

RIVERHOUSE  
 LANDBAY S

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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 571.830.1800  
 CIVIL ENGINEER  
 BOHLER DC  
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 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  
 202.315.5221  
 STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441

# 4.1 PLAN

FOR

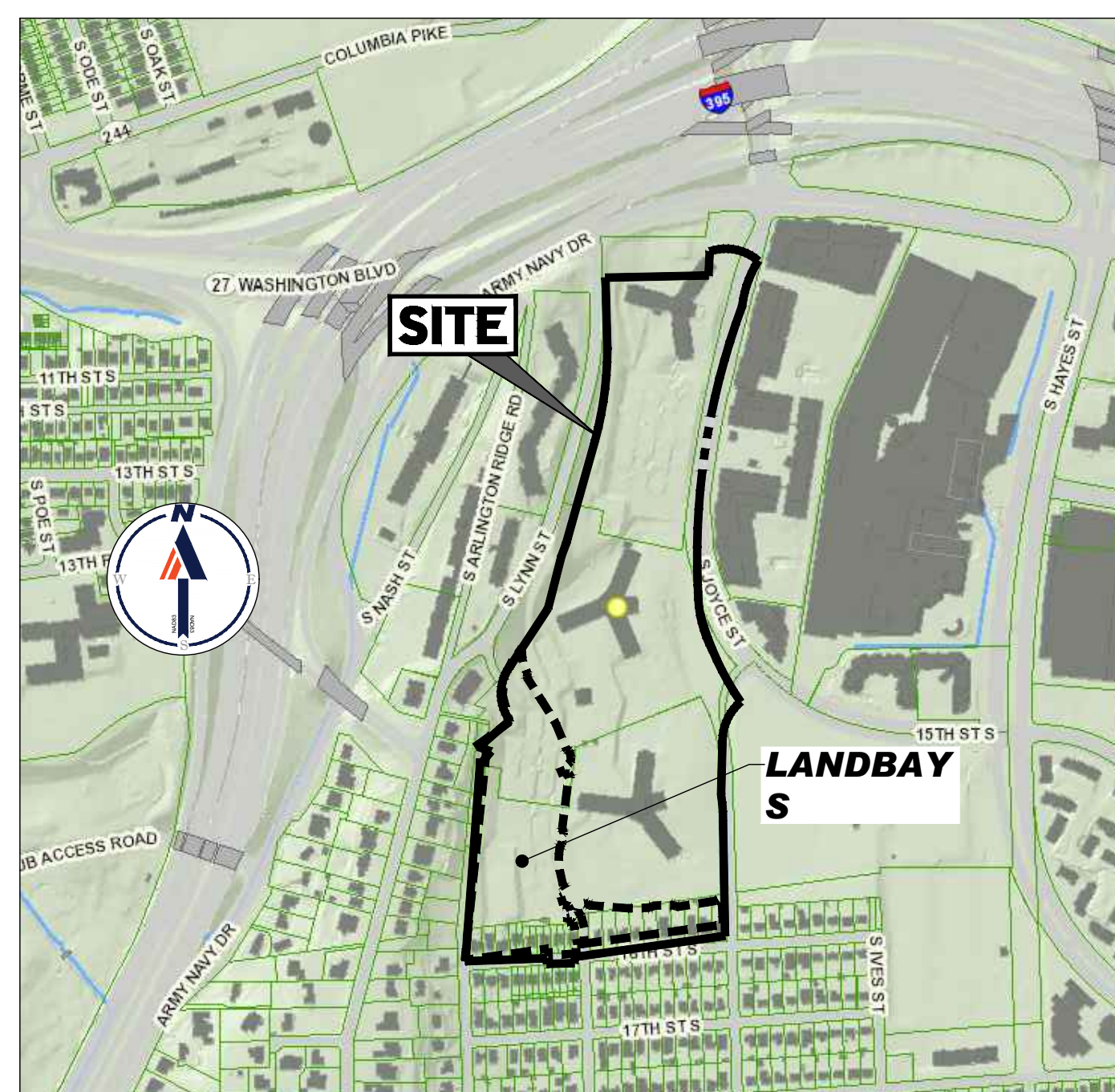
# RIVERHOUSE LANDBAY S

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



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

Phone: (202) 524-5700

DC@BOHLERDC.COM  
 CONTACT: SHEILA NALE

STANDARD DRAWING LEGEND		
FOR ENTIRE PLAN SET (NOT TO SCALE)		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	
	CURB AND GUTTER	
	SPILL CURB / TRANSITION CURB	
	DEPRESSED CURB AND GUTTER	
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
	PARKING COUNTS	
	CONTOUR LINE	
	SPOT ELEVATIONS	
	SANITARY LABEL	
	STORM LABEL	
	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	TBRL	TO BE RELOCATED
DEP	DEPRESSED	TC	TOP OF CURB
DIP	DUCTILE IRON PIPE	TELE	TELEPHONE
DOM	DOMESTIC	TPF	TREE PROTECTION FENCE
ELEC	ELECTRIC	TW	TOP OF WALL
ELEV	ELEVATION	TYP	TYPICAL
EP	EDGE OF PAVEMENT	UG	UNDERGROUND
ES	EDGE OF SHOULDER	UP	UTILITY POLE
EW	END WALL	W	WIDE
EX	EXISTING	WL	WATER LINE
FES	FLARED END SECTION	WM	WATER METER
FF	FINISHED FLOOR	±	PLUS OR MINUS
FH	FIRE HYDRANT	°	DEGREE
FG	FINISHED GRADE	Ø	DIAMETER
G	GRADE	#	NUMBER
GF	GARAGE FLOOR (AT DOOR)		
GH	GRADE HIGHER SIDE OF WALL		
GL	GRADE LOWER SIDE OF WALL		
GRT	GRATE		
GV	GATE VALVE		
HDPE	HIGH DENSITY POLYETHYLENE PIPE		
HP	HIGH POINT		
HOR	HORIZONTAL		
HW	HEADWALL		
INT	INTERSECTION		
INV	INVERT		
LF	LINEAR FOOT		
LOC	LIMITS OF CLEARING		
LOD	LIMITS OF DISTURBANCE		
LOS	LINE OF SIGHT		
LP	LOW POINT		
L/S	LANDSCAPE		
MAX	MAXIMUM		
MIN	MINIMUM		
MH	MANHOLE		
MJ	MECHANICAL JOINT		
OC	ON CENTER		
PA	POINT OF ANALYSIS		
PC	POINT CURVATURE		
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN		
PI	POINT OF INTERSECTION		

REFERENCES:

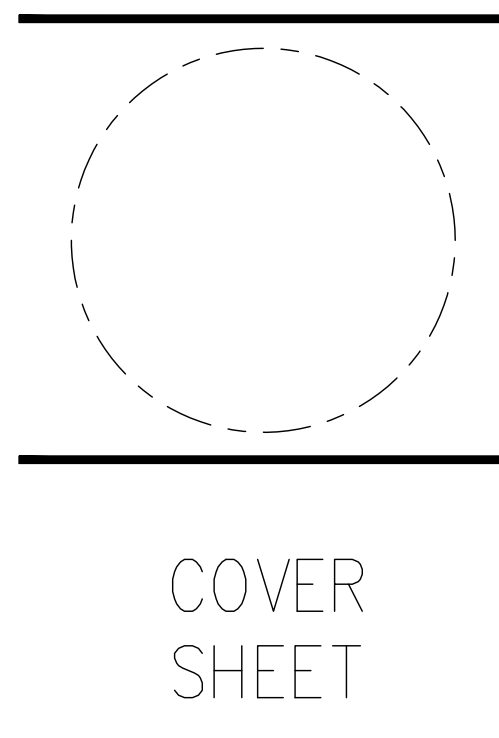
- BOUNDARY & TOPOGRAPHIC SURVEY: CAD FILES ENTITLED: "SRV182250ALTS.DWG" PREPARED BY: BOHLER DATED: 05/11/2023
- DIGITAL ARCHITECTURAL FILES: ARCHITECTURAL FILES ENTITLED: "22-211\_RIVERHOUSE - MULTIFAMILY BUILDING-FLOOR PLAN - LEVEL 1.DWG", "22-211\_RIVERHOUSE - MULTIFAMILY BUILDING-FLOOR PLAN - LEVEL 2" AND "22-211\_RIVERHOUSE - MULTIFAMILY BUILDING-FLOOR PLAN - PARKING LEVEL B1.DWG" PREPARED BY: BCT ARCHITECTS DATED: 04/22/2024
- DIGITAL ARCHITECTURAL FILES: ARCHITECTURAL FILES ENTITLED: "22-1448\_RVH\_NORTH - FLOOR PLAN - 1ST FLOOR - CIVIL EXPORT.DWG" PREPARED BY: TORTI-GALLAS + PARTNERS DATED: 05/10/2024
- DIGITAL ARCHITECTURAL FILES: ARCHITECTURAL FILES ENTITLED: "22-1110\_TGP\_GROUND FLOOR PLAN.DWG" PREPARED BY: TORTI-GALLAS + PARTNERS DATED: 11/21/2023
- DIGITAL ARCHITECTURAL FILES: ARCHITECTURAL FILES ENTITLED: "18C016F - RIVERHOUSE - MASTER FILE - SHEET - A-SA - BUILDING O - CONDO FLATS - FLOOR PLANS.DWG" & "JBC016F - RIVERHOUSE - MASTER FILE - SHEET - A-E-062 - BUILDING O - CONDO FLATS - FLOOR PLANS.DWG" PREPARED BY: LESSARD DESIGN DATED: 05/15/2024
- DIGITAL LANDSCAPE FILES: ARCHITECTURAL FILES ENTITLED: "L-SITEBASE.DWG" PREPARED BY: BRADLEY SITE DESIGN DATED: 05/14/2024
- ARCHITECTURAL FILES ENTITLED: "L-PLANTING - TREES.DWG" PREPARED BY: BRADLEY SITE DESIGN DATED: 05/14/2024
- DRY UTILITY FILES: ENTITLED: "RIVERHOUSE - 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: 04/21/19

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SITE CONTEXT PLAN	CIV103S
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CERTIFIED SURVEY PLAT	CIV201S-206S
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OVERALL REZONING EXHIBIT	CIV300S
OVERALL SUBDIVISION PLAT	CIV301S
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ISSUE NO. DATE

4.1 SUBMISSION

Revisions NO. DATE



COVER SHEET

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.  
 CIV101S

RIVERHOUSE  
LANDBAY S

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

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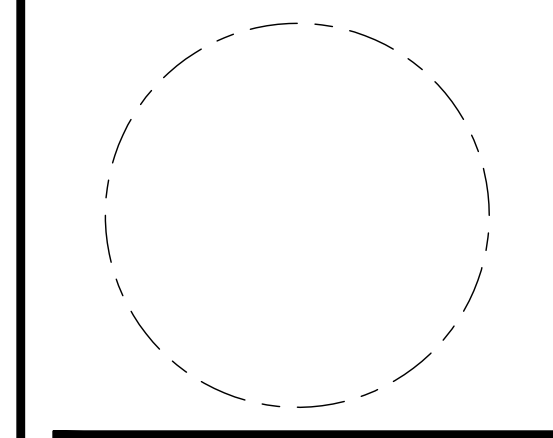
SUSTAINABILITY CONSULTANT  
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STRUCTURAL ENGINEER  
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301.881.1441

ISSUE NO.	DATE
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SITE  
AERIAL  
PHOTOGRAPH

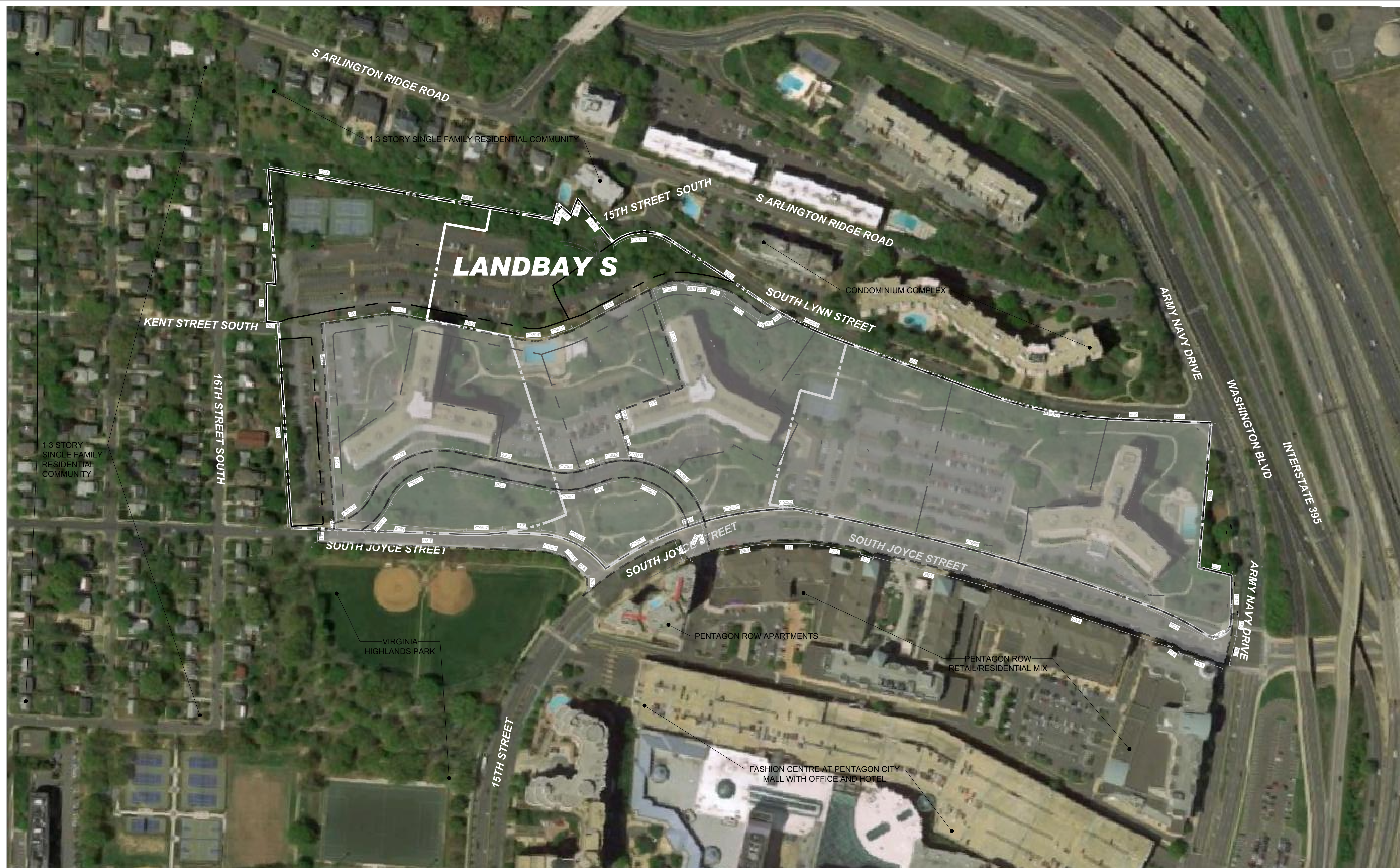
ENGINEER IN CHARGE  
SN

PROJECT MANAGER  
CM

DRAWN  
MK, HG, DR, IL

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

DRAWING NO.  
**CIV102S**

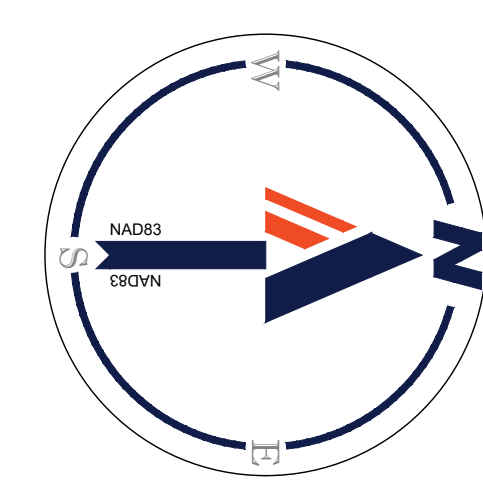
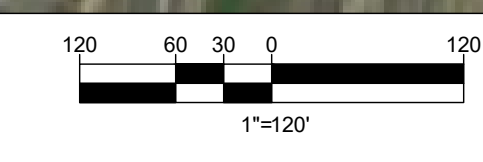
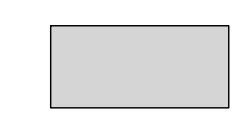


LEGEND:

PROPERTY LINE



WORK UNDER THE SHADED AREA IS PROPOSED UNDER A SEPARATE LANDBAY



**RIVERHOUSE  
LANDBAY S**

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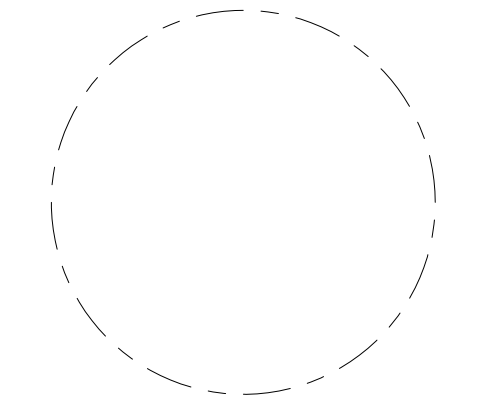
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ISSUE NO. DATE  
4.1 SUBMISSION

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**SITE  
CONTEXT  
PLAN**

ENGINEER IN CHARGE  
SN

PROJECT MANAGER  
CM

DRAWN  
MK, HG, DR, IL

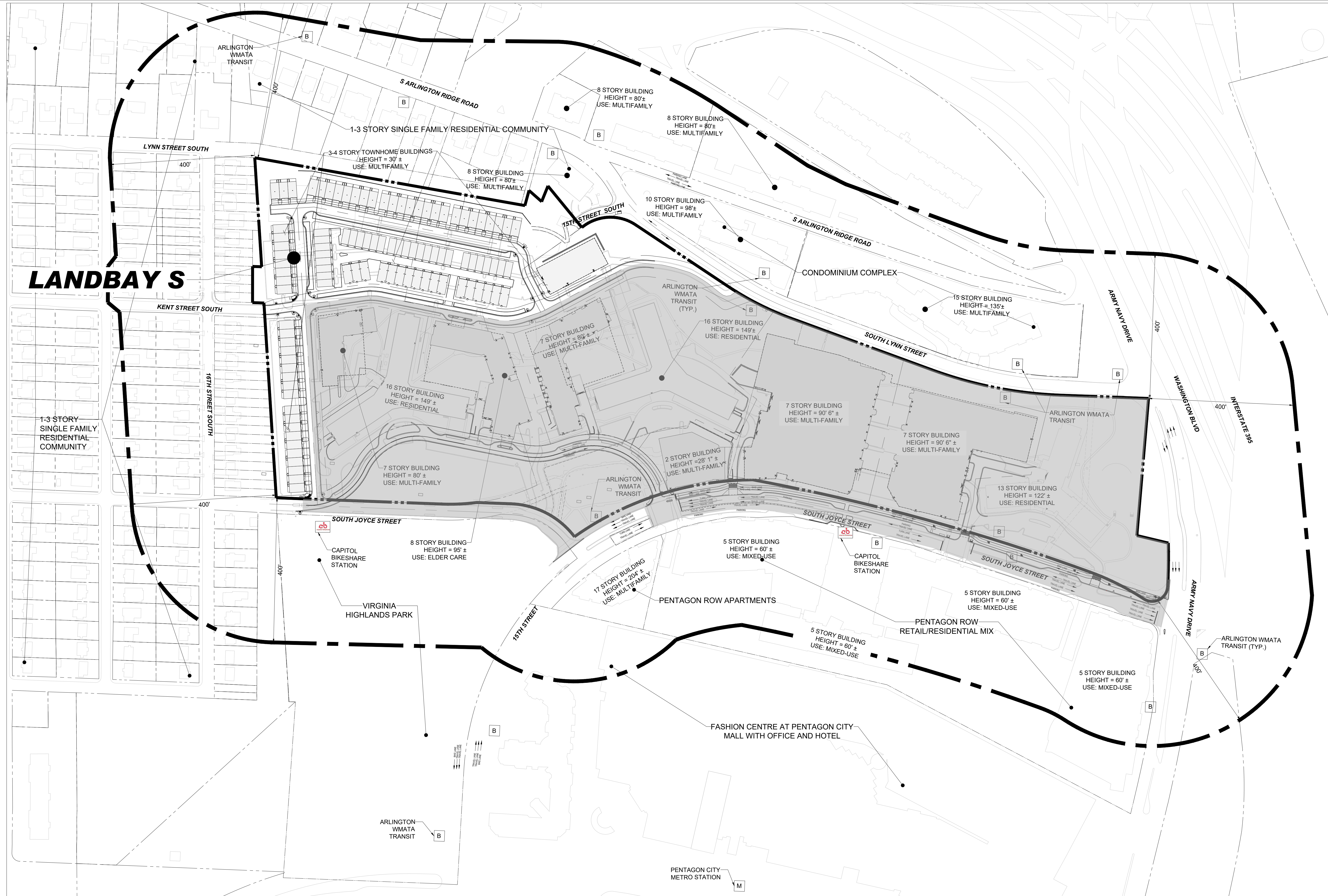
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07/22/2024

SCALE:  
AS NOTED

APPROVED  
CM, MO, SN

JOB NO.  
DC1822502

DRAWING NO.  
**CIV103S**



**LEGEND:**

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

\*HEIGHTS PROVIDED ARE MAXIMUM BUILDING HEIGHT

14 JUL 2024  
 H:\1822502\CAD\DRAWINGS\PLAN SETS\4.LANDBAY\_S.DWG - JAYVOUT - CIV103S - SITE CONTEXT PLAN

# LANDBAY S



**BOHLER DC //**

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

## RIVERHOUSE LANDBAY S

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### KEY MAP PLAN

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

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DC1822502

DRAWING NO.  
**CIV104S**

**RIVERHOUSE  
LANDBAY S**

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

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LESSARD DESIGN, INC.  
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202.524.5700

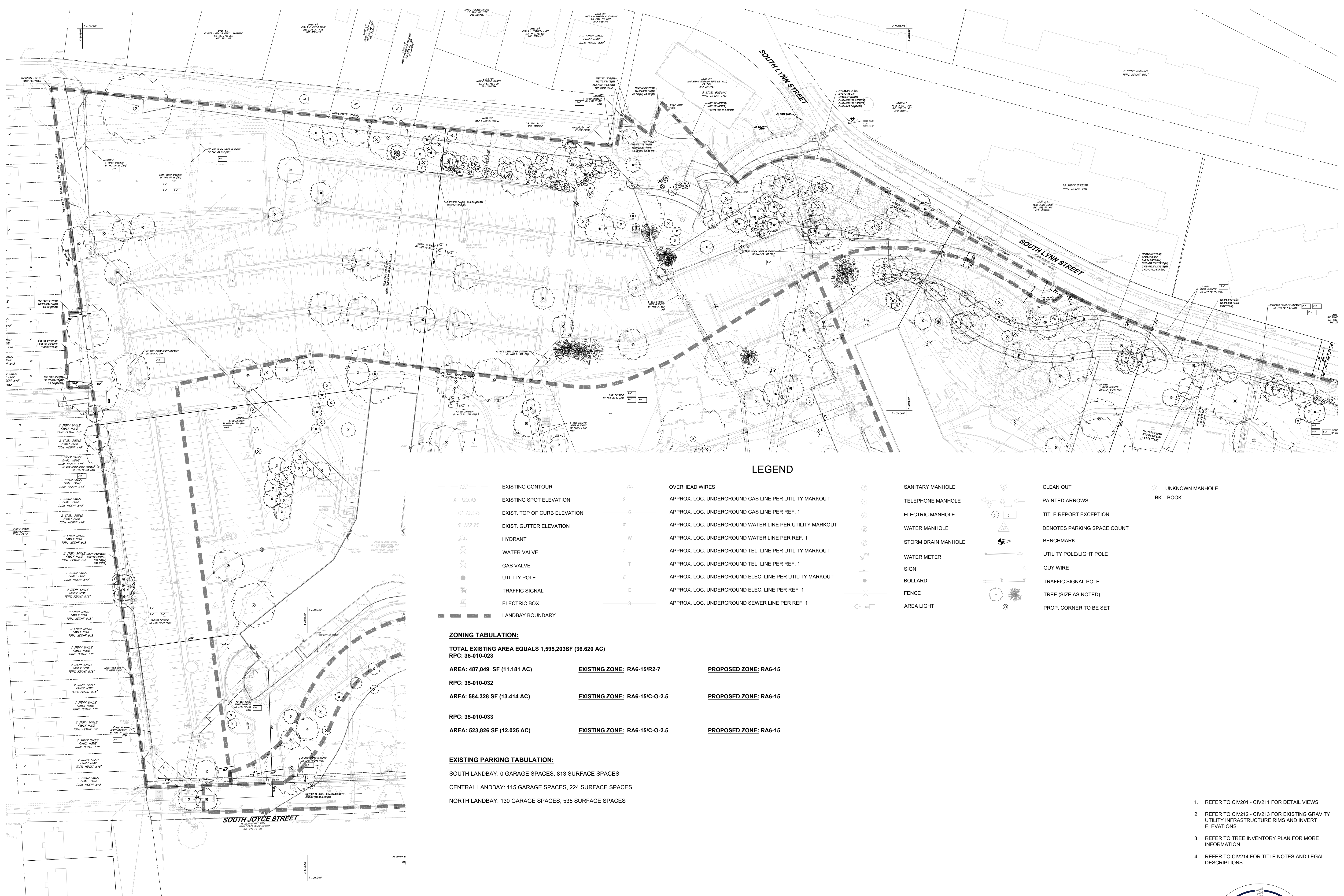
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**LEGEND**

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

**ZONING TABULATION:**

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

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

**EXISTING PARKING TABULATION:**

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

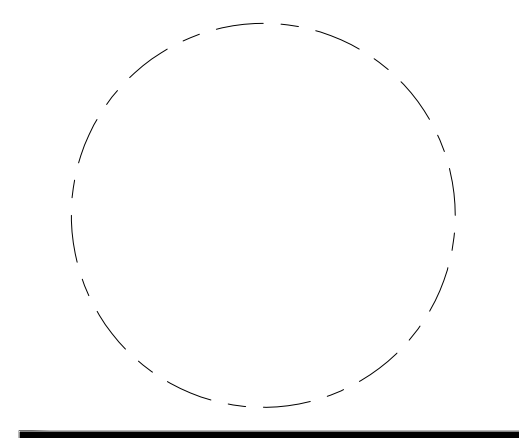
- REFER TO CIV201 - CIV211 FOR DETAIL VIEWS
- REFER TO CIV212 - CIV213 FOR EXISTING GRAVITY UTILITY INFRASTRUCTURE RIMS AND INVERT ELEVATIONS
- REFER TO TREE INVENTORY PLAN FOR MORE INFORMATION
- REFER TO CIV214 FOR TITLE NOTES AND LEGAL DESCRIPTIONS

**ISSUE**

NO.	DATE
4.1 SUBMISSION	

**Revisions**

NO.	DATE
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**OVERALL  
CERTIFIED  
SURVEY PLAT**

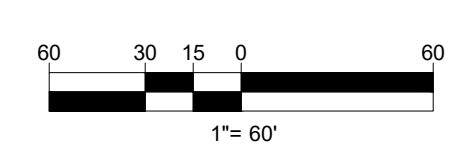
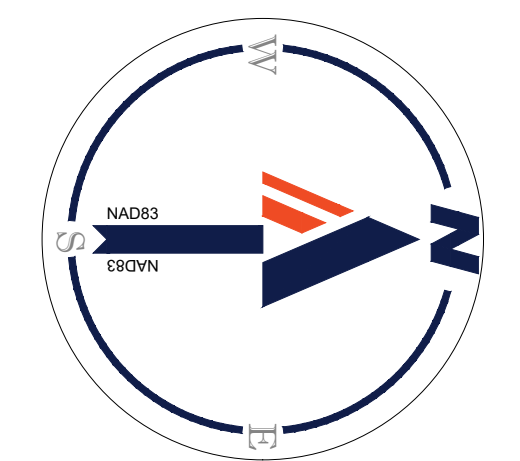
ENGINEER IN CHARGE  
SN

PROJECT MANAGER  
CM

DRAWN  
MK, HG, DR, IL

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

DRAWING NO.  
**CIV200S**



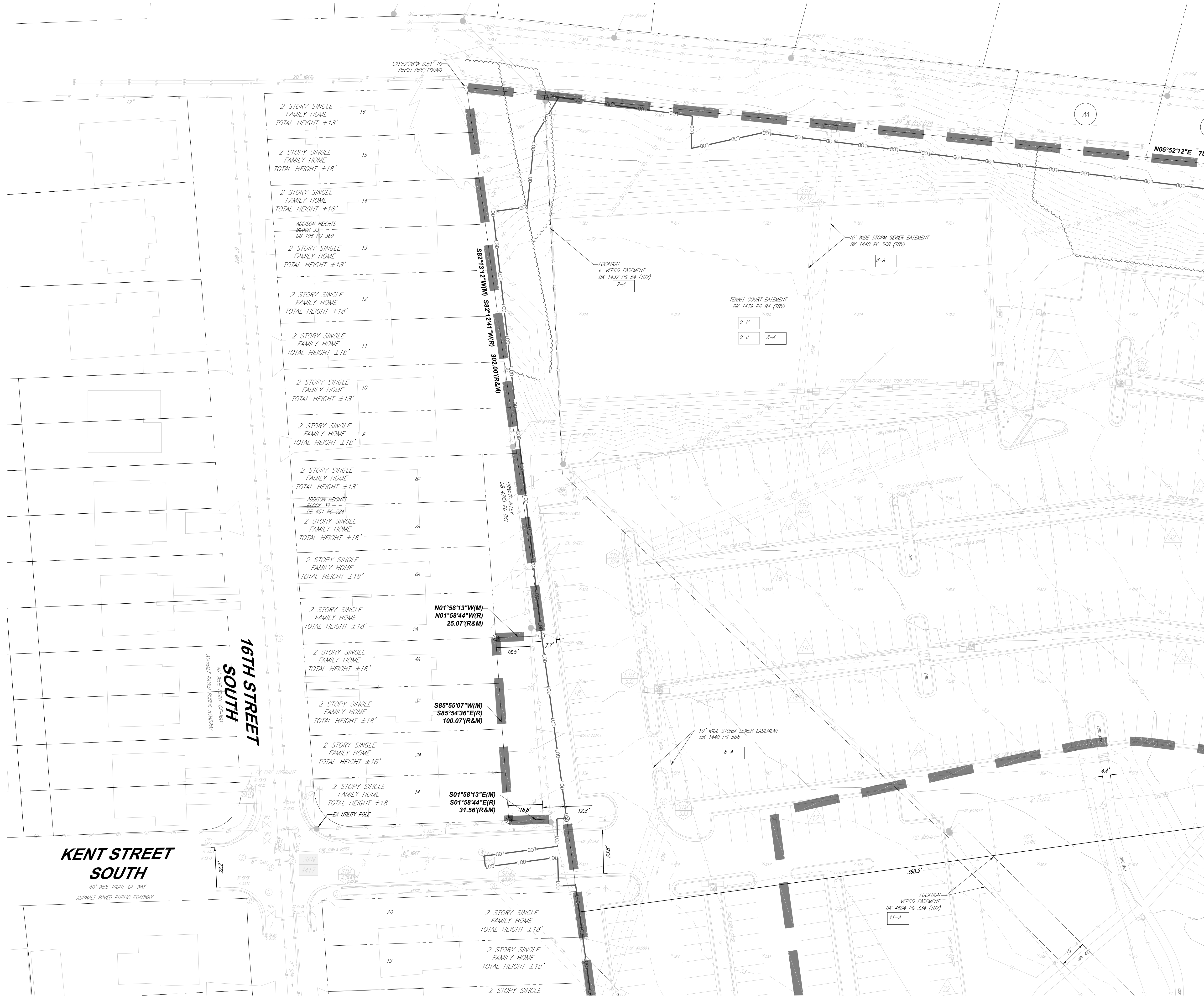
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TRAFFIC ENGINEER  
NELSON NYGAARD  
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STRUCTURAL ENGINEER  
SK + A  
301.881.1441



KEY MAP  
SCALE: 1" = 800'

MATCHLINE - SHEET CIV2025



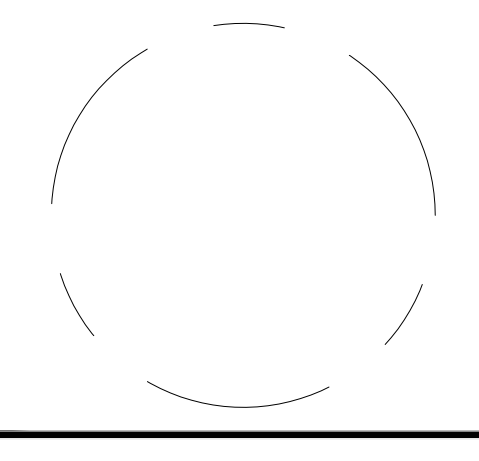
MATCHLINE - SHEET CIV204S

ISSUE NO. DATE

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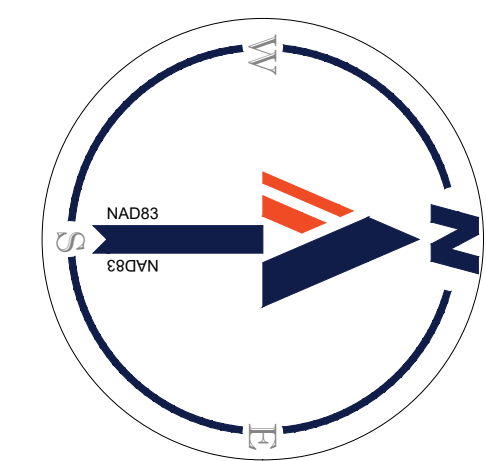
Revisions NO. DATE

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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



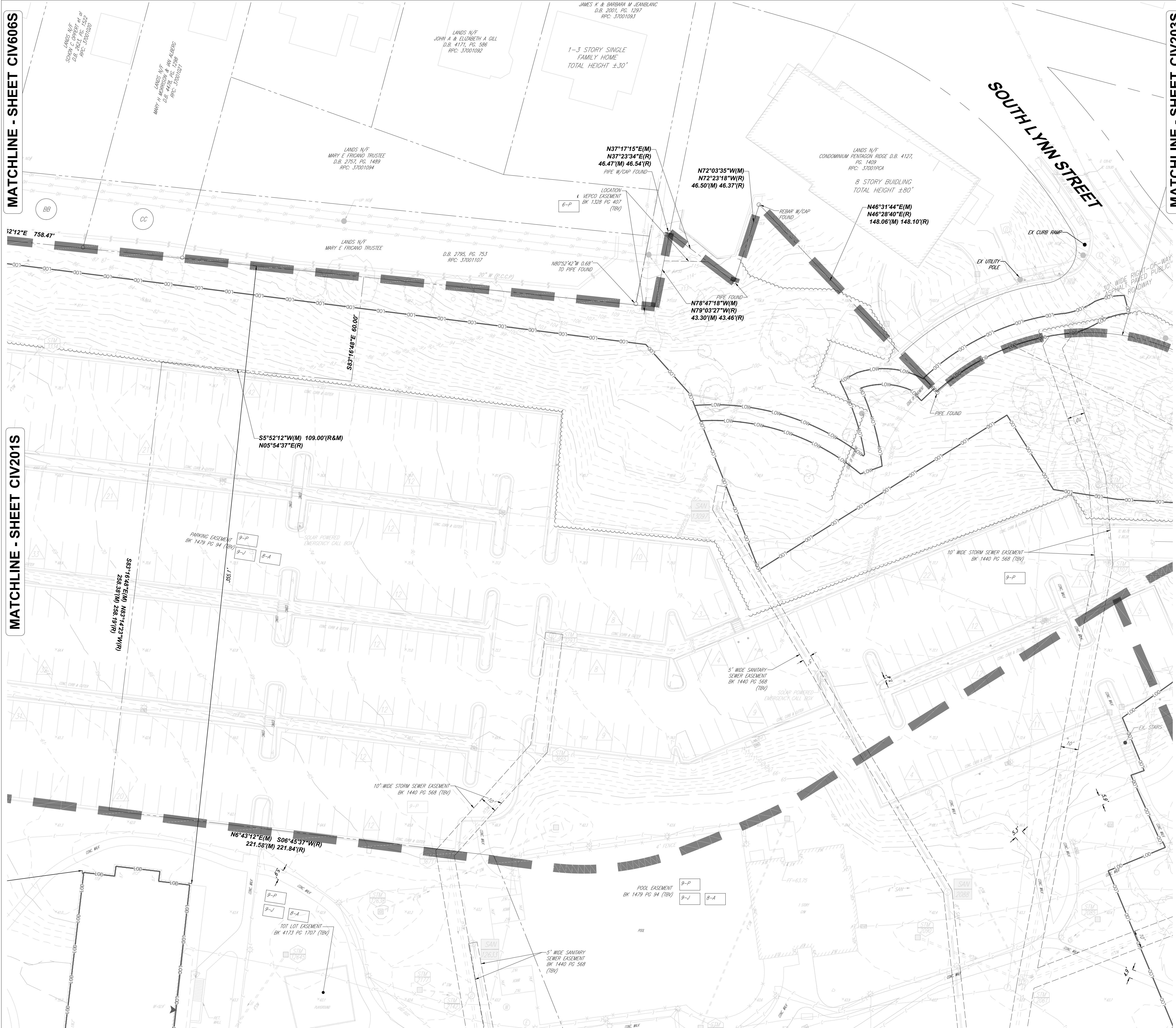
25 12.5 6.25 0 25  
1" = 25'

14.15.2024  
H:\DC\1822502\CAD\DRAWINGS\PLAN SETS\4.LANDBAY S.DWG CIV201S - 4.JOYCE - SURV.L.S. 0 - 4.JOYCE - CIV201S - CERTIFIED SURVEY PLAT

MATCHLINE - SHEET CIV606S

MATCHLINE - SHEET CIV201S

MATCHLINE - SHEET CIV203S



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

RIVERHOUSE  
LANDBAY S

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

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SUSTAINABLE BUILDING  
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703.970.2890

TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

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CERTIFIED  
SURVEY PLAT

ENGINEER IN CHARGE  
SN

PROJECT MANAGER  
CM

DRAWN  
MK, HG, DR, IL

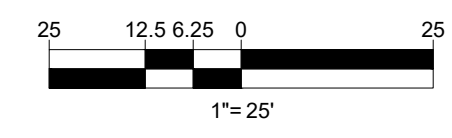
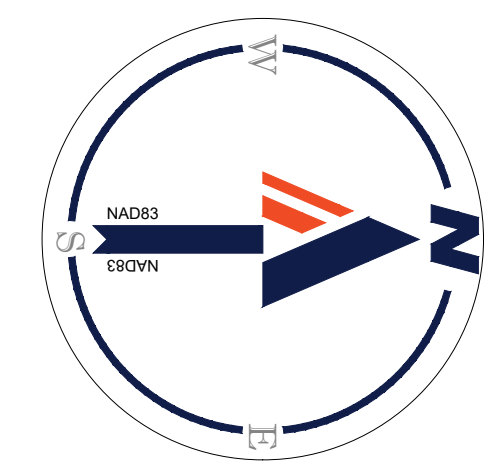
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JOB NO.  
DC1822502

DRAWING NO.  
CIV202S



14.16.2024  
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KEY MAP  
SCALE: 1" = 800'

**BOHLER DC**

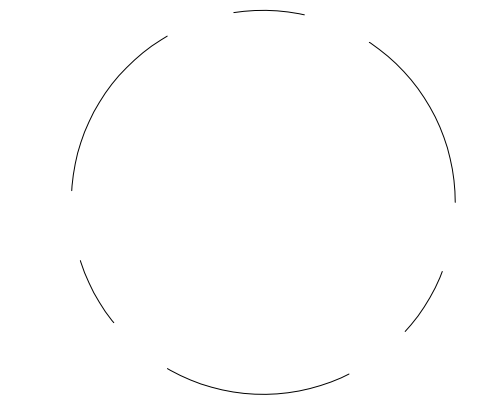
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### CERTIFIED SURVEY PLAT

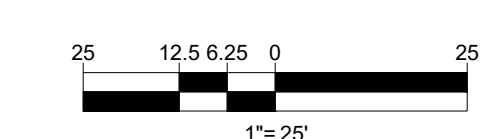
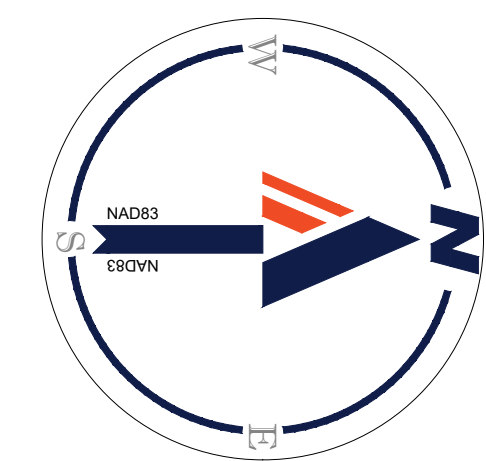
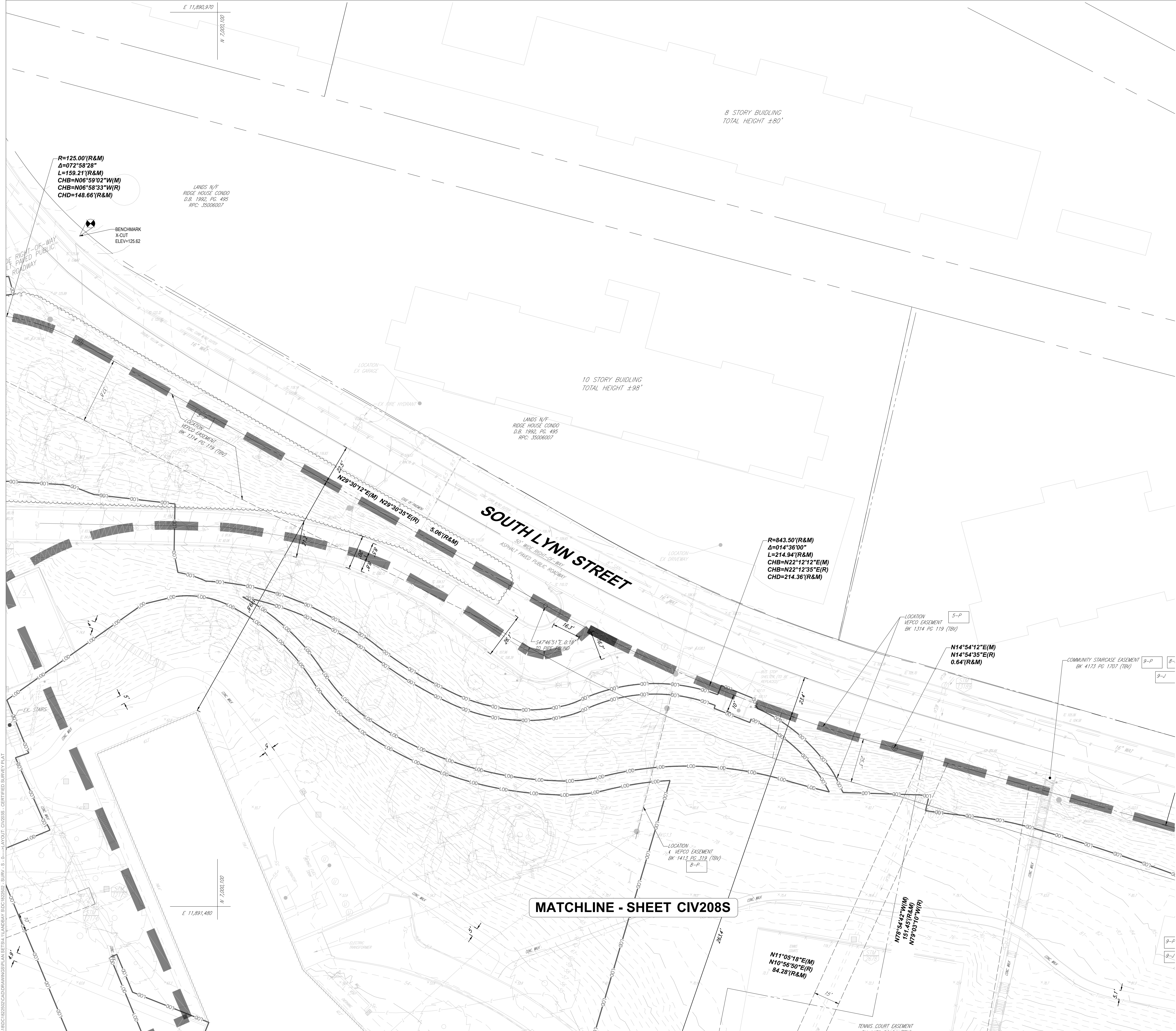
ENGINEER IN CHARGE  
SN  
PROJECT MANAGER  
CM  
DRAWN  
MK, HG, DR, IL  
DATE  
07/22/2024  
SCALE:  
AS NOTED  
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CM, MO, SN  
JOB NO.  
DC1822502

DRAWING NO.  
**CIV203S**

MATCHLINE - SHEET CIV202S

MATCHLINE - SHEET CIV204S

MATCHLINE - SHEET CIV208S

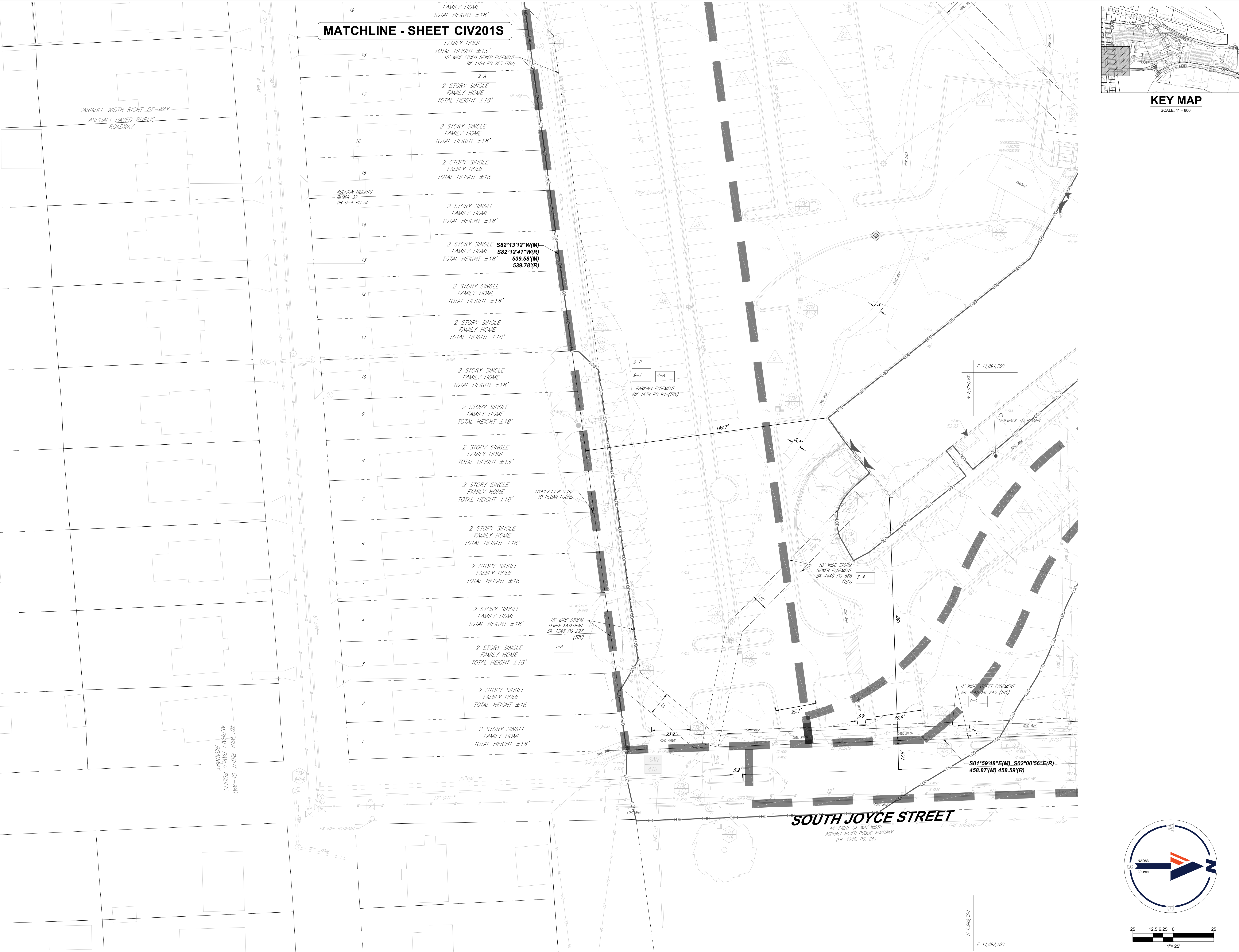


14 JUL 2024  
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### MATCHLINE - SHEET CIV201S



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571.830.1800

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**TRAFFIC ENGINEER**  
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**STRUCTURAL ENGINEER**  
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### CERTIFIED SURVEY PLAT

**ENGINEER IN CHARGE**  
SN

**PROJECT MANAGER**  
CM

**DRAWN**  
MK, HG, DR, IL

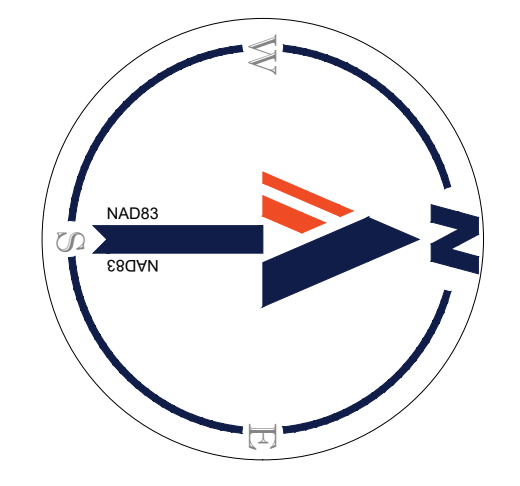
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**JOB NO.**  
DC1822502

**DRAWING NO.**  
CIV204S



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LANDBAYS**

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**SOUTH PARCEL ARCHITECT**  
LESSARD DESIGN, INC.  
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**TRAFFIC ENGINEER**  
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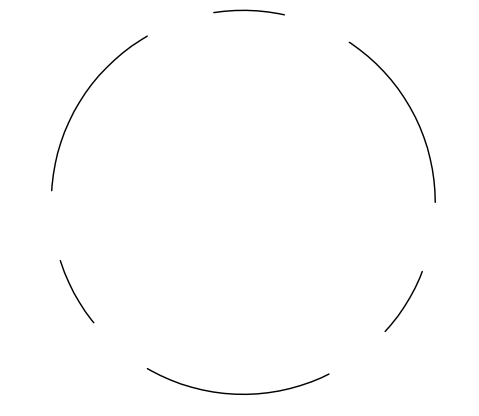
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**Revisions**

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**CERTIFIED  
SURVEY PLAT**

**ENGINEER IN CHARGE**  
SN

**PROJECT MANAGER**  
CM

**DRAWN**  
MK, HG, DR, IL

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

**DRAWING NO.**  
**CIV205S**

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

STM 409  
STM TOP=49.86  
IN=45.91 (24" CMP FROM 4448)  
IN=43.63 (48" STM FROM 538)  
OUT=43.63 (48" STM TO 428)

STM 439  
STM TOP=56.29  
IN=49.49 (36" STM FROM STM 524)  
OUT=49.37 (36" STM TO STM 533)

STM 493  
STM TOP=77.24  
OUT=69.14 (15" STM TO STM 3665)

STM 497  
STM TOP=46.36  
IN=40.01 (15" STM FROM STM 1998)  
IN=39.71 (21" STM FROM 16010)  
IN=NOT DIPPED (36" STM FROM STM 5473)  
OUT=37.91 (36" STM TO STM 340)

STM 11763  
STM TOP=73.85  
OUT=71.71 (6" TOP TO STM 11412)  
OUT=70.2 (12" STM TO STM 11412)  
(FILLED W/ DEBRIS)

STM 11089  
STM TOP=51.90  
OUT=47.0 (12" STM TO STM 10387)  
(FILLED W/ DEBRIS)

STM 368  
STM TOP=47.03  
IN=42.68 (15" STM FROM 369)  
IN=35.98 (54" STM 367)  
OUT=35.98 (54" STM TO 340)

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

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

STM 3665  
STM TOP=71.75  
IN=64.85 (15" STM FROM STM 3283)  
OUT=64.70 (15" STM TO STM 3671)

STM 10811  
STM TOP=46.45  
OUT=43.37 (15" STM TO STM 346)  
(FILLED W/ DEBRIS)

STM 11712  
STM TOP=67.60  
IN=66.02 (6" TOP FROM STM 11765)  
IN=62.98 (12" STM FROM STM 11765)  
IN=62.60 ( 8" STM FROM 11438)  
OUT=62.42 (12" STM TO STM 11298)

STM 11085  
STM TOP=51.01  
IN=46.11 (12" STM FROM STM 10388)  
OUT=46.06 (18" STM TO STM 10383)

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

STM 4119  
STM TOP=50.44  
BOTTOM=42.34

STM 539  
STM TOP=53.44  
IN=48.34 (36" STM TO STM 538)  
OUT=48.34 (36" STM TO STM 532)

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

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

STM 11740  
STM TOP=67.60  
IN=66.02 (6" TOP FROM STM 11765)  
IN=62.98 (12" STM FROM STM 11765)  
IN=62.60 ( 8" STM FROM 11438)  
OUT=62.42 (12" STM TO STM 11298)

STM 11086  
STM TOP=50.32  
IN=46.12 (12" STM FROM STM 11347)  
IN=45.8 (18" STM FROM STM 10387)  
OUT=45.1 (18" STM TO STM 10378)  
(FILLED W/ DEBRIS)

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

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

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

STM 2172  
STM TOP=63.21  
IN=58.81 (6" SAN FROM STM 2177)  
IN=55.36 (6" SAN FROM 12638)  
IN=53.31 (15" STM FROM STM 3671)  
OUT=53.09 (15" STM TO STM 2145)

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

STM 11740  
STM TOP=50.36  
IN=48.34 (12" STM FROM STM 11412)  
OUT=48.26 (18" STM TO STM 11297)

STM 11086  
STM TOP=50.32  
IN=46.12 (12" STM FROM STM 11347)  
IN=45.8 (18" STM FROM STM 10387)  
OUT=45.1 (18" STM TO STM 10378)  
(FILLED W/ DEBRIS)

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

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

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

STM 2172  
STM TOP=63.21  
IN=58.81 (6" SAN FROM STM 2177)  
IN=55.36 (6" SAN FROM 12638)  
IN=53.31 (15" STM FROM STM 3671)  
OUT=53.09 (15" STM TO STM 2145)

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

STM 11740  
STM TOP=50.36  
IN=48.34 (12" STM FROM STM 11412)  
OUT=48.26 (18" STM TO STM 11297)

STM 11086  
STM TOP=50.32  
IN=46.12 (12" STM FROM STM 11347)  
IN=45.8 (18" STM FROM STM 10387)  
OUT=45.1 (18" STM TO STM 10378)  
(FILLED W/ DEBRIS)

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

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

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

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

STM 367  
STM TOP=46.85  
IN=42.39 (15" STM FROM STM 362)  
OUT=42.27 (15" STM TO STM 5473)

STM 11740  
STM TOP=67.60  
IN=66.02 (6" TOP FROM STM 11765)  
IN=62.98 (12" STM FROM STM 11765)  
IN=62.60 ( 8" STM FROM 11438)  
OUT=62.42 (12" STM TO STM 11298)

STM 11087  
STM TOP=54.40  
IN=50.60 (18" STM FROM STM 11352)  
OUT=50.50 (12" STM TO STM 10383)

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

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

STM 2085  
STM TOP=62.27  
IN=57.12 (6" CLAY FROM STM 2085)  
IN=56.57 (12" STM FROM STM 12145)  
IN=47.72 (15" STM FROM STM 3107)  
IN=47.60 (15" STM FROM STM 12174)  
IN=RECESSED (10" SAN FROM STM 2080)  
OUT=42.42 (18" STM TO 16004)

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

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

STM 11740  
STM TOP=67.60  
IN=66.02 (6" TOP FROM STM 11765)  
IN=62.98 (12" STM FROM STM 11765)  
IN=62.60 ( 8" STM FROM 11438)  
OUT=62.42 (12" STM TO STM 11298)

STM 11086  
STM TOP=60.29  
IN=57.46 (8" SAN FROM 11364)  
OUT=56.09 (12" STM TO STM 11347)

STM 389  
STM TOP=49.55  
(SEALED NO ACCESS)

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

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

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

STM 367  
STM TOP=46.85  
IN=42.39 (15" STM FROM STM 362)  
OUT=42.27 (15" STM TO STM 5473)

STM 11740  
STM TOP=67.60  
IN=66.02 (6" TOP FROM STM 11765)  
IN=62.98 (12" STM FROM STM 11765)  
IN=62.60 ( 8" STM FROM 11438)  
OUT=62.42 (12" STM TO STM 11298)

STM 11087  
STM TOP=54.40  
IN=50.60 (18" STM FROM STM 11352)  
OUT=50.50 (12" STM TO STM 10383)

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

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

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

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

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

STM 11740  
STM TOP=67.60  
IN=66.02 (6" TOP FROM STM 11765)  
IN=62.98 (12" STM FROM STM 11765)  
IN=62.60 ( 8" STM FROM 11438)  
OUT=62.42 (12" STM TO STM 11298)

STM 11087  
STM TOP=54.40  
IN=50.60 (18" STM FROM STM 11352)  
OUT=50.50 (12" STM TO STM 10383)

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

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

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

STM 2104  
STM TOP=63.76  
(SEALED NO ACCESS)

STM 2024  
STM TOP=50.78  
IN=41.96 (15" STM FROM STM 2185)  
IN=41.28 (24" STM 16004)  
IN=40.88 (24" STM FROM 2047)  
OUT=40.88 (30" STM TO 2037)

STM 11740  
STM TOP=67.60  
IN=66.02 (6" TOP FROM STM 11765)  
IN=62.98 (12" STM FROM STM 11765)  
IN=62.60 ( 8" STM FROM 11438)  
OUT=62.42 (12" STM TO STM 11298)

STM 10378  
STM TOP=64.38  
OUT=58.53 (12" STM TO STM 11208)

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

STM 8299  
STM TOP=71.48  
IN=63.23 (18" CMP FROM 8364)  
OUT=63.23 (18" CMP TO 8018)

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

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

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

STM 12120  
STM TOP=88.21  
IN=83.81 (18" STM FROM STM 13189)  
OUT=76.81 (18" STM TO STM 2678)

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

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

STM 8232  
STM TOP=61.29  
IN=55.39 (18" CMP FROM STM 8232)  
IN=55.34 (15" STM FROM STM 3442)  
OUT=54.89 (21" STM TO STM 524)

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

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

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

STM 2078  
STM TOP=72.33  
IN=69.08 (4" TOP FROM UNKNOWN)  
IN=69.03 (4" TOP FROM UNKNOWN)  
IN=66.23 (18" STM FROM STM 12127)  
OUT=68.70 (18" STM TO STM 1894)

STM 10069  
STM TOP=48.65  
IN=41.85 (15" STM FROM STM 10200)  
IN=40.85 (18" STM FROM STM 10116)  
IN=37.35 (21" STM FROM STM 10123)  
OUT=36.85 (33" STM TO UNKNOWN)

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

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

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

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

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

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

STM 10168  
STM TOP=50.60  
IN=41.05 (15" STM FROM STM 10407)  
OUT=40.95 (15" STM TO STM 10123)

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

STM 3399  
STM TOP=71.84  
(FILLED W/ DEBRIS)

STM 1714  
STM TOP=63.18  
BOTTOM=49.38

STM 1924  
STM TOP=46.45  
(FULL OF DEBRIS)

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

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

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

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

STM 524  
STM TOP=57.83  
IN=51.48 (21" STM FROM STM 6018)  
OUT=50.33 (36" STM TO STM 532)

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

STM 1795  
STM TOP=47.63  
OUT=41.91 (15" STM TO STM 341)

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

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

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

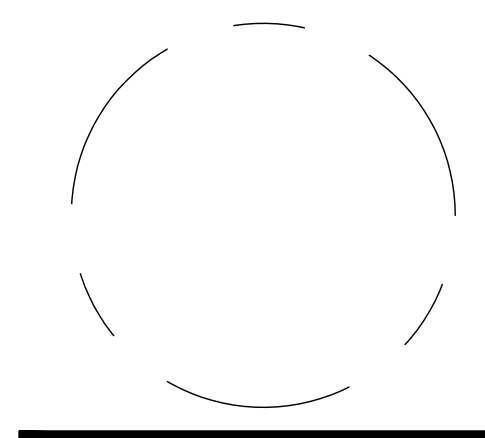
STM 8264  
STM TOP=84.80 (OPEN CONC. BOX)  
IN=82.97 (18" STM FROM UNKNOWN)  
OUT=81.95 (18" CMP TO STM 8232)

**RIVERHOUSE  
LANDBAY S**

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

Issue NO.	DATE
4.1 SUBMISSION	

Revisions NO.	DATE
▲	
▲	
▲	
▲	
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▲	



**CERTIFIED  
SURVEY PLAT**

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

**DRAWING NO.**  
CIV206S

STM 10154  
STM TOP=50.56  
NO ACCESS IN ROAD

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

STM 10760  
STM TOP=52.48  
OUT=44.88 (15" STM TO STM 10762)

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

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

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

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

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

SAN 18001  
SAN TOP=52.67  
IN=44.32 (8" SAN FROM SAN BLDG)  
OUT=44.27 (8" SAN TO SAN 11047)

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

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

STM 10760  
STM TOP=52.05  
IN ROAD NO ACCESS

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

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

STM 1914  
STM TOP=48.22  
FILLED W/ DEBRIS

STM 11501  
STM TOP=66.82  
IN=62.07 (12" STM FROM STM 11501)  
OUT=61.78 (12" STM TO STM 11368)

STM 1567  
STM TOP=51.71  
FILLED WITH DEBRIS

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

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

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

STM 11176  
STM TOP=54.10  
FILLED WITH DEBRIS

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

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

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

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

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

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

STM 11360  
STM TOP=63.54  
INACCESSIBLE

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

SAN 16007  
SAN TOP=48.83  
IN=30.83 (12" PIPE FROM SAN 350)  
OUT=30.88 (12" PIPE TO UNKNOWN)

STM 301  
STM TOP=49.64  
IN=47.89 (4" SAN FROM STM 306)  
IN=43.96 (15" STM FROM STM 1701)  
IN=43.71 (12" STM FROM UNKNOWN)  
IN=43.11 (24" STM FROM STM 1817)  
OUT=43.04 (18" STM TO STM 1793)

STM 11361  
STM TOP=62.69  
INACCESSIBLE

STM 11290  
STM TOP=63.89  
NO ACCESS

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

STM 1793  
STM TOP=49.36  
SEALED

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

STM 11290  
STM TOP=60.75  
NO ACCESS

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

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

STM 10575  
STM TOP=53.10  
OUT=46.87 (18" STM TO STM 10548)

STM 10825  
STM TOP=51.60  
IN ROAD NO ACCESS

STM 11296  
STM TOP=49.85  
IN=47.68 (12" STM FROM 11412)  
OUT=47.68 (12" STM TO 12140)

STM 10826  
STM TOP=51.69  
FILLED WITH DEBRIS

STM 11297  
STM TOP=51.26  
IN=47.48 (15" STM FROM 12140)  
OUT=47.48 (18" STM TO 10548)

STM 11267  
STM TOP=64.74  
FILLED WITH TRASH

STM 1707  
STM TOP=51.06  
OUT = 46.24 (15" STM TO 307)

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





STM  
10154  
STM TOP=50.96  
(NO ACCESS IN ROAD)

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

STM  
10760  
STM TOP=52.48  
OUT=44.88 (15" STM TO STM 10762)

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

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

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

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

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

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

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

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

STM  
10760  
STM TOP=52.05  
IN ROAD NO ACCESS

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

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

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

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

STM  
1567  
STM TOP=51.71  
FILLED WITH DEBRIS

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

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

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

STM  
11176  
STM TOP=54.10  
FILLED WITH DEBRIS

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

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

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

STM  
11501  
STM TOP=56.92  
FILLED WITH DEBRIS

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

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

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

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

SAN  
16007  
SAN TOP=48.83  
IN=30.83 (12" PIPE FROM SAN 350)  
OUT=30.88 (12" PIPE TO UNKNOWN)

STM  
301  
STM TOP=49.64  
IN=47.89 (4" SAN FROM STM 306)  
IN=43.96 (15" STM FROM STM 1201)  
IN=43.71 (12" STM FROM UNKNOWN)  
IN=43.11 (24" STM FROM STM 1817)  
OUT=43.04 (18" STM TO STM 1793)

STM  
11501  
STM TOP=63.54  
INACCESSIBLE

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

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

STM  
1793  
STM TOP=49.36  
(SEALED)

STM  
11501  
STM TOP=62.69  
INACCESSIBLE

STM  
11290  
STM TOP=63.89  
NO ACCESS

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

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

STM  
11290  
STM TOP=60.75  
NO ACCESS

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

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

STM  
11290  
STM TOP=60.74  
NO ACCESS

STM  
10825  
STM TOP=51.60  
IN ROAD NO ACCESS

STM  
10578  
STM TOP=53.10  
OUT=46.87 (18" STM TO STM 10548)

STM  
10825  
STM TOP=51.69  
FILLED WITH DEBRIS

STM  
11298  
STM TOP=49.85  
IN=47.68 (12" STM FROM 11412)  
OUT=47.68 (12" STM TO 12140)

STM  
11297  
STM TOP=51.26  
IN=47.48 (15" STM FROM 12140)  
OUT=47.48 (18" STM TO 10548)

STM  
11267  
STM TOP=64.74  
FILLED WITH TRASH

STM  
1707  
STM TOP=51.06  
OUT = 46.24 (15" STM TO 307)

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

**RIVERHOUSE  
LANDBAYS**

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

OWNER / DEVELOPER  
JBG SMITH  
240.333.3600

CENTRAL PARCEL ARCHITECT  
BCT DESIGN GROUP  
410.837.2727

SOUTH PARCEL ARCHITECT  
HYBRID ARCHITECTURE  
206.267.9277

CIVIL ENGINEER  
BOHLER DC  
202.524.5700

LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
202.695.8056

ATTORNEY  
VENABLE LLP  
202.344.4000

SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

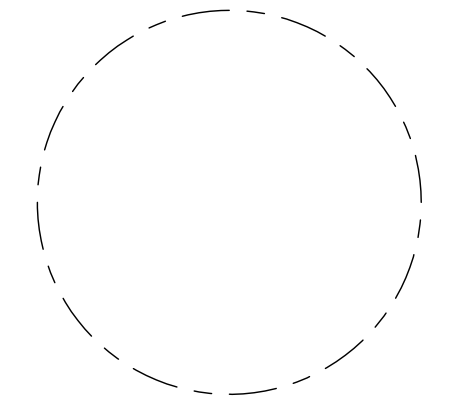
STRUCTURAL ENGINEER  
SK + A  
301.881.1441

**Issue**

NO.	DATE
01	4.1 SUBMISSION
	5/10/2023

**Revisions**

NO.	DATE
▲	
▲	
▲	
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▲	
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**CERTIFIED  
SURVEY PLAT**

PRINCIPAL IN CHARGE  
MO

PROJECT ENGINEER  
CM

DRAWN  
MK, HG

DATE  
01/16/2023

SCALE:  
AS NOTED

APPROVED  
SN

JOB NO.  
DC1822502

DRAWING NO.  
**CIV213S**



RIVERHOUSE  
LANDBAY S

PROJECT STREET NUMBER  
1400 S. JOYCE STREET  
ARLINGTON, VA 22202  
OWNER / DEVELOPER  
JBG SMITH  
240.333.3600  
CENTRAL PARCEL ARCHITECT  
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410.837.2727  
SOUTH PARCEL ARCHITECT  
LESSARD DESIGN, INC.  
571.830.1800  
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NELSON NYGAARD  
202.315.5221  
STRUCTURAL ENGINEER  
SK + A  
301.881.1441

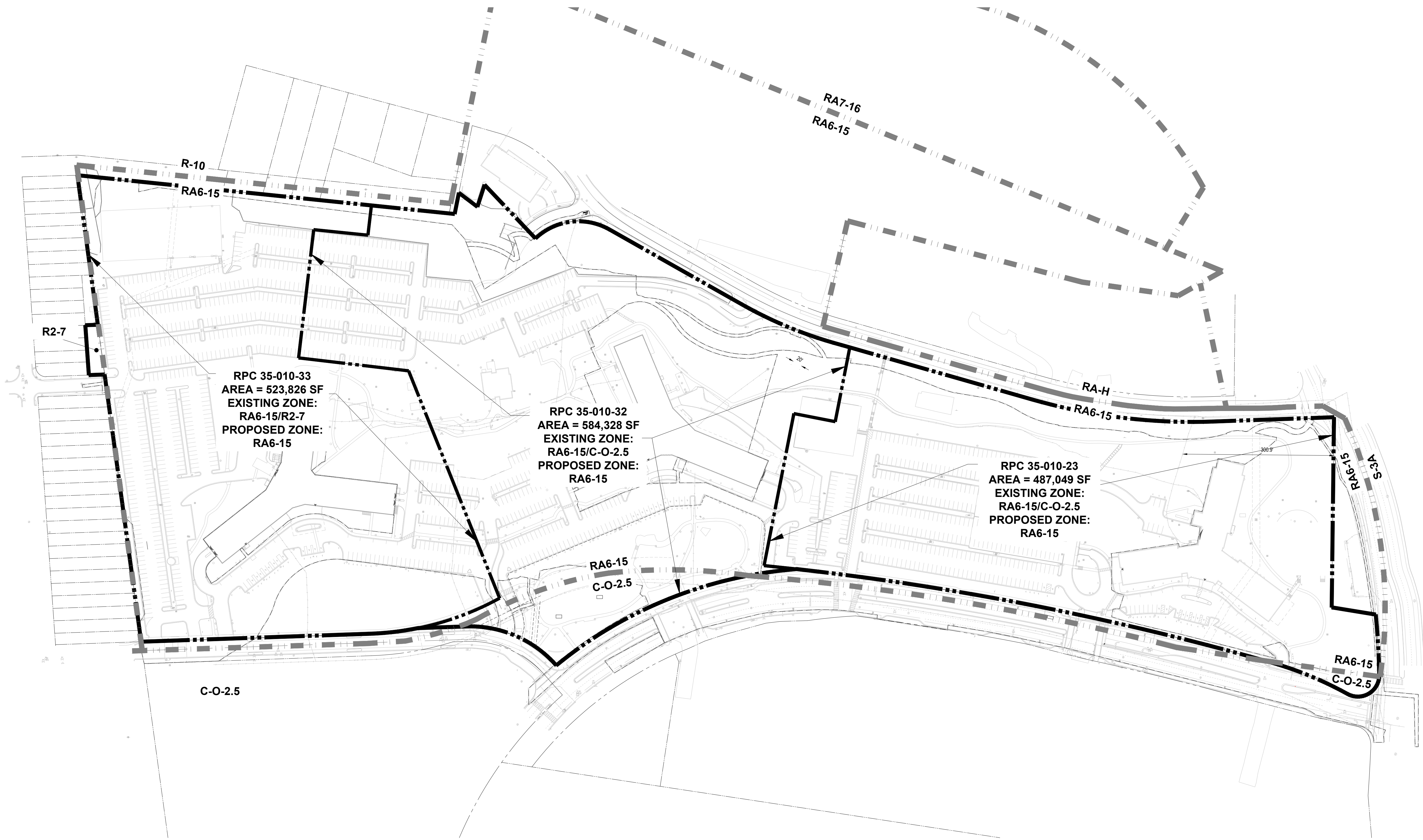
ISSUE NO. DATE  
41 SUBMISSION

Revisions NO. DATE  
▲  
▲  
▲  
▲  
▲

OVERALL  
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.  
CIV300S



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:

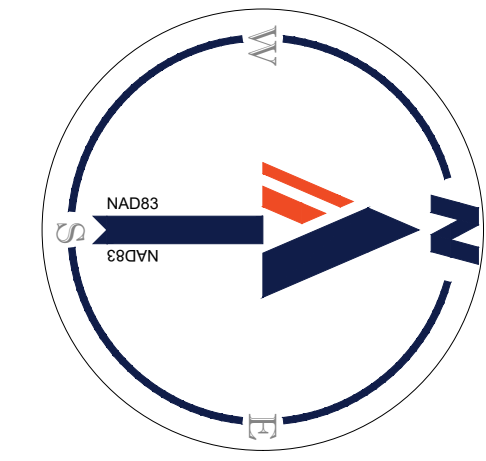
TOTAL EXISTING AREA EQUALS 1,595,203SF (36.620 AC)		
RPC: 35-010-023		
AREA: 487,049 SF (11.181 AC)	EXISTING ZONE: RA6-15/R2-7	PROPOSED ZONE: RA6-15
RPC: 35-010-032		
AREA: 584,328 SF (13.414 AC)	EXISTING ZONE: RA6-15/C-O-2.5	PROPOSED ZONE: RA6-15
RPC: 35-010-033		
AREA: 523,826 SF (12.025 AC)	EXISTING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

LEGEND

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



ZONING MAP  
SCALE: 1"=800'



M.F. 2024  
H:\BDC\1822502\CAD\DRAWINGS\PLAN SET\S4 LANDBAY S\CIV1822502\_ZONE\_S\_0\_LAYOUT\_CIV000S\_REZONING\_EXHIBIT







# LANDBAY S



PORTION OF EX. STREET EASEMENT TO REMAIN POST PROJECT (AREA: 76 SF)  
 PORTION OF EX. STREET EASEMENT IN FUTURE PUBLIC RIGHT OF WAY DEDICATION AREA (AREA: 1,437 SF)  
 PORTION OF EX. STREET EASEMENT IN FUTURE PARK DEDICATION IN FEE AREA (AREA: 2,672 SF)

### LANDBAY S EASEMENT DEDICATION TABLE:

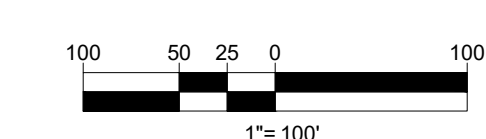
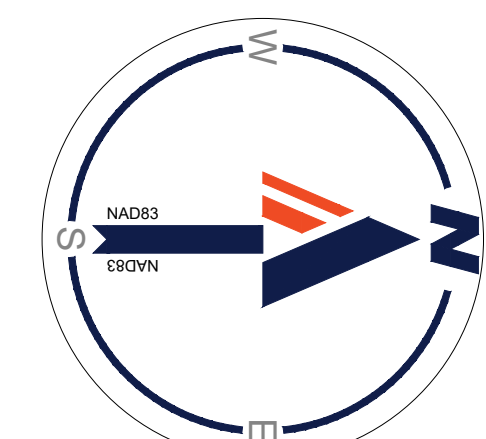
	PROP. PUBLIC STREET AND UTILITIES EASEMENT AREA: 33,187 ± S.F.
	PROP. PUBLIC SIDEWALK AND UTILITIES EASEMENT TOTAL AREA: 28,222 ± S.F. A. 14,896 ± S.F. B. 9,942 ± S.F. C. 3,049 ± S.F. D. 335 ± S.F.
	PROP. PUBLIC ACCESS EASEMENT TOTAL AREA: 44,587 ± S.F. A. 12,242 ± S.F. B. 4,674 ± S.F. C. 15,904 ± S.F. D. 11,767 ± S.F.
	PROP. PUBLIC UTILITIES EASEMENT TOTAL AREA: 20,828 ± S.F. A. 819 ± S.F. B. 697 ± S.F. C. 10,001 ± S.F. D. 9,311 ± S.F. * SEE SHEET CIV304S
	PROP. PUBLIC RIGHT OF WAY DEDICATION IN FEE TO ARLINGTON COUNTY AREA: 57,024 ± S.F.

### LEGEND:

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

### 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 CIV200S FOR ALL EXISTING EASEMENTS.
- TOTAL VACATION AREA: 20,567 ± S.F. (0.47 A.C)
- TOTAL DEDICATION AREA: 183,848 ± S.F. (4.22 A.C)

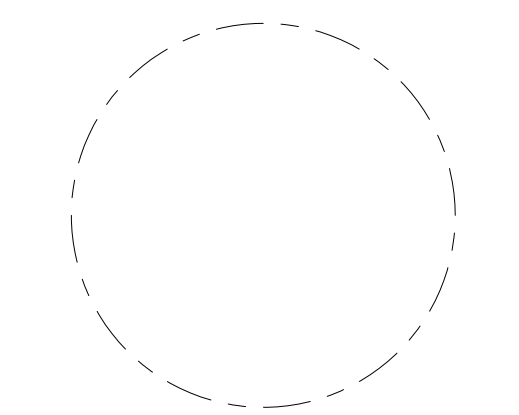


## RIVERHOUSE LANDBAY S

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

ISSUE NO. DATE  
 4.1 SUBMISSION

Revisions NO. DATE  
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## OVERALL 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.  
**CIV303S**

RIVERHOUSE  
LANDBAY S

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




**LANDBAY S**



**EASEMENT DEDICATION LEGEND:**

-  PROP. PUBLIC UTILITIES EASEMENT
-  TOTAL AREA: 20,828 ± S.F.
- A. 819 ± S.F.
- B. 697 ± S.F.
- C. 10,001 ± S.F.
- D. 9,311 ± S.F.
- \* SEE SHEET CIV304S

**LEGEND:**

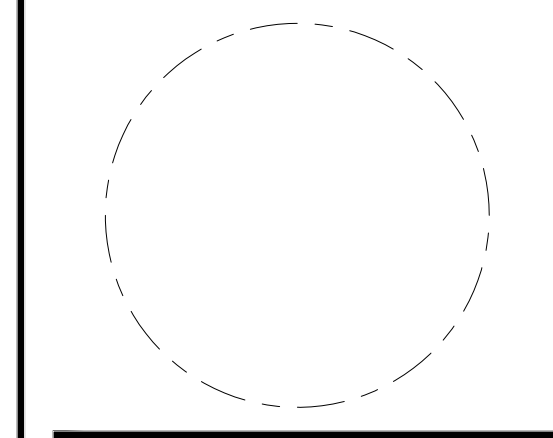
-  WORK UNDER THE SHADED AREA IS PROPOSED UNDER A SEPARATE LANDBAY
-  PROPERTY LINE
-  LANDBAY BOUNDARY

**NOTES:**

1. ALL AREAS ARE SUBJECT TO CHANGE WITH COUNTY BOARD APPROVAL AND FINAL CIVIL ENGINEERING PLANS.
2. EXACT AREAS OF EASEMENT DEDICATIONS WILL BE FINALIZED IN CIVIL ENGINEERING PLAN DOCUMENTS. WATER METERS TO BE PLACED IN PUBLIC EASEMENTS.
3. REFER TO CIV200S FOR ALL EXISTING EASEMENTS.
4. REFER TO CIV303S FOR ADDITIONAL DEDICATIONS.

ISSUE NO.	DATE
4.1 SUBMISSION	

Revisions NO.	DATE
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OVERALL  
EASEMENT AND  
DEDICATION PLAT

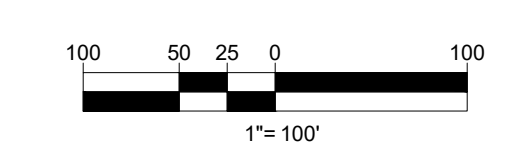
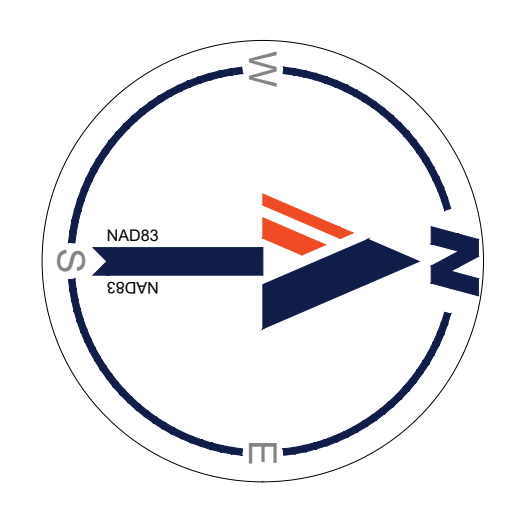
ENGINEER IN CHARGE  
SN

PROJECT MANAGER  
CM

DRAWN  
MK, HG, DR, IL

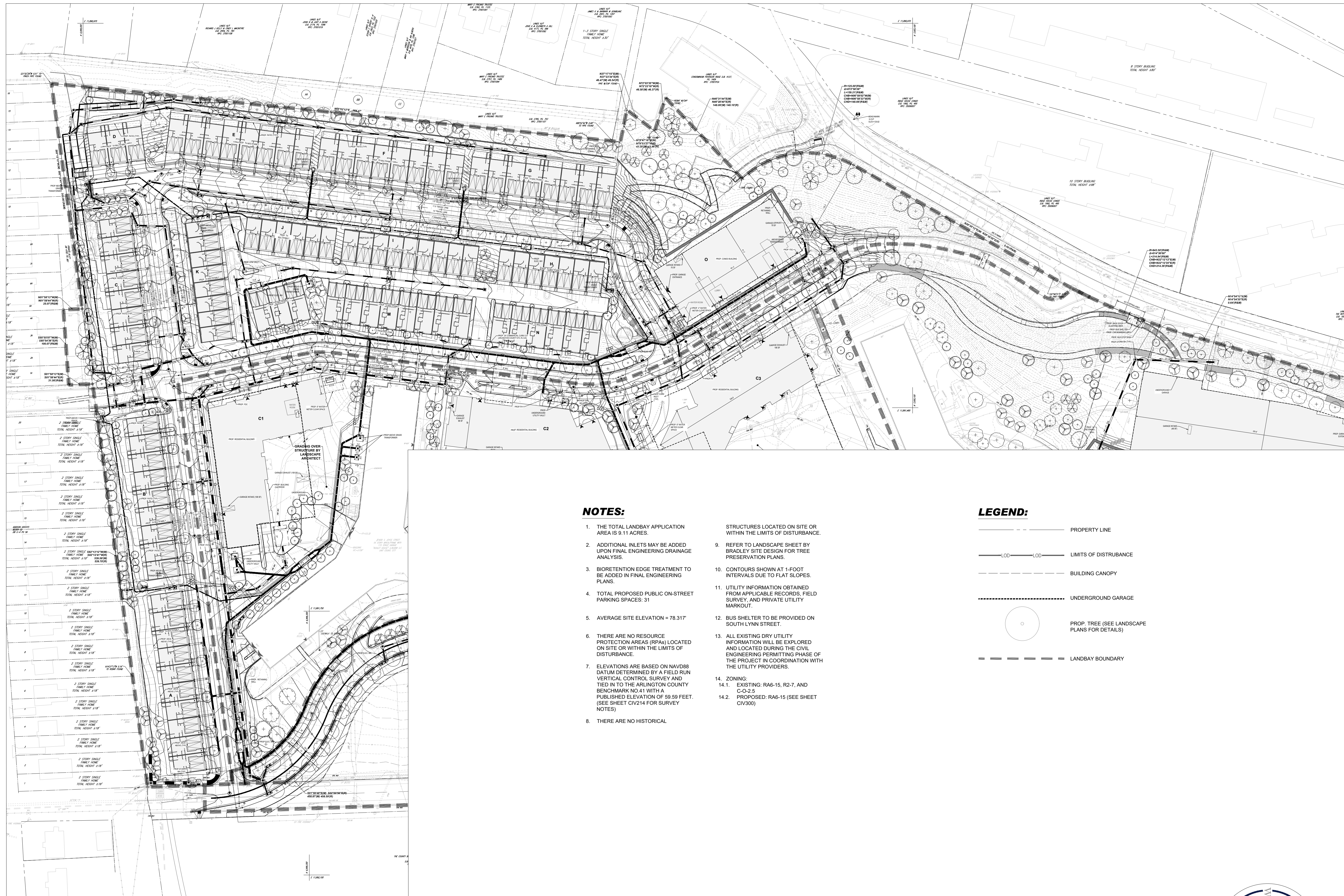
DATE 07/22/2024	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.  
**CIV304S**



**RIVERHOUSE  
LANDBAY S**

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



**NOTES:**

1. THE TOTAL LANDBAY APPLICATION AREA IS 9.11 ACRES.
2. ADDITIONAL INLETS MAY BE ADDED UPON FINAL ENGINEERING DRAINAGE ANALYSIS.
3. BIORETENTION EDGE TREATMENT TO BE ADDED IN FINAL ENGINEERING PLANS.
4. TOTAL PROPOSED PUBLIC ON-STREET PARKING SPACES: 31
5. AVERAGE SITE ELEVATION = 78.317'
6. THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) LOCATED ON SITE OR WITHIN THE LIMITS OF DISTURBANCE.
7. 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. (SEE SHEET CIV214 FOR SURVEY NOTES)
8. THERE ARE NO HISTORICAL

STRUCTURES LOCATED ON SITE OR WITHIN THE LIMITS OF DISTURBANCE.

9. REFER TO LANDSCAPE SHEET BY BRADLEY SITE DESIGN FOR TREE PRESERVATION PLANS.
10. CONTOURS SHOWN AT 1-FOOT INTERVALS DUE TO FLAT SLOPES.
11. UTILITY INFORMATION OBTAINED FROM APPLICABLE RECORDS, FIELD SURVEY, AND PRIVATE UTILITY MARKOUT.
12. BUS SHELTER TO BE PROVIDED ON SOUTH LYNN STREET.
13. ALL EXISTING DRY UTILITY INFORMATION WILL BE EXPLORED AND LOCATED DURING THE CIVIL ENGINEERING PERMITTING PHASE OF THE PROJECT IN COORDINATION WITH THE UTILITY PROVIDERS.
14. ZONING:
  - 14.1. EXISTING: RA6-15, R2-7, AND C-O-2.5
  - 14.2. PROPOSED: RA6-15 (SEE SHEET CIV300)

**LEGEND:**

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

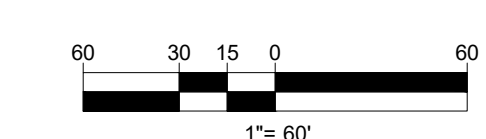
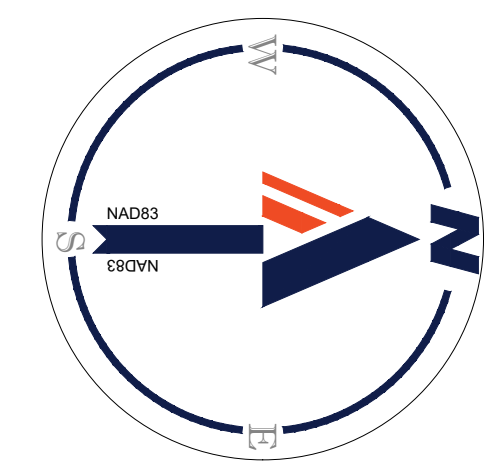
ISSUE NO. DATE  
4.1 SUBMISSION

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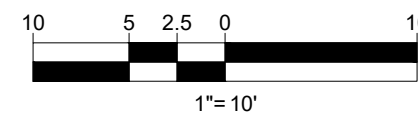
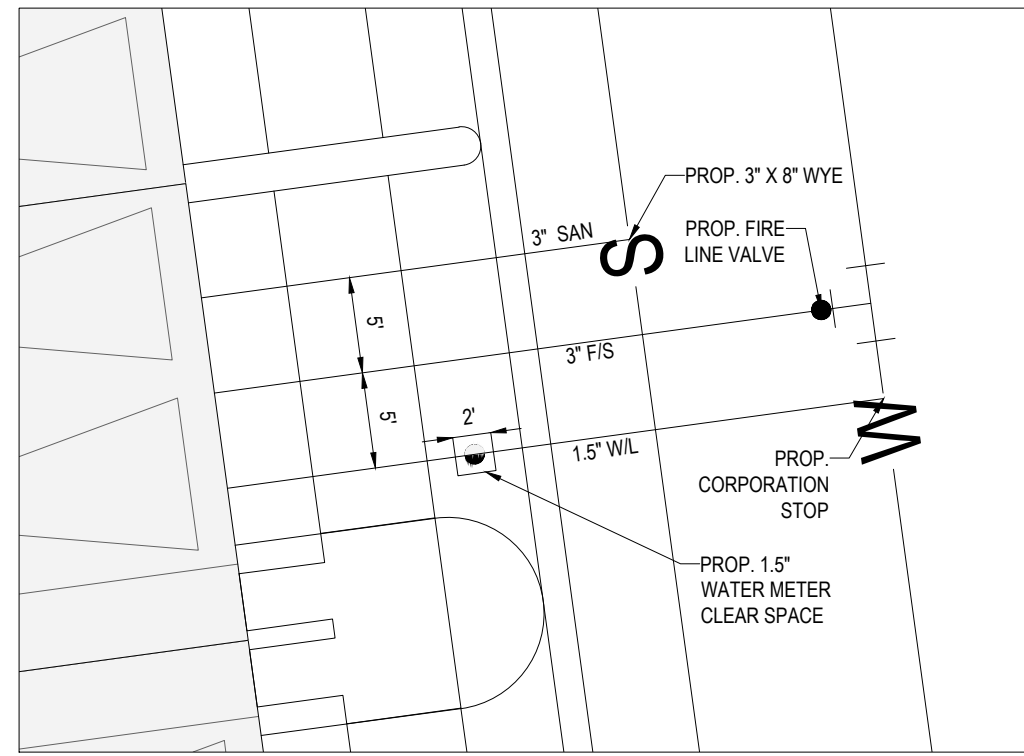
**OVERALL PLOT  
AND LOCATION  
PLAN**

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.  
**CIV400S**

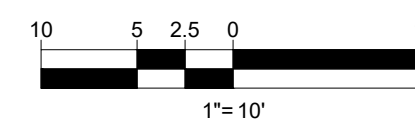
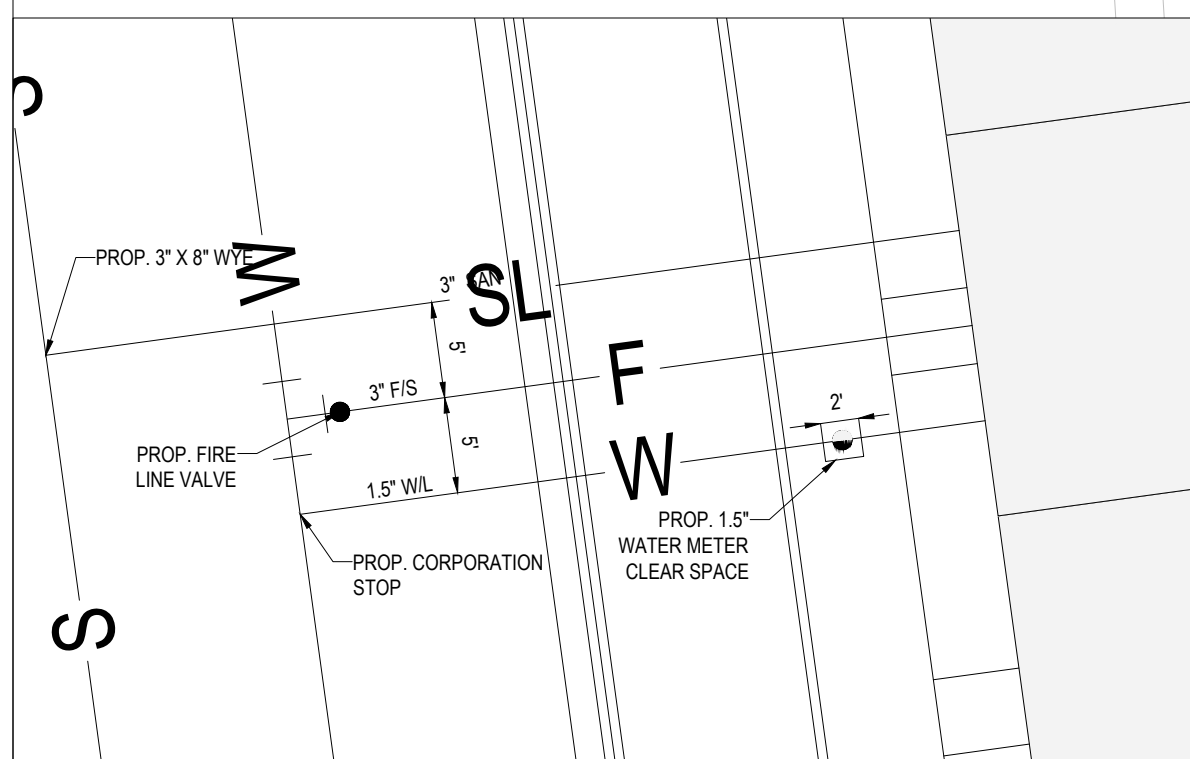


**TYPICAL DETAIL -  
REAR TOWNHOUSE WATER SERVICE**



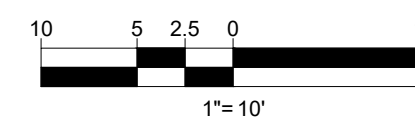
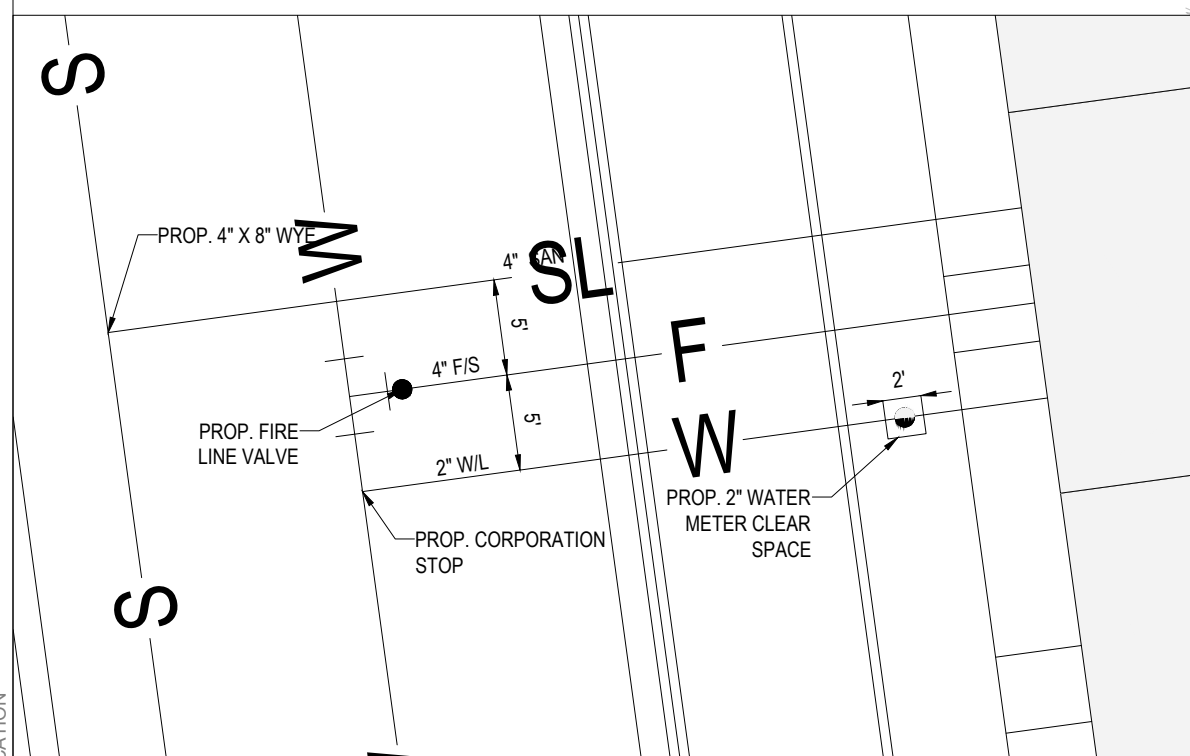
NOTE: WATER SERVICES, STORM SEWER CONNECTIONS, AND SANITARY SEWER CONNECTIONS TO INDIVIDUAL TOWNHOMES TO BE ADDED ONCE FINAL BUILDING LOCATIONS ARE CONFIRMED. ONE WATER METER VAULT WILL BE REQUIRED FOR TOWNHOME. EXACT CONFIGURATION OF METER LOCATIONS TO BE DETERMINED DURING FINAL CIVIL ENGINEERING PLAN

**TYPICAL DETAIL -  
FRONT TOWNHOUSE WATER SERVICE**



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

**TYPICAL DETAIL -  
2/2 TOWNHOUSE WATER SERVICE**



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

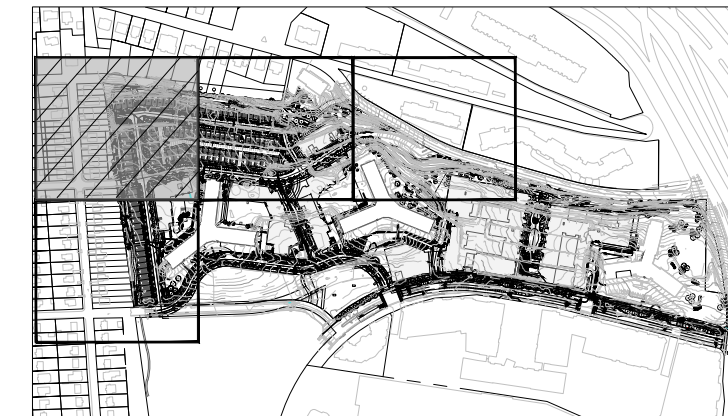
**KENT STREET  
SOUTH**

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

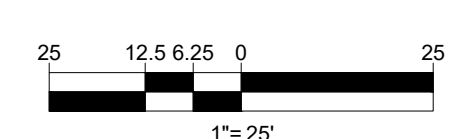
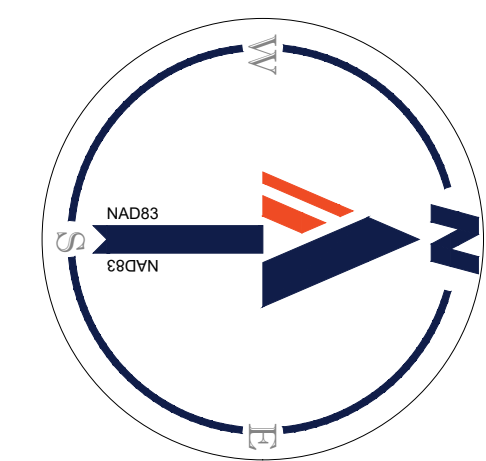
**MATCHLINE - SHEET CIV404S**



**MATCHLINE - SHEET CIV402S**



**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

ISSUE NO.	DATE
4.1 SUBMISSION	

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

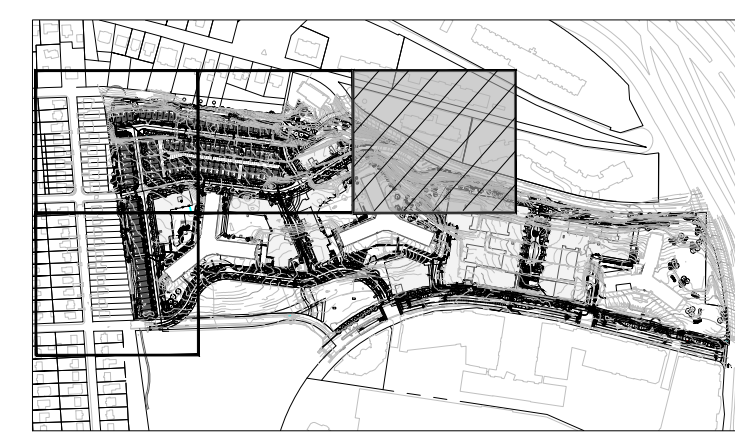
JOB NO.  
DC1822502

DRAWING NO.  
**CIV401S**

14.10.2024  
H:\PROJECTS\2024\CIVIL\DRAWINGS\PLAN SETS\4.LANDBAY S.DC\1822502 - PLOT - S.D. - X-YAYOUT - CIV401S - PLOT AND LOCATION



MATCHLINE - SHEET CIV4025



KEY MAP  
SCALE: 1" = 800'

**BOHLER DC**

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

### RIVERHOUSE LANDBAY S

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



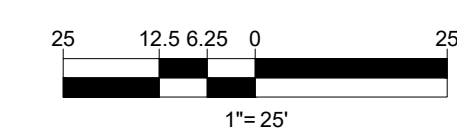
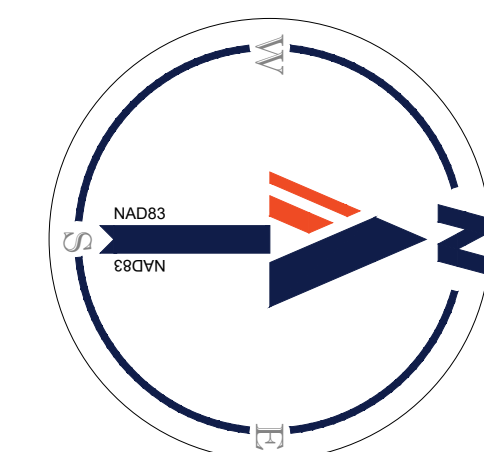
ISSUE NO.	DATE
4.1 SUBMISSION	

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



14 JUL 2024  
H:\1822502\CAD\DRAWINGS\PLAN SETS\4.LANDBAY S\01-KAYOUT\_CIV403S - PLOT AND LOCATION



MATCHLINE - SHEET CIV401S

2 STORY SINGLE FAMILY HOME

TOTAL HEIGHT ±18'

TOTAL HEIGHT ±18'

TOTAL HEIGHT ±18'

TOTAL HEIGHT ±18'

TOTAL HEIGHT ±18'

TOTAL HEIGHT ±18'

TOTAL HEIGHT ±18'

TOTAL HEIGHT ±18'

TOTAL HEIGHT ±18'

TOTAL HEIGHT ±18'

TOTAL HEIGHT ±18'

TOTAL HEIGHT ±18'

TOTAL HEIGHT ±18'

TOTAL HEIGHT ±18'

TOTAL HEIGHT ±18'

TOTAL HEIGHT ±18'

TOTAL HEIGHT ±18'

TOTAL HEIGHT ±18'

GRADING OVER STRUCTURE BY LANDSCAPE ARCHITECT



SCALE: 1" = 800'

**BOHLER DC**

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

RIVERHOUSE  
LANDBAY S

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

OWNER / DEVELOPER

JBG SMITH  
240.333.3600

CENTRAL PARCEL ARCHITECT  
BCT DESIGN GROUP  
410.837.2727

SOUTH PARCEL ARCHITECT

LESSARD DESIGN, INC.  
571.830.1800

CIVIL ENGINEER  
BOHLER DC  
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LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
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ATTORNEY  
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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

ISSUE NO. DATE  
4.1 SUBMISSION

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

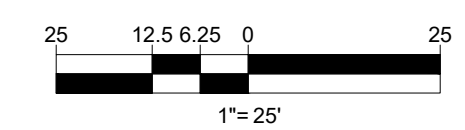
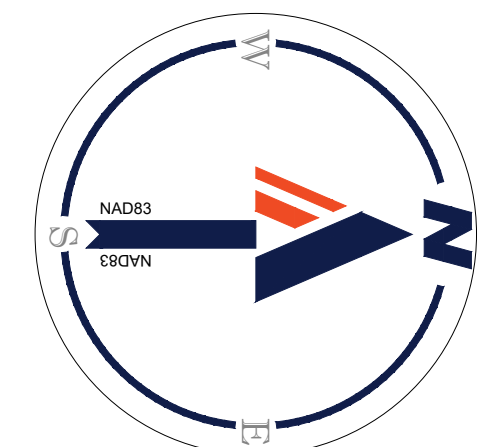
DATE  
07/22/2024

SCALE:  
AS NOTED

APPROVED  
CM, MO, SN

JOB NO.  
DC1822502

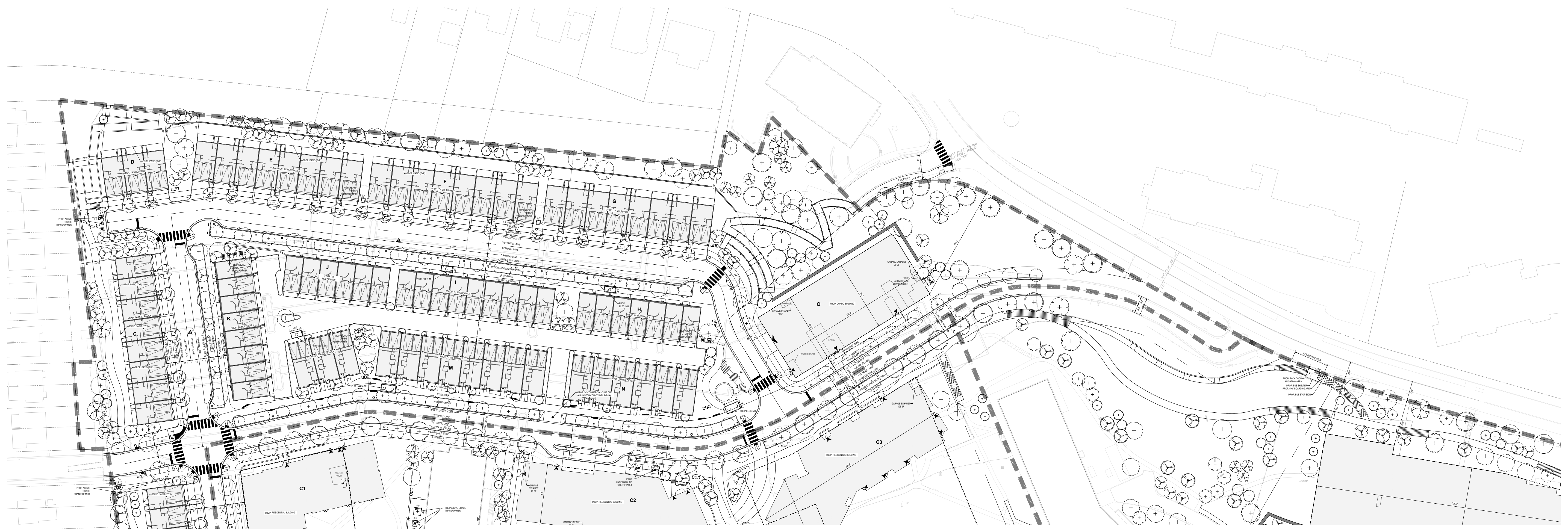
DRAWING NO.  
CIV404S



14.15.2024  
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RIVERHOUSE  
LANDBAY S

PROJECT STREET NUMBER  
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**NOTES:**

1. THE TOTAL LANDBAY APPLICATION AREA IS 9.11 ACRES.
2. ADDITIONAL INLETS MAY BE ADDED UPON FINAL ENGINEERING DRAINAGE ANALYSIS.
3. BIORETENTION EDGE TREATMENT TO BE ADDED IN FINAL ENGINEERING PLANS.
4. TOTAL PROPOSED PUBLIC ON-STREET PARKING SPACES: 31
5. AVERAGE SITE ELEVATION = 78.317
6. THERE ARE NO RESOURCE PROTECTION AREAS (RPAS) LOCATED ON SITE OR WITHIN THE LIMITS OF DISTURBANCE.
7. ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY A FIELD RUN VERTICAL CONTROL SURVEY AND TIED IN TO THE ARLINGTON COUNTY

8. THERE ARE NO HISTORICAL STRUCTURES LOCATED ON SITE OR WITHIN THE LIMITS OF DISTURBANCE.
9. REFER TO LANDSCAPE SHEET BY BRADLEY SITE DESIGN FOR TREE PRESERVATION PLANS.
10. CONTOURS SHOWN AT 1-FOOT INTERVALS DUE TO FLAT SLOPES.
11. UTILITY INFORMATION OBTAINED FROM APPLICABLE RECORDS, FIELD SURVEY, AND PRIVATE UTILITY MARKOUT.
12. BUS SHELTER TO BE PROVIDED ON SOUTH LYNN STREET.
13. ALL EXISTING DRY UTILITY INFORMATION WILL BE EXPLORED AND LOCATED DURING THE CIVIL

- ENGINEERING PERMITTING PHASE OF THE PROJECT IN COORDINATION WITH THE UTILITY PROVIDERS.
14. ZONING:
    - 14.1. EXISTING: RA6-15, R2-7, AND C-O-2.5
    - 14.2. PROPOSED: RA6-15 (SEE SHEET CIV300)

**LEGEND:**

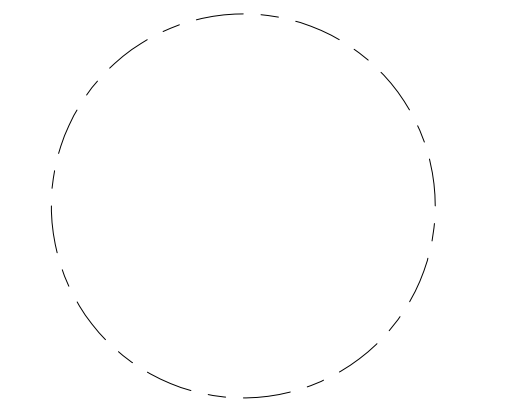
- PROPERTY LINE
- 1.00' — 1.00' — LIMITS OF DISTURBANCE
- - - BUILDING CANOPY
- - - - UNDERGROUND GARAGE
- - - - LANDBAY BOUNDARY
- PROP. TREE (SEE LANDSCAPE PLANS FOR DETAILS)

ISSUE NO. DATE

41 SUBMISSION

Revisions NO. DATE

- △
- △
- △
- △
- △
- △



OVERALL  
PRESENTATION  
PLAN

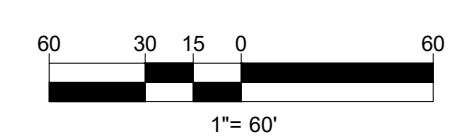
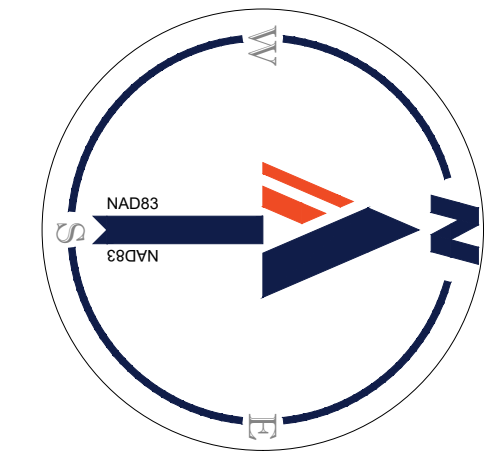
ENGINEER IN CHARGE  
SN

PROJECT MANAGER  
CM

DRAWN  
MK, HG, DR, IL

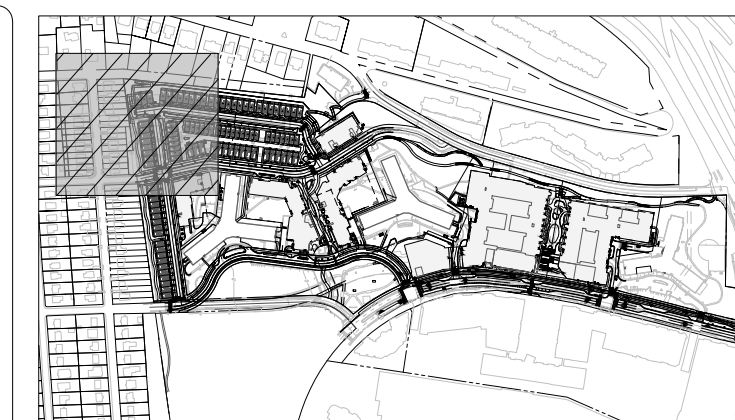
DATE 07/22/2024	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.  
CIV500S



RIVERHOUSE  
LANDBAY S

PROJECT STREET NUMBER  
1400 S. JOYCE STREET  
ARLINGTON, VA 22202  
OWNER / DEVELOPER  
JBG SMITH  
240.333.3600  
CENTRAL PARCEL ARCHITECT  
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SOUTH PARCEL ARCHITECT  
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TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221  
STRUCTURAL ENGINEER  
SK + A  
301.881.1441



**KEY MAP**

SCALE: 1" = 800'

**LEGEND:**

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- BUILDING CANOPY
- UNDERGROUND GARAGE
- EXISTING FENCE
- FENCE TYPE 'A'
- FENCE TYPE 'B'
- EXISTING TREE
- PROPOSED TREE

MATCHLINE - SHEET CIV502S

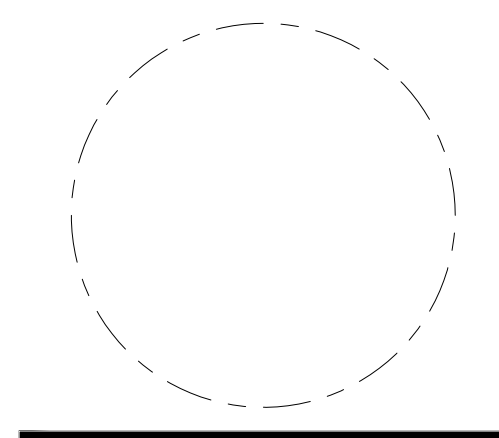


MATCHLINE - SHEET CIV504S



ISSUE NO.	DATE
4.1 SUBMISSION	

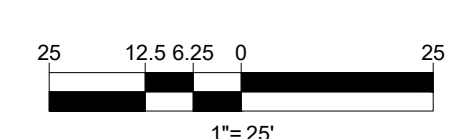
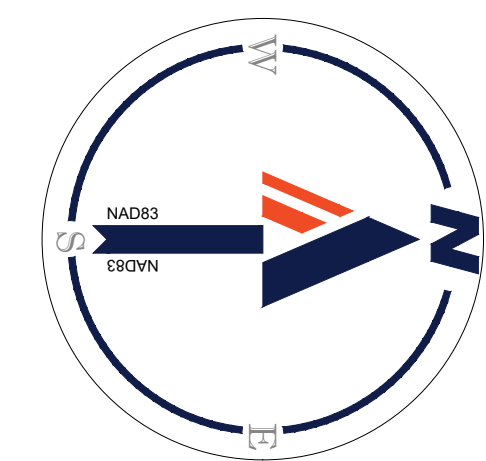
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PRESENTATION PLAN

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.  
**CIV501S**



14.15.2024  
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MATCHLINE - SHEET CIV501S

MATCHLINE - SHEET CIV503S

**BOHLER DC**

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

RIVERHOUSE  
LANDBAY S

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 MAP  
SCALE: 1" = 800'

- LEGEND:**
- PROPERTY LINE
  - LOD — LOD — LIMITS OF DISTURBANCE
  - - - BUILDING CANOPY
  - - - UNDERGROUND GARAGE
  - - - EXISTING FENCE
  - FENCE TYPE A'
  - FENCE TYPE B'
  - EXISTING TREE
  - PROPOSED TREE



ISSUE NO.	DATE
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Revisions NO.	DATE
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PRESENTATION PLAN

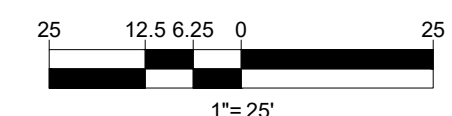
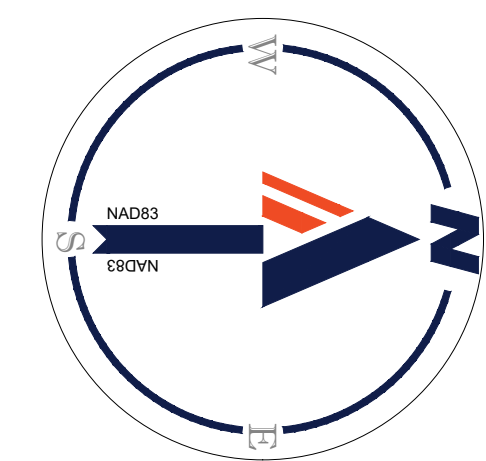
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SN

PROJECT MANAGER  
CM

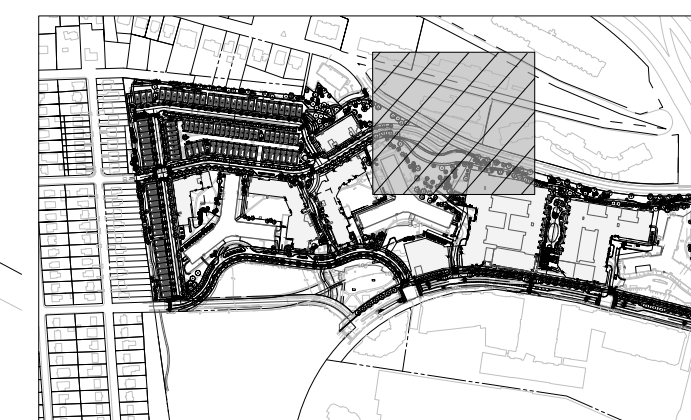
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MK, HG, DR, IL

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

DRAWING NO.  
CIV502S



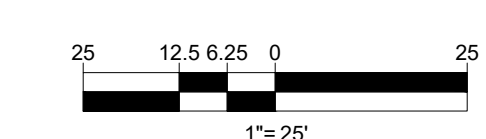
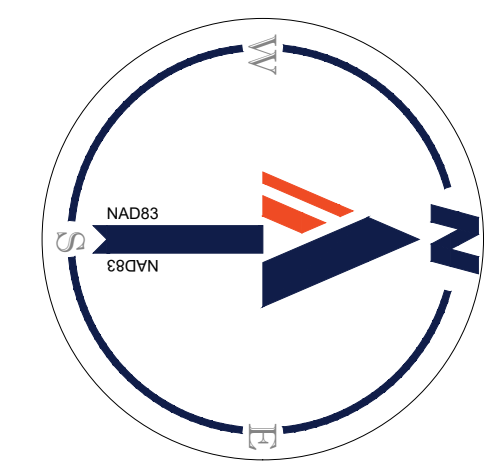
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**KEY MAP**  
SCALE: 1" = 800'

**LEGEND:**

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- BUILDING CANOPY
- UNDERGROUND GARAGE
- EXISTING FENCE
- FENCE TYPE A'
- FENCE TYPE B'
- EXISTING TREE
- PROPOSED TREE



**RIVERHOUSE  
LANDBAY S**

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

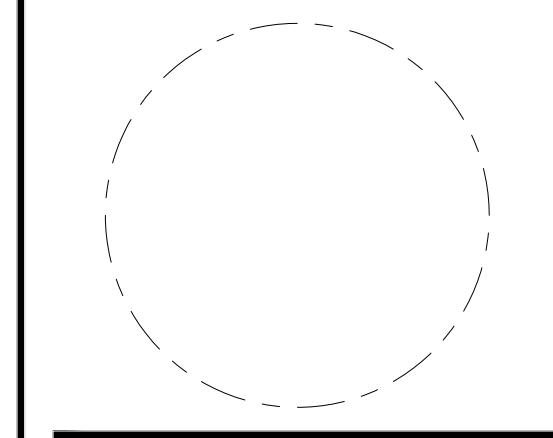
SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

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**PRESENTATION  
PLAN**

ENGINEER IN CHARGE  
SN

PROJECT MANAGER  
CM

DRAWN  
MK, HG, DR, IL

DATE  
07/22/2024

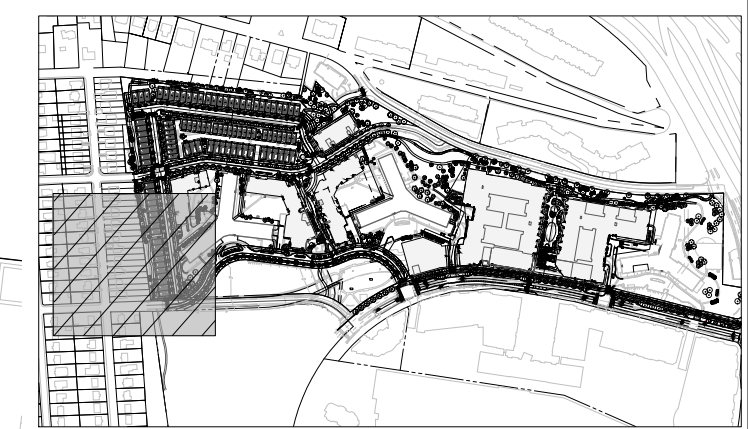
APPROVED  
CM, MO, SN

SCALE:  
AS NOTED

JOB NO.  
DC1822502

DRAWING NO.  
**CIV503S**

14 JUL 2024  
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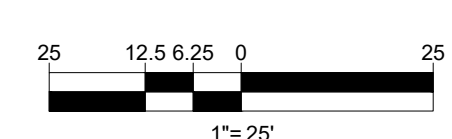
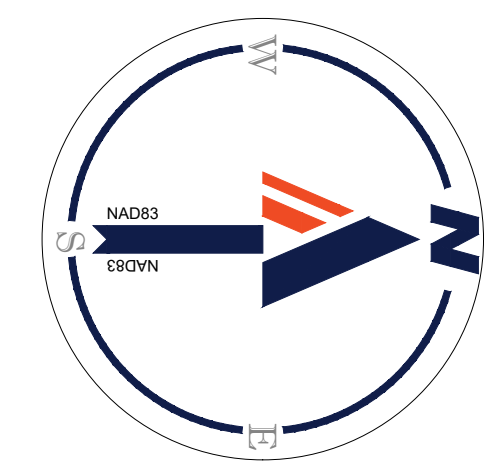
KEY MAP  
SCALE: 1" = 800'

LEGEND:

- PROPERTY LINE
- LOD—LOD LIMITS OF DISTURBANCE
- - - - - BUILDING CANOPY
- - - - - UNDERGROUND GARAGE
- - - - - EXISTING FENCE
- FENCE TYPE A'
- FENCE TYPE B'
- EXISTING TREE
- + PROPOSED TREE



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



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

RIVERHOUSE  
LANDBAY S

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

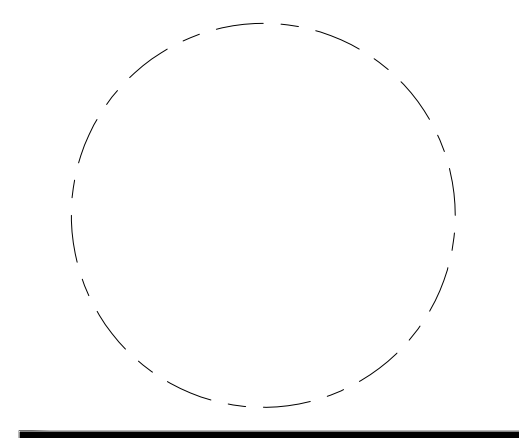
SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

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4.1 SUBMISSION	

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

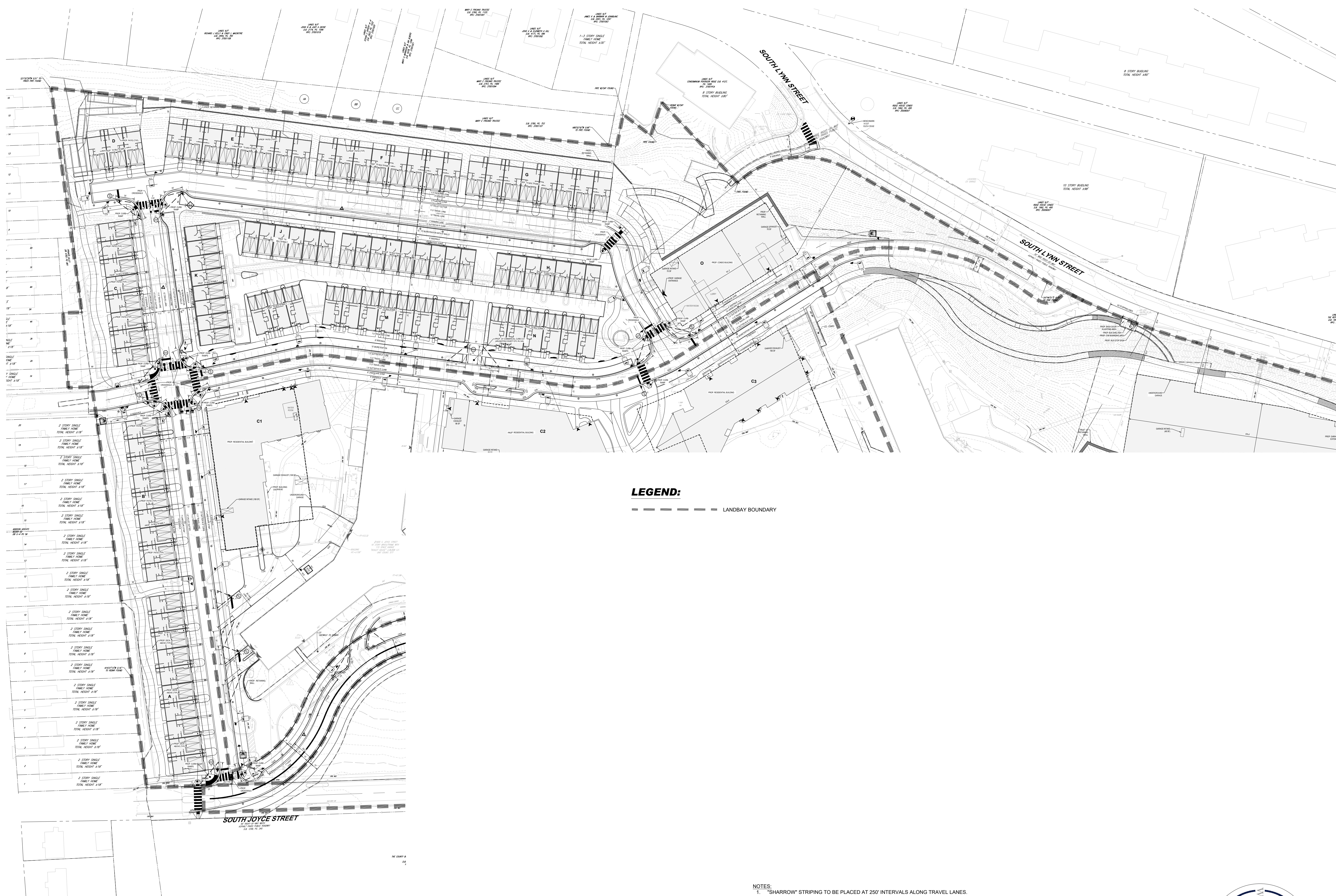
JOB NO.  
DC1822502

DRAWING NO.  
**CIV504S**

14.15.2024  
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RIVERHOUSE  
LANDBAY S

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

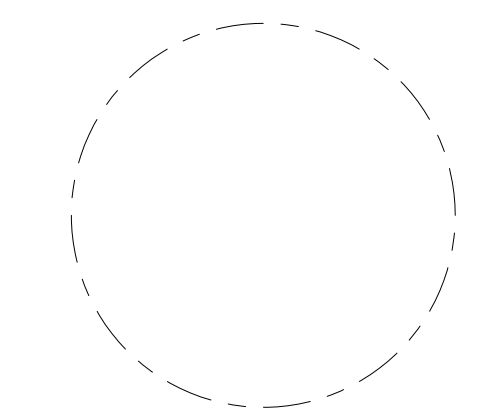


**LEGEND:**  
- - - - - LANDBAY BOUNDARY

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

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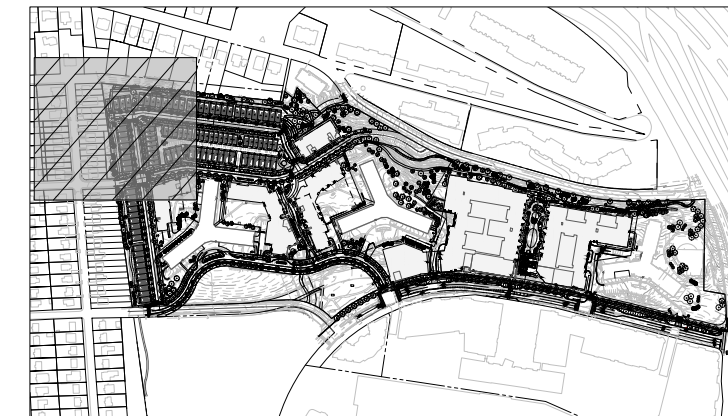
OVERALL  
STRIPING AND  
MARKING PLAN

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.  
CIV600S

RIVERHOUSE  
LANDBAY S

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 MAP  
SCALE: 1" = 800'

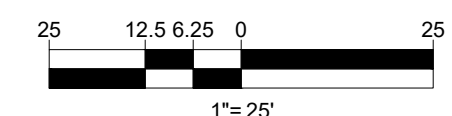
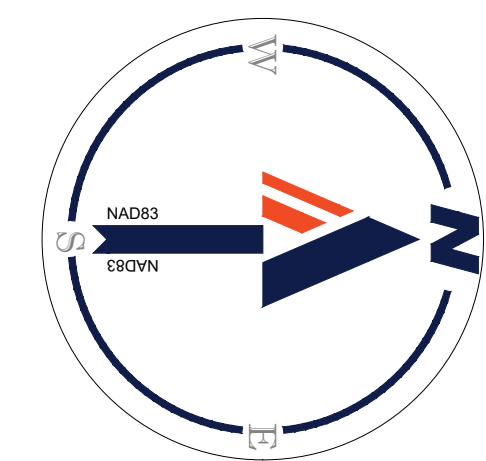
MATCHLINE - SHEET CIV602S



MATCHLINE - SHEET CIV604S

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

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



ISSUE NO. DATE

4.1 SUBMISSION	
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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  
SCALE:  
AS NOTED  
APPROVED  
CM, MO, SN  
JOB NO.  
DC1822502

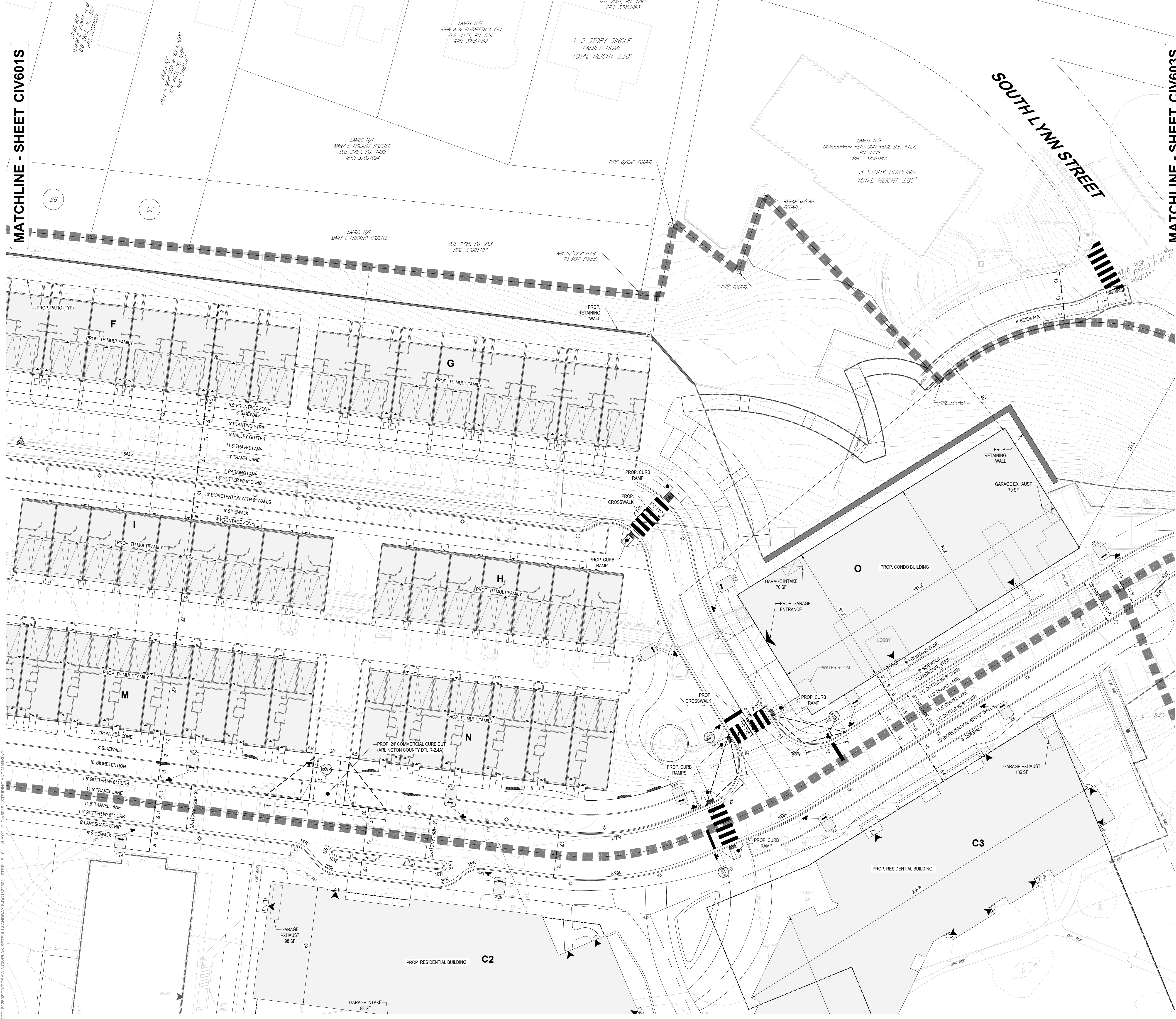
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**CIV601S**

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MATCHLINE - SHEET CIV601S

MATCHLINE - SHEET CIV603S



KEY MAP

SCALE: 1" = 800'

**BOHLER DC**

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

### RIVERHOUSE LANDBAY S

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

OWNER / DEVELOPER  
JBG SMITH  
240.333.3600

CENTRAL PARCEL ARCHITECT  
BCT DESIGN GROUP  
410.837.2727

SOUTH PARCEL ARCHITECT  
LESSARD DESIGN, INC.  
571.830.1800

CIVIL ENGINEER  
BOHLER DC  
202.524.5700

LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
202.695.8056

ATTORNEY  
VENABLE LLP  
202.344.4000

SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

ISSUE NO.	DATE
4.1 SUBMISSION	

Revisions NO.	DATE
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### STRIPING AND MARKING PLAN

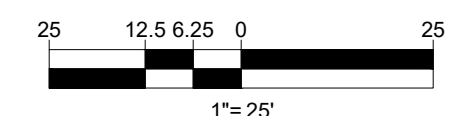
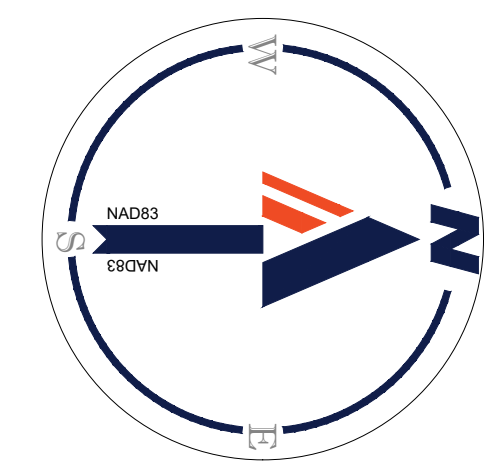
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SN

PROJECT MANAGER  
CM

DRAWN  
MK, HG, DR, IL

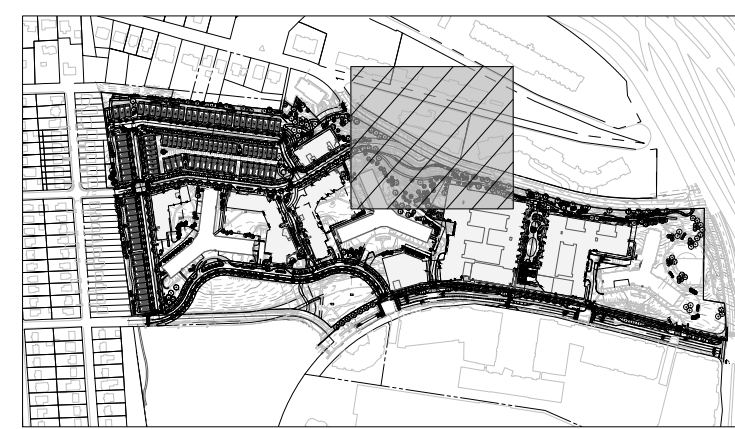
DATE 07/22/2024	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.  
**CIV602S**



14 JUL 2024 11:15:02 CAD/DRAWINGS/PLAN SETS/4.LANDBAY S/CIV602S-STRIP-S.0-4-A/OUT-CIV602S-STRIPING AND MARKING

MATCHLINE - SHEET CIV602S



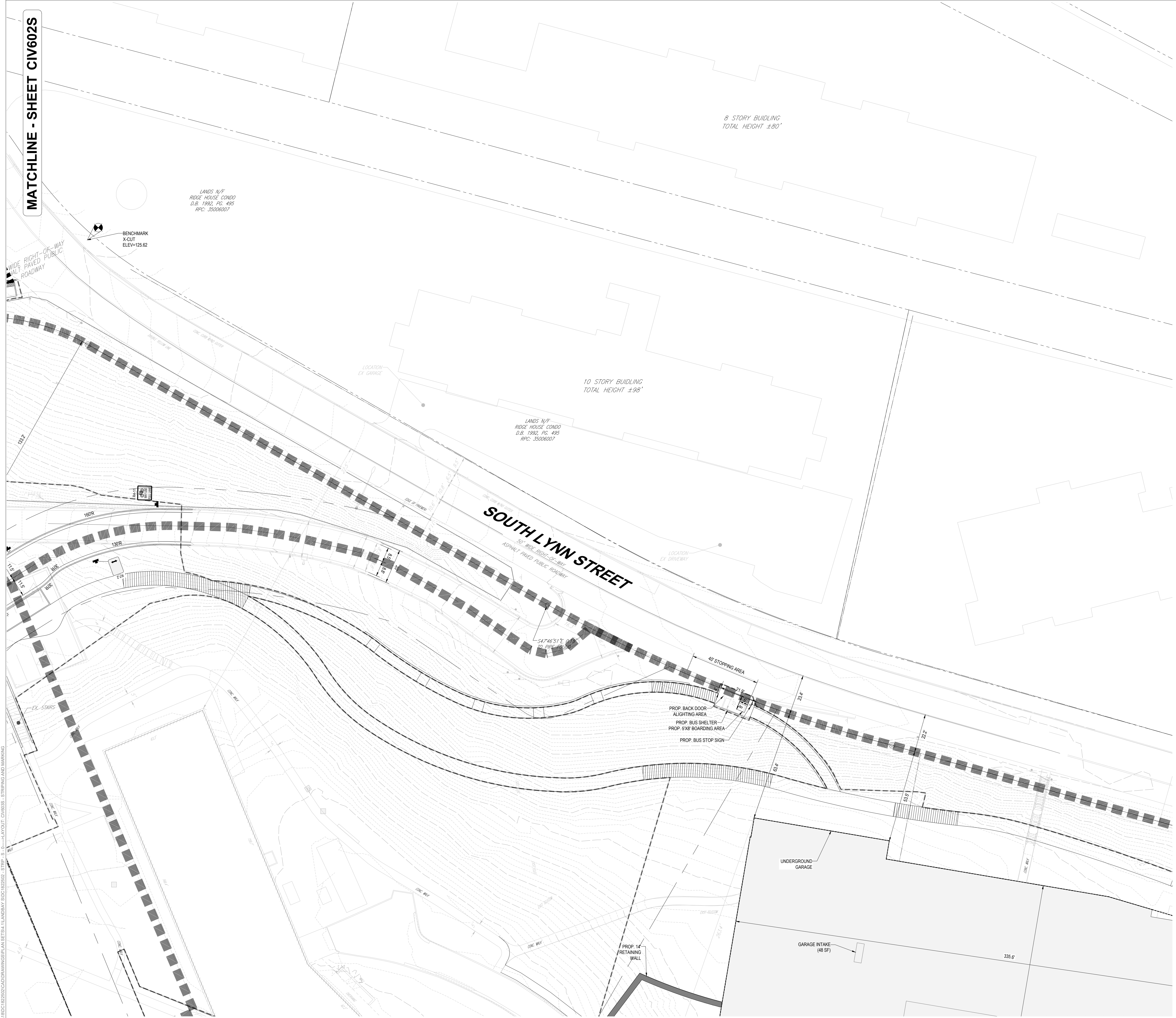
KEY MAP  
SCALE: 1" = 800'

**BOHLER DC**

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

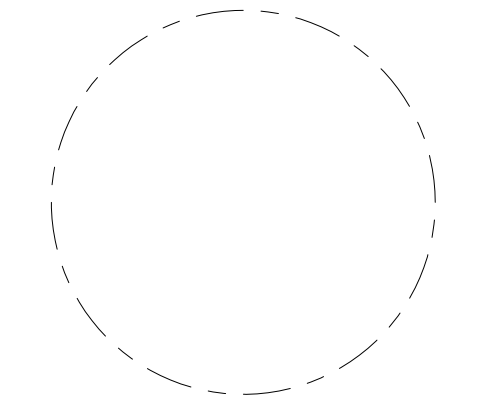
RIVERHOUSE  
LANDBAY S

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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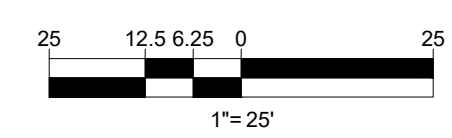
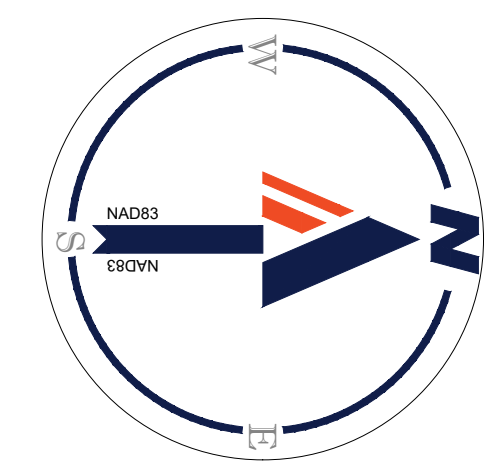
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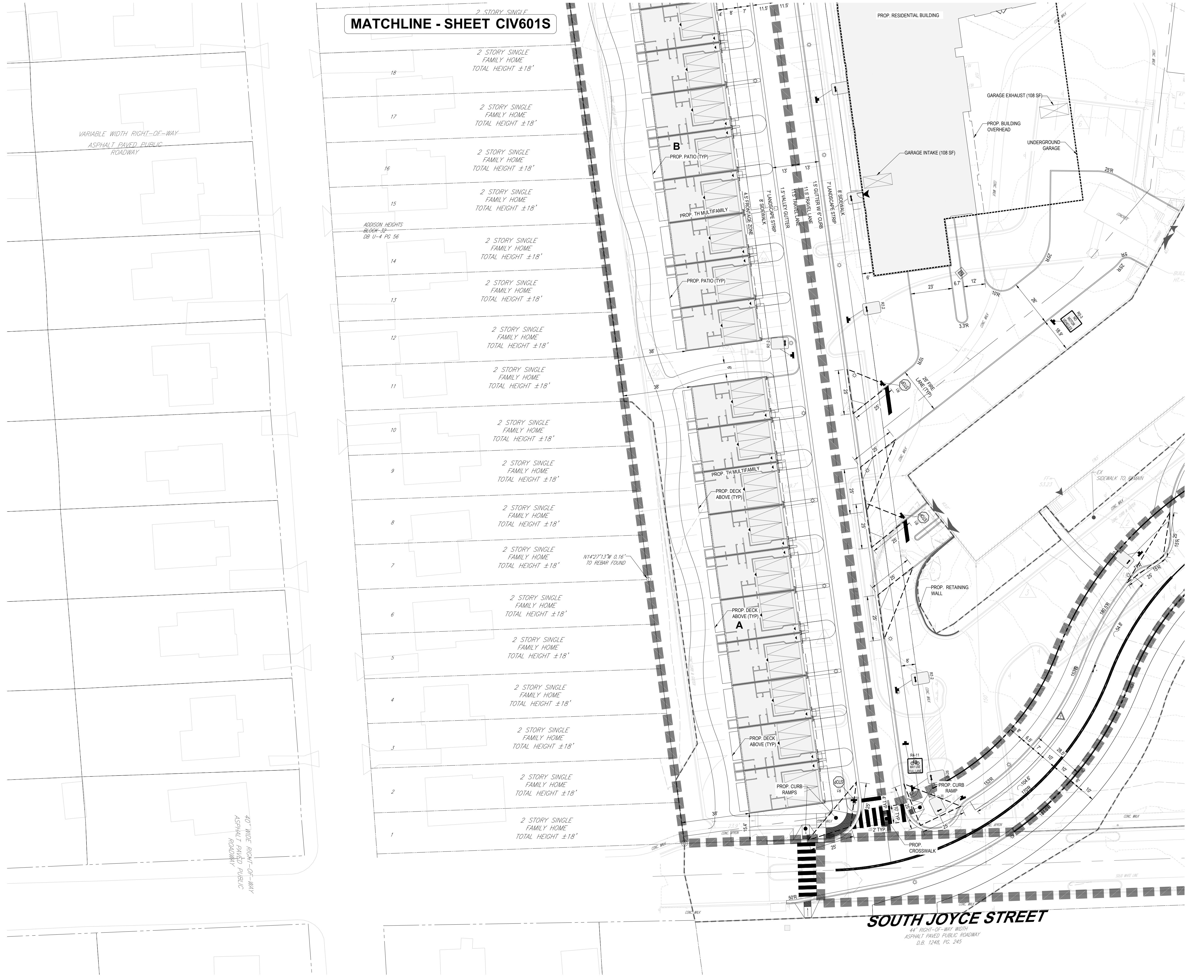
STRIPING AND  
MARKING PLAN

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.  
CIV603S

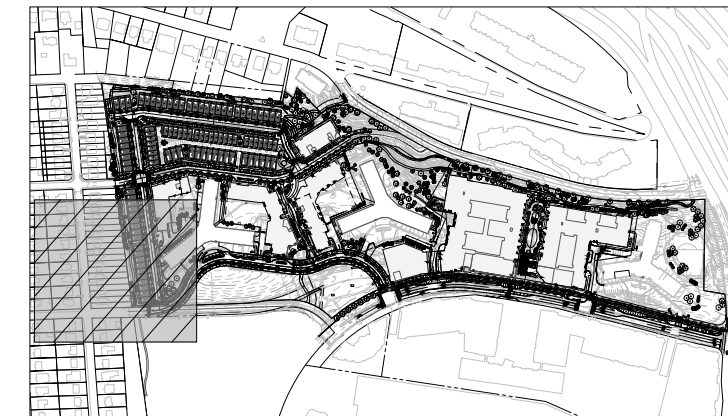


14.16.2024  
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**MATCHLINE - SHEET CIV601S**

- 18 2 STORY SINGLE FAMILY HOME TOTAL HEIGHT ±18'
- 17 2 STORY SINGLE FAMILY HOME TOTAL HEIGHT ±18'
- 16 2 STORY SINGLE FAMILY HOME TOTAL HEIGHT ±18'
- 15 2 STORY SINGLE FAMILY HOME TOTAL HEIGHT ±18'
- 14 2 STORY SINGLE FAMILY HOME TOTAL HEIGHT ±18'
- 13 2 STORY SINGLE FAMILY HOME TOTAL HEIGHT ±18'
- 12 2 STORY SINGLE FAMILY HOME TOTAL HEIGHT ±18'
- 11 2 STORY SINGLE FAMILY HOME TOTAL HEIGHT ±18'
- 10 2 STORY SINGLE FAMILY HOME TOTAL HEIGHT ±18'
- 9 2 STORY SINGLE FAMILY HOME TOTAL HEIGHT ±18'
- 8 2 STORY SINGLE FAMILY HOME TOTAL HEIGHT ±18'
- 7 2 STORY SINGLE FAMILY HOME TOTAL HEIGHT ±18'
- 6 2 STORY SINGLE FAMILY HOME TOTAL HEIGHT ±18'
- 5 2 STORY SINGLE FAMILY HOME TOTAL HEIGHT ±18'
- 4 2 STORY SINGLE FAMILY HOME TOTAL HEIGHT ±18'
- 3 2 STORY SINGLE FAMILY HOME TOTAL HEIGHT ±18'
- 2 2 STORY SINGLE FAMILY HOME TOTAL HEIGHT ±18'
- 1 2 STORY SINGLE FAMILY HOME TOTAL HEIGHT ±18'



**KEY MAP**  
SCALE: 1" = 800'

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

**RIVERHOUSE  
LANDBAY S**

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

OWNER / DEVELOPER  
JBG SMITH  
240.333.3600

CENTRAL PARCEL ARCHITECT  
BCT DESIGN GROUP  
410.837.2727

SOUTH PARCEL ARCHITECT  
LESSARD DESIGN, INC.  
571.830.1800

CIVIL ENGINEER  
BOHLER DC  
202.524.5700

LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
202.695.8056

ATTORNEY  
VENABLE LLP  
202.344.4000

SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

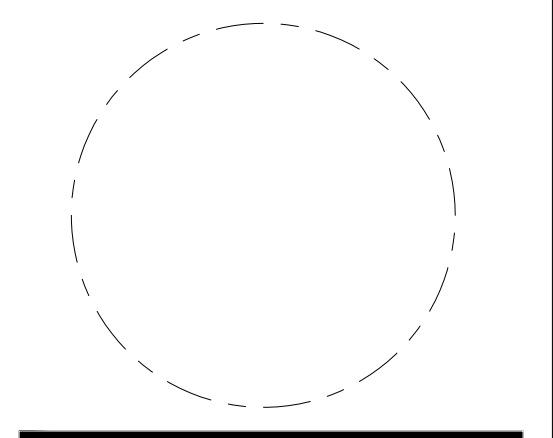
TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

ISSUE NO. DATE  
4.1 SUBMISSION

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**STRIPING AND  
MARKING PLAN**

ENGINEER IN CHARGE  
SN

PROJECT MANAGER  
CM

DRAWN  
MK, HG, DR, IL

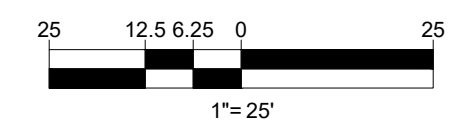
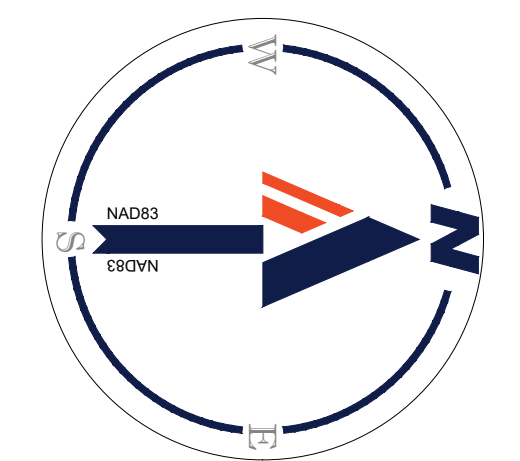
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07/22/2024

APPROVED  
CM, MO, SN

SCALE:  
AS NOTED

JOB NO.  
DC1822502

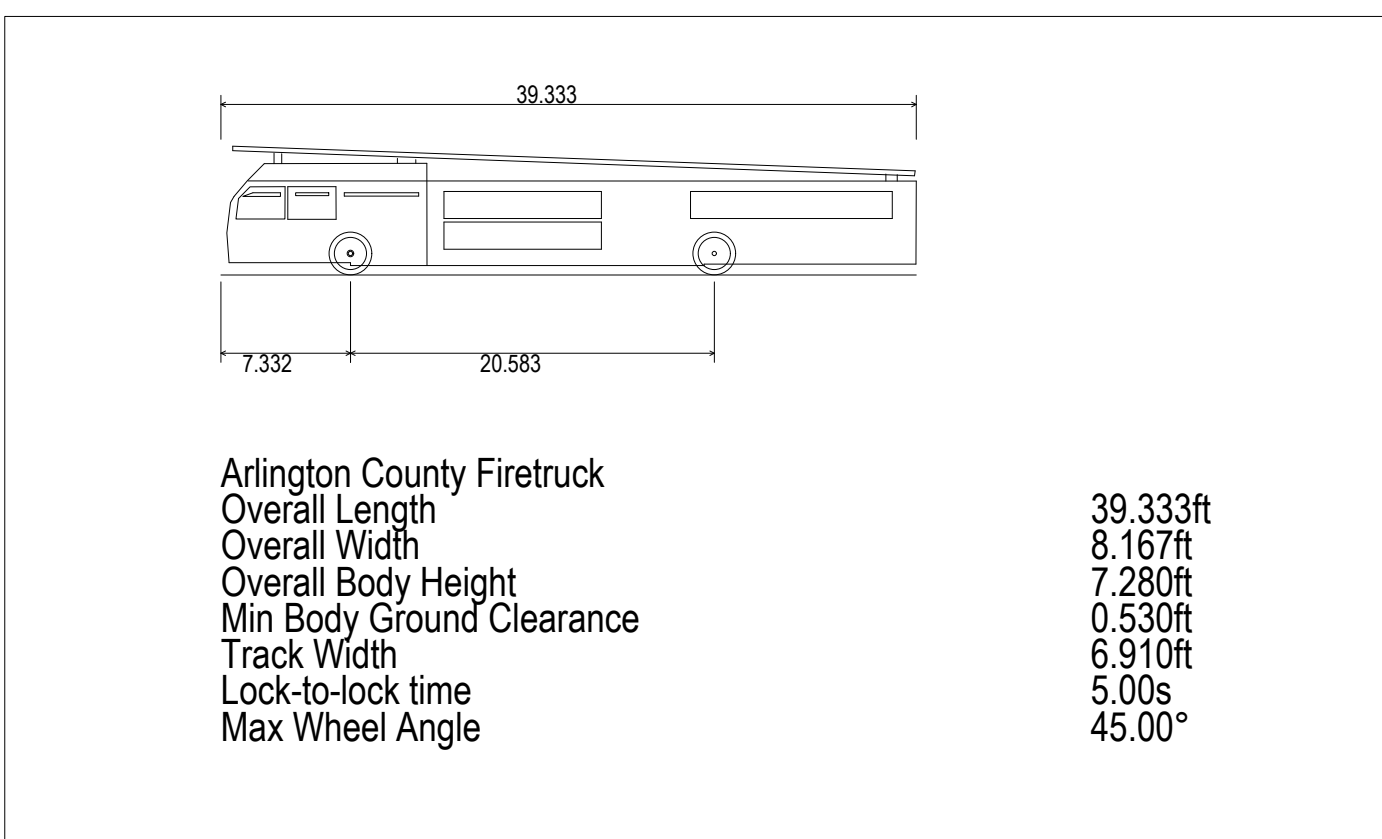
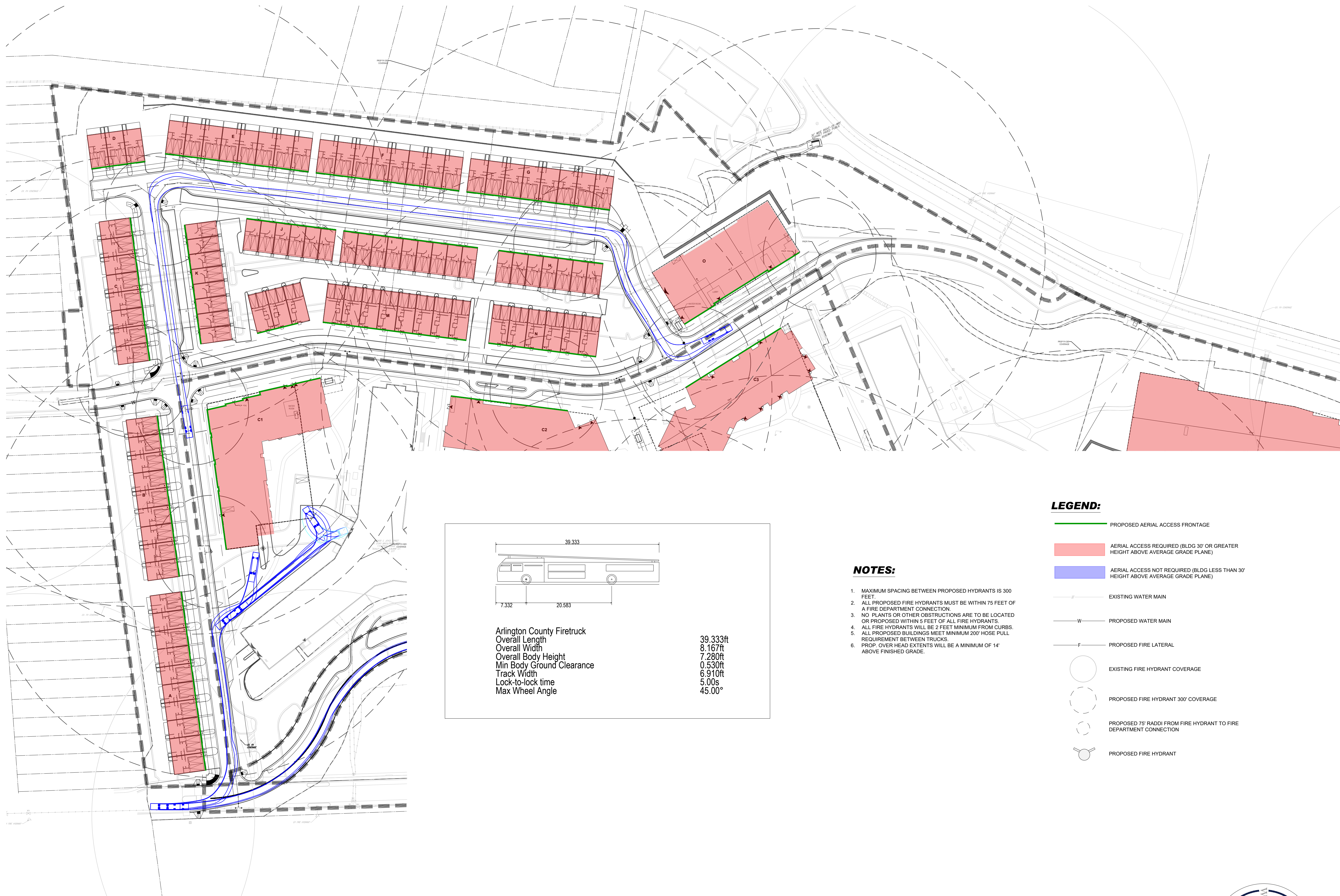
DRAWING NO.  
**CIV604S**



14.15.2024  
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RIVERHOUSE  
LANDBAY S

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



**NOTES:**

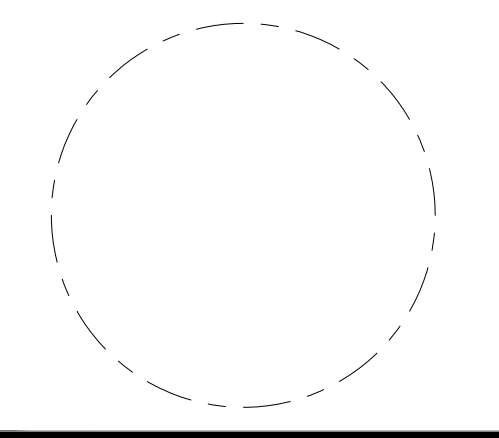
1. MAXIMUM SPACING BETWEEN PROPOSED HYDRANTS IS 300 FEET.
2. ALL PROPOSED FIRE HYDRANTS MUST BE WITHIN 75 FEET OF A FIRE DEPARTMENT CONNECTION.
3. NO PLANTS OR OTHER OBSTRUCTIONS ARE TO BE LOCATED OR PROPOSED WITHIN 5 FEET OF ALL FIRE HYDRANTS.
4. ALL FIRE HYDRANTS WILL BE 2 FEET MINIMUM FROM CURBS.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

**LEGEND:**

- PROPOSED AERIAL ACCESS FRONTAGE
- AERIAL ACCESS REQUIRED (BLDG 30' OR GREATER HEIGHT ABOVE AVERAGE GRADE PLANE)
- AERIAL ACCESS NOT REQUIRED (BLDG LESS THAN 30' HEIGHT ABOVE AVERAGE GRADE PLANE)
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED FIRE LATERAL
- EXISTING FIRE HYDRANT COVERAGE
- PROPOSED FIRE HYDRANT 300' COVERAGE
- PROPOSED 75' RADDI FROM FIRE HYDRANT TO FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT

ISSUE NO.	DATE
4.1 SUBMISSION	

Revisions NO.	DATE
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OVERALL FIRE MARSHALL 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.  
**CIV605S**



KEY MAP  
SCALE: 1" = 800'

RIVERHOUSE  
LANDBAY S

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

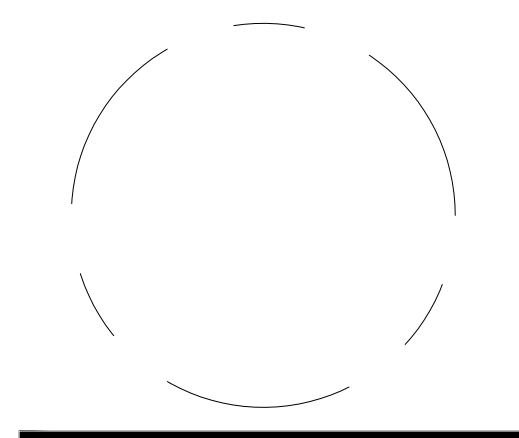
STRUCTURAL ENGINEER  
SK + A  
301.881.1441

MATCHLINE - SHEET CIV6075



ISSUE NO.	DATE
4.1 SUBMISSION	

Revisions NO.	DATE
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FIRE  
MARSHALL  
PLAN

ENGINEER IN CHARGE  
SN

PROJECT MANAGER  
CM

DRAWN  
MK, HG, DR, IL

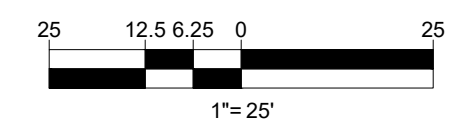
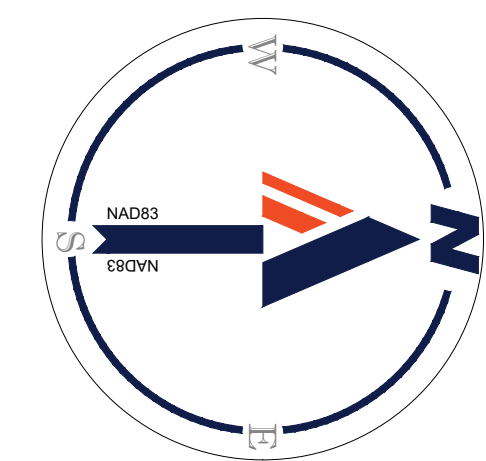
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07/22/2024

APPROVED  
CM, MO, SN

SCALE:  
AS NOTED

JOB NO.  
DC1822502

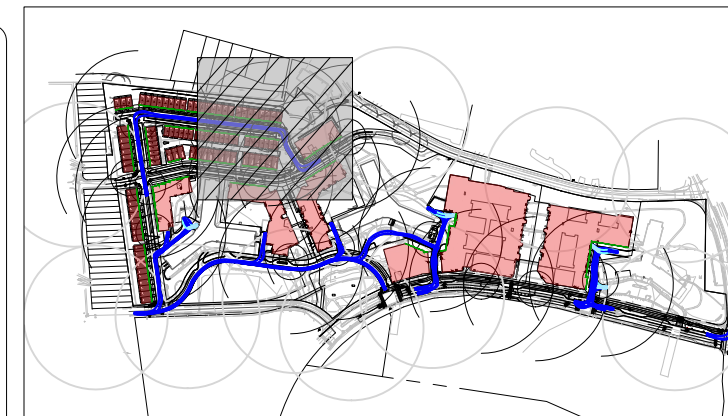
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**CIV606S**



14.15.2024  
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MATCHLINE - SHEET CIV606S

MATCHLINE - SHEET CIV608S



KEY MAP  
SCALE: 1" = 800'

**BOHLER DC**

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

### RIVERHOUSE LANDBAY S

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

OWNER / DEVELOPER  
JBG SMITH  
240.333.3600

CENTRAL PARCEL ARCHITECT  
BCT DESIGN GROUP  
410.837.2727

SOUTH PARCEL ARCHITECT  
LESSARD DESIGN, INC.  
571.830.1800

CIVIL ENGINEER  
BOHLER DC  
202.524.5700

LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
202.695.8056

ATTORNEY  
VENABLE LLP  
202.344.4000

SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

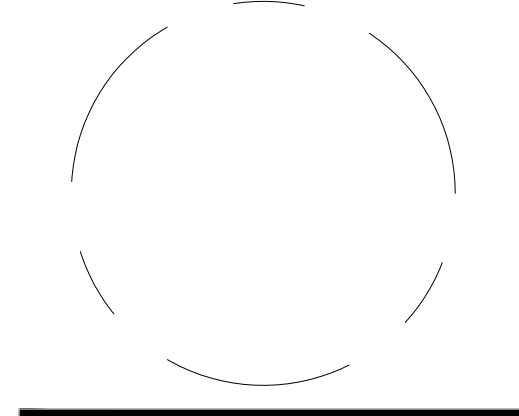
TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441



ISSUE NO.	DATE
4.1 SUBMISSION	

Revisions NO.	DATE
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## FIRE MARSHALL PLAN

ENGINEER IN CHARGE  
SN

PROJECT MANAGER  
CM

DRAWN  
MK, HG, DR, IL

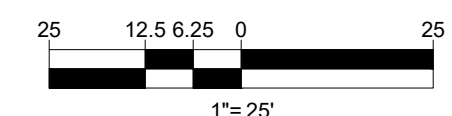
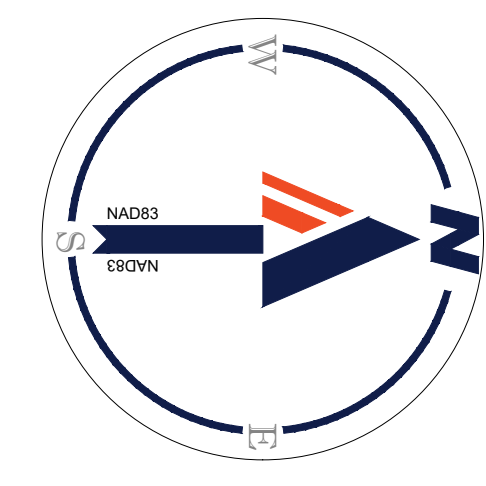
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07/22/2024

SCALE:  
AS NOTED

APPROVED  
CM, MO, SN

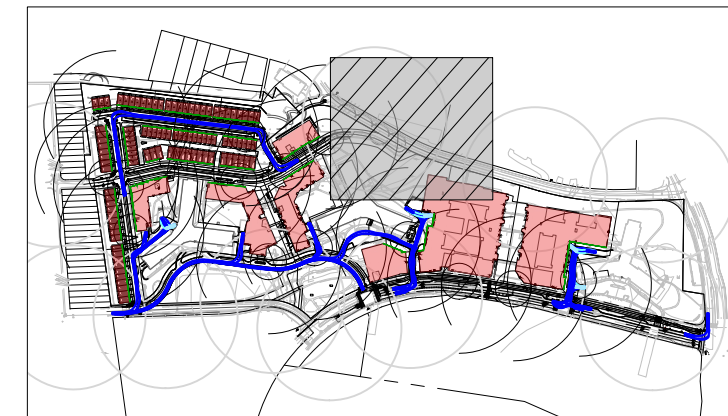
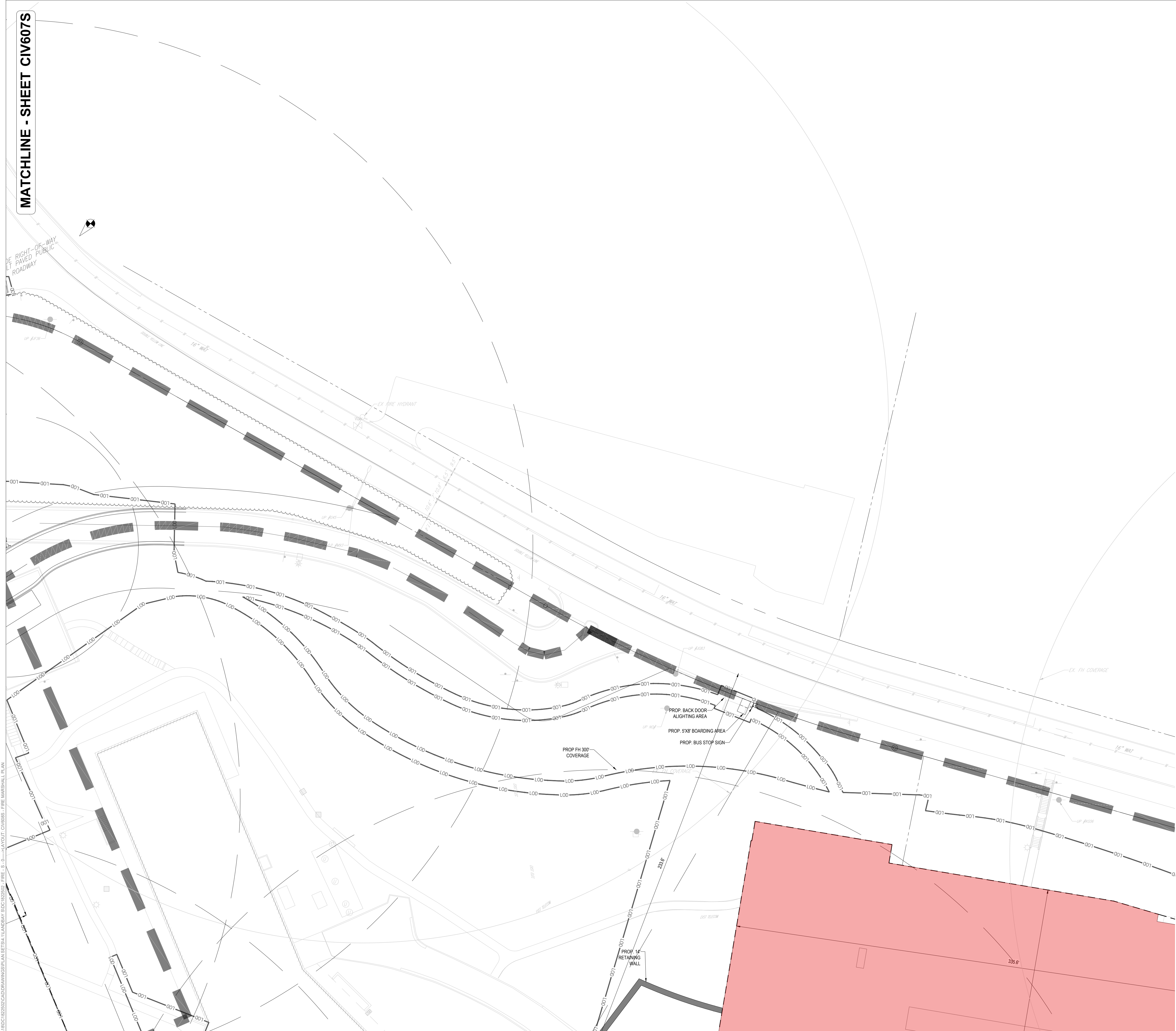
JOB NO.  
DC1822502

DRAWING NO.  
**CIV607S**



14.15.2024  
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MATCHLINE - SHEET CIV607S



KEY MAP  
SCALE: 1" = 800'

**BOHLER DC**

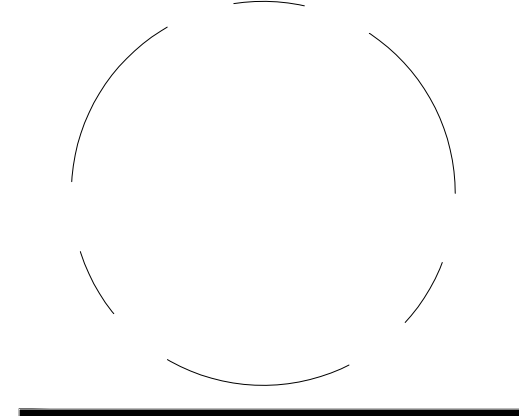
1331 PENNSYLVANIA AVE., NW,  
STE. 1250 NORTH  
WASHINGTON, DC 20004  
Phone: (202) 524-5700

RIVERHOUSE  
LANDBAY S

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

ISSUE NO.	DATE
4.1 SUBMISSION	

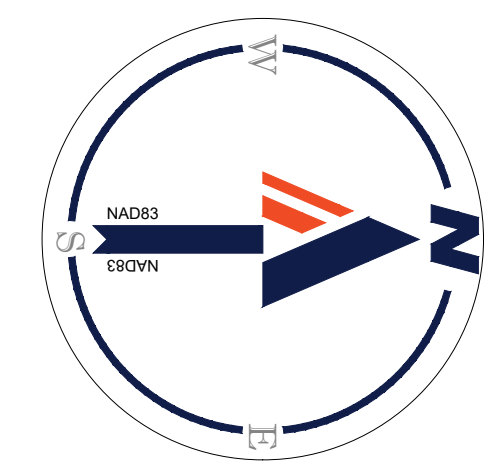
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FIRE  
MARSHALL  
PLAN

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.  
CIV608S



25 12.5 6.25 0 25  
1" = 25'

14 JUL 2024  
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MATCHLINE - SHEET CIV606S

VARIABLE WIDTH RIGHT-OF-WAY  
ASPHALT PAVED PUBLIC  
ROADWAY

18  
17  
16  
15  
14  
13  
12  
11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1

ADDISON HEIGHTS  
BLOCK #2  
DB U-4 PG 56

PROP. PATIO (TYP)

PROP. TH MULTIFAMILY

PROP. PATIO (TYP)

PROP. TH MULTIFAMILY

PROP. DECK ABOVE (TYP)

PROP. DECK ABOVE (TYP)

PROP. DECK ABOVE (TYP)

PROP. DECK ABOVE (TYP)

PROP. DECK ABOVE (TYP)

PROP. DECK ABOVE (TYP)

PROP. DECK ABOVE (TYP)

PROP. DECK ABOVE (TYP)

PROP. DECK ABOVE (TYP)

GARAGE EXHAUST (108 SF)

GARAGE INTAKE (108 SF)

PROP. FH 21.5'

PROP. FH 19.5'

PROP. FH 26'

PROP. FH 19.5'

PROP. FH 26'

PROP. FH 19.5'

PROP. FH 26'

PROP. FH 19.5'

PROP. FH 26'

PROP. FH 19.5'

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PROP. FH 26'

PROP. FH 19.5'

PROP. FH 26'

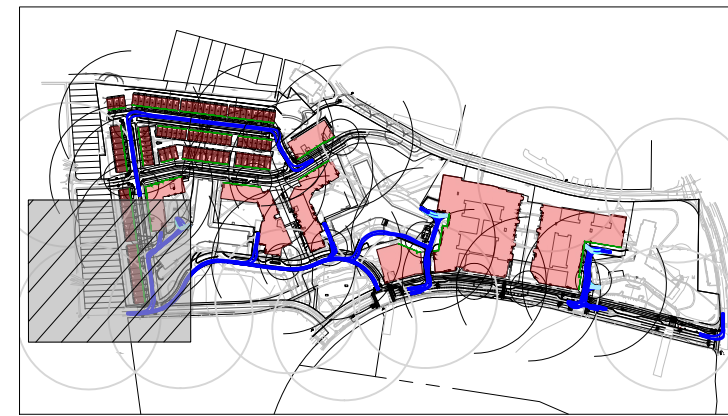
PROP. FH 19.5'

PROP. FH 26'

PROP. FH 19.5'

PROP. FH 26'

PROP. FH 19.5'



KEY MAP  
SCALE: 1" = 800'

**BOHLER DC**

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

### RIVERHOUSE LANDBAY S

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

OWNER / DEVELOPER  
JBG SMITH  
240.333.3600

CENTRAL PARCEL ARCHITECT  
BCT DESIGN GROUP  
410.837.2727

SOUTH PARCEL ARCHITECT  
LESSARD DESIGN, INC.  
571.830.1800

CIVIL ENGINEER  
BOHLER DC  
202.524.5700

LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
202.695.8056

ATTORNEY  
VENABLE LLP  
202.344.4000

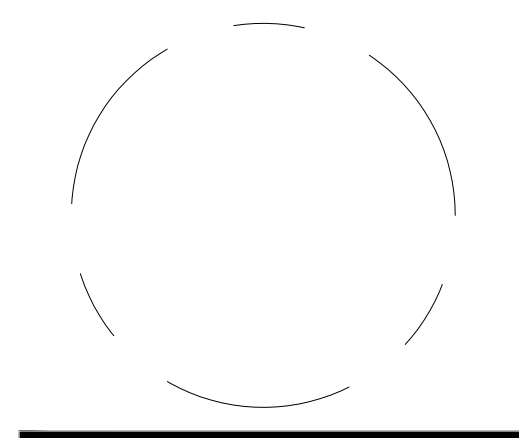
SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

STRUCTURAL ENGINEER  
SK + A  
301.881.1441

ISSUE NO.	DATE
4.1 SUBMISSION	

Revisions NO.	DATE
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### FIRE MARSHALL PLAN

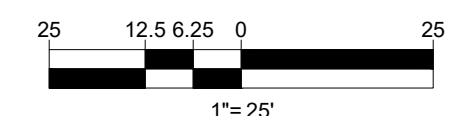
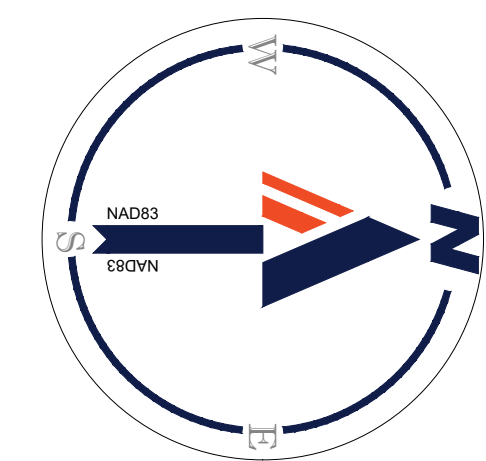
ENGINEER IN CHARGE  
SN

PROJECT MANAGER  
CM

DRAWN  
MK, HG, DR, IL

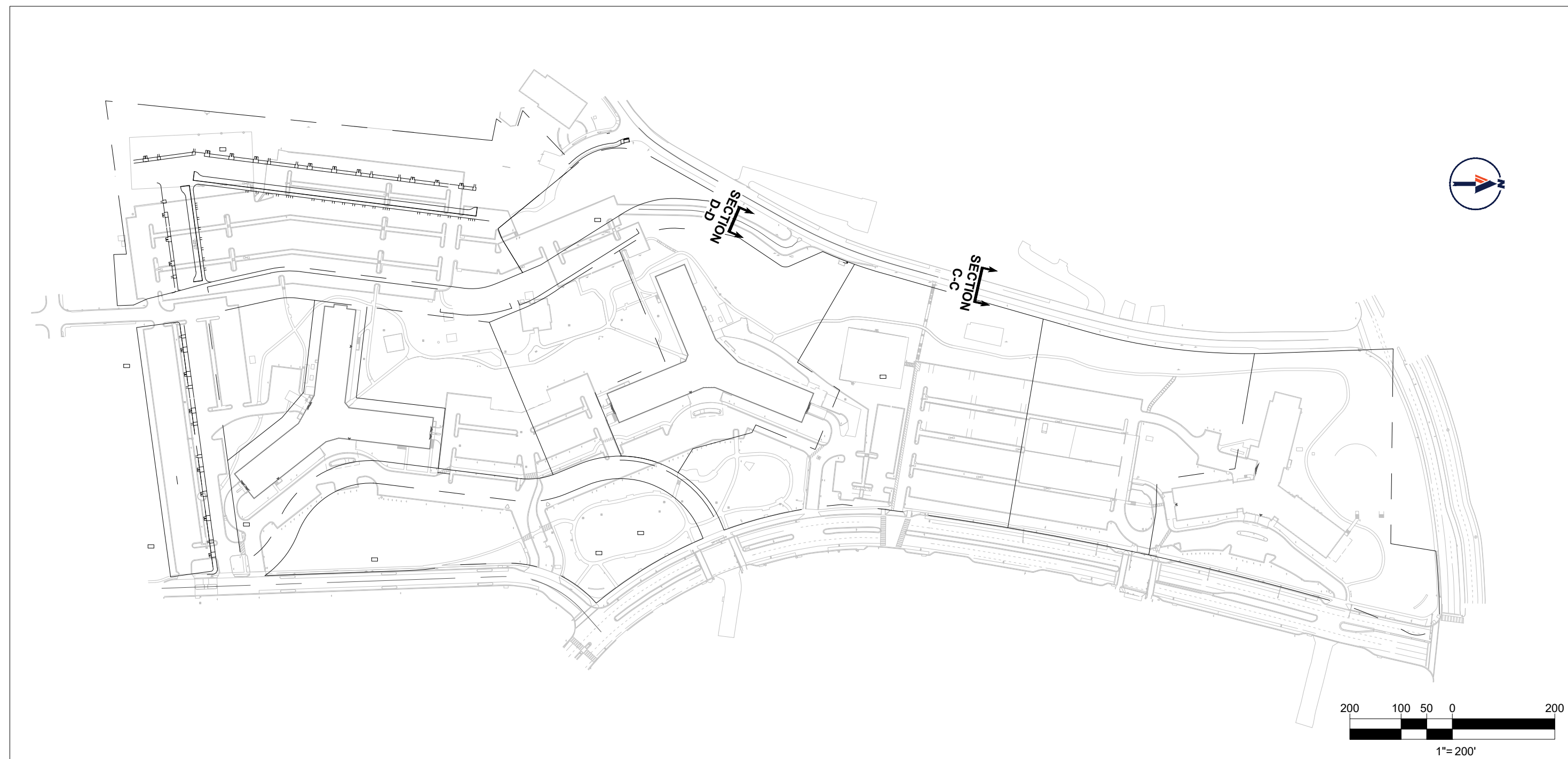
DATE 07/22/2024	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.  
**CIV609S**



14 JUL 2024  
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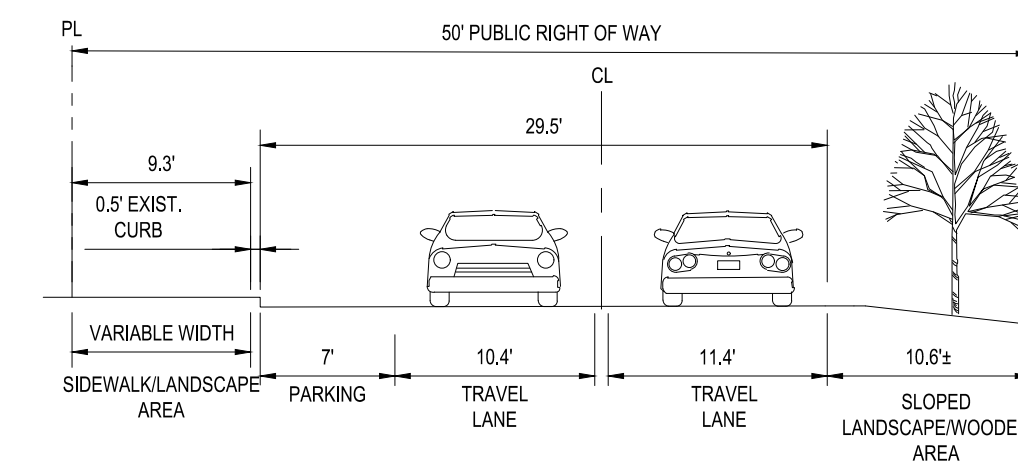




**KEY PLAN**

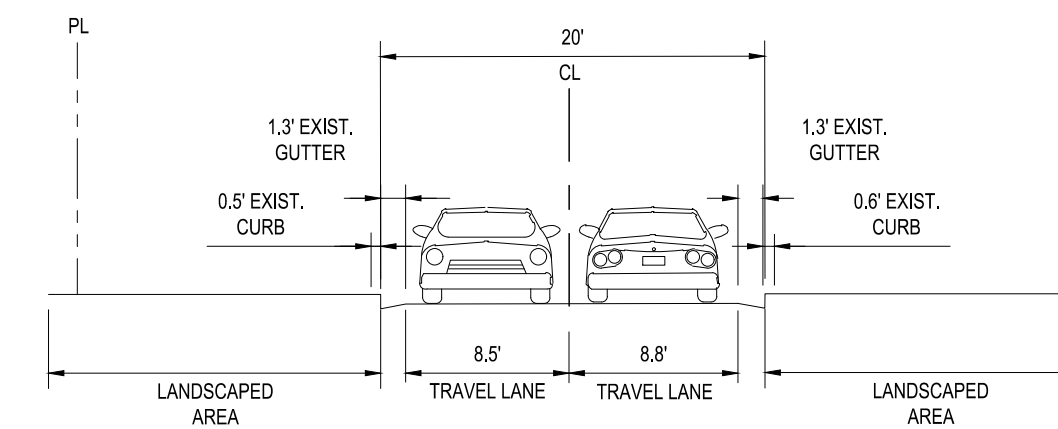
SCALE: 1" = 200'

**EXISTING ROAD CROSS SECTIONS**



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'

**BOHLER DC**

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

RIVERHOUSE  
LANDBAY S

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

OWNER / DEVELOPER

JBG SMITH  
240.333.3600

CENTRAL PARCEL ARCHITECT

BCT DESIGN GROUP

410.837.2727

SOUTH PARCEL ARCHITECT

LESSARD DESIGN, INC.

571.830.1800

CIVIL ENGINEER

BOHLER DC

202.524.5700

LANDSCAPE ARCHITECT

BRADLEY SITE DESIGN

202.695.8056

ATTORNEY

VENABLE LLP

202.344.4000

SUSTAINABILITY CONSULTANT

SUSTAINABLE BUILDING

PARTNERS

703.970.2890

TRAFFIC ENGINEER

NELSON NYGAARD

202.315.5221

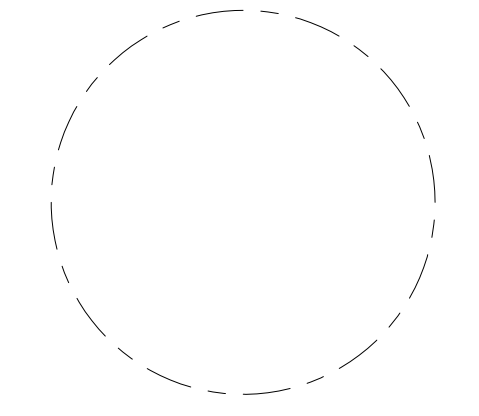
STRUCTURAL ENGINEER

SK + A

301.881.1441

ISSUE NO.	DATE
4.1 SUBMISSION	

Revisions NO.	DATE
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EXISTING ROAD  
CROSS SECTIONS

ENGINEER IN CHARGE  
SN

PROJECT MANAGER  
CM

DRAWN  
MK, HG, DR, IL

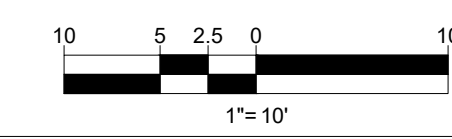
DATE  
07/22/2024

APPROVED  
CM, MO, SN

SCALE:  
AS NOTED

JOB NO.  
DC1822502

DRAWING NO.  
CIV701S





RIVERHOUSE  
LANDBAY S

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

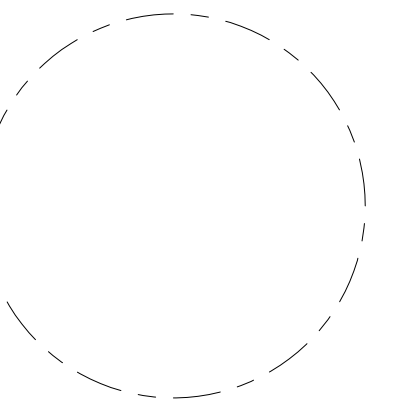
**PRE-DEVELOPMENT LAND COVER:**

**POST-DEVELOPMENT LAND COVER:**



ISSUE NO.	DATE
4.1 SUBMISSION	

Revisions NO.	DATE
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PRE/POST  
LAND COVER

ENGINEER IN CHARGE  
SN

PROJECT MANAGER  
CM

DRAWN  
MK, HG, DR, IL

DATE  
07/22/2024

APPROVED  
CM, MO, SN

SCALE:  
AS NOTED

JOB NO.  
DC1822502

DRAWING NO.  
**CIV800S**

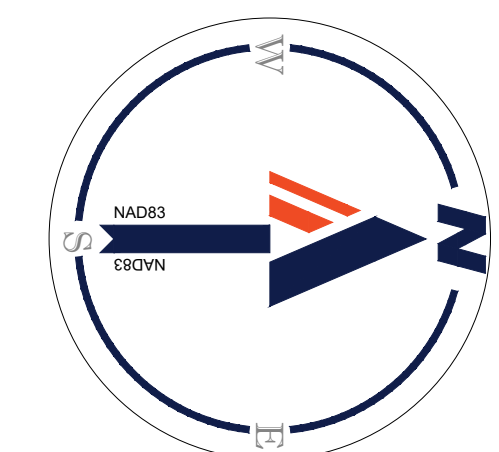
**PHASING NARRATIVE**

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.

**LEGEND**

- EX. PERVIOUS AREA
- PROP. PERVIOUS AREA

LANDBAY S - LAND COVER SUMMARY			
LAND COVER	EXISTING	PROPOSED	DIFFERENCE
IMPERVIOUS	4.71 AC	6.38 AC	+ 1.67 AC
MANAGED TURF	3.01 AC	1.34 AC	- 1.67 AC
TOTAL	7.72 AC	7.72 AC	-



200 100 50 0 200  
1"=200'

RIVERHOUSE  
LANDBAY S

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

OWNER / DEVELOPER  
JBG SMITH  
240.333.3600

CENTRAL PARCEL ARCHITECT  
BCT DESIGN GROUP  
410.837.2727

SOUTH PARCEL ARCHITECT  
LESSARD DESIGN, INC.  
571.830.1800

CIVIL ENGINEER  
BOHLER DC  
202.524.5700

LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
202.695.8056

ATTORNEY  
VENABLE LLP  
202.344.4000

SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

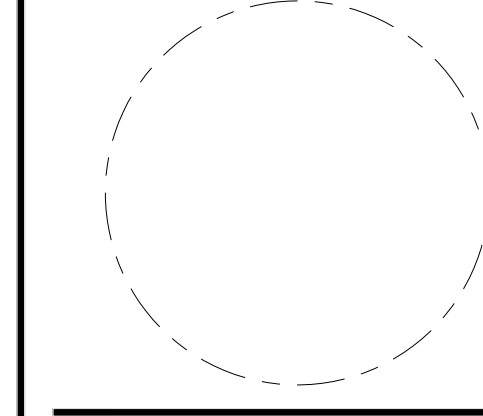
STRUCTURAL ENGINEER  
SK + A  
301.881.1441

ISSUE  
NO. DATE

41 SUBMISSION

Revisions  
NO. DATE

- ▲
- ▲
- ▲
- ▲
- ▲
- ▲



STORMWATER  
MANAGEMENT  
PLANS

ENGINEER IN CHARGE  
SN

PROJECT MANAGER  
CM

DRAWN  
MK, HG, DR, IL

DATE  
07/22/2024

APPROVED  
CM, MO, SN

SCALE:  
AS NOTED

JOB NO.  
DC1822502

DRAWING NO.  
CIV801S

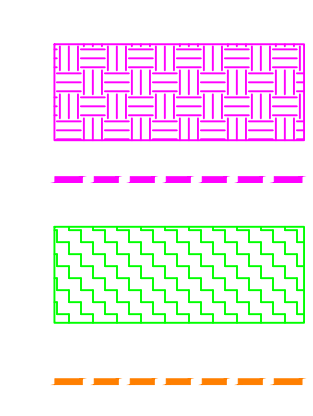


**SWM NARRATIVE**

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 GEP.
3. MANUFACTURED FILTERING AND STORAGE  
3.1. STREETScape AREA AND SITE AREA TO DRAIN TO UNDERGROUND STORAGE AND FILTERING DEVICES TO SATISFY THE REMAINING QUALITY REQUIREMENTS.

**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 LANDBAYS. STORMWATER QUALITY ANALYSIS HAS BEEN COMPLETED AND ADDRESSED AT A LANDBAY LEVEL. STORMWATER QUANTITY REQUIREMENT IS ADDRESSED BY LIMITS OF DISTURBANCE AND DRAINAGE PATTERNS.

RIVERHOUSE  
LANDBAY S

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

CIVIL ENGINEER  
BOHLER DC  
202.524.5700

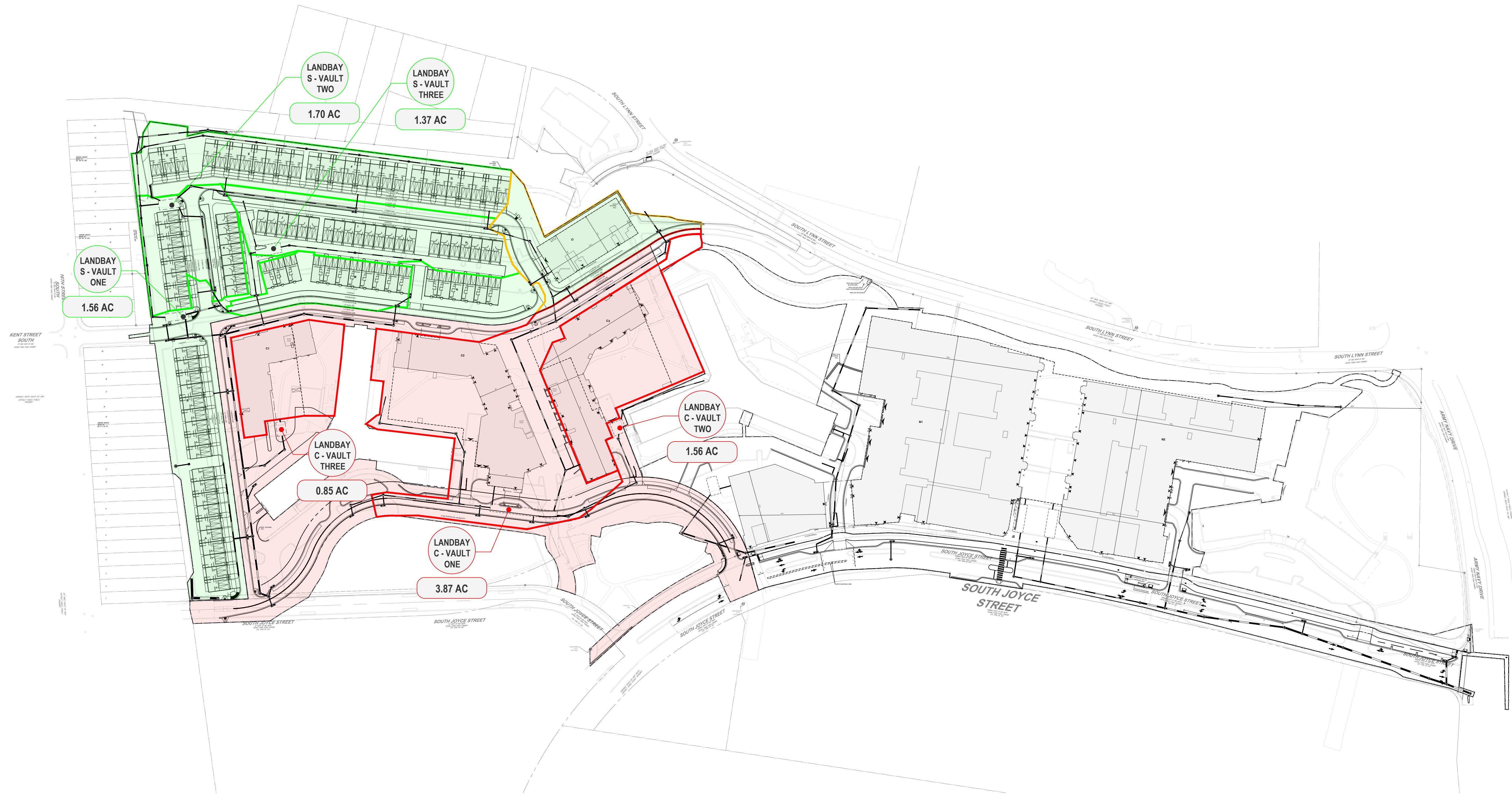
LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
202.695.8056

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202.344.4000

SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING  
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301.881.1441



LANDBAY S-C 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
TOTAL:	16.56	-	-	-	-

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

**PHASING NARRATIVE**

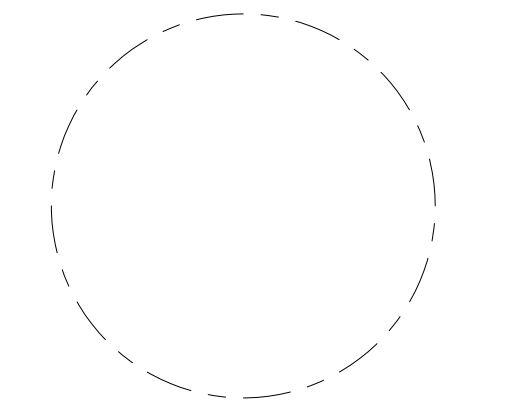
FINAL STORMWATER MANAGEMENT PHASING TO BE DETERMINED DURING FINAL ENGINEERING PLANS WHEN SITE PHASING AND LIMITS OF DISTURBANCE ARE FINALIZED. THE SITE WILL MEET THE 2013 VIRGINIA DEQ STORMWATER MANAGEMENT QUALITY AND QUANTITY REQUIREMENTS FOR THE OVERALL LIMITS OF DISTURBANCE ACROSS ALL LANDBAYS. STORMWATER QUALITY ANALYSIS HAS BEEN COMPLETED AND ADDRESSED AT A LANDBAY LEVEL. STORMWATER QUANTITY REQUIREMENT IS ADDRESSED BY LIMITS OF DISTURBANCE AND DRAINAGE PATTERNS.

**LEGEND**

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

ISSUE NO. DATE  
41 SUBMISSION

Revisions NO. DATE  
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DRAINAGE AREA MAP

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.  
CIV802S

# 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?

**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?   
 Total disturbed area 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

	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		0.6600		2.3500	3.0100
Impervious Cover (acres)				4.7100	4.7100
<b>Totals</b>					<b>7.7200</b>

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, forested 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
<b>Totals</b>					<b>7.7200</b>

**Area Check:** OK OK OK OK

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

	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

Pre-Development	Listed	Adjusted
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%
<b>Total Site Area (acres)</b>	<b>7.7200</b>	<b>6.0500</b>
<b>Site Rv</b>	<b>0.6728</b>	<b>0.7924</b>

Post-Development	Listed	Adjusted
Forest/Open Space Cover (acres)	0.0000	0.0000
Weighted Rv (Forest)	0.0000	0.0000
% Forest	0%	0%
Managed Turf Cover (acres)	1.3400	1.3400
Weighted Rv (Turf)	0.2384	0.2384
% Managed Turf	17%	22%
ReDev. Impervious Cover (acres)	4.7100	4.7100
Rv (Impervious)	0.9500	0.9500
% Impervious	83%	78%
<b>Total ReDev. Site Area (acres)</b>	<b>7.7200</b>	<b>6.0500</b>
<b>ReDev Site Rv</b>	<b>0.8265</b>	<b>0.7924</b>

Pre-Development	Final Post-Development	Post-Development
Final Post-Development Treatment Volume (acre-ft)	0.5317	0.3995
Final Post-Development Treatment Volume (cubic feet)	23,161,215.0	17,402,200.0
Final Post-Development TP Load (lb/yr)	14,552.1	10,933.8
Final Post-Development TP Load per acre (lb/acre/yr)	1.8800	1.8100
Max. Reduction Required (Below Pre-Development Load)	20%	
TP Load Reduction Required for Redeveloped Area (lb/yr)	2,186.8	2,933.7

**Post-Development Requirement for Site Area**

TP Load Reduction Required (lb/yr): 5.1204

\*Adjusted 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/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)		0.3100		1.0300	1.3400	0.2384
Impervious Cover (acres)		0.3500		6.0300	6.3800	0.9500
<b>Total</b>					<b>7.7200</b>	

## 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	2.6800	0.0000	3,696.7920	5,545.1880	9,241.9800
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80		0.0000	0.0000	0.0000	0.0000

## 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		0.0000	0.0000	0.0000	0.0000
14.b. Manufactured Treatment Device-Filtering	0	1.4300	0.0000	4,931.3550	4,931.3550	65
14.c. Manufactured Treatment Device-Generic	0		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.
<b>AREA CHECK</b>	<b>OK.</b>	<b>OK.</b>	<b>OK.</b>	<b>OK.</b>	<b>OK.</b>	

**Site Treatment Volume (ft<sup>3</sup>)** 23,161,215.0

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 <sup>3</sup> )	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
<b>NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)</b>	<b>26,555.7</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>26,555.7</b>

**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
<b>** TARGET TP REDUCTION EXCEEDED BY 0.0813 LB/YEAR **</b>	

**Total Nitrogen (For Information Purposes)**

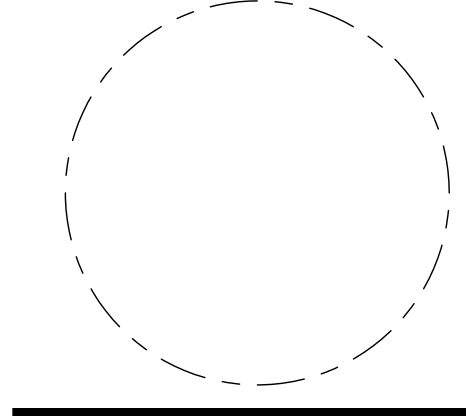
POST-DEVELOPMENT LOAD (lb/yr)	104,103.7
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	26,555.7
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	77,548.0

Drainage Area A	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	7.7200
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed	0.0000	0.3100	0.0000	1.0300	1.3400
Impervious Cover	0.0000	0.3500	0.0000	6.0300	6.3800
<b>Total Area (acres)</b>	<b>0.0000</b>	<b>0.6600</b>	<b>0.0000</b>	<b>7.0600</b>	<b>7.7200</b>

**Runoff Reduction Volume (ft<sup>3</sup>):** 3,696.7920

**Runoff Coefficient (Cn):** 94

RV <sub>developed</sub> (watershed-inch) with no Runoff Reduction*	1-year storm	2-year storm	10-year storm
RV <sub>developed</sub> (watershed-inch) with Runoff Reduction* <td>2.0513</td> <td>2.4953</td> <td>4.1502</td>	2.0513	2.4953	4.1502
<b>Adjusted CN*</b>	<b>92</b>	<b>93</b>	<b>93</b>

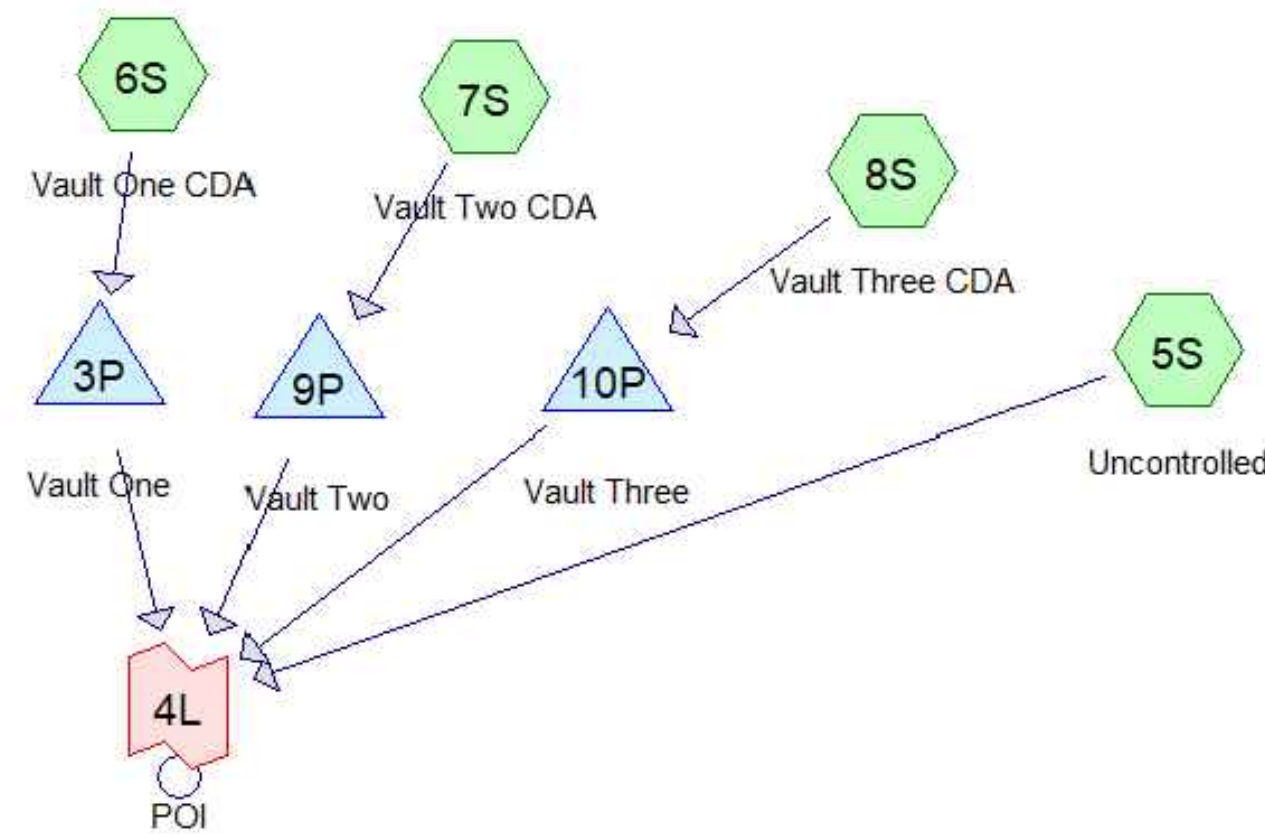


### LANDBAY S ENERGY BALANCE CALCULATIONS:

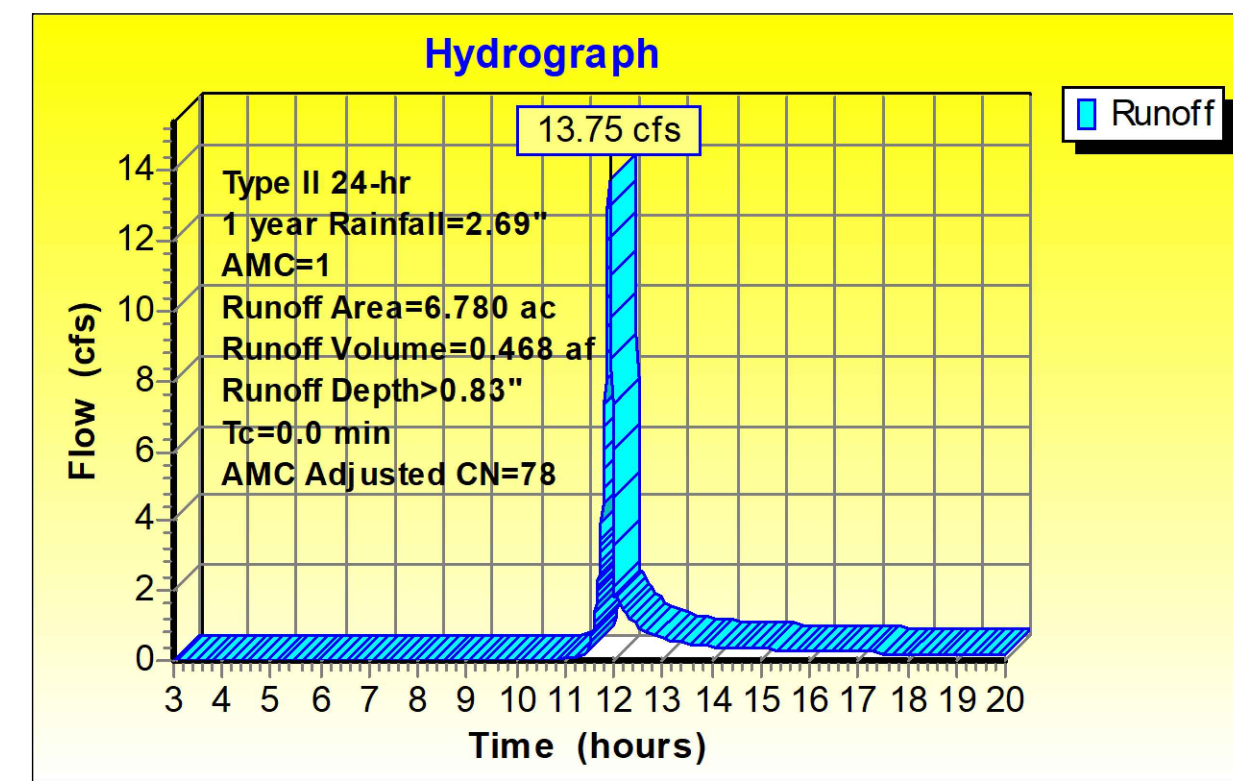
SITE AREA (acre)	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.69	2.69	4.84	4.84
CN	90	92	90	93
S=1000/CN-10	1.11	0.87	1.11	0.75
0.2S	0.22	0.17	0.22	0.15
$RV=(P-0.2S)^2/(P-0.2S)+S$	1.70	1.87	3.72	4.04
CHANNEL PROTECTION		FLOOD CONTROL		
Qpre-development	13.75	Qpre-development	38	
QPost 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:

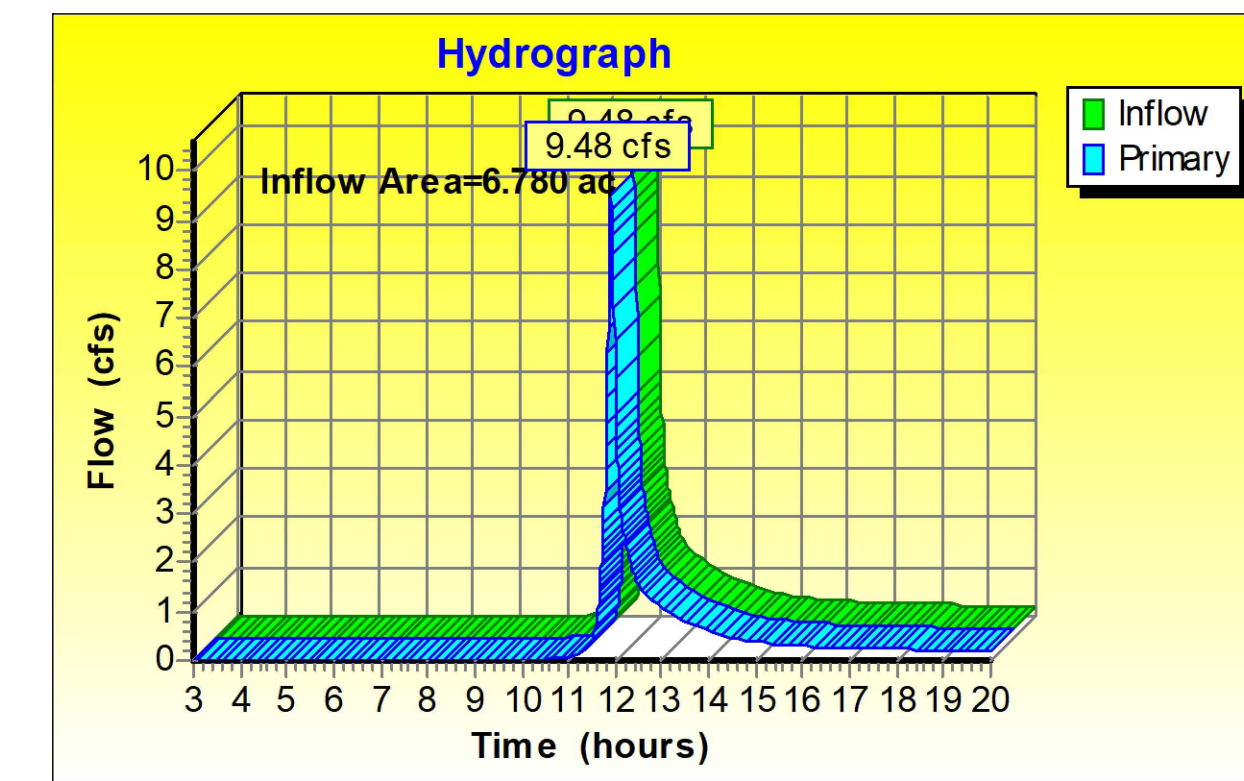
THE HYDROCAD MODEL FOR LANDBAY S CONSISTS OF ONE DRAINAGE AREA. THERE ARE THREE VAULTS PROPOSED. ANY AREA NOT CAPTURED BY THESE VAULTS IS INCLUDED IN THE "UNCONTROLLED" SUBCAT. THE THREE VAULTS AND UNCONTROLLED AREA ALL OUTFALL TO ONE POINT OF ANALYSIS.



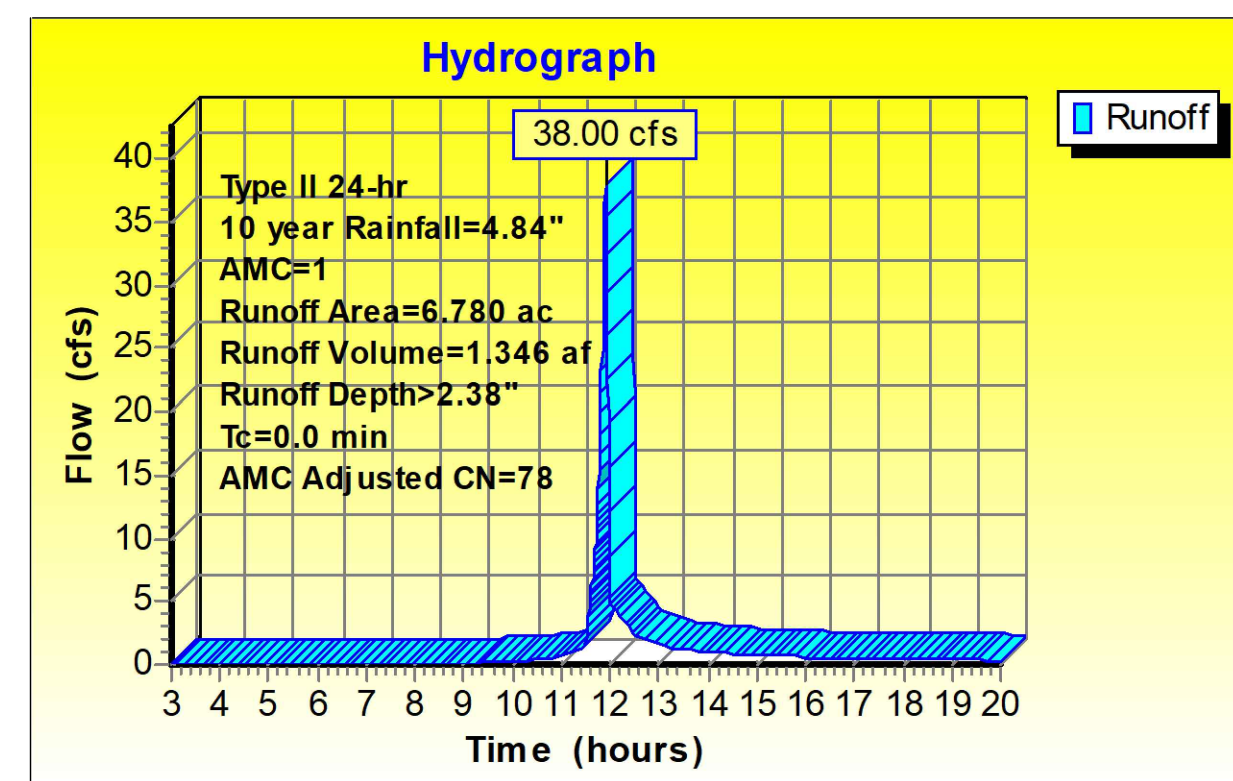
### LANDBAY S PREDEVELOPMENT 1-YR FLOW:



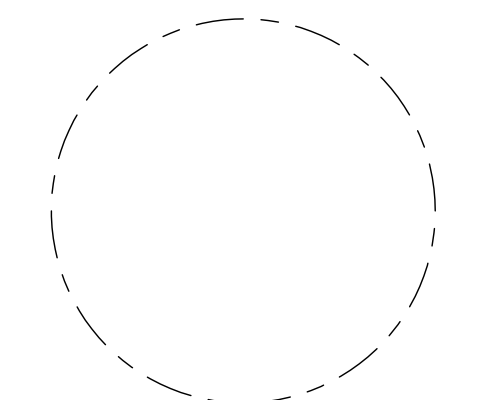
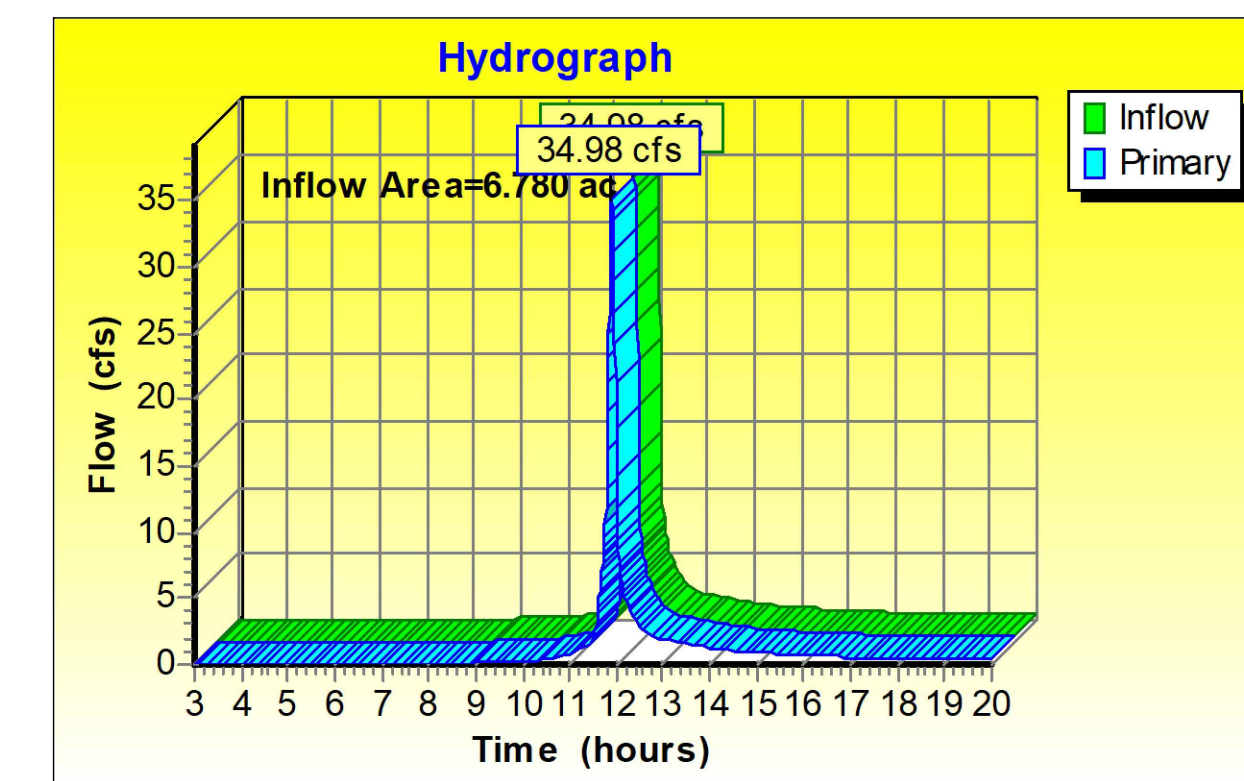
### LANDBAY S POST DEVELOPMENT 1-YR FLOW:



### LANDBAY S PREDEVELOPMENT 10-YR FLOW:



### LANDBAY S POST DEVELOPMENT 10-YR FLOW:



**RIVERHOUSE  
LANDBAY S**

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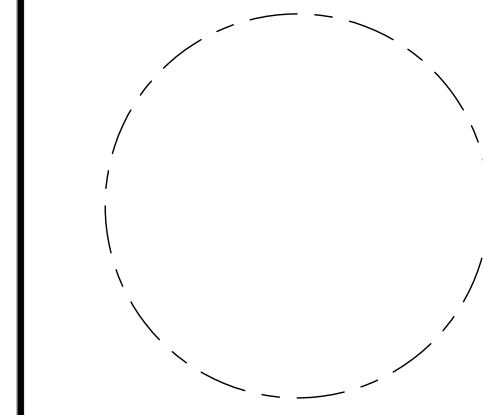
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STRUCTURAL ENGINEER  
SK + A

301.881.1441

ISSUE NO. 4.1 SUBMISSION  
LSCP - 0 DATE

Revisions NO. DATE

- ▲
- ▲
- ▲
- ▲
- ▲
- ▲



**OVERALL  
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

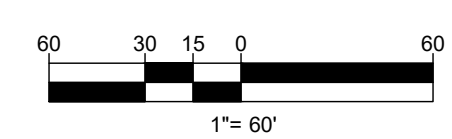
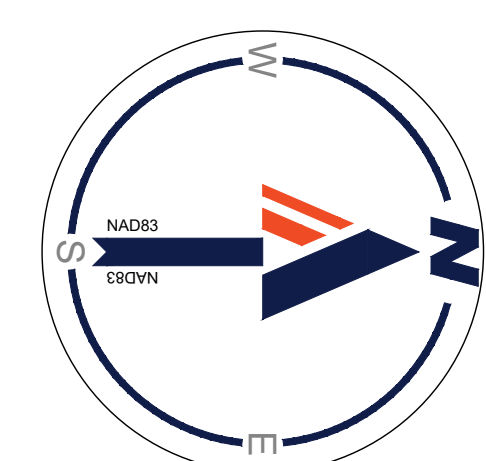
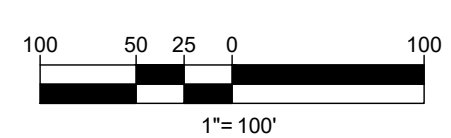
JOB NO.  
DC1822502

DRAWING NO.  
**CIV900S**



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

**LEGEND**  
EXISTING EVERGREEN OR DECIDUOUS TREE





RIVERHOUSE  
LANDBAY S

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1400 S. JOYCE STREET  
ARLINGTON, VA 22202  
OWNER / DEVELOPER  
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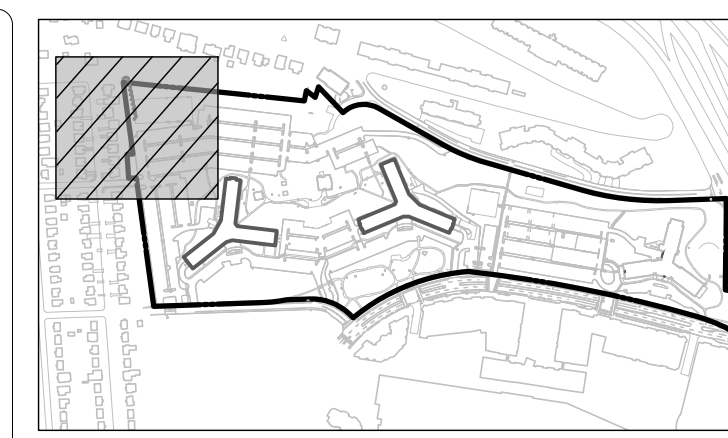
Revisions

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  
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DC1822502

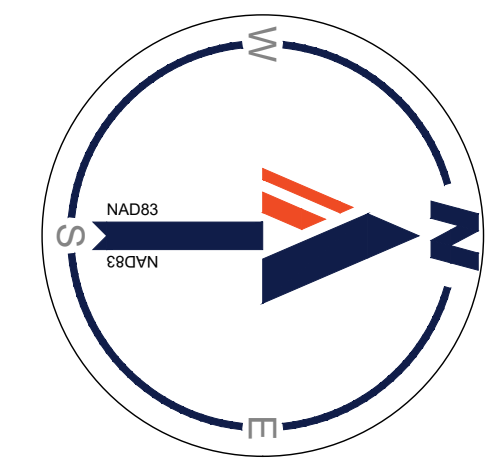
DRAWING NO.  
CIV901S



MATCHLINE - SHEET CIV902S



MATCHLINE - SHEET CIV904S



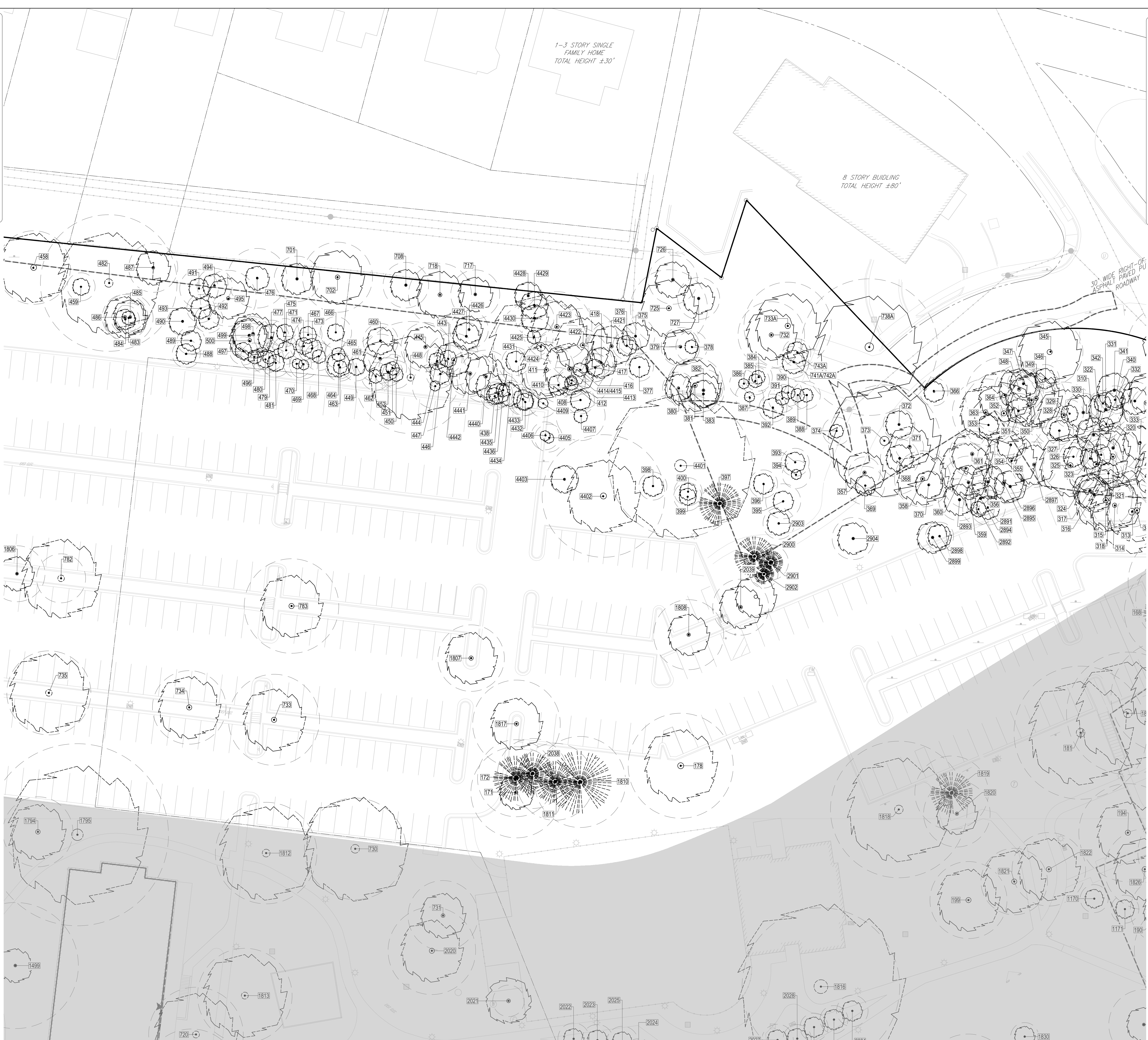
**LEGEND**

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

11/18/2024  
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MATCHLINE - SHEET CIV901S

MATCHLINE - SHEET CIV903S



SCALE: 1" = 800'

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

**RIVERHOUSE  
 LANDBAY S**

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CENTRAL PARCEL ARCHITECT  
 BCT DESIGN GROUP  
 410.837.2727

SOUTH PARCEL ARCHITECT  
 LESSARD DESIGN, INC.  
 571.830.1800

CIVIL ENGINEER  
 BOHLER DC  
 202.524.5700

LANDSCAPE ARCHITECT  
 BRADLEY SITE DESIGN  
 202.695.8056

ATTORNEY  
 VENABLE LLP  
 202.344.4000

SUSTAINABILITY CONSULTANT  
 SUSTAINABLE BUILDING  
 PARTNERS  
 703.970.2890

TRAFFIC ENGINEER  
 NELSON NYGAARD  
 202.315.5221

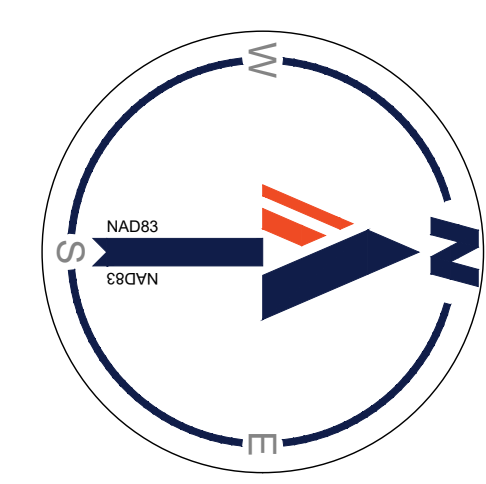
STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441

ISSUE NO. 4.1 SUBMISSION

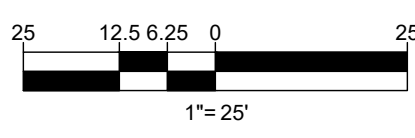
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- LEGEND**
- EXISTING EVERGREEN OR DECIDUOUS TREE
  - CRITICAL ROOT ZONE (CRZ)
  - TREE TAG NUMBER



**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.  
**CIV902S**

M.B. 2024  
 H:\BCT\1822502\CAD\DRAWINGS\PLAN\SET\SA\LANDSBAY\_S\01-1-LAYOUT-CIV902S - TREE INVENTORY



RIVERHOUSE  
LANDBAY S

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

OWNER / DEVELOPER  
JBG SMITH  
240.333.3600

CENTRAL PARCEL ARCHITECT  
BCT DESIGN GROUP  
410.837.2727

SOUTH PARCEL ARCHITECT  
LESSARD DESIGN, INC.  
571.830.1800

CIVIL ENGINEER  
BOHLER DC  
202.524.5700

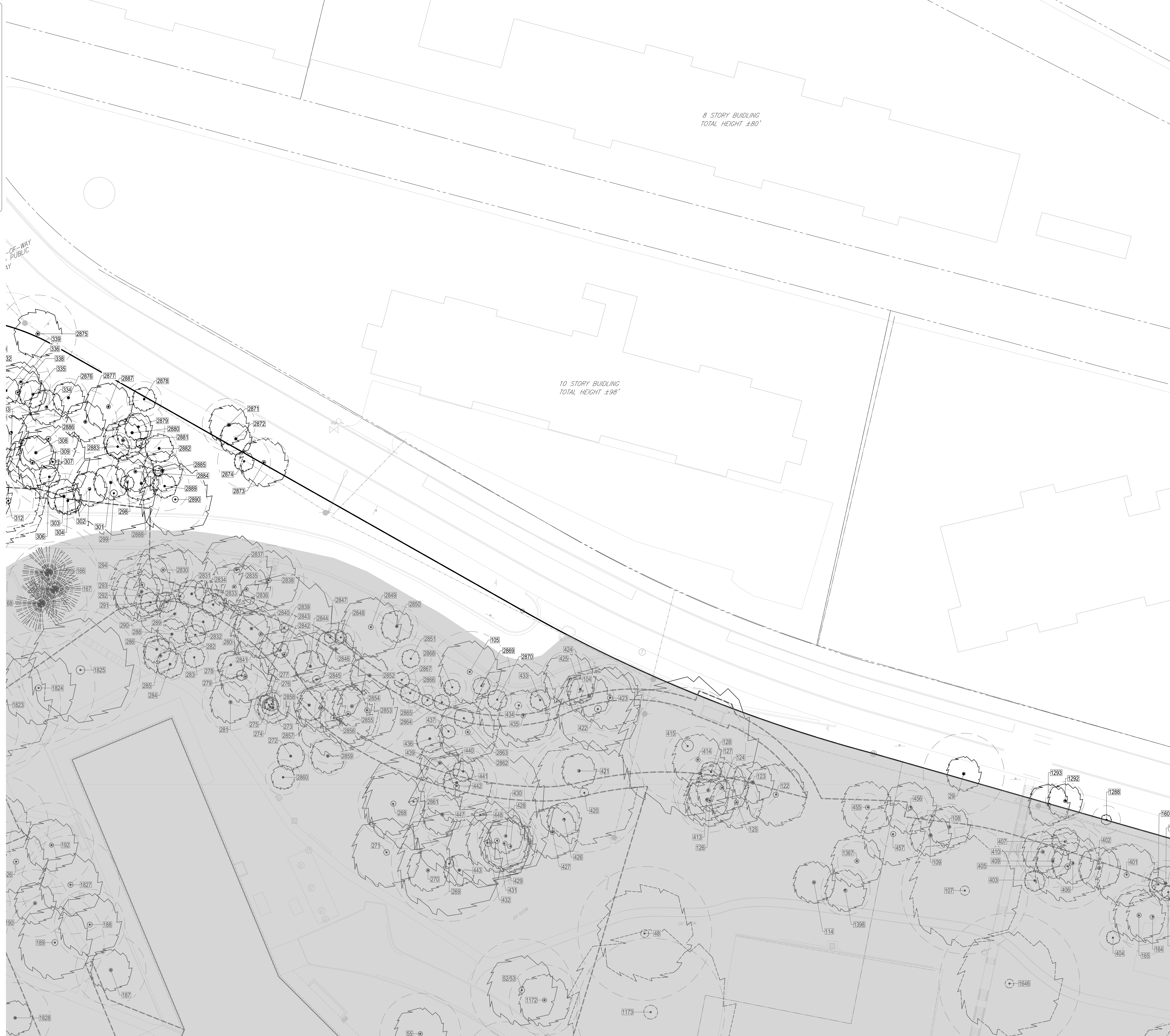
LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
202.695.8056

ATTORNEY  
VENABLE LLP  
202.344.4000

SUSTAINABILITY CONSULTANT  
SUSTAINABLE BUILDING  
PARTNERS  
703.970.2890

TRAFFIC ENGINEER  
NELSON NYGAARD  
202.315.5221

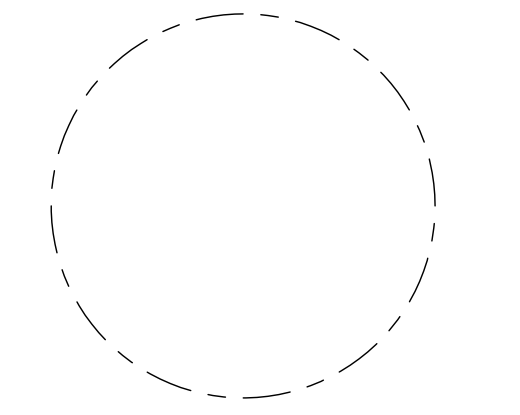
STRUCTURAL ENGINEER  
SK + A  
301.881.1441



ISSUE NO. 41 SUBMISSION LSCP - 0 DATE

Revisions NO. DATE

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EXISTING TREE INVENTORY PLAN

ENGINEER IN CHARGE  
SN

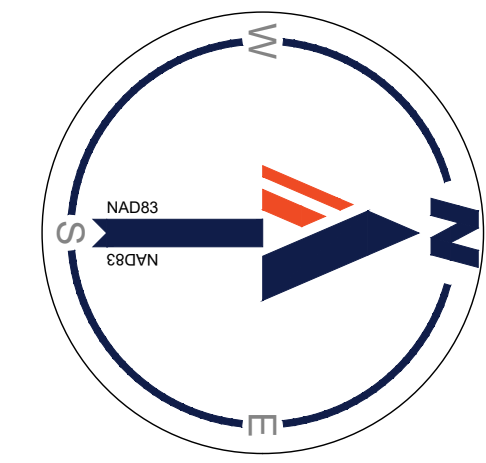
PROJECT MANAGER  
CM

DRAWN  
MK, HG, DR, IL

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

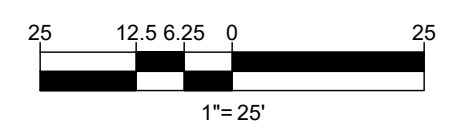
SCALE: AS NOTED JOB NO. DC1822502

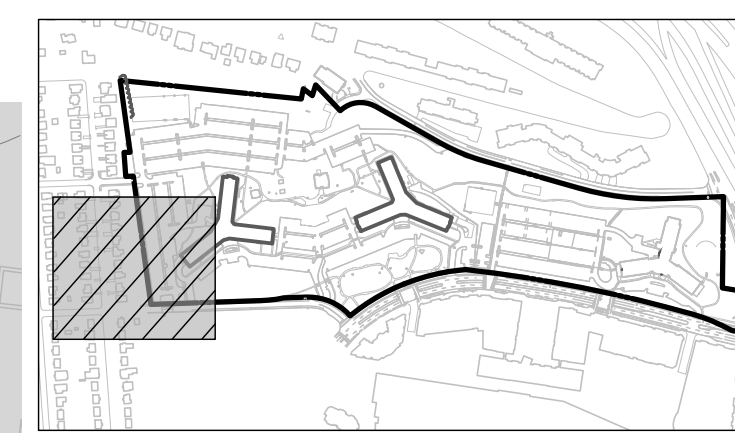
DRAWING NO. CIV903S



LEGEND

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





KEY MAP  
SCALE: 1" = 800'

RIVERHOUSE  
LANDBAY S

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

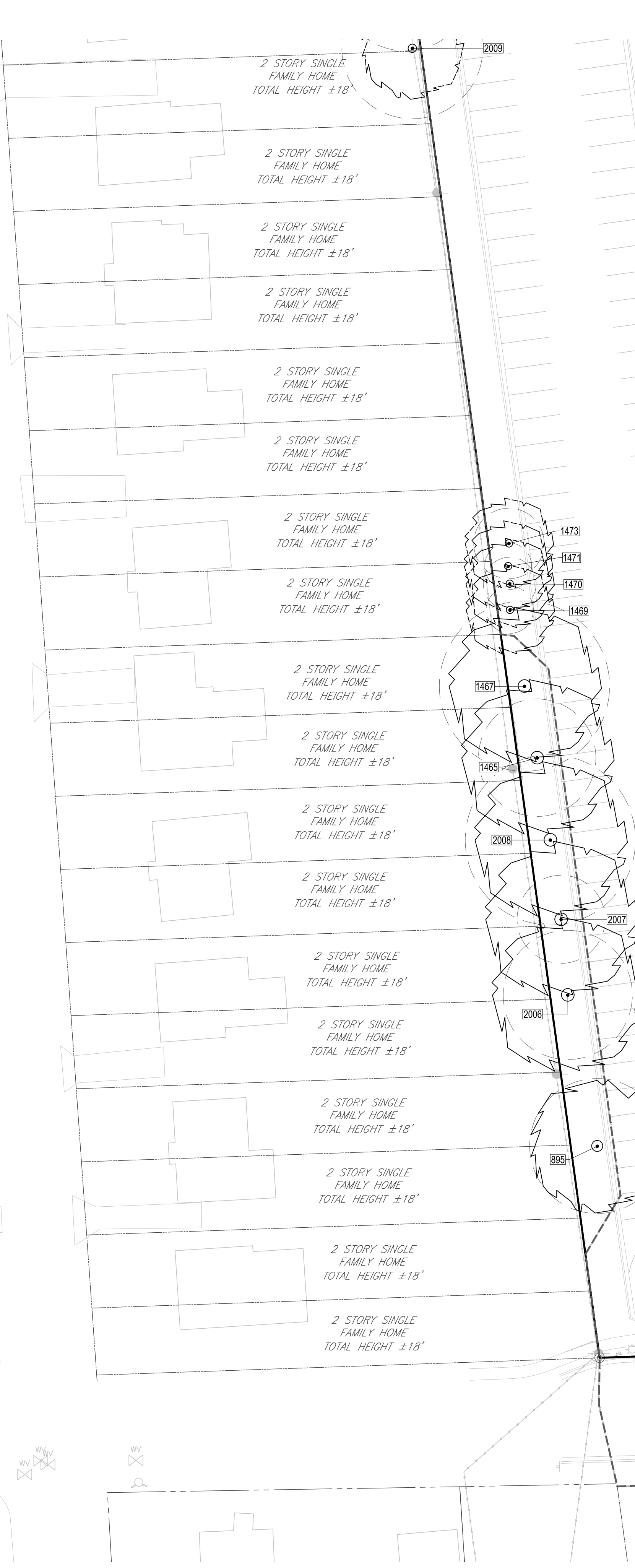
ISSUE NO. DATE  
4.1 SUBMISSION LSCP - 0

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.  
CIV904S



**LEGEND**

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

M.B. 2024  
 H:\BDC\1822502\CAD\DRAWINGS\PLAN\SET\SA LANDBAY S\DC1822502 - LSCP - S - 0 - 4 - LAYOUT CIV904S - TREE INVENTORY

River House 1400 S Joyce St, Arlington, VA 22202. Table with columns: #, COMMON NAME, BOTANICAL NAME, CONDITION RATING, CIRCUMFERENCE, DIAMETER (DBH), CRITICAL ROOT ZONE (CRZ), CRZ IMPACTED BY LOD, REMOVE, NATIVE, CANOPY AREA SF, COMMENTS.

River House 1400 S Joyce St, Arlington, VA 22202. Table with columns: #, COMMON NAME, BOTANICAL NAME, CONDITION RATING, CIRCUMFERENCE, DIAMETER (DBH), CRITICAL ROOT ZONE (CRZ), CRZ IMPACTED BY LOD, REMOVE, NATIVE, CANOPY AREA SF, COMMENTS.

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

RIVERHOUSE LANDBAYS

PROJECT STREET NUMBER 1400 S. JOYCE STREET ARLINGTON, VA 22202 OWNER / DEVELOPER JBC SMITH 240.333.3600 CENTRAL PARCEL ARCHITECT BRADLEY SITE DESIGN 202.695.8056 ATTORNEY VENABLE LLP 202.344.4000 SUSTAINABILITY CONSULTANT SUSTAINABLE BUILDING PARTNERS 703.970.2890 TRAFFIC ENGINEER NELSON NYGAARD 202.315.5221 STRUCTURAL ENGINEER SK + A 301.881.1441

ISSUE NO. 41 SUBMISSION DATE LSCP - 0

Revisions NO. DATE

TREE INVENTORY SCHEDULE

ENGINEER IN CHARGE SN PROJECT MANAGER CM DRAWN MK, HG, DR, IL DATE 07/22/2024 APPROVED CM, MO, SN SCALE: AS NOTED JOB NO. DC1822502 DRAWING NO. CIV905S







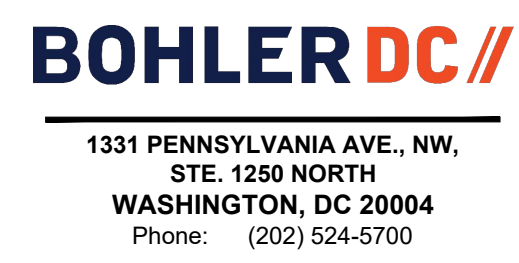




River House 1400 S Joyce St, Arlington, VA 22202 TREE REPLACEMENTS TABLE. Table with columns: #, COMMON NAME, BOTANICAL NAME, DIAMETER (DBH) INCHES, SPECIES RATING %, CONDITION RATING %, TOTAL SCORE, REMOVE, REPLACEMENTS REQUIRED. Rows 1634-1757.

River House 1400 S Joyce St, Arlington, VA 22202 TREE REPLACEMENTS TABLE. Table with columns: #, COMMON NAME, BOTANICAL NAME, DIAMETER (DBH) INCHES, SPECIES RATING %, CONDITION RATING %, TOTAL SCORE, REMOVE, REPLACEMENTS REQUIRED. Rows 1231-1633.

River House 1400 S Joyce St, Arlington, VA 22202 TREE REPLACEMENTS TABLE. Table with columns: #, COMMON NAME, BOTANICAL NAME, DIAMETER (DBH) INCHES, SPECIES RATING %, CONDITION RATING %, TOTAL SCORE, REMOVE, REPLACEMENTS REQUIRED. Rows 733A-1230.



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

RIVERHOUSE LANDBAY S

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 ATTENEY LLP 202.344.4000

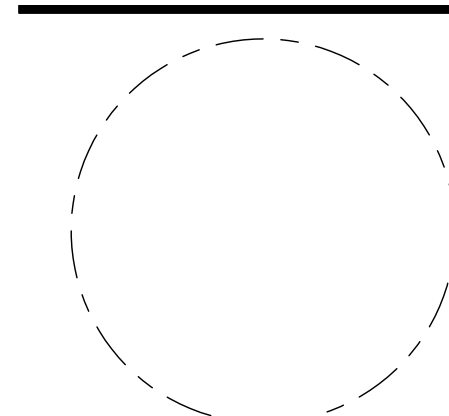
SUSTAINABILITY CONSULTANT SUSTAINABLE BUILDING PARTNERS 703.970.2890

TRAFFIC ENGINEER NELSON NYGAARD 202.315.5221

STRUCTURAL ENGINEER SK + A 301.881.1441

ISSUE NO. 41 SUBMISSION LSCP - 0 DATE

Revisions NO. DATE



TREE REPLACEMENT SCHEDULE

ENGINEER IN CHARGE SN

PROJECT MANAGER CM

DRAWN MK, HG, DR, IL

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

SCALE: AS NOTED JOB NO. DC1822502

DRAWING NO. CIV910S





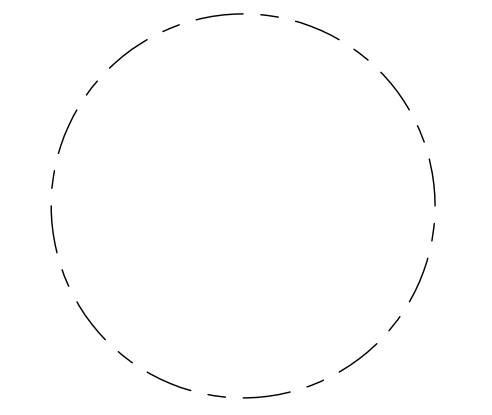


**RIVERHOUSE  
LANDBAY S**

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

ISSUE NO. 4.1 SUBMISSION  
LSCP - 0 DATE

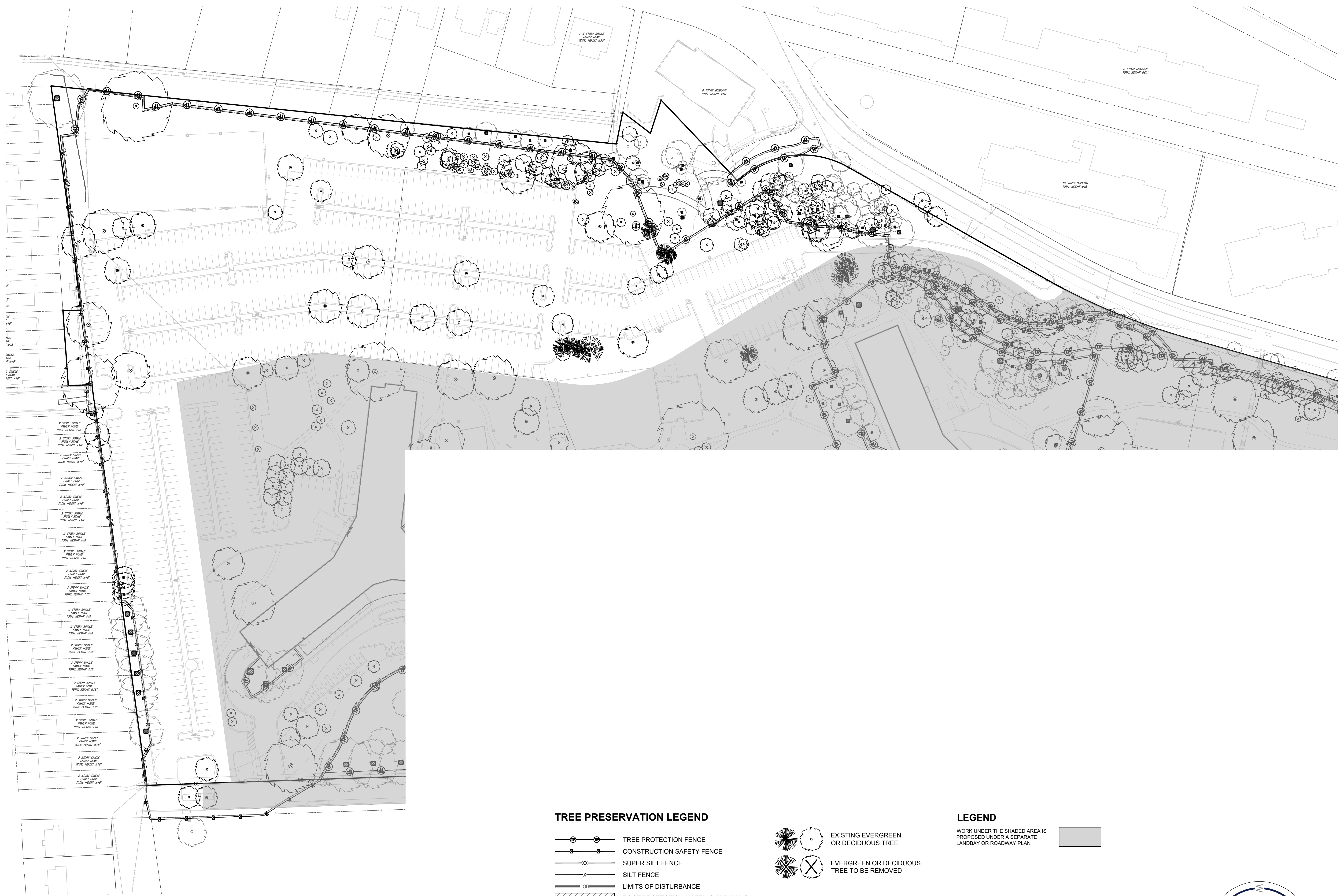
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**EXISTING TREE  
INVENTORY PLAN**

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

DRAWING NO.  
**CIV914S**

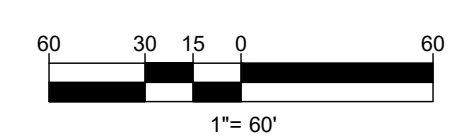
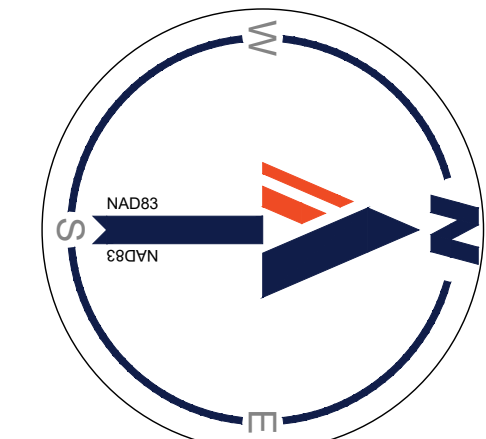


**TREE PRESERVATION LEGEND**

- 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

**LEGEND**

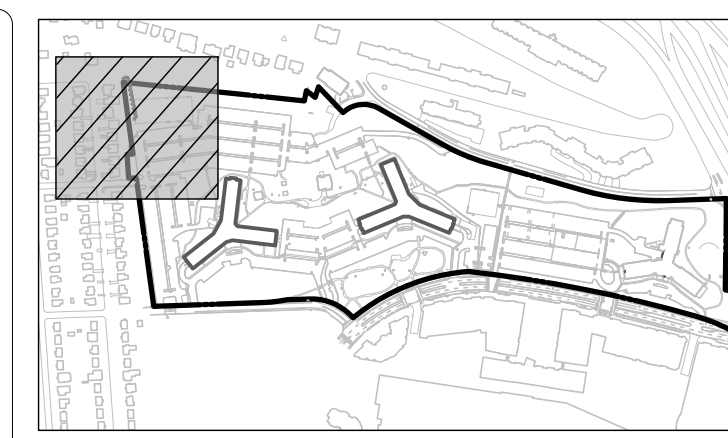
- EXISTING EVERGREEN OR DECIDUOUS TREE
- EVERGREEN OR DECIDUOUS TREE TO BE REMOVED
- WORK UNDER THE SHADED AREA IS PROPOSED UNDER A SEPARATE LANDBAY OR ROADWAY PLAN



11/18/2024  
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RIVERHOUSE  
LANDBAY S

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

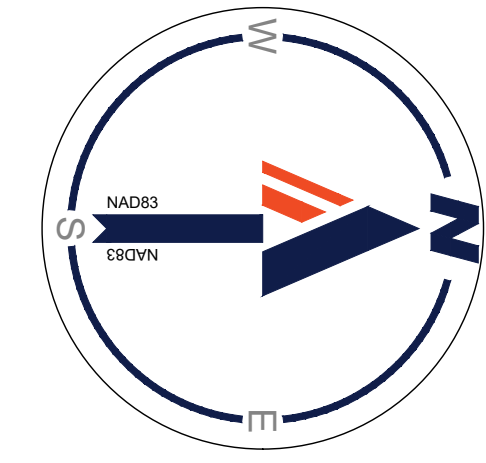


KEY MAP  
SCALE: 1" = 800'

MATCHLINE - SHEET CIV916S

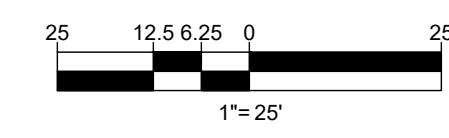


MATCHLINE - SHEET CIV918S



**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
- CRITICAL ROOT ZONE (CRZ)
- TREE TAG NUMBER



ISSUE NO. 4.1 SUBMISSION  
LSCP - 0 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  
SCALE:  
AS NOTED  
APPROVED  
CM, MO, SN  
JOB NO.  
DC1822502

DRAWING NO.  
**CIV915S**

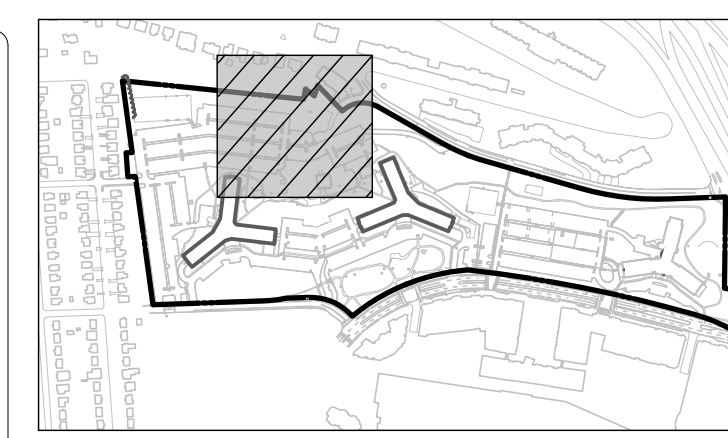
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MATCHLINE - SHEET CIV915S

MATCHLINE - SHEET CIV917S

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

### RIVERHOUSE LANDBAY S

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

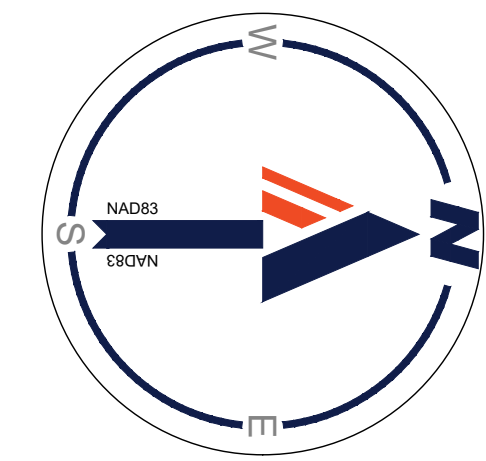
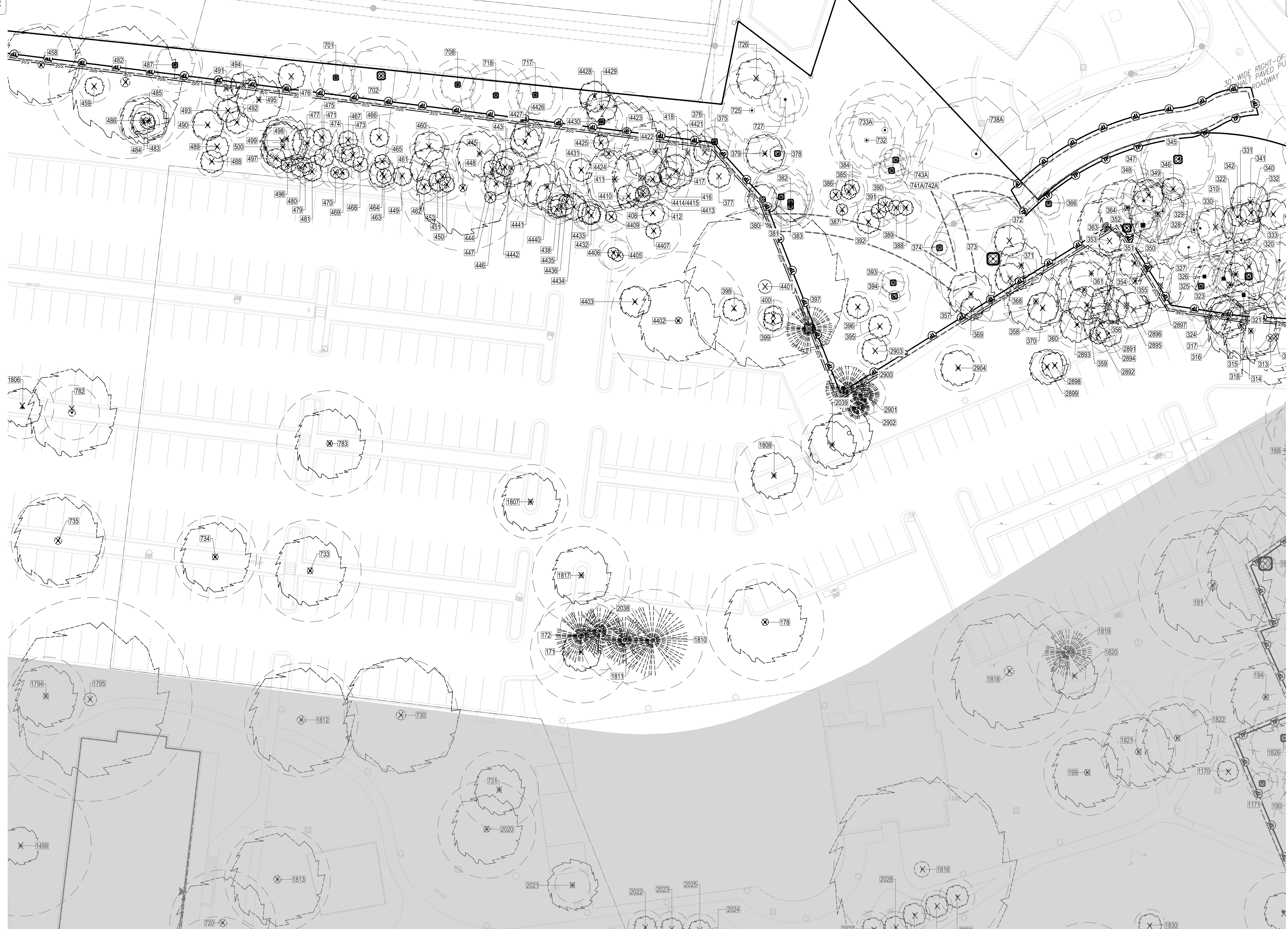
LANDSCAPE ARCHITECT  
BRADLEY SITE DESIGN  
202.695.8056

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



**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
- CRITICAL ROOT ZONE (CRZ)
- TREE TAG NUMBER

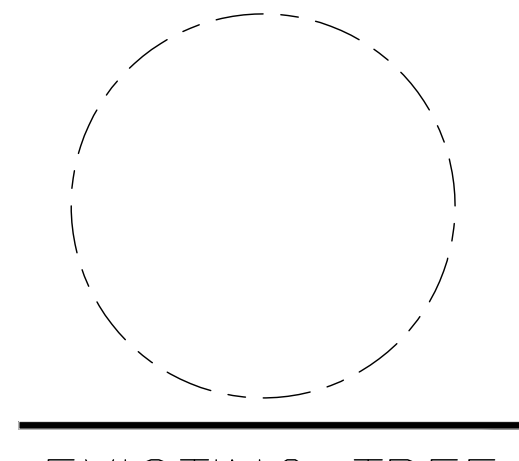
1" = 25'

ISSUE NO. 4.1 SUBMISSION

LSCP - 0 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.  
**CIV916S**

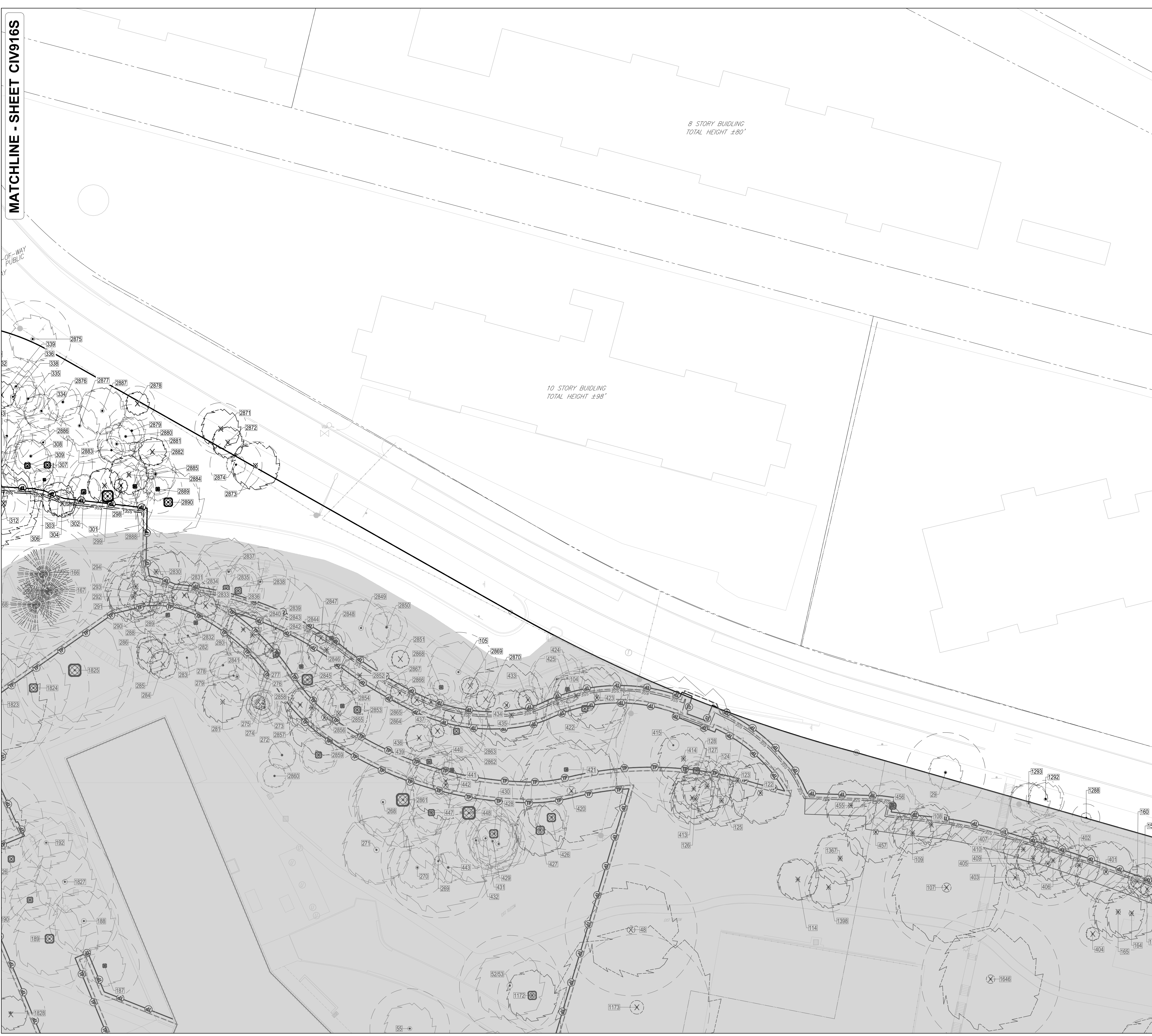
4/8/2024  
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MATCHLINE - SHEET CIV916S

OF WAY PUBLIC

11/18/2024 CAD DRAWINGS PLAN SETS 14 LANDBAY S DC1822502 - LSCP - S. C. - LAYOUT COVERTS TREE PRESERVATION

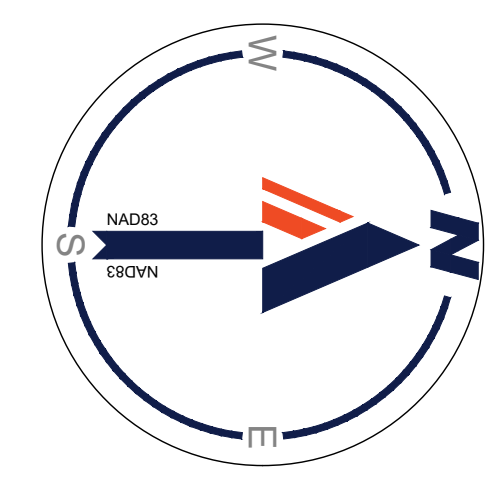


**BOHLER DC //**  
1331 PENNSYLVANIA AVE., NW,  
STE. 1250 NORTH  
WASHINGTON, DC 20004  
Phone: (202) 524-5700

### RIVERHOUSE LANDBAY S

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

ISSUE NO. 4.1 SUBMISSION  
LSCP - 0 DATE

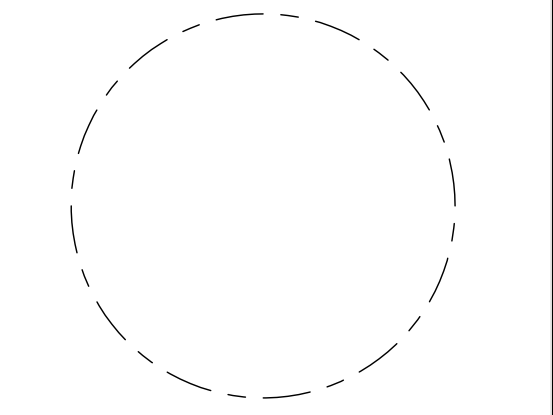
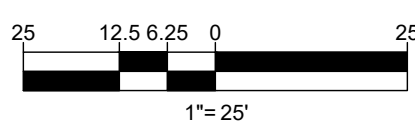


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NO.	DATE
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#### TREE PRESERVATION LEGEND

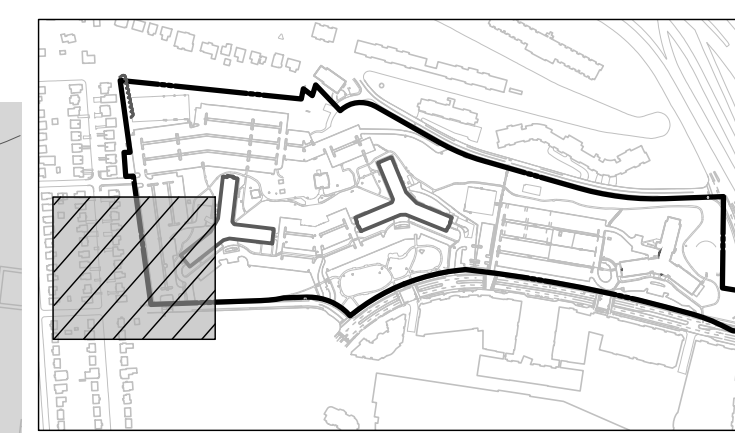
- TREE PROTECTION FENCE
- CONSTRUCTION SAFETY FENCE
- SUPER SILT FENCE
- SILT FENCE
- LIMITS OF DISTURBANCE
- ROOT PROTECTION MATTING AND MULCH
- APPROXIMATE CONSTRUCTION TRAILER LOCATION
- STABILIZED CONSTRUCTION ENTRANCE
- PORTABLE SEDIMENT TANK
- TRUNK ARMORING/BRANCH PROTECTION
- EXISTING EVERGREEN OR DECIDUOUS TREE
- EVERGREEN OR DECIDUOUS TREE TO BE REMOVED
- CRITICAL ROOT ZONE (CRZ)
- TREE TAG NUMBER



### 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

DRAWING NO.  
CIV917S



KEY MAP  
SCALE: 1" = 800'

RIVERHOUSE  
LANDBAY S

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

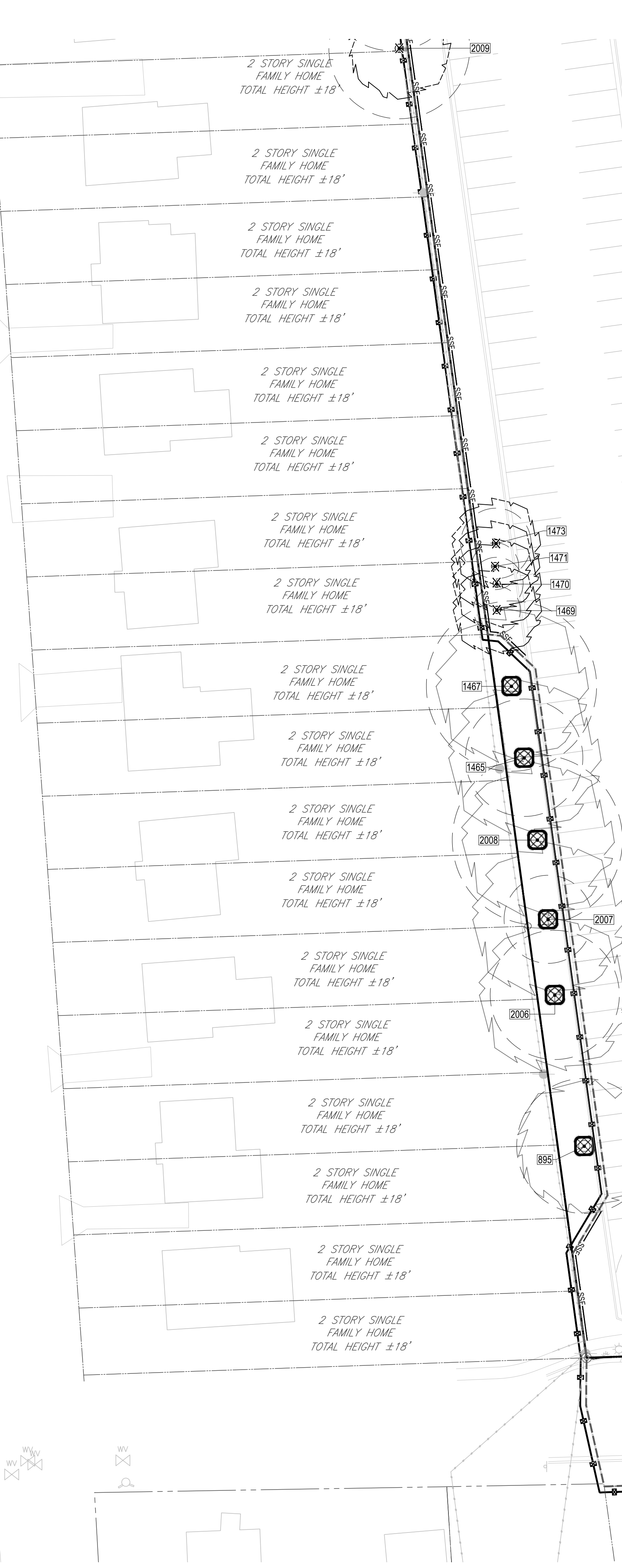
ISSUE NO. 41 SUBMISSION  
LSCP - 0 DATE

NO.	DATE
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EXISTING TREE  
PRESERVATION  
PLAN

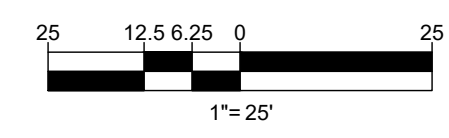
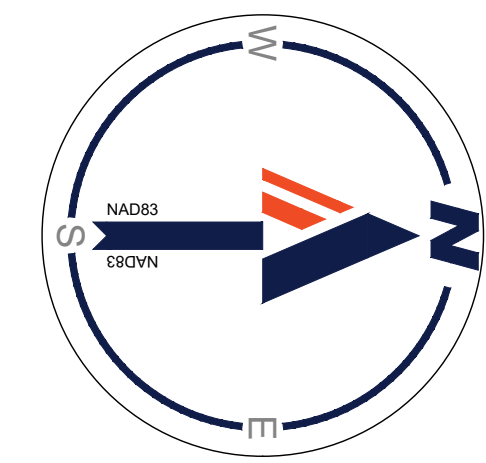
ENGINEER IN CHARGE  
SN  
PROJECT MANAGER  
CM  
DRAWN  
MK, HG, DR, IL  
DATE  
07/22/2024  
SCALE:  
AS NOTED  
APPROVED  
CM, MO, SN  
JOB NO.  
DC1822502

DRAWING NO.  
**CIV918S**



**TREE PRESERVATION LEGEND**

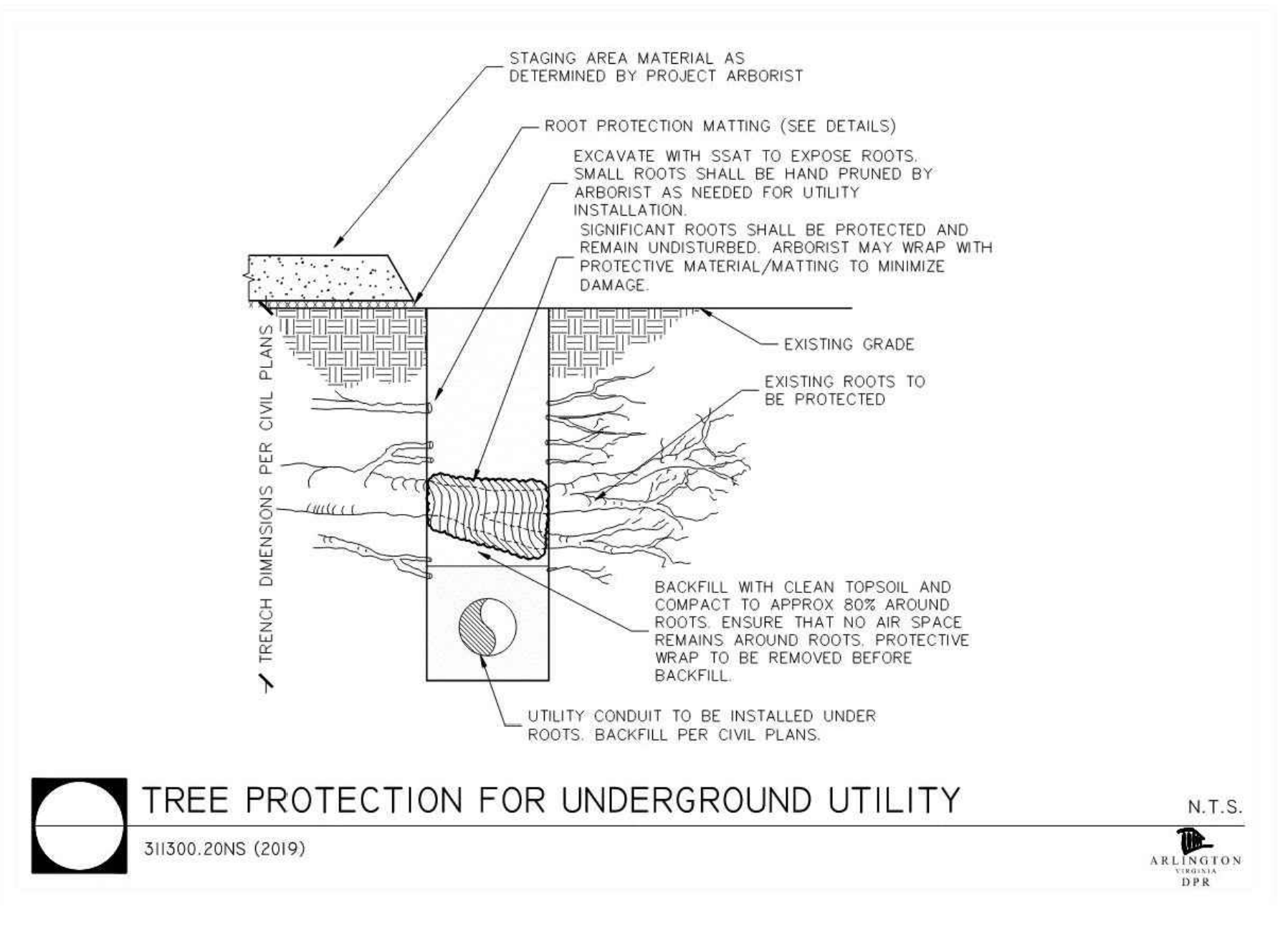
- TREE PROTECTION FENCE
- CONSTRUCTION SAFETY FENCE
- SUPER SILT FENCE
- SILT FENCE
- LIMITS OF DISTURBANCE
- ROOT PROTECTION MATTING AND MULCH
- APPROXIMATE CONSTRUCTION TRAILER LOCATION
- STABILIZED CONSTRUCTION ENTRANCE
- PORTABLE SEDIMENT TANK
- TRUNK ARMORING/BRANCH PROTECTION
- EXISTING EVERGREEN OR DECIDUOUS TREE
- EVERGREEN OR DECIDUOUS TREE TO BE REMOVED
- CRITICAL ROOT ZONE (CRZ)
- TREE TAG NUMBER



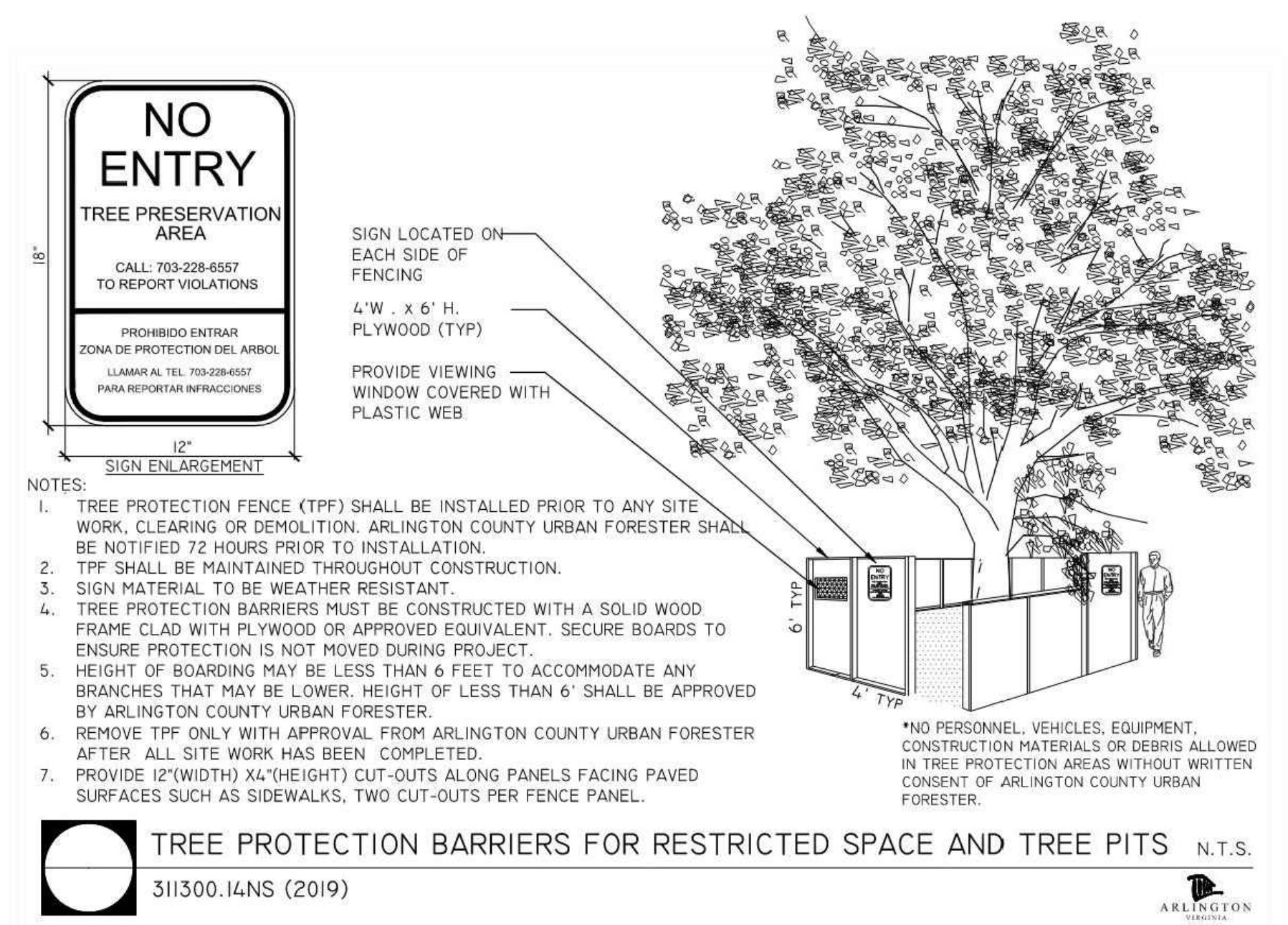
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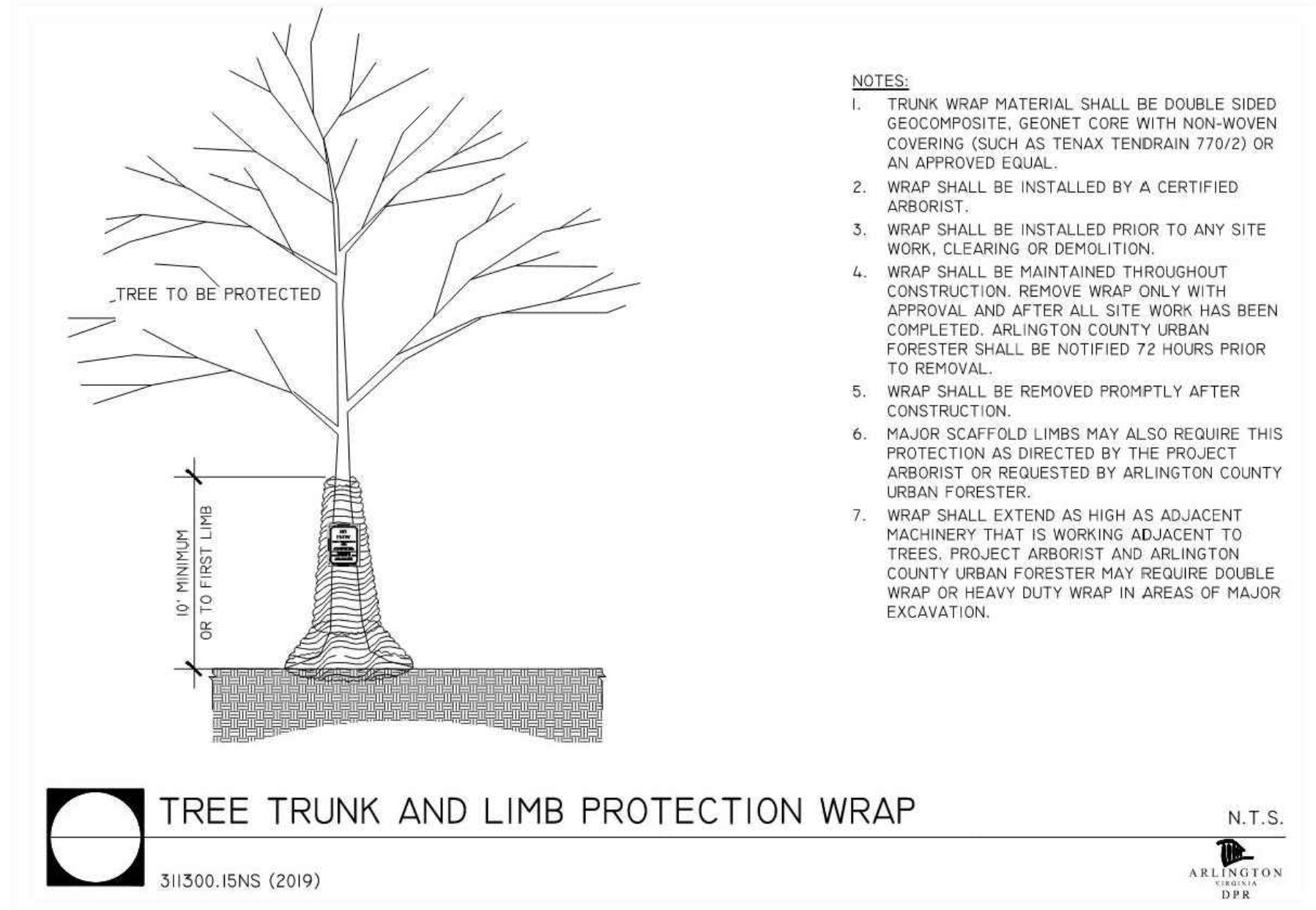
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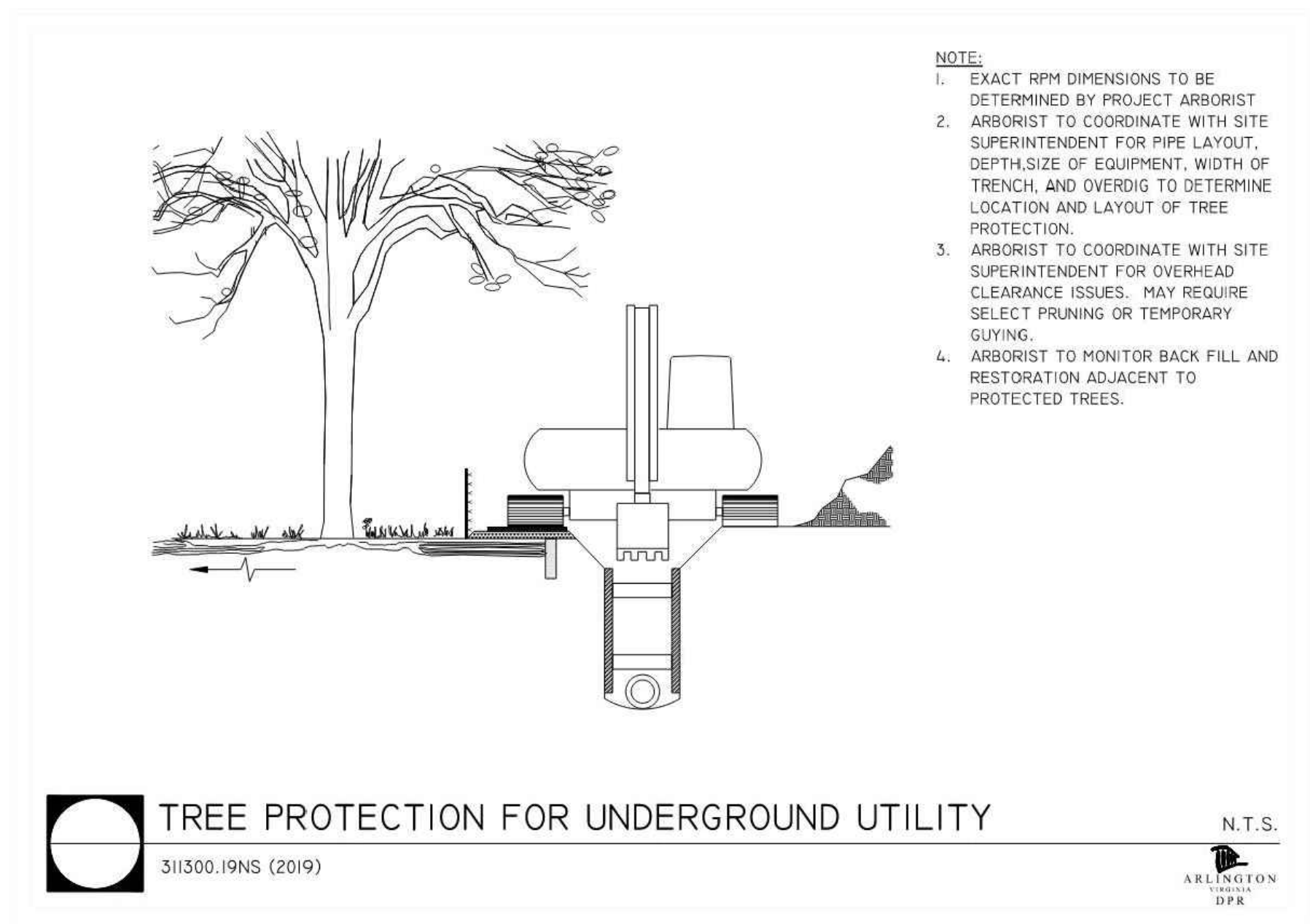
**TREE PROTECTION FOR UNDERGROUND UTILITY**  
 311300.20NS (2019)  
 N.T.S.  
 ARLINGTON COUNTY DEPARTMENT OF PUBLIC WORKS



**TREE PROTECTION BARRIERS FOR RESTRICTED SPACE AND TREE PITS**  
 311300.14NS (2019)  
 N.T.S.  
 ARLINGTON COUNTY DEPARTMENT OF PUBLIC WORKS



**TREE TRUNK AND LIMB PROTECTION WRAP**  
 311300.15NS (2019)  
 N.T.S.  
 ARLINGTON COUNTY DEPARTMENT OF PUBLIC WORKS



**TREE PROTECTION FOR UNDERGROUND UTILITY**  
 311300.19NS (2019)  
 N.T.S.  
 ARLINGTON COUNTY DEPARTMENT OF PUBLIC WORKS

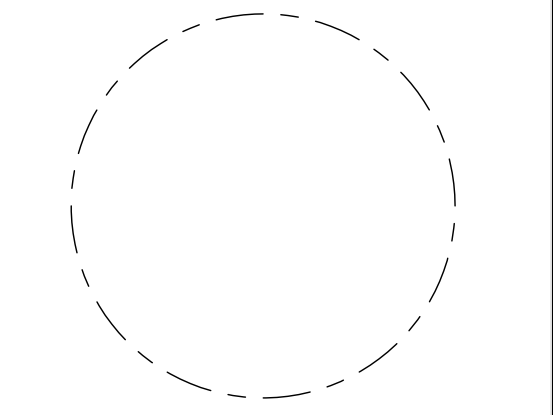
**BOHLER DC//**  
 1331 PENNSYLVANIA AVE., NW,  
 STE. 1250 NORTH  
 WASHINGTON, DC 20004  
 Phone: (202) 524-5700

**RIVERHOUSE  
 LANDBAY S**

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  
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 NELSON NYGAARD  
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 STRUCTURAL ENGINEER  
 SK + A  
 301.881.1441

ISSUE NO. DATE  
 41 SUBMISSION

Revisions NO. DATE  
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**TREE 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.  
**CIV920S**