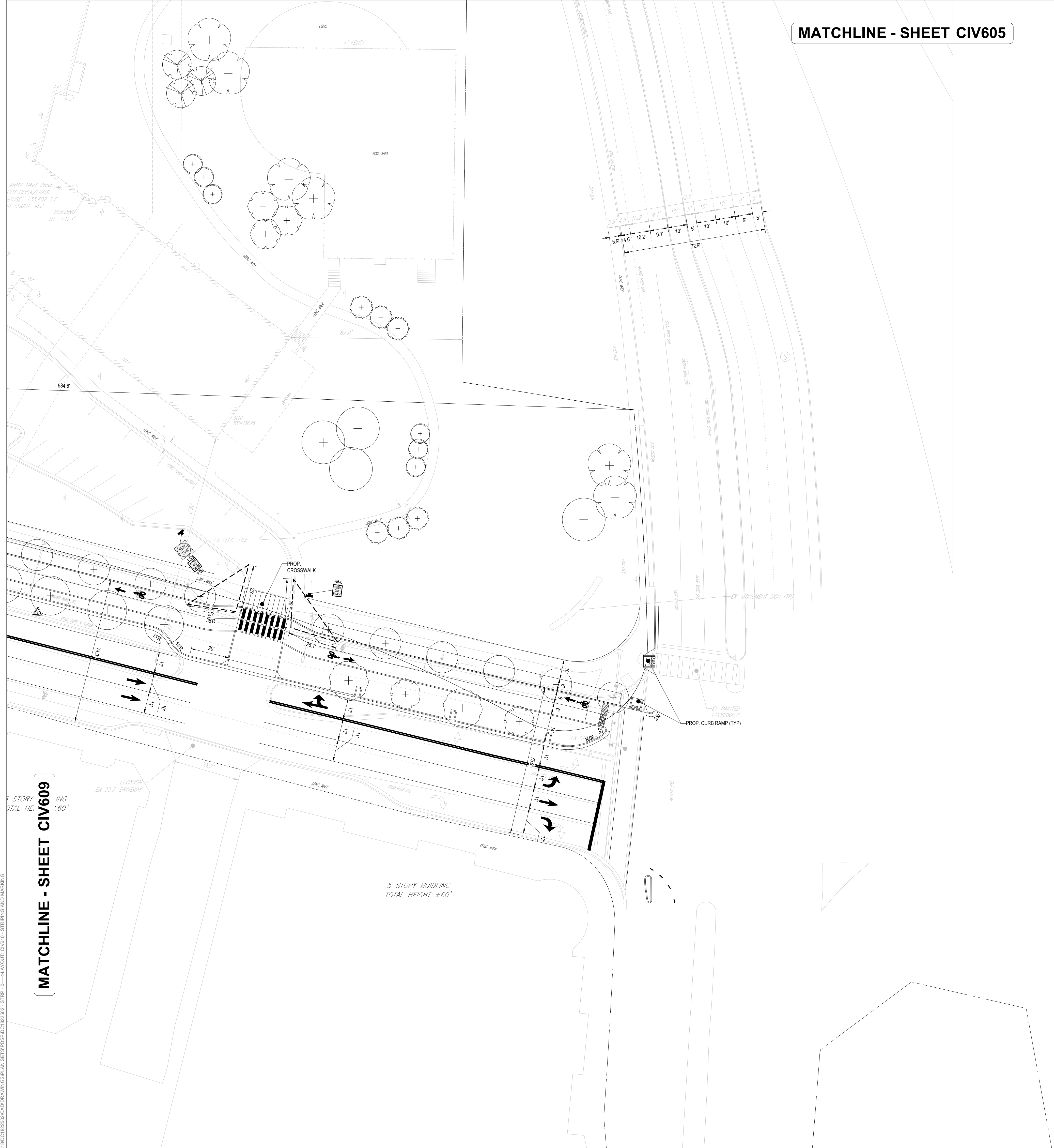


1" = 25'

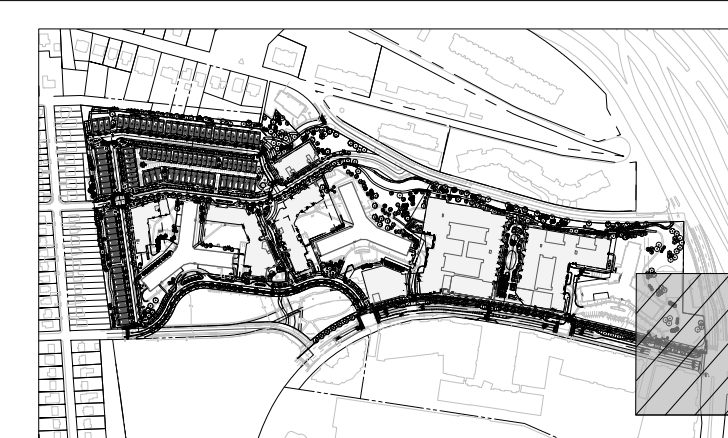
5 STORY BUILDING
TOTAL HEIGHT ±60'

5 STORY BUILDING
TOTAL HEIGHT ±60'

MATCHLINE - SHEET CIV605

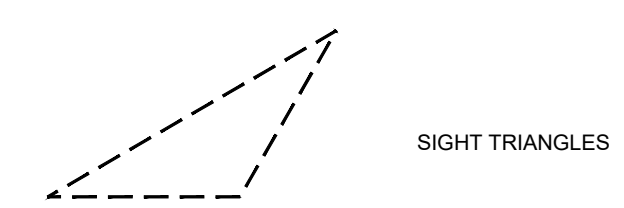


MATCHLINE - SHEET CIV609



KEY MAP
SCALE: 1" = 800'

LEGEND:



BOHLER DC//

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

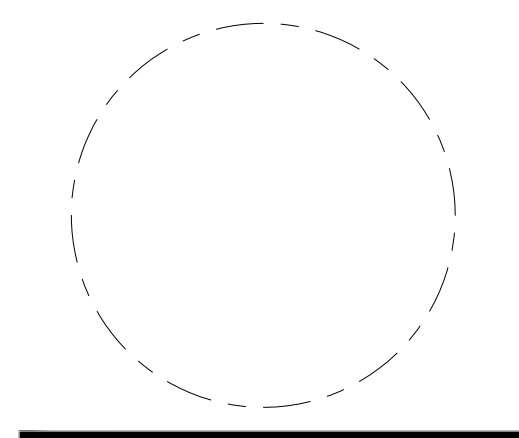
- PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
- OWNER / DEVELOPER
JBG SMITH
240.333.3600
- CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
- SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800
- CIVIL ENGINEER
BOHLER DC
202.524.5700
- LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
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

Key Plan

ISSUE NO. DATE

Revisions NO. DATE

- ▲
- ▲
- ▲
- ▲
- ▲



STRIPING AND MARKING PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

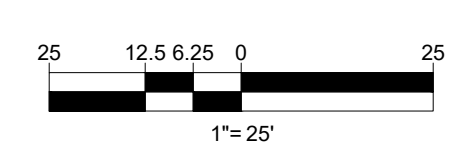
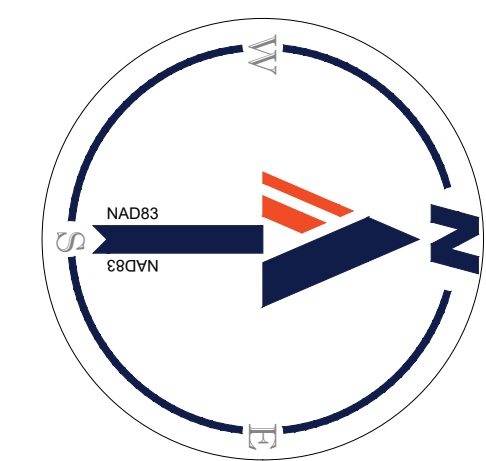
DATE
07/22/2024

APPROVED
CM, MO, SN

SCALE:
AS NOTED

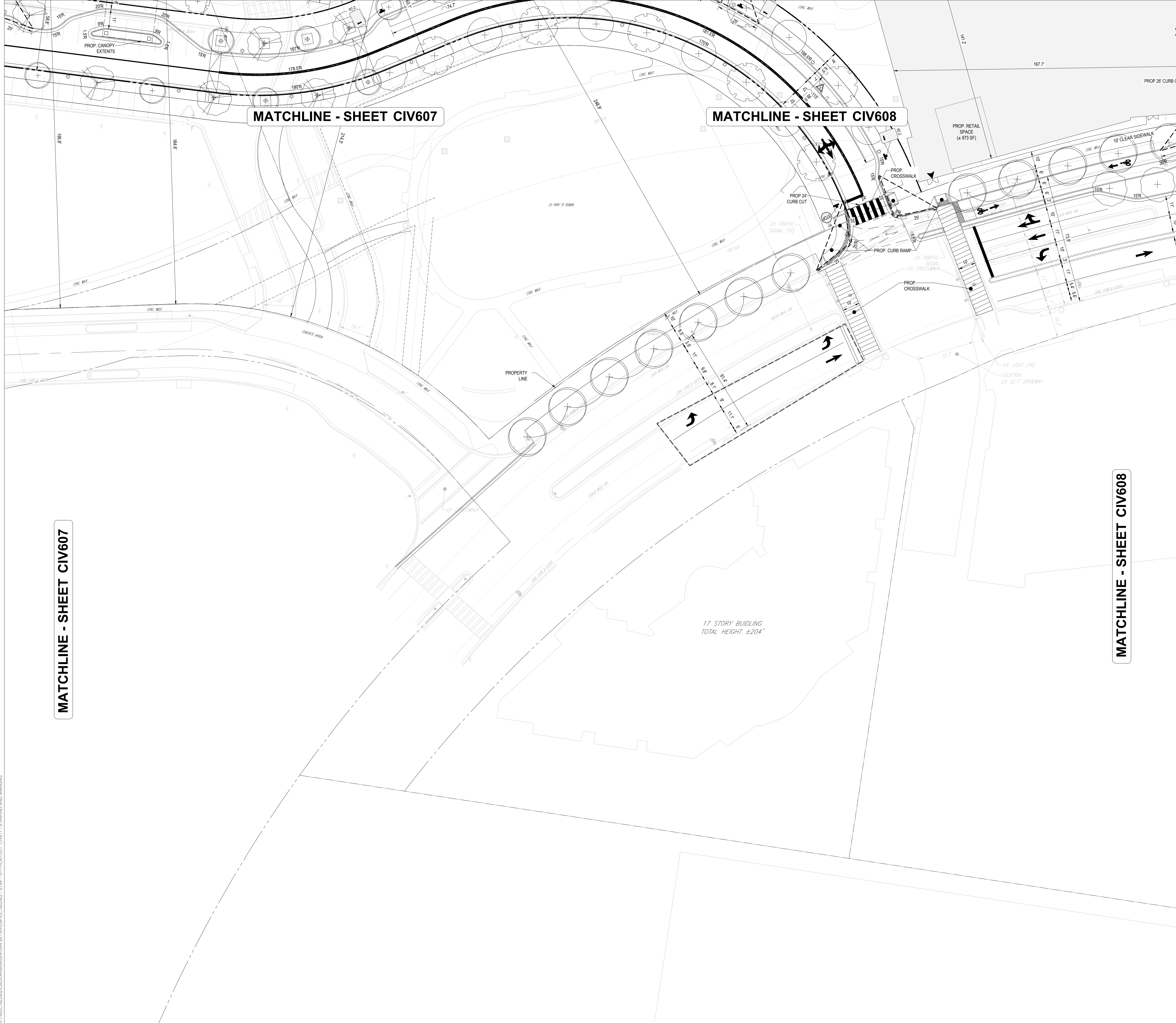
JOB NO.
DC1822502

DRAWING NO.
CIV610

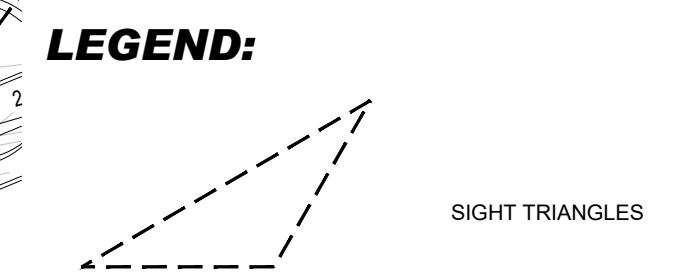


JUL 18, 2024
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JUL 18, 2024
H:\1822502\CAD\DRAWINGS\PLAN SET\SPSP\DC1822502 - STRIP - 0 - LAYOUT CIV611 - STRIPING AND MARKING



KEY MAP
SCALE: 1" = 800'



LEGEND:

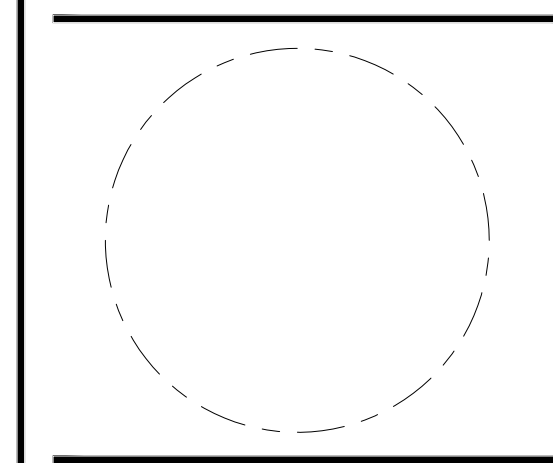
BOHLER DC
1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

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

Key Plan

ISSUE
NO. DATE

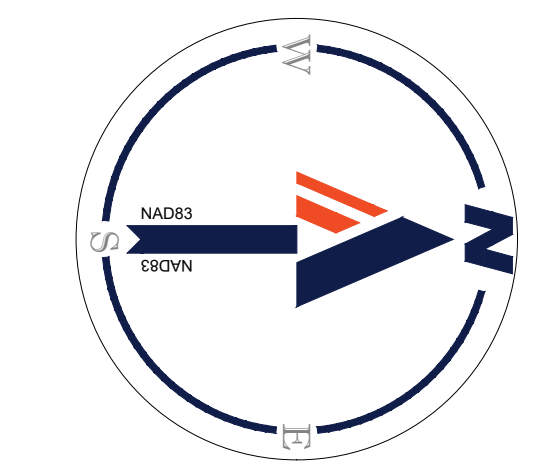
Revisions
NO. DATE



STRIPING AND MARKING PLAN

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

DRAWING NO.
CIV611



25 12.5 6.25 0 25
1" = 25'

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

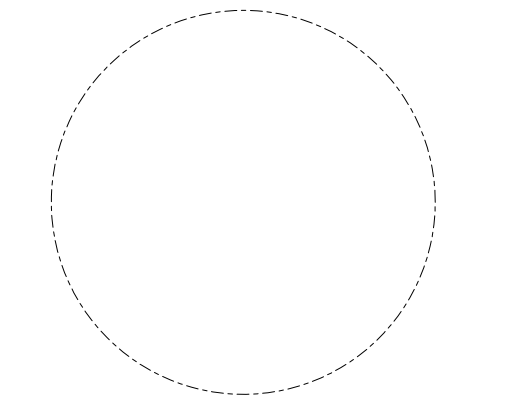
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan 

ISSUE NO. DATE

Revisions NO. DATE

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OVERALL FIRE MARSHAL PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

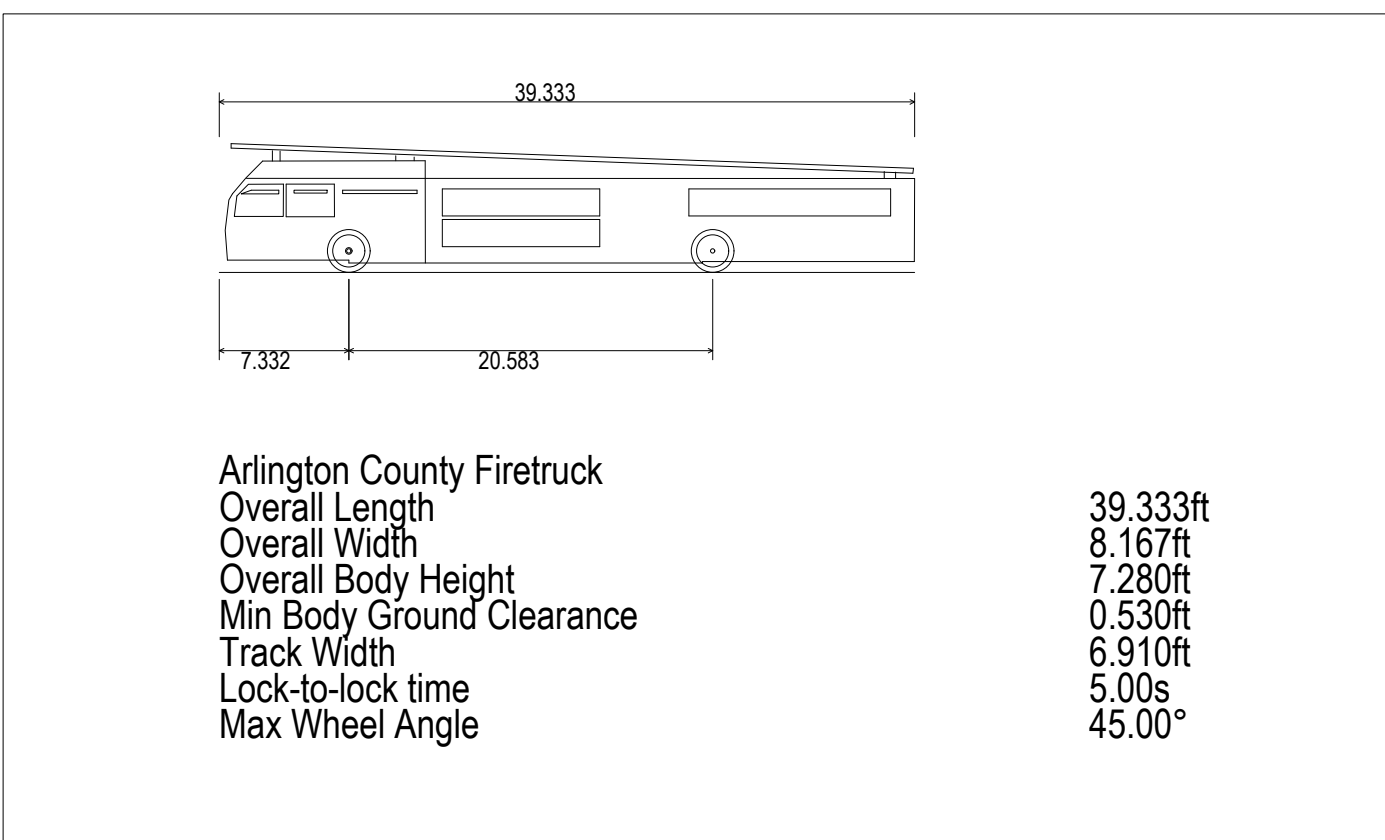
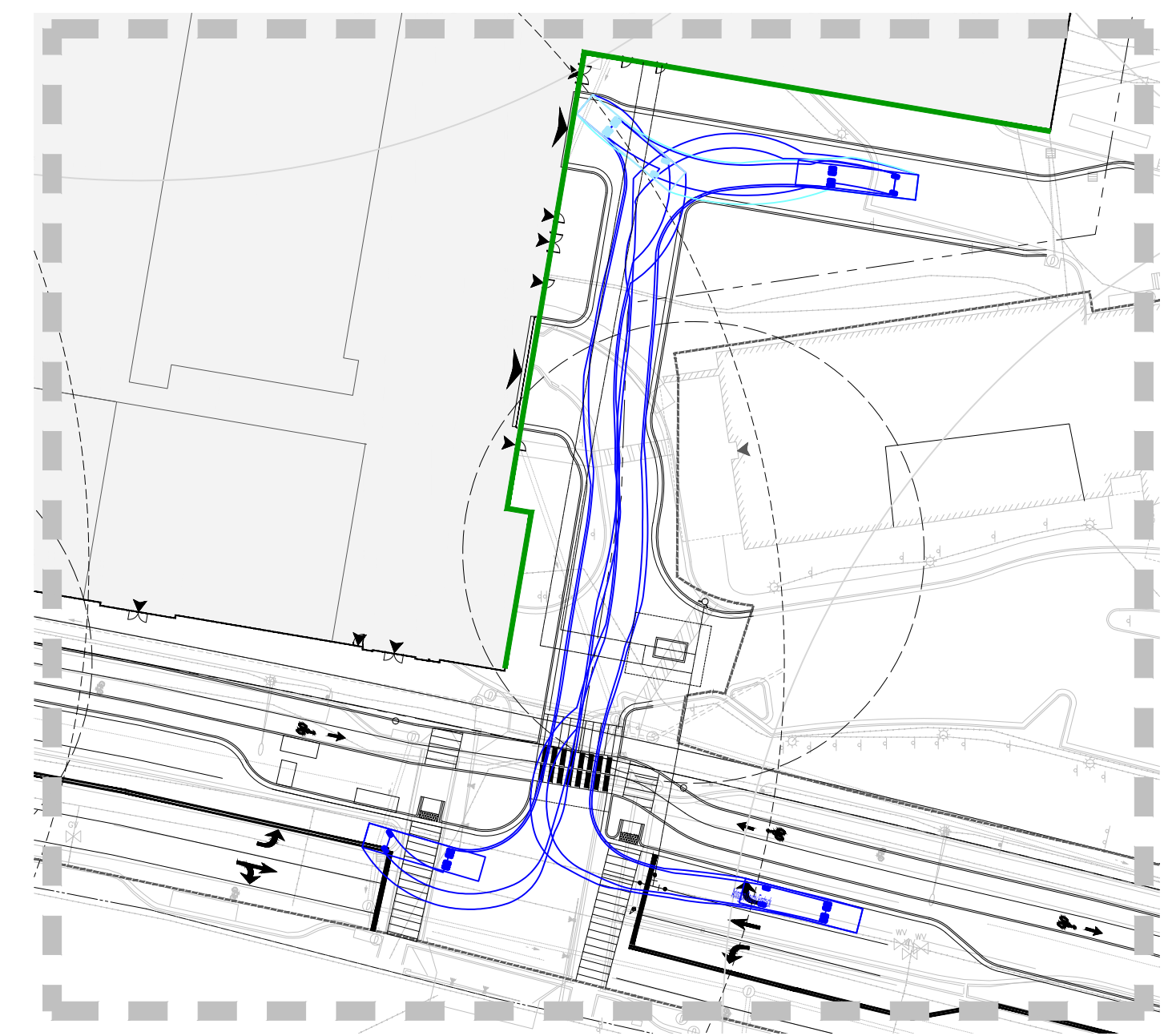
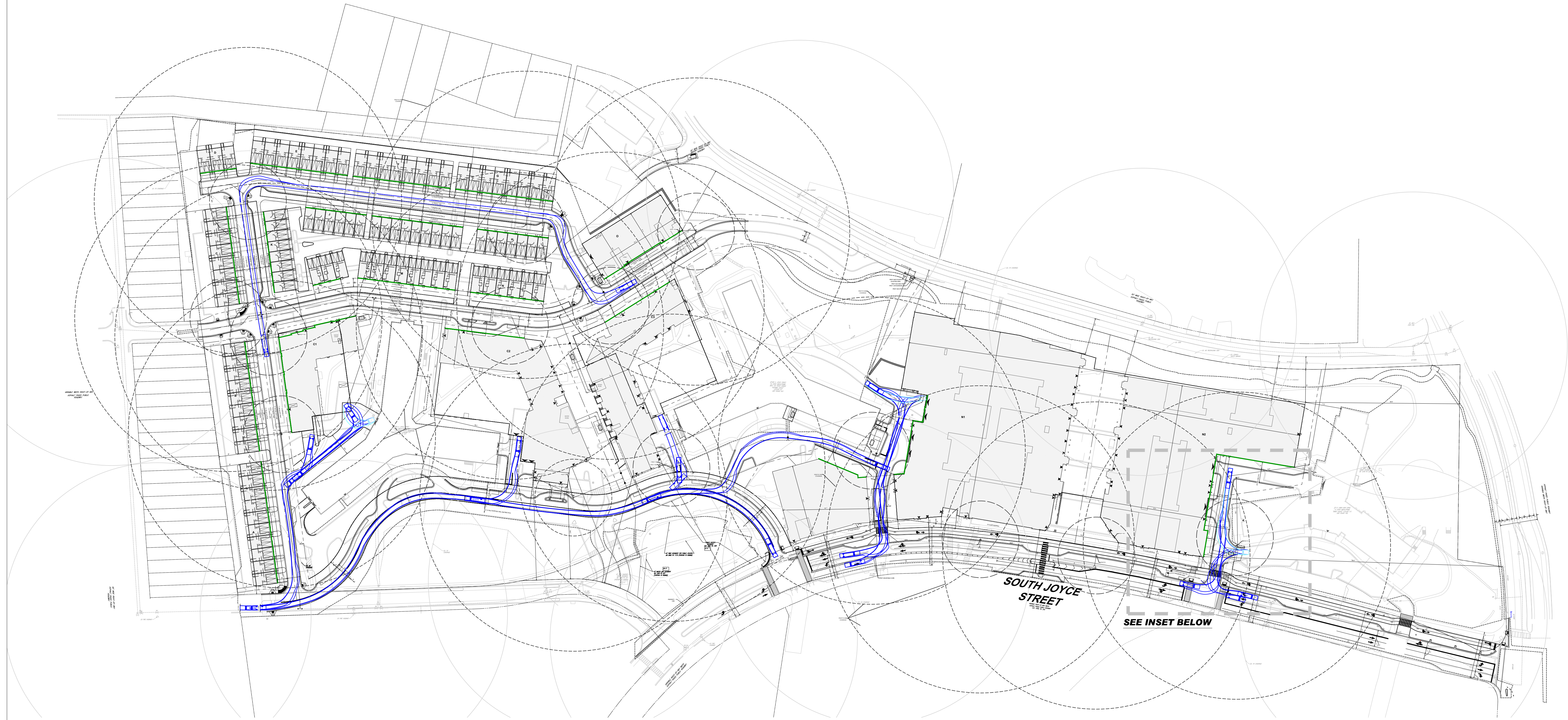
DATE
07/22/2024

SCALE:
AS NOTED



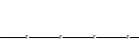




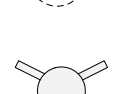

APPROVED
CM, MO, SN

JOB NO.
DC1822502

DRAWING NO.
CIV612

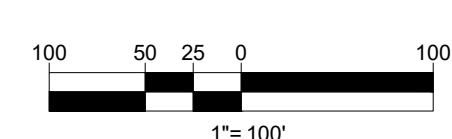
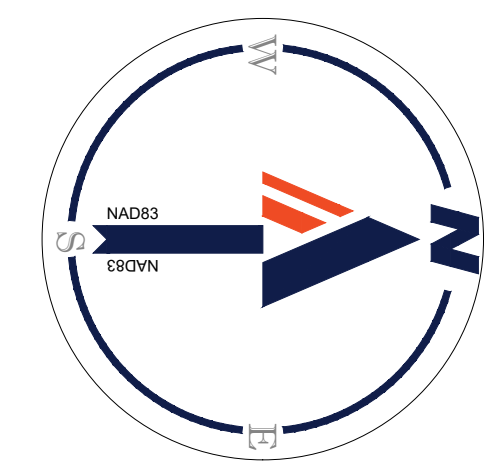


LEGEND:

-  EXISTING WATER MAIN
-  PROPOSED WATER MAIN
-  PROPOSED FIRE LATERAL
-  PROPOSED AERIAL ACCESS FRONTAGE
-  EXISTING FIRE HYDRANT COVERAGE
-  PROPOSED FIRE HYDRANT 300' COVERAGE
-  PROPOSED 75' RADI FROM FIRE HYDRANT TO FIRE DEPARTMENT CONNECTION
-  PROPOSED FIRE HYDRANT
-  PROPOSED FIRE DEPARTMENT CONNECTION

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.



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

Key Plan 


ISSUE NO.	DATE

Revisions NO.	DATE



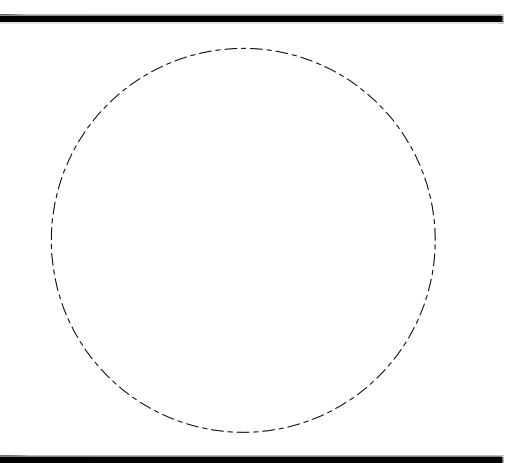












OVERALL FIRE MARSHAL PLAN

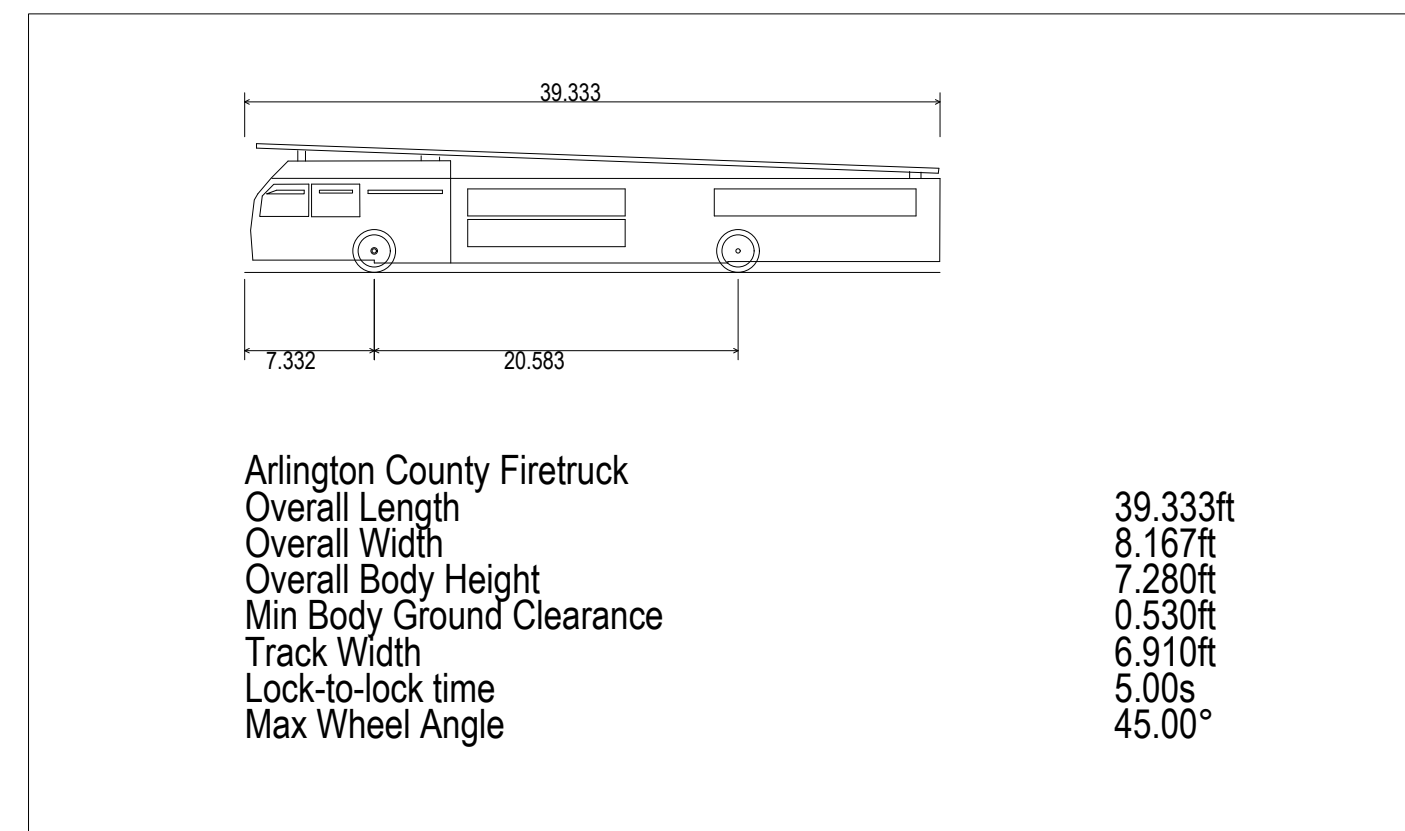
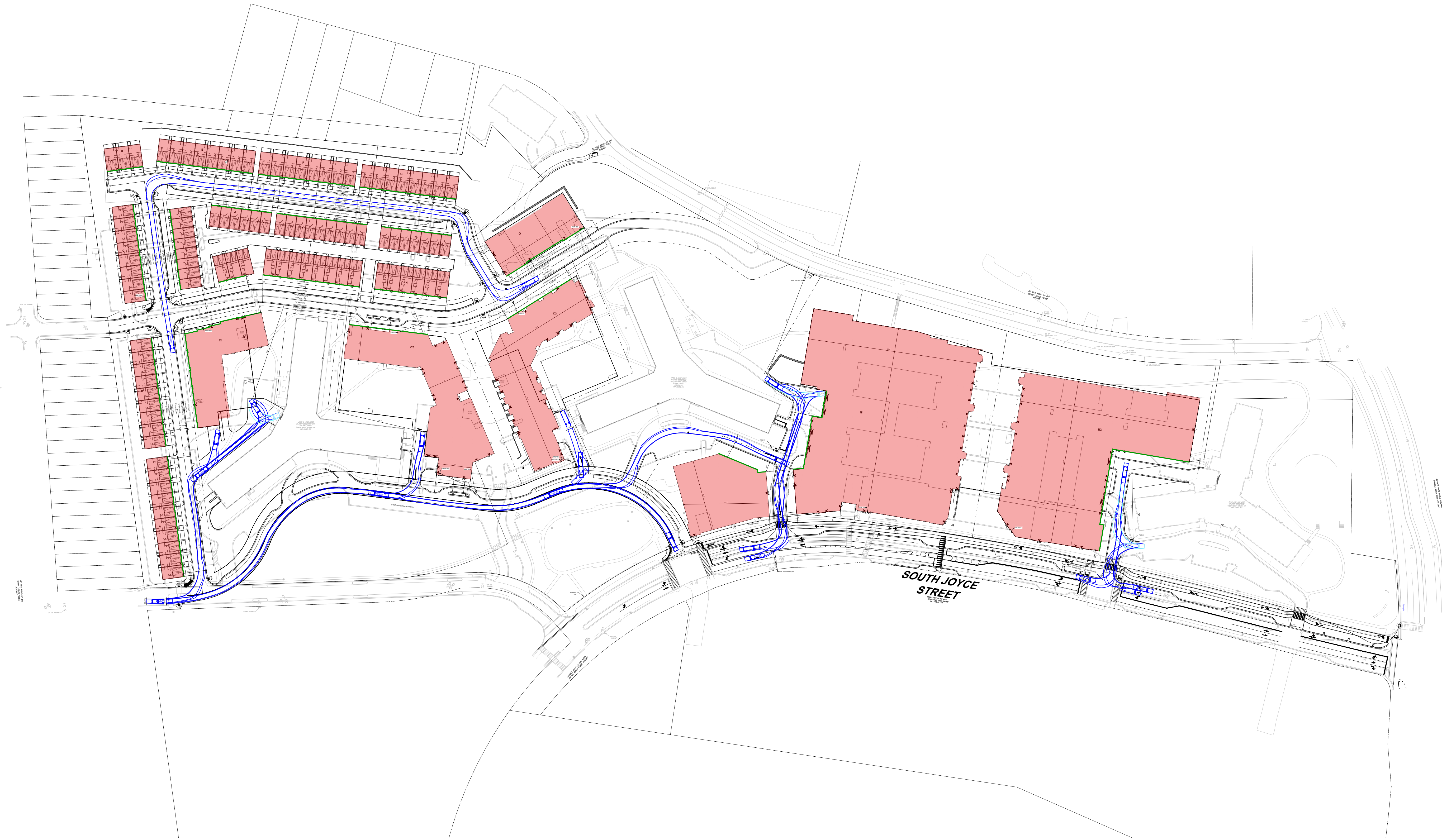
ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

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



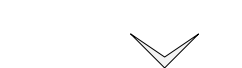

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CIV612A

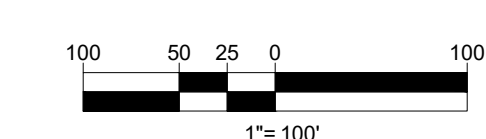
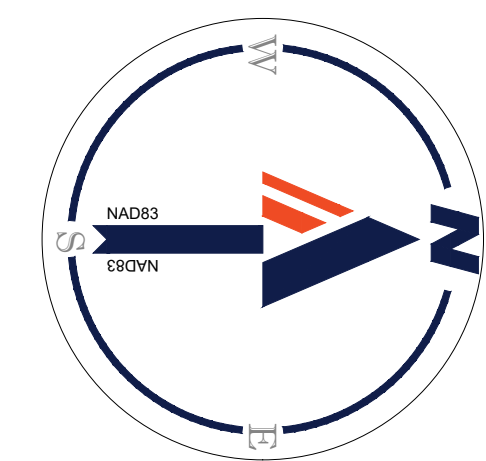


NOTES:

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.

LEGEND:

-  PROPOSED AERIAL ACCESS FRONTAGE
-  PROPOSED FIRE HYDRANT
-  PROPOSED FIRE DEPARTMENT CONNECTION
-  AERIAL ACCESS REQUIRED (BLDG 30' OR GREATER HEIGHT ABOVE AVERAGE GRADE PLANE)





KEY MAP
SCALE: 1" = 800'

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

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

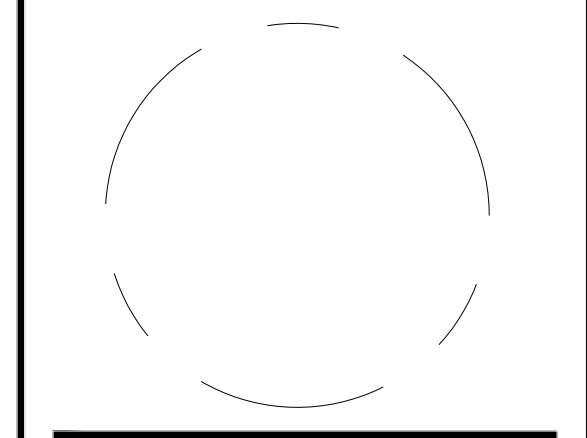
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

ISSUE NO. DATE

Revisions NO. DATE

- ▲
- ▲
- ▲
- ▲
- ▲



FIRE MARSHAL PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE
07/22/2024

SCALE:
AS NOTED

APPROVED
CM, MO, SN

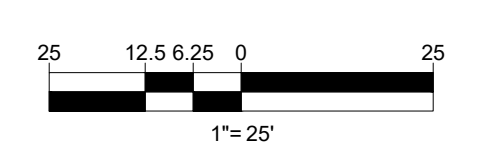
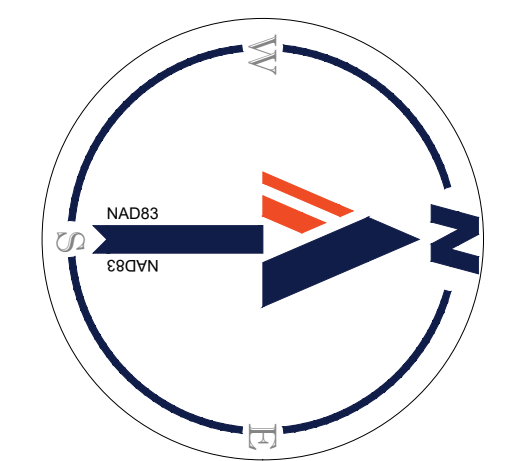
JOB NO.
DC1822502

DRAWING NO.
CIV613



MATCHLINE - SHEET CIV618

MATCHLINE - SHEET CIV614



JUL 18, 2024
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KEY MAP
SCALE: 1" = 800'

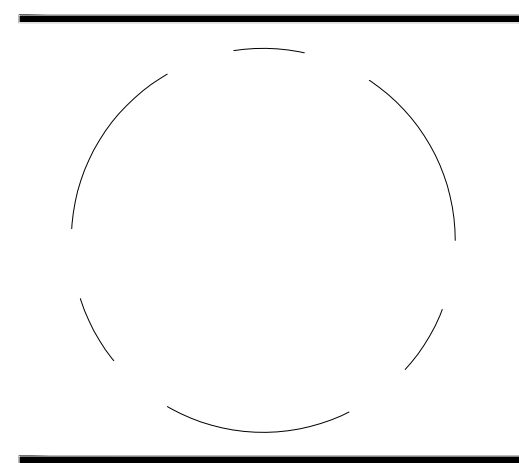
BOHLER DC//
1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

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
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202.695.8056
ATTORNEY
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202.344.4000
SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890
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NELSON NYGAARD
202.315.5221
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Key Plan

ISSUE NO. DATE

Revisions NO. DATE



FIRE MARSHAL PLAN

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

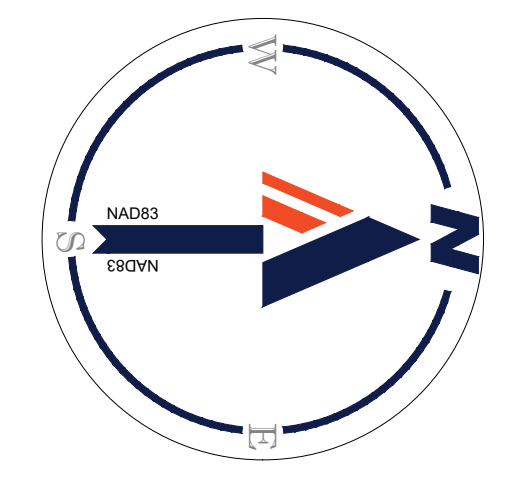
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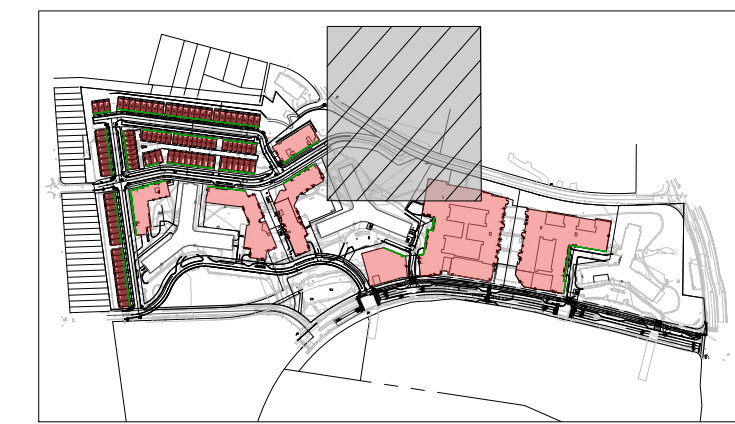
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MATCHLINE - SHEET CIV615

MATCHLINE - SHEET CIV619



04.16.2024
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KEY MAP

SCALE: 1" = 800'

BOHLER DC//

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

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

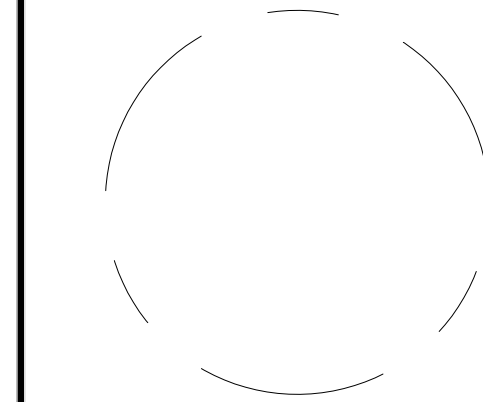
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan 

ISSUE NO.	DATE

Revisions NO.	DATE
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FIRE MARSHAL PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

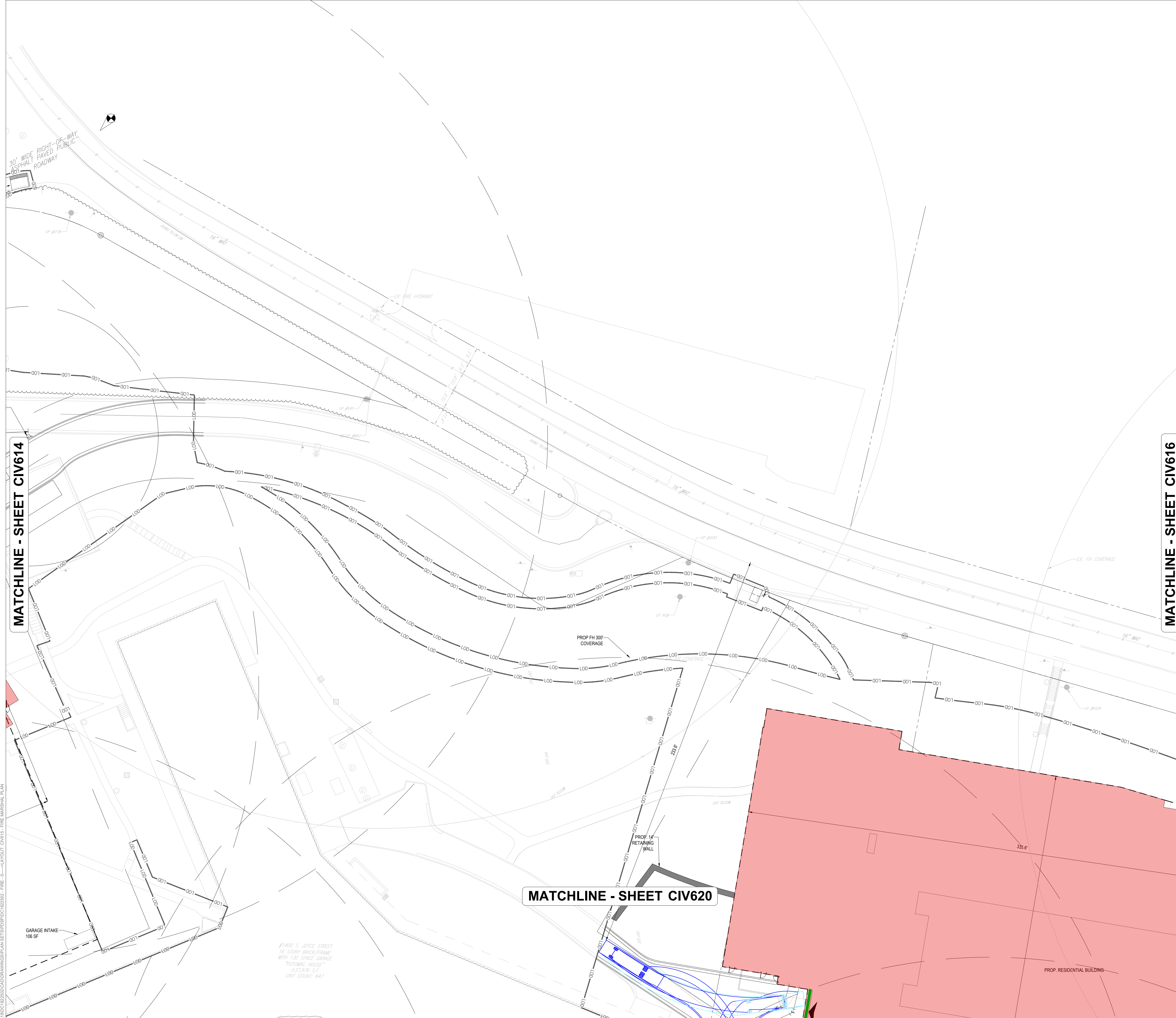
DATE
07/22/2024

SCALE:
AS NOTED

APPROVED
CM, MO, SN

JOB NO.
DC1822502

DRAWING NO.
CIV615



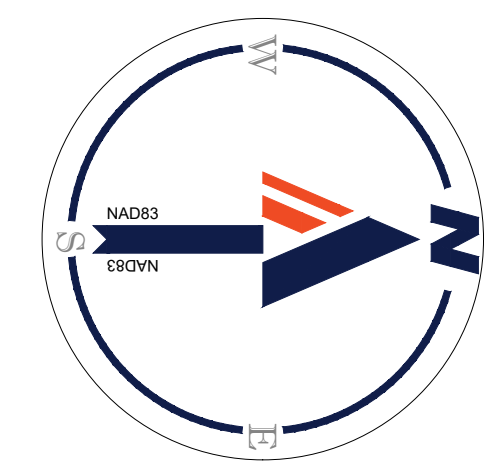
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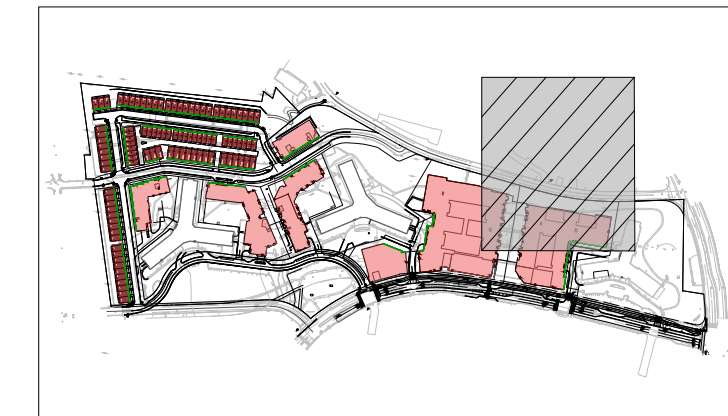
MATCHLINE - SHEET CIV620

#1400 S. JOYCE STREET
16 STORY BRICK FRAME
WITH 130 SPACE GARAGE
"POTOMAC HOUSE"
4,33,976 S.F.
UNIT COUNT: 647

JUL 18, 2024
H:\1800\1822502\CADD\DRAWINGS\PLAN\SET\SP01\DC1822502 - FIRE - 0 - LAYOUT CIV615 - FIRE MARSHAL PLAN



1" = 25'



KEY MAP
SCALE: 1" = 800'

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

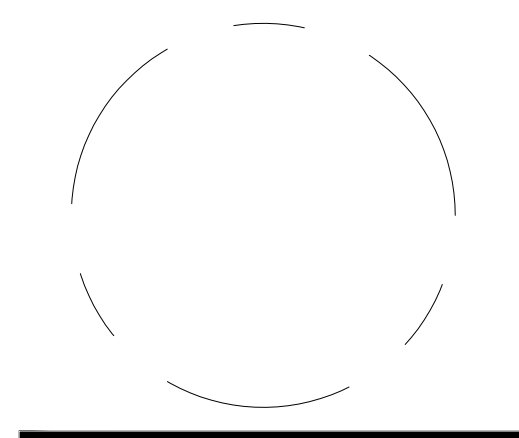
PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800
CIVIL ENGINEER
BOHLER DC
202.524.5700
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056
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

Key Plan

ISSUE NO. DATE

Revisions NO. DATE

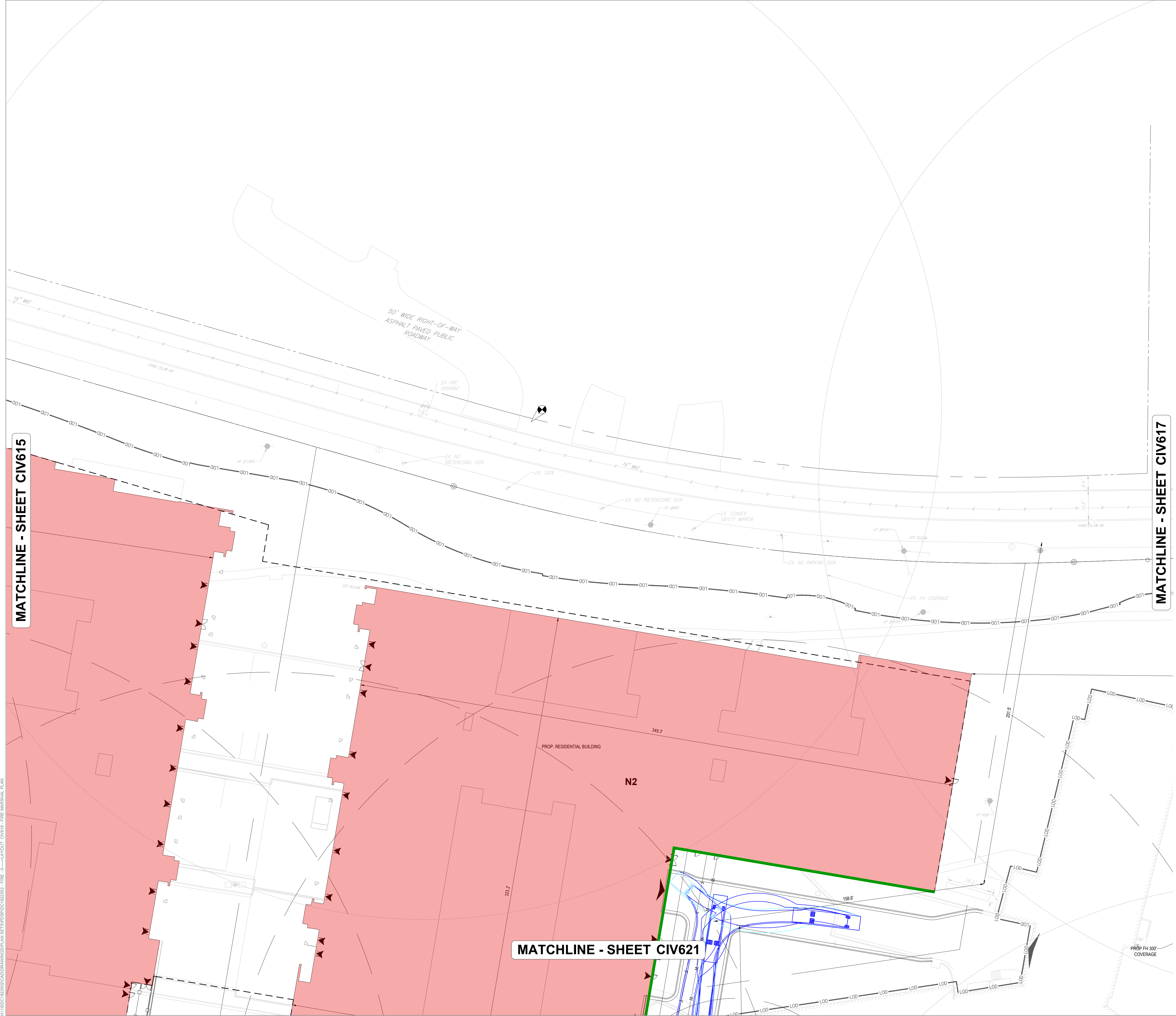
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FIRE MARSHAL PLAN

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

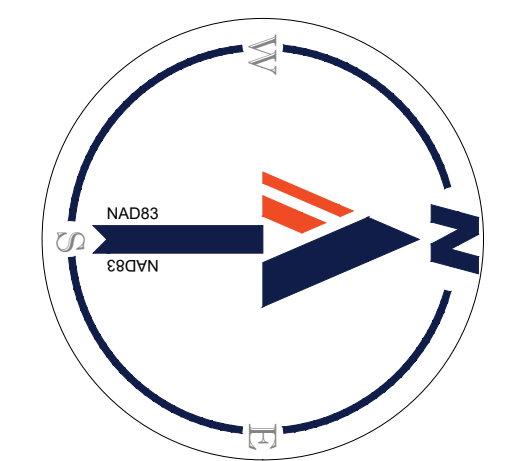
DRAWING NO.
CIV616



MATCHLINE - SHEET CIV615

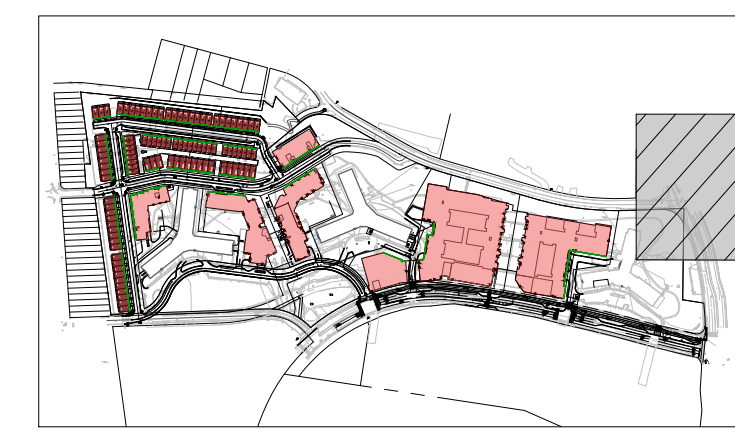
MATCHLINE - SHEET CIV617

MATCHLINE - SHEET CIV621



25 12.5 6.25 0 25
1" = 25'

JUL 18, 2024
H:\18DC\1822502\CADD\DRAWINGS\PLAN\SETS\PSD\DC1822502 - FIRE - 0 - LAYOUT CIV616 - FIRE MARSHAL PLAN



KEY MAP
SCALE: 1" = 800'

BOHLER DC//

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

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

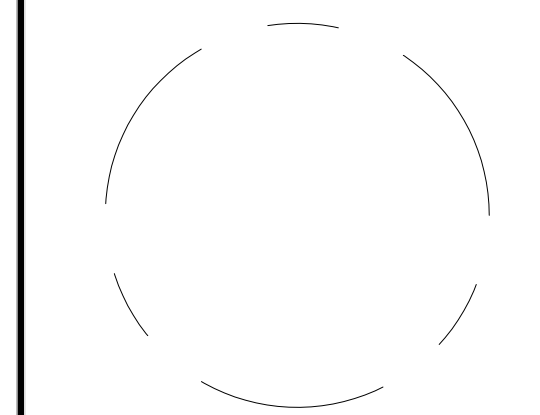
SK + A
301.881.1441

Key Plan

ISSUE NO.	DATE

Revisions NO.	DATE

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- ▲
- ▲
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- ▲



FIRE MARSHAL PLAN

ENGINEER IN CHARGE

SN

PROJECT MANAGER

CM

DRAWN

MK, HG, DR, IL

DATE

07/22/2024

APPROVED

CM, MO, SN

SCALE:

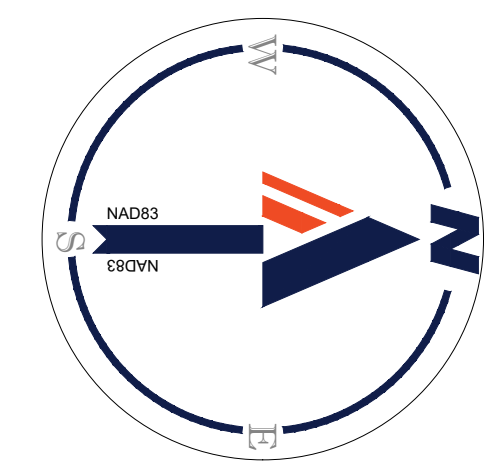
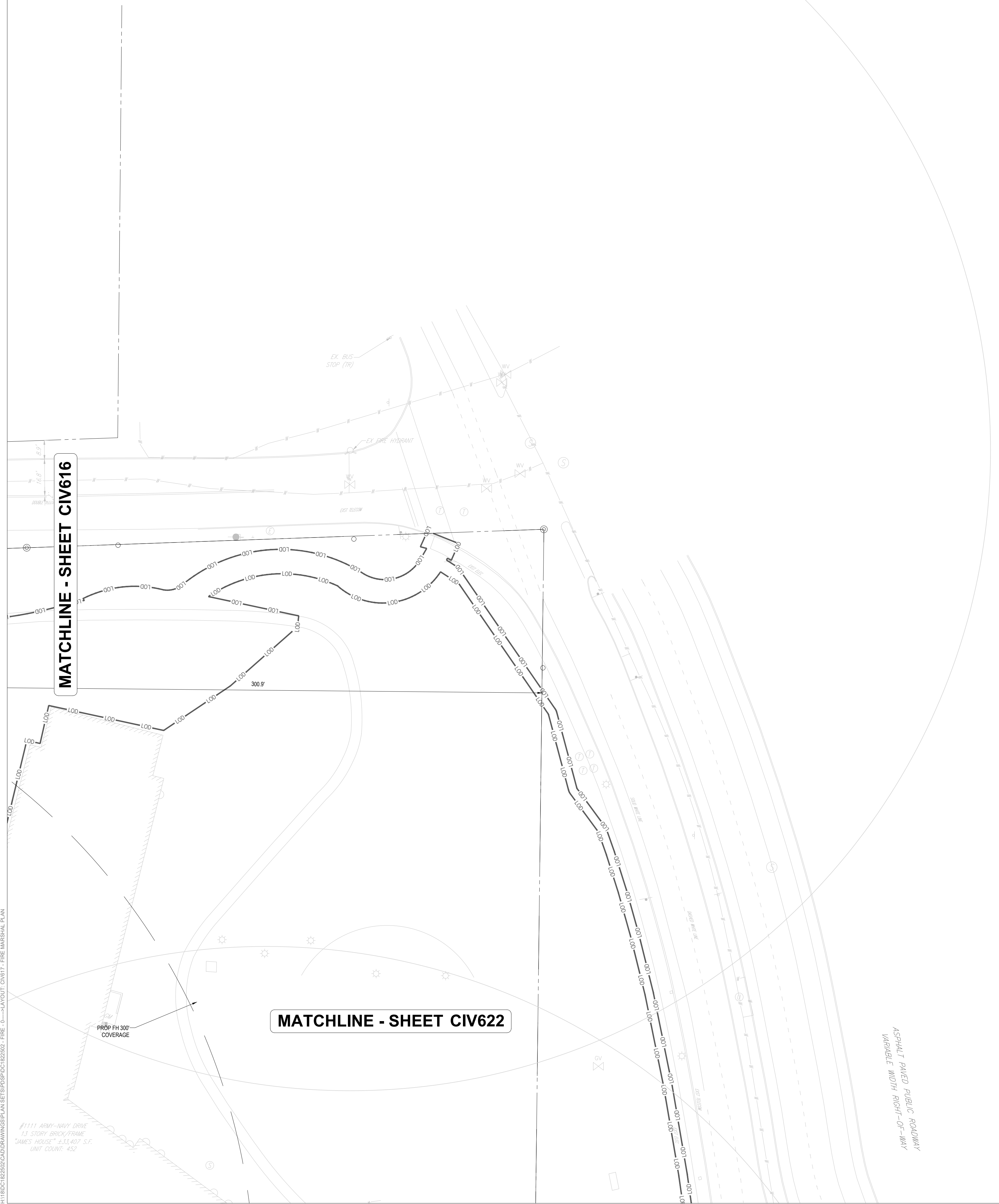
AS NOTED

JOB NO.

DC1822502

DRAWING NO.

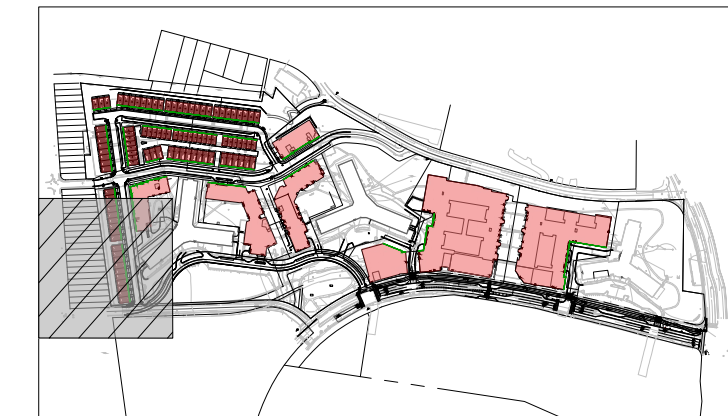
CIV617



25 12.5 6.25 0 25
1" = 25'

JUL 18, 2024
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#1111 ARMY-NAVY DRIVE
13 STORY BRICK/FRAME
"GAMES HOUSE" - 83,407 S.F.
UNIT COUNT: 422



KEY MAP
SCALE: 1" = 800'

BOHLER DC//

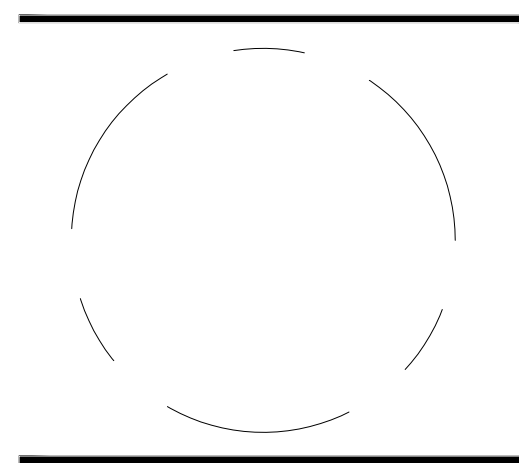
1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

- 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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571.830.1800
- CIVIL ENGINEER
BOHLER DC
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SUSTAINABLE BUILDING
PARTNERS
703.970.2890
- TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221
- STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

ISSUE NO.	DATE

Revisions NO.	DATE



FIRE MARSHAL PLAN

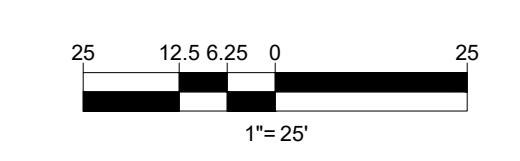
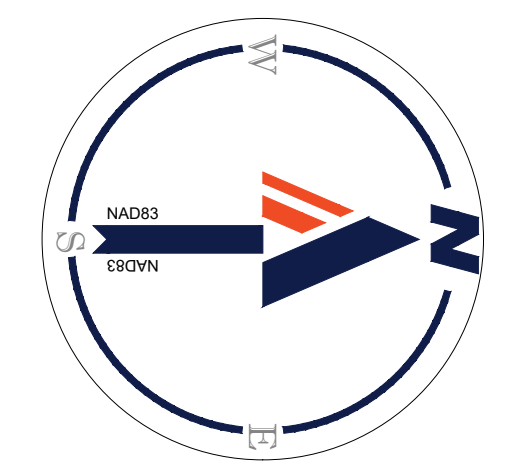
ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

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

DRAWING NO.
CIV618



MATCHLINE - SHEET CIV613

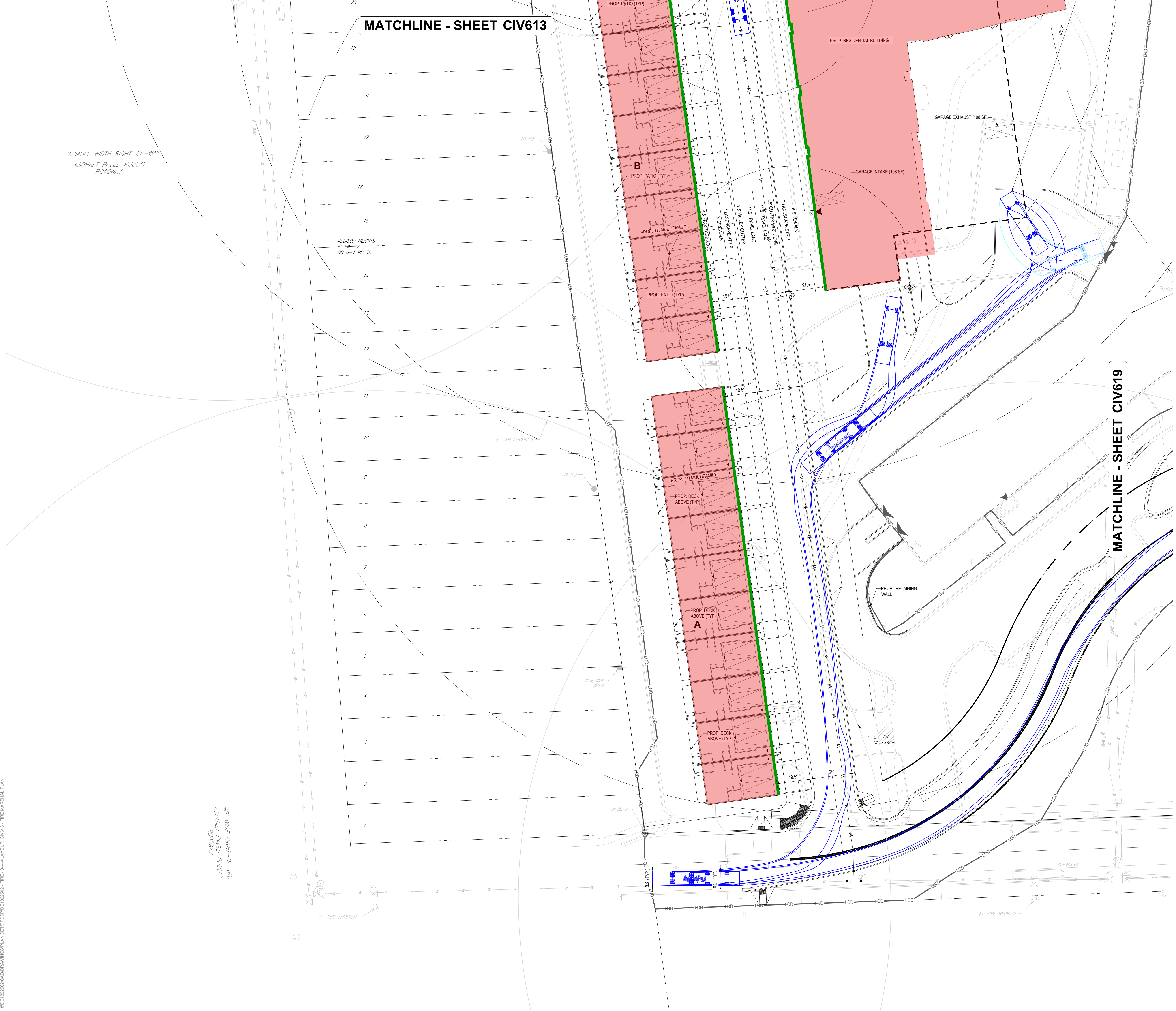
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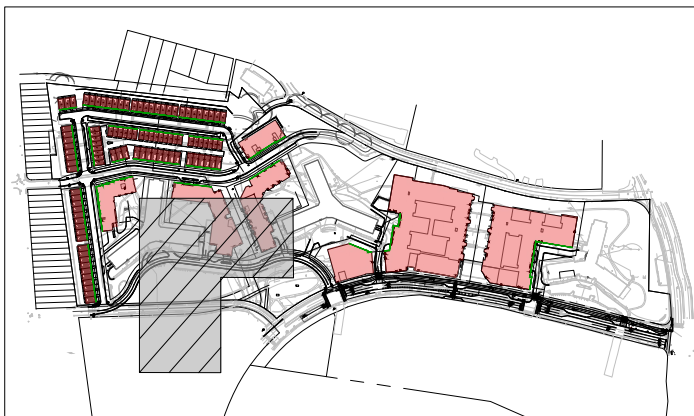
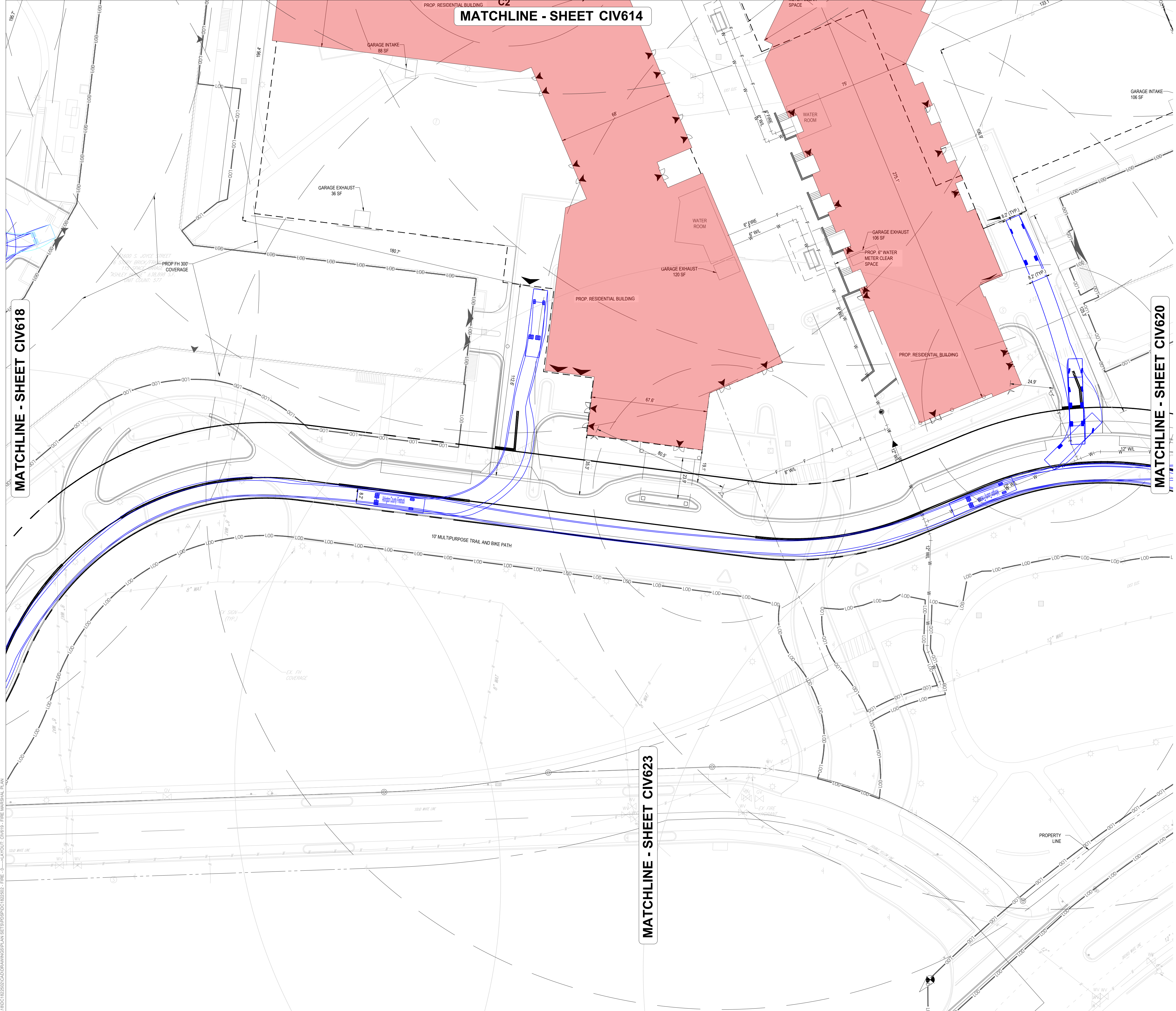
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC
ROADWAY

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

ADDITION HEIGHTS
REGULATIONS
DC U-4 PG. 56

JUL 18, 2024
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KEY MAP
SCALE: 1" = 800'

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

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

Key Plan

ISSUE NO.	DATE

Revisions NO.	DATE
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FIRE MARSHAL PLAN

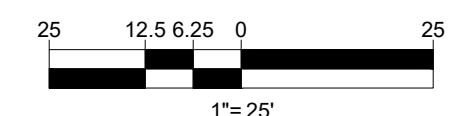
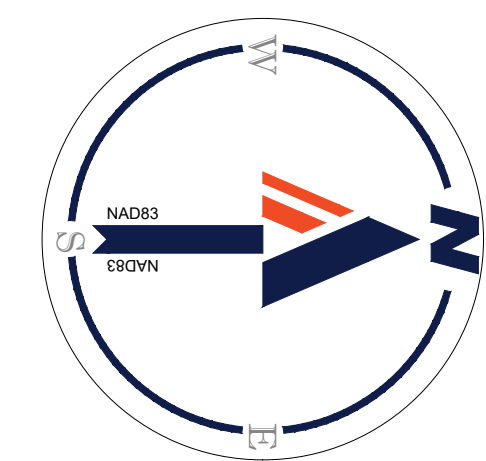
ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

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

DRAWING NO.
CIV619



JUL 18, 2024
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MATCHLINE - SHEET CIV615



KEY MAP
SCALE: 1" = 800'

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

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

Key Plan

ISSUE NO. DATE

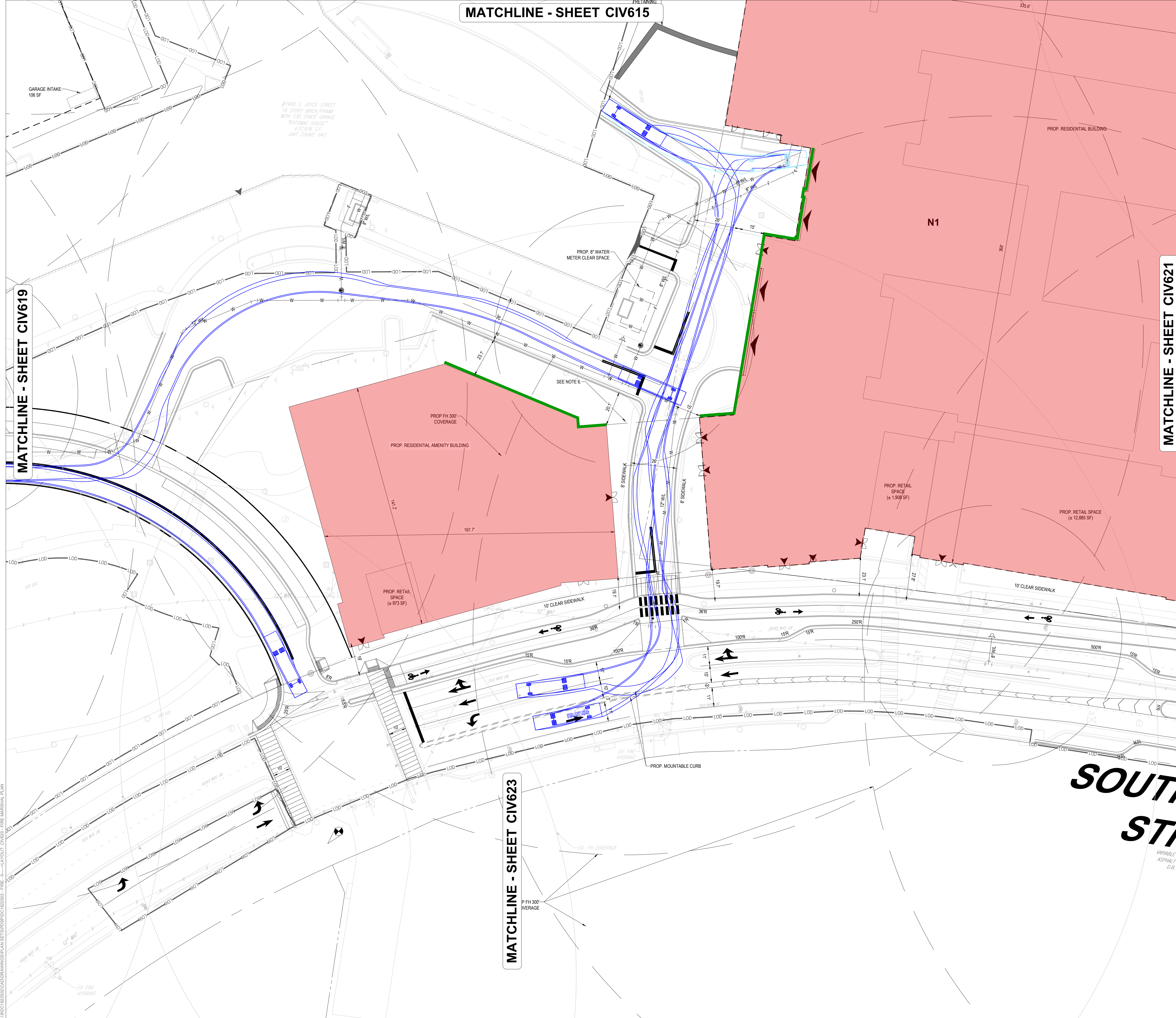
Revisions NO. DATE

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FIRE MARSHAL PLAN

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

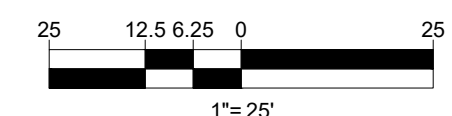
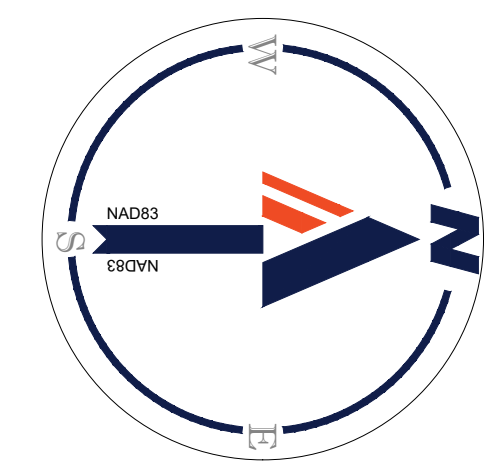
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CIV620



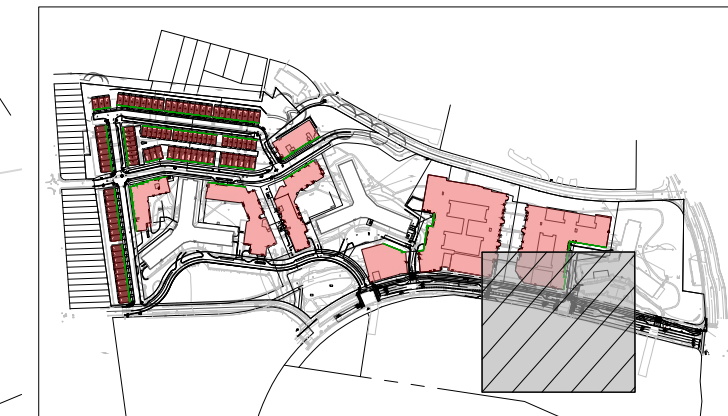
MATCHLINE - SHEET CIV619

MATCHLINE - SHEET CIV621

MATCHLINE - SHEET CIV623



JUL 18, 2024
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BOHLER DC
 1331 PENNSYLVANIA AVE., NW,
 STE. 1250 NORTH
 WASHINGTON, DC 20004
 Phone: (202) 524-5700

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

Key Plan

ISSUE NO.	DATE

Revisions NO.	DATE
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FIRE MARSHAL PLAN

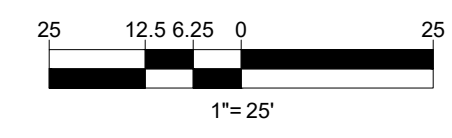
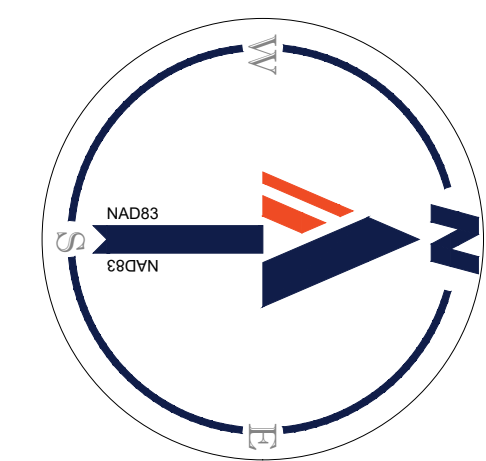
ENGINEER IN CHARGE
 SN

PROJECT MANAGER
 CM

DRAWN
 MK, HG, DR, IL

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

DRAWING NO.
CIV621



MATCHLINE - SHEET CIV620

MATCHLINE - SHEET CIV622

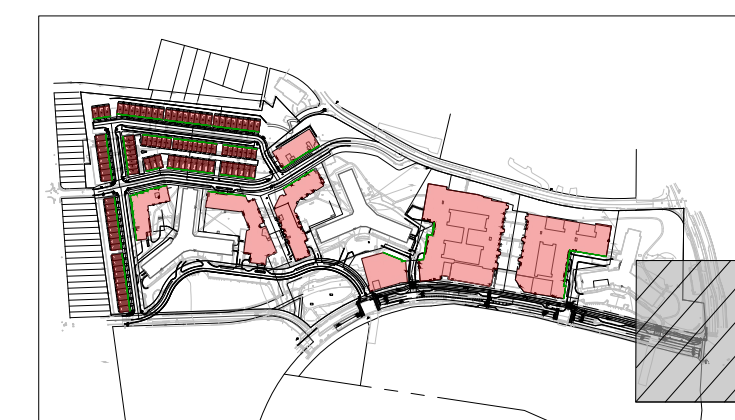
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SOUTH JOYCE STREET

VARIABLE RIGHT-OF-WAY WIDTH
 ASPHALT PAVED PUBLIC ROADWAY
 D.B. 1248, PG. 245

JUL 18, 2024
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MATCHLINE - SHEET CIV617



KEY MAP
SCALE: 1" = 800'

BOHLER DC//

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

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

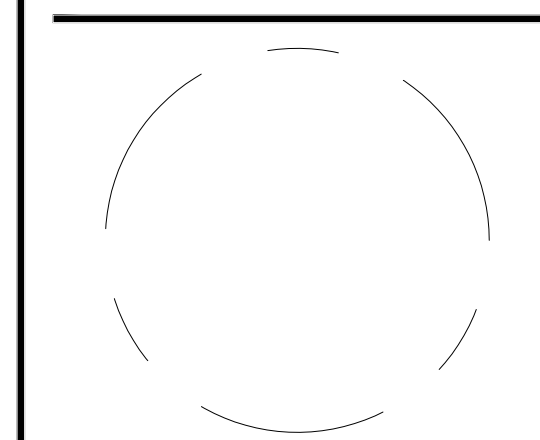
STRUCTURAL ENGINEER

SK + A
301.881.1441

Key Plan

ISSUE NO.	DATE

Revisions NO.	DATE
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FIRE MARSHAL PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

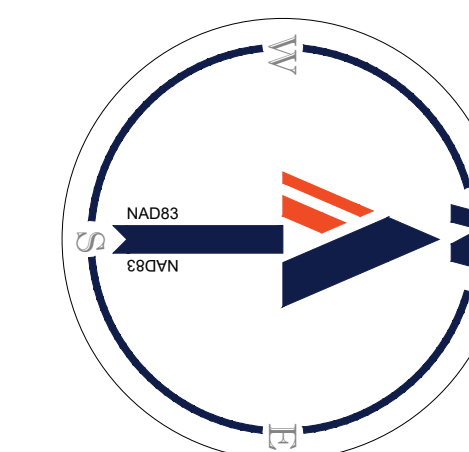
DATE
07/22/2024

APPROVED
CM, MO, SN

SCALE:
AS NOTED

JOB NO.
DC1822502

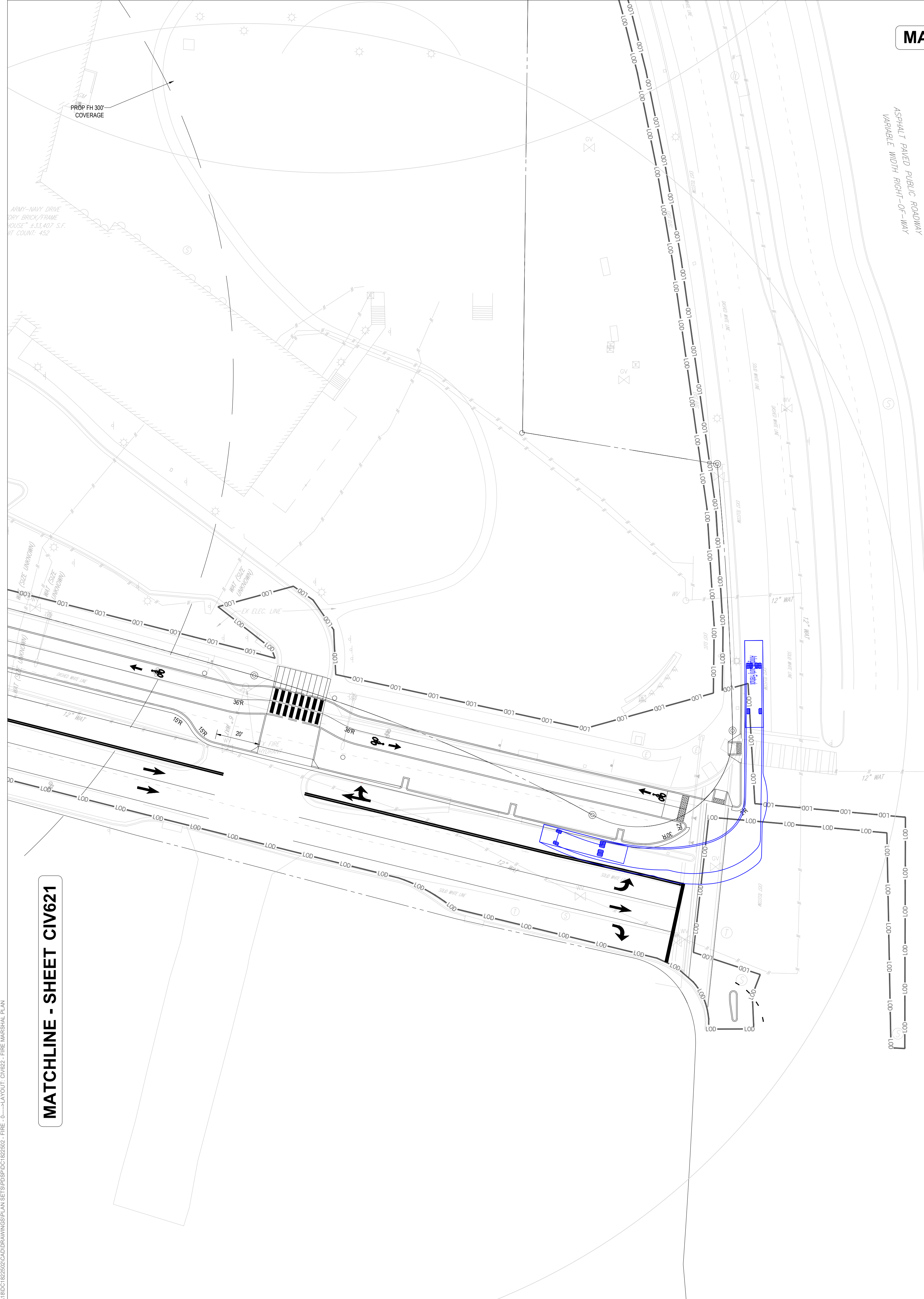
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CIV622



25 12.5 6.25 0 25
1" = 25'

MATCHLINE - SHEET CIV621

JUL 18, 2024
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ASPHALT PAVED PUBLIC ROADWAY
VARIABLE WIDTH RIGHT-OF-WAY

PROP FH 300'
COVERAGE

ARMY-NAVY DRIVE
DRY BRICK FRAME
HOUSE - 43,840 SF
WT COUNT: 452

12" WAT

12" WAT

12" WAT

12" WAT

12" WAT

12" WAT

12" WAT

36R

15R

20'

36R

36R

36R

36R

36R

36R

36R

36R

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36R

36R

36R

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36R

36R

36R

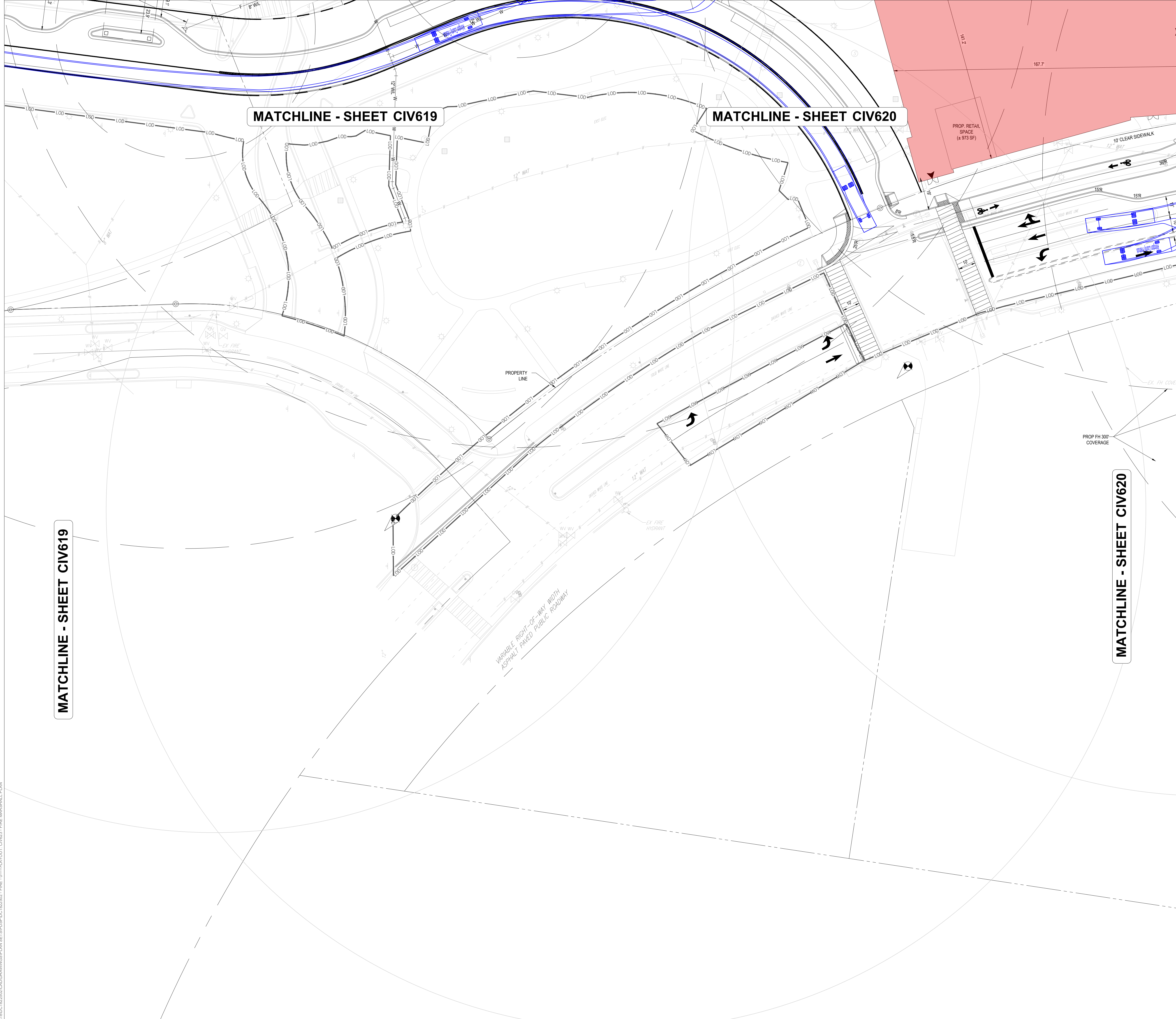
36R

36R

36R

36R

36R



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

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

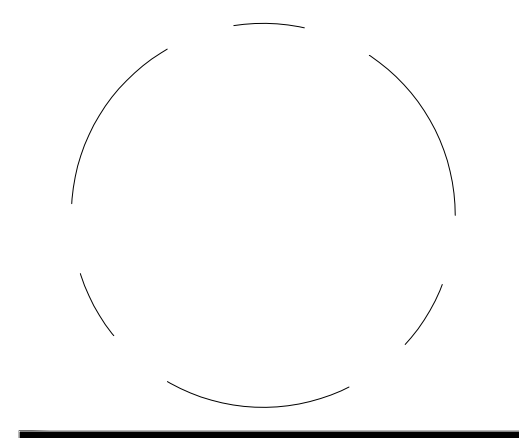
STRUCTURAL ENGINEER
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 301.881.1441

Key Plan

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Revisions

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FIRE MARSHAL PLAN

ENGINEER IN CHARGE
 SN

PROJECT MANAGER
 CM

DRAWN
 MK, HG, DR, IL

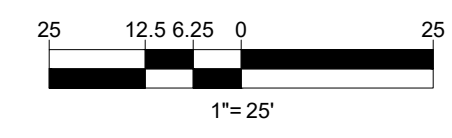
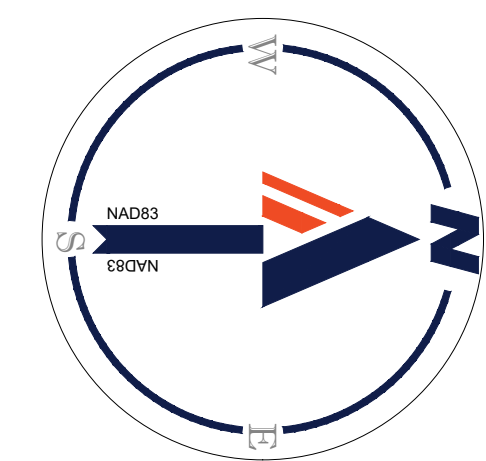
DATE
 07/22/2024

APPROVED
 CM, MO, SN

SCALE:
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JOB NO.
 DC1822502

DRAWING NO.
CIV623



JUL 18, 2024
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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
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202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

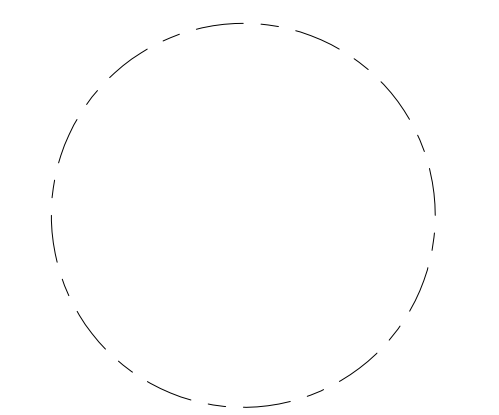
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan 

ISSUE NO. DATE

Revisions NO. DATE

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- ▲
- ▲
- ▲
- ▲



TRANSPORTATION NETWORK DIAGRAM

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

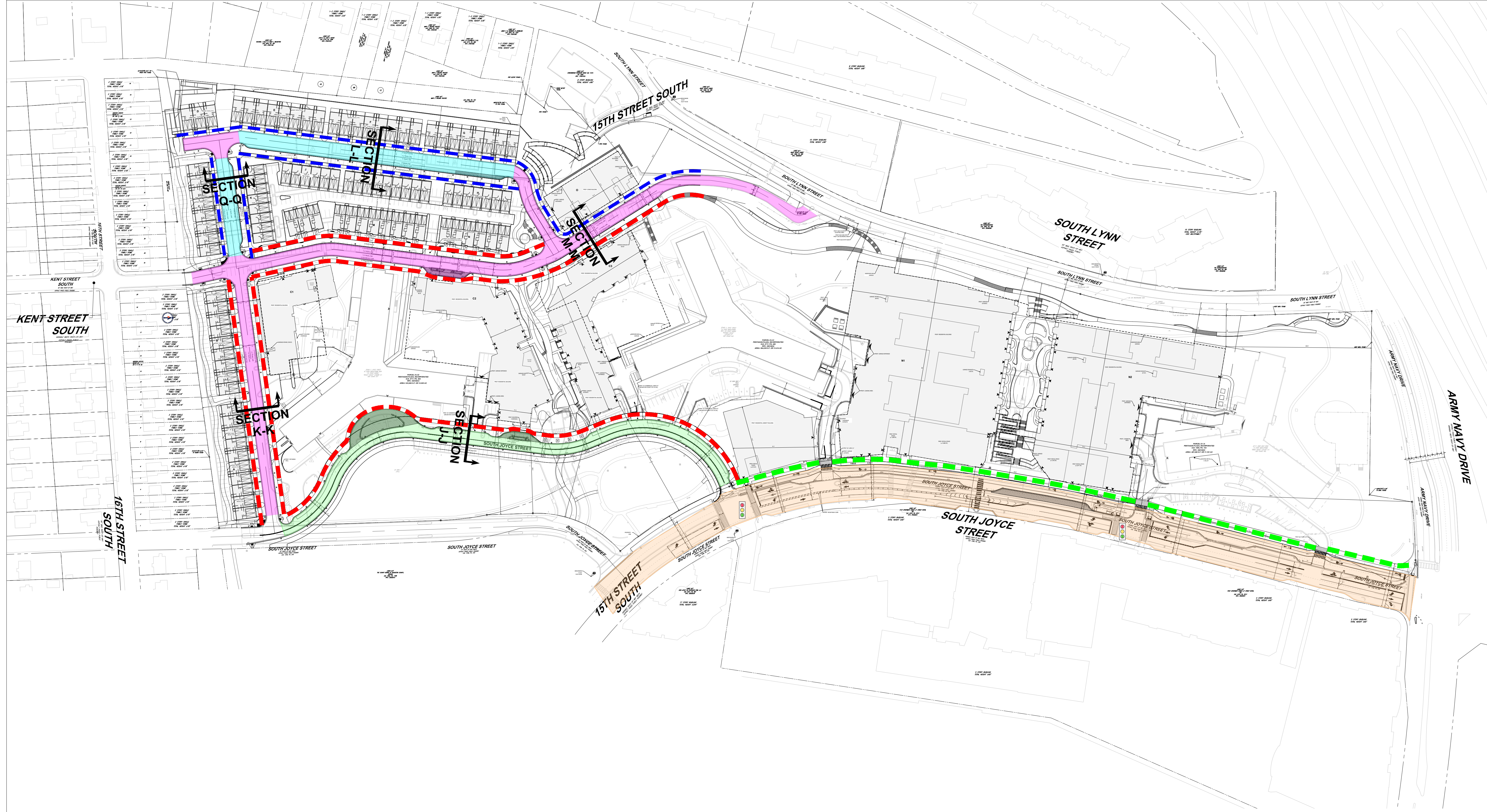
DATE
07/22/2024

APPROVED
CM, MO, SN

SCALE:
AS NOTED

JOB NO.
DC1822502

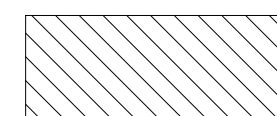



DRAWING NO.
CIV702



ARLINGTON STREET REQUIREMENTS				
STREET TYPE	REQUIRED LANE WIDTH	PROPOSED LANE WIDTH	REQUIRED PEDESTRIAN WAY	PROPOSED PEDESTRIAN WAY
NEIGHBORHOOD MINOR (NO PARKING)	20' (SHARED)	23' (SHARED)	4'-5' S/W	8' S/W (6' MIN.)
NEIGHBORHOOD MINOR (PARKING ONE SIDE)	20' (SHARED)	23' (SHARED)	4'-5' S/W	6' S/W
NEIGHBORHOOD PRINCIPAL	10'	10'	5' S/W	8' S/W
ARTERIAL TYPE A	11'	11'	10-16' S/W, 6' LANDSCAPE/FURNITURE ZONE	10' S/W, 6' LANDSCAPE/FURNITURE ZONE

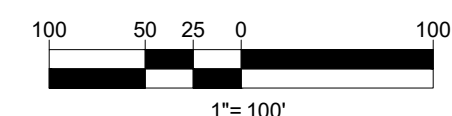
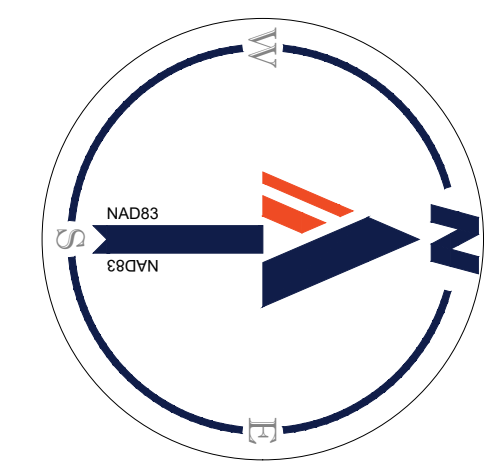
*REQUIREMENTS LISTED PER THE ARLINGTON MASTER TRANSPORTATION PLAN STREETS ELEMENT, AMENDED OCT. 2016

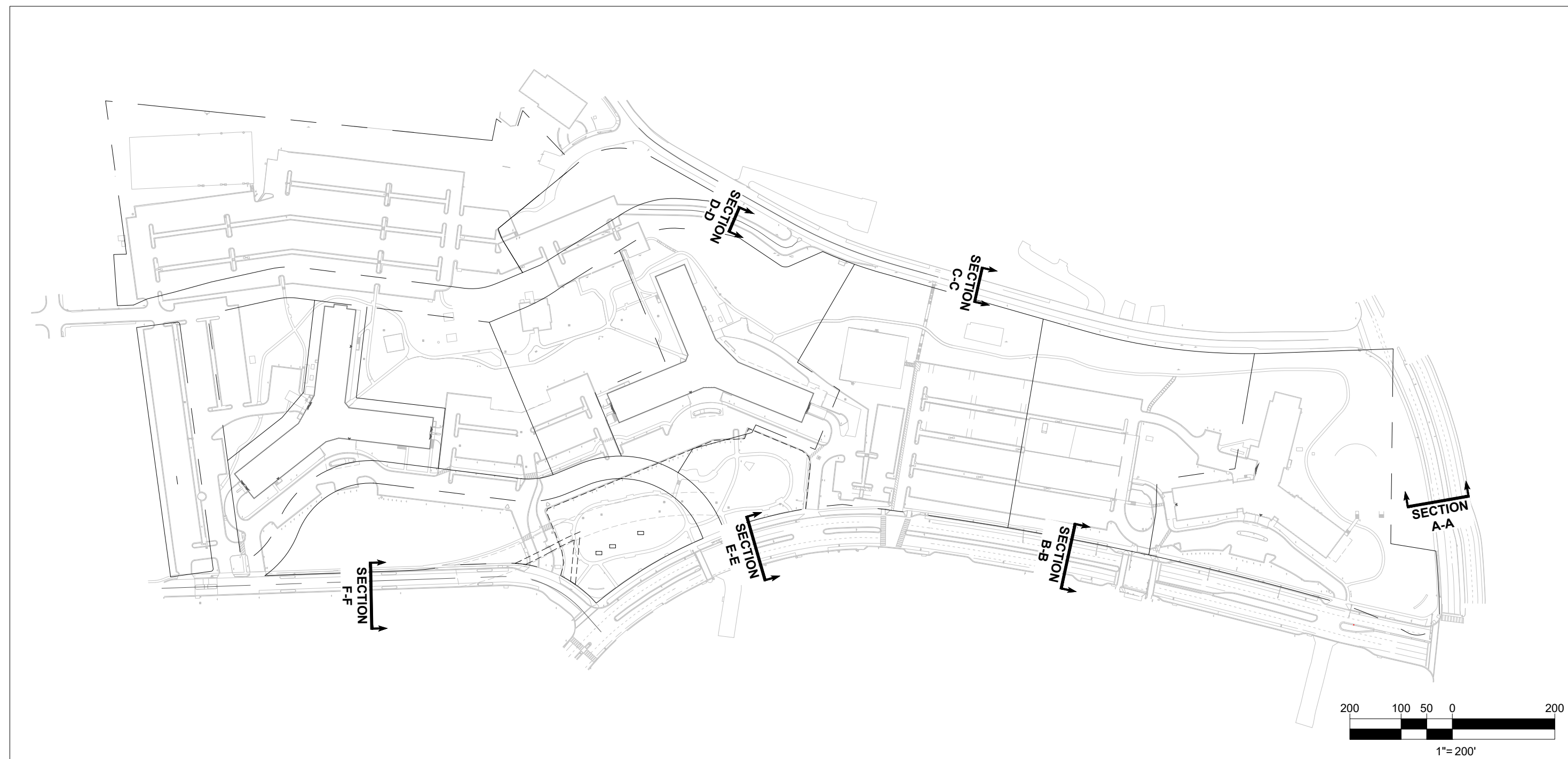
LEGEND:

-  PICK-UP/DROP-OFF AREAS
-  6' MIN. SIDEWALK WIDTH
-  8' MIN. SIDEWALK WIDTH
-  10' MIN. SIDEWALK WIDTH

NOTES:

- SEE SHEET CIV703 FOR EXISTING CROSS SECTIONS AND SHEET CIV704 FOR PROPOSED CROSS SECTIONS.

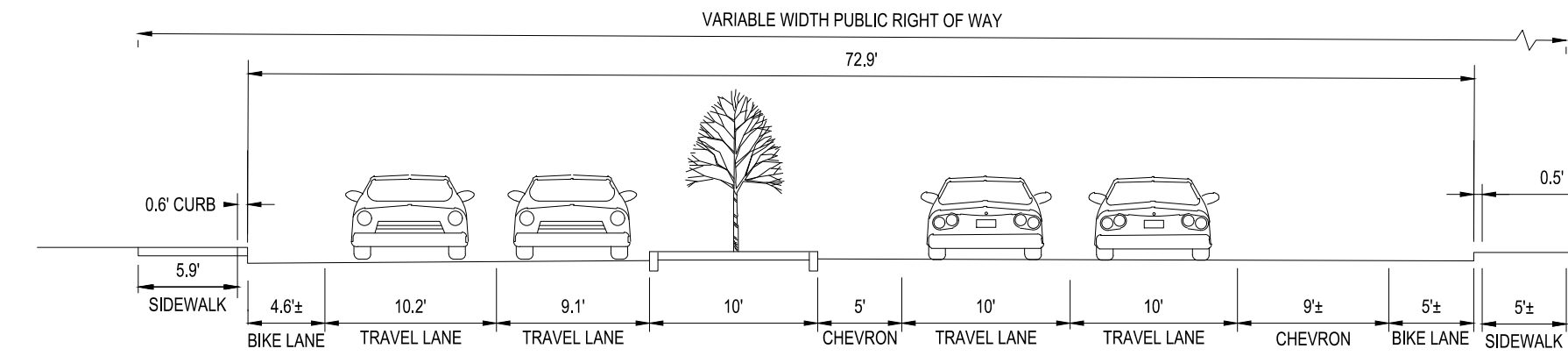




KEY PLAN

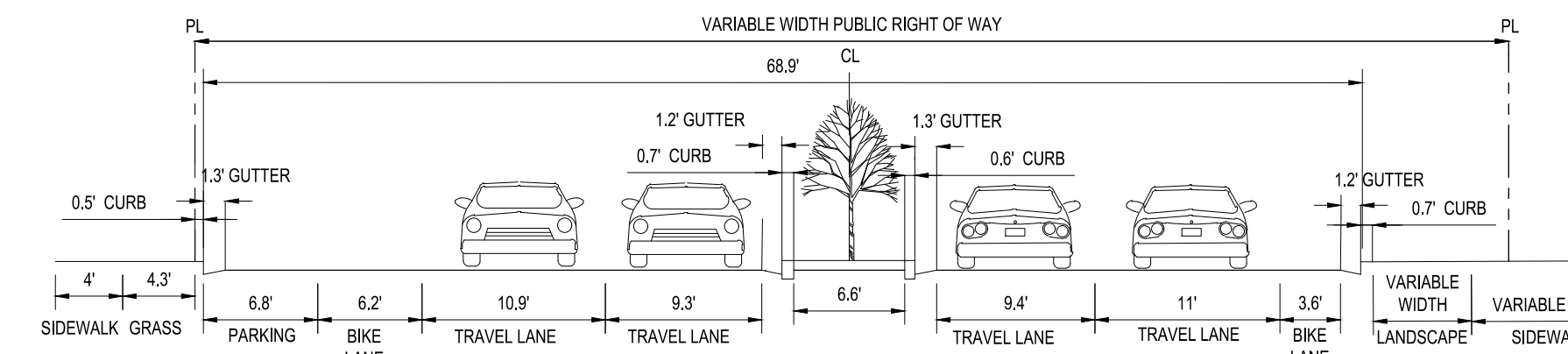
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EXISTING ROAD CROSS SECTIONS



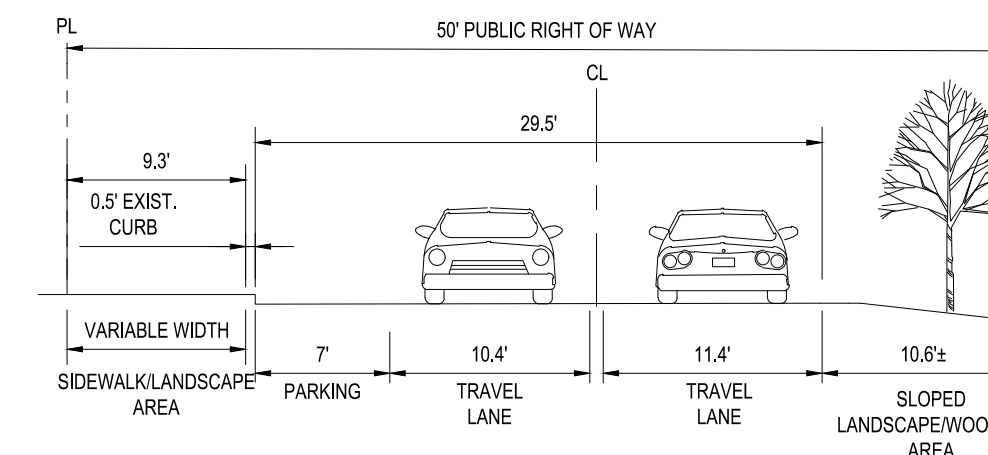
**EXISTING "ARMY-NAVY DRIVE" CROSS SECTION A-A
LOOKING WEST**

SCALE: 1" = 10'
*NOTE: NO CHANGE FROM EXISTING CONDITIONS



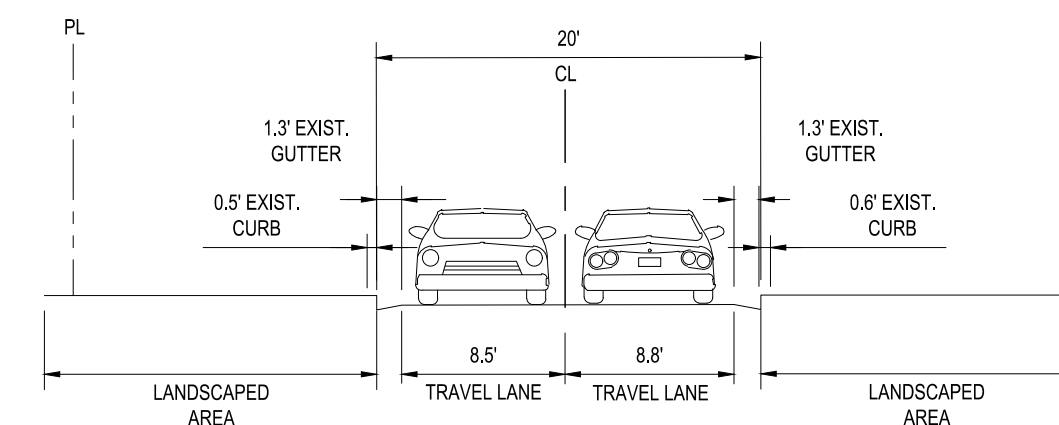
**EXISTING "SOUTH-JOYCE STREET" CROSS SECTION B-B
LOOKING NORTH**

SCALE: 1" = 10'



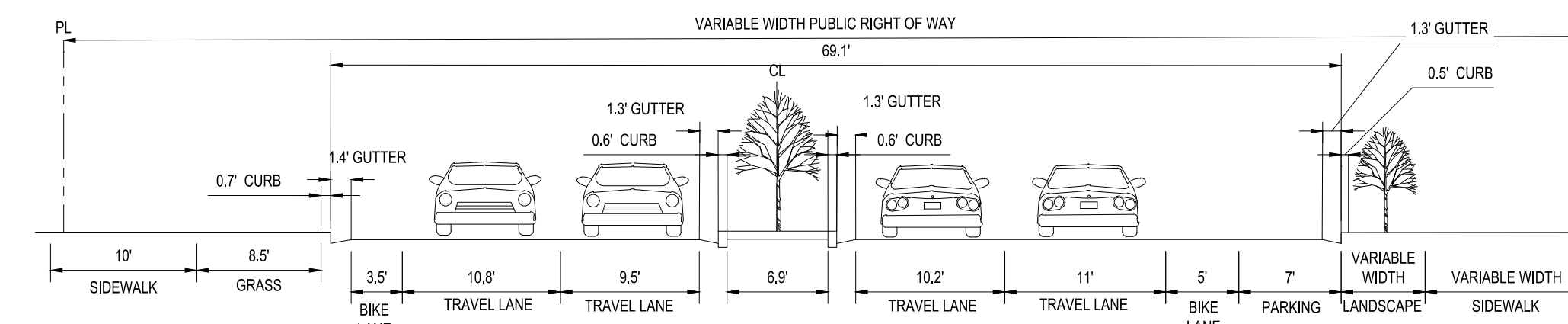
**EXISTING "SOUTH-LYNN STREET" CROSS SECTION C-C
LOOKING NORTH**

SCALE: 1" = 10'



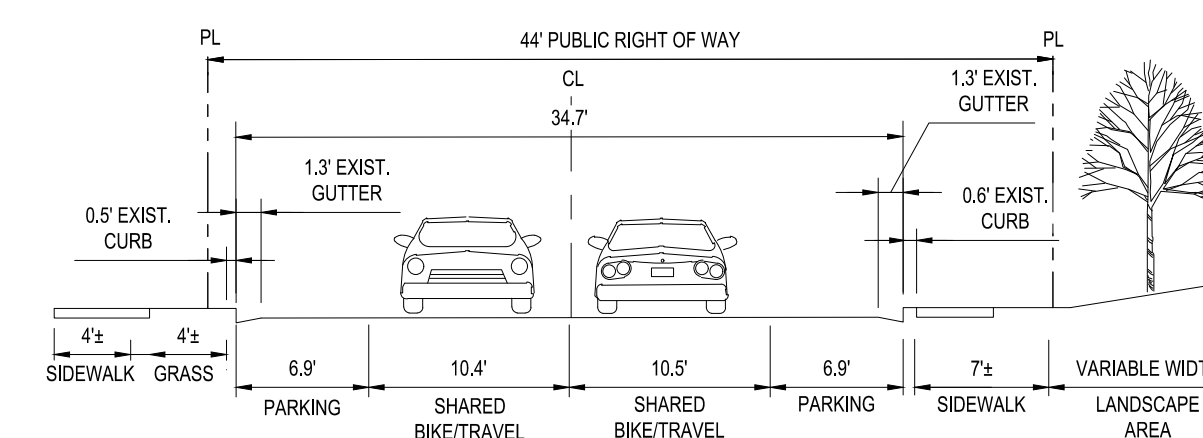
**EXISTING "KENT STREET" CROSS SECTION D-D
LOOKING NORTH**

SCALE: 1" = 10'



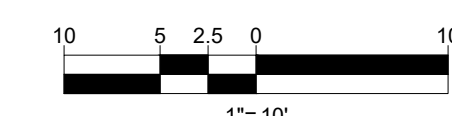
**EXISTING "SOUTH-JOYCE STREET" CROSS SECTION E-E
LOOKING NORTH**

SCALE: 1" = 10'



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

SCALE: 1" = 10'

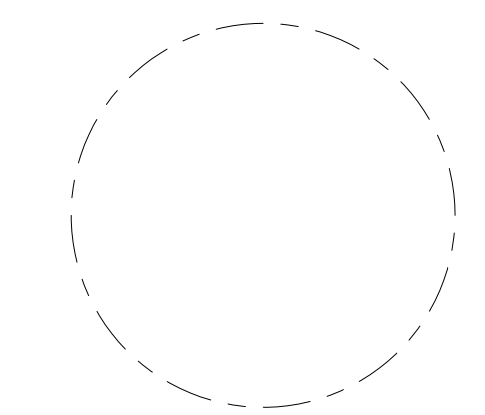


PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800
CIVIL ENGINEER
BOHLER DC
202.524.5700
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056
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

Key Plan

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EXISTING ROAD CROSS SECTIONS

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

DRAWING NO.
CIV703

JUL 18, 2024
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PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

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BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
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NELSON NYGAARD
202.315.5221

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PROPOSED ROAD CROSS SECTIONS

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

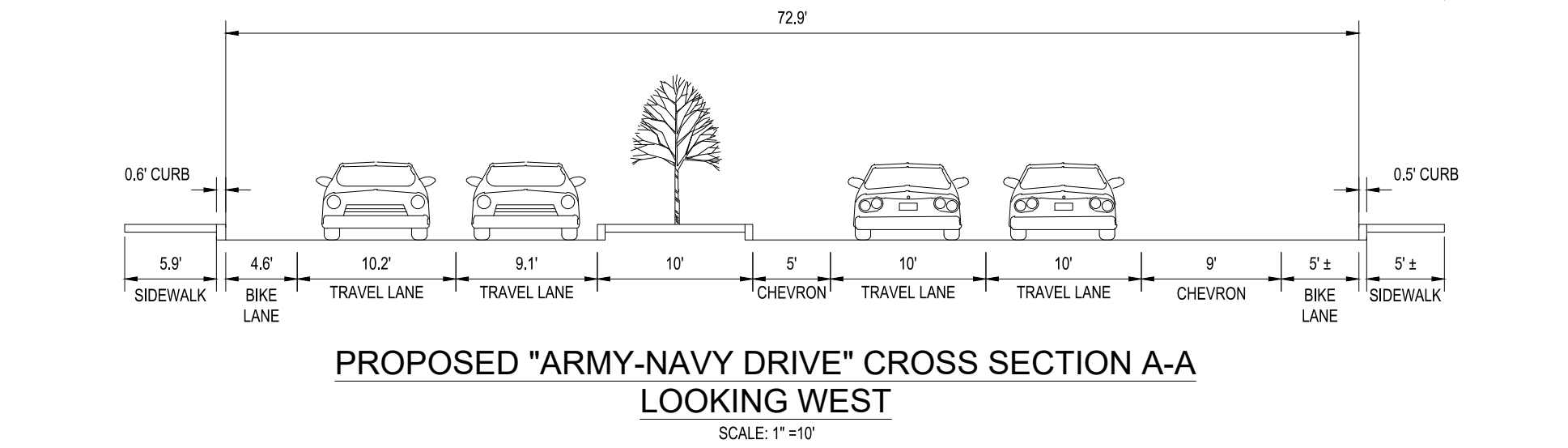
DATE
07/22/2024

APPROVED
CM, MO, SN

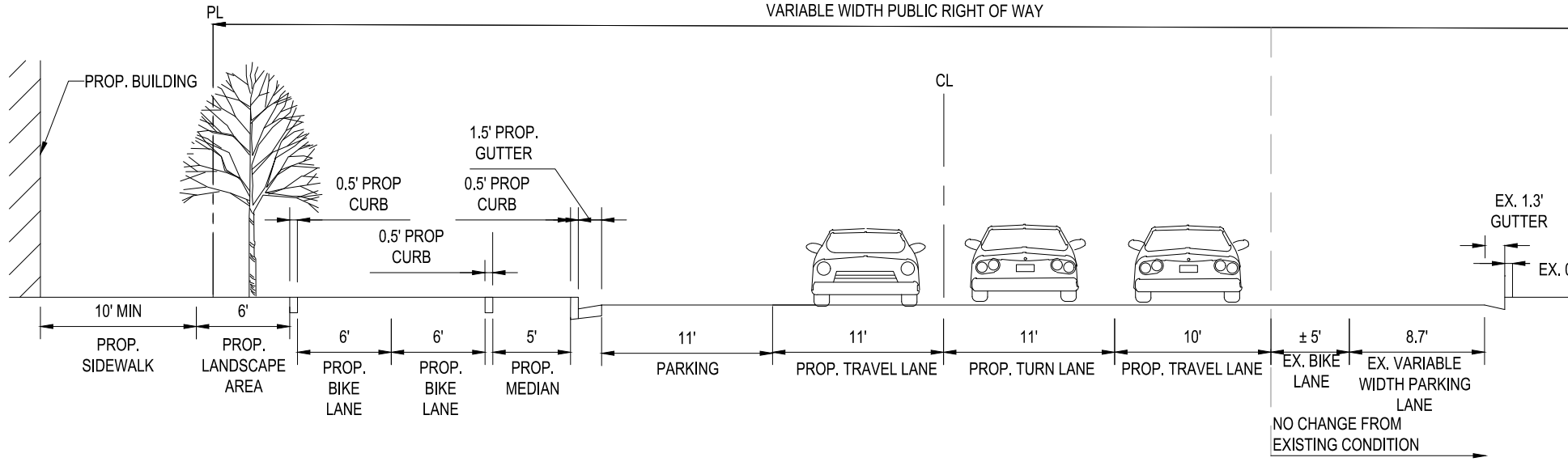
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JOB NO.
DC1822502

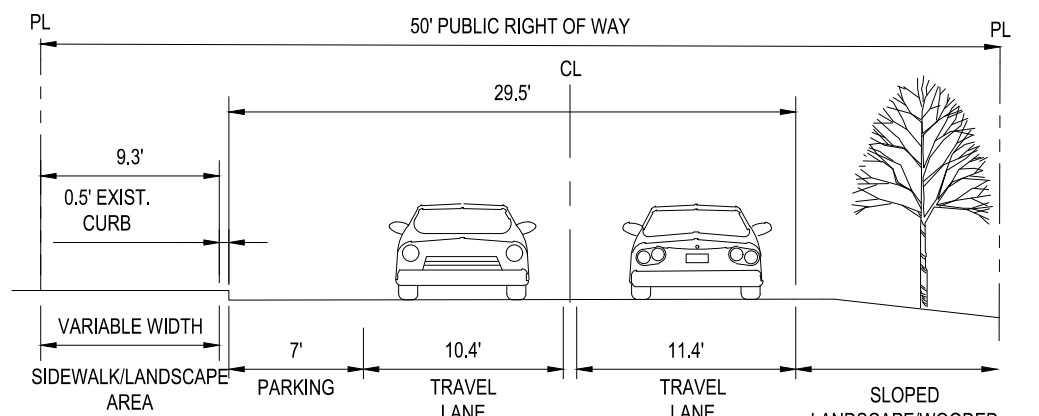
DRAWING NO.
CIV704



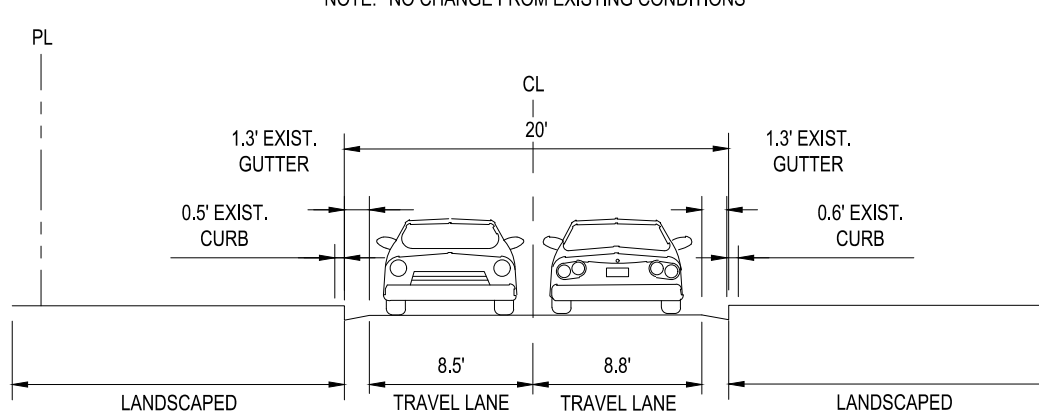
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LOOKING WEST
SCALE: 1"=10'
NOTE: NO CHANGE FROM EXISTING CONDITIONS



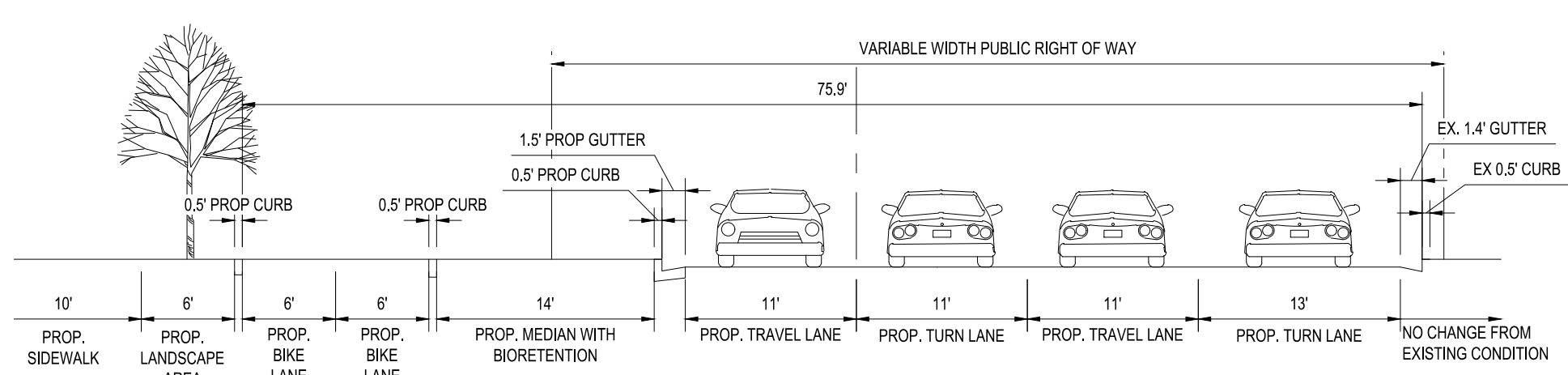
PROPOSED "SOUTH-JOYCE STREET" CROSS SECTION B-B
LOOKING NORTH
SCALE: 1"=10'



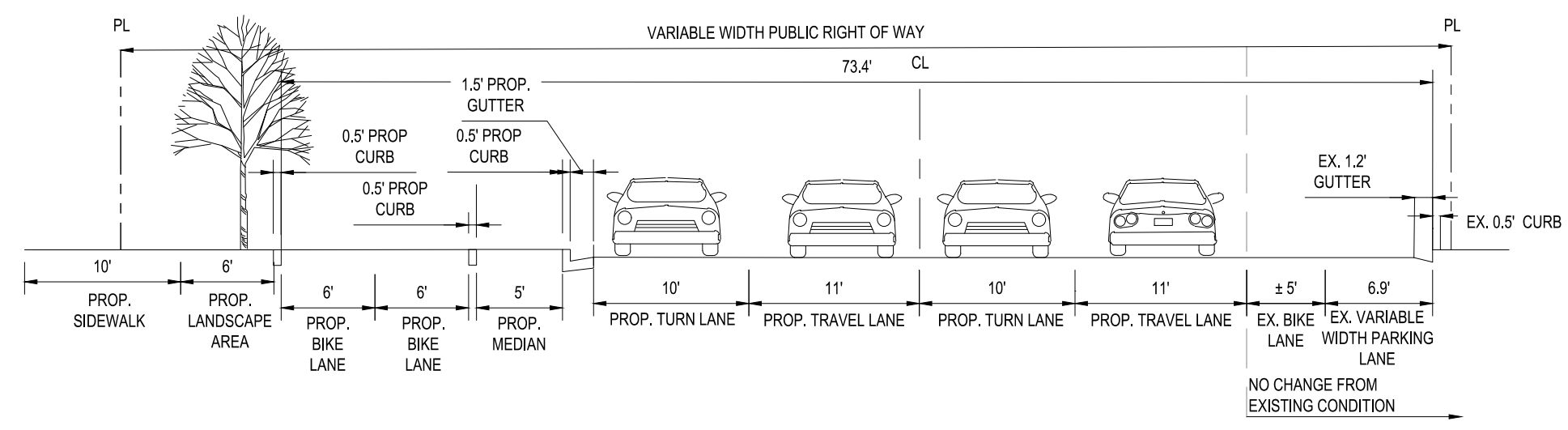
PROPOSED "SOUTH-LYNN STREET" CROSS SECTION C-C
LOOKING NORTH
SCALE: 1"=10'
NOTE: NO CHANGE FROM EXISTING CONDITIONS



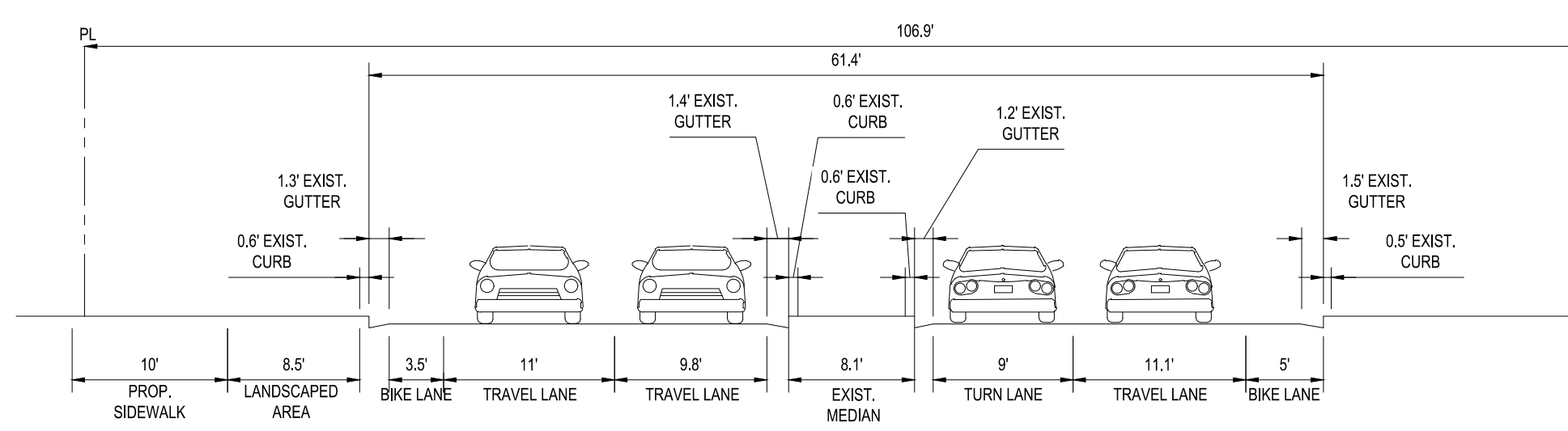
PROPOSED "KENT STREET" CROSS SECTION D-D
LOOKING NORTH
SCALE: 1"=10'
NOTE: NO CHANGE FROM EXISTING CONDITIONS



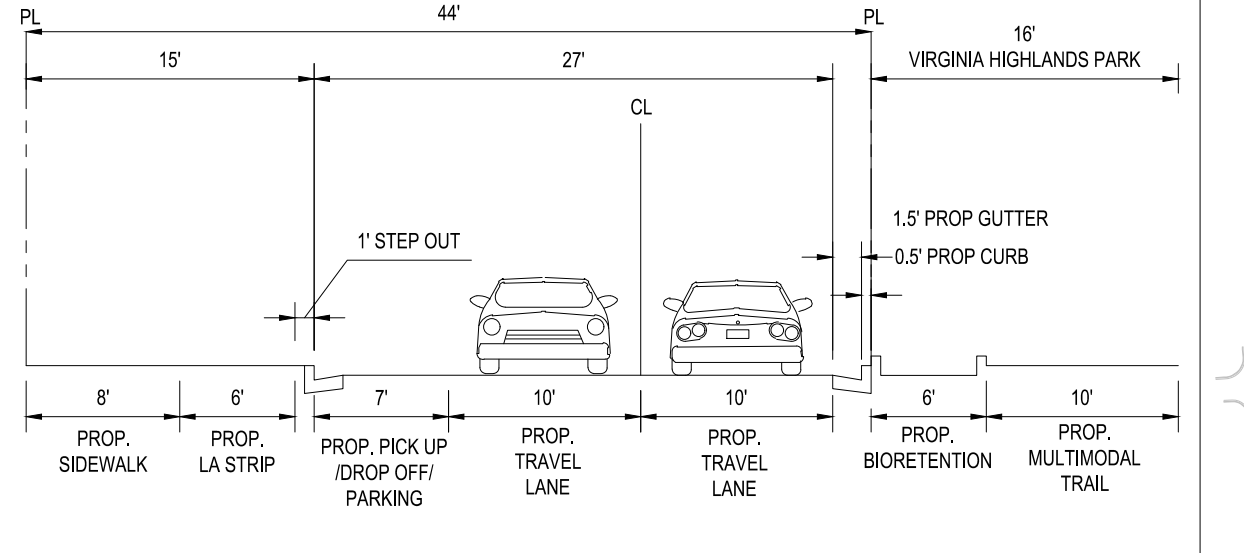
PROPOSED "SOUTH-JOYCE STREET" CROSS SECTION G-G
LOOKING NORTH
SCALE: 1"=10'



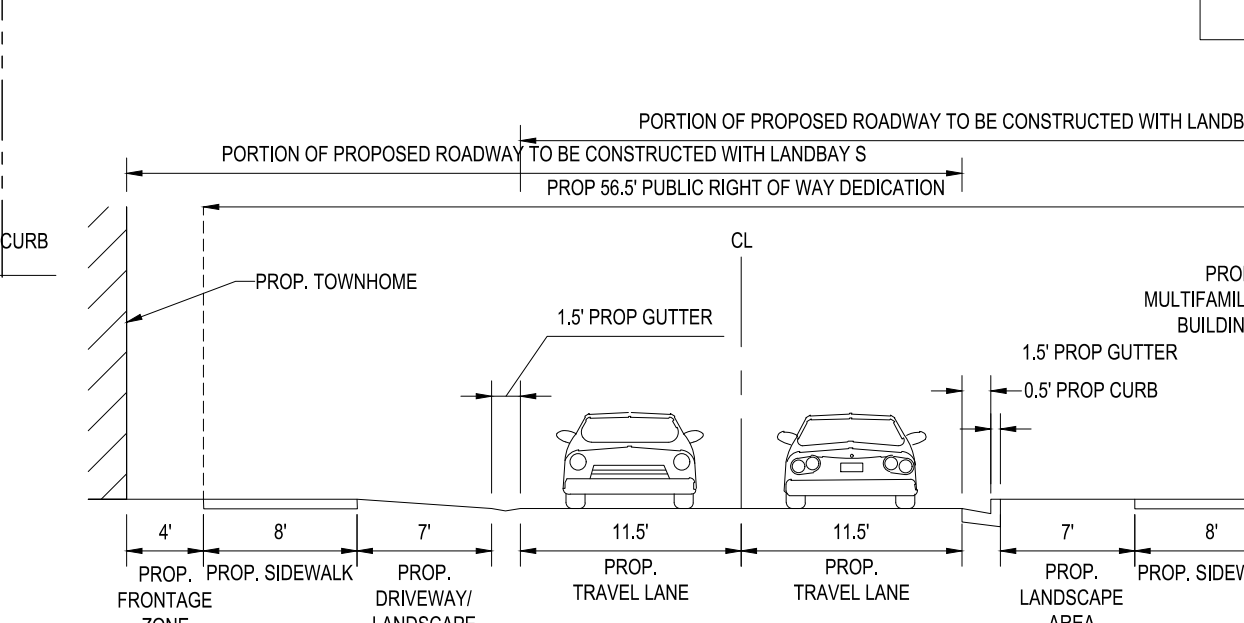
PROPOSED "SOUTH-JOYCE STREET" CROSS SECTION H-H
LOOKING NORTH
SCALE: 1"=10'



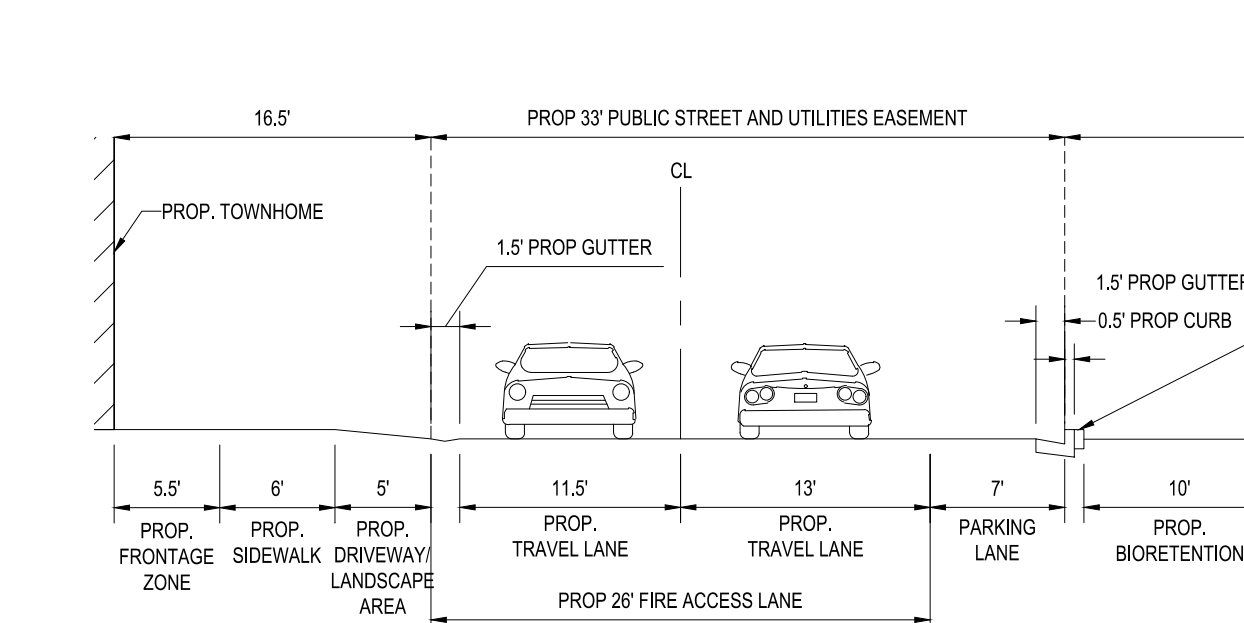
PROPOSED "SOUTH-JOYCE STREET" CROSS SECTION I-I
LOOKING NORTH
SCALE: 1"=10'
NOTE: NO CHANGE FROM EXISTING CONDITIONS



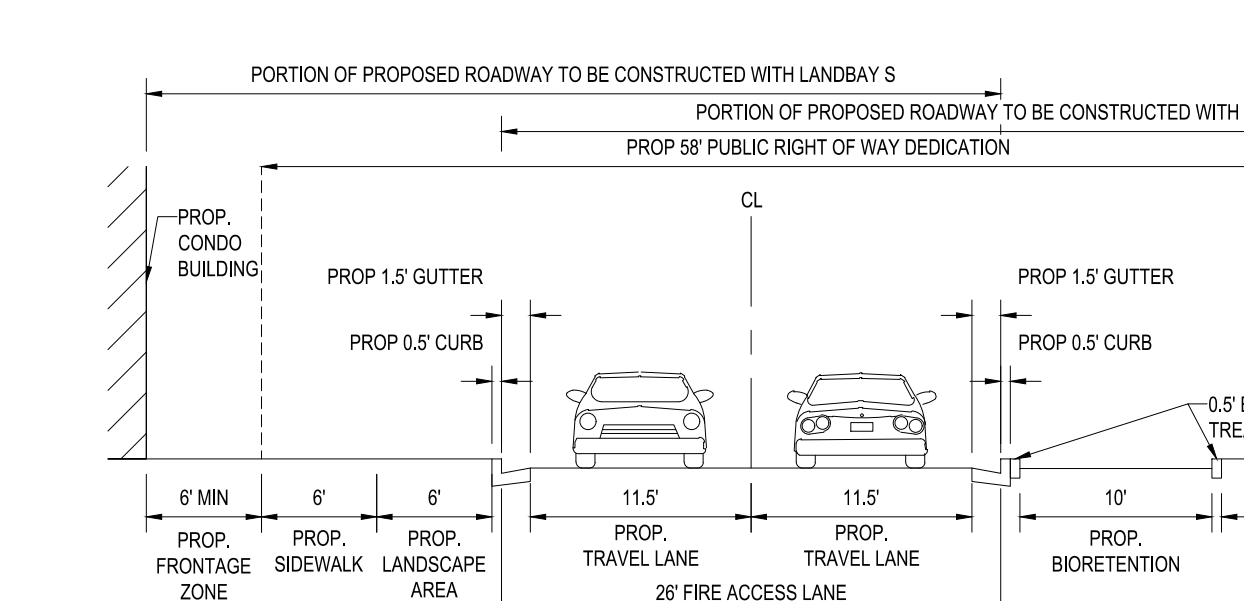
PROPOSED "SOUTH JOYCE STREET" CROSS SECTION J-J
LOOKING NORTH
SCALE: 1"=10'



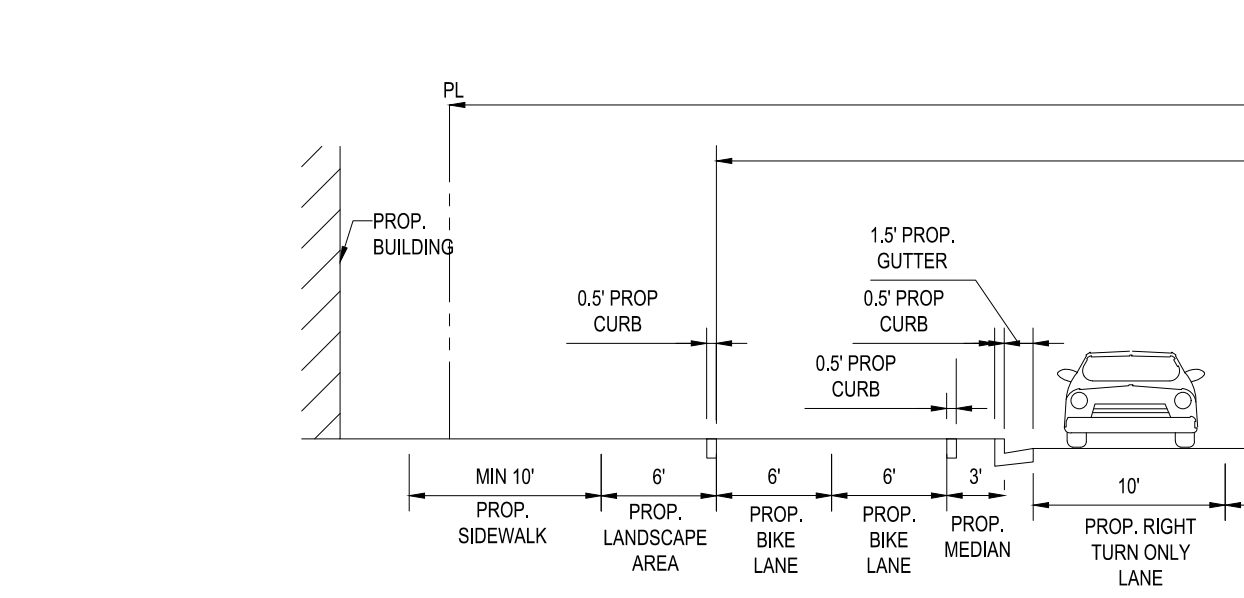
PROPOSED INTERIOR ROAD CROSS SECTION K-K
LOOKING WEST
SCALE: 1"=10'



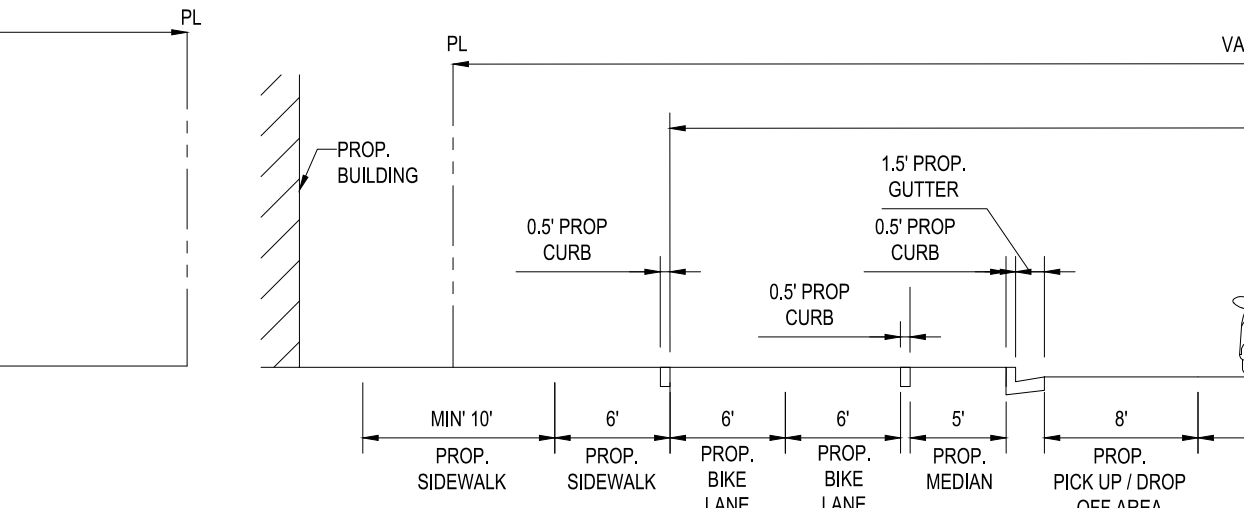
PROPOSED INTERIOR ROAD CROSS SECTION L-L
LOOKING NORTH
SCALE: 1"=10'



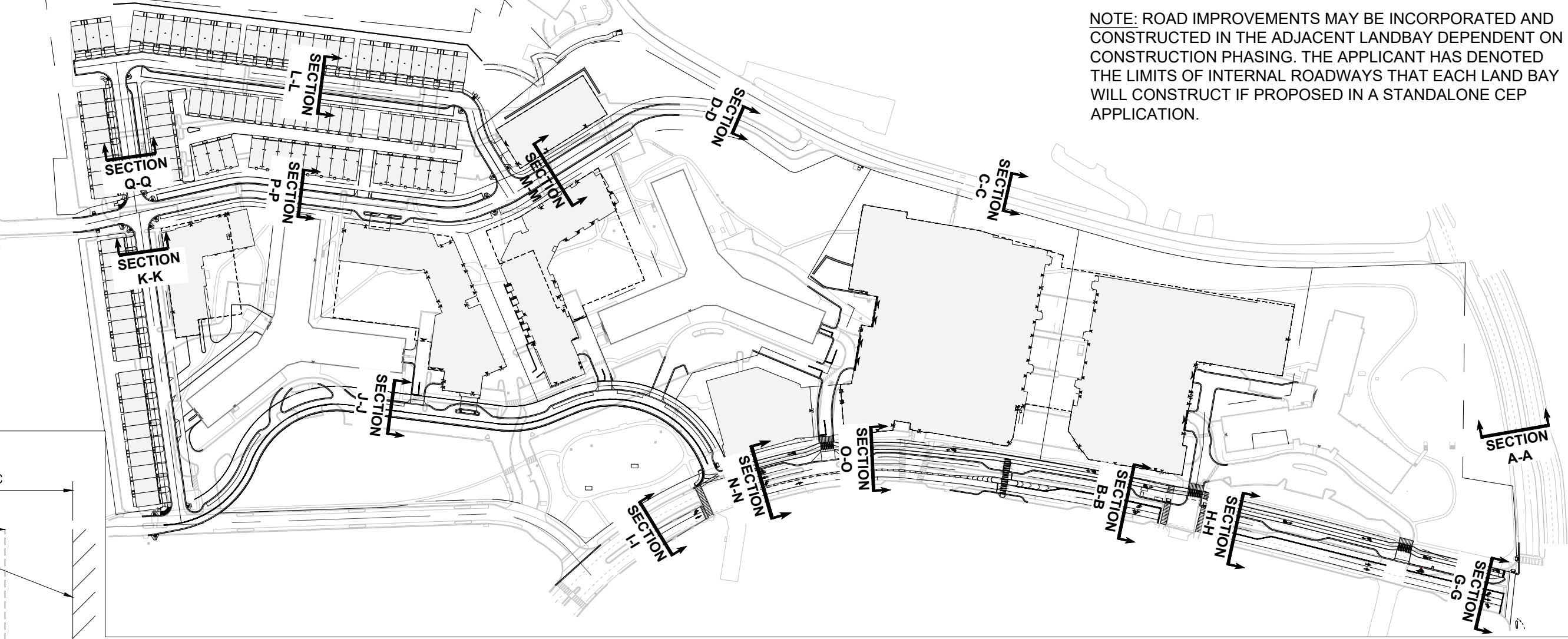
PROPOSED INTERIOR ROAD CROSS SECTION M-M
LOOKING NORTH
SCALE: 1"=10'



PROPOSED "SOUTH-JOYCE STREET" CROSS SECTION N-N
LOOKING NORTH
SCALE: 1"=10'



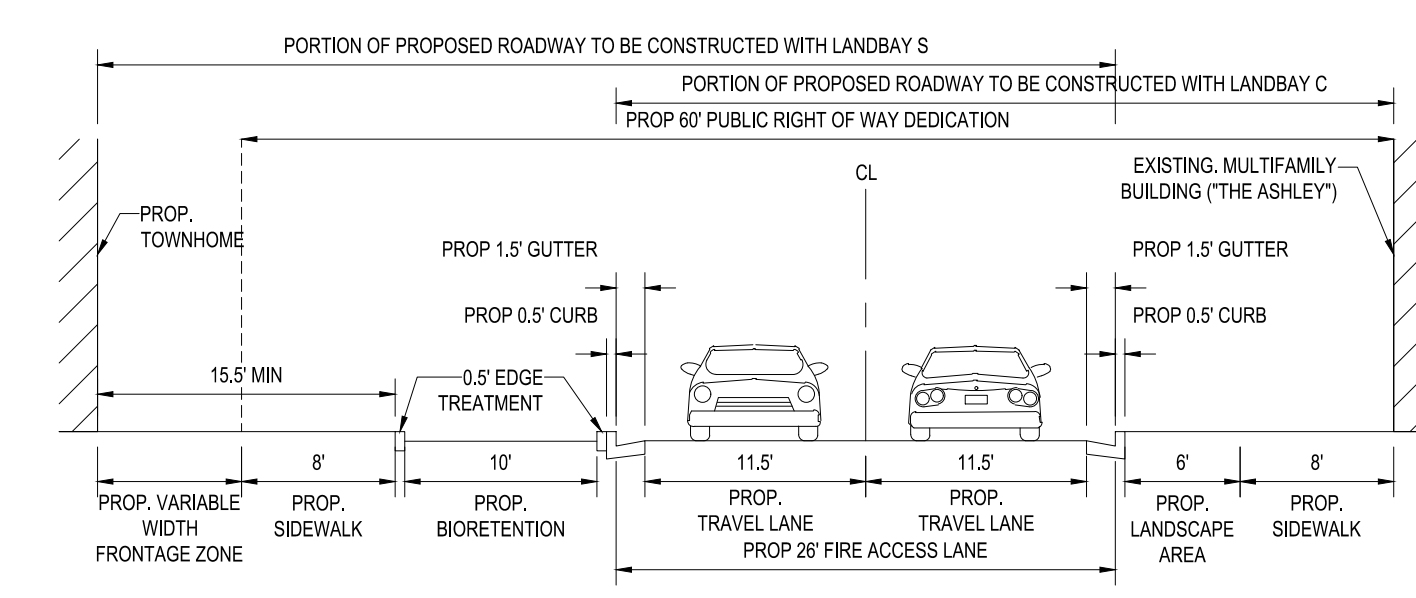
PROPOSED "SOUTH-JOYCE STREET" CROSS SECTION O-O
LOOKING NORTH
SCALE: 1"=10'



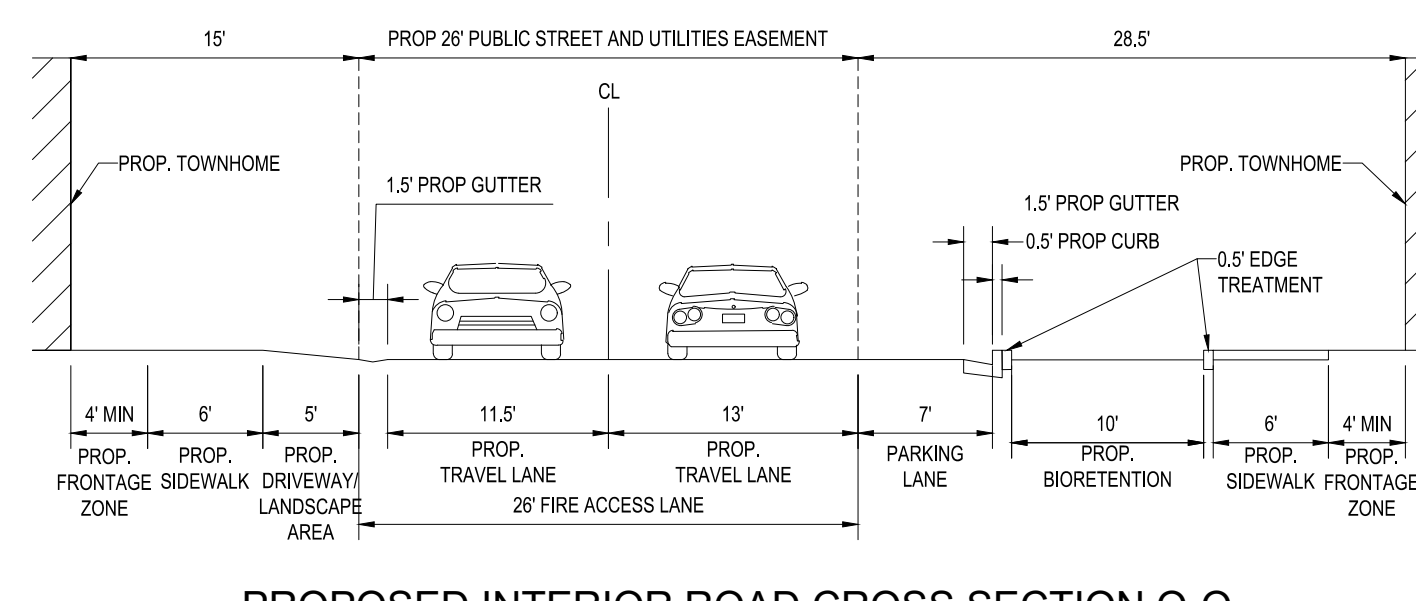
KEY PLAN

SCALE: 1" = 200'

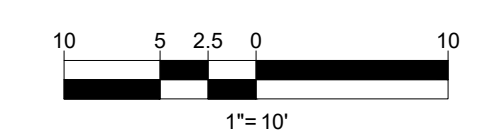
PROPOSED ROAD CROSS SECTIONS



PROPOSED INTERIOR ROAD CROSS SECTION P-P
LOOKING NORTH
SCALE: 1"=10'



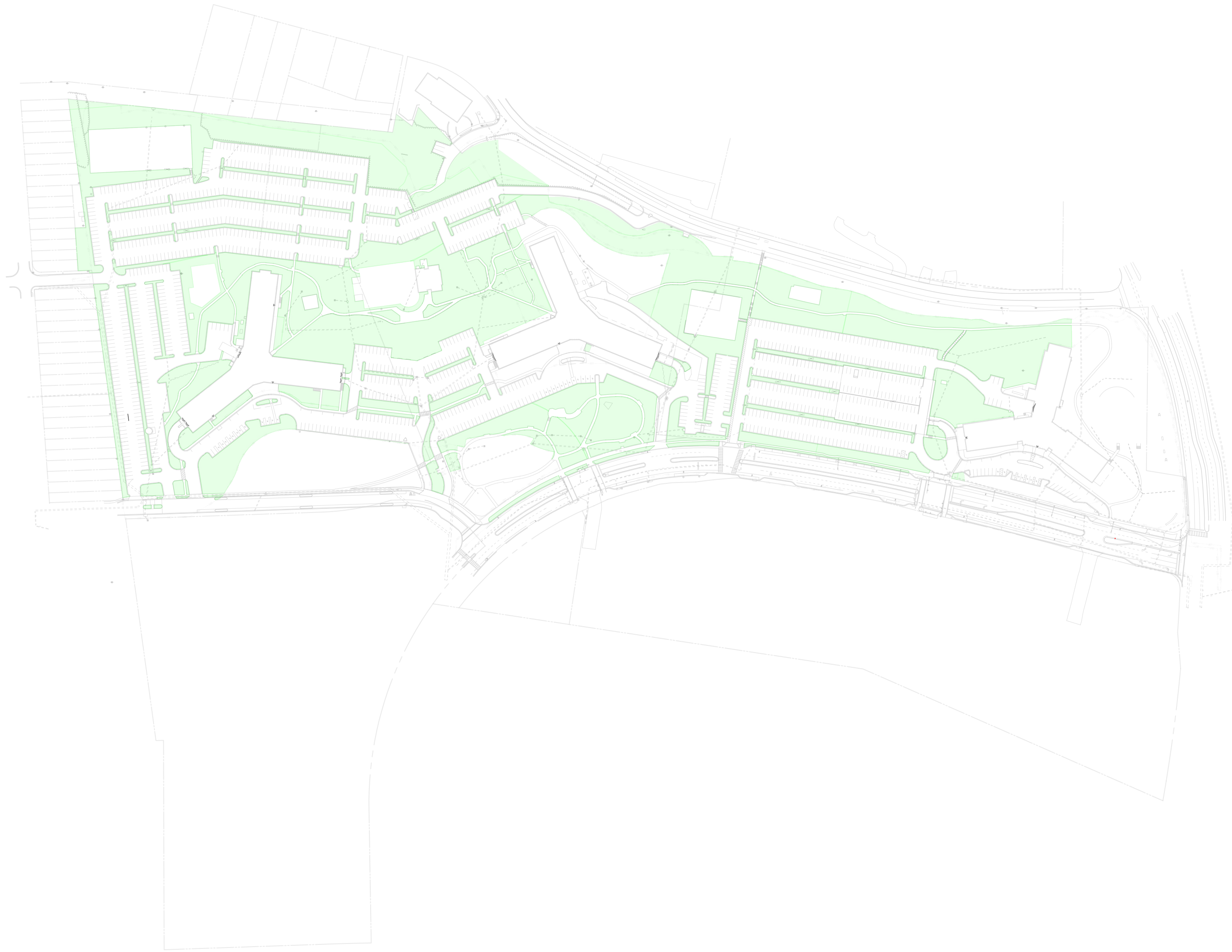
PROPOSED INTERIOR ROAD CROSS SECTION Q-Q
LOOKING WEST
SCALE: 1"=10'



JUL 18, 2024 11:10:02 CAD: DRAWINGS/PLAN SETS/PSD/DC1822502 - SECT. 0 - A-A/OUT. CIV704 - PROPOSED ROAD CROSS SECTIONS

PRE-DEVELOPMENT LAND COVER:

POST-DEVELOPMENT LAND COVER:



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

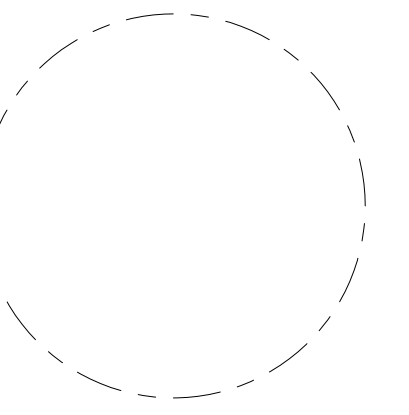
STRUCTURAL ENGINEER
SK + A
301.881.1441

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PRE/POST LAND COVER

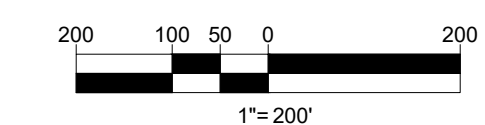
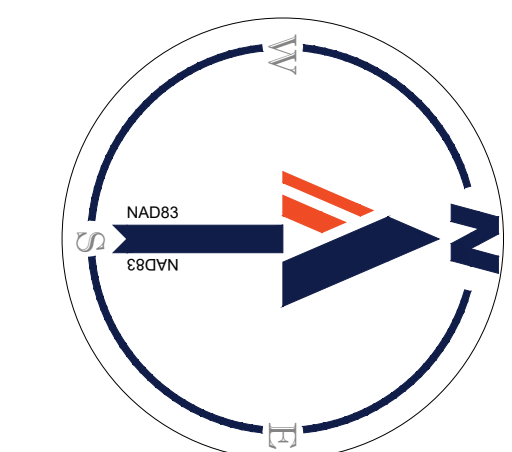
PHASING NARRATIVE

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

LAND COVER SUMMARY			
LAND COVER	EXISTING	PROPOSED	DIFFERENCE
IMPERVIOUS	16.15 AC	23.27 AC	+ 7.12 AC
MANAGED TURF	12.40 AC	5.28 AC	- 7.12 AC
TOTAL	28.55 AC	28.55 AC	-



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.
CIV800

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

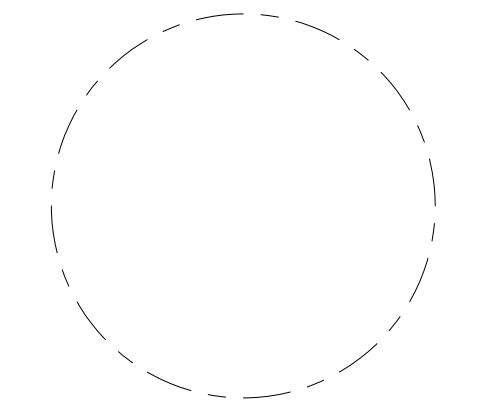
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301.881.1441

Key Plan 

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- ▲



STORMWATER
MANAGEMENT
PLANS

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

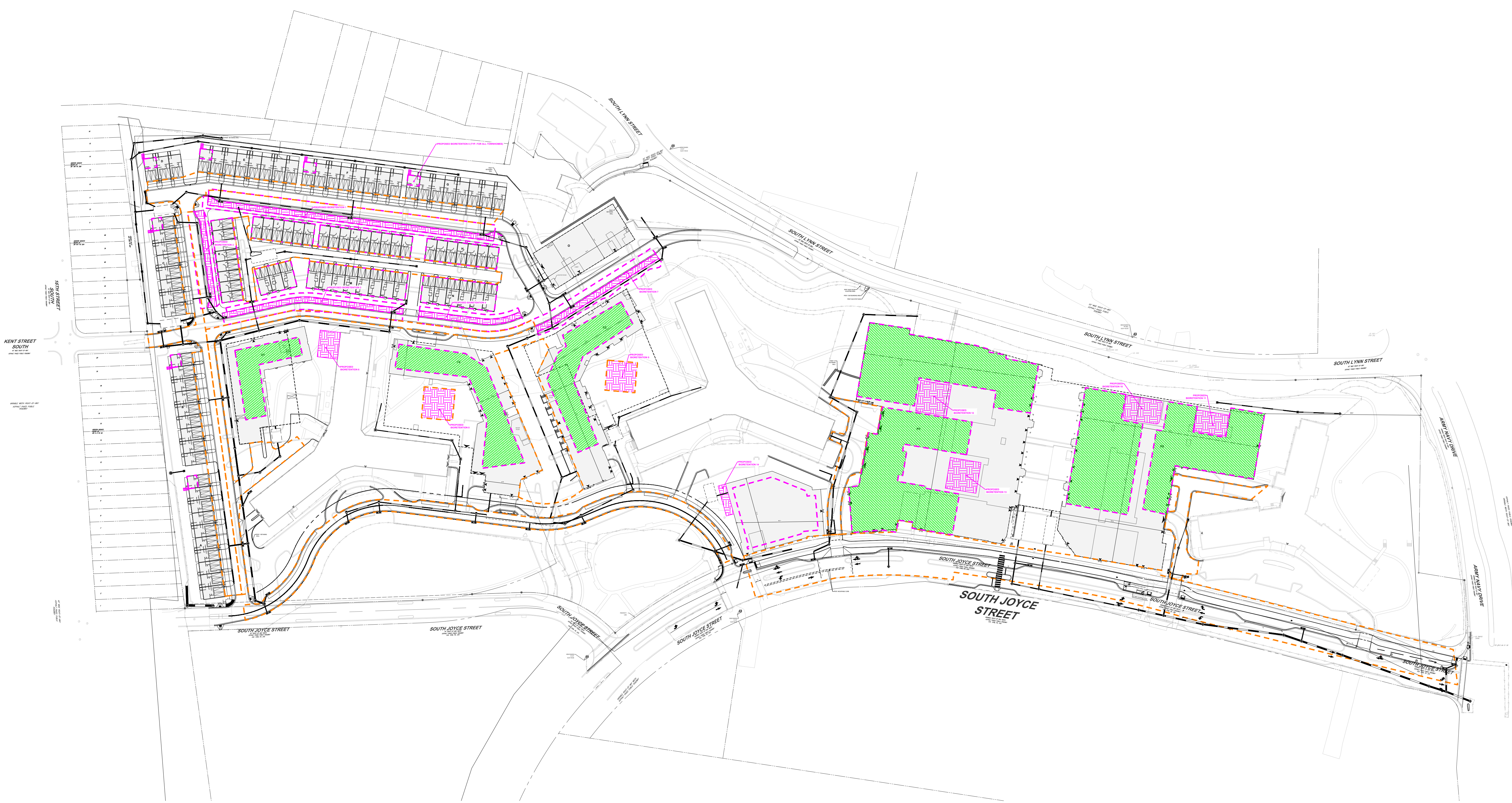
DATE
07/22/2024

APPROVED
CM, MO, SN

SCALE:
AS NOTED

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DC1822502

DRAWING NO.
CIV801

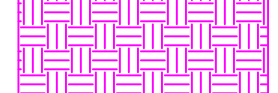

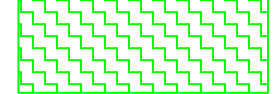



SWM NARRATIVE

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

1. STREETSCAPE BIORETENTION
 - 1.1. ROADWAY AREA WILL DRAIN TO STREETSCAPE BIORETENTION AS SHOWN. EXACT EXTENTS OF BIORETENTION IS TO BE FINALIZED AS DESIGN PROGRESSES IN COORDINATION WITH LANDSCAPE.
2. BIORETENTION PLANTERS
 - 2.1. SEE NOTES ON PLAN (THIS SHEET) FOR EXTENT OF ROOF DRAINAGE TO COURTYARD BIORETENTION. LOCATIONS ARE SHOWN FOR GRAPHICAL PURPOSES. FINAL LOCATIONS WILL BE DESIGNED DURING CEP.
3. GREENROOF
 - 3.1. SEE NOTES ON PLAN (THIS SHEET) FOR EXTENT OF ROOF AREA TO BE USED FOR GREENROOF AREA. THIS AREA WILL BE ROUTED TO BIORETENTION.
4. MANUFACTURED FILTERING AND STORAGE
 - 4.1. STREETSCAPE AREA AND SITE AREA TO DRAIN TO UNDERGROUND STORAGE AND FILTERING DEVICES TO SATISFY THE REMAINING QUALITY REQUIREMENTS.

LEGEND

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

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 LANDSAYS. 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.

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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202.524.5700

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SUSTAINABLE BUILDING
PARTNERS
703.970.2890

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NELSON NYGAARD
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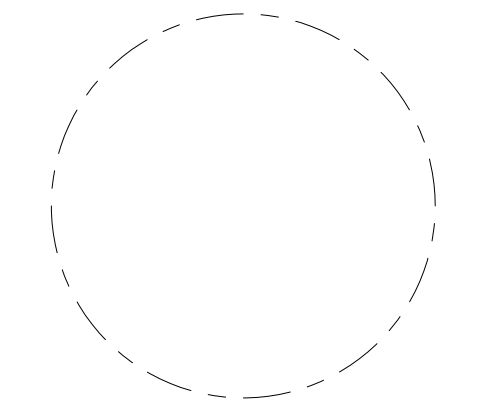
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan 

ISSUE NO. DATE

Revisions NO. DATE

- ▲
- ▲
- ▲
- ▲
- ▲
- ▲
- ▲



DRAINAGE AREA MAP

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

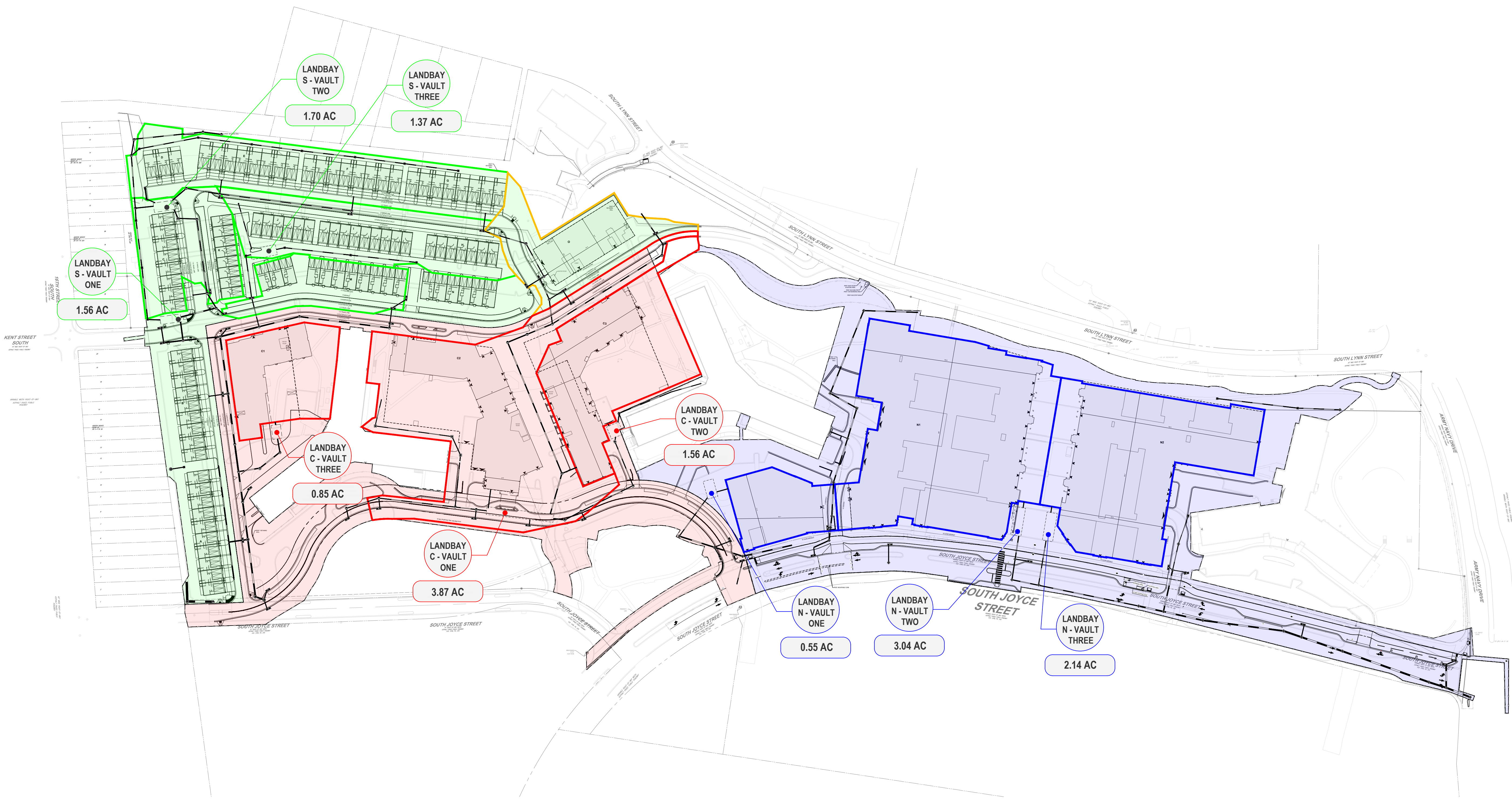
DATE
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SCALE:
AS NOTED

APPROVED
CM, MO, SN

JOB NO.
DC1822502

DRAWING NO.
CIV802



STORMWATER MANAGEMENT QUANTITY SUMMARY					
LANDBAY	AREA (AC)	1 YR QALLOWABLE	1 YR QPOST	10 YR QALLOWABLE	10 YR QPOST
S-C	6.78'	9.75	9.7	35.18	35.07
C+S	9.78'	10.99	10.95	43.32	43.29
N	9.71'	12.59	11.87	46.34	45.08
TOTAL:	26.27				

*0.94 ACRES OF AREA WITHIN LANDBAY S DISCHARGES INTO VAULT ONE OF LANDBAY C.

*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

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LEGEND

-  PROP. LANDBAY S CDA TO LANDBAY S VAULT
-  PROP. LANDBAY S CDA TO LANDBAY C VAULT
-  PROP. LANDBAY C CDA TO LANDBAY C VAULT
-  PROP. LANDBAY N CDA TO LANDBAY N VAULT
-  LANDBAY S
-  LANDBAY C
-  LANDBAY N

LANDBAY S 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%)
1. Plan North Loop Road	38633		38633	0.8869	1.00	0.95	3058.43	10.00	454.40	3	30	12	4544.00	1136.00	2840.00	1817.60	5793.60	189.4%
2. Plan West Loop Road	13266		13266	0.3045	1.00	0.95	1050.23	10.00	161.60	3	30	12	1616.00	404.00	1010.00	646.40	2060.40	196.2%
3. Plan South Loop Road Left	24381		24381	0.5597	1.00	0.95	1930.16	10.00	296.00	3	30	12	2960.00	740.00	1850.00	1184.00	3774.00	195.5%
4. Plan South Loop Road Right	13597		13597	0.3121	1.00	0.95	1076.43	10.00	168.00	3	30	12	1680.00	420.00	1050.00	672.00	2142.00	199.0%
5. Townhome Bios X 54	500		500	0.0115	1.00	0.95	39.58	5.00	10.00	3	18	12	50.00	12.50	18.75	20.00	51.25	129.5%

LANDBAY S VRRM CALCULATIONS:

Project Name: **Riverhouse Landbay S**
Date: **5/13/2024**
Linear Development Project? **No**

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → **7.7200**

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

Maximum reduction required: **20%**
The site's net increase in impervious cover (acres) is: **1.6700**
Post-Development TP Load Reduction for Site (lb/yr): **5.1204**

Pre-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) – undisturbed, protected forest/open space					0.0000
Managed Turf (acres) – disturbed, graded for yards or other turf to be		0.6600		2.3500	3.0100
Impervious Cover (acres)				4.7100	4.7100
Totals					7.7200

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		0.3100		1.0300	1.3400
Impervious Cover (acres)		0.3500		6.0300	6.3800
Totals					7.7200

Area Check: **OK**

Constants

Annual Rainfall (inches)	43
Target Rainfall Excess (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.85
Target TP Load (lb/acre/yr)	0.41
TP (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.00	0.03	0.01	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

Pre-Development	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)	3.0100	1.3400
Weighted Rv (turf)	0.2390	0.2384
% Managed Turf	39%	22%
Impervious Cover (acres)	4.7100	4.7100
Rv (impervious)	0.9500	0.9500
% Impervious	61%	78%
Total Site Area (acres)	7.7200	6.0500
Site Rv	0.6728	0.7924

Treatment Volume and Nutrient Load

Pre-Development	Final Post-Development
Final Post-Development Treatment Volume (acre-ft)	0.5317
Final Post-Development Treatment Volume (cubic feet)	23,161.2150
Final Post-Development TP Load (lb/yr)	14,552.1
Final Post-Development TP Load per acre (lb/acre/yr)	1.8800
Max. Reduction Required (Below Pre-Development Load)	20%
TP Load Reduction Required for Redeveloped Area (lb/yr)	2,1868

LAND COVER SUMMARY – POST DEVELOPMENT

Post-Development	Final Post-Development
Forest/Open Space Cover (acres)	0.0000
Weighted Rv (forest)	0.0000
% Forest	0%
Managed Turf Cover (acres)	1.3400
Weighted Rv (turf)	0.2384
% Managed Turf	22%
Impervious Cover (acres)	6.3800
Rv (impervious)	0.9500
% Impervious	83%
Total Redeveloped Site Area (acres)	7.7200
Final Post-Dev Site Rv	0.8265

Treatment Volume and Nutrient Load

Post-Development	Final Post-Development
Final Post-Development Treatment Volume (acre-ft)	0.3322
Final Post-Development Treatment Volume (cubic feet)	5,758.9590
Final Post-Development TP Load (lb/yr)	3,6184
Final Post-Development TP Load per acre (lb/acre/yr)	1.8100
Max. Reduction Required (Below Pre-Development Load)	20%
TP Load Reduction Required for New Impervious Area (lb/yr)	2,9337

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	5.1204
------------------------------------	--------

¹Adjusted Land Cover Summary: The Redevelopment land cover minus previous land cover (forest/open space or managed turf) acreage proposed for new impervious cover.
Adjusted total acreage is consistent with Post-Development acreage (minus acreage of new impervious cover).
Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lb/acre/yr).

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)		0.3100		1.0300	1.3400	0.2384
Impervious Cover (acres)		0.3500		6.0300	6.3800	0.9500
Total					7.7200	

6. Bioretention (RR)

6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	2.6800	0.0000	3,696.7920	5,545.1880	9,241.9800	25	0.0000	5.8001	3.1901	2.6101	
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80		0.0000	0.0000	0.0000	0.0000	50	0.0000	0.0000	0.0000	0.0000	

14. Manufactured Treatment Devices (no RR)

14.a. Manufactured Treatment Device-Hydrodynamic	0		0.0000	0.0000	0.0000	0.0000	20	0.0000	0.0000	0.0000	0.0000	
14.b. Manufactured Treatment Device-Filtering	0	1.4300	0.0000	0.0000	4,931.3550	4,931.3550	65	0.0000	3.0949	2.0117	1.0832	
14.c. Manufactured Treatment Device-Generic	0		0.0000	0.0000	0.0000	0.0000	20	0.0000	0.0000	0.0000	0.0000	

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)	6.3800	0.0000	0.0000	0.0000	0.0000	OK.
IMPERVIOUS COVER TREATED (ac)	4.1100	0.0000	0.0000	0.0000	0.0000	OK.
MANAGED TURF AREA (ac)	1.3400	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 (ft³) 23,161.2150

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)	3,696.7920	0.0000	0.0000	0.0000	0.0000	3,696.7920
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	14,552.1	0.0000	0.0000	0.0000	0.0000	14,552.1
TP LOAD REDUCTION ACHIEVED (lb/yr)	5,201.7	0.0000	0.0000	0.0000	0.0000	5,201.7
TP LOAD REMAINING (lb/yr)	9,350.4	0.0000	0.0000	0.0000	0.0000	9,350.4
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	26,555.7	0.0000	0.0000	0.0000	0.0000	26,555.7

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	14,552.1
TP LOAD REDUCTION REQUIRED (lb/yr)	5,120.4
TP LOAD REDUCTION ACHIEVED (lb/yr)	5,201.7
TP LOAD REMAINING (lb/yr)	9,350.4
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr)	0.0000
** TARGET TP REDUCTION EXCEEDED BY 0.0813 LB/YEAR **	

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	104,103.7
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	26,555.7
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	77,548.0

Drainage Area A

	Area (acres)	A Soils	B Soils	C Soils	D Soils	Total Area (acres)
Forest/Open Space – undisturbed, protected forest/open space or reforested land	0.0000	0.0000	0.0000	0.0000	0.0000	7.7200
Managed Turf – disturbed, graded for yards or other turf to be mowed/managed	0.0000	0.3100	0.0000	1.0300		
Impervious Cover	0.0000	0.3500	0.0000	6.0300		
Total Area (acres)	0.0000	0.6600	0.0000	7.0600		

Runoff Reduction Volume (ft³): 3,696.7920

1-year storm 2.0513 **2-year storm** 2.4953 **10-year storm** 4.1502

RV_{developed} (watershed-inch) with no Runoff Reduction* 2.0513 2.4953 4.1502

RV_{developed} (watershed-inch) with Runoff Reduction* 1.9194 2.3634 4.0183

Adjusted CN* 92 93 93

BOHLER DC//

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

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

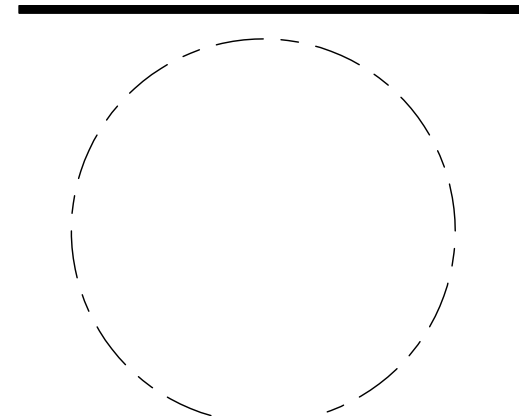
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

ISSUE NO. _____ DATE _____

Revisions NO. _____ DATE _____



STORMWATER MANAGEMENT COMPUTATIONS – LANDBAY S

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE
07/22/2024

SCALE:
AS NOTED

APPROVED
CM, MO, SN

JOB NO.
DC1822502

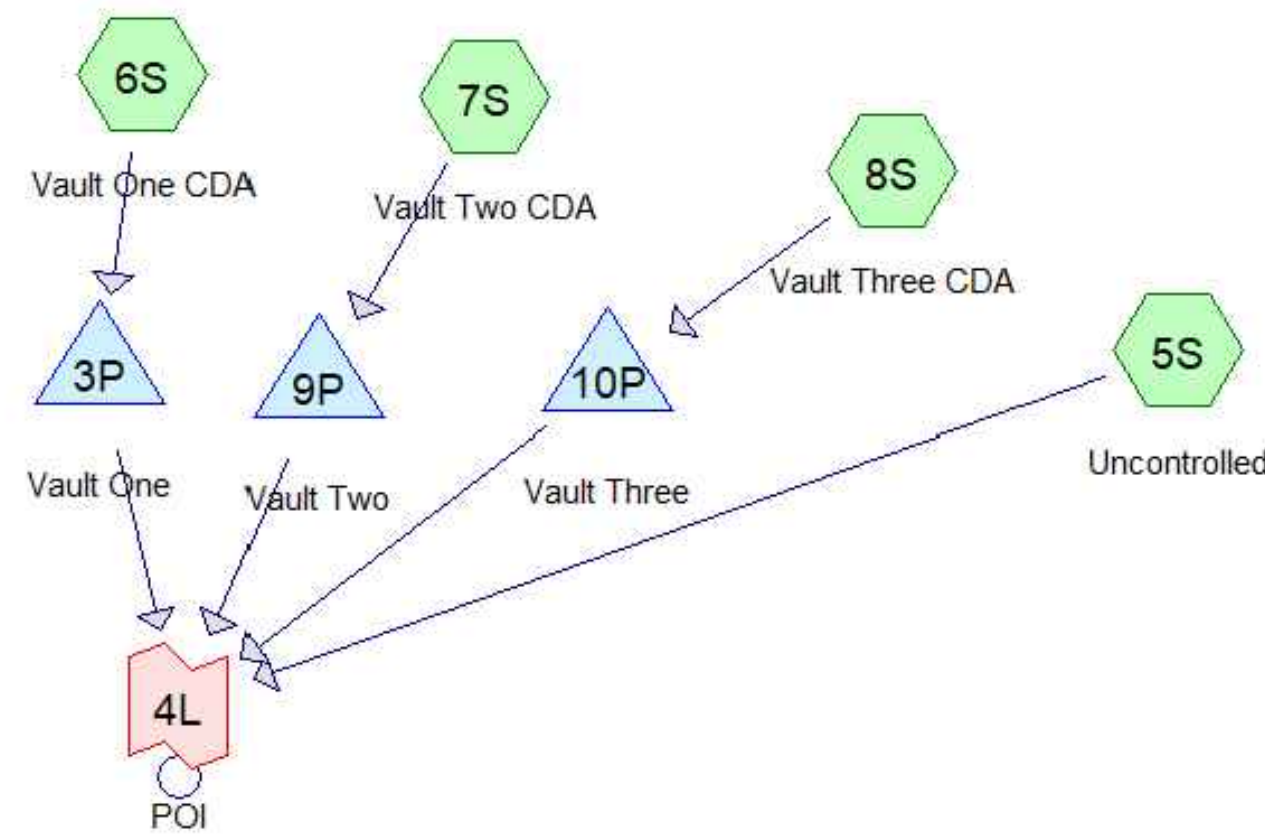
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CIV803

LANDBAY S ENERGY BALANCE CALCULATIONS:

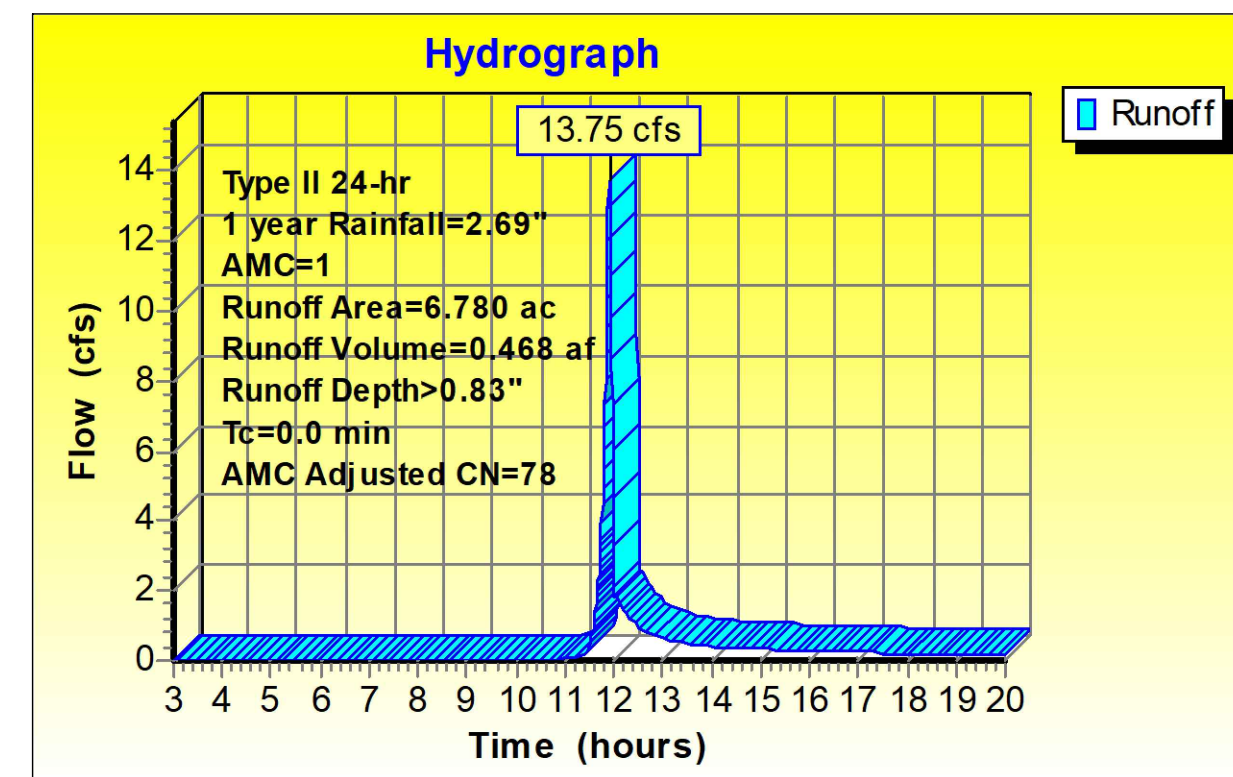
SITE AREA (acre)	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.69	2.69	4.84	4.84
CN	90	92	90	93
S=1000/CN-10	1.11	0.87	1.11	0.75
0.2S	0.22	0.17	0.22	0.15
$RV=(P-0.2S)^2/(P-0.2S)+S$	1.70	1.87	3.72	4.04
CHANNEL PROTECTION		FLOOD CONTROL		
Qpre-development	13.75	Qpre-development	38	
QPost Development	16.25	QPost Development	41.38	
RVPost Development (with runoff reduction)	1.92	RVPost Development (with runoff reduction)	4.02	
Qallowable	9.75	Qallowable	35.18	
Qallowable/QPost Development	0.60	Qallowable/QPost Development	0.85	
Vs/Vr	0.24	Vs/Vr	0.18	
Vs	0.46	Vs	0.72	
Storage required (cf)	11341	Storage required (cf)	17809	

LANDBAY S HYDROCAD NARRATIVE:

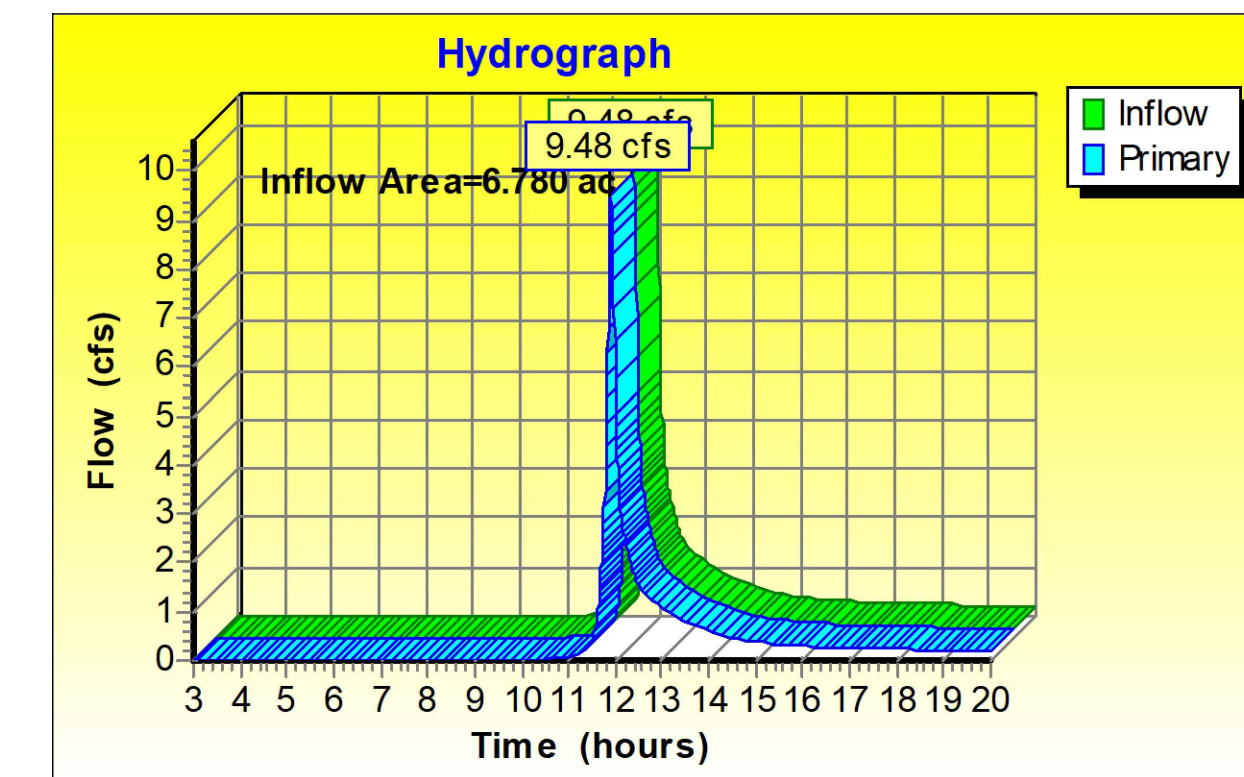
THE HYDROCAD MODEL FOR LANDBAY S CONSISTS OF ONE DRAINAGE AREA. THERE ARE THREE VAULTS PROPOSED. ANY AREA NOT CAPTURED BY THESE VAULTS IS INCLUDED IN THE "UNCONTROLLED" SUBCAT. THE THREE VAULTS AND UNCONTROLLED AREA ALL OUTFALL TO ONE POINT OF ANALYSIS.



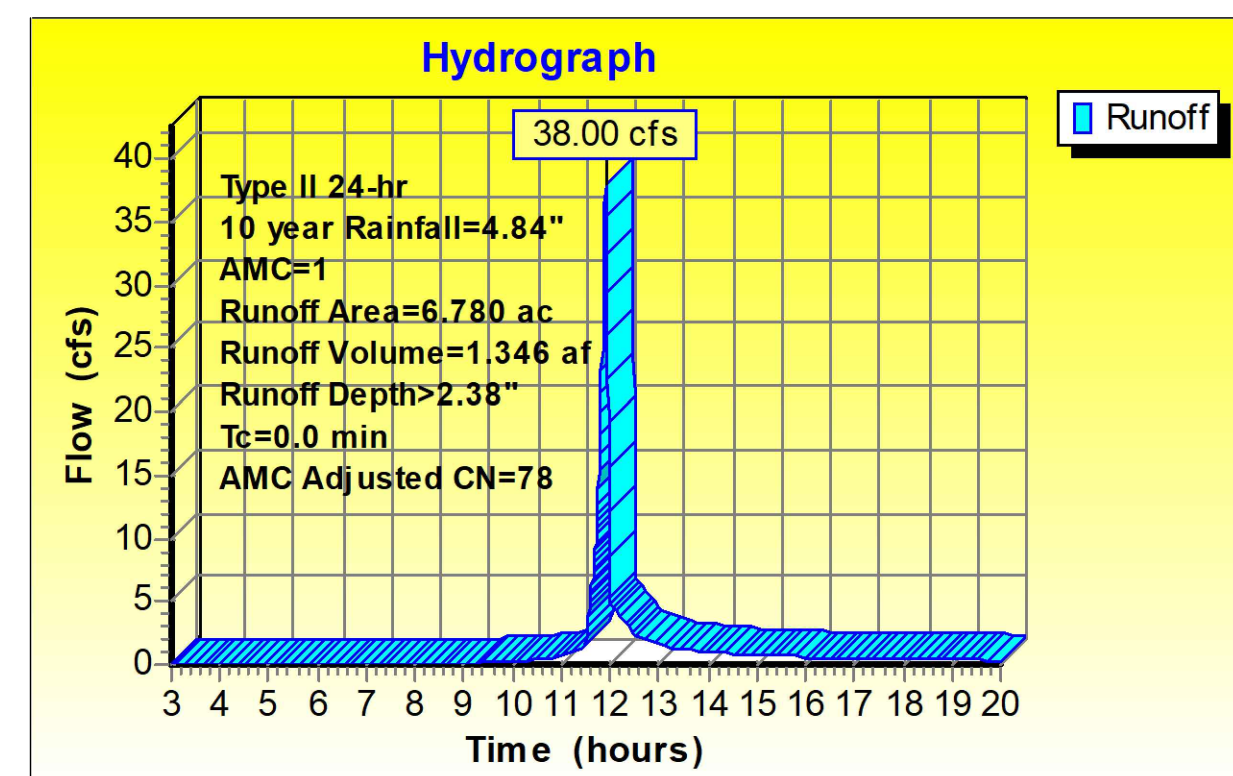
LANDBAY S PREDEVELOPMENT 1-YR FLOW:



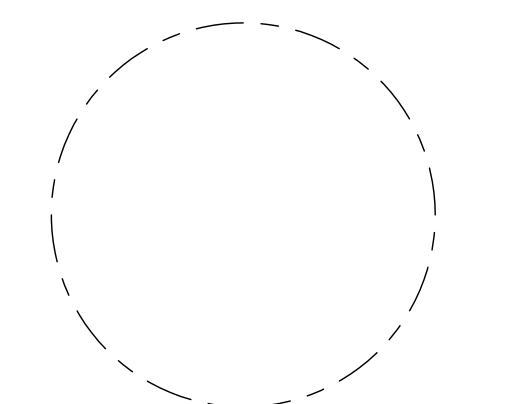
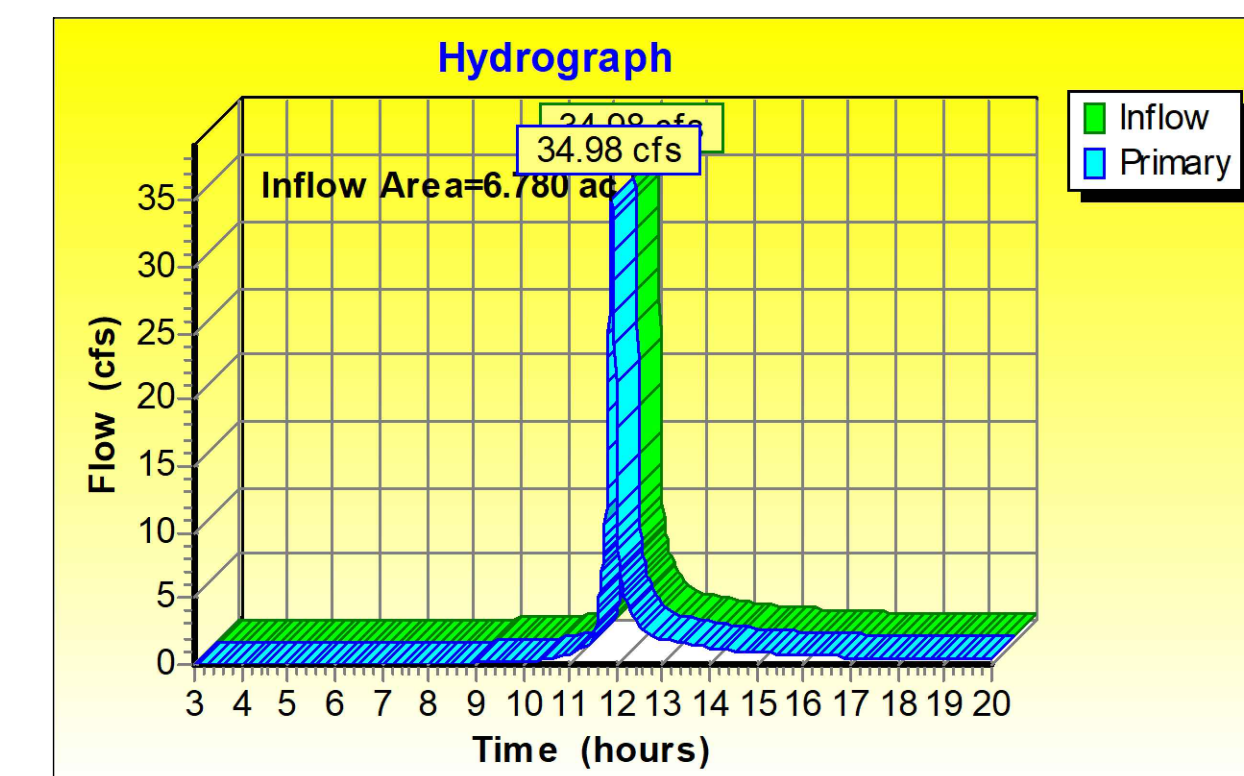
LANDBAY S POST DEVELOPMENT 1-YR FLOW:



LANDBAY S PREDEVELOPMENT 10-YR FLOW:



LANDBAY S POST DEVELOPMENT 10-YR FLOW:



LANDBAY C BIORETENTION SIZING:

Facility name/type	Impervious Area to Facility (SF)	Pervious Area to Facility (SF)	Total Drainage Area (SF)	Total Drainage Area (acre)	Rainfall Depth (P) (in)	Rv	Target storage (WQv) (CF)	Width (ft)	Length (ft)	Ponding depth (in)	Filter depth (in)	Gravel depth (in)	Surface Area (SF)	Ponding Volume (1.00 void) (CF)	Soil Storage Volume (0.25 void) (CF)	Gravel Storage Volume (0.4 void) (CF)	Available Storage (CF)	% Water Quality Volume Captured (Must be ≥ 100% (Max. 200%))
6. Building C1 Bio	19025		19025	0.4368	1.00	0.95	1506.15	45.00	45.00	6	24	12	2025.00	1012.50	1012.50	810.00	2835.00	188.2%
7. Loop Road	19647		19647	0.4510	1.00	0.95	1555.39	10.00	240.00	3	30	12	2400.00	600.00	1500.00	960.00	3060.00	196.7%
8. Building C2 Bio	32000		32000	0.7346	1.00	0.95	2533.33	60.00	60.00	6	24	12	3600.00	1800.00	1800.00	1440.00	5040.00	198.9%
9. Building C3 Bio	31000		31000	0.7117	1.00	0.95	2454.17	58.00	58.00	6	24	12	3364.00	1682.00	1682.00	1345.60	4709.60	191.9%

LANDBAY C VRRM CALCULATIONS:

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

CLEAR ALL
data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 8.8400

Maximum reduction required: 20%
The site's net increase in impervious cover (acres) is: 2.6000
Post-Development TP Load Reduction for Site (lb/yr): 6.7158

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

Pre-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, forest/open space or reforested					0.0000
Managed Turf (acres) - disturbed, graded for yards or other turf to be			4.3400		4.3400
Impervious Cover (acres)			4.5000		4.5000
					8.8400

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, forest/open space or reforested					0.0000
Managed Turf (acres) - disturbed, graded for yards or other turf to be			1.7400		1.7400
Impervious Cover (acres)			7.1000		7.1000
					8.8400

Area Check: OK, OK, OK, OK

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) (MCL (mg/L))	0.26
Total Nitrogen (TN) (MCL (mg/L))	1.86
Target TP Load (lb/acre/yr)	0.41
TP (unless 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	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)	4.3400	1.7400
Weighted Rv (turf)	0.2500	0.2500
% Managed Turf	49%	28%
Impervious Cover (acres)	4.5000	4.5000
Rv (impervious)	0.9500	0.9500
% Impervious	51%	72%
Total Site Area (acres)	8.8400	6.2400
Site Rv	0.6063	0.7548

Treatment Volume and Nutrient Load

Pre-Development Treatment Volume (acre-ft)	0.4467	0.3925
Pre-Development Treatment Volume (cubic feet)	19,456,800	17,097,300
Pre-Development TP Load (lb/yr)	12,2247	10,7422
Pre-Development TP Load per acre (lb/acre/yr)	1.3800	1.7200
Baseline TP Load (lb/yr) (0.41 lb/acre/yr applied to pre-development area excluding pervious land proposed for new impervious cover)		2,5584

Final Post-Development Treatment Volume (acre-ft): 0.5983
Final Post-Development Treatment Volume (cubic feet): 26,063,400
Final Post-Development TP Load (lb/yr): 16,3756
Final Post-Development TP Load per acre (lb/acre/yr): 1.8600

Max. Reduction Required (Below Pre-Development Load): 20%

TP Load Reduction Required for Redeveloped Area (lb/yr): 2,1484

TP Load Reduction Required for New Impervious Area (lb/yr): 4,5674

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr): 6.7158

¹Adjusted Land Cover Summary: Pre-Development 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-Development acreage (minus acreage of new impervious cover).
Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lb/acre/year).

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)				1.7400	1.7400	0.2500
Impervious Cover (acres)				7.1000	7.1000	0.9500
Total				8.8400		

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Runoff Volume (ft ³)	Total BMP Treatment Volume (ft ³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed by Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45		0.9374		1,454,6044	1,777,8498	3,232,4542	0		2.0286	0.9129	1.1158	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		1.3926*	1,777,8498	2,632,1603	3,948,2404	6,580,4006	25	1.1158	3.0140	2.2714	1.8584	None
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80			0.0000	0.0000	0.0000	0.0000	50	0.0000	0.0000	0.0000	0.0000	
*AREA EXCLUDES CDA FROM PROPOSED GREENROOFS TO BE USED IN TREATMENT TRAIN													
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0	0.3000	1.4000	0.0000	0.0000	5,100,1500	5,100,1500	65	0.0000	3.2008	2.8005	1.1203	
14.b. Manufactured Treatment Device-Filtering	0		1.4463	0.0000	0.0000	4,987,5000	4,987,5000	65	0.0000	3.1301	2.0346	1.0955	
14.c. Manufactured Treatment Device-Generic	0			0.0000	0.0000	0.0000	0.0000	20	0.0000	0.0000	0.0000	0.0000	

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 TREATED (ac)	7.1000	0.0000	0.0000	0.0000	0.0000	OK
IMPERVIOUS COVER TREATED (ac)	5.1763	0.0000	0.0000	0.0000	0.0000	OK
MANAGED TURF AREA (ac)	1.7400	0.0000	0.0000	0.0000	0.0000	OK
MANAGED TURF AREA TREATED (ac)	0.3000	0.0000	0.0000	0.0000	0.0000	OK
AREA CHECK	OK	OK	OK	OK	OK	

Site Treatment Volume (ft³): 26,063,4000

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)	4,086,7646	0.0000	0.0000	0.0000	0.0000	4,086,7646
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	16,3756	0.0000	0.0000	0.0000	0.0000	16,3756
TP LOAD REDUCTION ACHIEVED (lb/yr)	7,2993	0.0000	0.0000	0.0000	0.0000	7,2993
TP LOAD REMAINING (lb/yr)	9,0762	0.0000	0.0000	0.0000	0.0000	9,0762
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	25,4387	0.0000	0.0000	0.0000	0.0000	25,4387

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	16,3756
TP LOAD REDUCTION REQUIRED (lb/yr)	6,7158
TP LOAD REDUCTION ACHIEVED (lb/yr)	7,2993
TP LOAD REMAINING (lb/yr)	9,0762
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.0000 **
** TARGET TP REDUCTION EXCEEDED BY 0.5835 LB/YEAR **	

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	117,1483
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	25,4387
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	91,7096

Drainage Area A		A Soils	B Soils	C Soils	D Soils	Total Area (acres):
Forest/Open Space - undisturbed, protected forest/open space or reforested land	Area (acres)	0.0000	0.0000	0.0000	0.0000	8.8400
	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	1.7400	Runoff Reduction Volume (ft ³): 4,086,7646
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.0000	0.0000	0.0000	7.1000	CN (D.A. A): 94
	CN	98	98	98	98	
RV_{Developed} (watershed-inch) with no Runoff Reduction*		2.0513	2.4953	4.1502		
RV_{Developed} (watershed-inch) with Runoff Reduction*		1.9240	2.3680	4.0228		
Adjusted CN*		93	93	93		

Key Plan

Revisions

NO.	DATE
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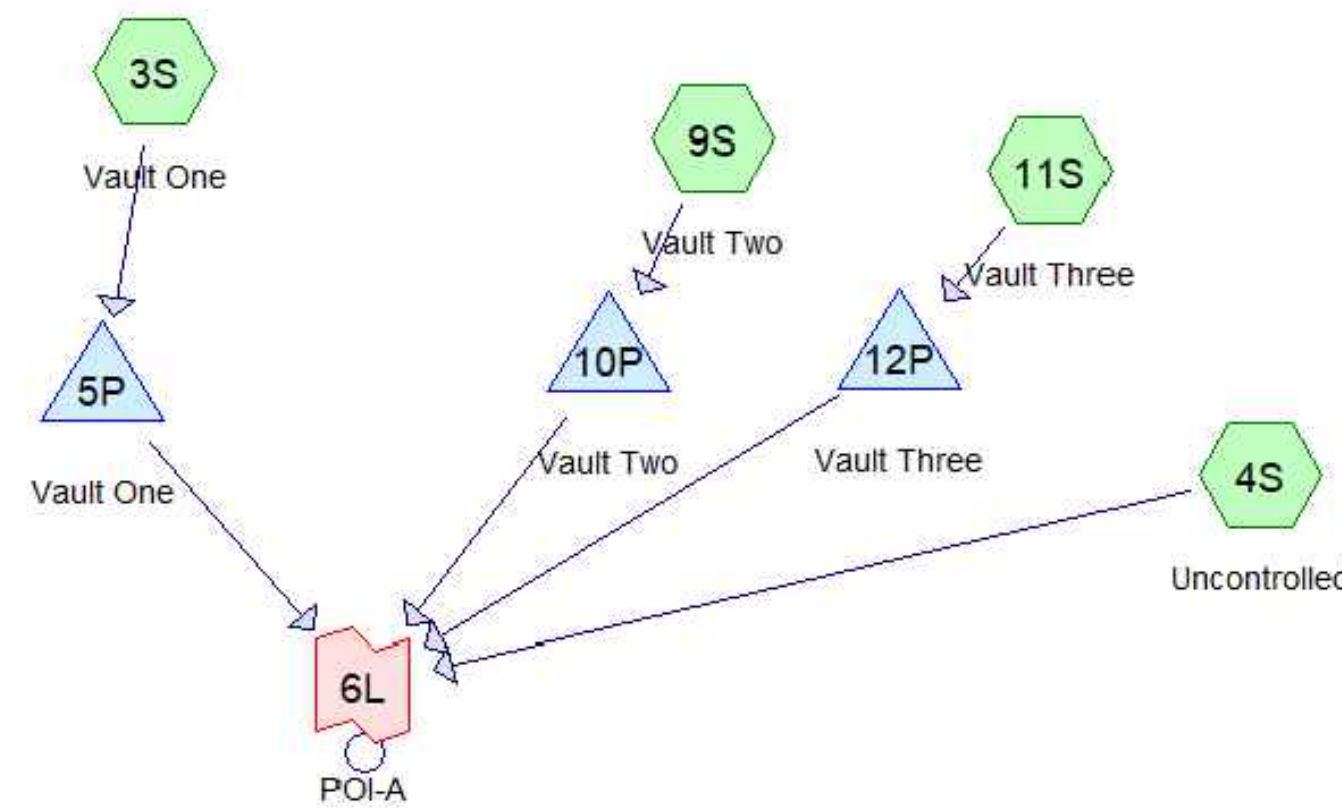
STORMWATER MANAGEMENT COMPUTATIONS - LANDBAY C

LANDBAY C ENERGY BALANCE CALCULATIONS:

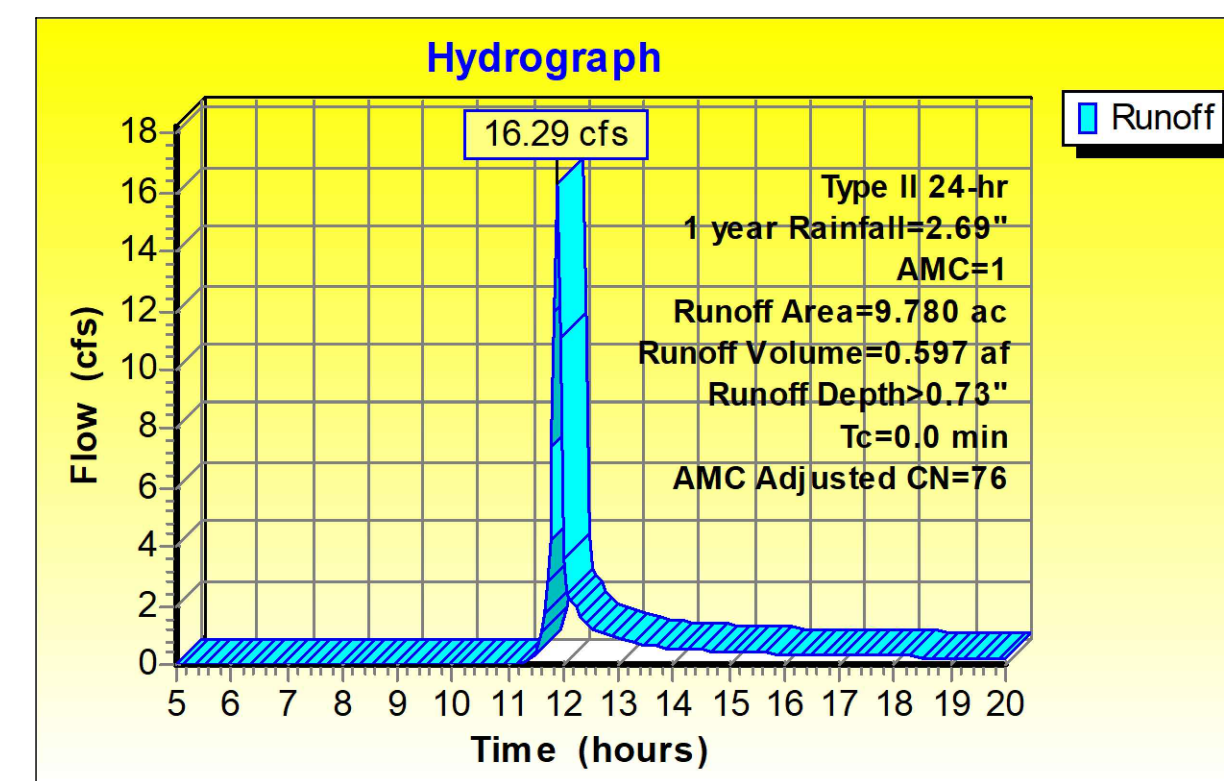
SITE AREA (acre)	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.69	2.69	4.84	4.84
CN	89	93	89	93
S=1000/CN-10	1.24	0.75	1.24	0.75
0.2S	0.25	0.15	0.25	0.15
$RV=(P-0.2S)^2/(P-0.2S)+S$	1.62	1.96	3.62	4.04
CHANNEL PROTECTION		FLOOD CONTROL		
Qpre-development	16.29	Qpre-development	48.16	
QPost Development	24.22	QPost Development	58.96	
RVPost Development (with runoff reduction)	1.9	RVPost Development (with runoff reduction)	4.02	
Qallowable	10.99	Qallowable	43.32	
Qallowable/QPost Development	0.45	Qallowable/QPost Development	0.73	
Vs/Vr	0.19	Vs/Vr	0.14	
Vs	0.37	Vs	0.56	
Storage required (cf)	12978	Storage required (cf)	19994	

LANDBAY C HYDROCAD NARRATIVE:

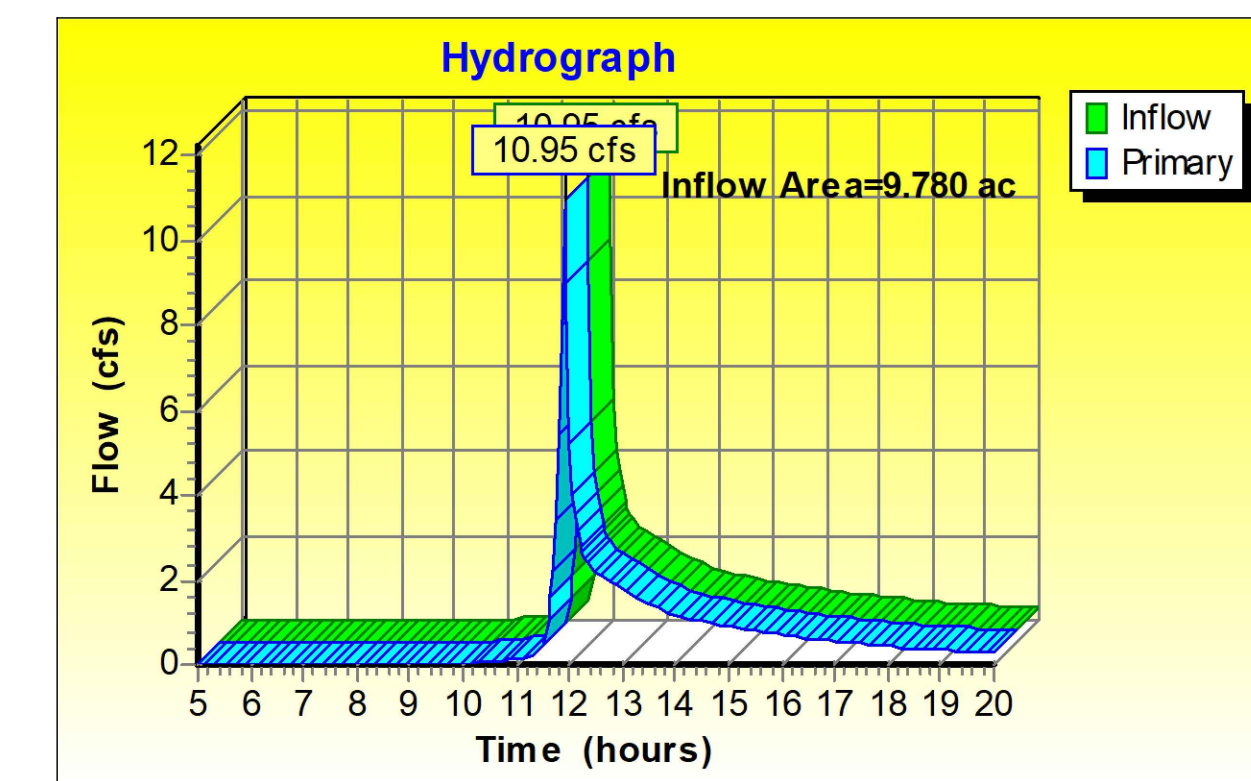
THE HYDROCAD MODEL FOR LANDBAY C CONSISTS OF ONE DRAINAGE AREA. THERE ARE THREE VAULTS PROPOSED. ANY AREA NOT CAPTURED BY THESE VAULTS IS INCLUDED IN THE "UNCONTROLLED" SUBCAT. THE THREE VAULTS AND UNCONTROLLED AREA ALL OUTFALL TO ONE POINT OF ANALYSIS.



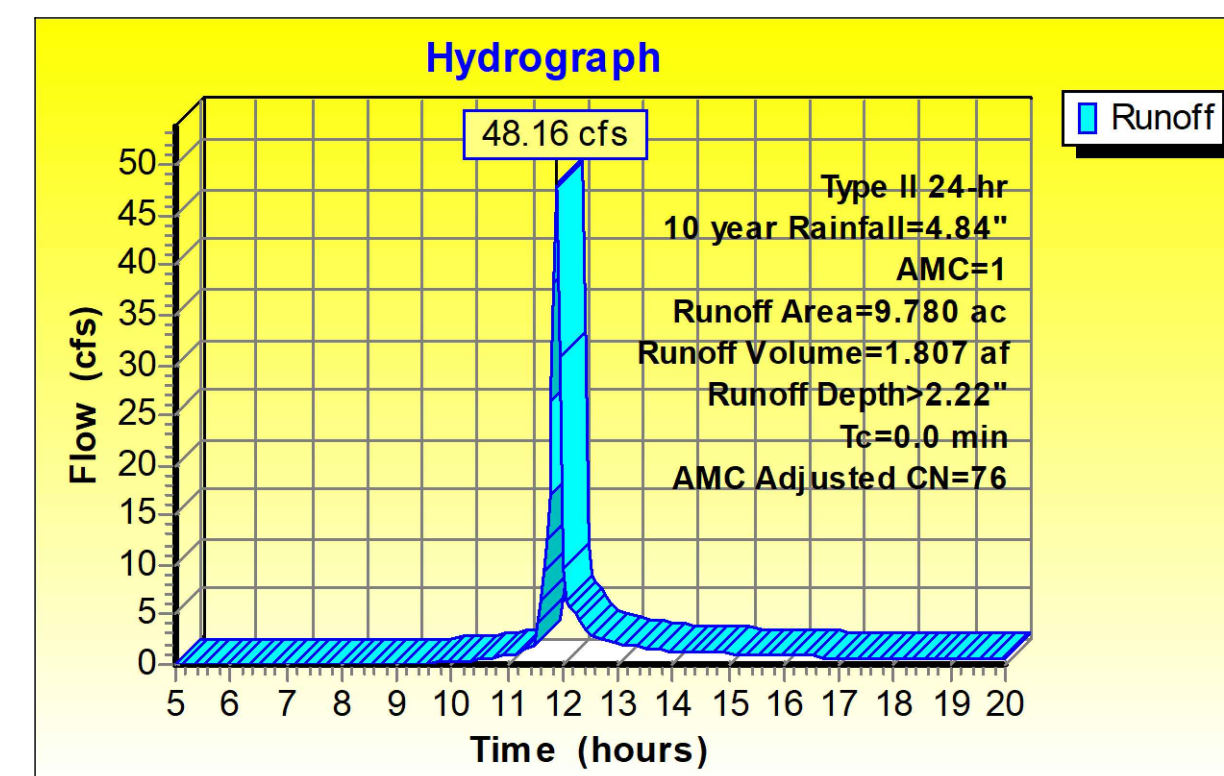
LANDBAY C PREDEVELOPMENT 1-YR FLOW:



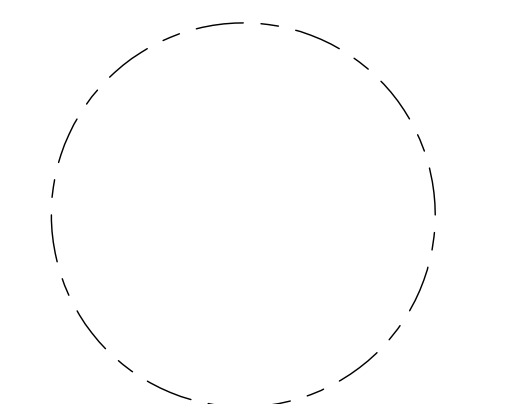
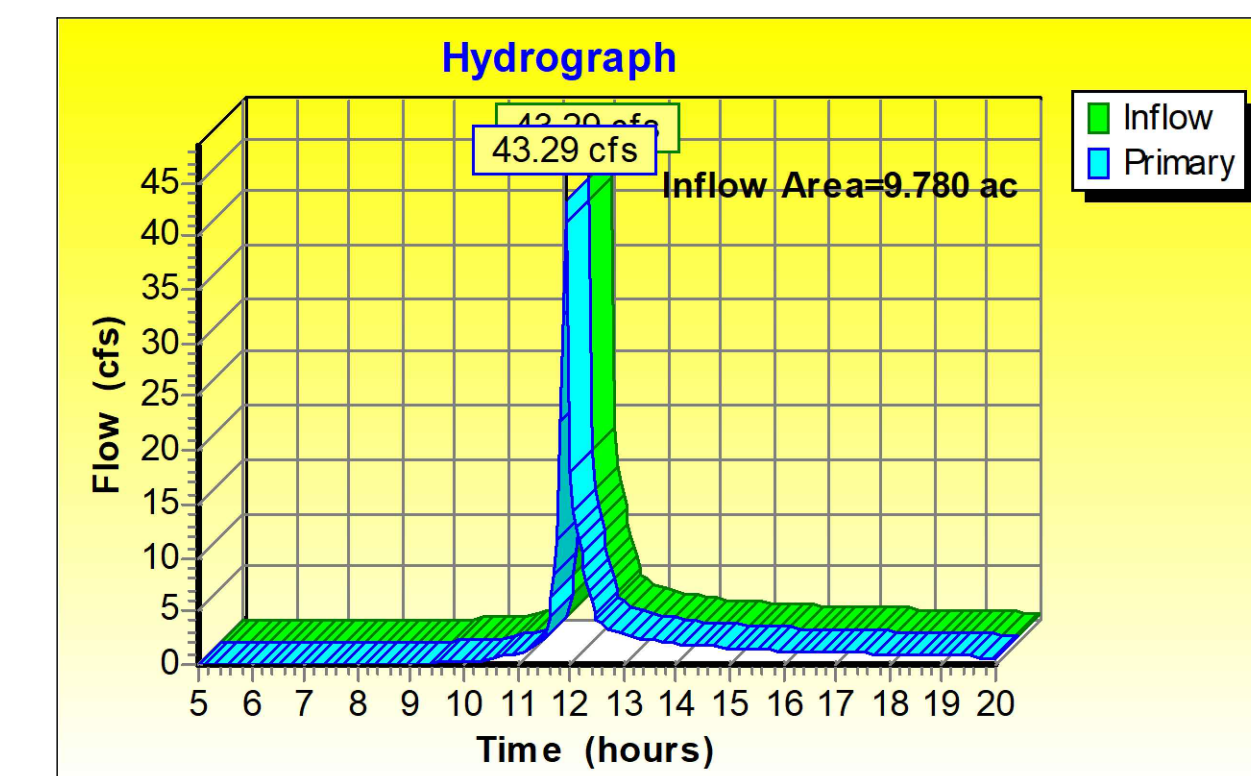
LANDBAY C POST DEVELOPMENT 1-YR FLOW:



LANDBAY C PREDEVELOPMENT 10-YR FLOW:



LANDBAY C POST DEVELOPMENT 10-YR FLOW:



LANDBAY N BIORETENTION SIZING:

Facility name/type	Impervious Area to Facility (SF)	Pervious Area to Facility (SF)	Total Drainage Area (SF)	Total Drainage Area (acre)	Rainfall Depth (P) (in)	Rv	Target storage (WQv) (CF)	Width (ft)	Length (ft)	Ponding depth (in)	Filter depth (in)	Gravel depth (in)	Surface Area (SF)	Ponding Volume (1.00 void) (CF)	Soil Storage Volume (0.25 void) (CF)	Gravel Storage Volume (0.4 void) (CF)	Available Storage (CF)	% Water Quality Volume Captured
																		Must be ≥ 100% (Max. 200%)
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

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 11.9900

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

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

Pre-Re-Development 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
Totals					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
Totals					11.9900

Area Check: OK OK OK OK

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
TP Load Reduction Factor	0.96

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.00	0.00	0.04	0.05
Managed Turf	0.35	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-Development	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

LAND COVER SUMMARY - POST DEVELOPMENT

Land Cover Summary-Post (Final)	Post-Development	Post-Development 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%	
ReDev. Impervious Cover (acres)	6.9400	2.8500
Rv (Impervious)	0.9500	0.9500
% Impervious	82%	76%
Total ReDev. Site Area (acres)	9.1400	
ReDev Site Rv	0.7815	

Treatment Volume and Nutrient Load

	Pre-Development	Post-Development	Post-Development New Impervious
Final Post-Development Treatment Volume (acre-ft)	0.8209	0.5953	0.2256
Final Post-Development Treatment Volume (cubic feet)	35,757.3150	25,929.0900	9,828.2250
Final Post-Development TP Load (lb/yr)	22.4662	16.2912	6.1790
Final Post-Development TP Load per acre (lb/acre/yr)	1.8700	1.7800	
Max. Reduction Required (Below Pre-Development Load)		20%	
TP Load Reduction Required for Re-developed Area (lb/yr)		3.2582	
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
------------------------------------	--------

Adjusted Land Cover Summary:
 Pre-Development land cover minus pervious land cover (forest/open space or managed turf) coverage proposed for new impervious cover.
 Adjusted total acreage is consistent with Post-Development acreage (minus acreage of new impervious cover).
 Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lb/acre/yr).

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)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
1.a. Vegetated Roof #1 (Spec #5)	45	2.7600	4,283.0370	5,234.8230	9,517.8600	0
1.b. Vegetated Roof #2 (Spec #5)	60		0.0000	0.0000	0.0000	0

6. Bioretention (RR)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
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	25

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

14. Manufactured Treatment Devices (no RR)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
14.a. Manufactured Treatment Device-Hydrodynamic	0	2.5700	0.0000	0.0000	8,862.6450	65

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 (ft³) 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	Total Area (acres):
Forest/Open Space - undisturbed, protected forest/open space or reforested land	0.0000	0.0000	0.0000	0.0000	11.9900
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed	0.0000	0.0000	0.0000	2.2000	Runoff Reduction Volume (ft ³): 7,273.5762
Impervious Cover	9.7900	9.7900	9.7900	9.7900	
	CN _(D.A. A) 95				
	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		

BOHLER DC //

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

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

OWNER / DEVELOPER
 JBC SMITH
 240.333.3600

CENTRAL PARCEL ARCHITECT
 BCT DESIGN GROUP
 410.837.2727

SOUTH PARCEL ARCHITECT
 LESSARD DESIGN, INC.
 571.830.1800

CIVIL ENGINEER
 BOHLER DC
 202.524.5700

LANDSCAPE ARCHITECT
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 202.695.8056

ATTORNEY
 VENABLE LLP
 202.344.4000

SUSTAINABILITY CONSULTANT
 SUSTAINABLE BUILDING
 PARTNERS
 703.970.2890

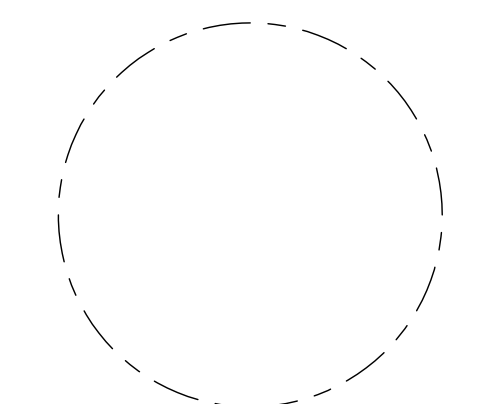
TRAFFIC ENGINEER
 NELSON NYGAARD
 202.315.5221

STRUCTURAL ENGINEER
 SK + A
 301.881.1441

Key Plan

ISSUE NO. DATE

Revisions NO. DATE



STORMWATER MANAGEMENT COMPUTATIONS - LANDBAY N

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.

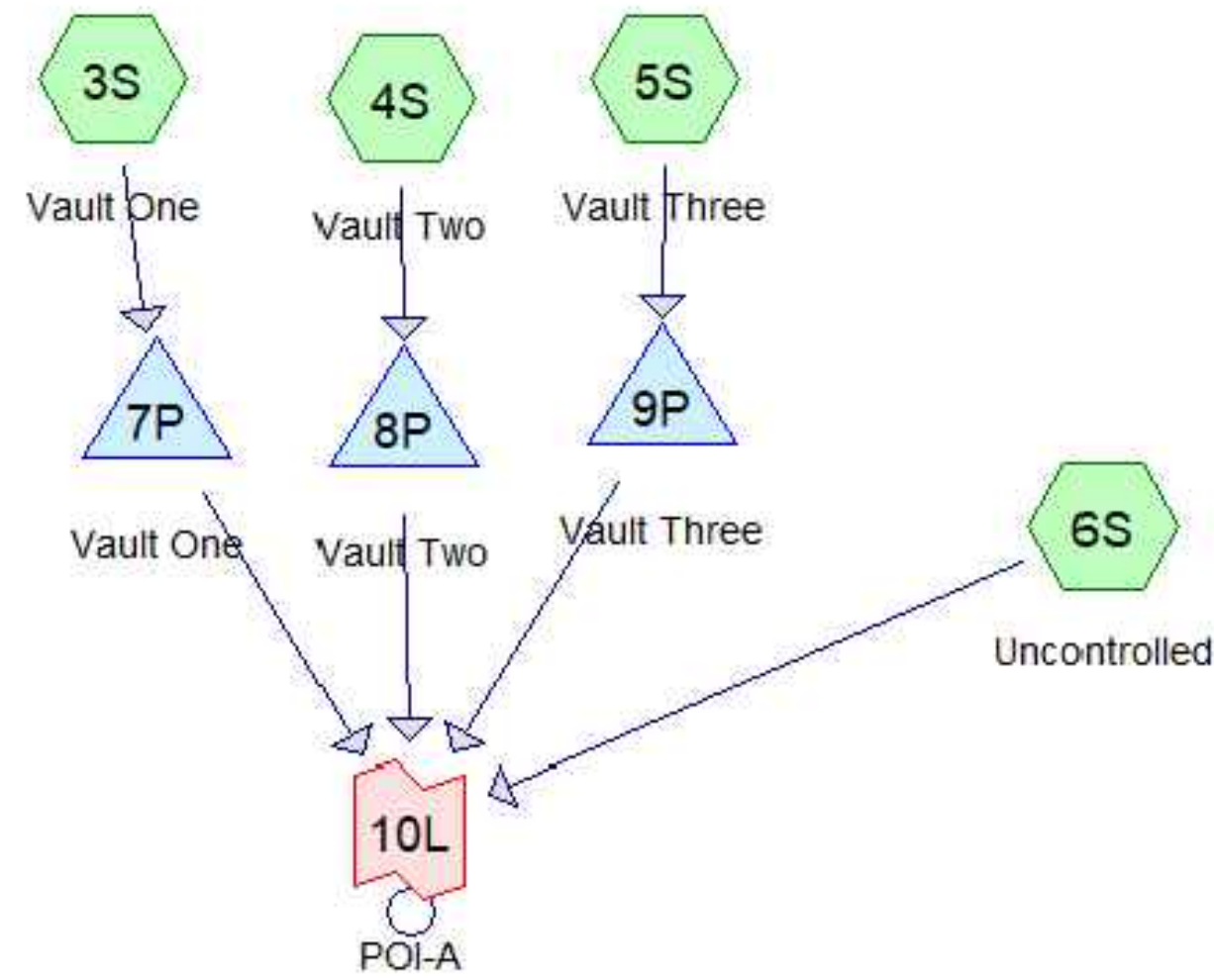
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LANDBAY N ENERGY BALANCE CALCULATIONS:

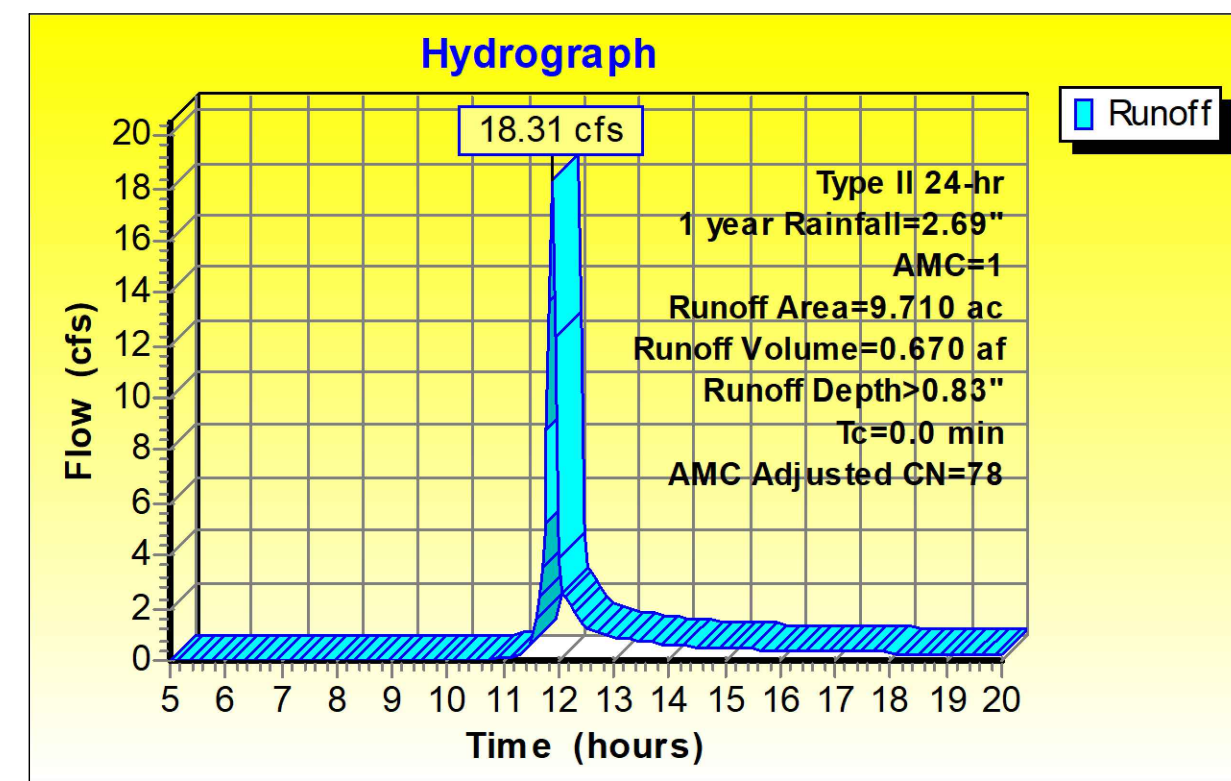
	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.69	2.69	4.84	4.84
CN	90	93	90	93
S=1000/CN-10	1.11	0.75	1.11	0.75
0.2S	0.22	0.15	0.22	0.15
RV=(P-0.2S) ² /(P-0.2S)+S	1.70	1.96	3.72	4.04
CHANNEL PROTECTION		FLOOD CONTROL		
Qpre-development	18.31	Qpre-development	50.92	
QPost Development	26.49	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:

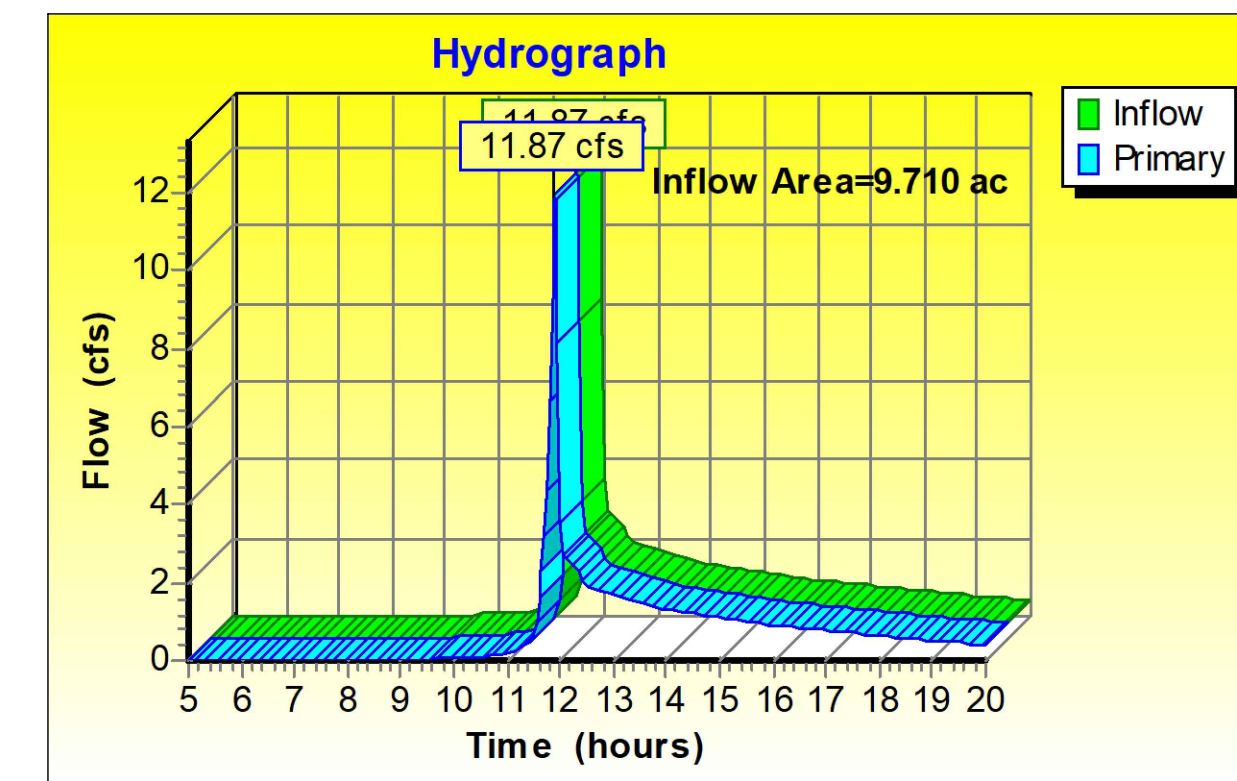
THE HYDROCAD MODEL FOR LANDBAY N CONSISTS OF ONE DRAINAGE AREA. THERE ARE THREE VAULTS PROPOSED. ANY AREA NOT CAPTURED BY THESE VAULTS IS INCLUDED IN THE "UNCONTROLLED" SUBCAT. THE THREE VAULTS AND UNCONTROLLED AREA ALL OUTFALL TO ONE POINT OF ANALYSIS.



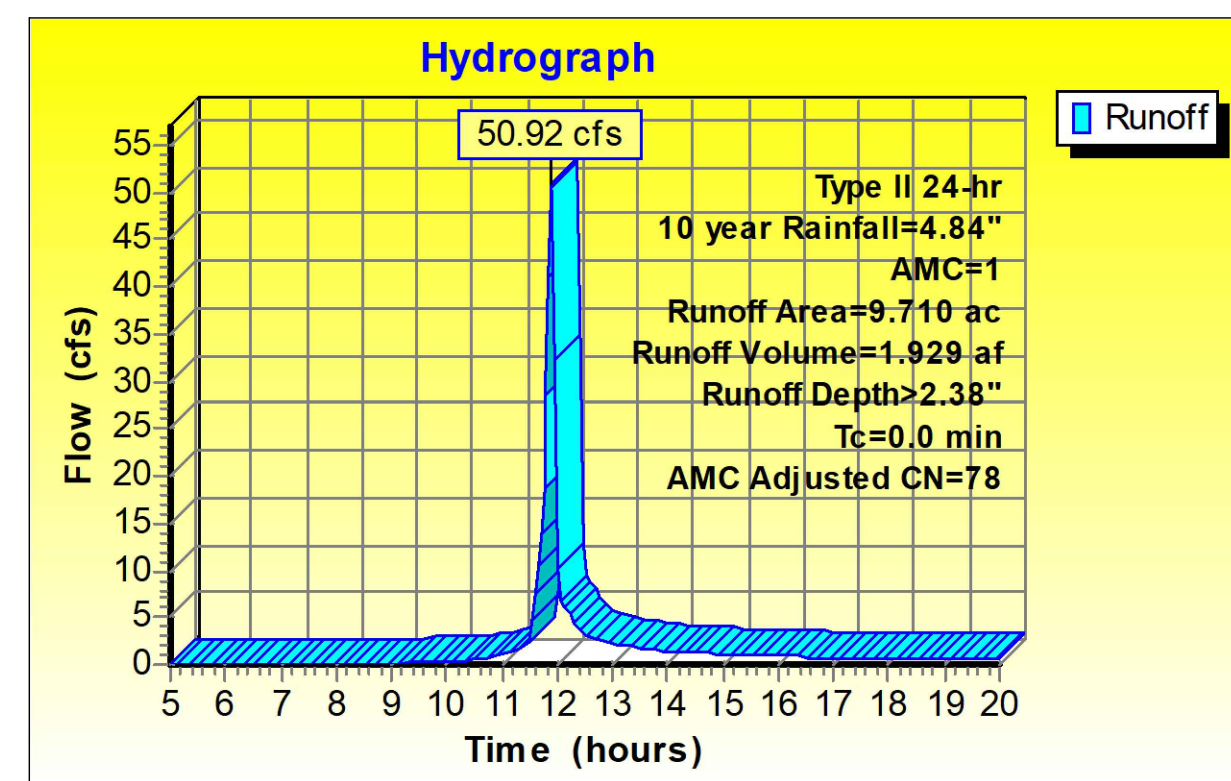
LANDBAY N PREDEVELOPMENT 1-YR FLOW:



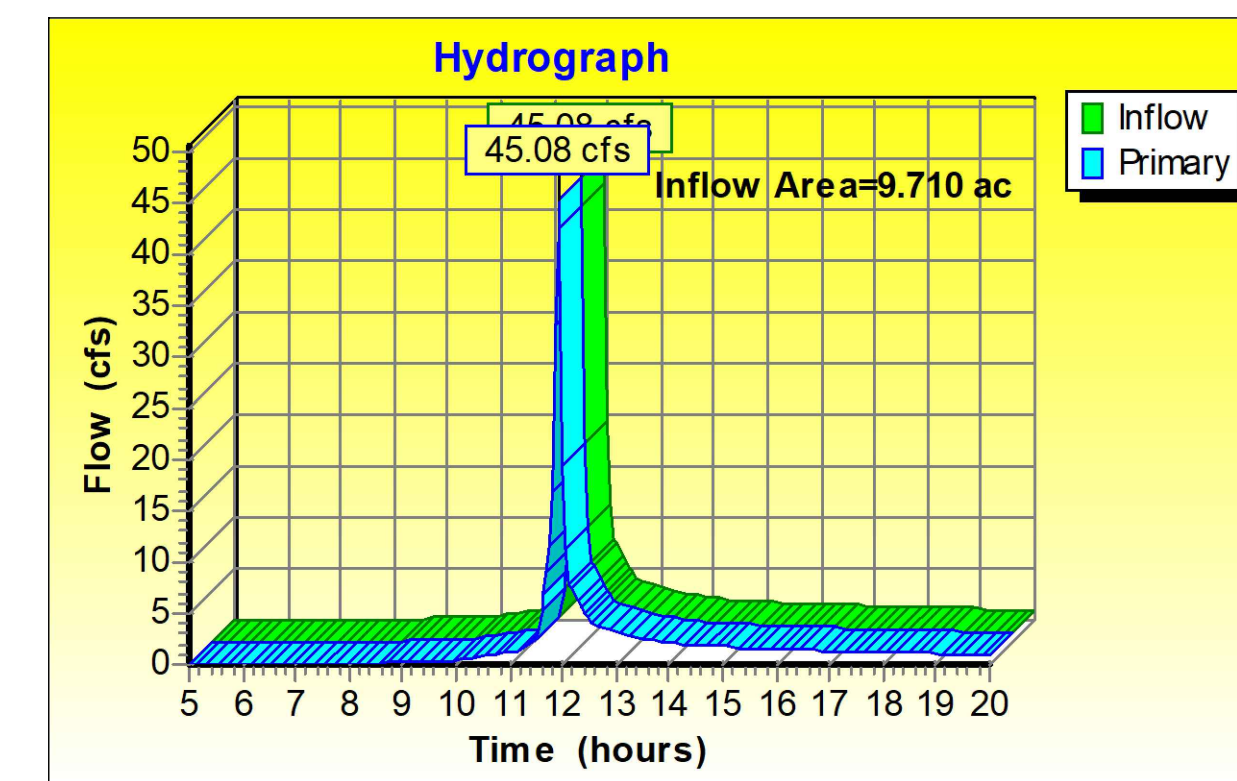
LANDBAY N POST DEVELOPMENT 1-YR FLOW:



LANDBAY N PREDEVELOPMENT 10-YR FLOW:



LANDBAY N POST DEVELOPMENT 10-YR FLOW:

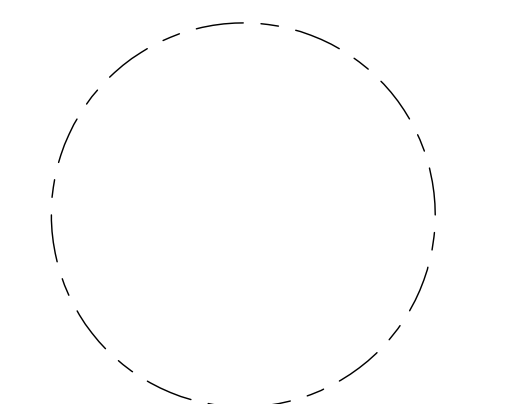


- PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
- OWNER / DEVELOPER
JBG SMITH
240.333.3600
- CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
- SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800
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BOHLER DC
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NELSON NYGAARD
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- STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

ISSUE NO.	DATE

Revisions NO.	DATE
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STORMWATER MANAGEMENT COMPUTATIONS - LANDBAY N

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. CIV808

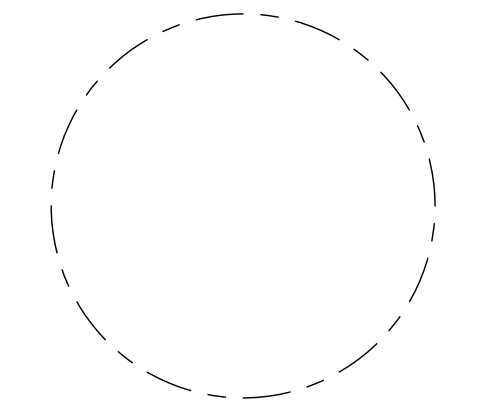
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PARTNERS
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TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221
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Key Plan 

ISSUE NO. LSCP - 0 DATE

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EXISTING TREE INVENTORY PLAN

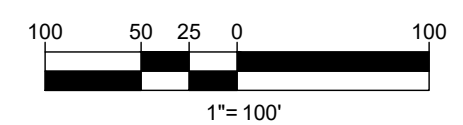
ENGINEER IN CHARGE
SN
PROJECT MANAGER
CM
DRAWN
MK, HG, DR, IL
DATE
07/22/2024
SCALE:
AS NOTED
APPROVED
CM, MO, SN
JOB NO.
DC1822502

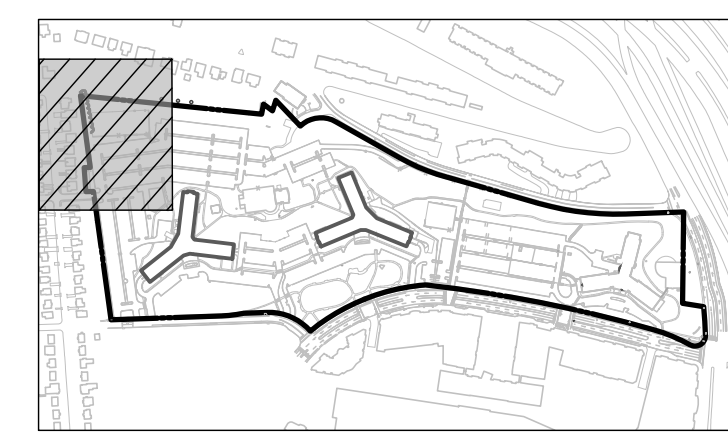
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LEGEND

-  EXISTING EVERGREEN
-  OR DECIDUOUS TREE





KEY MAP
SCALE: 1" = 800'

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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BOHLER DC
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NELSON NYGAARD
202.315.5221

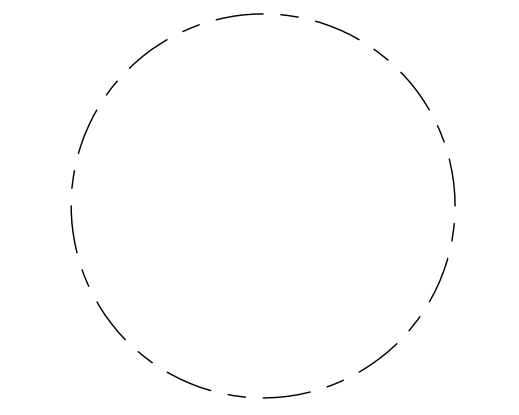
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EXISTING TREE INVENTORY PLAN

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.
CIV901



MATCHLINE - SHEET CIV902

MATCHLINE - SHEET CIV906

LEGEND

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

Jul 18, 2024
H:\BOC\1822502\CAD\DRAWINGS\PLAN\SET\SPS\SPDC\1822502_LSCP_0---X-LAYOUT_CIV901_TREE INVENTORY

1-3 STORY SINGLE FAMILY HOME
TOTAL HEIGHT ±30'

8 STORY BUILDING
TOTAL HEIGHT ±80'

30' WIDE RIGHT-OF-WAY
ASPHALT PAVED ROADWAY



KEY MAP
SCALE: 1" = 800'

BOHLER DC //

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

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

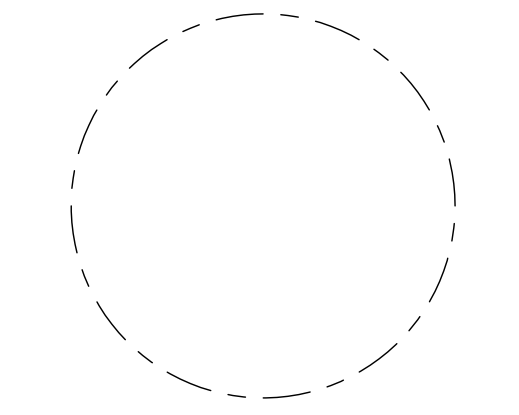
TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

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
07/22/2024

SCALE:
AS NOTED

APPROVED
CM, MO, SN

JOB NO.
DC1822502

DRAWING NO.
CIV902

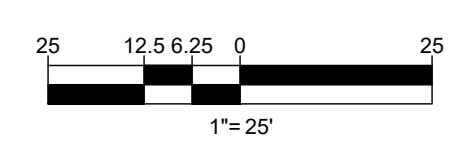
MATCHLINE - SHEET CIV901

MATCHLINE - SHEET CIV903

MATCHLINE - SHEET CIV907

LEGEND

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



JUL 18, 2024
 H:\BOHLER\DC\DRAWINGS\PLAN SET\SPRSDOC\1822502\LSCP - 0 - X LAYOUT CIV902 - TREE INVENTORY



KEY MAP
SCALE: 1" = 800'

BOHLER DC //

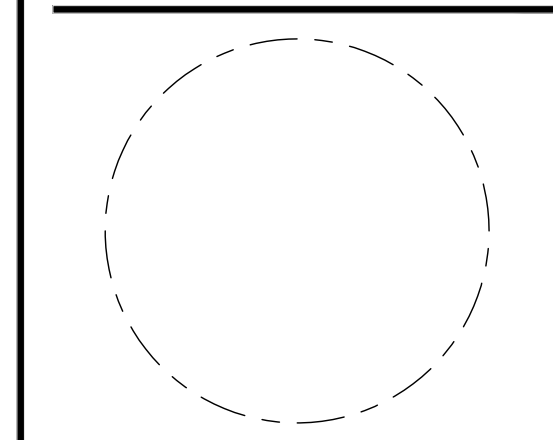
1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

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

Key Plan

ISSUE NO. LSCP - 0 DATE

Revisions NO. DATE



EXISTING TREE INVENTORY PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

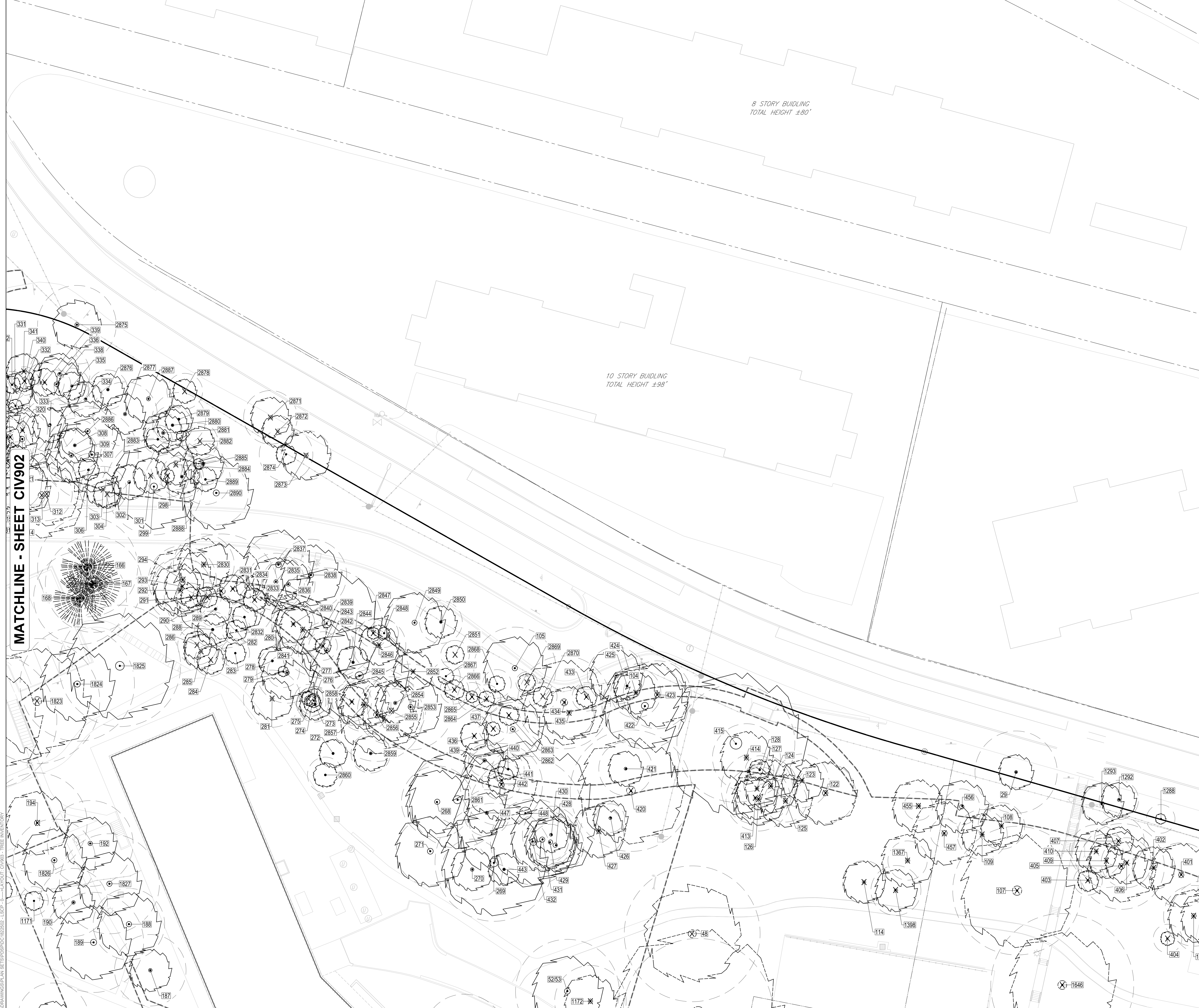
DRAWN
MK, HG, DR, IL

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

SCALE: AS NOTED JOB NO. DC1822502

DRAWING NO.

CIV903



MATCHLINE - SHEET CIV902

MATCHLINE - SHEET CIV904

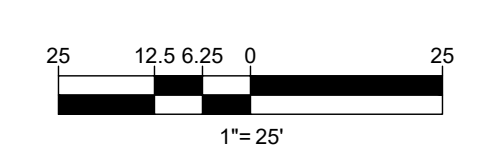
MATCHLINE - SHEET CIV908

8 STORY BUILDING
TOTAL HEIGHT ±80'

10 STORY BUILDING
TOTAL HEIGHT ±98'

LEGEND

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



JUL 18, 2024
H:\BOC\1822502\CAD\DRAWINGS\PLAN SET\SPSPS\DC1822502_LSCP_0_XLAYOUT_CIV903_TREE INVENTORY



KEY MAP
SCALE: 1" = 800'

BOHLER DC //

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

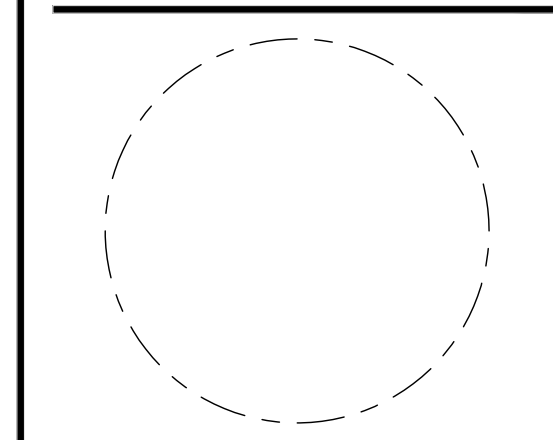
PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
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202.524.5700
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056
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202.315.5221
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

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EXISTING TREE INVENTORY PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE
07/22/2024

SCALE:
AS NOTED

APPROVED
CM, MO, SN

JOB NO.
DC1822502

DRAWING NO.
CIV904



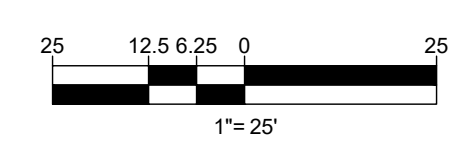
MATCHLINE - SHEET CIV903

MATCHLINE - SHEET CIV905

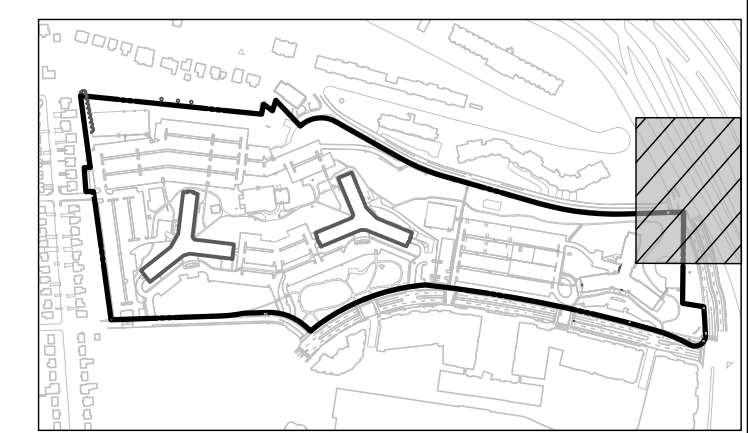
MATCHLINE - SHEET CIV909

LEGEND

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



JUL 18, 2024
H:\BOHLER DC\DRAWINGS\PLAN SET\SP\SPDC\1822502\LSCP - 0 - X-LAYOUT\CIV904 - TREE INVENTORY



KEY MAP
SCALE: 1" = 800'

BOHLER DC //

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

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

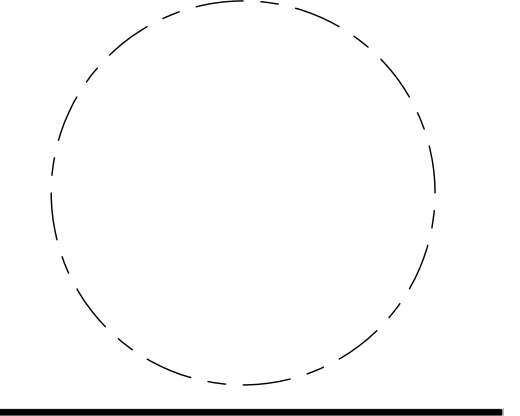
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

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Revisions NO. DATE

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EXISTING TREE INVENTORY PLAN

ENGINEER IN CHARGE
SN

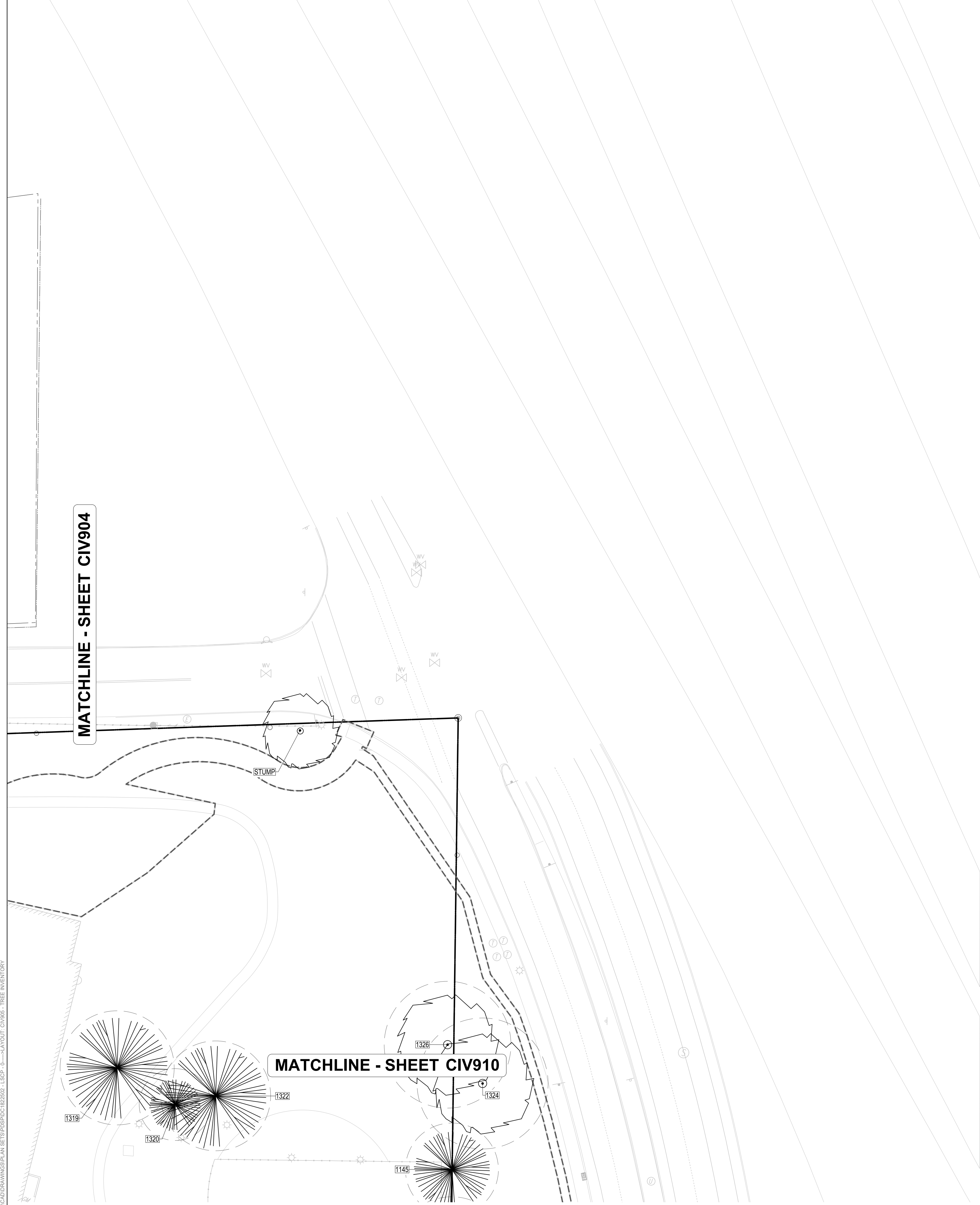
PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

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

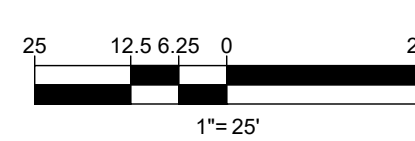
SCALE: AS NOTED JOB NO. DC1822502

DRAWING NO.
CIV905



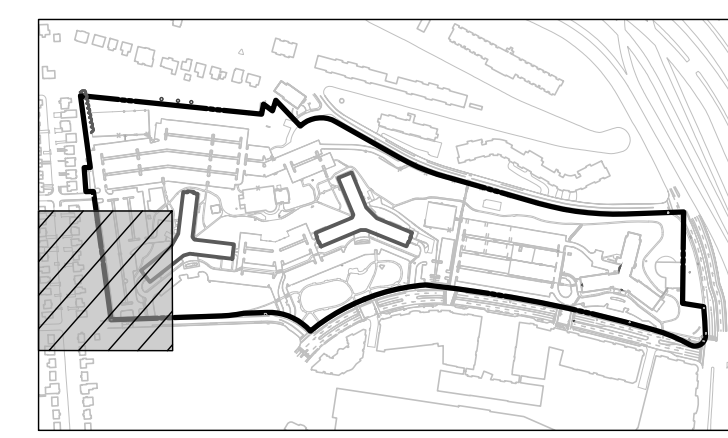
LEGEND

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



Jul 18, 2024
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MATCHLINE - SHEET CIV901



KEY MAP
SCALE: 1" = 800'

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

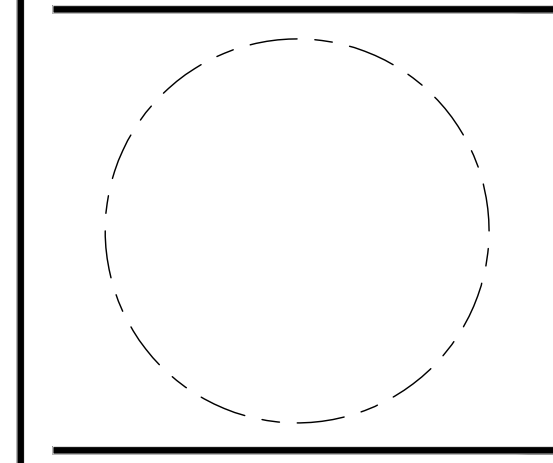
PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBC SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800
CIVIL ENGINEER
BOHLER DC
202.524.5700
LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056
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

Key Plan

ISSUE NO. LSCP - 0 DATE

Revisions NO. DATE

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EXISTING TREE INVENTORY 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.
CIV906

VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC
ROADWAY

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

2 STORY SINGLE
FAMILY HOME
TOTAL HEIGHT ±18'

2 STORY SINGLE
FAMILY HOME
TOTAL HEIGHT ±18'

2 STORY SINGLE
FAMILY HOME
TOTAL HEIGHT ±18'

2 STORY SINGLE
FAMILY HOME
TOTAL HEIGHT ±18'

2 STORY SINGLE
FAMILY HOME
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2 STORY SINGLE
FAMILY HOME
TOTAL HEIGHT ±18'

2 STORY SINGLE
FAMILY HOME
TOTAL HEIGHT ±18'

2 STORY SINGLE
FAMILY HOME
TOTAL HEIGHT ±18'

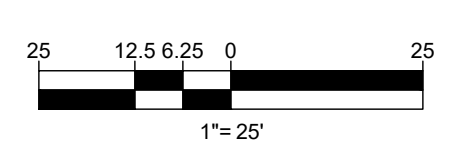
2 STORY SINGLE
FAMILY HOME
TOTAL HEIGHT ±18'

2 STORY SINGLE
FAMILY HOME
TOTAL HEIGHT ±18'

MATCHLINE - SHEET CIV907

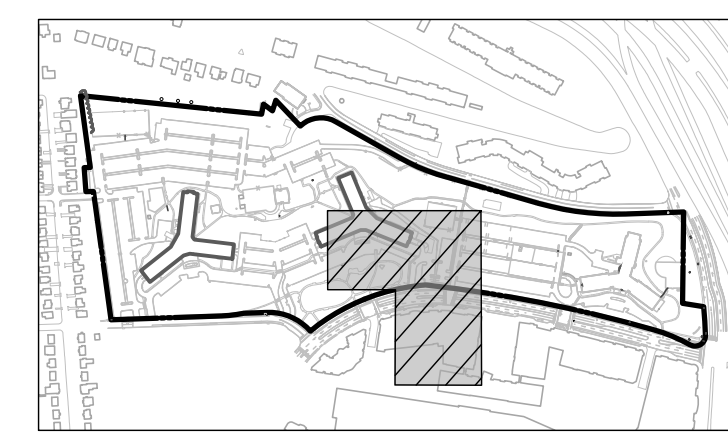
LEGEND

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



JUL 18, 2024
H:\18DC1822502\CADDRAWINGS\PLAN SET\SPSP05DC1822502_LSCP - 0 - LAYOUT_CIV906 - TREE INVENTORY

MATCHLINE - SHEET CIV903



KEY MAP
SCALE: 1" = 800'

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

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBC SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
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

Key Plan

ISSUE NO. LSCP - 0 DATE

Revisions

NO.	DATE
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EXISTING TREE INVENTORY 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.
CIV908



MATCHLINE - SHEET CIV907

MATCHLINE - SHEET CIV909

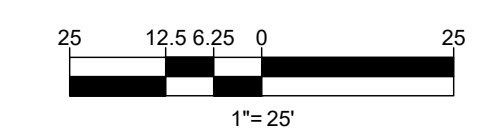
MATCHLINE - SHEET CIV911

#1400 S. JOYCE STREET
16-STORY BRICK/FRAME
WITH 1.50 SPACE GARAGE
"POSTTENSILE ROULE"
L312/176 3.2"
UNIT COUNT: 647

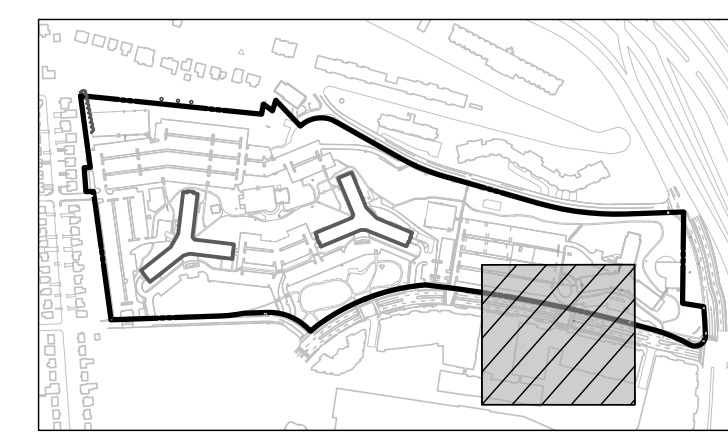
5 STORY BUILDING
TOTAL HEIGHT ±60'

SOUTH ST.
VARIABLE ASPHALT 21.2'

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



JUL 18, 2024
H:\BOHLER DC\DRAWINGS\PLAN SETS\PS\DC1822502\LSCP - 0 - LAYOUT - CIV908 - TREE INVENTORY



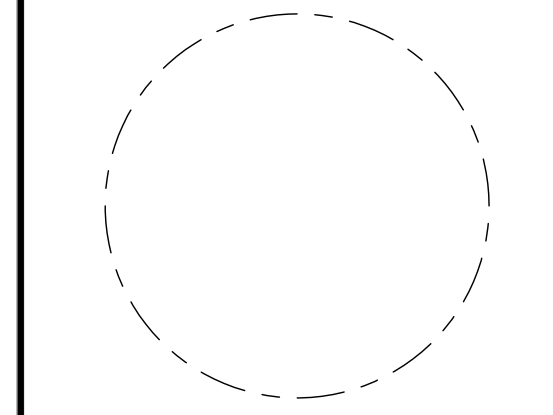
BOHLER DC //
 1331 PENNSYLVANIA AVE., NW,
 STE. 1250 NORTH
 WASHINGTON, DC 20004
 Phone: (202) 524-5700

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

Key Plan

ISSUE NO. LSCP - 0 DATE

Revisions NO.	DATE
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EXISTING TREE INVENTORY 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.
CIV909

LEGEND

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

MATCHLINE - SHEET CIV908

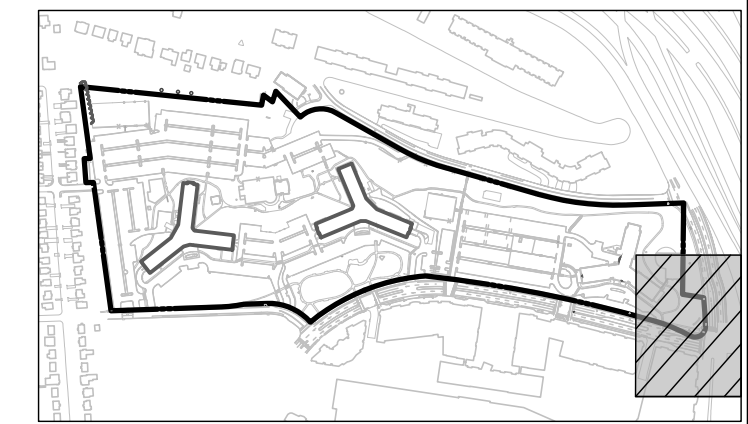
MATCHLINE - SHEET CIV910

MATCHLINE - SHEET CIV904

OUTH JOYCE STREET

JUL 18, 2024
 H:\BOHLER DC\DRAWINGS\PLAN SETS\SPROSDOC\1822502 - LSCP - 0 - X-LAYOUT - CIV909 - TREE INVENTORY

MATCHLINE - SHEET CIV905



KEY MAP
SCALE: 1" = 800'

BOHLER DC //

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

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

OWNER / DEVELOPER
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240.333.3600

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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

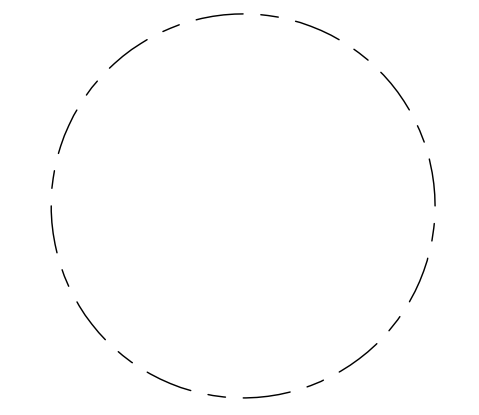
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

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Revisions NO. DATE

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- ▲
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EXISTING TREE INVENTORY PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

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

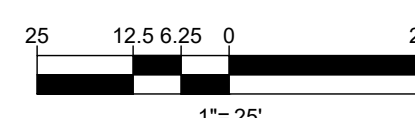
SCALE: AS NOTED JOB NO. DC1822502

DRAWING NO.
CIV910



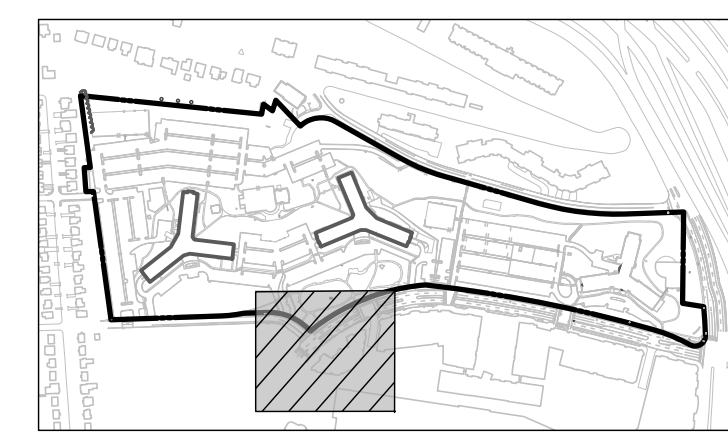
MATCHLINE - SHEET CIV909

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



JUL 18, 2024
H:\BOHLER\DC\DRAWINGS\PLAN SETS\SPRINGS\DC1822502\LSCP - 0 - X LAYOUT\CIV910 - TREE INVENTORY

JUL 18, 2024
H:\18DC182250\CAD\DRAWINGS\PLAN\SET\SP\DC182250\LSCP-0-X\LAYOUT-CIV911-TREE INVENTORY



KEY MAP
SCALE: 1" = 800'

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

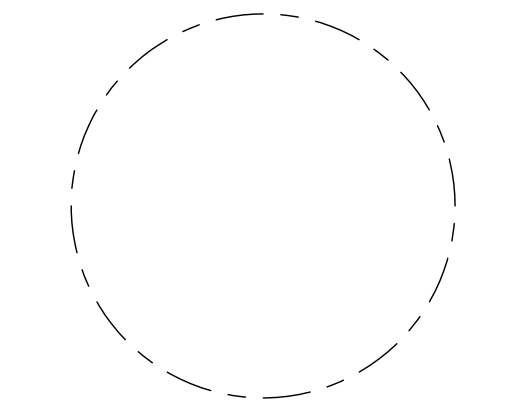
PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBG SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
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SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800
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ATTORNEY
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SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
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TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

ISSUE NO. LSCP-0 DATE

Revisions

NO.	DATE
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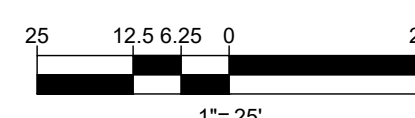
EXISTING TREE INVENTORY PLAN

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

DRAWING NO.
CIV911

LEGEND

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



1" = 25'

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	CIRCUMFERENCE	DIAMETER	DIAMETER	CRITICAL ROOT	CRZ IMPACTED	REMOVE	NATIVE	CANOPY AREA	COMMENTS								
			RATING	INCHES	(DBH)	(DBH)	ZONE (CRZ)	BY LOD					%	%	%	%	%	%	%	%
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 scarring								
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, Minor Trunk scarring								
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 scarring								
313	Black Cherry	Prunus serotina	50%	26.06"	8.30"	0.69"	9'	100.00%	YES	X	0.00	Dieback, Crown Dieback, Codominant leader								
314	Black Cherry	Prunus serotina	20%	38.94"	12.40"	1.03"	13'	100.00%	YES	X	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 scarring								
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 scarring								
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 scarring								
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 scarring								
332	Red Oak	Quercus rubra	30%	15.70"	5.00"	0.42"	8'	0.00%	NO	X	78.54	Codominant leader, Major Trunk scarring								
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 scarring								
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%	23.88"	7.60"	0.63"	8'	0.00%	NO	X	181.46	Major Leaning, Codominant leader, Trunk scarring								
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	Vine Growth, 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, Minor Trunk scarring								
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 scarring								
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	Alanthus altissima	20%	27.32"	8.70"	0.73"	9'	33.29%	YES	X	0.00	Major Dieback, Dead								
355	Black Cherry	Prunus serotina	20%	59.35"	18.90"	1.58"	19'	69.41%	YES	X	0.00	Major Leaning, Codominant leader, Trunk scarring								
356	American Elm	Ulmus americana	60%	27.32"	8.70"	0.73"	9'	100.00%	YES	X	0.00	Dieback, Trunk scarring								
357	White Mulberry	Morus alba	50%	28.26"	9.00"	0.75"	9'	0.00%	YES	X	0.00	Minor Vine Growth, Dieback, Codominant leader								
358	Tree of Heaven	Alanthus altissima	40%	48.98"	15.60"	1.30"	16'	37.52%	YES	X	0.00	Major Vine Growth, Major Dieback								
359	Black Cherry	Prunus serotina	20%	45.84"	14.60"	1.22"	15'	90.35%	YES	X	0.00	Leaning, Codominant leader, Trunk scarring								
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 scarring								
368	Tree of Heaven	Alanthus altissima	50%	32.03"	10.20"	0.85"	11'	79.39%	YES	X	0.00	Vine Growth, Minor Dieback								
369	Tree of Heaven	Alanthus altissima	50%	32.03"	10.20"	0.85"	11'	79.39%	YES	X	0.00	Vine Growth, Minor Dieback, Minor Trunk scarring								
370	Tree of Heaven	Alanthus altissima	70%	20.72"	6.60"	0.55"	8'	61.60%	YES	X	0.00	Dieback, Codominant leader								
371	Tree of Heaven	Alanthus altissima	60%	20.72"	6.60"	0.55"	8'	0.00%	YES	X	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 scarring								
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	Alanthus altissima	50%	34.23"	10.90"	0.91"	11'	0.00%	YES	X	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	Alanthus altissima	40%	13.19"	4.20"	0.35"	8'	0.00%	YES	X	0.00	Major Vine Growth, Major Dieback								
385	Tree of Heaven	Alanthus altissima	40%	14.44"	4.60"	0.38"	8'	0.00%	YES	X	0.00	Vine Growth, Major Dieback, Codominant leader								
386	Tree of Heaven	Alanthus altissima	40%	13.82"	4.40"	0.37"	8'	0.00%	YES	X	0.00	Vine Growth, Major Dieback, Codominant leader								
387	Tree of Heaven	Alanthus altissima	30%	12.25"	3.90"	0.33"	8'	0.00%	YES	X	0.00	Vine Growth, Dieback, Codominant leader, Trunk scarring								
388	White Mulberry	Morus alba	50%	23.86"	7.60"	0.63"	8'	100.00%	YES	X	0.00	Dieback, Codominant leader, Trunk scarring								
389	Tree of Heaven	Alanthus altissima	40%	23.24"	7.40"	0.62"	8'	0.00%	YES	X	0.00	Dieback, Codominant leader, Trunk scarring								
390	Tree of Heaven	Alanthus altissima	40%	24.49"	7.80"	0.65"	8'	0.00%	YES	X	0.00	Major Dieback, Codominant leader, Trunk scarring								
391	Tree of Heaven	Alanthus altissima	40%	12.56"	4.00"	0.33"	8'	0.00%	YES	X	0.00	Major Dieback, Codominant leader, Trunk scarring								
392	Tree of Heaven	Alanthus altissima	60%	15.70"	5.00"	0.42"	8'	0.00%	YES	X	0.00	Vine growth, Dieback, Codominant leader, Trunk scarring								
393	Black Locust	Robinia pseudoacacia	70%	18.53"	5.90"	0.49"	8'	0.00%	NO	X	109.36	Minor Dieback								

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	CIRCUMFERENCE	DIAMETER	DIAMETER	CRITICAL ROOT	CRZ IMPACTED	BY LOD	REMOVE	NATIVE	CANOPY	COMMENTS							
			RATING	INCHES	(DBH)	(DBH)	ZONE (CRZ)	%						AREA	SF	%	%	%	%	%
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 x 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 x yedoensis	55%	54.50"	17.38"	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 x acerifolia	75%	48.36"	15.40"	1.28"	16'	100.00%	YES	X		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"	6.80"	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%	NO	X		0.00	Lean							
1173	Willow Oak	Quercus phellos	85%	130.31"	41.50"	3.46"	42'	98.47%	YES	X		0.00	lv 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 Maple	Acer rubrum	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%	73.50"	23.50"	2.00"	24'	0.00%	NO	X		59.99								
1191	Pin Oak	Quercus palustris	60%	72.53"	23.50"	1.93"	24'	0.00%	NO	X		1,678.39	Die back							
1192	Red Maple	Acer rubrum	75%	108.64"	34.80"	2.88"	35'	15.07%	NO	X		3,769.99	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	X		191.13	Cut back							
1209	Crabapple	Malus sp.	70%	24.81"	7.90"	0.66"	8'	0.00%	NO	X		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"	6.80"	0.55"	8'	0.00%	NO	X		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	X		387.08								
1234	Deodar Cedar	Cedrus deodara	80%	32.34"	10.30"	0.86"	11'	0.00%	NO	X		333.29								
1236	Deodar Cedar	Cedrus deodara	80%	29.83"	9.50"	0.79"	10'	4.84%	NO	X		283.53								
1238	Deodar Cedar	Cedrus deodara	80%	39.56"	12.60"	1.05"	13'	8.24%	NO	X		498.76								
1239	Deodar Cedar	Cedrus deodara	80%	35.17"	11.20"	0.93"	12'	1.62%	NO	X		394.08								
1240	Deodar Cedar	Cedrus deodara	80%	22.92"	7.30"	0.61"	8'	4.52%	NO	X		167.42								
1241	Norway Spruce	Picea abies	60%	20.10"	6.40"	0.53"	8'	16.70%	NO	X		128.68	Low branching, Crooked trunk							
1245	Deodar Cedar	Cedrus deodara	60%	18.84"	6.00"	0.50"	8'	0.00%	NO	X		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 x yedoensis	50%	61.93"	19.72"	1.64"	20'	100.00%												

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	CIRCUMFERENCE	DIAMETER (DBH)	CRITICAL ROOT ZONE (CRZ)	CRZ IMPACTED BY LOD	REMOVE	NATIVE	CANOPY AREA SF	COMMENTS								
			RATING									INCHES	INCHES	FEET	FEET	%			
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 x soulangeana	70%	16.33"	5.20"	0.43'	8'	0.00%	NO		84.95	Low branching							
1714	Chinese Magnolia	Magnolia x soulangeana	75%	20.72"	6.60"	0.55'	8'	0.00%	NO		136.85	x2 Multi trunk, Low branching							
1715	Chinese Magnolia	Magnolia x soulangeana	75%	19.78"	6.30"	0.53'	8'	0.00%	NO		124.69	x2 Multi trunk, Low branching							
1716	Chinese Magnolia	Magnolia x soulangeana	70%	16.93"	5.39"	0.45'	8'	0.00%	NO		91.31	x2 Multi trunk, Low branching							
1717	Chinese Magnolia	Magnolia x 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	708.86								
1719	Chinese Magnolia	Magnolia x 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	Kanzen 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 x yedoensis	70%	28.26"	9.00"	0.75'	9'	5.20%	NO		254.47	Cut back							
1754	Yoshino Cherry	Prunus x yedoensis	75%	27.63"	8.80"	0.73'	9'	0.00%	NO		243.28	Weak branching angle							
1755	Yoshino Cherry	Prunus x 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 x acerifolia	65%	56.21"	17.90"	1.49'	18'	100.00%	YES	X	0.00	Crowned trunk, Minor trunk scar							
1766	Honey Locust	Gleditsia triacanthos	70%	20.41"	6.50"	0.54'	8'	100.00%	YES	X	0.00								
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	1916.65	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	3400.49	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	X	0.00	Low branching							
1787	Japanese Pagoda Tree	Styphnolobium japonicum	65%	58.72"	18.70"	1.56'	19'	100.00%	YES	X	0.00	Low branching							
1788	Japanese Pagoda Tree	Styphnolobium japonicum	65%	39.56"	12.60"	1.05'	13'	100.00%	YES	X	0.00	Low branching							
1789	Japanese Pagoda Tree	Styphnolobium japonicum	70%	45.22"	14.40"	1.20'	15'	100.00%	YES	X	0.00								
1790	Japanese Pagoda Tree	Styphnolobium japonicum	60%	23.55"	7.50"	0.63'	8'	100.00%	YES	X	0.00	Low branching							
1791	Japanese Pagoda Tree	Styphnolobium japonicum	65%	29.52"	9.40"	0.78'	10'	100.00%	YES	X	0.00								
1792	Japanese Pagoda Tree	Styphnolobium japonicum	60%	48.98"	15.60"	1.30'	16'	100.00%	YES	X	0.00	Low branching							
1793	Japanese Pagoda Tree	Styphnolobium japonicum	65%	51.50"	16.40"	1.37'	17'	100.00%	YES	X	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	X	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	X	0.00	Low branching							
1803	Blue Spruce	Liquidambar styraciflua	60%	70.96"	22.60"	1.88'	23'	100.00%	YES	X	0.00	Crown die back							
1804	Blue Spruce	Liquidambar styraciflua	80%	26.06"	8.30"	0.69'	9'	100.00%	YES	X	0.00								
1805	Siberian Elm	Ulmus pumila	60%	79.76"	25.40"	2.12'	26'	100.00%	YES	X	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 x acerifolia	55%	59.66"	19.00"	1.58'	19'	100.00%	YES	X	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	Willow Oak	Quercus phellos	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 x acerifolia	75%	76.93"	24.50"	2.04'	25'	100.00%	YES	X	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	1,618.93								
1827	Red Maple	Acer rubrum	60%	65.28"	22.20"	1.87'	23'	0.00%	NO	X	2,324.28								
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	Low branching							
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								

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#	COMMON NAME	BOTANICAL NAME	CONDITION RATING	CIRCUMFERENCE	DIAMETER (DBH)	DIAMETER (DBH)	CRITICAL ROOT ZONE (CRZ)	CRZ IMPACTED BY LOD	REMOVE	NATIVE	CANOPY AREA SF	COMMENTS	
			%	INCHES	INCHES	FEET	FEET	%					
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	Alanthus altissima	70%	18.21"	5.80"	0.48'	8'	100.00%	YES		0.00	Codominant leader	
4432	Tree of Heaven	Alanthus 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	Alanthus altissima	60%	12.87"	4.10"	0.34'	8'	100.00%	YES		0.00	Dieback, Codominant leader	
4435	Tree of Heaven	Alanthus 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	Alanthus 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 SF	COMMENTS	
			%	INCHES	INCHES	FEET	FEET	%					
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"	8.03"	0.70'	9'	100.00%	YES		0.00	x8 Multi trunk	
2022	Crape Myrtle	Lagerstroemia indica	85%	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 x yedoensis	80%	35.80"	11.40"	0.95'	12'	100.00%	YES		0.00	Girdled roots	
2042	Yoshino Cherry	Prunus x 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 x 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 growth	
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	Alanthus 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'	88.25%	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	Alanthus 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	Alanthus altissima	65%	57.05"	18.17"	1.51'	19'	23.38%	YES		0.00	X2 trunks, Major vine growth, 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, Crooked	
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	Alanthus altissima	90%	30.46"	9.70"	0.81'	10'	37.17%	YES		0.00		
2864	Tree of Heaven	Alanthus altissima	90%	14.13"	4.50"	0.38'	8'	40.69%	YES		0.00		
2865	Tree of Heaven	Alanthus altissima	80%	11.93"	3.80"	0.32'	8'	45.67%	YES		0.00		
2866	American Elm	Ulmus americana	90%	12.29"	4.10"	0.34'	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	Alanthus altissima	80%	20.72"	6.60"	0.55'	8'	0.00%	YES		0.00	Close to fence, vine growth	
2870	Tree of Heaven	Alanthus 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 growth	
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	Alanthus altissima	90%	29.20"</									

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

River House 1400 S Joyce St, Arlington, VA 22202 TREE REPLACEMENTS TABLE								
#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH)	SPECIES RATING	CONDITION RATING	TOTAL SCORE	REMOVE	REPLACEMENTS REQUIRED
			INCHES	%	%			
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 x yedoensis	11.10"	55%	75%	4.6	YES	1
1662	Yoshino Cherry	Prunus x yedoensis	10.00"	55%	70%	3.9	YES	1
1663	Yoshino Cherry	Prunus x 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 x yedoensis	10.10"	55%	70%	3.9	YES	1
1684	Yoshino Cherry	Prunus x yedoensis	6.30"	55%	70%	2.4	YES	1
1685	Yoshino Cherry	Prunus x 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 x 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 x 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 x soulangeana	5.20"	70%	70%	2.5	NO	0
1714	Chinese Magnolia	Magnolia x soulangeana	6.60"	70%	75%	3.5	NO	0
1715	Chinese Magnolia	Magnolia x soulangeana	6.30"	70%	75%	3.3	NO	0
1716	Chinese Magnolia	Magnolia x soulangeana	5.39"	70%	70%	2.6	NO	0
1717	Chinese Magnolia	Magnolia x 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 x 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	8.78"	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 x yedoensis	9.00"	55%	70%	3.5	NO	0
1754	Yoshino Cherry	Prunus x yedoensis	8.80"	55%	75%	3.6	NO	0
1755	Yoshino Cherry	Prunus x 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)	SPECIES RATING	CONDITION RATING	TOTAL SCORE	REMOVE	REPLACEMENTS REQUIRED
			INCHES	%	%			
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 x 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				

River House 1400 S Joyce St, Arlington, VA 22202 TREE REPLACEMENTS TABLE									
#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH)	SPECIES RATING	CONDITION RATING	TOTAL SCORE	REMOVE	REPLACEMENTS REQUIRED	
			INCHES	%	%				
2039	Tulip Poplar	Liriodendron tulipifera	16.00"	70%	40%	4.5	YES	1	
2041	Yoshino Cherry	Prunus x yedoensis	11.40"	55%	80%	5.0	YES	2	
2042	Yoshino Cherry	Prunus x yedoensis	6.40"	55%	75%	2.6	YES	1	
2043	American sycamore	Platanus occidentalis	11.50"	60%	75%	5.2	YES	2	
2830	Black Cherry	Prunus serotina	16.60"	55%	70%	6.4	YES	2	
2831	London Plane	Platanus x 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%	20%	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)	SPECIES RATING	CONDITION RATING	TOTAL SCORE	REMOVE	REPLACEMENTS REQUIRED	
			INCHES	%	%				
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 x acerifolia	17.90"	65%	65%	7.6	YES	2	
1766	Honey Locust	Gleditsia triacanthos	6.50"	55%	70%	2.5	YES	1	
1767	Honey Locust	Gleditsia triacanthos	5.70"	55%	75%	2.4	YES	1	
1768	Eastern White Pine	Pinus strobus	20.90"	55%	75%	8.6	YES	2	
1769	Red Maple	Acer rubrum	9.50"	70%	70%	4.7	NO	0	
1770	Red Maple	Acer rubrum	18.10"	70%	80%	10.1	YES	3	
1772	Crape Myrtle	Lagerstroemia indica	8.35"	80%	80%	5.3	NO	0	
1773	Crape Myrtle	Lagerstroemia indica	5.90"	80%	80%	3.8	NO	0	
1774	Crape Myrtle	Lagerstroemia indica	9.68"	80%	80%	6.2	NO	0	
1775	Pin Oak	Quercus palustris	32.10"	65%	60%	12.5	YES	3	
1776	Pin Oak	Quercus palustris	18.90"	65%	65%	8.0	YES	2	
1782	Red Maple	Acer rubrum	9.20"	70%	65%	4.2	YES	1	
1783	Willow Oak	Quercus phellos	24.70"	75%	70%	13.0	NO	0	
1784	Willow Oak	Quercus phellos	32.90"	75%	80%	19.7	NO	0	
1785	Red Maple	Acer rubrum	19.60"	70%	60%	8.2	YES	2	
1786	Japanese Pagoda Tree	Styphnolobium japonicum	16.50"	60%	65%	6.4	YES	2	
1787	Japanese Pagoda Tree	Styphnolobium japonicum	18.70"	60%	65%	7.3	YES	2	
1788	Japanese Pagoda Tree	Styphnolobium japonicum	12.80"	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	22.80"	65%	60%	8.8	YES	2	
1804	Blue Spruce	Picea pungens	8.30"	55%	80%	3.7	YES	1	
1805	Siberian Elm	Ulmus pumila	25.40"	35%	60%	5.3	YES	2	
1806	Pin Oak	Quercus palustris	15.40"	65%	75%	7.5	YES	2	
1807	London plane	Platanus x acerifolia	19.00"	65%	55%	6.8	YES	2	
1808	Sugar Maple	Acer saccharum							

River House 1400 S Joyce St, Arlington, VA 22202															
BASE INFORMATION					REPLACEMENT COST METHOD					COMPOUNDED ANNUAL MAINTENANCE COST					
#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH) INCHES	REMOVE	1	2	3	4	5	APRAISED	6	7	8	COMPOUNDED ANNUAL	BOND FEE
					CONDITION RATING	LOCATION VALUE*	SPECIES RATING	INSTALLED PLANT COST**	REMOVAL & CLEAN UP COST	VALUE (1X2X3X4)+5	MAINTENANCE COST	ANNUAL COMPOUND INTEREST FACTOR^	YEARS TO PARITY	MAINTENANCE COST (1+(6X7)X(5X7))	
					%	%	%	\$	\$	%	\$	%	%	\$	\$
60	Chinese Magnolia	Magnolia x soulangeana	6.79"	NO	75%	70%	70%	\$1,500.00	\$320.00	\$871.25	\$65.00	7.25%	4	\$335.40	\$1,206.65
61	Chinese Magnolia	Magnolia x soulangeana	6.20"	NO	70%	70%	70%	\$1,500.00	\$290.00	\$804.50	\$65.00	7.25%	4	\$335.40	\$1,139.90
62	Chinese Magnolia	Magnolia x soulangeana	5.99"	NO	70%	70%	70%	\$1,500.00	\$280.00	\$794.50	\$65.00	7.25%	3	\$237.41	\$1,031.91
64	Chinese Magnolia	Magnolia x soulangeana	7.13"	NO	70%	70%	70%	\$1,500.00	\$340.00	\$854.50	\$65.00	7.25%	5	\$442.81	\$1,297.31
128	Willow Oak	Quercus phellos	7.40"	NO	30%	70%	75%	\$1,500.00	\$350.00	\$596.25	\$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	\$596.50	\$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	\$869.91
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	\$1,033.61
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	\$962.00	\$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	\$620.00	\$65.00	7.25%	1	\$69.71	\$899.71
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 x yedoensis	6.40"	NO	75%	70%	55%	\$1,500.00	\$300.00	\$733.13	\$65.00	7.25%	4	\$335.40	\$1,068.53
1609	Yoshino Cherry	Prunus x yedoensis	6.30"	NO	75%	70%	55%	\$1,500.00	\$300.00	\$733.13	\$65.00	7.25%	4	\$335.40	\$1,068.53
1617	Yoshino Cherry	Prunus x yedoensis	5.00"	NO	80%	70%	55%	\$1,500.00	\$240.00	\$702.00	\$65.00	7.25%	2	\$148.85	\$850.85
1618	Yoshino Cherry	Prunus x yedoensis	3.90"	NO	80%	70%	55%	\$1,500.00	\$180.00	\$642.00	\$65.00	7.25%	1	\$69.71	\$711.71
1620	Yoshino Cherry	Prunus x yedoensis	7.60"	NO	60%	70%	55%	\$1,500.00	\$360.00	\$706.50	\$65.00	7.25%	5	\$442.81	\$1,149.31
1622	Yoshino Cherry	Prunus x yedoensis	5.40"	NO	60%	70%	55%	\$1,500.00	\$250.00	\$596.50	\$65.00	7.25%	3	\$237.41	\$833.91
1623	Yoshino Cherry	Prunus x yedoensis	5.00"	NO	80%	70%	55%	\$1,500.00	\$240.00	\$702.00	\$65.00	7.25%	2	\$148.85	\$850.85
1624	Yoshino Cherry	Prunus x yedoensis	5.10"	NO	70%	70%	55%	\$1,500.00	\$240.00	\$644.25	\$65.00	7.25%	3	\$237.41	\$881.66
1710	Japanese Zelkova	Zelkova serrata	7.40"	NO	70%	70%	75%	\$1,500.00	\$350.00	\$901.25	\$65.00	7.25%	5	\$442.81	\$1,344.06
1713	Chinese Magnolia	Magnolia x soulangeana	5.20"	NO	70%	70%	70%	\$1,500.00	\$240.00	\$754.50	\$65.00	7.25%	3	\$237.41	\$991.91
1714	Chinese Magnolia	Magnolia x soulangeana	6.60"	NO	75%	70%	70%	\$1,500.00	\$310.00	\$861.25	\$65.00	7.25%	4	\$335.40	\$1,196.65
1715	Chinese Magnolia	Magnolia x soulangeana	6.30"	NO	75%	70%	70%	\$1,500.00	\$300.00	\$851.25	\$65.00	7.25%	4	\$335.40	\$1,186.65
1716	Chinese Magnolia	Magnolia x soulangeana	5.39"	NO	70%	70%	70%	\$1,500.00	\$250.00	\$764.50	\$65.00	7.25%	3	\$237.41	\$1,001.91
1717	Chinese Magnolia	Magnolia x soulangeana	5.57"	NO	60%	70%	70%	\$1,500.00	\$260.00	\$701.00	\$65.00	7.25%	3	\$237.41	\$938.41
1719	Chinese Magnolia	Magnolia x soulangeana	6.03"	NO	70%	70%	70%	\$1,500.00	\$280.00	\$794.50	\$65.00	7.25%	4	\$335.40	\$1,129.90
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 x 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%

Jul 18, 2024
 H:\BDC\182202\CAD\DRAWINGS\PLAN SETS\PS\FSD\DC182202_LSCP_0_0_KAYOUT_CV919_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)	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%	\$17,110.00	\$20,986.20	\$65.00	7.25%	32	\$6,905.60	\$36,771.80
1357	Norway Spruce	Picea abies	16.00"	NO	70%	70%	55%	\$17,230.00	\$4,643.49	\$65.00	7.25%	14	\$1,321.65	\$6,477.14
1362	Pin Oak	Quercus palustris	19.60"	NO	60%	70%	65%	\$23,830.00	\$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	13.20"	NO	70%	70%	55%	\$10,820.00	\$2,910.60	\$65.00	7.25%	18	\$1,211.25	\$4,031.85
1465	Red Maple	Acer rubrum	19.10"	NO	55%	70%	70%	\$22,490.00	\$6,061.08	\$65.00	7.25%	17	\$2,466.91	\$8,527.97
1467	Red Maple	Acer rubrum	28.30"	NO	55%	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	\$6,330.00	\$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	31.80"	NO	80%	70%	65%	\$37,740.00	\$12,581.95	\$65.00	7.25%	28	\$3,514.60	\$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	\$3,100.85	\$15,058.07
1616	Yoshino Cherry	Prunus x yedensis	13.50"	NO	50%	70%	55%	\$11,740.00	\$2,259.95	\$65.00	7.25%	11	\$1,285.21	\$3,545.16
1619	Yoshino Cherry	Prunus x yedensis	13.60"	NO	50%	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	\$8,047.18	\$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	\$3,848.25	\$30,817.21
1671	Willow Oak	Quercus phellos	21.70"	NO	70%	70%	55%	\$23,740.00	\$6,288.16	\$65.00	7.25%	18	\$1,458.60	\$7,744.76
1704	American sycamore	Platanus occidentalis	9.30"	NO	80%	70%	60%	\$6,090.00	\$2,048.24	\$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%	\$6,770.00	\$2,120.48	\$65.00	7.25%	6	\$559.65	\$2,120.48
1711	Japanese Zelkova	Zelkova serrata	11.10"	NO	70%	70%	75%	\$9,260.00	\$3,035.55	\$65.00	7.25%	9	\$966.71	\$4,002.26
1712	Honey Locust	Gleditsia triacanthos	11.30"	NO	65%	70%	65%	\$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	80%	70%	75%	\$14,280.00	\$5,019.84	\$65.00	7.25%	12	\$1,458.60	\$7,089.54
1724	American sycamore	Platanus occidentalis	8.10"	NO	80%	70%	60%	\$4,890.00	\$1,632.96	\$65.00	7.25%	6	\$559.65	\$2,192.61
1725	American sycamore	Platanus occidentalis	16.70"	NO	60%	70%	65%	\$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	\$2,860.95	\$65.00	7.25%	8	\$821.60	\$3,382.55
1731	Crepe Myrtle	Lagerstroemia indica	9.80"	NO	75%	70%	80%	\$5,760.00	\$2,119.20	\$65.00	7.25%	6	\$559.65	\$2,678.85
1753	Yoshino Cherry	Prunus x yedensis	9.00"	NO	50%	70%	55%	\$6,070.00	\$1,555.02	\$65.00	7.25%	6	\$559.65	\$2,116.67
1754	Yoshino Cherry	Prunus x yedensis	8.80"	NO	55%	70%	55%	\$5,560.00	\$1,805.45	\$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	\$2,286.28	\$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	\$3,608.87
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	\$13,286.30
1784	Willow Oak	Quercus phellos	32.80"	NO	80%	70%	75%	\$64,760.00	\$27,199.20	\$65.00	7.25%	30	\$6,191.25	\$33,990.45
1824	Willow Oak	Quercus phellos	31.80"	NO	75%	70%	75%	\$59,820.00	\$23,554.13	\$65.00	7.25%	29	\$4,875.65	\$39,402.34
1825	Willow Oak	Quercus phellos	33.80"	NO	80%	70%	75%	\$68,300.00	\$28,696.00	\$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	55%	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	\$3,514.60	\$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	\$2,926.21	\$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%	65%	\$48,180.00	\$14,164.82	\$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	55%	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	\$8,526.06	\$65.00	7.25%	28	\$3,514.60	\$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%	\$5,490.00	\$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	23.20"	NO	60%	70%	55%	\$41,430.00	\$12,780.44	\$65.00	7.25%	24	\$4,214.40	\$17,034.84
2862	Green Ash	Fraxinus pennsylvanica	14.50"	NO	70%	70%	45%	\$14,080.00	\$3,104.84	\$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	\$2,827.30	\$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	\$2,926.21	\$10,126.40
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	55%	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%	9	\$966.71	\$2,571.61
2885	American Elm	Ulmus americana	11.90"	NO	50%	70%	55%	\$						

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

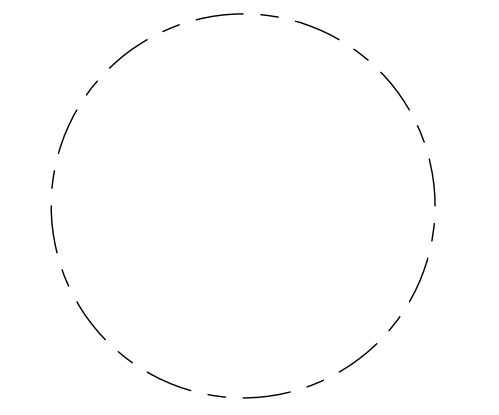
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan 

ISSUE NO. LSCP - 0 DATE

Revisions NO. DATE

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OVERALL
EXISTING TREE
PRESERVATION
PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

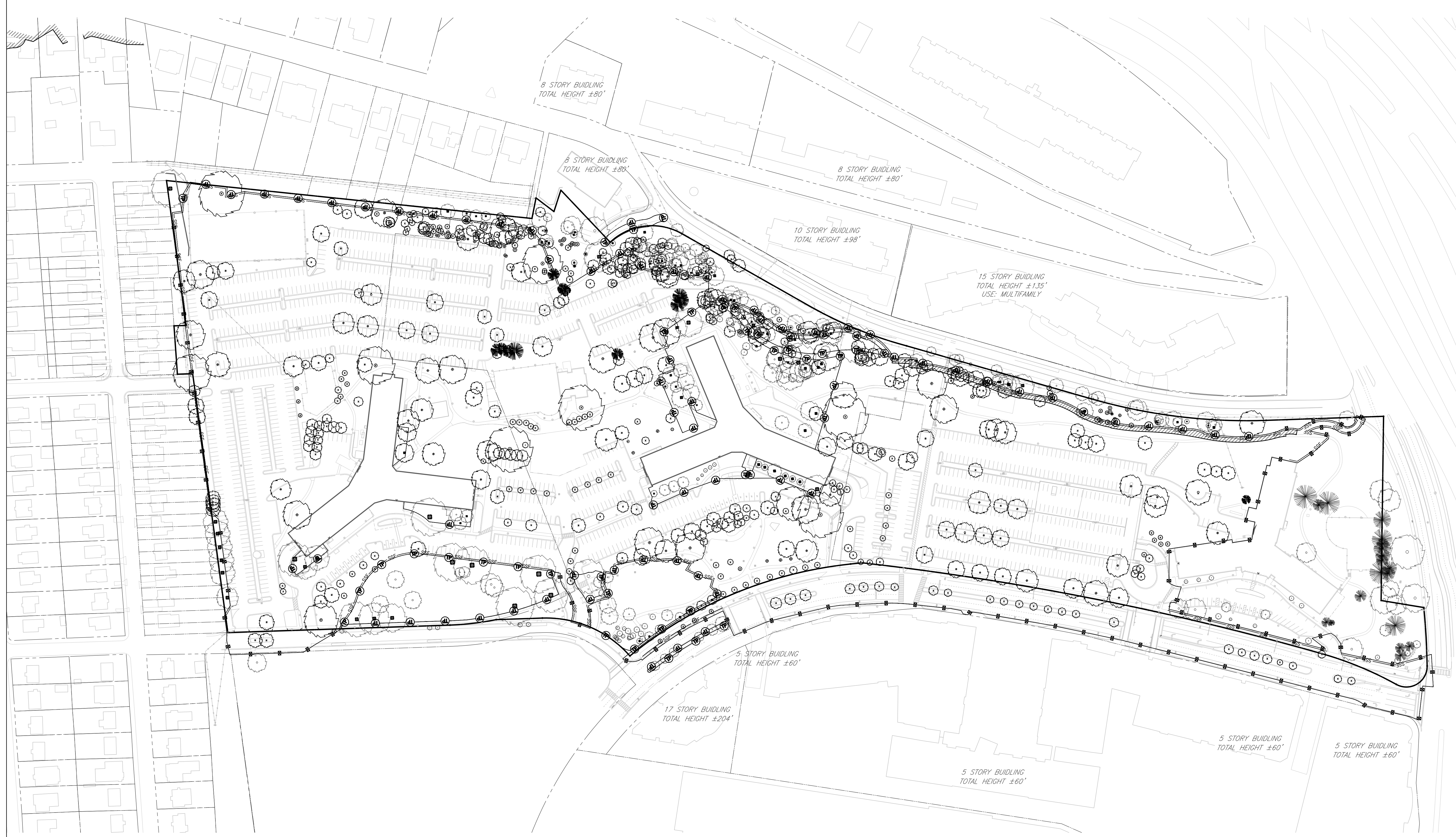
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SCALE:
AS NOTED


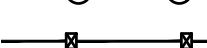


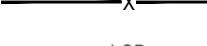

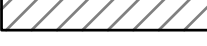



APPROVED
CM, MO, SN



JOB NO.
DC1822502

DRAWING NO.
CIV921




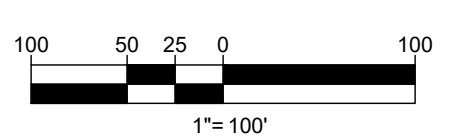
TREE PRESERVATION LEGEND

-  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

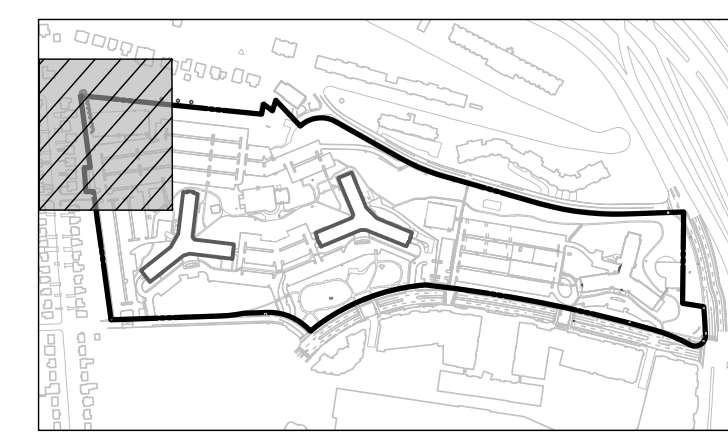
-  EXISTING EVERGREEN OR DECIDUOUS TREE
-  EVERGREEN OR DECIDUOUS TREE TO BE REMOVED

LEGEND

-  EXISTING EVERGREEN OR DECIDUOUS TREE



JUL 18, 2024
 H:\BOHLER DC\DRAWINGS\PLAN SETS\SPS\DC1822502-LSCP-0-X\LAYOUT_CIV921-OVERALL TREE PRESERVATION



KEY MAP
SCALE: 1" = 800'

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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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
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Key Plan

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ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE
07/22/2024

APPROVED
CM, MO, SN

SCALE:
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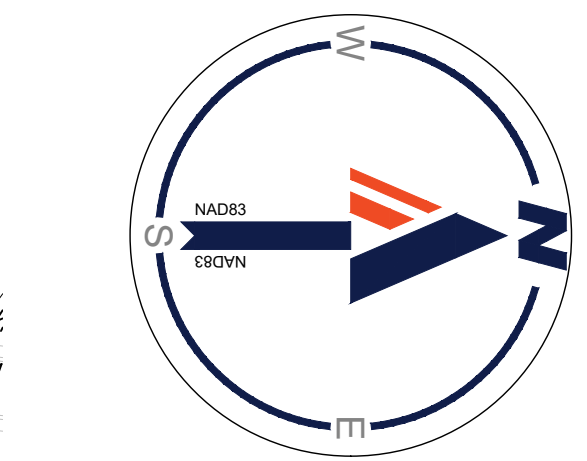
JOB NO.
DC1822502

DRAWING NO.
CIV922



MATCHLINE - SHEET CIV923

MATCHLINE - SHEET CIV927



TREE PRESERVATION LEGEND

- TREE PROTECTION FENCE
- CONSTRUCTION SAFETY FENCE
- SUPER SILT FENCE
- SILT FENCE
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- EVERGREEN OR DECIDUOUS TREE TO BE REMOVED
- CRITICAL ROOT ZONE (CRZ)
- TREE TAG NUMBER

25 12.5 6.25 0 25
1" = 25'

Jul 18, 2024
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1-3 STORY SINGLE FAMILY HOME
TOTAL HEIGHT ±30'

8 STORY BUILDING
TOTAL HEIGHT ±80'



KEY MAP
SCALE: 1" = 800'

BOHLER DC

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

PROJECT STREET NUMBER
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240.333.3600
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BCT DESIGN GROUP
410.837.2727
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571.830.1800
CIVIL ENGINEER
BOHLER DC
202.524.5700
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ATTORNEY
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202.344.4000
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SUSTAINABLE BUILDING PARTNERS
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TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

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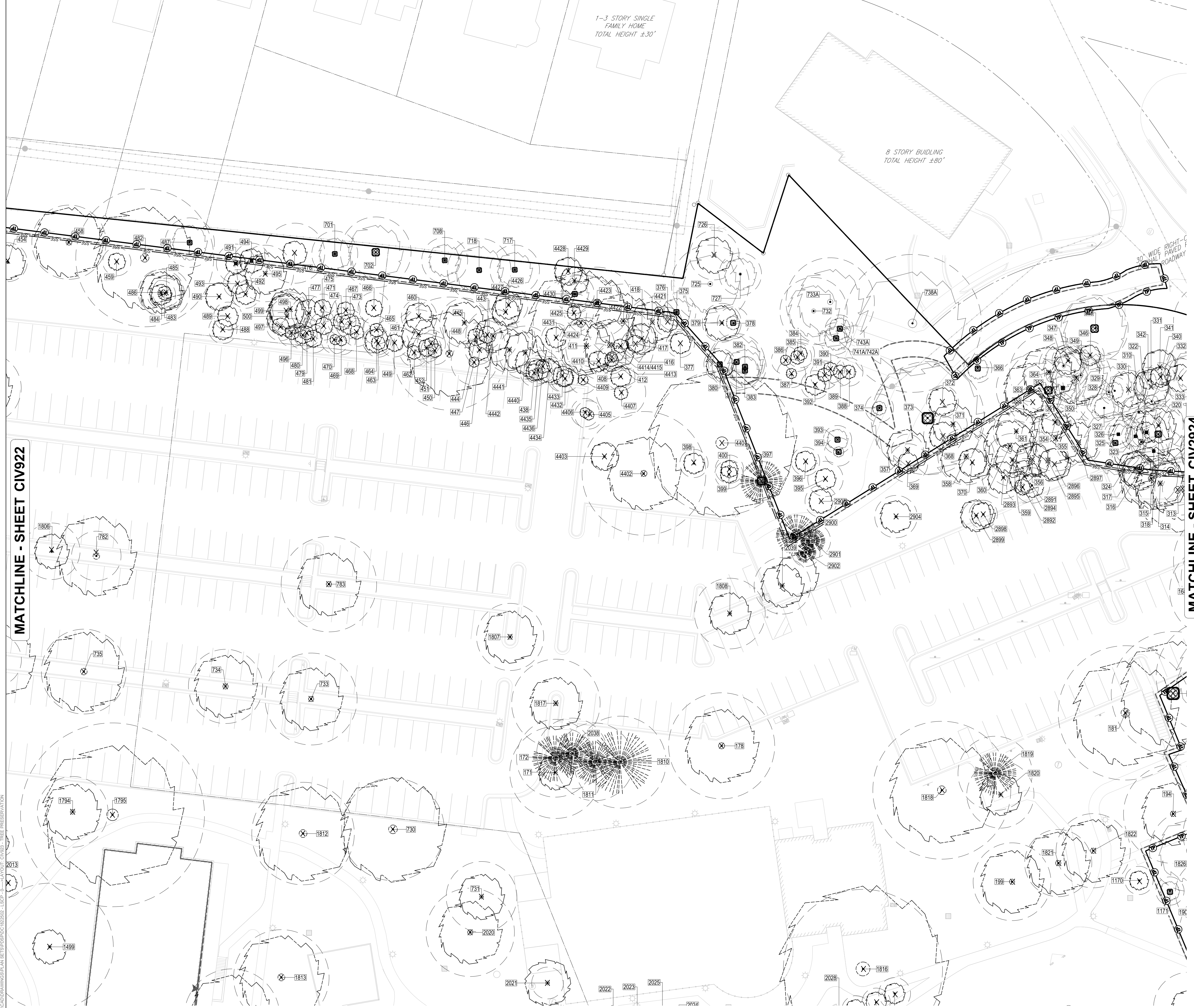
Revisions NO. DATE



EXISTING TREE PRESERVATION PLAN

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

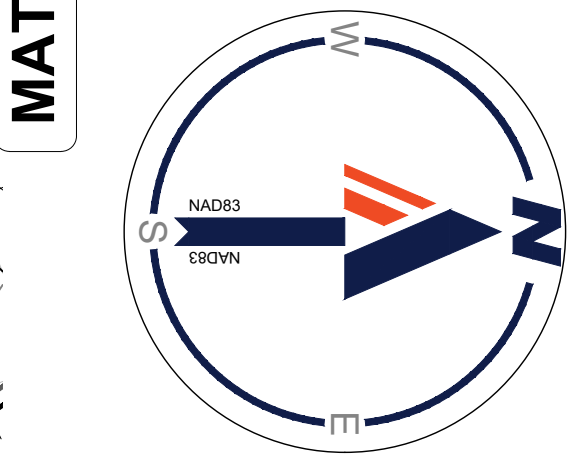
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CIV923



MATCHLINE - SHEET CIV922

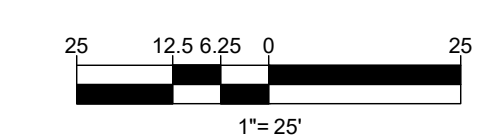
MATCHLINE - SHEET CIV2924

MATCHLINE - SHEET CIV928



TREE PRESERVATION LEGEND

- TREE PROTECTION FENCE
- CONSTRUCTION SAFETY FENCE
- SUPER SILT FENCE
- SILT FENCE
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- EVERGREEN OR DECIDUOUS TREE TO BE REMOVED
- CRITICAL ROOT ZONE (CRZ)
- TREE TAG NUMBER



July 18, 2024
H:\BOC\1822502\CADD\DRAWINGS\PLAN SET\SPRINT\DC1822502_LSCP_0-X-LAYOUT\CIV923 - TREE PRESERVATION



KEY MAP
SCALE: 1" = 800'

BOHLER DC //

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

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

Key Plan

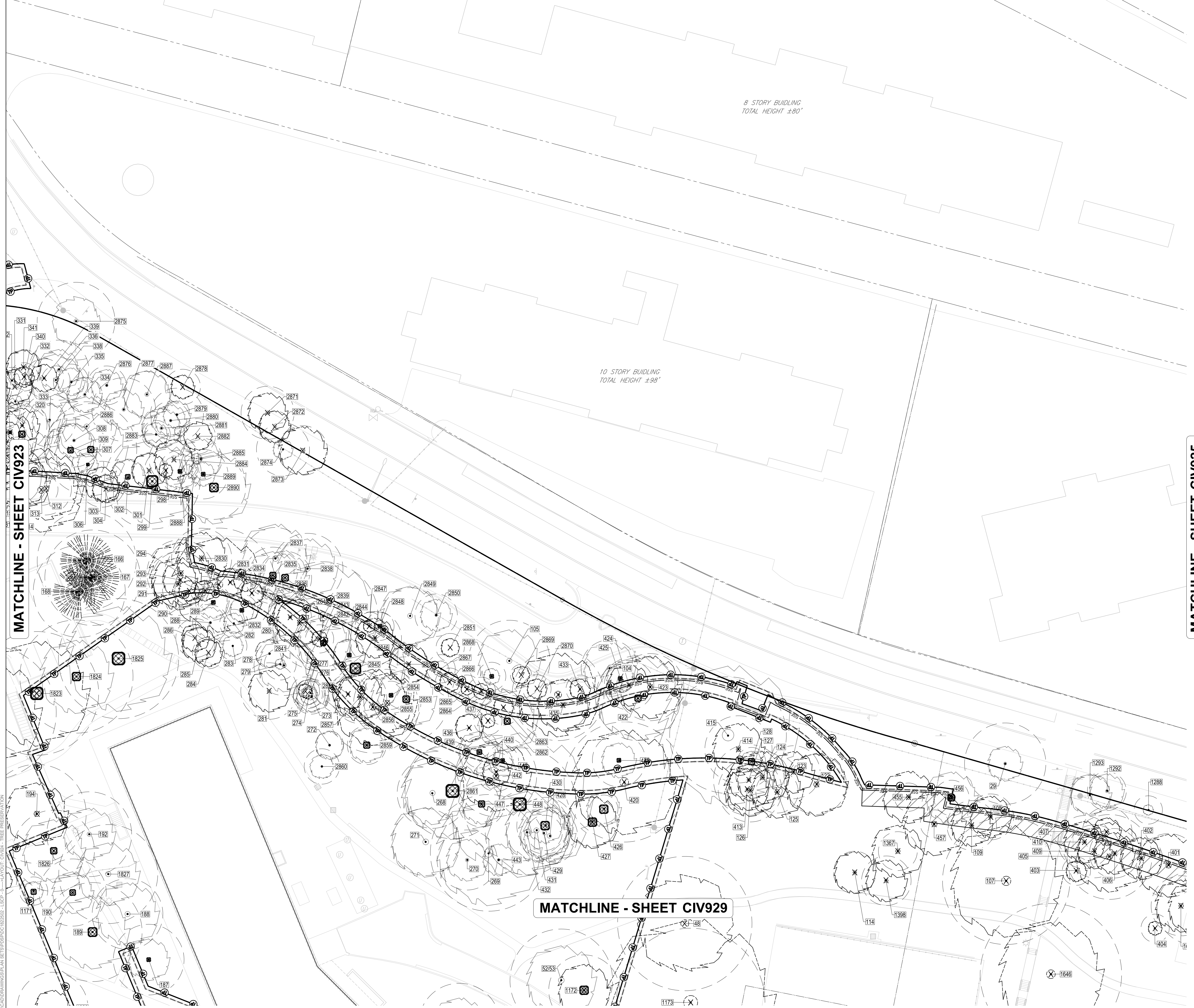
ISSUE NO. LSCP - 0 DATE

Revisions NO. DATE

EXISTING TREE PRESERVATION PLAN

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

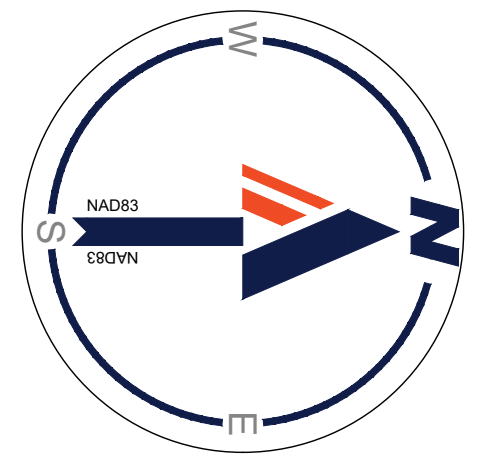
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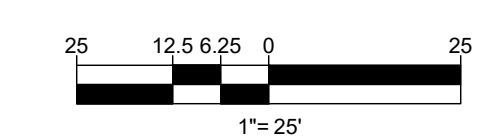
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MATCHLINE - SHEET CIV925

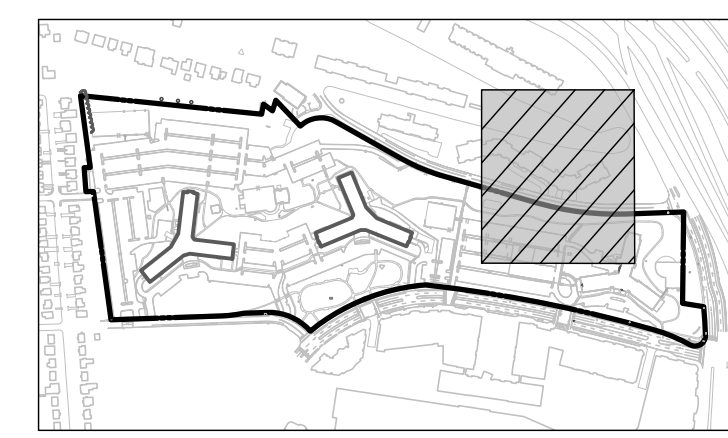


TREE PRESERVATION LEGEND

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



JUL 18, 2024
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KEY MAP
SCALE: 1" = 800'

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

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

Key Plan

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Revisions NO. DATE

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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

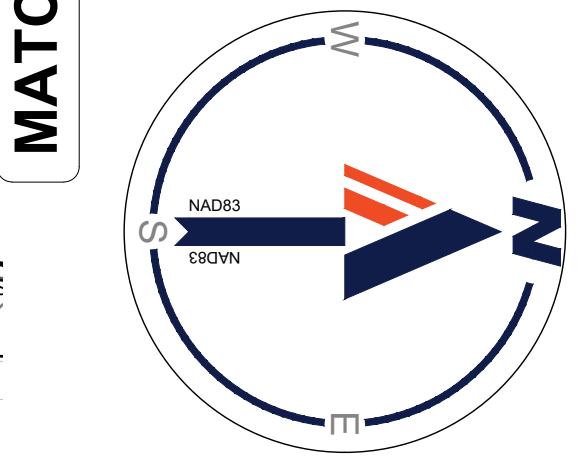
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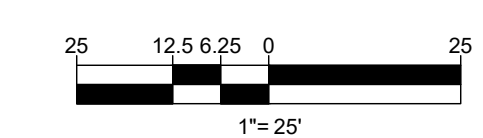
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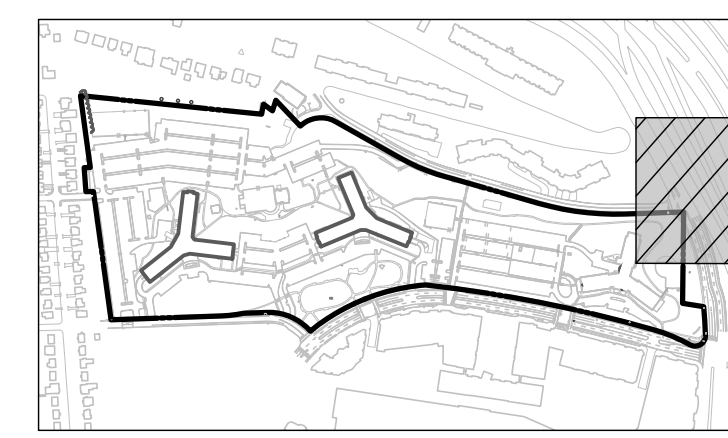


TREE PRESERVATION LEGEND

- TREE PROTECTION FENCE
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- CRITICAL ROOT ZONE (CRZ)
- TREE TAG NUMBER



JUL 18, 2024
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KEY MAP
SCALE: 1" = 800'

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

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

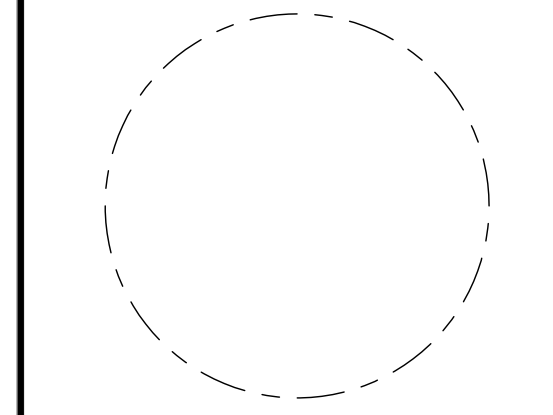
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

ISSUE NO. LSCP - 0 DATE

Revisions NO. DATE

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EXISTING TREE PRESERVATION PLAN

ENGINEER IN CHARGE
SN

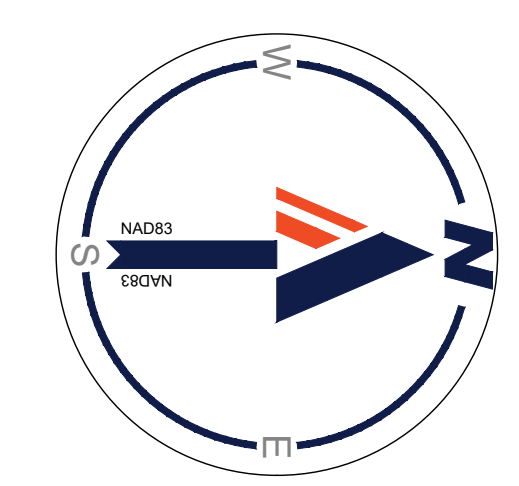
PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

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

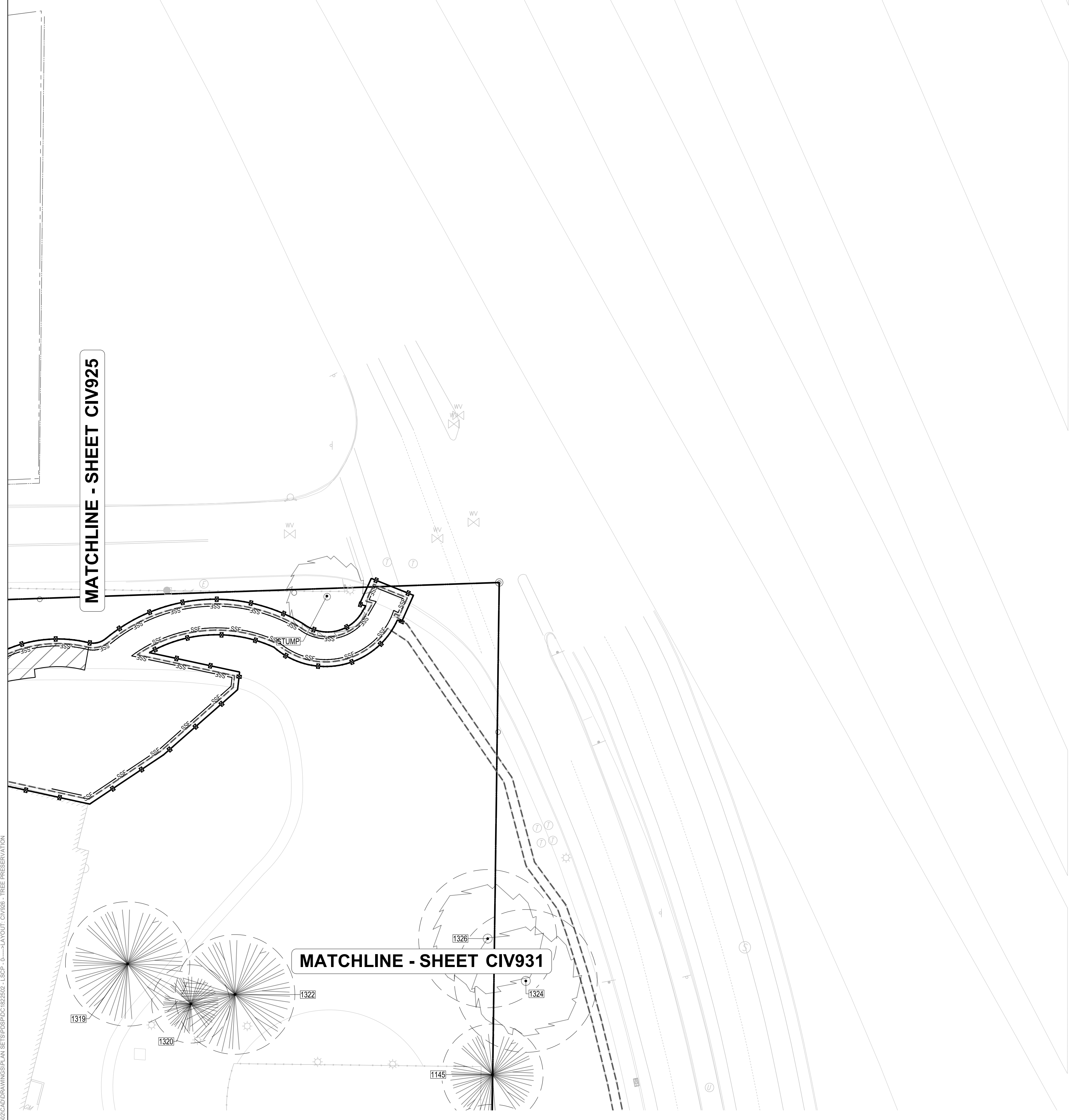
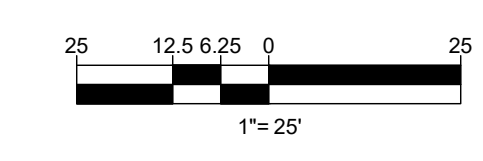
SCALE: AS NOTED JOB NO. DC1822502

DRAWING NO.
CIV926



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
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- TREE TAG NUMBER

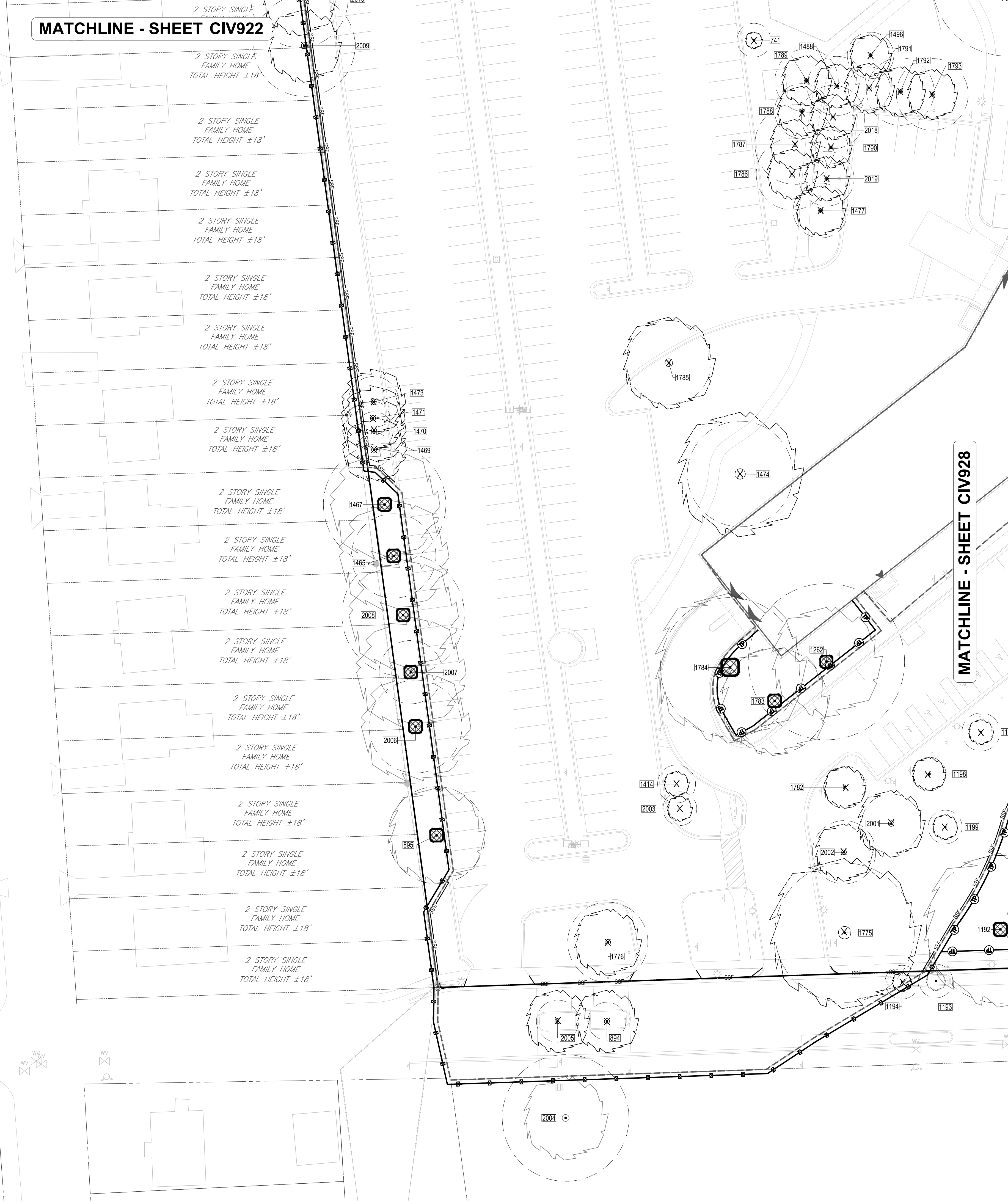


Jul 18, 2024
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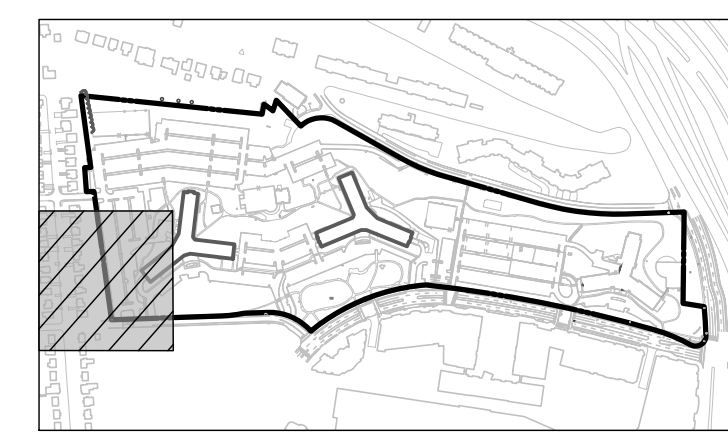
MATCHLINE - SHEET CIV922

VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

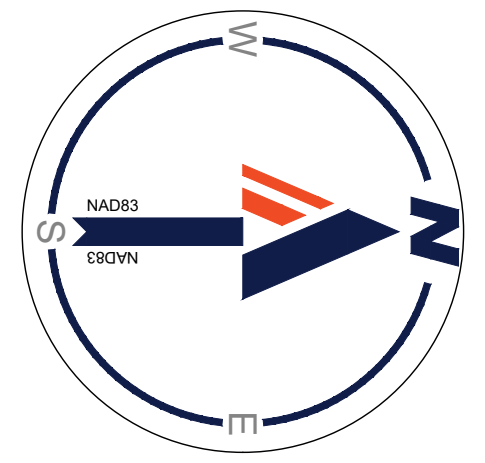
40' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY



MATCHLINE - SHEET CIV928

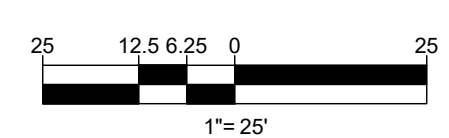


KEY MAP
SCALE: 1" = 800'



TREE PRESERVATION LEGEND

- TREE PROTECTION FENCE
- CONSTRUCTION SAFETY FENCE
- SUPER SILT FENCE
- SILT FENCE
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- ROOT PROTECTION MATTING AND MULCH
- APPROXIMATE CONSTRUCTION TRAILER LOCATION
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- EXISTING EVERGREEN OR DECIDUOUS TREE
- EVERGREEN OR DECIDUOUS TREE TO BE REMOVED
- CRITICAL ROOT ZONE (CRZ)
- TREE TAG NUMBER



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

OWNER / DEVELOPER
JBC SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
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

Key Plan

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Revisions NO. _____ DATE _____

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EXISTING TREE PRESERVATION PLAN

ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

DATE
07/22/2024

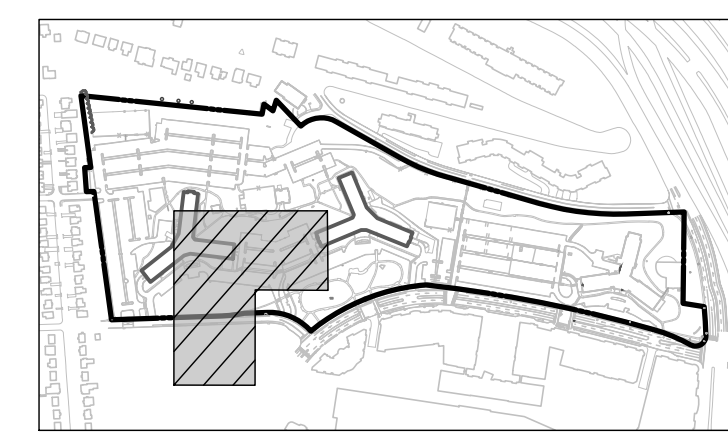
APPROVED
CM, MO, SN

SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.
CIV927

Jul 18, 2024
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KEY MAP
SCALE: 1" = 800'

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

OWNER / DEVELOPER
JBC SMITH
240.333.3600

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Key Plan

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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.
CIV928

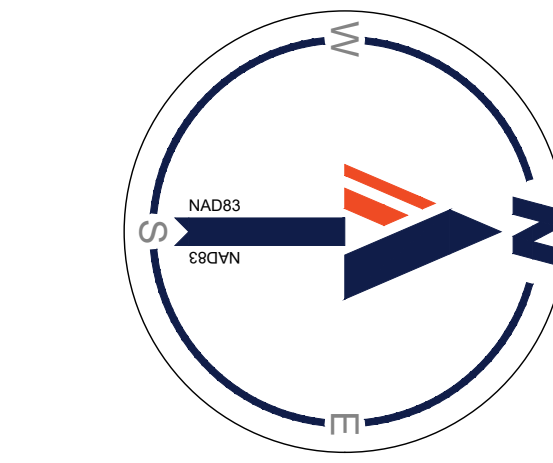
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MATCHLINE - SHEET CIV927

MATCHLINE - SHEET CIV929

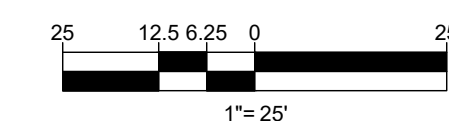
MATCHLINE - SHEET CIV932

11600 S. JOYCE STREET
16 STORY BRICK FRAME WITH
115 SPACE GARAGE
"ASHLEY HOUSE" 430,890 S.F.
UNIT COUNT: 577



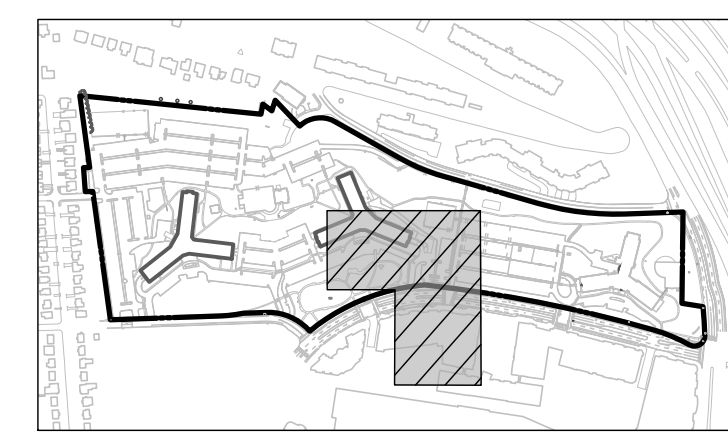
TREE PRESERVATION LEGEND

- TREE PROTECTION FENCE
- CONSTRUCTION SAFETY FENCE
- SUPER SILT FENCE
- SILT FENCE
- LIMITS OF DISTURBANCE
- ROOT PROTECTION MATTING AND MULCH
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- EVERGREEN OR DECIDUOUS TREE TO BE REMOVED
- CRITICAL ROOT ZONE (CRZ)
- TREE TAG NUMBER



JUL 18, 2024
 H:\BOHLER DC\DRAWINGS\PLAN SETS\PS\DC1822502\LSCP - 0 - X LAYOUT - CIV928 - TREE PRESERVATION

MATCHLINE - SHEET CIV924



KEY MAP
SCALE: 1" = 800'

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

PROJECT STREET NUMBER
1400 S. JOYCE STREET
ARLINGTON, VA 22202
OWNER / DEVELOPER
JBC SMITH
240.333.3600
CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727
SOUTH PARCEL ARCHITECT
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

Key Plan

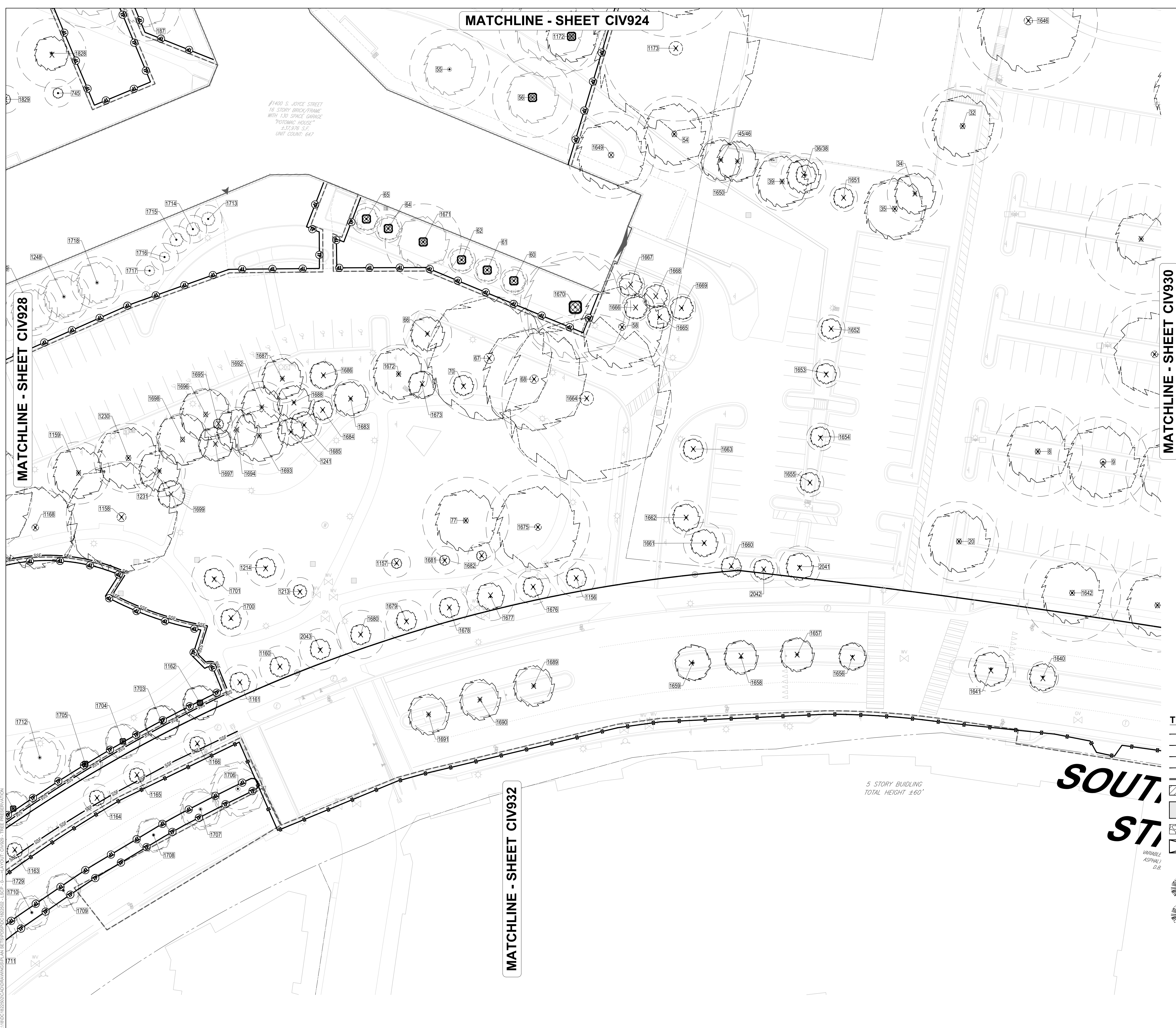
ISSUE NO. LSCP - 0 DATE

Revisions NO. DATE



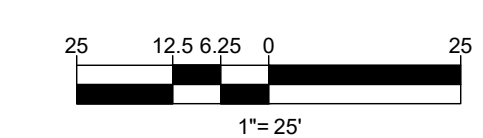
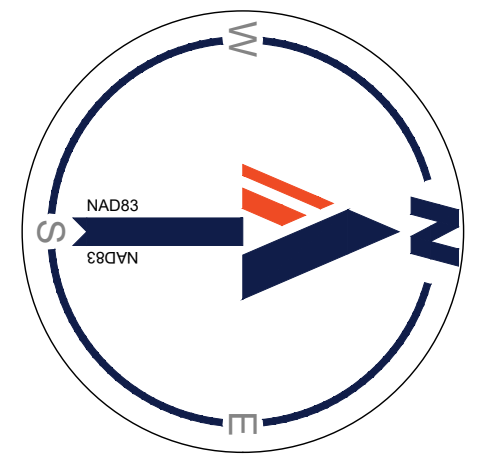
ENGINEER IN CHARGE
SN
PROJECT MANAGER
CM
DRAWN
MK, HG, DR, IL
DATE
07/22/2024
APPROVED
CM, MO, SN
SCALE:
AS NOTED
JOB NO.
DC1822502

DRAWING NO.
CIV929

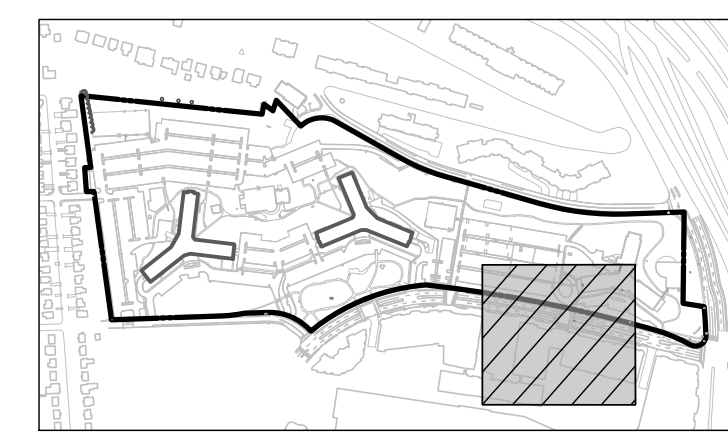


TREE PRESERVATION LEGEND

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- TREE TAG NUMBER



JUL 18, 2024
 H:\BOHLER DC\DRAWINGS\PLAN SET\BOHLER DC\CIV929 - TREE PRESERVATION



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

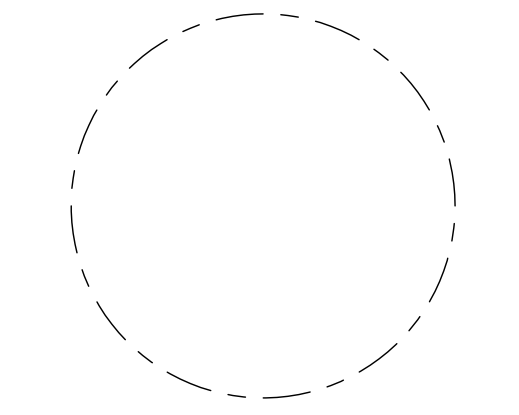
PROJECT STREET NUMBER
 1400 S. JOYCE STREET
 ARLINGTON, VA 22202
 OWNER / DEVELOPER
 JBG SMITH
 240.333.3600
 CENTRAL PARCEL ARCHITECT
 BCT DESIGN GROUP
 410.837.2727
 SOUTH PARCEL ARCHITECT
 LESSARD DESIGN, INC.
 571.830.1800
 CIVIL ENGINEER
 BOHLER DC
 202.524.5700
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 202.695.8056
 ATTORNEY
 VENABLE LLP
 202.344.4000
 SUSTAINABILITY CONSULTANT
 SUSTAINABLE BUILDING
 PARTNERS
 703.970.2890
 TRAFFIC ENGINEER
 NELSON NYGAARD
 202.315.5221
 STRUCTURAL ENGINEER
 SK + A
 301.881.1441

Key Plan

ISSUE NO. LSCP - 0 DATE

Revisions

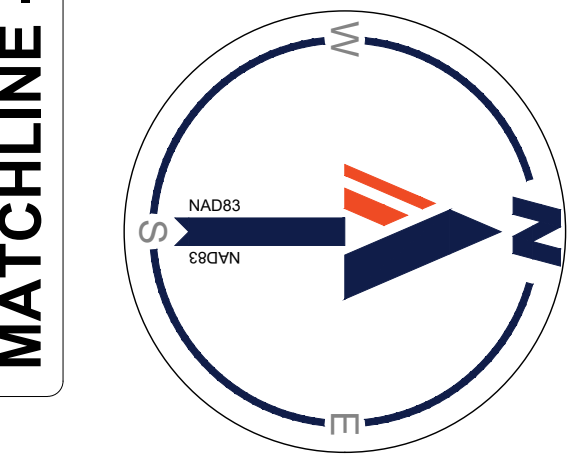
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EXISTING TREE PRESERVATION PLAN

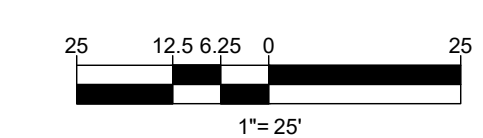
ENGINEER IN CHARGE
 SN
 PROJECT MANAGER
 CM
 DRAWN
 MK, HG, DR, IL
 DATE
 07/22/2024
 APPROVED
 CM, MO, SN
 SCALE:
 AS NOTED
 JOB NO.
 DC1822502

DRAWING NO.
CIV930



TREE PRESERVATION LEGEND

- TREE PROTECTION FENCE
- CONSTRUCTION SAFETY FENCE
- SUPER SILT FENCE
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MATCHLINE - SHEET CIV929

MATCHLINE - SHEET CIV925

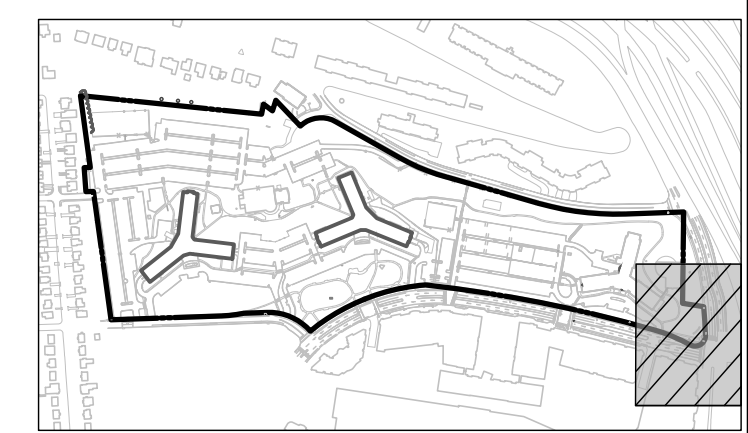
MATCHLINE - SHEET CIV931

5 STORY BUILDING
 TOTAL HEIGHT ±60'

5 STORY BUILDING
 TOTAL HEIGHT ±60'

#1111 ARMY-NAVY DRIVE
 13 STORY BRICK FRAME
 "JAMES HOUSE" 3-33,407 S.F.
 UNIT COUNT: 452

JUL 18, 2024
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KEY MAP
SCALE: 1" = 800'

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

OWNER / DEVELOPER
JBC SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
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

Key Plan

ISSUE NO. LSCP - 0 DATE

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ENGINEER IN CHARGE
SN

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

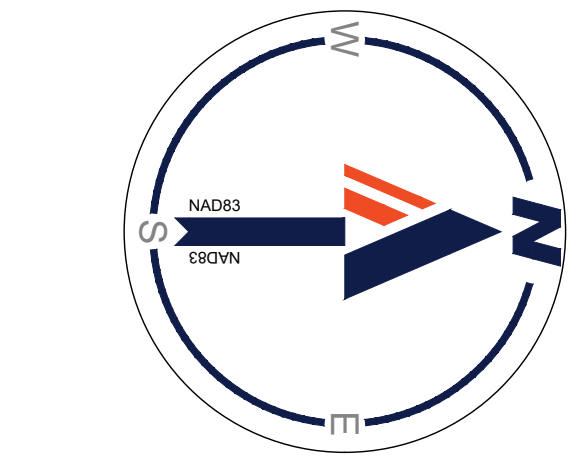
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SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV931



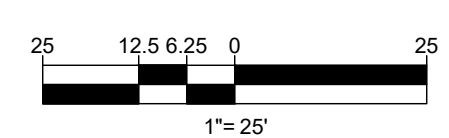
MATCHLINE - SHEET CIV930

5 STORY BUILDING
TOTAL HEIGHT ±60'



TREE PRESERVATION LEGEND

- TREE PROTECTION FENCE
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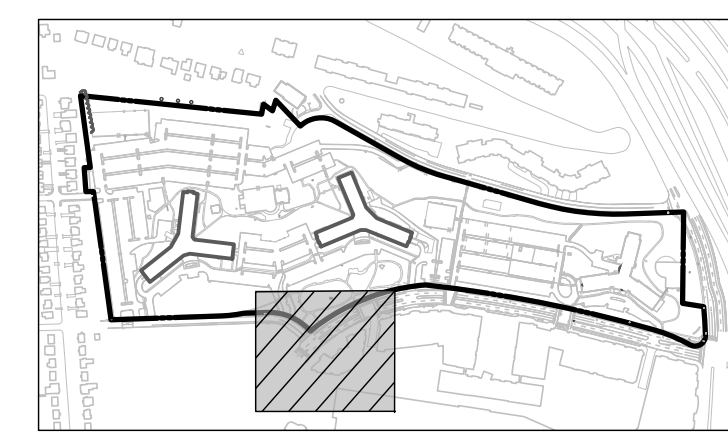
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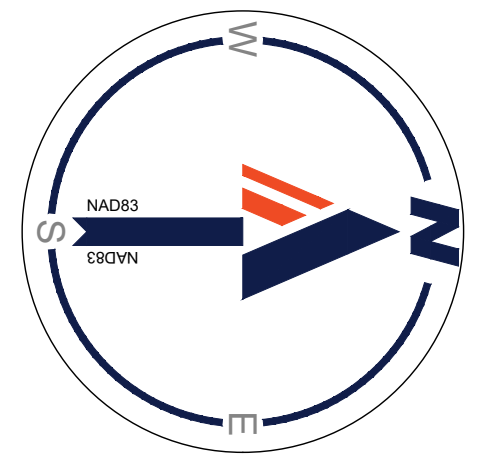
MATCHLINE - SHEET CIV928

MATCHLINE - SHEET CIV929

VARIABLE RIGHT-OF-WAY WIDTH
ASPHALT PAVED PUBLIC ROADWAY

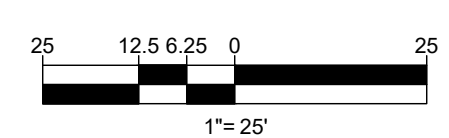


KEY MAP
SCALE: 1" = 800'



TREE PRESERVATION LEGEND

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BOHLER DC
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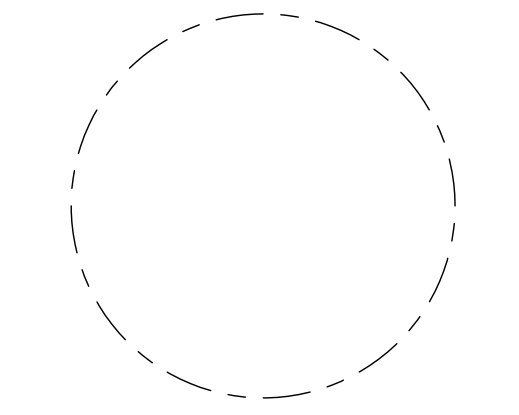
STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

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Revisions NO. DATE

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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.
CIV932

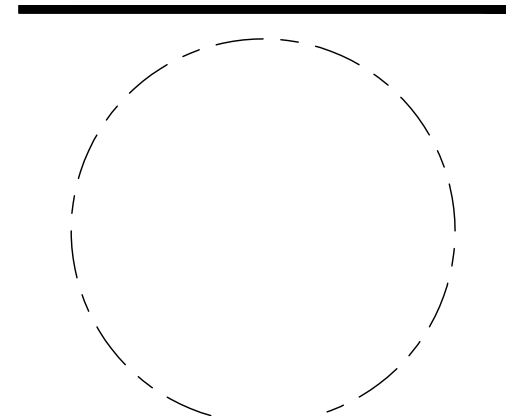
JUL 18, 2024
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PROJECT STREET NUMBER
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ARLINGTON, VA 22202
OWNER / DEVELOPER
JBC SMITH
240.333.3600
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BCT DESIGN GROUP
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NELSON NYGAARD
202.315.5221
STRUCTURAL ENGINEER
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Key Plan

ISSUE NO. LSCP - 0 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
07/22/2024
APPROVED
CM, MO, SN
SCALE:
AS NOTED
JOB NO.
DC1822502
DRAWING NO.
CIV933

TARGETED INVASIVE SPECIES MANAGEMENT STRATEGIES		
SPECIES	TREATMENT METHOD	GENERAL TIMING
BRADFORD PEAR PYRUS CALLERYANA	CUT TREES DOWN BY HAND TO STUMP(6" TO GRADE), APPLY HERBICIDE TREATMENT TO CUT STUMPEXPOSED TISSUE IMMEDIATELY, AND APPLY TARGETED FOLIAR HERBICIDE TREATMENT OF REGROWTH.	LATE WINTER/EARLY SPRING PREFERRED OR DURING THE SUMMER
MIMOSA TREE ALBIZIA JULIBRISSIN	CUT TREES DOWN BY HAND TO STUMP(6" TO GRADE), APPLY HERBICIDE TREATMENT TO CUT STUMPEXPOSED TISSUE IMMEDIATELY, AND APPLY TARGETED FOLIAR HERBICIDE TREATMENT OF REGROWTH.	LATE WINTER/EARLY SPRING OR BEFORE THE TREE FLOWERS AND SEEDS SET
MORUS ALBA WHITE MULBERRY	CUT TREES DOWN BY HAND TO STUMP, APPLY HERBICIDE TREATMENT TO CUT STUMP IMMEDIATELY. TARGETED FOLIAR HERBICIDE TREATMENT OF REGROWTH IS CRITICAL FOR SUCKER GROWTH AND SPROUTING.	CUTTING IS MOST EFFECTIVE AT THE ONSET OF FLOWERING TO PREVENT SEED PRODUCTION
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 GROWTH 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.

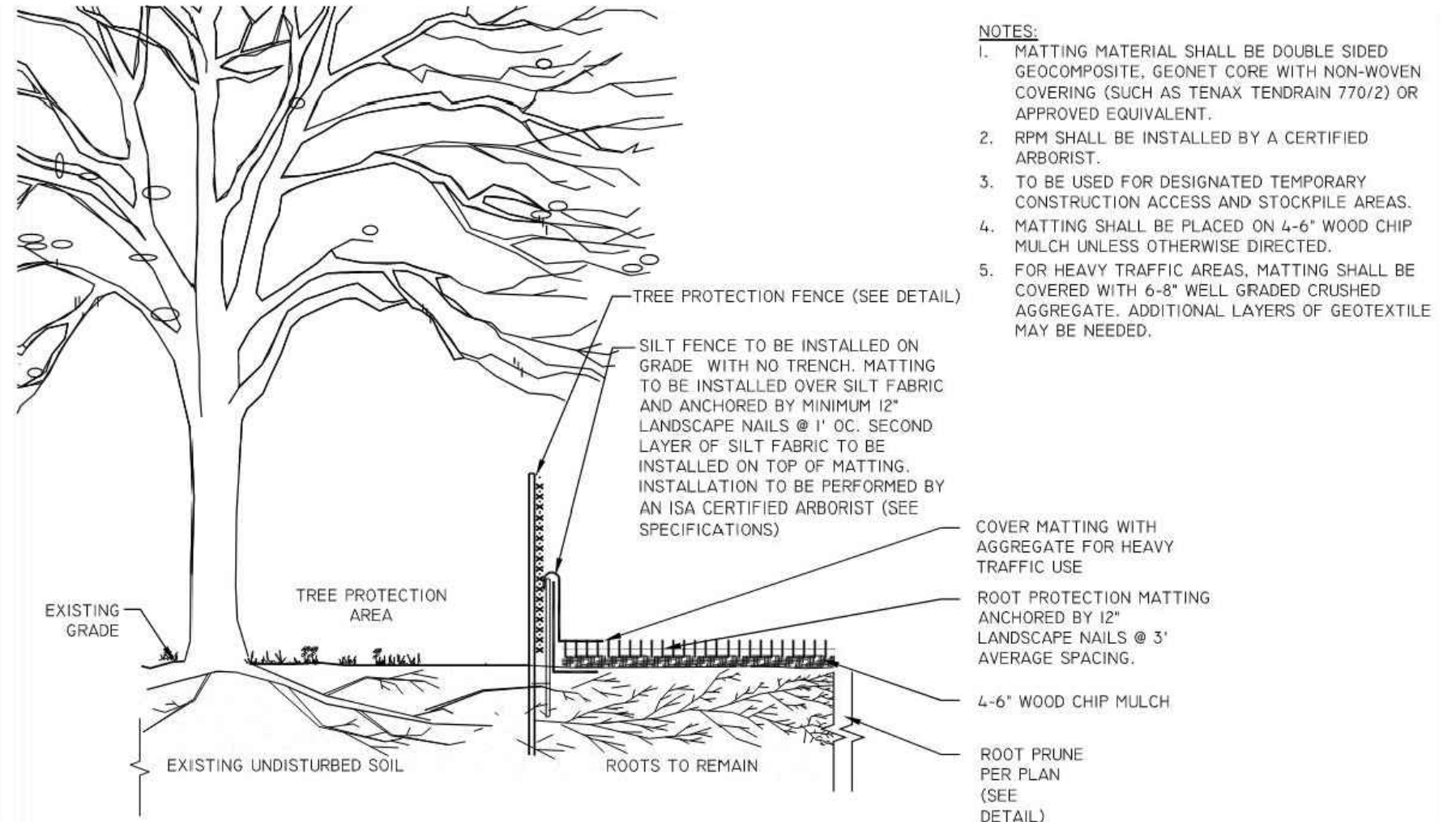
INITIAL MANAGEMENT PLAN: IMPLEMENTATION SHALL OCCUR ONCE DURING THE ESTABLISHMENT OF PHASE I EROSION AND SEDIMENT CONTROLS AND ONCE AFTER ALL SITE CONSTRUCTION ACTIVITIES HAVE CONCLUDED.

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.

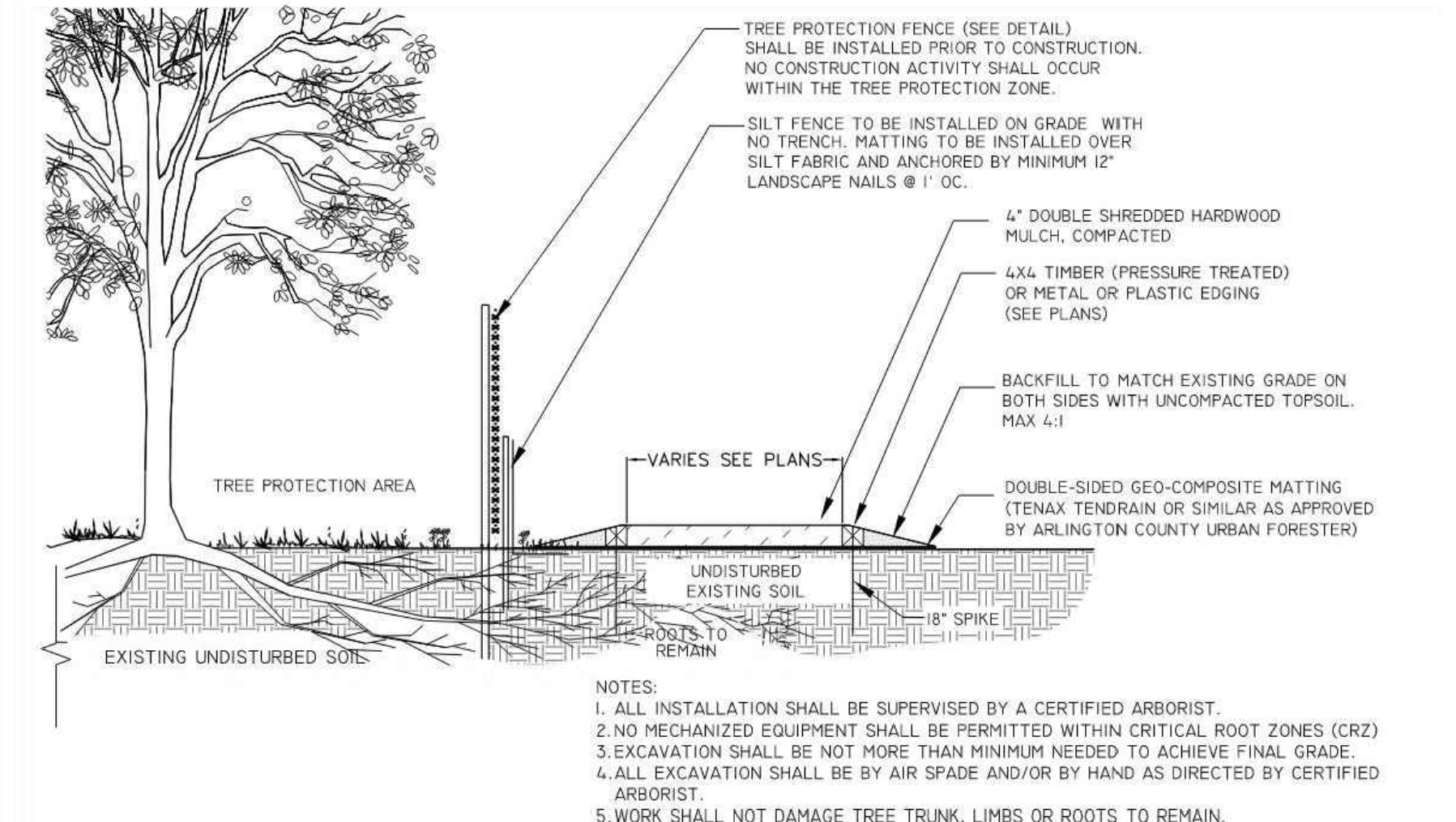
MOST INVASIVE PLANTS SHOULD BE ABSENT DURING FINAL COMPLETION AND THERE SHOULD BE A SUCCESSION MANAGEMENT CONTRACT TO INSURE THAT INVASIVE PLANT SPECIES DO NOT POPULATE THE AREA. SUBSTANTIAL REMOVAL IS EXPECTED AND FOLLOW UP TREATMENTS SHOULD BE USED TO MITIGATE THE INVASIVE SPECIES AS NEEDED.

TREE PRESERVATION NOTES

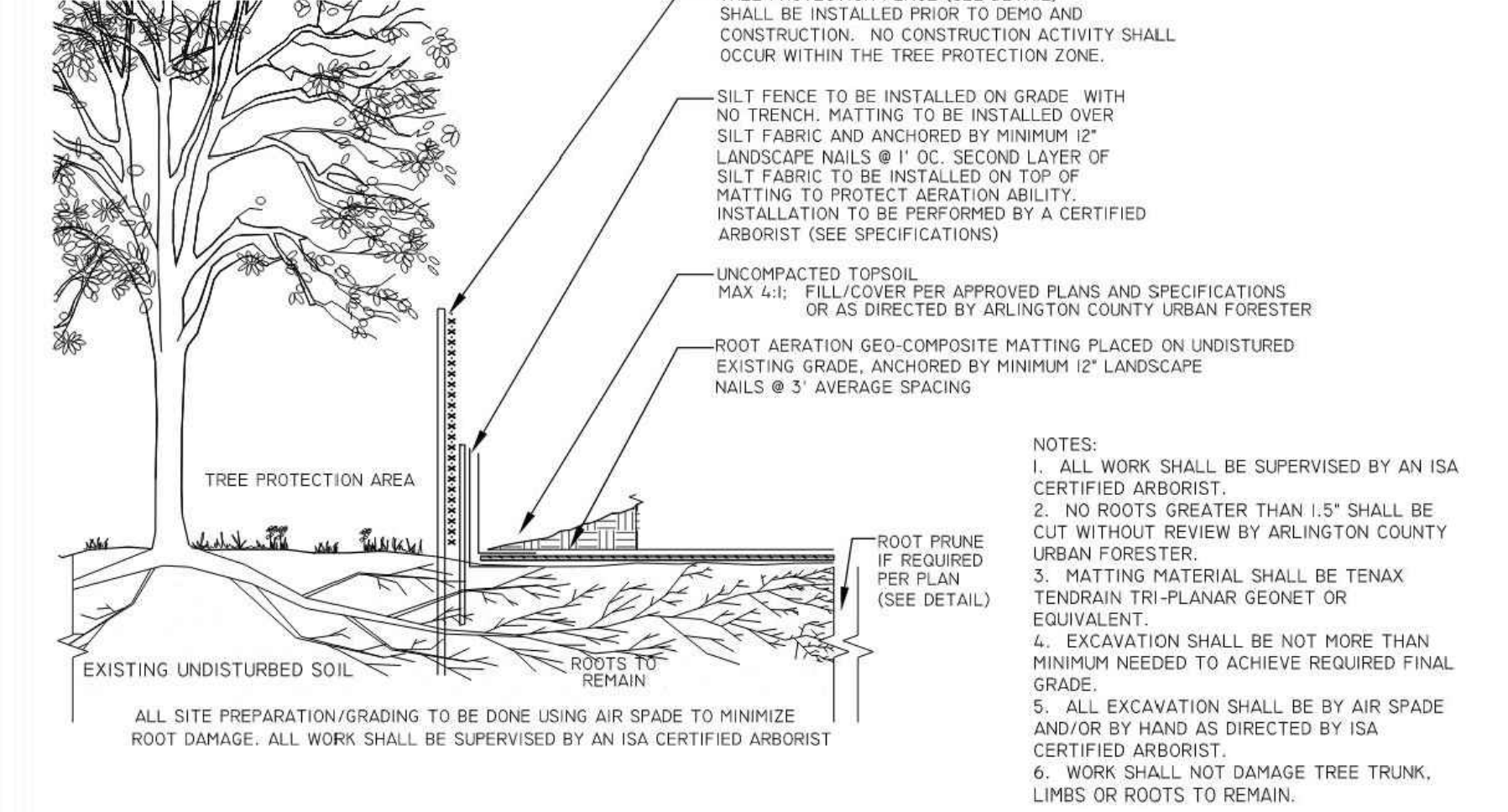
- BEFORE ANY GRADING, DEMOLITION, OR OTHER DISTURBANCE, INCLUDING TREE REMOVAL, A PRECONSTRUCTION MEETING SHALL BE HELD WITH AN ARLINGTON COUNTY URBAN FORESTER. CHANGES TO THE PLAN, BASED ON FIELD CONDITIONS, MAY BE REQUESTED BY THE URBAN FORESTER AT THE TIME OF THE PRECONSTRUCTION MEETING.
- TREE PROTECTION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



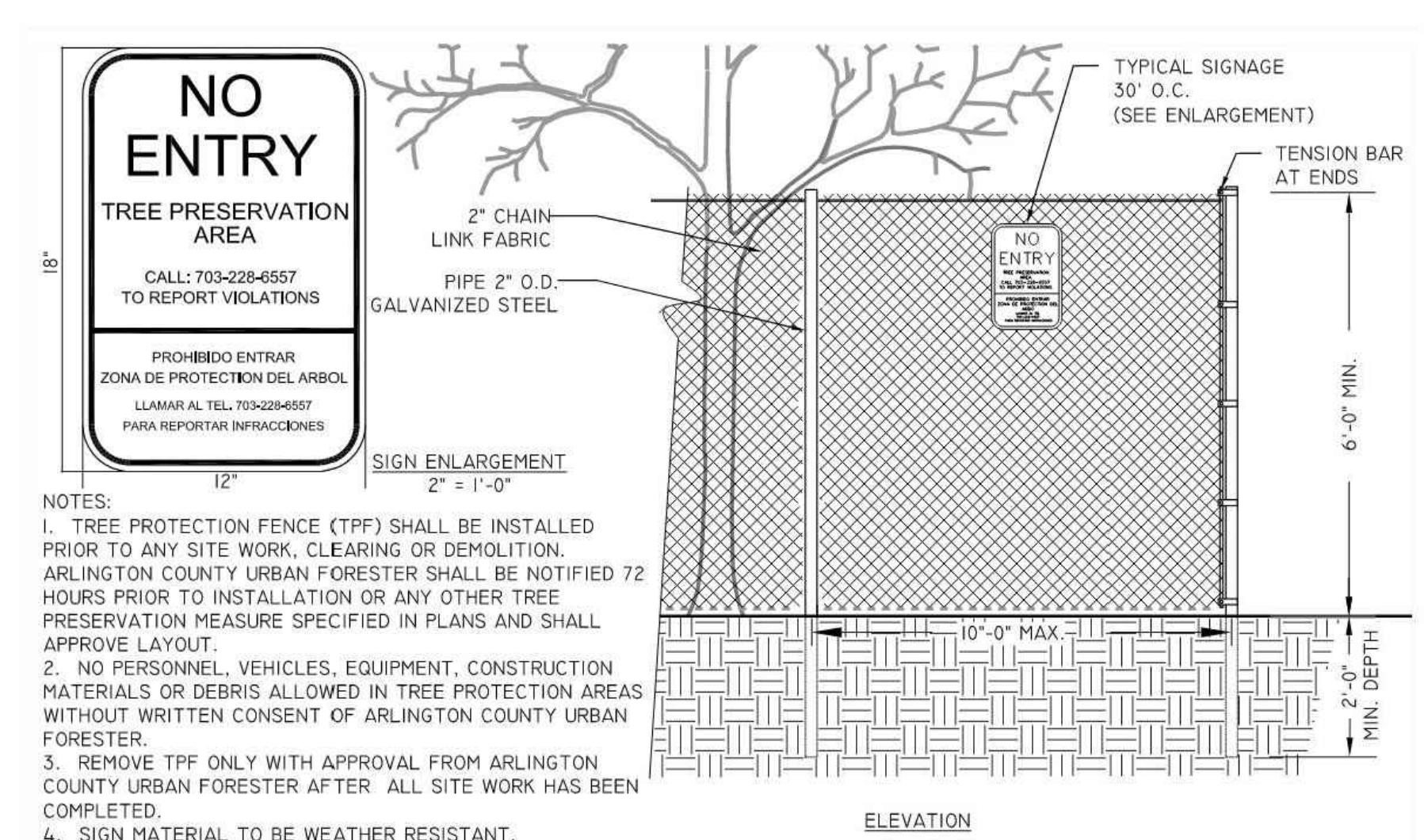
311300.7NS
TEMPORARY ROOT PROTECTION MATTING WITHIN CRZ
NOT TO SCALE
ARLINGTON DPR



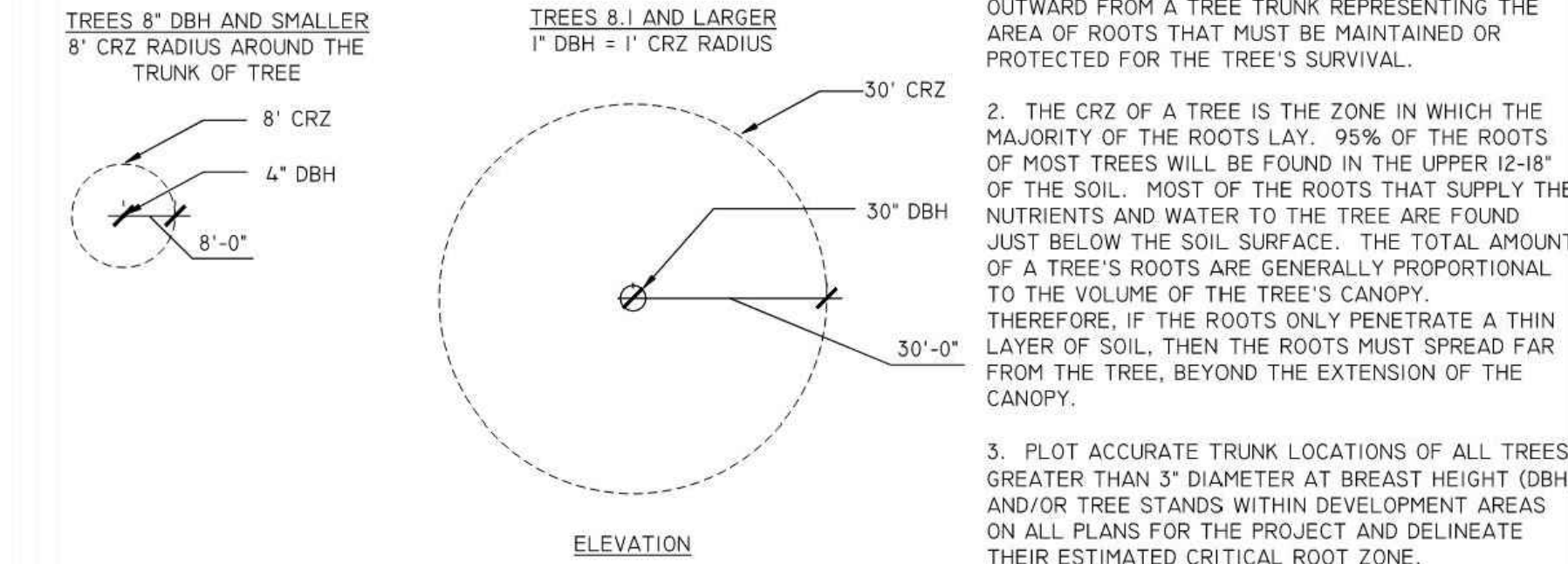
311300.9NS
ABOVE GRADE MULCH/WOOD FIBER PATH WITHIN CRZ
N.T.S.
ARLINGTON DPR



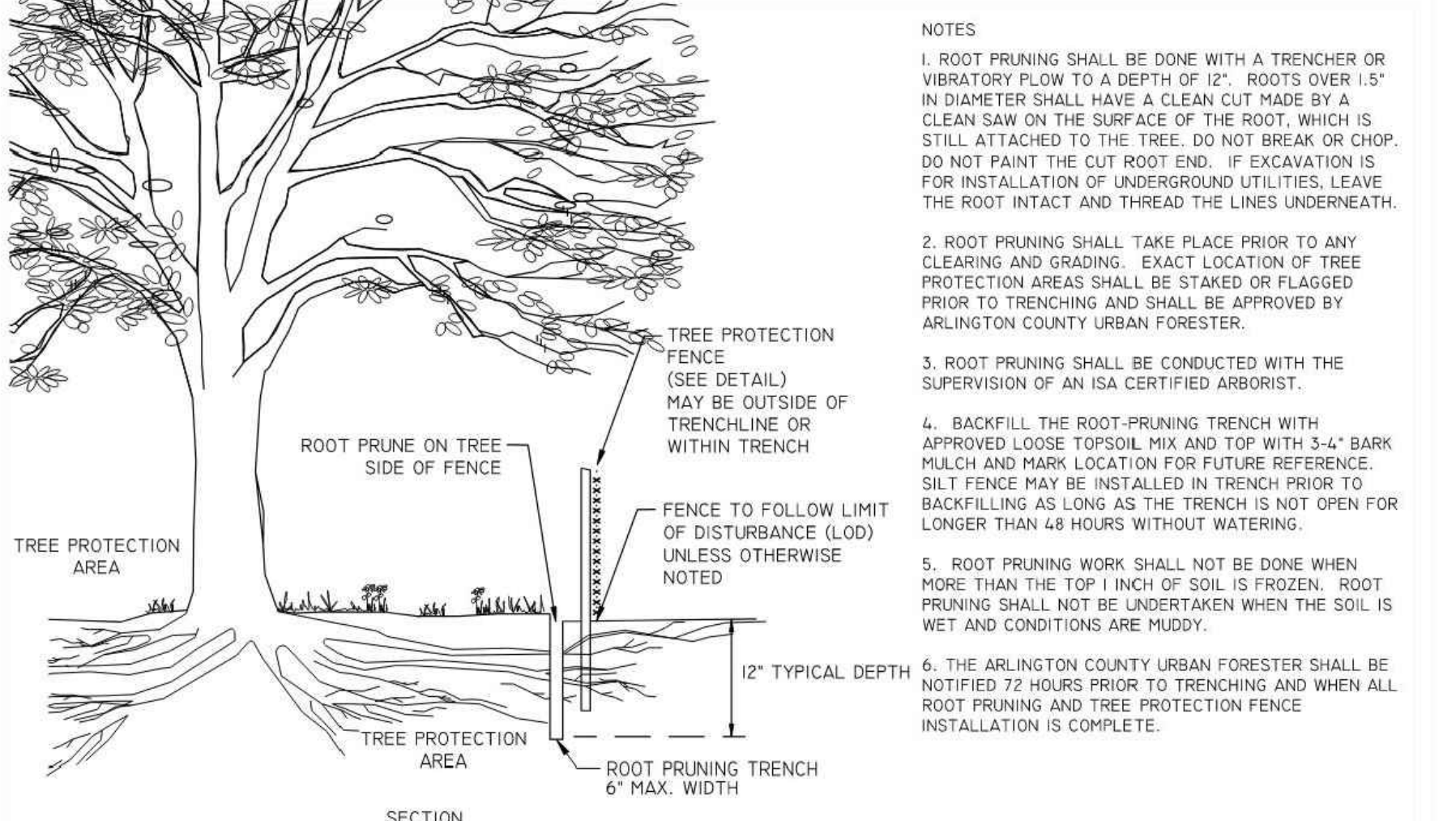
311300.12NS
FILL WITHIN CRZ WITH ROOT AERATION MATTING
N.T.S.
ARLINGTON DPR



311300.1 (2016) (02231.1)
6' CHAIN LINK TREE PROTECTION FENCE
1/2\"/>

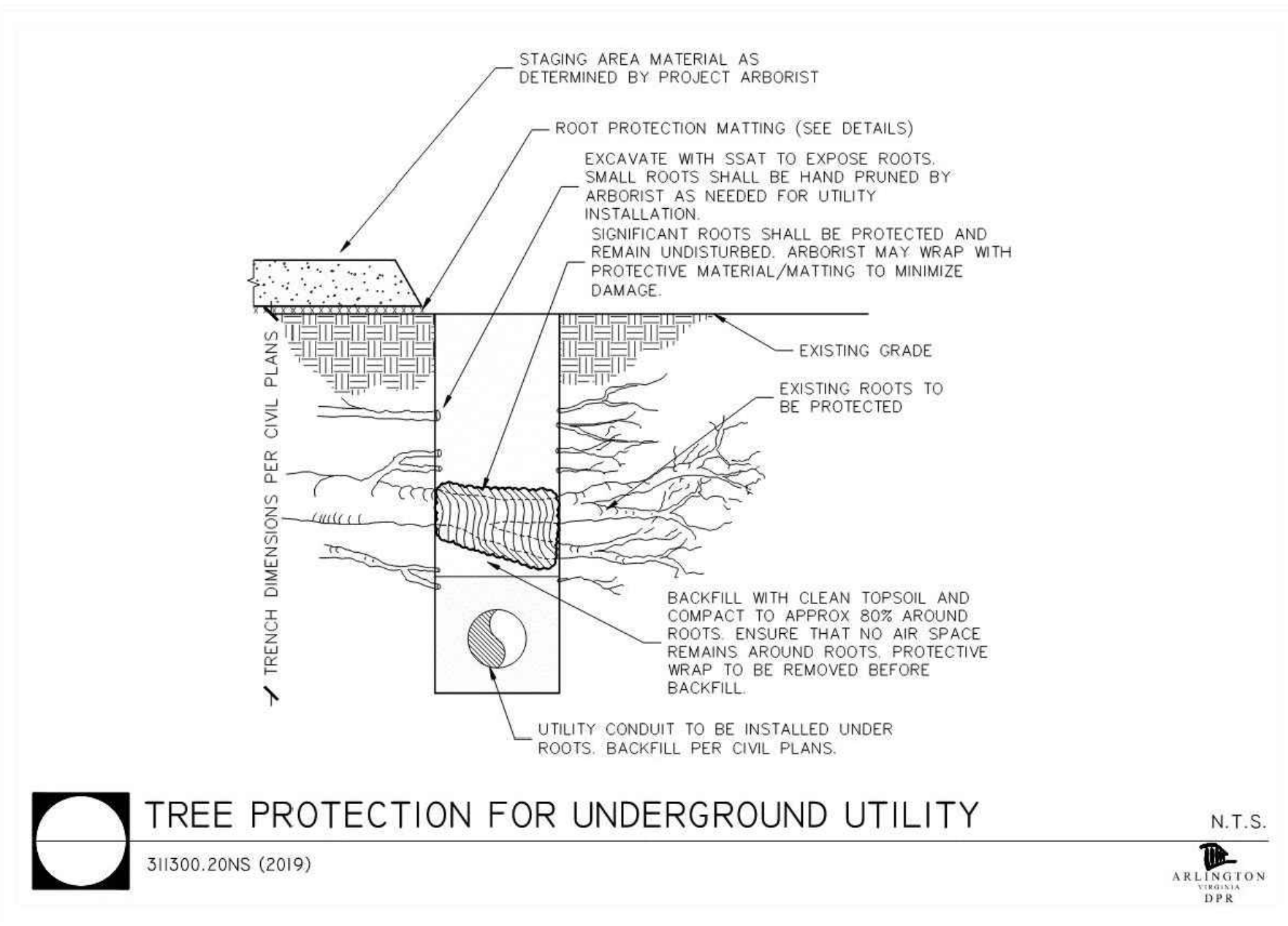


311300.3 (2019)
TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE
N.T.S.
ARLINGTON DPR

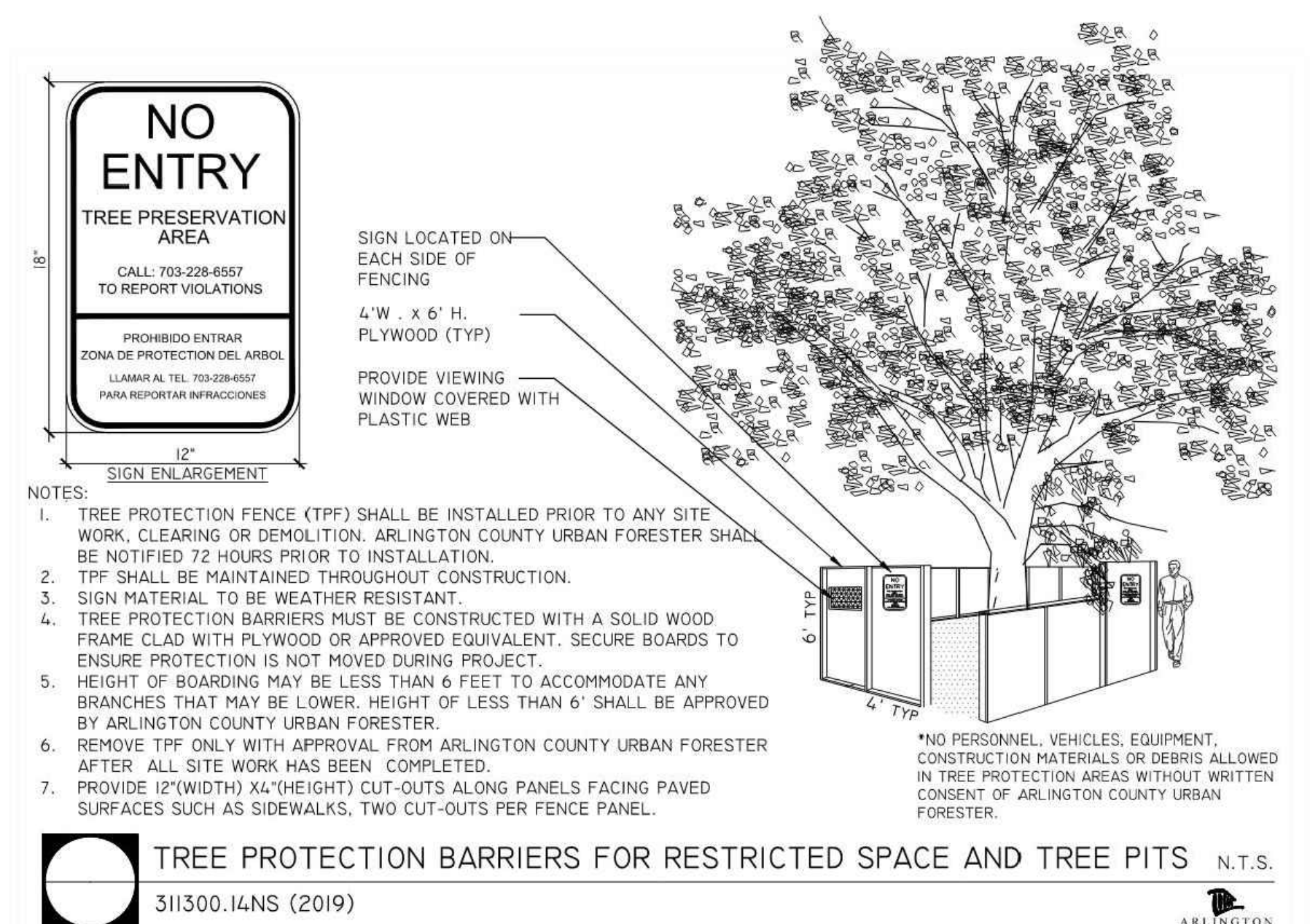


311300.5 (2019)
ROOT PRUNING
N.T.S.
ARLINGTON DPR

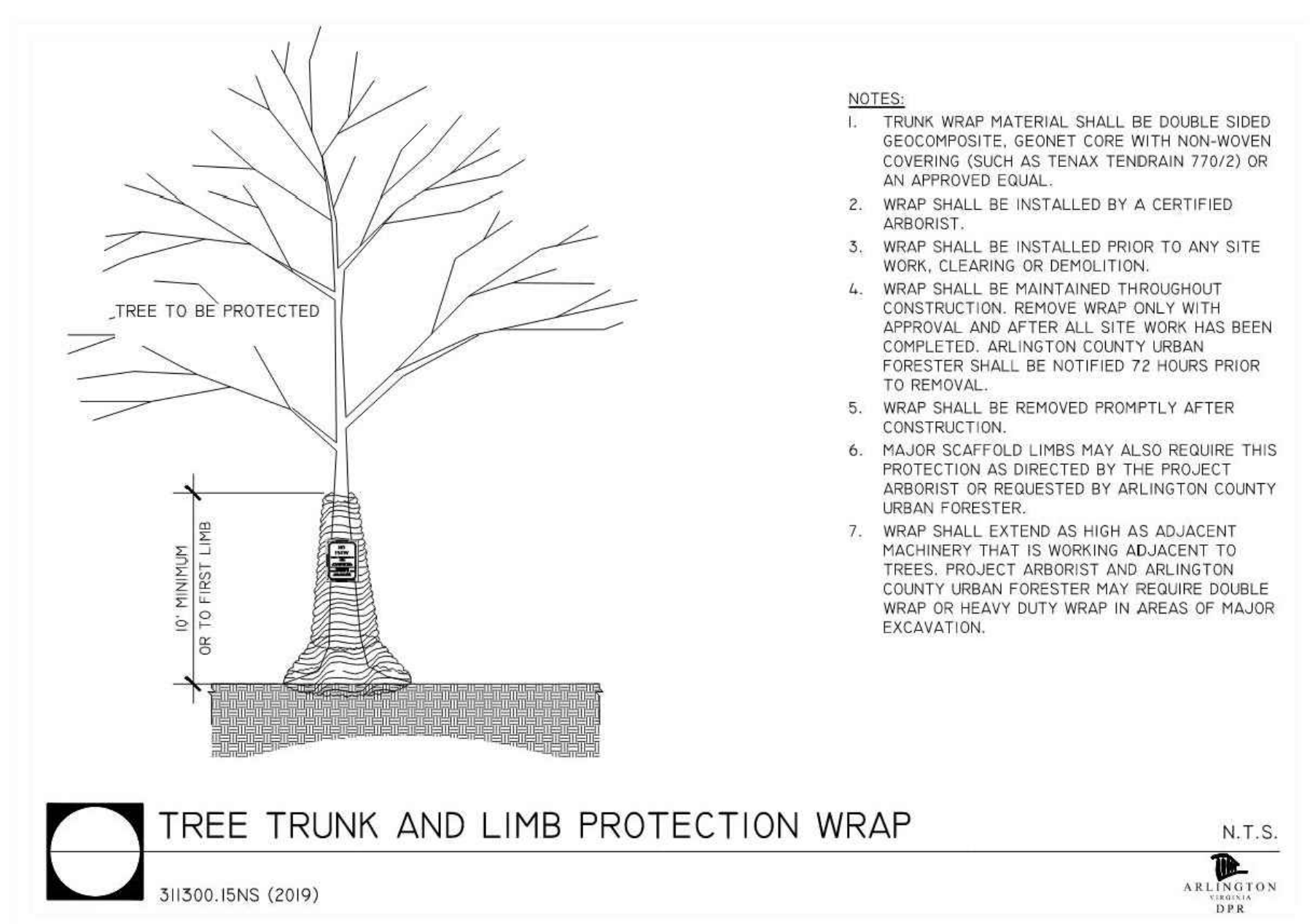
Jul 18, 2024
 H:\18DC182220\CAD\DRAWINGS\PLAN SETS\PS\DC182220\LSCP - 0 - X-LAYOUT\CIV934 - PRESERVATION DETAILS



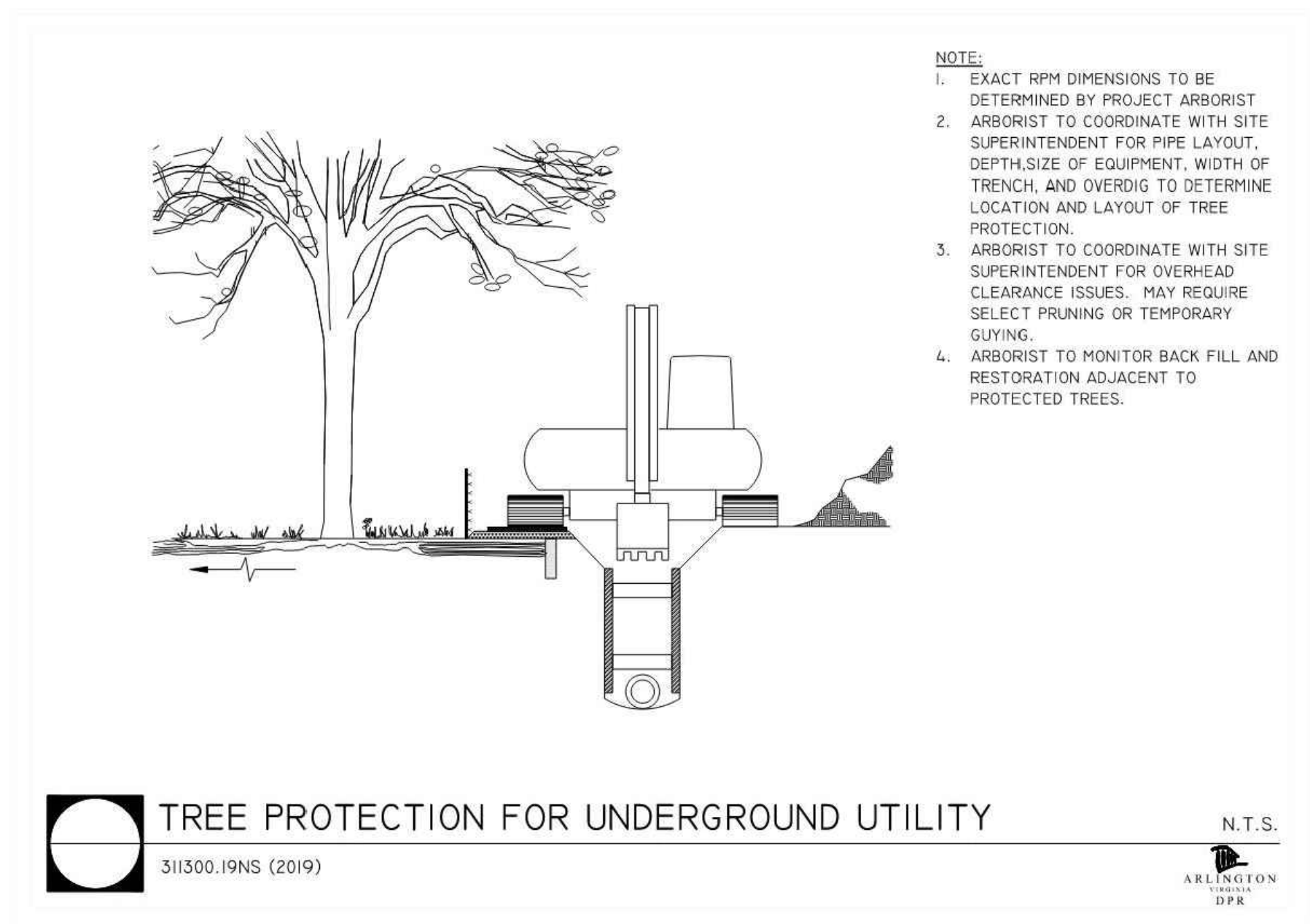
TREE PROTECTION FOR UNDERGROUND UTILITY
 311300.20NS (2019)
 N.T.S.
 ARRLINGTON DPR



TREE PROTECTION BARRIERS FOR RESTRICTED SPACE AND TREE PITS
 311300.14NS (2019)
 N.T.S.
 ARRLINGTON DPR



TREE TRUNK AND LIMB PROTECTION WRAP
 311300.15NS (2019)
 N.T.S.
 ARRLINGTON DPR



TREE PROTECTION FOR UNDERGROUND UTILITY
 311300.19NS (2019)
 N.T.S.
 ARRLINGTON DPR

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

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

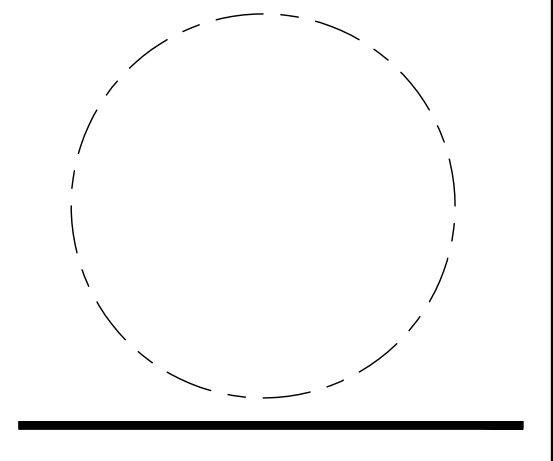
STRUCTURAL ENGINEER
 SK + A
 301.881.1441

Key Plan

ISSUE
 NO. LSCP - 0
 DATE

Revisions
 NO. DATE

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PRESERVATION NOTES & DETAILS

ENGINEER IN CHARGE
 SN

PROJECT MANAGER
 CM

DRAWN
 MK, HG, DR, IL

DATE
 07/22/2024

SCALE:
 AS NOTED

APPROVED
 CM, MO, SN

JOB NO.
 DC1822502

DRAWING NO.
 CIV934