PHASED DEVELOPMENT SITE PLAN

FOR

RIVERHOUSE NEIGHBORHOOD

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	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	X
169 / 170	CONTOUR LINE	187 / 190
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00 BC 515.55
SAN #	SANITARY LABEL	SAN #
X #	STORM LABEL	X #
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
S	SANITARY SEWER MAIN	S
	HYDRANT	
S	SANITARY MANHOLE	S
D	STORM MANHOLE	D
WM	WATER METER	
WV	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	YARD INLET	
	CURB INLET	
	CLEAN OUT	
E	ELECTRIC MANHOLE	E
T	TELEPHONE MANHOLE	T
EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	
	BORING	

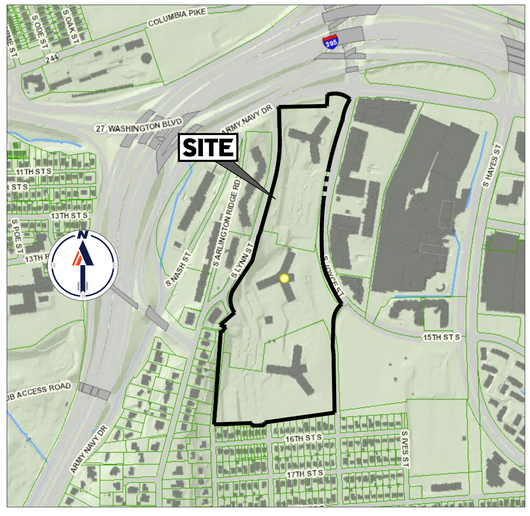
STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET

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

LOCATION OF SITE

1400 SOUTH JOYCE STREET
ARLINGTON, VA, 22202
RPC 35-010-032 & RPC 35-010-033 & RPC 35-010-023



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

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

PREPARED BY

BOHLER DC//

1200 G STREET, NW, SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700
DC@BOHLERDC.COM
CONTACT: MIKE O'HARA

REFERENCES:

♦BOUNDARY & TOPOGRAPHIC SURVEY:
1. CAD FILES ENTITLED: "SRW182250ALT3.DWG"
   DATED: 05/11/2023

   PREPARED BY: BOHLER

♦DIGITAL ARCHITECTURAL FILES:
2. BUILDING C1 - ARCHITECTURAL FILES RECEIVED: 07/29/2025

   PREPARED BY: BCT ARCHITECTS

♦DIGITAL ARCHITECTURAL FILES:
3. BUILDING N1 ARCHITECTURAL FILES RECEIVED: 07/23/2025
4. BUILDING N2, BUILDING N3, BUILDING C2, & BUILDING C3 ARCHITECTURAL FILES RECEIVED: 07/23/2025

   PREPARED BY: TORTI-GALLAS + PARTNERS

♦DIGITAL ARCHITECTURAL FILES:
5. UNIT A, UNIT B, UNIT C1, & UNIT C2 ARCHITECTURAL FILES RECEIVED: 01/31/2025

   PREPARED BY: LESSARD DESIGN

♦DIGITAL LANDSCAPE ARCHITECTURAL FILES:
6. BUILDING C1 & LANDBAY S RECEIVED: 08/05/2025

   PDSP FILES RECEIVED: 07/31/2025

   BUILDING N1 FILES RECEIVED: 10/07/2025

   PROPOSED TREE LANDSCAPE ARCHITECTURAL FILES RECEIVED: 10/10/2025

   PREPARED BY: BRADLEY SITE DESIGN

♦ARLINGTON COUNTY IMPROVEMENT FILES:
7. ARMY NAVY DRIVE COUNTY IMPROVEMENT FILES RECEIVED: 07/21/2025 & 07/24/2025

   PREPARED BY: ARLINGTON COUNTY

♦DRY UTILITY FILES:
8. DRY UTILITY FILES RECEIVED: 09/10/2025

   PREPARED BY: DAVIS UTILITY CONSULTING

♦SUE FILES:
9. ENTITLED: "NV19-023 ACCUMARK UTILITIES.DWG"
   DATED: 04/12/19

   PREPARED BY: ACCUMARK INC.

♦TRAFFIC SIGNAL IMPROVEMENT FILES:
10. TRAFFIC SIGNAL IMPROVEMENT FILES RECEIVED: 10/13/2025

    PREPARED BY: GOROVE SLADE

1. ARLINGTON COUNTY FOIA:
   ENTITLED: SP 0679
   DATED: 03/27/01
   RECEIVED FROM ARLINGTON COUNTY: 04/21/25

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	CIV100
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SITE CONTEXT PLAN	CIV104
OVERALL CERTIFIED SURVEY PLAT	CIV200
CERTIFIED SURVEY PLAT	CIV201-CIV214
REZONING EXHIBIT	CIV250
OVERALL DEVELOPMENT LANDBAYS	CIV260
DEVELOPMENT SUMMARY PLAN	CIV270
SUBDIVISION EXHIBIT 1	CIV280
SUBDIVISION EXHIBIT 2	CIV281
OVERALL PLOT AND LOCATION PLAN	CIV300
TRUCK MOVEMENTS	CIV300A
PLOT AND LOCATION PLAN	CIV301-CIV311
EASEMENT VACATION PLAT	CIV400
EASEMENT AND DEDICATION PLAT	CIV401-CIV401A
MASTER UTILITY PLAN	CIV402
OVERALL PRESENTATION PLAN	CIV500
PRESENTATION PLAN	CIV501-CIV511
OVERALL STRIPING AND MARKING PLAN	CIV600
STRIPING AND MARKING PLAN	CIV601-611
OVERALL FIRE MARSHAL PLAN	CIV612
TRANSPORTATION NETWORK DIAGRAM	CIV702
EXISTING ROAD CROSS SECTIONS	CIV703
PROPOSED ROAD CROSS SECTIONS	CIV704 - CIV705
EXISTING TREE INVENTORY PLAN	CIV900
TREE INVENTORY SCHEDULE	CIV901 - CIV903
TREE REPLACEMENT SCHEDULE	CIV904 - CIV906
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TREE REPLACEMENT FEE (+8 IN.)	CIV908
OVERALL EXISTING TREE PRESERVATION PLAN	CIV909
INVASIVE SPECIES MANAGE PLAN AND PRESERVATION NOTES & DETAILS	CIV910
TREE PRESERVATION NOTES AND DETAILS	CIV911

BOHLER DC//
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SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

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BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
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571.830.1800

CIVIL ENGINEER
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LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
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ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE
1
2
3
4
5
6

COVER SHEET

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE 10/17/2025
APPROVED CM, MO, SN

SCALE: AS NOTED
JOB NO. DC1822502

DRAWING NO.
CIV100

Oct 15, 2025
H:\1822502\CAD\DRAWINGS\PLAN SET\PDSP\DC1822502 - CNDS- 0----LAYOUT CIV101 - COVER SHEET

120 60 30 0 120

1"=120'

LEGEND:

PROPERTY LINE

BOHLER DC//

1200 G STREET, NW,
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Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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Key Plan

Issue
NO. DATE

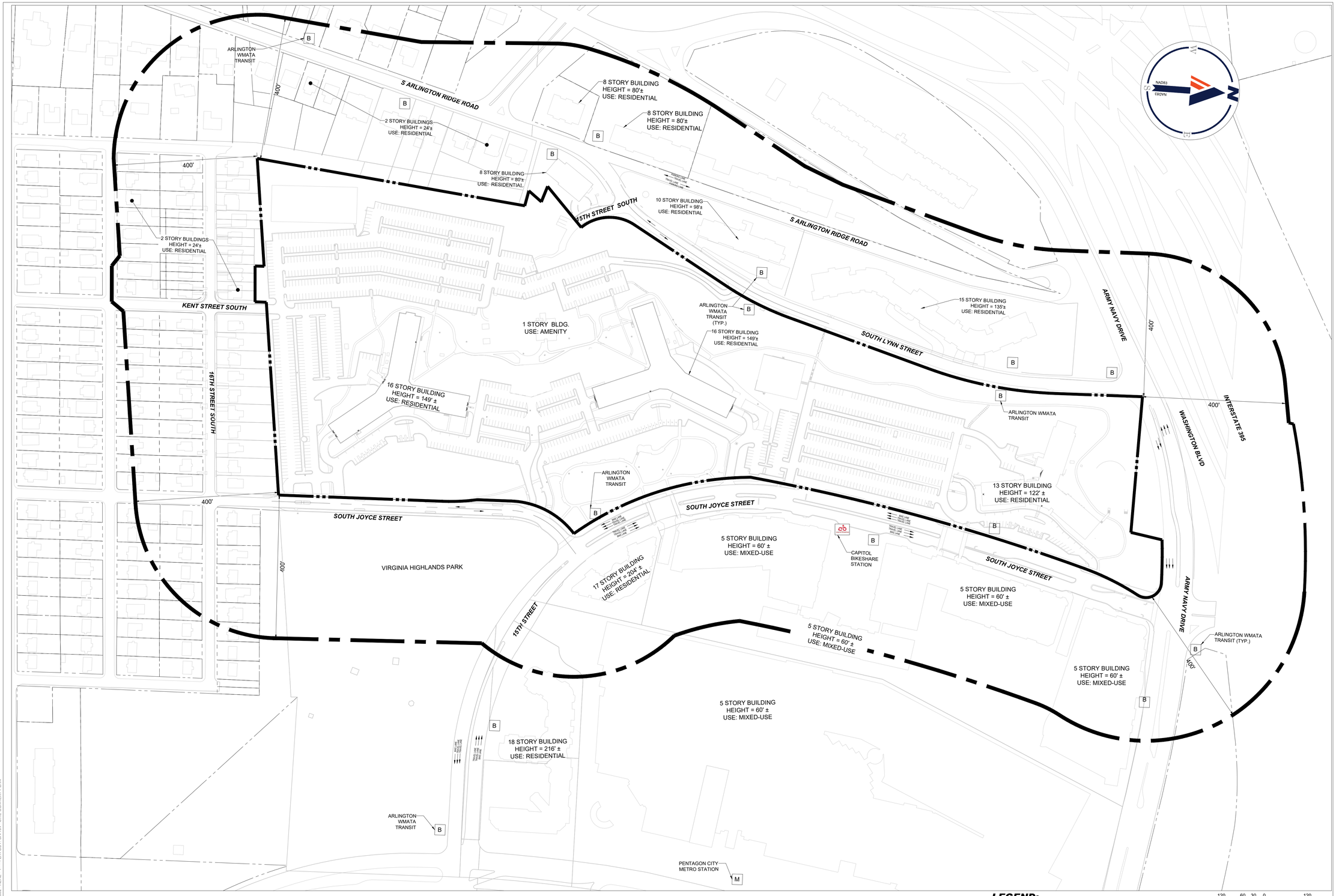
Revisions
NO. DATE

SITE AERIAL PHOTOGRAPH

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV103

Oct 15, 2025
H:\BDC\1822502\ACAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - AERIL - I:\---\LAYOUT: CIV103 - SITE AERIAL PHOTO



LEGEND:

PROPERTY LINE

400' OFFSET FROM PROPERTY LINE

ARLINGTON TRANSIT / WMATA BUS STOP — B

METRO STATION — M

CAPITAL BIKESHARE STATION

*HEIGHT NOTED REFLECTS MAXIMUM BUILDING HEIGHT

120 60 30 0 120

1"=120'

BOHLER DC//

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WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

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301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

SITE CONTEXT PLAN

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV104

Oct 15, 2025
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NOTES:

1. THERE ARE NO RESOURCE PROTECTION AREAS (RPAS) ON SITE
2. THERE ARE NO HISTORIC DISTRICTS OR HISTORIC STRUCTURES ON SITE OR ON SURROUNDING SITES
3. SEE SHEET CIV250 FOR BOUNDARY CALLOUTS, OVERALL AREA, AND PARCEL AREAS.
4. EXISTING CONDITIONS TAKEN FROM SURVEY, ARLINGTON COUNTY GIS, AND PLANS OF RECORD.
5. SEE SHEET CIV250 FOR ZONING DISTRICT AREAS AND INFORMATION.
6. SEE SHEETS CIV703, CIV704, AND CIV705 FOR EXISTING AND PROPOSED STREET CROSS SECTIONS.
7. REFER TO CIV900 FOR OVERALL TREE INVENTORY

ZONING TABULATION:

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

RPC: 35-010-033

TOTAL AREA: 523,826 SF (12.025 AC)
520,994 SF (11.960 AC)
2,832 SF (0.065 AC)

EXISTING ZONE: RA6-15/R2-7
RA6-15
R2-7

PROPOSED ZONE: RA6-15
RA6-15
RA6-15

RPC: 35-010-032

TOTAL AREA: 584,328 SF (13.414 AC)
542,884 SF (12.463 AC)
41,444 SF (0.951 AC)

EXISTING ZONE: RA6-15/C-O-2.5
RA6-15
C-O-2.5

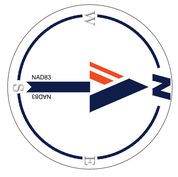
PROPOSED ZONE: RA6-15
RA6-15
RA6-15

RPC: 35-010-023

TOTAL AREA: 487,049 SF (11.181 AC)
481,732 SF (11.059 AC)
5,317 SF (0.122 AC)

EXISTING ZONE: RA6-15/C-O-2.5
RA6-15
C-O-2.5

PROPOSED ZONE: RA6-15
RA6-15
RA6-15



100 50 25 0 100
1"= 100'

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
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Key Plan

Issue
NO. DATE

Revisions
NO. DATE

OVERALL CERTIFIED SURVEY PLAT

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV200

Oct 15, 2025
H:\18DC\1822502\CAD\DRAWINGS\PLAN SET\PS\PSDC1822502 - SURV - OVRL - 1---3-LAYOUT CIV200 - OVERALL SURVEY PLAT

KEY MAP

SCALE: 1" = 800'

NOTES:

1. PLEASE SEE SHEET CIV200 FOR ALL NOTES.

BOHLER DC//

1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
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301.881.1441

Key Plan

Issue

NO.	DATE

Revisions

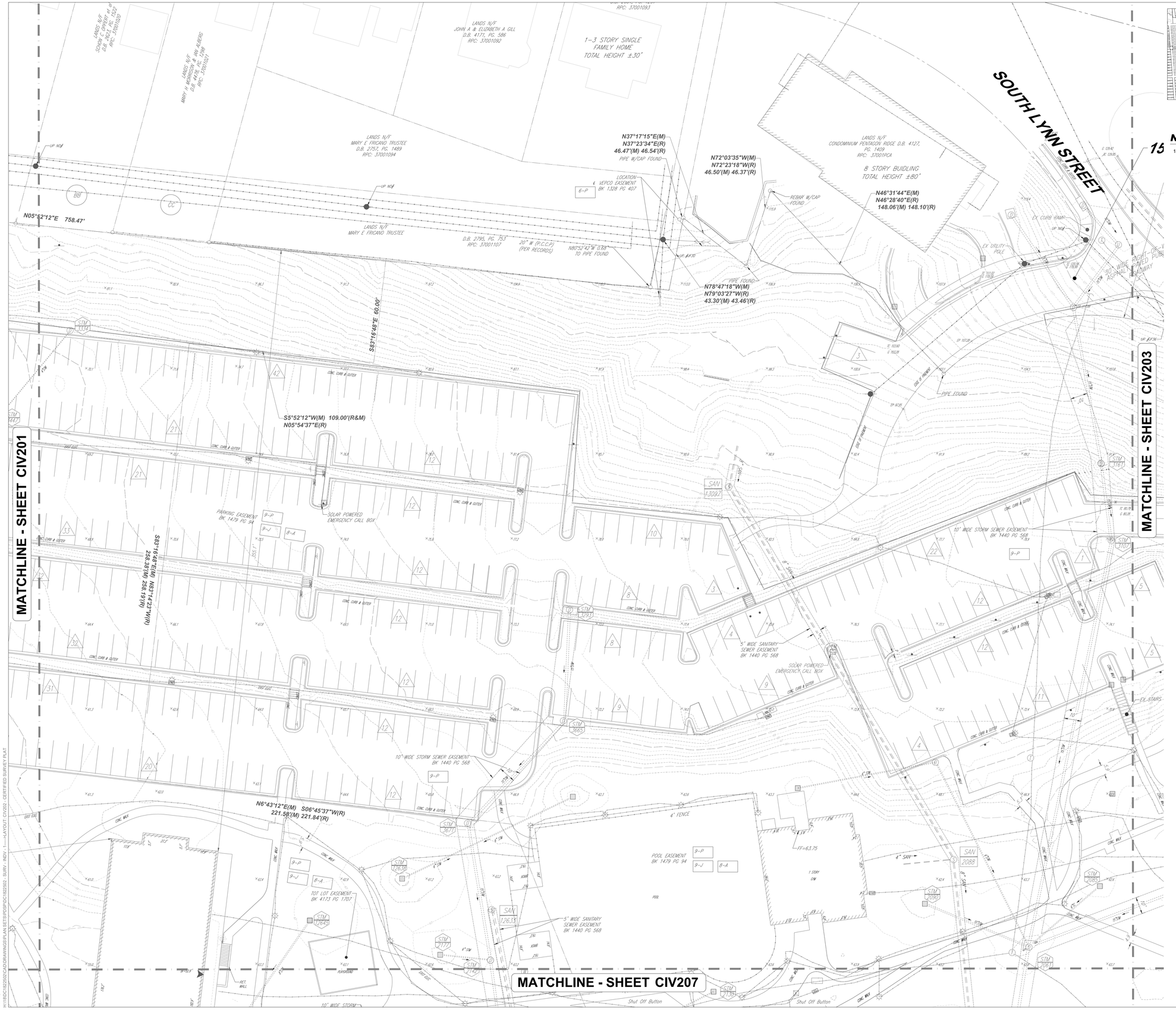
NO.	DATE

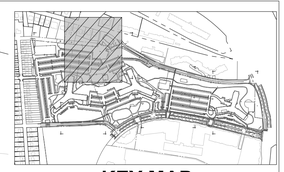
CERTIFIED SURVEY PLAT

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV201

Oct 15, 2025
H:\1\BDC\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - SURV - INDV - 1---LAYOUT: CIV201 - CERTIFIED SURVEY PLAT





KEY MAP

SCALE: 1" = 800'

NOTES:

15

1. PLEASE SEE SHEET CIV200 FOR ALL NOTES.

BOHLER DC//

1200 G STREET, NW,
SUITE 350
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RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
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301.881.1441

Key Plan

Issue

NO.	DATE

Revisions

NO.	DATE
1	
2	
3	
4	
5	
6	

CERTIFIED SURVEY PLAT

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV202

NAD83
EPOCH

25 12.5 6.25 0 25
1"= 25'

Oct 15, 2025
H:\1822502\CADD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - SURV - INDV - 1 - LAYOUT, CIV202 - CERTIFIED SURVEY PLAT

15TH STREET SOUTH

SOUTH LYNN STREET

MATCHLINE - SHEET CIV202

MATCHLINE - SHEET CIV203

MATCHLINE - SHEET CIV208

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

BENCHMARK
X-CUT
ELEV=125.62

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

8 STORY BUILDING
TOTAL HEIGHT ±80'

10 STORY BUILDING
TOTAL HEIGHT ±98'

LOCATION
EX GARAGE

EX FIRE HYDRANT

LOCATION
EX DRIVEWAY

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

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

LOCATION
VEPCO EASEMENT
BK 1314 PG 119

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

COMMUNITY STAIRCASE EASEMENT
BK 4173 PG 1707

BUS STOP
SHELTER (TO BE
REPLACED)

54°46'51"E, 0.19'
TO PIPE FOUND

PP #KG13

LOCATION
& VEPCO EASEMENT
BK 1413 PG 319

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

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

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

TENNIS COURT EASEMENT
BK 1479 PG 94

15' WIDE STORM SEWER EASEMENT
BK 1248 PG 227

LOCATION
& VEPCO EASEMENT
BK 1318 PG 219

E 11,891,480

N 12,602,100

#1400 S. JOYCE STREET
16 STORY BRICK/FRAME
WITH 130 SPACE GARAGE
"POTOMAC HOUSE"
±37,976 S.F.
UNIT COUNT: 647

BUILDING
HT.=±148'

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

NAD83
GRDVN

25 12.5 6.25 0 25
1"= 25'

KEY MAP
SCALE: 1" = 800'

NOTES:

1. PLEASE SEE SHEET CIV200 FOR ALL NOTES.

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

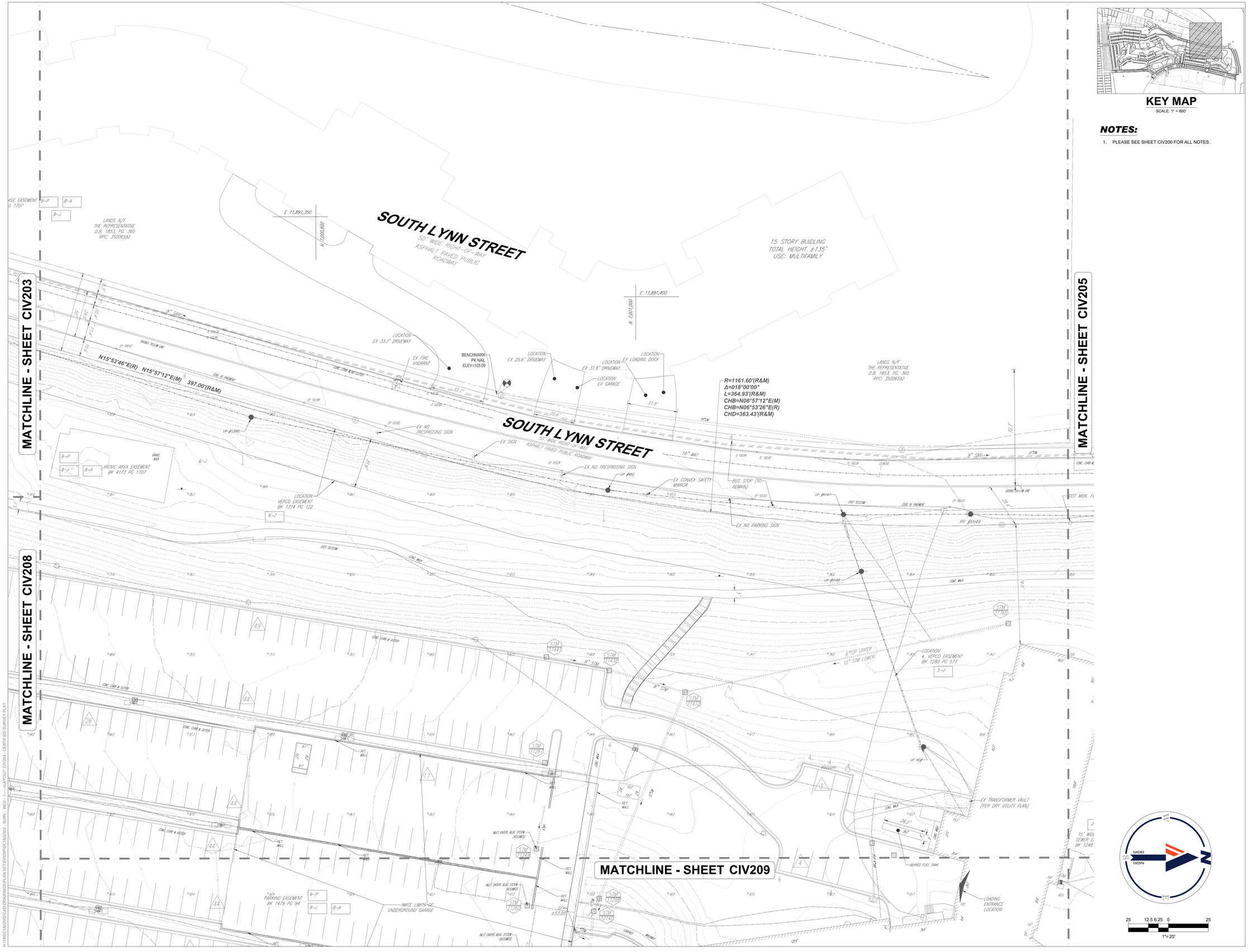
Revisions
NO. DATE

CERTIFIED SURVEY PLAT

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV203

Oct 15, 2025
H:\1BDC\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - SURV - INDV - 1 - LAYOUT CIV203 - CERTIFIED SURVEY PLAT



KEY MAP
SCALE: 1" = 800'

NOTES:
1. PLEASE SEE SHEET CIV200 FOR ALL NOTES.

BOHLER DC//

1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

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BCT DESIGN GROUP
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LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

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202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

CERTIFIED SURVEY PLAT

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV204

Oct 15, 2025
H:\18\DC\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - SURV - INDV - 1 - LAYOUT: CIV204 - CERTIFIED SURVEY PLAT

KEY MAP

SCALE: 1" = 800'

NOTES:

1. PLEASE SEE SHEET CIV200 FOR ALL NOTES.

BOHLER DC//

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SUITE 350
WASHINGTON, DC 20005
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RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

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BCT DESIGN GROUP
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BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
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SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

CERTIFIED SURVEY PLAT

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV205

NAD83
EBOWN

25 12.5 6.25 0 25
1"= 25'

Oct 15, 2025
H:\18\DC\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - SURV - INDV - 1 - LAYOUT CIV205 - CERTIFIED SURVEY PLAT

MATCHLINE - SHEET CIV201

MATCHLINE - SHEET CIV207

2 STORY SINGLE FAMILY HOME TOTAL HEIGHT ±18'

15' WIDE STORM SEWER EASEMENT BK 1159 PG 225

15' WIDE STORM SEWER EASEMENT BK 1248 PG 227

ADDISON HEIGHTS BLOCK 32 DB U-4 PG 56

S82°13'12"W(M) S82°12'41"W(R) 539.58'(M) 539.78'(R)

N14°27'13"W 0.16' TO REBAR FOUND

PARKING EASEMENT BK 1479 PG 94

10' WIDE STORM SEWER EASEMENT BK 1440 PG 568

8' WIDE STREET EASEMENT BK 1248 PG 245

S01°59'48"E(M) S02°00'56"E(R) 458.87'(M) 458.59'(R)

16TH STREET SOUTH

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

SOUTH JOYCE STREET

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

BURIED FUEL TANK

UNDERGROUND ELECTRIC TRANSFORMER

BUILDING HT.=±158'

FF=53.32

FF=53.23

E 11,891,750

N 6,999,300

EX SIDEWALK TO REMAIN

VISITOR PARKING

RET. WALL

Solar Powered

EX FIRE HYDRANT

KEY MAP

SCALE: 1" = 800'

NOTES:

1. PLEASE SEE SHEET CIV200 FOR ALL NOTES.

25 12.5 6.25 0 25

1"= 25'

Oct 15, 2025
H:\18\DC1822502\CAD\DRAWINGS\PLAN SET\SRS\PSDC1822502 - SURV - INDV - 1----\LAYOUT CIV206 - CERTIFIED SURVEY PLAT

BOHLER DC//

1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

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LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
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SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

CERTIFIED SURVEY PLAT

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV206

MATCHLINE - SHEET CIV202

MATCHLINE - SHEET CIV208

MATCHLINE - SHEET CIV206

MATCHLINE - SHEET CIV211

MATCHLINE - SHEET CIV211

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

#1600 S. JOYCE STREET
16 STORY BRICK/FRAME WITH
115 SPACE GARAGE
"ASHLEY HOUSE" ±38,898 S.F.
UNIT COUNT: 577

BUILDING HT.=±158'

FF=53.32

FF=61.96

GF=±54.00

10' WIDE STORM SEWER EASEMENT BK 1440 PG 568 9-A

5' WIDE SANITARY SEWER EASEMENT BK 1440 PG 568 8-A

10' WIDE STORM SEWER EASEMENT BK 1440 PG 568 9-P

5' WIDE SANITARY SEWER EASEMENT BK 1440 PG 568 9-P

5' WIDE SANITARY SEWER EASEMENT BK 1440 PG 568 9-P

15' WIDE STORM SEWER EASEMENT BK 1248 PG 227 3-A

10' WIDE SANITARY SEWER EASEMENT BK 1248 PG 227 (PORTION TO REMAIN) 2-P

44' WIDE EASEMENT FOR PUBLIC UTILITIES DB 2662 PG-1175 (PORTION TO REMAIN) 3-P 4-A

10' WATER LINE EASEMENT DB 1248 PG 227 2A-P

10' WATER LINE EASEMENT DB 1248 PG 227 (PORTION TO REMAIN) 2A-P

PARKING EASEMENT BK 1479 PG 94 9-P 9-V 8-A

N58°11'52"E(M)
S89°14'17"W(R)
489.98'(M) 490.25'(R)

Abandoned-in-Place

Shut Off Button

Shut Off Button

Solar Powered

GENERATOR

LP, Base, Light Gate

EX FIRE HYDRANT

PROPERTY LINE

EX CROSSWALK

BENCHMARK
X-CUT
ELEV=49.80

EX TREE TO REMAIN

VISITOR PARKING

VISITOR PARKING

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

LANDS N/F
THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA
D.B. 1962, PG. 1189
RPC: 35005015

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

R=867.94'(R&M)
Δ=015°40'27"
L=237.44'(R&M)
CHB=S13°55'03"E(M)
CHB=S13°56'08"E(R)
CHD=236.70'(R&M)

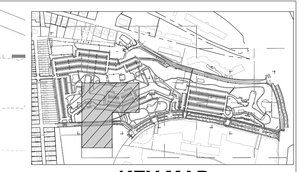
R=1253.00'(R&M)
Δ=001°09'06"
L=25.19'(R&M)
CHB=S05°30'16"E(M)
CHB=S06°31'21"E(R)
CHD=25.19'(R&M)

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

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

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

S02°00'56"E(R)
9'(R)



KEY MAP
SCALE: 1" = 800'

NOTES:

1. PLEASE SEE SHEET CIV200 FOR ALL NOTES.

NAD83
(2011)

25 12.5 6.25 0 25
1"= 25'

Oct 15, 2025
H:\1BDC\1822502\CAD\DRAWINGS\PLAN SET\PDSP\DC1822502 - SURV - INDV - 1-----1-AYOUT CIV207 - CERTIFIED SURVEY PLAT

BOHLER DC//
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WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

CERTIFIED SURVEY PLAT

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV207

MATCHLINE - SHEET CIV203

MATCHLINE - SHEET CIV207

MATCHLINE - SHEET CIV209

MATCHLINE - SHEET CIV211

MATCHLINE - SHEET CIV211

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

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

BUILDING
HT.=±148'

FF=61.72

COVERED ENTRANCE

RET. WALL

GF
±46.00

EX. SIGN (NOT FIELD VERIFIED) (TYP.)

VISITOR PARKING

Outlet

Electric Vehicle Charging Station

CONC. CURB & GUTTER

CONC. WALK

DIST. EDG

2-P
10' WIDE SANITARY SEWER EASEMENT
BK 1248 PG 227

44' WIDE EASEMENT FOR PUBLIC UTILITIES
DB 2662 PG 1175

PUBLIC ACCESS EASEMENT
D.B. 3092 PG. 930
12-P

3-P | 4-A | 3-J
11-P | 10-A | 13-J

R=853.00'(R&M)
Δ=017°40'46"
L=263.20'(R&M)
CHB=S30°35'41"E(M)
CHB=S30°36'47"E(R)
CHD=262.16'(R&M)

EX. TRAFFIC SIGNAL
EX. CROSSWALK

EX. PED. BUTTON

EX. MAST ARM W/ PED BUTTON

EX. MAST ARM W/ PED BUTTON LOCATION
EX. 32.7' DRIVEWAY

32.7'

BENCHMARK
X-CUT
ELEV=50.02

N 7,092,999
E 11,892,030

SOUTH JOYCE STREET
VARIABLE WIDTH - 57' WAY WIDTH
ASPHALT PAVED PUBLIC ROADWAY
D.B. 1246, PG. 245

EX FIRE HYDRANT

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

N10°05'16"E(M)
N10°56'50"E(R)
84.28'(R&M)

TENNIS COURT EASEMENT
BK 1479 PG 94
9-J | 8-A
9-P

15' WIDE STORM SEWER EASEMENT
BK 1248 PG 227
2-J

15' WIDE STORM SEWER EASEMENT
BK 1248 PG 227
2-P

10' WIDE STORM SEWER EASEMENT
BK 1440 PG 568
9-P

10' WIDE STORM SEWER EASEMENT
BK 1440 PG 568
9-J

R=5871.00'(R&M)
Δ=000°38'16"
L=65.35'(R&M)
CHB=S06°05'36"W(M)
CHB=S10°46'29"W(R)
CHD=65.35'(R&M)

LOCATION
& VERIZO EASEMENT
BK 1318 PG 219
7-J

EX PAINTED CROSSWALK

LANDS N/F
POST APARTMENT HOMES LP STREET RETAIL INC
D.B. 44115, PG. 2513
RPC: 35050031

5 STORY BUILDING
TOTAL HEIGHT ±60'

SOUTH JC

VARIABLE W
ASPHALT P
D.B. 1

KEY MAP
SCALE: 1" = 800'

NOTES:

1. PLEASE SEE SHEET CIV200 FOR ALL NOTES.

NAD83
GRID N

25 12.5 6.25 0 25
1"= 25'

Oct 15, 2025
H:\1BDC\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - SURV - INDV - 1 - LAYOUT, CIV208 - CERTIFIED SURVEY PLAT

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
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RIVER HOUSE NEIGHBORHOOD PDSP

PROJECT STREET NUMBER
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TRAFFIC ENGINEER
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STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

CERTIFIED SURVEY PLAT

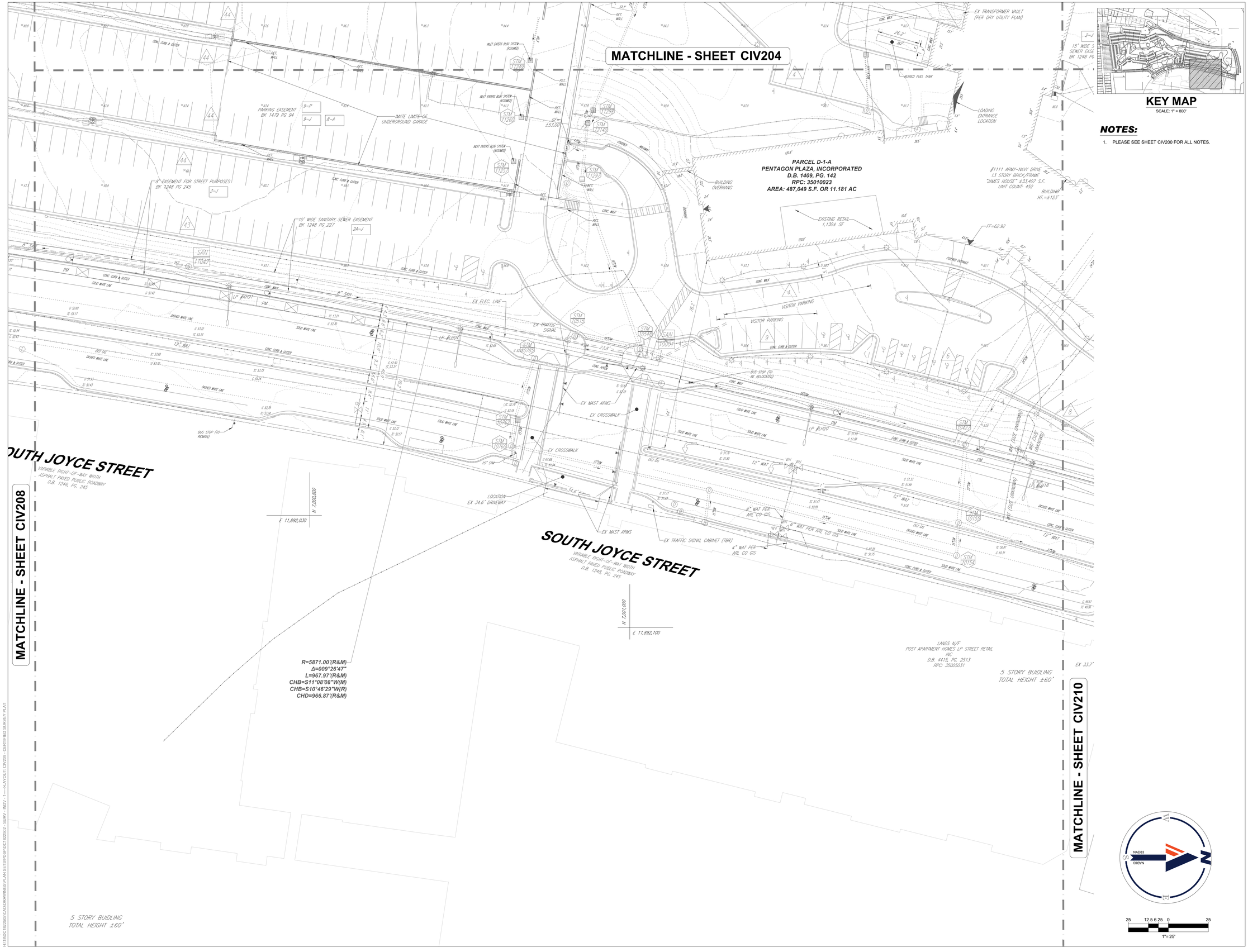
ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV208



KEY MAP
SCALE: 1" = 800'

NOTES:
1. PLEASE SEE SHEET CIV200 FOR ALL NOTES.

BOHLER DC//

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1400 S. JOYCE STREET
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NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

CERTIFIED SURVEY PLAT

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV209

Oct 15, 2025
H:\1BDC\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - SURV - INDV - 1---LAYOUT- CIV209 - CERTIFIED SURVEY PLAT

MATCHLINE - SHEET CIV205

MATCHLINE - SHEET CIV209

ARMY NAVY DRIVE

ARMY NAVY DRIVE

SOUTH JOYCE STREET

S89°17'58"E(M)
S89°21'24"E(R)
380.48'(R&M)

N09°16'04"E(M)
N09°12'38"E(R)
89.27'(R&M)

S48°05'54"E 0.39'
TO MON. FOUND

R=1565.50'(R&M)
Δ=004°25'27"
L=120.88'(R&M)
CHB=N86°40'40"E(M)
CHB=N86°36'54"E(R)
CHD=120.85'(R&M)

R=725.87'(R&M)
Δ=013°06'23"
L=166.04'(R&M)
CHB=S22°24'43"W(M)
CHB=S22°20'57"W(R)
CHD=165.68'(R&M)

R=42.75'(R&M)
Δ=120°04'31"
L=89.59'(R&M)
CHB=S31°04'21"E(M)
CHB=S31°08'07"E(R)
CHD=74.07'(R&M)

15' WIDE STORM SEWER EASEMENT BK 1248 PG 227

8' EASEMENT FOR STREET PURPOSES BK 1248 PG 245

15' WIDE VEPCO EASEMENT BK 2211 PG 791

VDOT EASEMENT BK 1949 PG 141

LOCATION VEPCO EASEMENT BK 1280 PG 577

LOCATION VEPCO EASEMENT BK 1318 PG 219

LOCATION EX 33.7' DRIVEWAY

ARMY-NAVY DRIVE (R&M)
"STORY BRICK/FRAME
HOUSE" ±33,407 S.F.
UNIT COUNT: 452

BUILDING
HT.=±123'

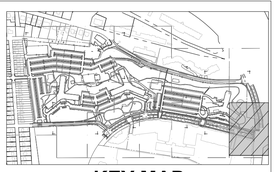
5 STORY BUILDING
TOTAL HEIGHT ±60'

5 STORY BUILDING
TOTAL HEIGHT ±60'

ASPHALT PAVED PUBLIC ROADWAY
VARIABLE WIDTH RIGHT-OF-WAY

ASPHALT PAVED PUBLIC ROADWAY
VARIABLE WIDTH RIGHT-OF-WAY
DEDICATED ACCORDING TO PLAT RECORDED
D.B. 1248, PG. 345

EX LIGHT SENSOR
GAS METERS
Wireless Transceiver
Solar Panel
Solar Panel
EX ELEC. LINE
EX FIRE HYDRANT
EX MONUMENT SIGN (TP)
EX TRAFFIC SIGNAL
EX PAINTED CROSSWALK
EX CROSSWALK
SANITARY MH (NOT FIELD VERIFIED)
STM MH (NOT FIELD VERIFIED)
STORM MH RIM=50.85
STM MH RIM=49.60
UNKNOWN MH #11479 RIM=50.24
UNKNOWN MH RIM=50.02
SANITARY MH #11478 RIM=48.51
STM MH (NOT FIELD VERIFIED)
TELE MH RIM=49.89
STM MH RIM=48.07
BLDG TOP=186.75
POOL AREA
CONC.
4' FENCE
8" SAN
12" WAT
48" STM
15" STM
54" SAN
LP #1084
LP #24
LP #33
TSP #012 MA 01 SW
HYMR #136
15' WIDE STORM SEWER EASEMENT BK 1248 PG 227



KEY MAP
SCALE: 1" = 800'

NOTES:

1. PLEASE SEE SHEET CIV200 FOR ALL NOTES.

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

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SOUTH PARCEL ARCHITECT
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SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

CERTIFIED SURVEY PLAT

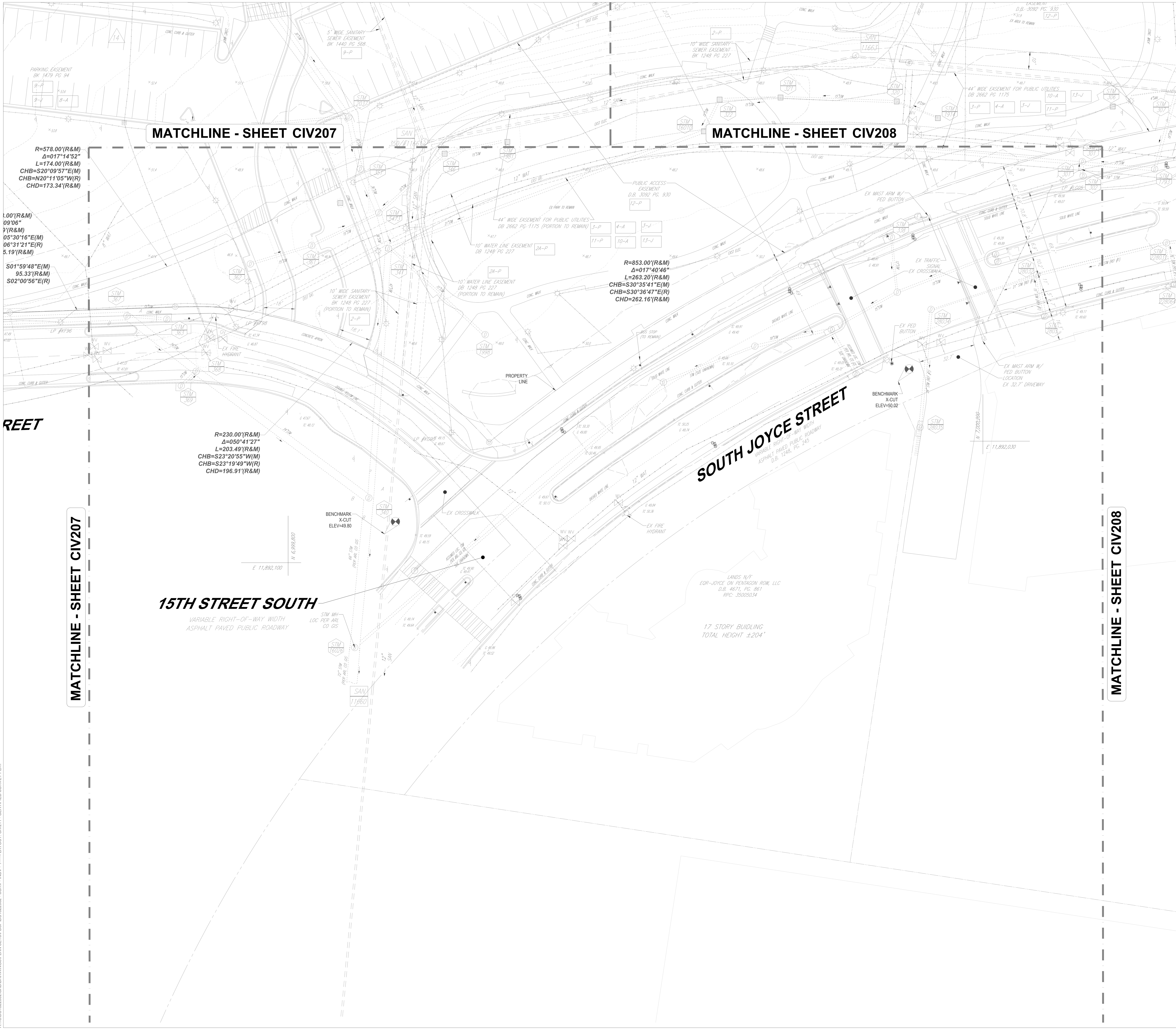
ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

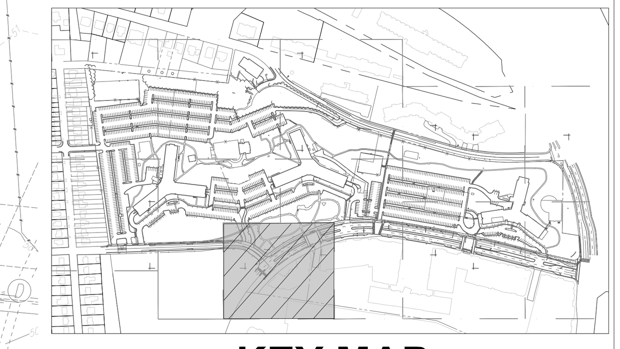
DRAWING NO.
CIV210

NAD83

25 12.5 6.25 0 25
1"= 25'

Oct 15, 2025
H:\1BDC1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - SURV - INDV - 1----LAYOUT: CIV210 - CERTIFIED SURVEY PLAT



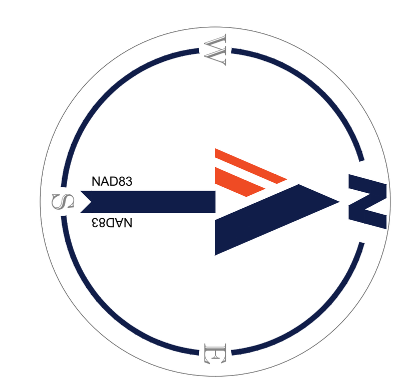


KEY MAP

SCALE: 1" = 800'

NOTES:

1. PLEASE SEE SHEET CIV200 FOR ALL NOTES.



25 12.5 6.25 0 25

1"= 25'

BOHLER DC//

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SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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202.695.8056

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202.344.4000

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Key Plan

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CERTIFIED SURVEY PLAT

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV211

Oct 15, 2025
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - SURV - INDV - 1---->LAYOUT: CIV211 - CERTIFIED SURVEY PLAT

STM 340
STM TOP=49.74
IN=35.44 (36" STM FROM 341)
IN=34.74 (54" STM FROM 368)
OUT=34.74 (UNKNOWN TO UNKNOWN)

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

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

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

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

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

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

STM 389
STM TOP=49.55
(SEALED NO ACCESS)

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

STM 427
STM TOP=50.04
IN=46.14 (12" STM FROM STM 418)
IN=43.89 (30" STM FROM STM 417)
IN=41.89 (21" STM FROM STM 4119)
IN=39.79 (48" STM FROM STM 428)
OUT=39.77 (48" STM TO STM 405

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

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

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

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

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

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

STM 538
STM TOP=51.59
IN=47.94 (18" STM FROM UNKNOWN)
IN=46.79 (36" STM FROM STM 533)
IN=46.24 (48" STM FROM STM 4322)
OUT=45.54 (48" STM TO STM 468)

STM 4119
STM TOP=50.44
BOTTOM=42.34

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

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

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

STM 4108
STM TOP=50.98
IN=44.38 (15" STM FROM STM 4107)
IN=43.98 (15" STM FROM STM 4265)
OUT=43.88 (15" STM TO STM 4133)

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

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

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

STM 6018
STM TOP=61.29
IN=55.39 (18" CMP FROM STM 6232)
IN=55.34 (15" STM FROM STM 3447)
OUT=54.89 (21" STM TO STM 324)

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

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

STM 324
STM TOP=57.93
IN=51.48 (21" STM FROM STM 6018)
OUT=50.33 (36" STM TO STM 332)

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

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

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

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

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

STM 2061
STM TOP=62.27
IN=57.12 (6" CLAY FROM STM 2085)
IN=56.57 (12" STM FROM STM 12145)
IN=47.72 (15" STM FROM STM 3107)
IN=47.62 (15" STM FROM STM 12174)
IN=RECESSED (10" SAN FROM STM 2090)
OUT=47.42 (18" STM TO 16004)

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

STM 2146
STM TOP=63.50
IN=57.50 (10"STM FROM UNKNOWN)
IN=48.90 (12"STM FROM 3130)
OUT=48.78 (15" STM TO 2145)

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

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

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

STM 12174
STM TOP=63.18
BOTTOM=49.38

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

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

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

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

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

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

STM 2145
STM TOP=63.83
IN=58.63 (6" SAN FROM STM UNKNOWN)
IN=48.28 (15" STM FROM STM 2104)
IN=48.09 (15" STM FROM STM 2146)
IN=47.91 (15" STM FROM STM 2142)
OUT=47.84 (18" STM TO 2192)

STM 2109
STM TOP=63.76
(SEALED NO ACCESS)

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

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

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

STM 352
STM TOP=46.45
(FULL OF DEBRIS)

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

STM 341
STM TOP=46.36
IN=40.01 (15" STM FROM STM 1998)
IN=39.71 (27" STM FROM 16010)
IN=NOT DIPPED (36" STM FROM STM 5473)
OUT=37.91 (36" STM TO STM 340)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STM 11412
STM TOP=67.60
IN=66.02 (6" TCP 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 12140
STM TOP=50.36
IN=48.34 (12" STM FROM STM 11412)
OUT=48.26 (18" STM TO STM 11297)

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

STM 11441
STM TOP=66.89
(FILLED W/ DEBRIS)

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

STM 11210
STM TOP=64.38
OUT=58.53 (12" STM TO STM 11208)

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

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

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

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

STM 2724
STM TOP=51.05
IN=45.51 (18" STM FROM 1894)
OUT=45.51 (18"STM TO 1817)

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

STM 10386
STM TOP=51.90
OUT=47.0 (12" STM TO STM 10387)
(FILLED W/ DEBRIS)

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

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

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

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

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

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

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

STM 10117
STM TOP=50.01
OUT=44.01 (15" STM TO STM 10116)

STM 10682
STM TOP=48.65
IN=41.85 (15" STM FROM STM 10200)
IN=40.85 (18" STM FROM STM 10116)
IN=37.35 (27" STM FROM STM 10123)
OUT=36.85 (33" STM TO UNKNOWN)

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

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

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

Oct 15, 2025
H:\18DC\1822502\CAD\DRAWINGS\PLAN SET\PDSPDC1822502 - SURV - INDY - 1---3LAYOUT CIV212 - CERTIFIED SURVEY PLAT

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RIVER HOUSE NEIGHBORHOOD PDSP

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Key Plan

Issue
NO. DATE

Revisions
NO. DATE
1
2
3
4
5
6
7

CERTIFIED SURVEY PLAT

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV212

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

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

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

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

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

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

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

STM 1793 — STM TOP=49.36
(SEALED)

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

STM 10823 — STM TOP=51.60
IN ROAD NO ACCESS

STM 10826 — STM TOP=51.69
FILLED WITH DEBRIS

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

STM 10283 — STM TOP=97.88
IN=95.00 (12" STM FROM UNKNOWN)
IN=94.79 (21" STM FROM UNKNOWN)
OUT=94.65 (24" STM TO STM 11358)

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

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

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

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

STM 11356 — STM TOP=63.54
INACCESSIBLE

STM 11364 — STM TOP=62.69
INACCESSIBLE

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

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

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

STM 11238 — STM TOP=49.85
IN=47.68 (12" STM FROM 11412)
OUT=47.68 (12" STM TO 12140)

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

STM 11267 — STM TOP=64.74
FILLED WITH TRASH

STM 11701 — STM TOP=51.06
OUT = 46.24 (15"STM TO 307)

STM 10863 — STM TOP=52.06
IN=46.86 (15"STM FROM 10826)
OUT=44.39 (UNKNOWN TO 10825)

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

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

STM 10760 — STM TOP=52.05
IN ROAD NO ACCESS

STM 1567 — STM TOP=51.71
FILLED WITH DEBRIS

STM 11172 — STM TOP=54.10
FILLED WITH DEBRIS

STM 11176 — STM TOP=56.92
FILLED WITH DEBRIS

STM 16010 — STM TOP=47.36
IN=42.21 (15" STM FROM 322)
IN=40.61 (21"STM FROM 301)
OUT=43.61 (27" STM TO 341)

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

STM 11249 — STM TOP=63.89
NO ACCESS

STM 11266 — STM TOP=60.75
NO ACCESS

STM 11250 — STM TOP=60.74
NO ACCESS

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

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

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

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

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

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

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

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

SAN 2088 — SAN TOP=63.30
IN=57.80 (4" PIPE FROM BLDG)
IN=57.30 (8" PIPE FROM SAN 13097-SEALED)
OUT=57.20 (8" PIPE TO SAN 16003)

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

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

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

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RIVER HOUSE NEIGHBORHOOD PDSP

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STRUCTURAL ENGINEER
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301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

CERTIFIED SURVEY PLAT

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV213

Oct 15, 2025
H:\1BDC1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - SURV - INDV - 1----\LAYOUT CIV213 - CERTIFIED SURVEY PLAT

NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7. ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY A FIELD RUN VERTICAL CONTROL SURVEY AND TIED IN TO THE ARLINGTON COUNTY BENCHMARK NO.41 WITH A PUBLISHED ELEVATION OF 59.59 FEET.

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

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

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

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

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

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

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

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

TITLE DESCRIPTION

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

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

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

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

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

TITLE DESCRIPTION

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

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

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

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

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

TITLE DESCRIPTION

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

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

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

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

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

BOHLER DC//
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WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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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TRAFFIC ENGINEER
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STRUCTURAL ENGINEER
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Key Plan

Issue
NO. DATE

Revisions
NO. DATE

CERTIFIED SURVEY PLAT

ENGINEER IN CHARGE
MO

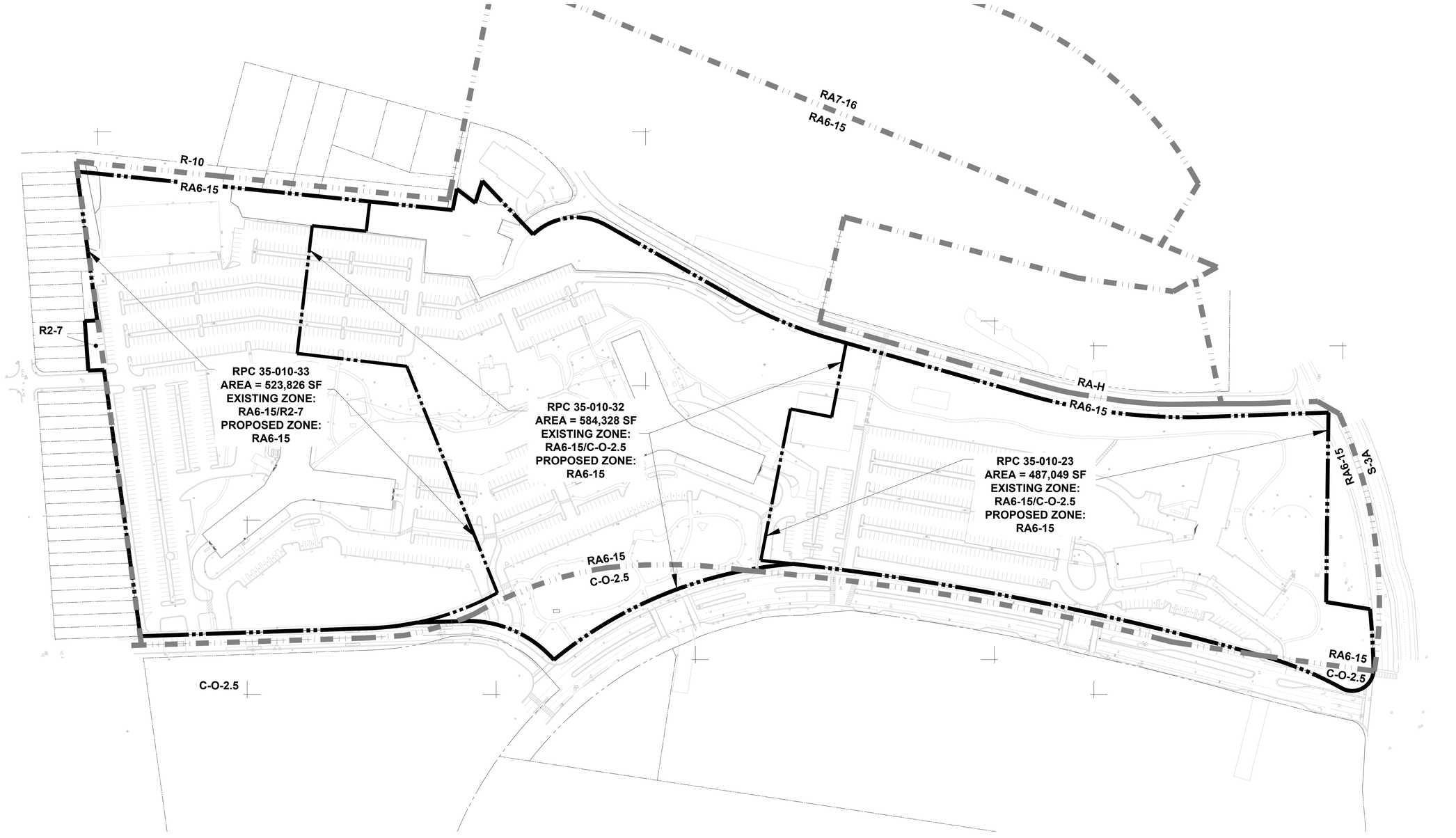
PROJECT MANAGER
CM

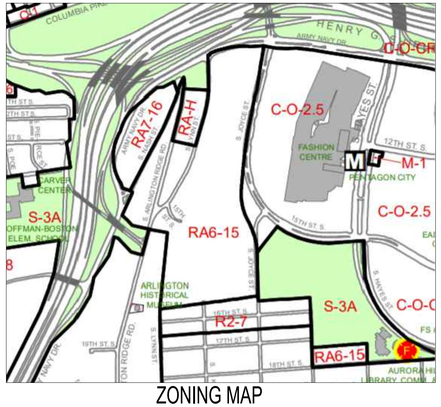
DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV214

Oct 15, 2025
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - SURV - INDV - 1----->LAYOUT: CIV214 - CERTIFIED SURVEY PLAT





ZONING MAP
SCALE: 1"=800'
PROVIDED BY ARLINGTON COUNTY GIS MAPPING CENTER

ZONING TABULATION:

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

RPC: 35-010-033

TOTAL AREA: 523,826 SF (12.025 AC)	**EXISTING ZONE:** RA6-15/R2-7	**PROPOSED ZONE:** RA6-15
520,994 SF (11.960 AC)	*RA6-15*	*RA6-15*
2,832 SF (0.065 AC)	*R2-7*	*RA6-15*

RPC: 35-010-032

TOTAL AREA: 584,328 SF (13.414 AC)	**EXISTING ZONE:** RA6-15/C-O-2.5	**PROPOSED ZONE:** RA6-15
542,884 SF (12.463 AC)	*RA6-15*	*RA6-15*
41,444 SF (0.951 AC)	*C-O-2.5*	*RA6-15*

RPC: 35-010-023

TOTAL AREA: 487,049 SF (11.181 AC)	**EXISTING ZONE:** RA6-15/C-O-2.5	**PROPOSED ZONE:** RA6-15
481,732 SF (11.059 AC)	*RA6-15*	*RA6-15*
5,317 SF (0.122 AC)	*C-O-2.5*	*RA6-15*

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

LEGEND:

PROPERTY LINE

ADJACENT PROPERTY LINE

ZONING LINE

SEE SHEET C101 FOR FULL STANDARD LEGEND

NAD83
DRAWN

100 50 25 0 100
1"= 100'

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RIVER HOUSE NEIGHBORHOOD PDSP

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TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

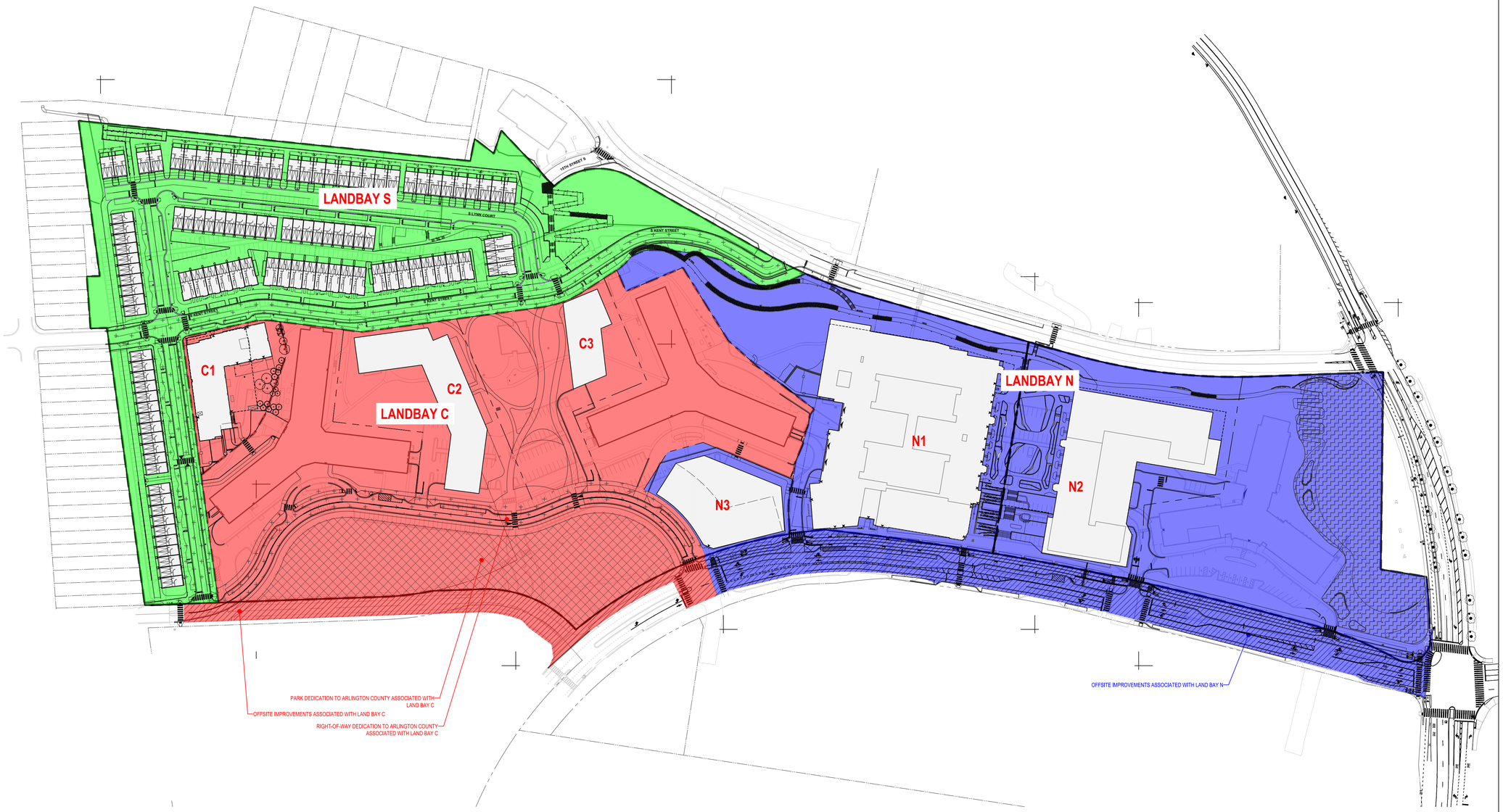
Revisions
NO. DATE
1
2
3
4
5
6
7

REZONING EXHIBIT

ENGINEER IN CHARGE	MO
PROJECT MANAGER	CM
DRAWN	MK, HG, DR, IL, EM
DATE	10/17/2025
APPROVED	CM, MO, SN
SCALE:	AS NOTED
JOB NO.	DC1822502

DRAWING NO.
C1V250

Oct 15, 2025
H:\19\DC-1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - ZONE - 0---3-LAYOUT CIV250 - REZONING EXHIBIT



LEGEND:

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

NAD83
DROWN

100 50 25 0 100
1"= 100'

Oct 15, 2025
H:\1BDC\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - LNDBY - D---3-LAYOUT CIV260 - LANDBAY BREAKDOWN

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SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

OVERALL DEVELOPMENT LANDBAYS

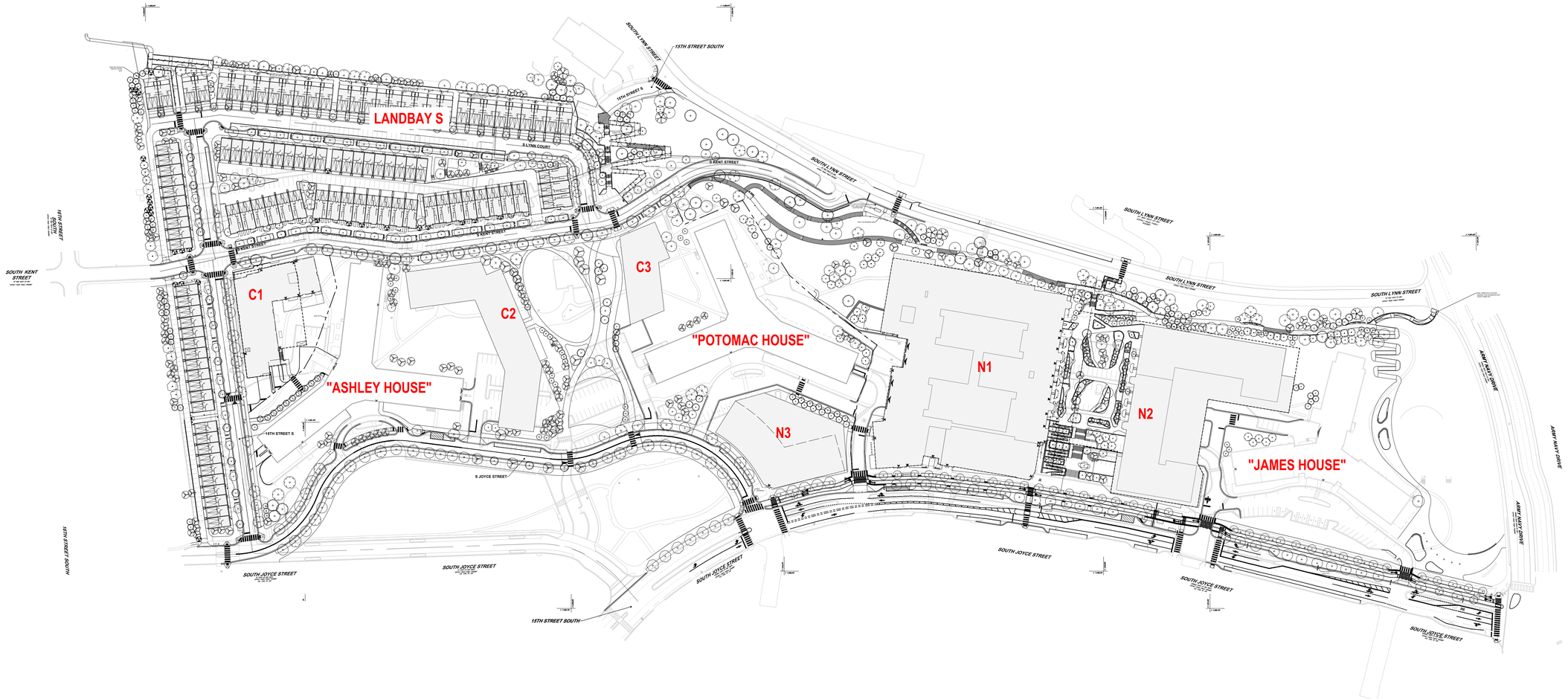
ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV260



	Units	GFA - Residential	GFA - Retail	**GFA - Total**	Building Height
PDSP Potential Future Density*					
C2*	366	463,000		463,000	176'-0"
C3*	325	256,000		256,000	242'-0"
N2*	871	703,000	4,000	707,000	242'-0"
N3*	485	382,500		382,500	242'-0"
Total PDSP Potential Future Density	**2,047**	**1,804,500**	**4,000**	**1,808,500**	
Total Existing, 4.1 New, and PDSP Potential Future Density	**4,466**	**4,411,182**	**19,923**	**4,431,105**	
PDSP Potential Future Density Overall	**122 units/acre**				

RiverHouse PDSP Proposed Density

	Units	GFA - Residential	GFA - Retail	**GFA - Total**	Building Height
Existing RiverHouse					
James (Existing)	452	413,721	1,130	414,851	123'-0"
Potomac (Existing)	647	597,050	-	597,050	148'-0"
Ashley (Existing)	577	596,122	-	596,122	158'-0"
Total Existing	**1676**	1,606,893	1,130	1,608,023	
Building N1 - 4.1 New Density (Torti Gallas + Partners)					
N1 - Multifamily	509	528,286	14,793	543,079	77'-10"
Building C1 - 4.1 New Density (BCT Design Group)					
C1 - Multifamily	102	124,435	-	124,435	81'-10"
Landbay S - 4.1 New Density (Lessard Design)					
Townhomes / Stacked Flats	132	347,068		347,068	VARIES***
Total 4.1 New Density	**743**	**999,789**	**14,793**	**1,014,582**	
Total Existing and 4.1 New Density**	**2,419**	**2,606,682**	**15,923**	**2,622,605**	

LEGEND:

PROP BOUNDARY LINE

NOTES:

1. TOTAL LOT AREA IS 1,595,203 SF.
2. REFER TO CIV600 FOR BUS STOP LOCATIONS.

100 50 25 0 100

1"= 100'

BOHLER DC//

1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

DEVELOPMENT SUMMARY PLAN

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE
10/17/2025

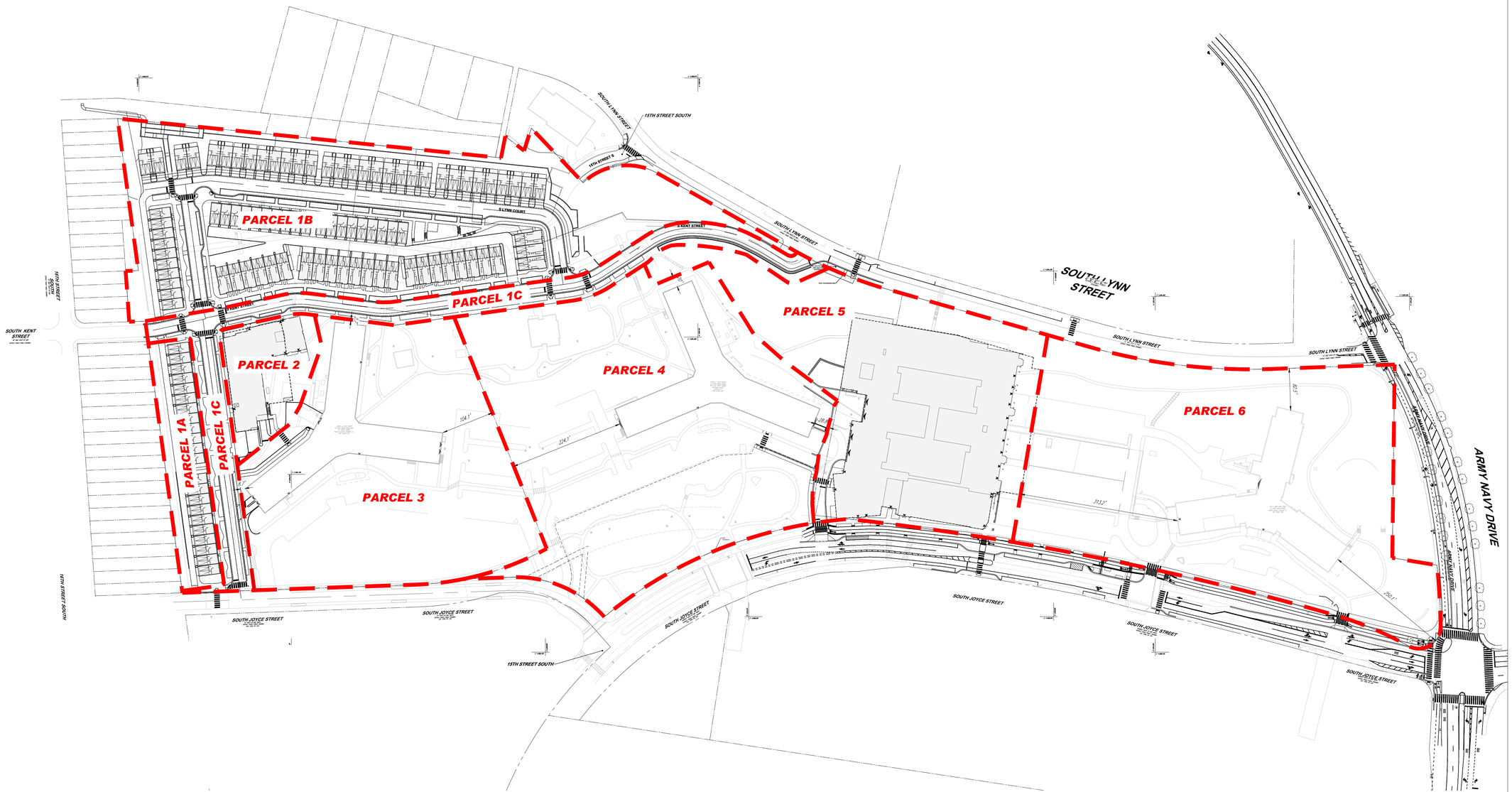
APPROVED
CM, MO, SN

SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.
CIV270

Oct 15, 2025
H:\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - DVLP - 0----1\LAYOUT, CIV270 - DEVELOPMENT SUMMARY PLAN



SUBDIVISION SUMMARY	
PARCEL NUMBER (#)	AREA (SF)
PARCEL 1A	41,010
PARCEL 1B	311,539
PARCEL 1C (PUBLIC RIGHT-OF-WAY)	90,735
PARCEL 2	38,936
PARCEL 3	234,488
PARCEL 4	324,024
PARCEL 5	223,373
PARCEL 6	331,098
TOTAL	1,595,203

LEGEND:

PROPOSED PARCEL LINES

NOTES:

1. ALL AREAS ARE SUBJECT TO CHANGE WITH COUNTY BOARD APPROVAL AND FINAL CIVIL ENGINEERING PLANS.
2. EXACT AREAS OF EASEMENT DEDICATIONS WILL BE FINALIZED IN CIVIL ENGINEERING PLAN DOCUMENTS.
3. REFER TO CIV200 FOR ALL EXISTING EASEMENTS.
4. SUBDIVISION OF PROPERTY ONLY.
5. PARCEL 1C WILL BE DEDICATED IN FEE TO ARLINGTON COUNTY.

NAD83
VERTICAL
DATUM
NAVD88

100 50 25 0 100
1"= 100'

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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
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SUSTAINABLE BUILDING PARTNERS
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202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

SUBDIVISION EXHIBIT 1

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV280

Oct 15, 2025
H:\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - SBDV - 0----\LAYOUT: CIV280 - SUBDIVISION EXHIBIT

SUBDIVISION SUMMARY	
PARCEL NUMBER (#)	AREA (SF)
PARCEL 1A	41,010
PARCEL 1B	311,539
PARCEL 1C (PUBLIC RIGHT-OF-WAY)	90,735
PARCEL 2	38,936
PARCEL 3A	87,074
PARCEL 3B	79,738
PARCEL 4A	82,057
PARCEL 4B	103,151
PARCEL 4C	38,877
PARCEL 5	223,373
PARCEL 6A	145,930
PARCEL 6B	103,580
PARCEL 6C (FEE DEDICATION TO COUNTY)	75,293
ARMY NAVY DRIVE FEE DEDICATION	1,504
SOUTH JOYCE STREET FEE DEDICATION	4,791
PARCEL 7 (FEE DEDICATION TO COUNTY)	120,873
PARCEL 8 (PUBLIC RIGHT-OF-WAY)	46,742
TOTAL	1,595,203

LEGEND:

PROPOSED PARCEL LINES

NOTES:

1. ALL AREAS ARE SUBJECT TO CHANGE WITH COUNTY BOARD APPROVAL AND FINAL CIVIL ENGINEERING PLANS.
2. EXACT AREAS OF EASEMENT DEDICATIONS WILL BE FINALIZED IN CIVIL ENGINEERING PLAN DOCUMENTS.
3. REFER TO CIV200 FOR ALL EXISTING EASEMENTS.
4. SUBDIVISION OF PROPERTY ONLY.
5. PARCEL 1A AND 1B TO BE FURTHER SUBDIVIDED, PLEASE REFER TO 4.1 LANDBAY S SUBMISSION

NAD83
DBOWN

100 50 25 0 100
1"= 100'

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
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CIVIL ENGINEER
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LANDSCAPE ARCHITECT
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ATTORNEY
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SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

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202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

SUBDIVISION EXHIBIT 2

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV281

Oct 15, 2025
H:\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - SBDV - D-----\LAYOUT CIV281 - SUBDIVISION EXHIBIT 2

NOTES:

1. THE TOTAL LIMITS OF DISTURBANCE IS 30.41 ACRES.
2. ADDITIONAL INLETS MAY BE ADDED UPON FINAL ENGINEERING DRAINAGE ANALYSIS.
3. BIORETENTION EDGE TREATMENT TO BE ADDED IN FINAL ENGINEERING PLANS.
4. TOTAL EXISTING PARKING SPACES: 1,820
5. TOTAL PROPOSED PUBLIC ON-STREET PARKING SPACES: 104 SPACES
   - 5.1. S JOYCE STREET: 60 SPACES
   - 5.2. 15TH STREET S: 0
   - 5.3. S KENT STREET: 2
   - 5.4. S LYNN STREET: 16
   - 5.5. S LYNN COURT: 23
   - 5.6. 15TH COURT S: 3
6. SITE COVERAGE: 1,595,203 SF TOTAL
   - 6.1. BUILDING AREA: ±487,365 SF
   - 6.2. PEDESTRIAN AREA: ±256,044 SF
   - 6.3. VEHICULAR AREA: ±239,503 SF
   - 6.4. PLANTING AREA: ±612,291 SF
7. CURB CUT DESIGN INTO STREETSCAPE BIORETENTION TO BE ADDED IN FINAL ENGINEERING PLANS.
8. GAS, ELECTRIC, TELECOMM FOR CENTRAL BUILDINGS ALL TO RUN IN SAME CORRIDOR SHOWN UNDER PROPOSED GAS LINE HEREIN.
9. STREETLIGHTS WILL BE PROPOSED OR UPGRADED ALONG THE PROJECT SIDE OF SOUTH JOYCE STREET. STREETLIGHTS WILL BE DOMINION COBRAS FOR INTERNAL ROADWAYS AND "LITTLE" JOYCE STREET.
10. REFER TO CIV300A FOR VEHICULAR MOVEMENTS FOR SOUTH JOYCE STREET.
11. REFER TO CIV280 FOR ALL RIGHT OF WAY DEDICATIONS.
12. ADDITIONAL WATER MAIN IMPROVEMENTS AND/OR REPLACEMENT MAY BE REQUIRED AS PART OF THE FINAL SITE PLAN FOR BUILDING N2.
13. TOTAL DEDICATION AREA IN FEE AND STREET EASEMENT: 344,936 SF (7.92 AC)
14. SITE PLAN TOTAL AREA POST DEDICATION: 1,250,267 SF (28.70 AC)

ZONING TABULATION:

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

RPC: 35-010-033

TOTAL AREA: 523,826 SF (12.025 AC)	**EXISTING ZONE: RA6-15/R2-7**	**PROPOSED ZONE: RA6-15**
520,994 SF (11.960 AC)	*RA6-15*	*RA6-15*
2,832 SF (0.065 AC)	*R2-7*	*RA6-15*

RPC: 35-010-032

TOTAL AREA: 584,328 SF (13.414 AC)	**EXISTING ZONE: RA6-15/C-O-2.5**	**PROPOSED ZONE: RA6-15**
542,884 SF (12.463 AC)	*RA6-15*	*RA6-15*
41,444 SF (0.951 AC)	*C-O-2.5*	*RA6-15*

RPC: 35-010-023

TOTAL AREA: 487,049 SF (11.181 AC)	**EXISTING ZONE: RA6-15/C-O-2.5**	**PROPOSED ZONE: RA6-15**
481,732 SF (11.059 AC)	*RA6-15*	*RA6-15*
5,317 SF (0.122 AC)	*C-O-2.5*	*RA6-15*

AVERAGE SITE ELEVATION FOR ENTIRE PDSP AREA = 72.67'

LEGEND:

PROP. TREE
(SEE LANDSCAPE PLANS FOR DETAILS)

COUNTY IMPROVEMENTS

NAD83
GRID N

100 50 25 0 100
1"= 100'

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
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202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
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ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
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703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

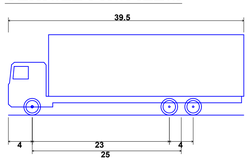
OVERALL PLOT AND LOCATION PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV300

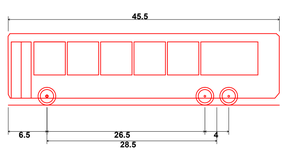
Oct 16, 2025
H:\1\DC\1822502\CAD\DRAWINGS\PLAN SET\PDSP\DC1822502 - PLOT - OVRL - 0---LAYOUT CIV300 - OVERALL PLOT AND LOCATION

VEHICLE PROFILES:



SU-40 - Single Unit Truck

Overall Length	39.500ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°



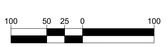
BUS-45 - Inter City Bus

Overall Length	45.500ft
Overall Width	8.500ft
Overall Body Height	12.008ft
Min Body Ground Clearance	1.158ft
Track Width	8.500ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	45.20°

LEGEND:

PROP. TREE
(SEE LANDSCAPE PLANS
FOR DETAILS)

COUNTY
IMPROVEMENTS



BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

TRUCK MOVEMENTS

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV300A

Oct 15, 2025
H:\18DC\1822502\CAD\DRAWINGS\PLAN SET\SP\DSP\DC1822502 - PLOT - OVRL - 0---->LAYOUT: CIV300A - TRUCK MOVEMENTS

KEY MAP

SCALE: 1" = 800'

BOHLER DC//

1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
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STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue

NO.	DATE

Revisions

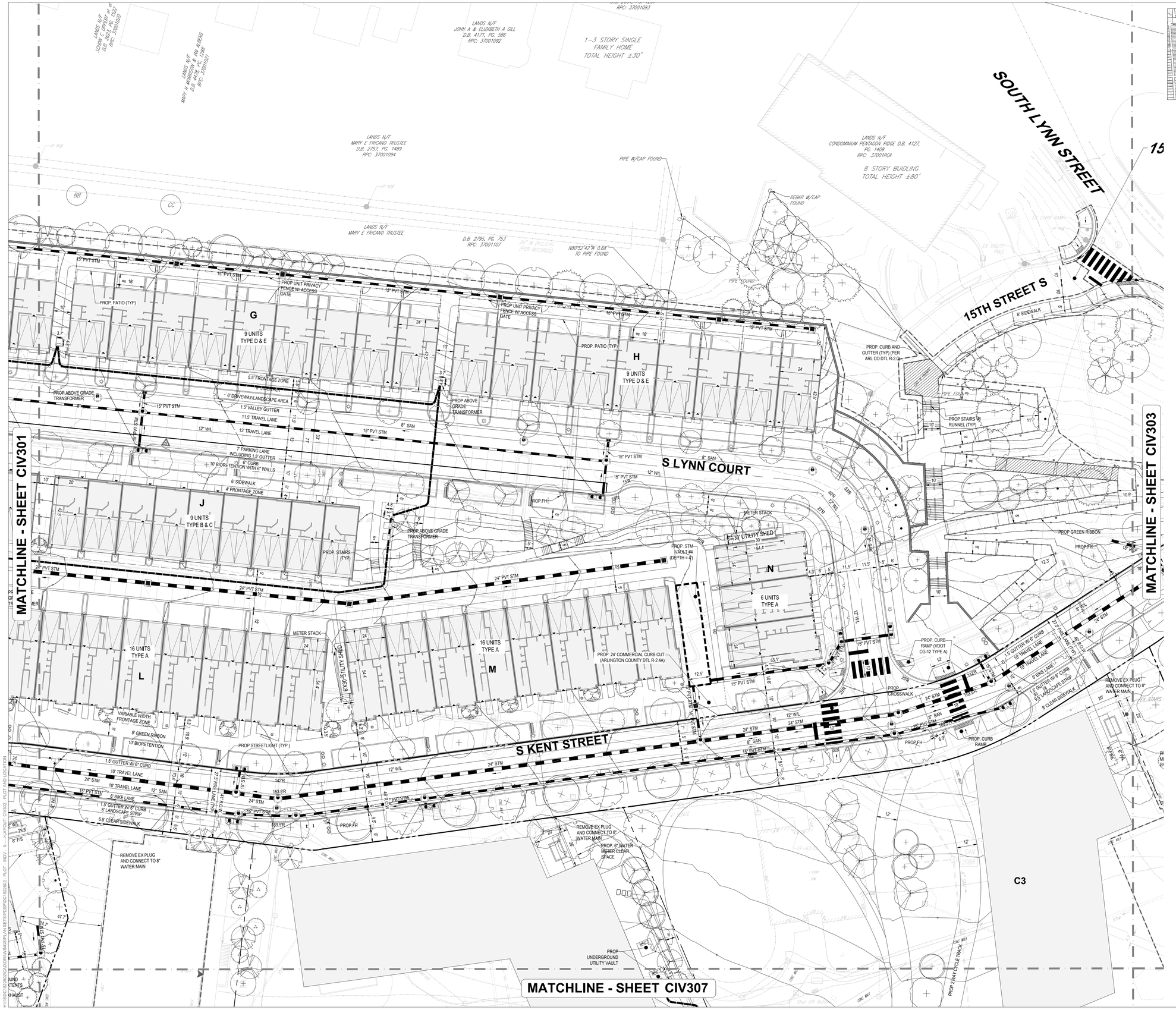
NO.	DATE
1	
2	
3	
4	
5	
6	

PLOT AND LOCATION PLAN

ENGINEER IN CHARGE	MO
PROJECT MANAGER	CM
DRAWN	MK, HG, DR, IL, EM
DATE	10/17/2025
APPROVED	CM, MO, SN
SCALE:	AS NOTED
JOB NO.	DC1822502

DRAWING NO.
CIV301

Oct 15, 2025
H:\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - PLOT - INDY - 0---\LAYOUT_CIV-301 - PLOT AND LOCATION



KEY MAP
SCALE: 1" = 800'

BOHLER DC//

1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

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BCT DESIGN GROUP
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LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
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BRADLEY SITE DESIGN
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ATTORNEY
VENABLE LLP
202.344.4000

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SUSTAINABLE BUILDING PARTNERS
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TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

PLOT AND LOCATION PLAN

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV302

NAD83
DROWN

25 12.5 6.25 0 25
1"= 25'

Oct 15, 2025
...\11\DC\DC1822502\CAD\DRAWINGS\PLAN SETS\PDSP\PDC1822502 - PLOT - INDV - 6---LAYOUT, CIV302 - PLOT AND LOCATION

15TH STREET SOUTH

S KENT STREET

SOUTH LYNN STREET

8 STORY BUILDING
TOTAL HEIGHT ±80'

10 STORY BUILDING
TOTAL HEIGHT ±98'

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

BENCHMARK
X-CUT
ELEV=125.62

MATCHLINE - SHEET CIV302

MATCHLINE - SHEET CIV303

MATCHLINE - SHEET CIV308

PROP. BUS STOP SIGN
PROP. BACK DOOR
ALIGHTING AREA

PROP. BUS SHELTER
PROP. 5'X8' BOARDING AREA

PROP CURB RAMP
(VDOT CG-12 TYPE B)

PROP CURB RAMP
(VDOT CG-12 TYPE A)

40' STOPPING AREA

PROP. 6" WATER
METER CLEAR
SPACE

PROP. STORM
MH (TYP)

PROP. GARAGE
EXTENTS

PROP. 14'
RETAINING
WALL

GARAGE INTAKE
(48 SF)

PROP GENERATOR

PROP ABOVE GRADE
TRANSFORMER

WATER
ROOM

PROP. RESIDENTIAL BUILDING

PROP. GRATE
INLET (TYP)

#1400 S. JOYCE STREET
14 STORY BRICK/FRAME
WITH 130 SPACE GARAGE
"POTOMAC HOUSE"
±37,976 S.F.
UNIT COUNT: 647

E 11,891,480
N 7,000,100

KEY MAP
SCALE: 1" = 800'

NAD83
GRDVN

25 12.5 6.25 0 25
1"= 25'

Oct 15, 2025
H:\18DC\1822502\CAD\DRAWINGS\PLAN SET\PSP\DC1822502 - PLOT - INDV - (---)-LAYOUT CIV303 - PLOT AND LOCATION

BOHLER DC //

1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

PROJECT STREET NUMBER
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ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

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LESSARD DESIGN, INC.
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CIVIL ENGINEER
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LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
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SUSTAINABILITY CONSULTANT
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PARTNERS
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TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

PLOT AND LOCATION PLAN

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV303

KEY MAP
SCALE: 1" = 800'

BOHLER DC//

1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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
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CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
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202.344.4000

SUSTAINABILITY CONSULTANT
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NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

PLOT AND LOCATION PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV304

Oct 15, 2025
H:\1\DC\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - PLOT - INDV - 0---LAYOUT CIV304 - PLOT AND LOCATION

KEY MAP
SCALE: 1" = 800'

BOHLER DC//

1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
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LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
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ATTORNEY
VENABLE LLP
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SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
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TRAFFIC ENGINEER
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STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

NAD83
GRID
N

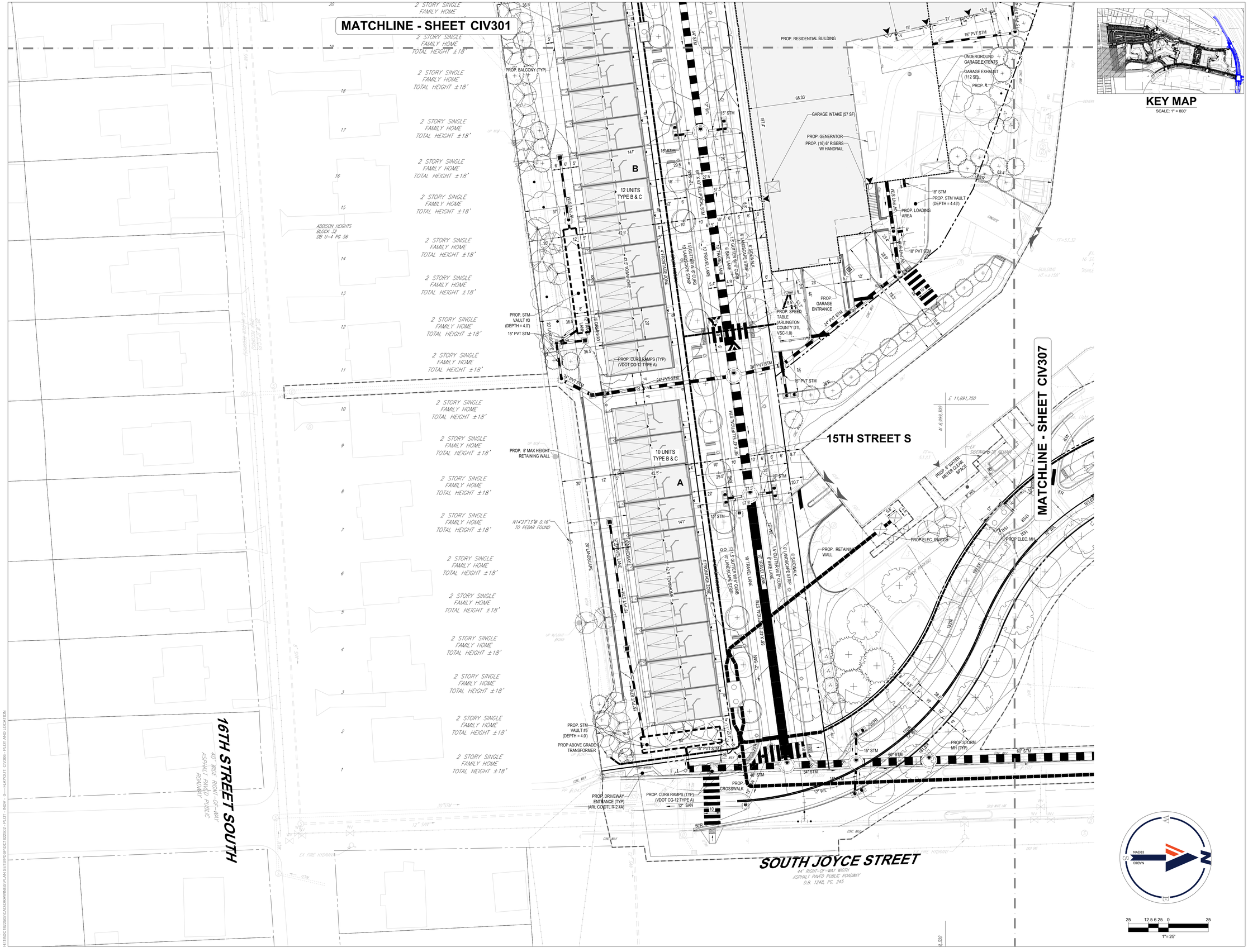
25 12.5 6.25 0 25
1"= 25'

PLOT AND LOCATION PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV305

Oct 15, 2025
H:\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - PLOT - INDY - (—LAYOUT, CIV305 - PLOT AND LOCATION



BOHLER DC//

1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

KEY MAP
SCALE: 1" = 800'

Issue

NO.	DATE

Revisions

NO.	DATE
1	
2	
3	
4	
5	
6	

PLOT AND LOCATION PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV306

25 12.5 6.25 0 25
1"= 25'

Oct 16, 2025
H:\1BDC\1822502\CAD\DRAWING\SPLAN SETS\PSP\PDC1822502 - PLOT - INDV - G---LAYOUT, CIV306 - PLOT AND LOCATION

MATCHLINE - SHEET CIV302

MATCHLINE - SHEET CIV306

MATCHLINE - SHEET CIV308

MATCHLINE - SHEET CIV311

C2

#1600 S. JOYCE STREET
16 STORY BRICK/FRAME WITH
115 SPACE GARAGE
"ASHLEY HOUSE" 4,50,898 S.F.
UNIT COUNT: 577

UTILITY VAULT

PROP. 2 WAY CYCLE TRACK

PROP UNDERGROUND UTILITY VAULT

PROP STORM MH (TYP)

PROP STM VAULT

PROP GRATE INLET (TYP)

PROP. 24" COMMERCIAL CURB CUT (ARLINGTON COUNTY DTL R-2.4A)

PROP ELEC. MH

PROP. SPEED TABLE (ARLINGTON COUNTY DTL VSC-1.0)

PROP. 24" COMMERCIAL CURB (ARLINGTON COUNTY DTL R-2.

PROP. EH

6' BIORETENTION

12' MULTIPURPOSE TRAIL AND BIKE PATH

S JOYCE STREET

SOUTH JOYCE STREET

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

PROPERTY LINE

BENCHMARK
X-CUT
ELEV=49.80

LANDS N/F
THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA
D.B. 1962, PG. 1189
RPC: 35005015

NAD83
DROWN

25 12.5 6.25 0 25
1"= 25'

KEY MAP
SCALE: 1" = 800'

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
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703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

PLOT AND LOCATION PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV307

Oct 16, 2025
H:\BDC\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - PLOT - INDV - G——LAYOUT CIV307 - PLOT AND LOCATION

MATCHLINE - SHEET CIV303

MATCHLINE - SHEET CIV307

MATCHLINE - SHEET CIV309

MATCHLINE - SHEET CIV311

N1

N3

PROP. RESIDENTIAL BUILDING

PROP. GENERATOR

WATER ROOM

PROP. ABOVE GRADE TRANSFORMER

PROP. GRATE INLET (TYP)

PROP. GARAGE ENTRANCE

PROP. STORM MH (TYP)

PROP. ELEC. MH

PROP. LOADING AREA

PROP. WATER METER CLEAR SPACE

PROP. 24' COMMERCIAL CURB CUT (ARLINGTON COUNTY DTL R-2.4A)

PROP. BUILDING ABOVE

PROP. CURB RAMP (VDOT CG-12 TYPE B)

PROP. RETAIL SPACE (± 1,908 SF)

PROP. RETAIL SPACE (± 12,885 SF)

PROP. GARAGE EXTENTS

PROP. CROSSWALK

PROP. CURB AND GUTTER (ARL CO R-2.0) (TYP.)

PROP. PICK UP DROP OFF

PROP. MOUNTABLE CURB

10' CLEAR SIDEWALK

PROP. CROSSWALK

PROP. CURB RAMP

PROP. CURB AND GUTTER (ARL CO R-2.0) (TYP.)

LANDS N/F
POST APARTMENT HOMES, LP STREET RETAIL INC.
D.B. 4415, PG. 2513
RPC: 35050511

5 STORY BUILDING
TOTAL HEIGHT ±60'

#1400 S. JOYCE STREET
16 STORY BRICK/FRAME
WITH 1.50 SPACE GARAGE
"POTOMAC HOUSE"
±371,976 S.F.
UNIT COUNT: 647

BUILDING HT.=±148'

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

SOUTH JC
VARIABLE R
ASPHALT P
D.B. 1

BENCHMARK
X-CUT
ELEV=50.02

N 7,000,220
E 11,892,030

KEY MAP
SCALE: 1" = 800'

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

PLOT AND LOCATION PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV308

NAD83
DROWN

25 12.5 6.25 0 25
1"= 25'

Oct 15, 2025
H:\1-BD\DC\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\PDC1822502 - PLOT - INDY - 6----LAYOUT: CIV308 - PLOT AND LOCATION

MATCHLINE - SHEET CIV304

MATCHLINE - SHEET CIV308

MATCHLINE - SHEET CIV310

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

N 7,000,800
E 11,892,030

N 7,001,000
E 11,892,100

PROP. CURB RAMP
PROP. STM VAULT
PROP. SAN MH (TYP)
PROP STREET LIGHT (TYP)
PROP. CROSSWALK
PROP. STORM MH (TYP)
PROP. TACTILE DIRECTIONAL INDICATOR
PROP. 8" WATER METER CLEAR SPACE
PROP. BUS SHELTER
BOARDING AREA
ALIGHTING AREA
PROP. CROSS WALK
PROP MAST ARM (TYP)
PROP PED BUTTON (TYP)
PROP SIGNAL CONTROLLER
PROP MAST ARM W/ PED BUTTON (TYP)
PROP ABOVE GRADE TRANFORMER
PROP ELEC. MH
PROP CURB INLET (TYP)
PROP FH
PROP. CROSS WALK
PROP MAST ARM W/ PED BUTTON (TYP)
PROP PED BUTTON (TYP)
PROP. CURB AND GUTTER (ARL CO R-2.0) (TYP.)
PROP STREET LIGHT (TYP)

10' CLE / 10' CLEAR SIDEWALK
6' SIDEWALK
26' FIRE LANE (TYP.)
VISITOR PARKING
LOADING ENTRANCE LOCATION
#1111 ARMY-NAVY DRIVE, 13 STORY BRICK/FRAME "JAMES HOUSE" ±33,407 SF. UNIT COUNT: 452
EXISTING RETAIL 1,130± SF
CONC. WALK
CONC. CURB & GUTTER
BUILDING OVERHANG
LOCATION EX. 34.6' DRIVEWAY
EX MAST ARMS
EX TRAFFIC SIGNAL CABINET (TBR)
4" WAT. PER ARL CO GIS
LANDS N/F
POST APARTMENT HOMES LP STREET RETAIL INC.
D.B. 4415, PG. 2513
RPC: 35025031
5 STORY BUILDING
TOTAL HEIGHT ±60'

KEY MAP
SCALE: 1" = 800'

NAD83
GRDVN

25 12.5 6.25 0 25
1"= 25'

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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
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LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
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SUSTAINABILITY CONSULTANT
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TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

PLOT AND LOCATION PLAN

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE
10/17/2025

APPROVED
CM, MO, SN

SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.
CIV309

Oct 15, 2025
H:\18\DC\1822502\CAD\DRAWINGS\PLAN SET\SPD\SPDDC1822502 - PLOT - INDV - 0----3-LAYOUT CIV309 - PLOT AND LOCATION

MATCHLINE - SHEET CIV305

MATCHLINE - SHEET CIV309

ARMY NAVY DRIVE

ASPHALT PAVED PUBLIC ROADWAY
VARIABLE WIDTH RIGHT-OF-WAY

SOUTH JOYCE STREET

VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
D.B. 1248, Pg. 345

5 STORY BUILDING
TOTAL HEIGHT ±60'

S48°05'54"E 0.39'
TO MON. FOUND

PROP. CROSSWALK

PROP. CURB AND GUTTER (ARL CO R-2.0) (TYP.)

PROP PED BUTTON ON EX MAST ARM PER ARMY NAVY DRIVE SIGNAL PLANS PROJECT (TYP)

EX SIGNAL CONTROLLER PER ARMY NAVY DRIVE SIGNAL PLANS PROJECT (TYP)

PROP STM MH (TYP)

PROP. STORM MH (TYP)

EX PED BUTTON PER ARMY NAVY DRIVE SIGNAL PLANS PROJECT (TYP)

EX MAST ARM PER ARMY NAVY DRIVE SIGNAL PLANS PROJECT (TYP)

BUS ONLY

ONLY

ONLY

KEY MAP
SCALE: 1" = 800'

NAD83
BROWN

25 12.5 6.25 0 25
1"= 25'

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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
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SUSTAINABLE BUILDING PARTNERS
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TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

PLOT AND LOCATION PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV310

Oct 15, 2025
H:\BDC1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - PLOT - INDV - 0---XLAYOUT CIV310 - PLOT AND LOCATION

MATCHLINE - SHEET CIV307

MATCHLINE - SHEET CIV308

MATCHLINE - SHEET CIV307

MATCHLINE - SHEET CIV308

YCE STREET

REET

SOUTH JOYCE STREET

VARIABLE RIGHT-OF-WAY WIDTH
ASPHALT PAVED PUBLIC ROADWAY

15TH STREET SOUTH

VARIABLE RIGHT-OF-WAY WIDTH
ASPHALT PAVED PUBLIC ROADWAY

PROP. SPEED TABLE (ARLINGTON COUNTY DTL VSC-1.0)

PROP STORM MH (TYP)

PROP. CROSSWALK

PROP ELEC. MH

PROPERTY LINE

BENCHMARK
X-CUT
ELEV=50.02

BENCHMARK
X-CUT
ELEV=49.80

N 7,092,200
E 11,892,030

N 6,999,600
E 11,892,100

LANDS N/F
EQR-JOYCE ON PENTAGON ROW, LLC
D.B. 4671, PG. 861
RPC: 35050034

17 STORY BUILDING
TOTAL HEIGHT ±204'

N3

KEY MAP
SCALE: 1" = 800'

NAD83
GRID N

25 12.5 6.25 0 25
1"= 25'

Oct 15, 2025
H:\BDC\DC18225\02\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - PLOT - INDV - (---)-LAYOUT CIV311 - PLOT AND LOCATION

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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.
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CIVIL ENGINEER
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ATTORNEY
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STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

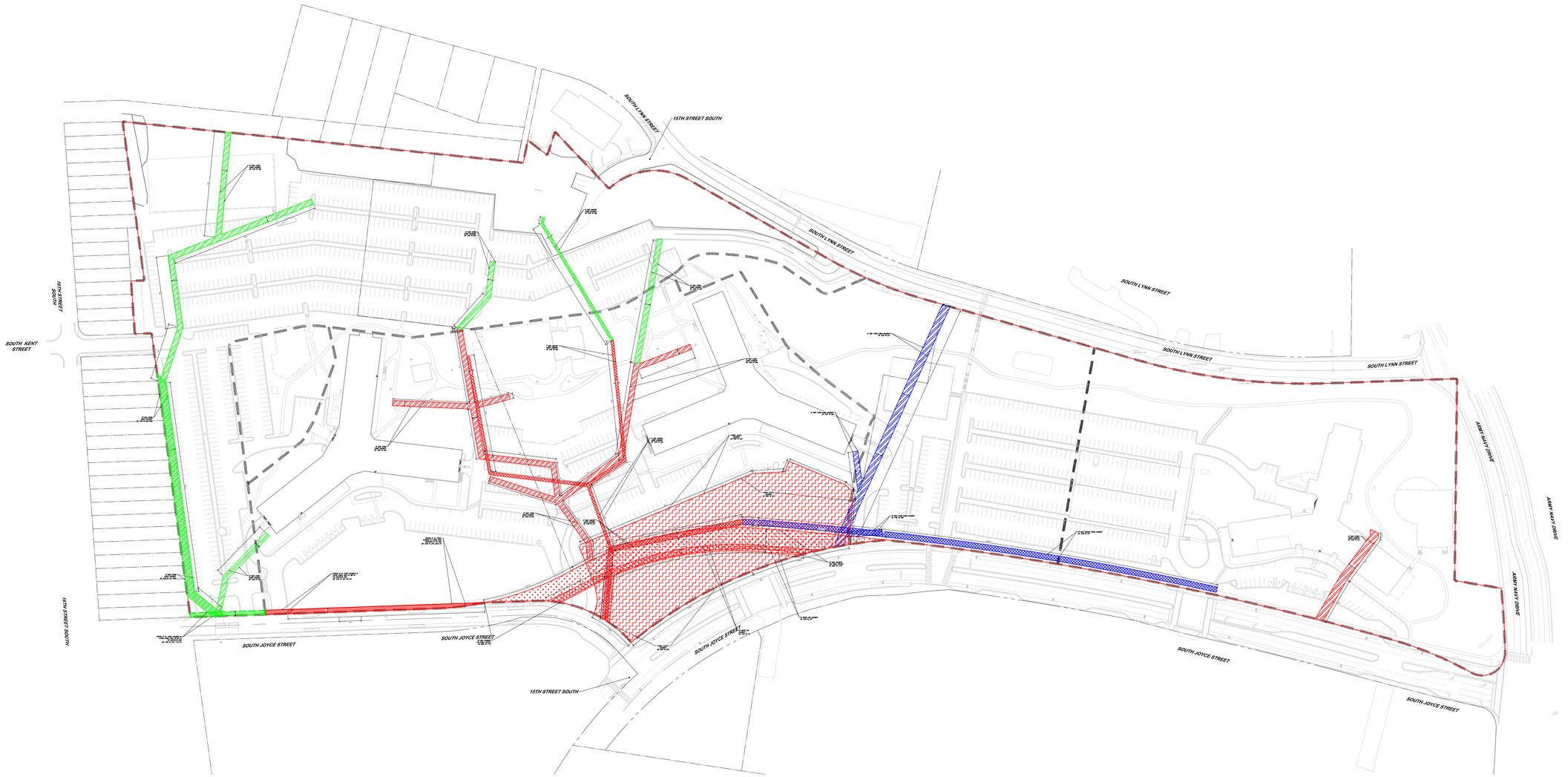
Issue
NO. DATE

Revisions
NO. DATE

PLOT AND LOCATION PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC18225502

DRAWING NO.
CIV311



EASEMENT VACATION LEGEND:

1. LANDBAY S EASEMENT VACATIONS:

- EX. 15' WIDE STORM SEWER EASEMENT (TO BE VACATED) BOOK 1159 PG 225: 7,167 ± S.F.
- EX. 10' WIDE STORM SEWER EASEMENT (TO BE VACATED) BOOK 1440 PG 568: 12,954 ± S.F.
- EX. 5' WIDE SANITARY SEWER EASEMENT (TO BE VACATED) BOOK 1440 PG 568: 1,344 ± S.F.
- PORTON OF EX. STREET EASEMENT IN FUTURE PUBLIC RIGHT OF WAY IN FEE DEDICATION AREA DEED BOOK 1248 PG 245: 1,130 ± S.F.

2. PDSP EASEMENT VACATIONS:

- EX. 15' WIDE STORM SEWER EASEMENT (TO BE VACATED) BOOK 1248 PG 227: 2,977 ± S.F.
- EX. 10' WIDE STORM SEWER EASEMENT (TO BE VACATED) BOOK 1440 PG 568: 13,449 ± S.F.
- EX. 5' WIDE SANITARY SEWER EASEMENT (TO BE VACATED) BOOK 1440 PG 568: 4,260 ± S.F.
- EX. 10' WIDE SANITARY SEWER EASEMENT (TO BE VACATED) BOOK 1248 PG 227: 3,861 ± S.F.
- EX. 10' WIDE WATER LINE EASEMENT (TO BE VACATED) DEED BOOK 1248 PG 227: 5,620 ± S.F.
- EX. 44' WIDE EASEMENT FOR PUBLIC UTILITIES (TO BE VACATED) DEED BOOK 2662 PG 1175: 26,621 ± S.F.
- EX. PUBLIC ACCESS EASEMENT (TO BE VACATED) DEED BOOK 3092 PG 930: 86,695 ± S.F.
- PORTON OF EX. STREET EASEMENT IN FUTURE PARK IN FEE DEDICATION AREA DEED BOOK 1248 PG 245: 3,056 ± S.F.

3. BUILDING N1 EASEMENT VACATIONS:

- EX. 15' WIDE STORM SEWER EASEMENT (TO BE VACATED) BOOK 1248 PG 227: 7,446 ± S.F.
- EX. 10' WIDE STORM SEWER EASEMENT (TO BE VACATED) BOOK 1440 PG 568: 1,324 ± S.F.
- EX. 10' WIDE SANITARY SEWER EASEMENT (TO BE VACATED) BOOK 1248 PG 227: 9,035 ± S.F.

LEGEND:

- PROPERTY LINE
- SITE PLAN BOUNDARIES

NOTES:

1. ALL AREAS ARE SUBJECT TO CHANGE WITH COUNTY BOARD APPROVAL AND FINAL CIVIL ENGINEERING PLANS.
2. REFER TO CIV200 FOR ALL EXISTING EASEMENTS.
3. TOTAL VACATION AREA: 183,961 ± S.F.
4. REFER TO CIV401-CIV401A FOR DEDICATION PLAT AND SUMMARIES.

100 50 25 0 100

1"= 100'

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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
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TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

EASEMENT VACATION PLAT

ENGINEER IN CHARGE
MO

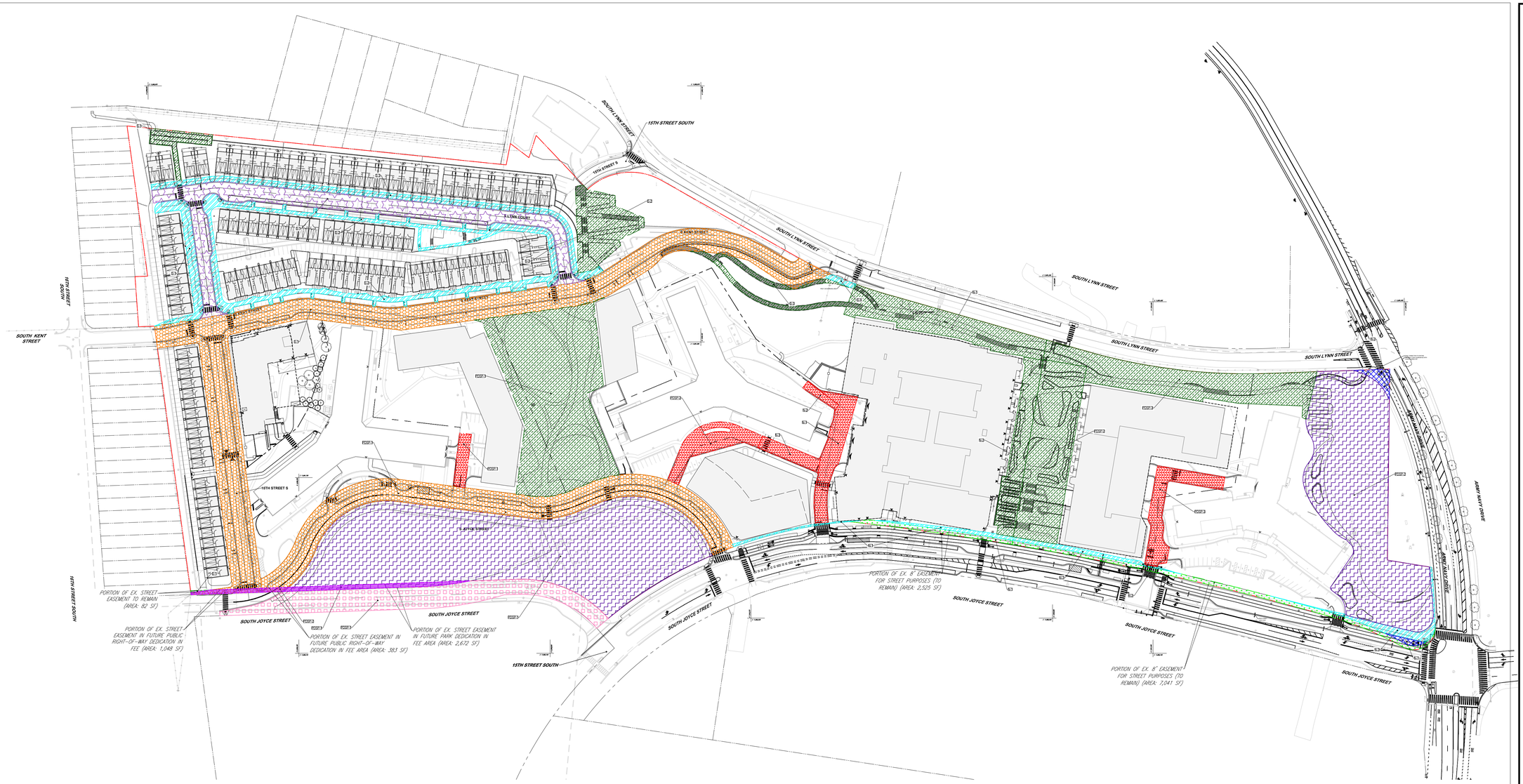
PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV400

Oct 15, 2025
H:\1BDC\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - EASE - 0---LAYOUT, CIV400- OVERALL VACATION



EASEMENT DEDICATION LEGEND:

PROP. PUBLIC STREET AND UTILITIES EASEMENT
TOTAL AREA: 2,036 ± S.F.
1. N-1 531 ± S.F.
2. N-2 1,505 ± S.F.

PROP. PUBLIC SIDEWALK AND UTILITIES EASEMENT
TOTAL AREA: 43,380 ± S.F.
1. PDSP-1 613 ± S.F.
2. S-1 5,820 ± S.F.
3. S-2 18,373 ± S.F.
4. S-3 11,129 ± S.F.
5. S-4 605 ± S.F.
6. N-1 1,476 ± S.F.
7. N-2 2,036 ± S.F.
8. N-3 3,328 ± S.F.

PROP. PUBLIC RIGHT OF WAY DEDICATION IN FEE TO ARLINGTON COUNTY
TOTAL AREA: 137,477 ± S.F.
1. PDSP-1 46,742 ± S.F.
2. S-1 90,735 ± S.F.
*INCLUDES 1,431 SF OF EX. EASMENT FOR STREET PURPOSES
DEED BOOK 1248 PAGE 245

PROP. PARK DEDICATION IN FEE TO ARLINGTON COUNTY
TOTAL AREA: 195,775 ± S.F.
1. PDSP-1 120,873 ± S.F.
2. PDSP-2 74,902 ± S.F.

*INCLUDES 2,672 SF OF EX. EASEMENT FOR STREET PURPOSES
DEED BOOK 1248 PAGE 245

PROP. SOUTH JOYCE STREET RIGHT OF WAY DEDICATION TO ARLINGTON COUNTY PARKS
AREA: 28,084 ± SF

PROP. PUBLIC ACCESS AND PUBLIC UTILITIES EASEMENT
TOTAL AREA: 35,600 ± SF
1. S-1 35,600 ± SF

PROP. EMERGENCY VEHICLE EASEMENT
TOTAL AREA: 32,321 ± S.F.
1. PDSP-1 2,573 ± S.F.
2. PDSP-2 7,827 ± S.F.
3. PDSP-3 8,797 ± S.F.
4. N-1 8,699 ± S.F.
5. N-2 1,122 ± S.F.
6. N-3 3,303 ± S.F.

PROP. PUBLIC UTILITIES EASEMENT
TOTAL AREA: 22,324 ± S.F.
1. PDSP-1 687 ± S.F.
2. PDSP-2 780 ± S.F.
3. PDSP-3 134 ± S.F.
4. PDSP-4 54 ± S.F.
5. PDSP-5 166 ± S.F.
6. PDSP-6 5,185 ± S.F.
7. PDSP-6 1,007 ± S.F.
6. S-1 1,310 ± S.F.
7. S-2 442 ± S.F.
8. N-1 5,190 ± S.F.
9. N-2 1,744 ± S.F.
10. N-3 5,470 ± S.F.
11. N-4 155 ± S.F.
* SHOWN ONLY ON SHEET CIV401A

PROP. PUBLIC ACCESS EASEMENT
TOTAL AREA: 182,186 ± S.F.
1. PDSP-1 66,128 ± S.F.
2. PDSP-2 31,298 ± S.F.
3. PDSP-3 29,529 ± S.F.
4. S-1 3,902 ± S.F.
5. S-2 14,004 ± S.F.
6. S-3 2,089 ± S.F.
7. N-1 22,484 ± S.F.
8. N-2 12,752 ± S.F.

EX. 8' EASEMENT FOR STREET PURPOSES (TO REMAIN) BK 1248 PG 245
TOTAL AREA: 9,648 ± S.F.
1. S-1 82 ± S.F.
2. N-1 2,525 ± S.F.
3. N-2 7,041 ± S.F.

PORTION OF EX. 8' EASEMENT FOR STREET PURPOSES (TO BE REDEDICATED AS NOTED)
BK 1248 PG 245: 4,103 ± S.F.

On Site Riverhouse Easement Breakdown

Vacations		*Dedications*	
Easement Type	*Area (to be vacated)*	*Easement Type*	*Area (to be dedicated)*
Street	4,185 SF	Street	11,684 SF *
Sidewalk	0 SF	Sidewalk	43,380 SF
Street in Fee	0 SF	Street in Fee	137,477 SF
Park in Fee	0 SF	Park in Fee	195,775 SF
Emergency Vehicle	0 SF	Emergency Vehicle	32,321 SF
Public Access	86,695 SF	Public Access	217,786 SF
Total Vacation	*90,880 SF*	*Total Dedication*	*638,422 SF*
Net Easement Vacation / Dedication Area: ± 547,542 SF DEDICATION			

*INCLUDES ± 9,648 SF OF EXISTING STREET EASEMENT (BK 1248, PG 245)

VIRGINIA HIGHLANDS PARK EXPANSION SUMMARY

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

LEGEND:

PROPERTY LINE

NOTES:

1. ALL AREAS ARE SUBJECT TO CHANGE WITH COUNTY BOARD APPROVAL AND FINAL CIVIL ENGINEERING PLANS.
2. EXACT AREAS OF EASEMENT DEDICATIONS WILL BE FINALIZED IN CIVIL ENGINEERING PLAN DOCUMENTS. WATER METERS TO BE PLACED IN PUBLIC EASEMENTS.
3. REFER TO CIV200 FOR ALL EXISTING EASEMENTS.
4. EXISTING ROW VACATION FOR JOYCE ST AS SHOWN.
5. TOTAL DEDICATION AREA IN FEE AND STREET EASEMENT: 344,936 SF (7.92 AC)

100 50 25 0 100
1"= 100'

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE
1
2
3
4
5
6
7

EASEMENT AND DEDICATION PLAT

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE
10/17/2025

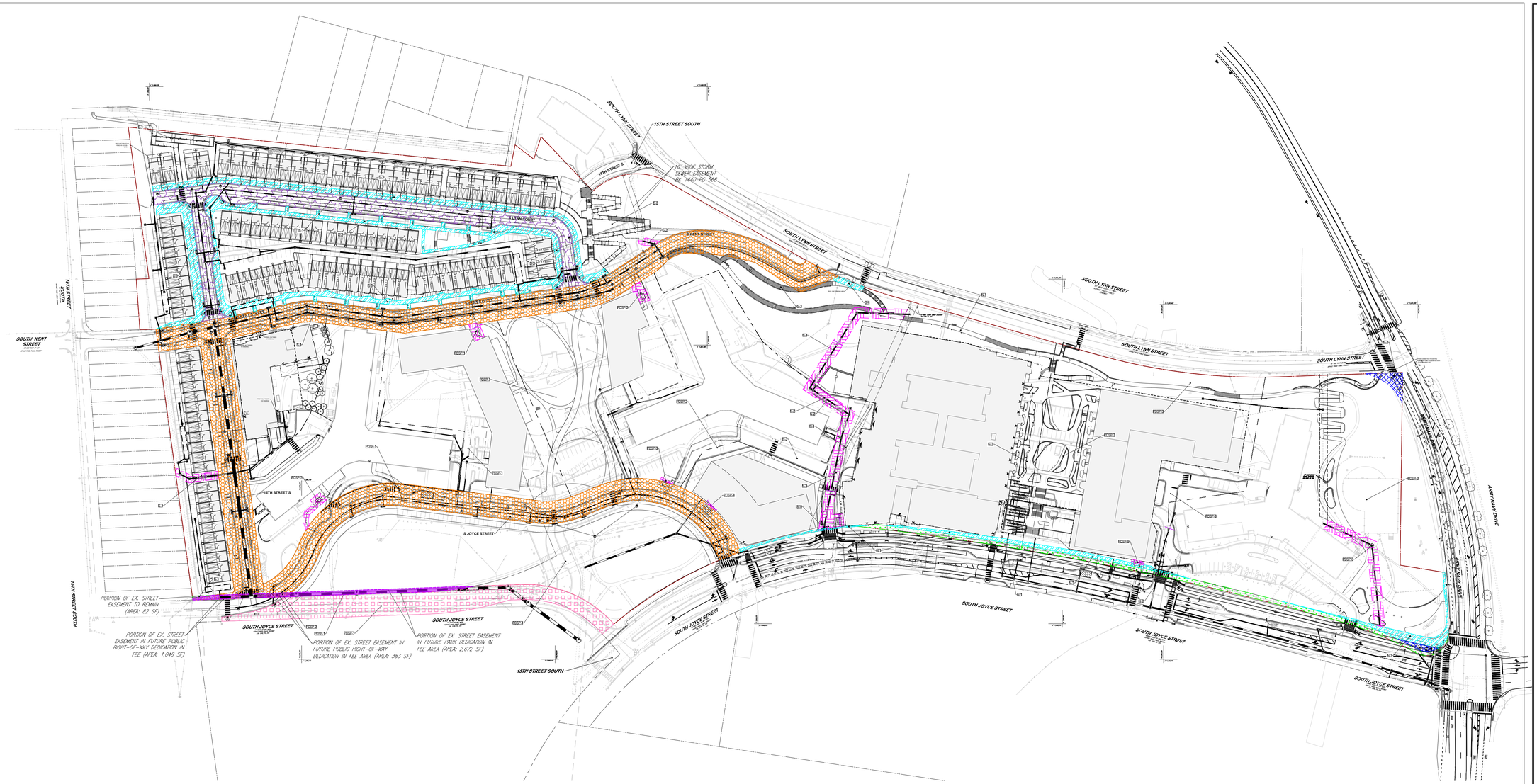
APPROVED
CM, MO, SN

SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.
CIV401

Oct 16, 2025
H:\1BDC\1822502\CADD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - EASE DEDI - 0---LAYOUT: CIV401 - OVERALL DEDICATION



EASEMENT DEDICATION LEGEND:

PROP. PUBLIC UTILITIES EASEMENT
TOTAL AREA: 22,324 ± S.F.

1. PDSP-1 687 ± S.F.
2. PDSP-2 780 ± S.F.
3. PDSP-3 134 ± S.F.
4. PDSP-4 54 ± S.F.
5. PDSP-5 166 ± S.F.
6. PDSP-6 5,185 ± S.F.
7. PDSP-6 1,007 ± S.F.
6. S-1 1,310 ± S.F.
7. S-2 442 ± S.F.
8. N-1 5,190 ± S.F.
9. N-2 1,744 ± S.F.
10. N-3 5,470 ± S.F.
11. N-4 155 ± S.F.

LEGEND:

PROPERTY LINE

UNDG STM VAULT

NOTES:

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

NADB3
EBOYN

100 50 25 0 100
1"= 100'

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
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BRADLEY SITE DESIGN
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ATTORNEY
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202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

EASEMENT AND DEDICATION PLAT

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

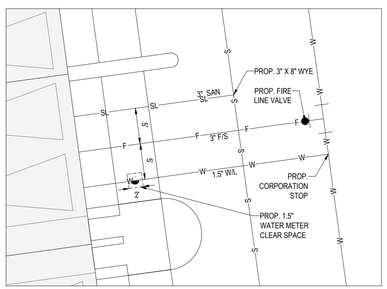
DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV401A

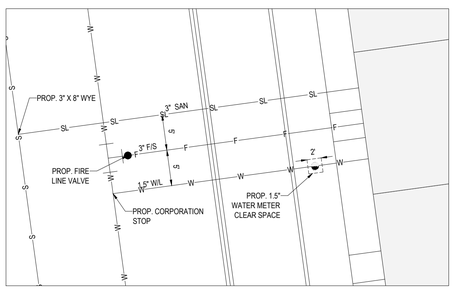
Oct 15, 2025
H:\1BDC\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - EASE DEDI - 0----LAYOUT: CIV401A - OVERALL DEDICATION

TYPICAL DETAIL - REAR TOWNHOUSE WATER SERVICE



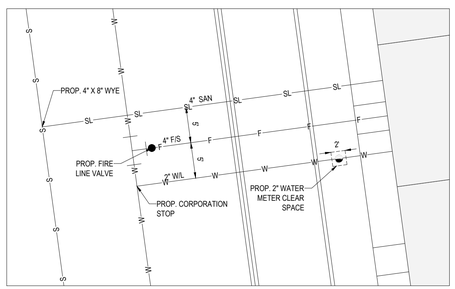
NOTE: WATER SERVICES, STORM SEWER CONNECTIONS, AND SANITARY SEWER CONNECTIONS TO INDIVIDUAL TOWNHOMES TO BE ADDED ONCE FINAL BUILDING LOCATIONS ARE CONFIRMED. ONE WATER METER VAULT WILL BE REQUIRED FOR TOWNHOME. EXACT CONFIGURATION OF METER LOCATIONS TO BE DETERMINED DURING FINAL CIVIL ENGINEERING PLAN

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



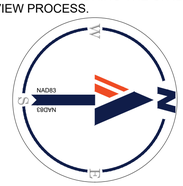
NOTE: WATER SERVICES, STORM SEWER CONNECTIONS, AND SANITARY SEWER CONNECTIONS TO INDIVIDUAL TOWNHOMES TO BE ADDED ONCE FINAL BUILDING LOCATIONS ARE CONFIRMED. ONE WATER METER VAULT WILL BE REQUIRED FOR TOWNHOME. EXACT CONFIGURATION OF METER LOCATIONS TO BE DETERMINED DURING FINAL CIVIL ENGINEERING PLAN

LEGEND:

- PROP. STORM
- PROP. SANITARY
- PROP. WATER
- PROP. FIRE HYDRANT
- EX. WATER TO REMAIN
- EX. WATER TO BE REMOVED/ABANDONED
- EX. SANITARY TO REMAIN
- EX. SANITARY TO BE REMOVED/ABANDONED
- EX. STORM TO REMAIN
- EX. STORM TO BE REMOVED/ABANDONED

NOTES:

1. ARLINGTON COUNTY STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET AT THE TIME OF CIVIL ENGINEERING PLAN SUBMISSION.
2. STORMWATER MANAGEMENT LOCATIONS AND FACILITY TYPES WILL BE FINALIZED DURING THE CIVIL ENGINEERING PLAN.
3. LAYOUT IS CONCEPTUAL ONLY AND EXACT LOCATIONS AND SIZES WILL BE DETERMINED DURING THE CIVIL ENGINEERING PLAN REVIEW PROCESS.
4. EXACT LIMITS OF UTILITY REMOVAL VERSUS UTILITY ABANDONMENT TO BE DETERMINED DURING THE CIVIL ENGINEERING PLAN REVIEW PROCESS.



100 50 25 0 100
1"= 100'

Oct 15, 2025
C:\BOHLER\CAD_USER\DATA\TEMP\ACPUBLISH_9564\DC1822502 - UTIL - 0---LAYOUT: CIV402 - MASTER UTILITY PLAN

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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
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CIVIL ENGINEER
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LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
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ATTORNEY
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SUSTAINABLE BUILDING PARTNERS
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TRAFFIC ENGINEER
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STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

MASTER UTILITY PLAN

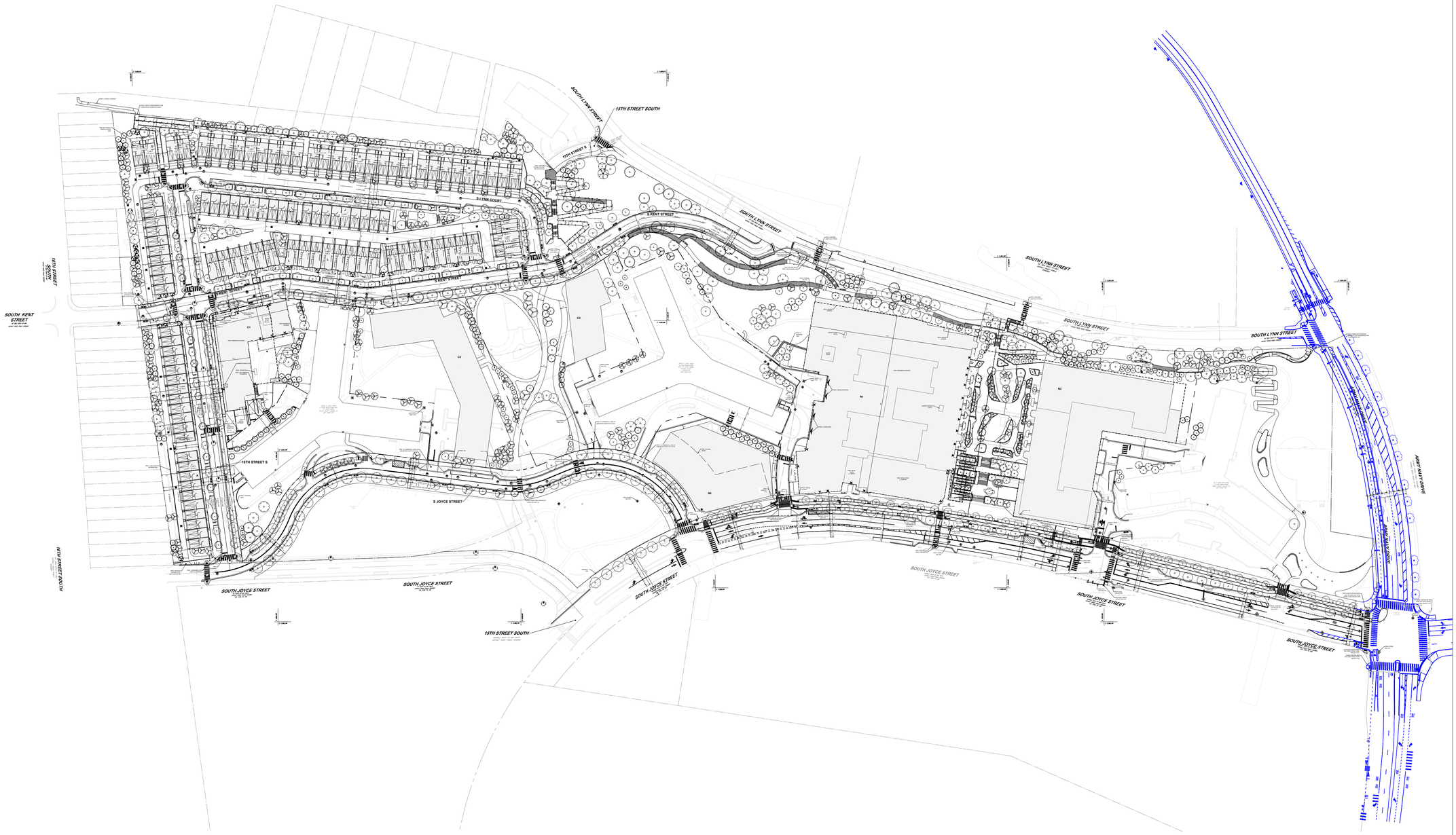
ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV402



NOTES:

1. THE TOTAL LIMITS OF DISTURBANCE IS 30.41 ACRES.
2. ADDITIONAL INLETS MAY BE ADDED UPON FINAL ENGINEERING DRAINAGE ANALYSIS.
3. BIORETENTION EDGE TREATMENT TO BE ADDED IN FINAL ENGINEERING PLANS.
4. TOTAL EXISTING PARKING SPACES: 1,820
5. TOTAL PROPOSED PUBLIC ON-STREET PARKING SPACES: 104 SPACES
   - 5.1. S JOYCE STREET: 60 SPACES
   - 5.2. 15TH STREET S: 0
   - 5.3. S KENT STREET: 2
   - 5.4. S LYNN STREET: 16
   - 5.5. S LYNN COURT: 23
   - 5.6. 15TH COURT S: 3
6. SITE COVERAGE: 1,595,203 SF TOTAL
   - 6.1. BUILDING AREA: ±487,365 SF
   - 6.2. PEDESTRIAN AREA: ±256,044 SF
   - 6.3. VEHICULAR AREA: ±239,503 SF
   - 6.4. PLANTING AREA: ±612,291 SF
7. CURB CUT DESIGN INTO STREETSCAPE BIORETENTION TO BE ADDED IN FINAL ENGINEERING PLANS.
8. GAS, ELECTRIC, TELECOMM FOR CENTRAL BUILDINGS ALL TO RUN IN SAME CORRIDOR SHOWN UNDER PROPOSED GAS LINE HEREIN.
9. STREETLIGHTS WILL BE PROPOSED OR UPGRADED ALONG THE PROJECT SIDE OF SOUTH JOYCE STREET. STREETLIGHTS WILL BE DOMINION COBRAS FOR INTERNAL ROADWAYS AND "LITTLE" JOYCE STREET.
10. REFER TO CIV300A FOR VEHICULAR MOVEMENTS FOR SOUTH JOYCE STREET.
11. REFER TO CIV280 FOR ALL RIGHT OF WAY DEDICATIONS.
12. ADDITIONAL WATER MAIN IMPROVEMENTS AND/OR REPLACEMENT MAY BE REQUIRED AS PART OF THE FINAL SITE PLAN FOR BUILDING N2.
13. TOTAL DEDICATION AREA IN FEE AND STREET EASEMENT: 344,936 SF (7.92 AC)
14. TOTAL SITE PLAN AREA POST DEDICATION: 1,250,267 SF (28.70 AC)

LEGEND:

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

NAD83
DRAWN

100 50 25 0 100
1"= 100'

Oct 16, 2025
H:\1BDC\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - PRES -3-----LAYOUT CIV500 - OVERALL PRESENTATION PLAN

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

OVERALL PRESENTATION PLAN

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV500

E 11,890,970

N 6,999,000

PROP. 5' ASPHALT SIDEWALK

PROP. START OF IMPROVEMENTS TO BE COMPLETED BY ARLINGTON COUNTY

PROP. RETAINING WALL

PROP UNIT PRIVACY FENCE W/ ACCESS GATE

PROP. PATIO (TYP)

D — 2 UNITS TYPE D & E

F — 9 UNITS TYPE D & E

I — 10 UNITS TYPE B & C

PROP. TH MULTIFAMILY

PROP STREETLIGHT (TYP.)

PROP. FH

PROP. BICK UP-DROP OFF

C — 10 UNITS TYPE B & C

12 UNITS TYPE A

K

L

6'X30' UTILITY SHED

C1

PROP. RESIDENTIAL BUILDING

WATER ROOM (351 SF)

PROP OVERHEAD EXTENTS

PROP. (1) 4" RISER W/ HANDRAIL

PROP. FDC

PROP. (4) 6" RISERS W/ HANDRAIL

PROP. DRIVEWAY ENTRANCE (TYP) (ARL CO DTL R-2.4A)

PROP. CROSSWALK (TYP)

6' LANDSCAPE

6.5 CLEAR SIDEWALK

5.5' SIDEWALK / RAMP

8' SIDEWALK

S KENT STREET

UNDERGROUND GARAGE EXTENTS

GARAGE EXHAUST (112 SF)

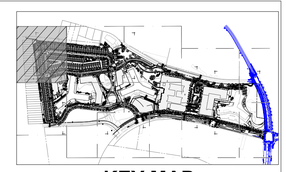
PROP. R

MATCHLINE - SHEET CIV502

MATCHLINE - SHEET CIV506

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

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



KEY MAP
SCALE: 1" = 800'

LEGEND:

PROPERTY LINE

LOD LOD — LIMITS OF DISTRUBANCE

COUNTY IMPROVEMENTS

NADB3
DROWN

25 12.5 6.25 0 25
1"= 25'

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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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LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

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SUSTAINABILITY CONSULTANT
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202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

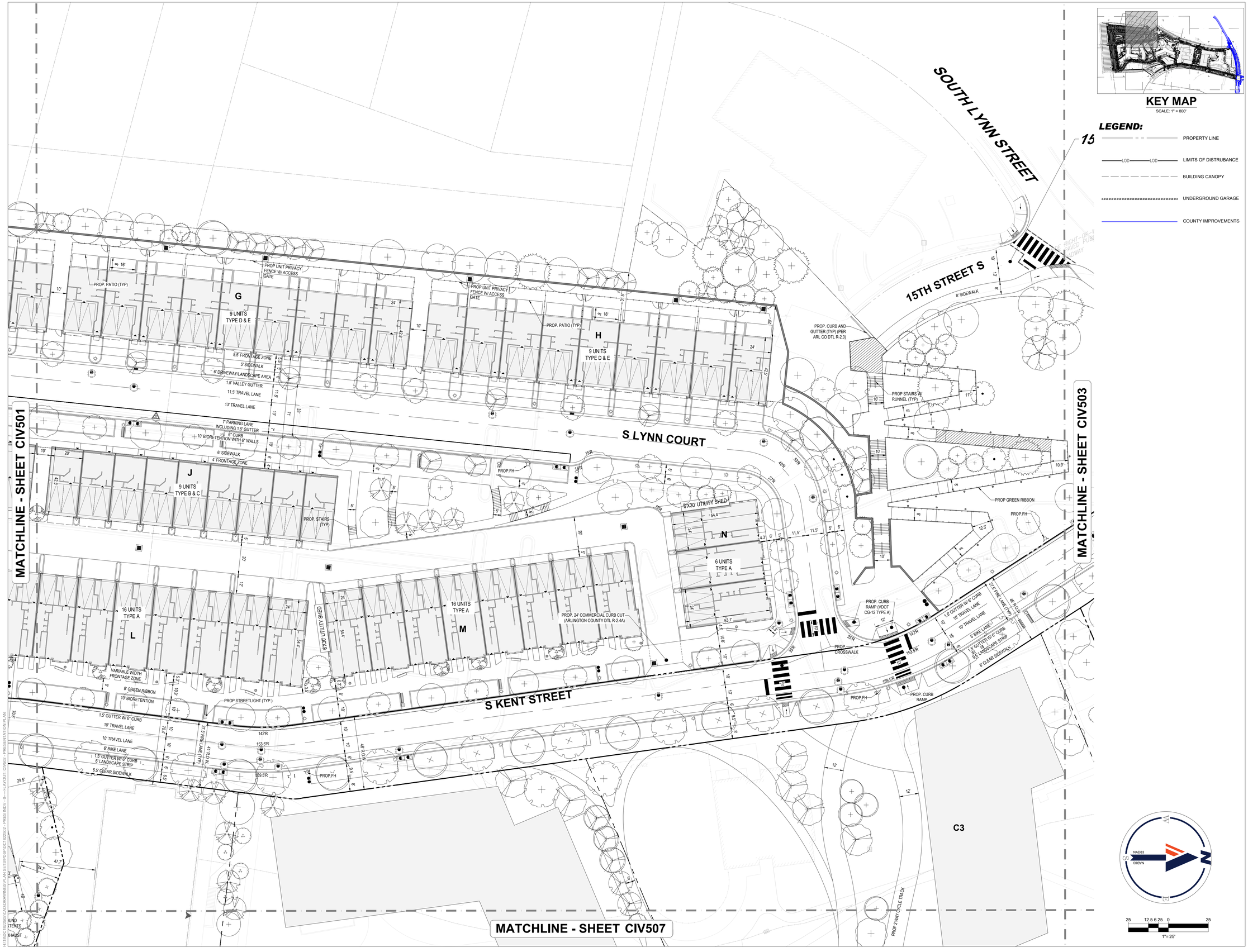
Revisions
NO. DATE

PRESENTATION PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV501

Oct 15, 2025
M:\1-BD\C\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - PRES INDIV - 0----LAYOUT CIV501 - PRESENTATION PLAN



KEY MAP

SCALE: 1" = 800'

LEGEND:

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

NADI83

25 12.5 6.25 0 25

1"= 25'

BOHLER DC//

1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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
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SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue

NO.	DATE

Revisions

NO.	DATE
1	
2	
3	
4	
5	
6	

PRESENTATION PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV502

Oct 15, 2025
H:\1BDC\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - PRES INDY - 3---->LAYOUT\ CIV502 - PRESENTATION PLAN

15TH STREET SOUTH

RIGHT-OF-WAY PAVED PUBLIC ROADWAY

S KENT STREET

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

MATCHLINE - SHEET CIV502

MATCHLINE - SHEET CIV503

MATCHLINE - SHEET CIV508

10.9'

165'R

153.5'R

35.6' R.O.W.

137.5'R

272.5'R

300'R

288.5'R

165'R

153.5'R

1.5' GUTTER W/ 6" CURB

10' TRAVEL LANE

10' TRAVEL LANE

6' BIKE LANE

1.5' GUTTER W/ 6" CURB

300'R

288.5'R

137.5'R

272.5'R 34' R.O.W.

13.4'

10'

10'

5'

6'

14'

25'R

PROP. BUS STOP SIGN
PROP. BACK DOOR ALIGHTING AREA

25'R

40' STOPPING AREA

50'

PROP CURB RAMP (VDOT CG-12 TYPE B)

15'R

15'R

20'

PROP CURB RAMP (VDOT CG-12 TYPE A)

12'

6'

5'

6'

PROP. BUS SHELTER
PROP. 5'X8' BOARDING AREA

PROP. STORM MH (TYP)

63.4'

63.5'

22.2'

PROP. GARAGE EXTENTS

N 7,000,100

E 11,891,480

PROP. 14' RETAINING WALL

GARAGE INTAKE (48 SF)

335.6'

WATER ROOM

PROP. RESIDENTIAL BUILDING

#1400 S. JOYCE STREET
14 STORY BRICK/STONE
WITH 130 SPACE GARAGE
"POTOMAC HOUSE"
± 37,976 S.F.
UNIT COUNT: 647

PROP STORM MH (TYP)

15

25'R

PROP. GRATE INLET (TYP)

KEY MAP
SCALE: 1" = 800'

LEGEND:

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

N

NAD83
CRDYN

25 12.5 6.25 0 25
1"= 25'

Oct 15, 2025
H:\18DC\1822502\CAD\DRAWINGS\PLAN SET\PDSP\DC1822502 - PRES INDV - D-----1\LAYOUT, CIV503 - PRESENTATION PLAN

BOHLER DC //
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SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

PRESENTATION PLAN

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV503

KEY MAP

SCALE: 1" = 800'

LEGEND:

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

BOHLER DC//

1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

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LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

PRESENTATION PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV504

Oct 15, 2025
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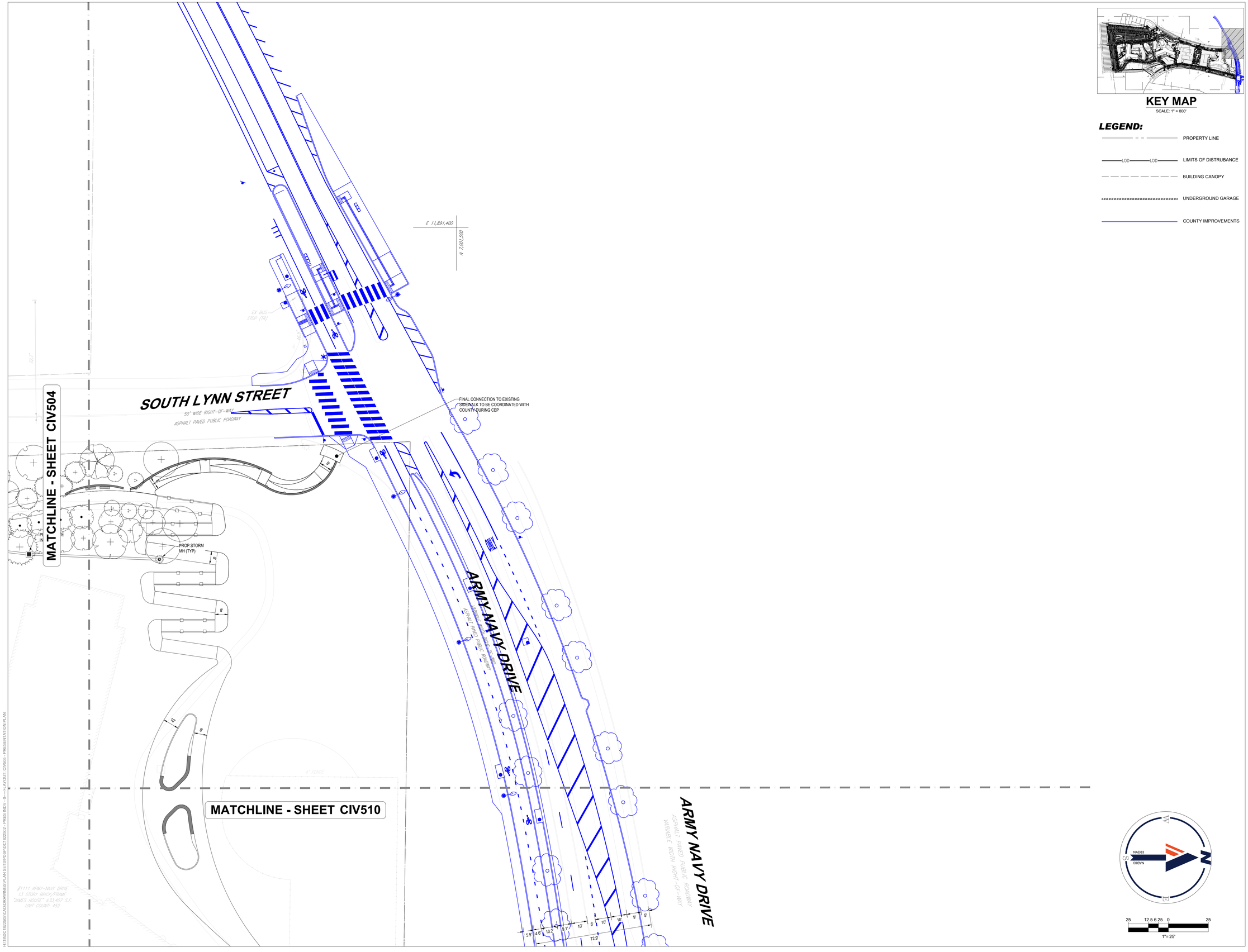

KEY MAP

SCALE: 1" = 800'

LEGEND:

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

BOHLER DC//

1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

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NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

PRESENTATION PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV505

Oct 15, 2025
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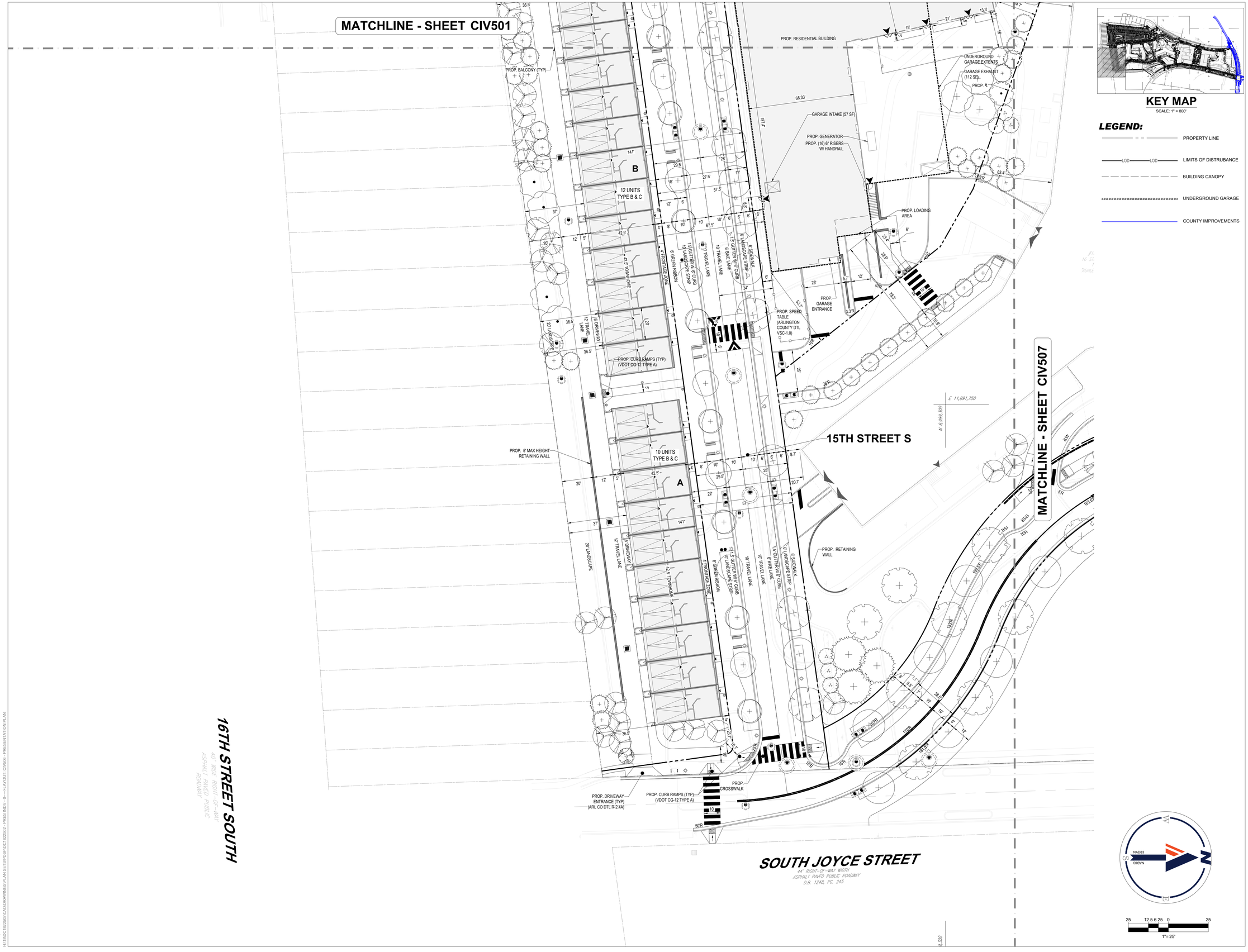

KEY MAP
SCALE: 1" = 800'

LEGEND:

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

BOHLER DC//

1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
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202.344.4000

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703.970.2890

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NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

PRESENTATION PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV506

Oct 15, 2025
H:\1BDC\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - PRES INDV -b----\LAYOUT CIV506 - PRESENTATION PLAN

MATCHLINE - SHEET CIV502

MATCHLINE - SHEET CIV506

MATCHLINE - SHEET CIV508

MATCHLINE - SHEET CIV511

C2

#1600 S. JOYCE STREET
16 STORY BRICK/FRAME WITH
115 SPACE GARAGE
"ASHLEY HOUSE" 4,56,898 S.F.
UNIT COUNT: 577

PROP. GRATE INLET (TYP)

PROP. 24' COMMERCIAL CURB CUT (ARLINGTON COUNTY DTL R-2.4A)

PROP. FDC

PROP. FH

PROP. 2 WAY CYCLE TRACK

PROP. STORM MH (TYP)

PROP. SAN MH (TYP)

PROP. 24' COMMERCIAL CURB (ARLINGTON COUNTY DTL R-2.4)

PROP. SPEED TABLE (ARLINGTON COUNTY DTL VSC-1.0)

6' BIORETENTION

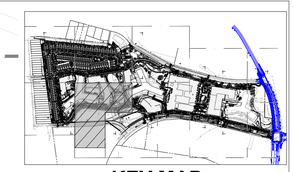
12' MULTIPURPOSE TRAIL AND BIKE PATH

S JOYCE STREET

SOUTH JOYCE STREET

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

PROPERTY LINE



KEY MAP
SCALE: 1" = 800'

LEGEND:

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

NAD83
EBOYN

25 12.5 6.25 0 25
1"= 25'

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

PRESENTATION PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV507

Oct 15, 2025
H:\1BDC\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - PRES INDV - 0-----LAYOUT_CIV507 - PRESENTATION PLAN

MATCHLINE - SHEET CIV503

MATCHLINE - SHEET CIV507

MATCHLINE - SHEET CIV509

MATCHLINE - SHEET CIV511

#1400 S. JOYCE STREET
16 STORY; BRICK/FRAME
WITH 1.50 SPACE GARAGE
"POTOMAC HOUSE"
437,976 S.F.
UNIT COUNT: 647

N1

N3

PROP. RESIDENTIAL BUILDING

WATER ROOM

RETAINING WALL

PROP. GRATE INLET (TYP)

PROP. GARAGE ENTRANCE

PROP. STORM MH (TYP)

PROP. LOADING AREA

PROP. BUILDING ABOVE

PROP. 24' COMMERCIAL CURB CUT (ARLINGTON COUNTY DTL R-2.4A)

PROP. CURB RAMP (VDOT CG-12 TYPE IB)

8' SIDEWALK

PROP. RETAIL SPACE (± 1,908 SF)

PROP. RETAIL SPACE (± 12,885 SF)

PROP. GARAGE EXTENTS

PROP. FDC

PROP. CROSSWALK

10' CLEAR SIDEWALK

PROP. CURB AND GUTTER (ARL CO R-2.0) (TYP.)

PROP. PICK UP DROP OFF

PROP. MOUNTABLE CURB

PROP. CURB AND GUTTER (ARL CO R-2.0) (TYP.)

PROP. CROSSWALK

PROP. CURB RAMP

PROP.STORM MH (TYP)

SOUTH JOYCE STREET

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

N 7,002,200

E 11,892,030

KEY MAP

SCALE: 1" = 800'

LEGEND:

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

BOHLER DC//

1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

PRESENTATION PLAN

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV508

NAD83
GRDVN

25 12.5 6.25 0 25
1"= 25'

Oct 15, 2025
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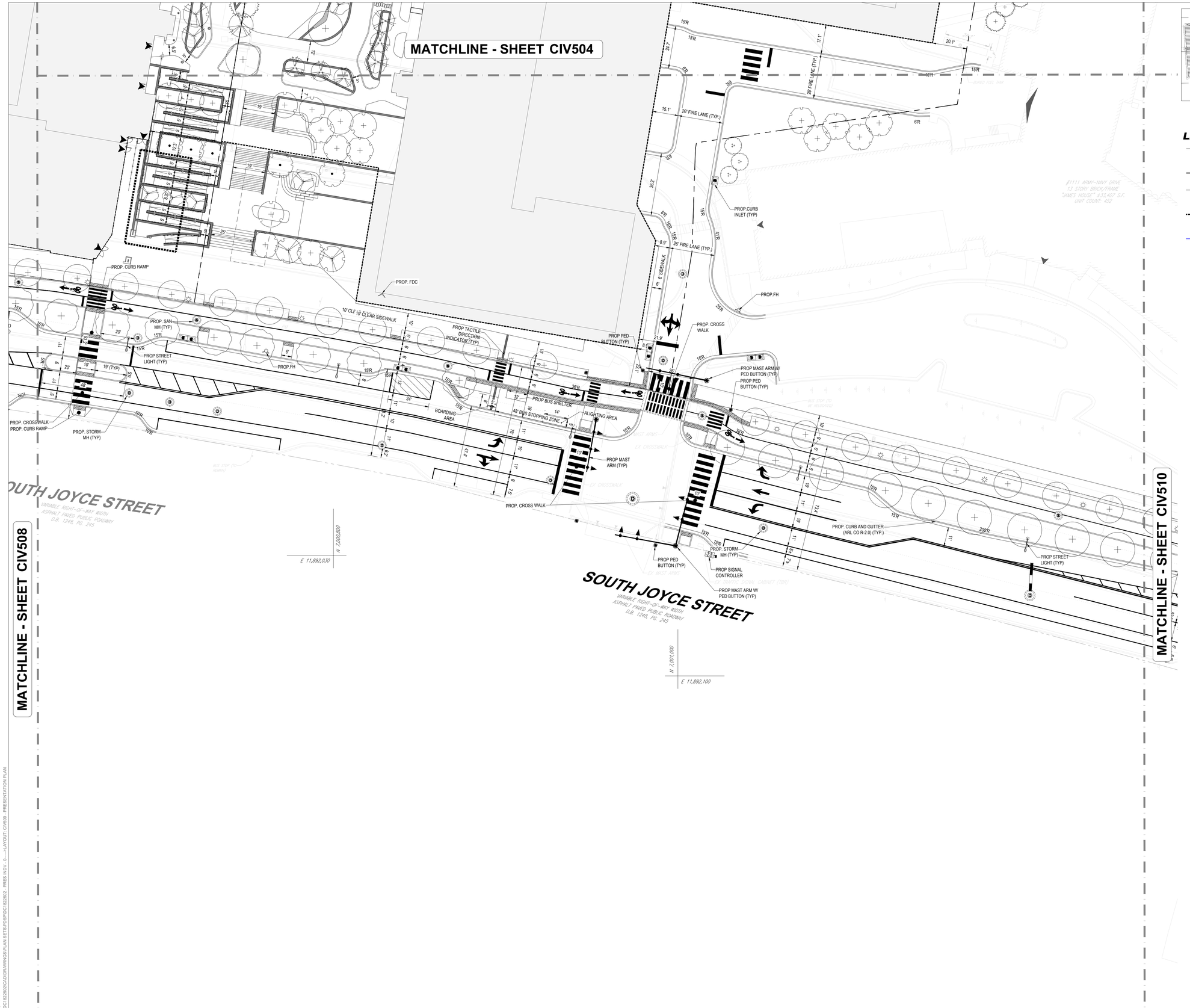

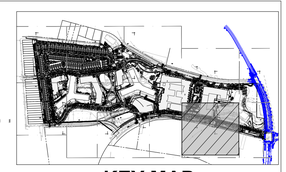

KEY MAP

SCALE: 1" = 800'

LEGEND:

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

25 12.5 6.25 0 25

1"= 25'

BOHLER DC//

1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue

NO.	DATE

Revisions

NO.	DATE
1	
2	
3	
4	
5	
6	

PRESENTATION PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV509

Oct 15, 2025
H:\18DC\1822502\CAD\DRAWINGS\PLAN SET\SP\DSP\DC1822502 - PRES INDV - G----\LAYOUT, CIV509 - PRESENTATION PLAN

MATCHLINE - SHEET CIV505

MATCHLINE - SHEET CIV509

ARMY NAVY DRIVE
ASPHALT PAVED PUBLIC ROADWAY
VARIABLE WIDTH RIGHT-OF-WAY

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

ARMY-NAVY DRIVE
BRICK/FRAME
HOUSE" ± 33,407 S.F.
UNIT COUNT: 452

PROP. CROSSWALK

PROP. CURB AND GUTTER (ARL CO R-2.0) (TYP.)

PROP PED BUTTON ON EX MAST ARM PER ARMY NAVY DRIVE SIGNAL PLANS PROJECT (TYP)

EX SIGNAL CONTROLLER PER ARMY NAVY DRIVE SIGNAL PLANS PROJECT (TYP)

PROP SAN MH (TYP)

PROP. STORM MH (TYP)

EX PED BUTTON PER ARMY NAVY DRIVE SIGNAL PLANS PROJECT (TYP)

EX MAST ARM PER ARMY NAVY DRIVE SIGNAL PLANS PROJECT (TYP)

EX RAISED CROSSWALK

BUS ONLY

ONLY

ONLY

KEY MAP
SCALE: 1" = 800'

LEGEND:

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

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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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LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
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TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

PRESENTATION PLAN

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV510

NAD83
ERDYN

25 12.5 6.25 0 25
1"= 25'

Oct 15, 2025
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MATCHLINE - SHEET CIV507

MATCHLINE - SHEET CIV508

YCE STREET

REET

PROP. SPEED TABLE (ARLINGTON COUNTY DTL VSC-1.0)

PROP. STORM MH (TYP)

PROP. CROSSWALK

PROPERTY LINE

N3

10' CLEAR SIDEWALK

SOUTH JOYCE STREET

VARIABLE RIGHT-OF-WAY WIDTH
ASPHALT PAVED PUBLIC ROADWAY
D.B. 1545, PG. 242

N 7,092,200
E 11,892,030

15TH STREET SOUTH

VARIABLE RIGHT-OF-WAY WIDTH
ASPHALT PAVED PUBLIC ROADWAY

N 6,999,600
E 11,892,100

MATCHLINE - SHEET CIV507

MATCHLINE - SHEET CIV508

KEY MAP
SCALE: 1" = 800'

LEGEND:

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

NAD83
DBOVN

25 12.5 6.25 0 25
1"= 25'

Oct 15, 2025
H:\BDC18225\02\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - PRES NOV - 0---LAYOUT: CIV511 - PRESENTATION PLAN

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

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BCT DESIGN GROUP
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LESSARD DESIGN, INC.
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CIVIL ENGINEER
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202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
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NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

PRESENTATION PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV511

LEGEND:

TRAFFIC

TRAFFIC FLOW ARROWS FOR GRAPHICAL PURPOSES ONLY (NOT STRIPING)

COUNTY IMPROVEMENTS

NOTES:

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

NAD83
GRDVN

100 50 25 0 100
1"= 100'

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

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BRADLEY SITE DESIGN
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ATTORNEY
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TRAFFIC ENGINEER
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202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

OVERALL STRIPING AND MARKING PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV600

Oct 15, 2025
H:\18DC\1822502\CAD\DRAWINGS\PLAN SET\SP\DP\DC1822502 - STRP - (I:---)-LAYOUT CIV600 - OVERALL STRIPING AND MARKING

KEY MAP

SCALE: 1" = 800'

LEGEND:

SIGHT TRIANGLES

NOTES:

1. PLEASE SEE CIV600 FOR ALL NOTES.

BOHLER DC//

1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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
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SUSTAINABILITY CONSULTANT
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703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue

NO.	DATE

Revisions

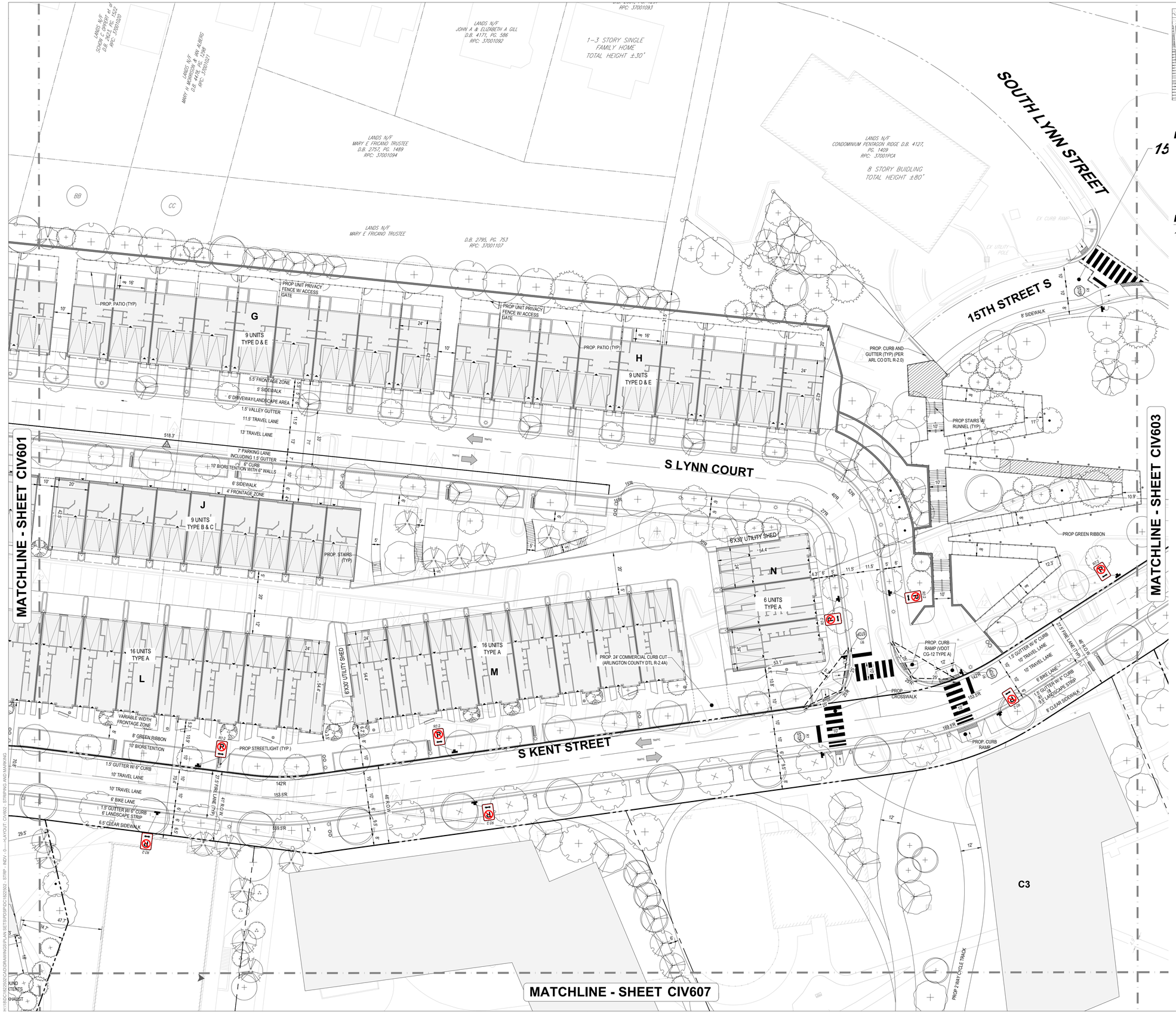
NO.	DATE
1	
2	
3	
4	
5	
6	

STRIPING AND MARKING PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV601

Oct 15, 2025
H:\1BDC1822502\CADD\DRAWINGS\PLAN SET\PSP\DSP\DC1822502 - STRIP - INDV - 0----1A LAYOUT, CIV601 - STRIPING AND MARKING



KEY MAP

SCALE: 1" = 800'

LEGEND:

15 — SIGHT TRIANGLES

NOTES:

1. PLEASE SEE CIV600 FOR ALL NOTES.

BOHLER DC//

1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue

NO.	DATE

Revisions

NO.	DATE
1	
2	
3	
4	
5	
6	

STRIPING AND MARKING PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV602

25 12.5 6.25 0 25
1"= 25'

Oct 15, 2025
H:\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - STRIP - INDV - 0 - LAYOUT, CIV602 - STRIPING AND MARKING

15TH STREET SOUTH

8 STORY BUILDING
TOTAL HEIGHT ±80'

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

BENCHMARK
X-CUT
ELEV=125.62

10 STORY BUILDING
TOTAL HEIGHT ±98'

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

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

S KENT STREET

MATCHLINE - SHEET CIV602

MATCHLINE - SHEET CIV603

MATCHLINE - SHEET CIV608

1.5' GUTTER W/ 6" CURB
10' TRAVEL LANE
10' TRAVEL LANE
6' BIKE LANE
1.5' GUTTER W/ 6" CURB
27.5' R.O.W.
4' IRREGULAR (TYP.)

PROP. BUS STOP SIGN
PROP. BACK DOOR
ALIGHTING AREA

PROP. BUS SHELTER
PROP. 5'X8' BOARDING AREA

40' STOPPING AREA

PROP CURB RAMP
(VDOT CG-12 TYPE B)

PROP CURB RAMP
(VDOT CG-12 TYPE A)

PROP. GARAGE
EXTENTS

PROP. 14'
RETAINING
WALL

GARAGE INTAKE
(48 SF)

335.6'

WATER
ROOM

PROP. RESIDENTIAL BUILDING

E 11,891,480
N 7,000,100

#1400 S. JOYCE STREET
14 STORY BRICK/STONE
WITH 130 SPACE GARAGE
"POTOMAC HOUSE"
±37,976 S.F.
UNIT COUNT: 647

KEY MAP
SCALE: 1" = 800'

LEGEND:

SIGHT TRIANGLES

NOTES:

1. PLEASE SEE CIV600 FOR ALL NOTES.

NAD83
GRDVN

25 12.5 6.25 0 25
1"= 25'

Oct 15, 2025
H:\18\DC\1822502\CAD\DRAWINGS\PLAN SET\PDSP\DC1822502 - STRP - INDV - 0---3LAYOUT CIV603 - STRIPING AND MARKING

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

STRIPING AND MARKING PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV603

KEY MAP
SCALE: 1" = 800'

LEGEND:

SIGHT TRIANGLES

NOTES:

1. PLEASE SEE CIV600 FOR ALL NOTES.

BOHLER DC//

1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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
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SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

STRIPING AND MARKING PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV604

Oct 15, 2025
H:\1\BDC\DC1822502\CAD\DRAWINGS\PLAN SET\PDSP\DC1822502 - STRIP - INDV - 0----1-LAYOUT, CIV604 - STRIPING AND MARKING

KEY MAP

SCALE: 1" = 800'

LEGEND:

SIGHT TRIANGLES

NOTES:

1. PLEASE SEE CIV600 FOR ALL NOTES.

BOHLER DC//

1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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
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ATTORNEY
VENABLE LLP
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SUSTAINABILITY CONSULTANT
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703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

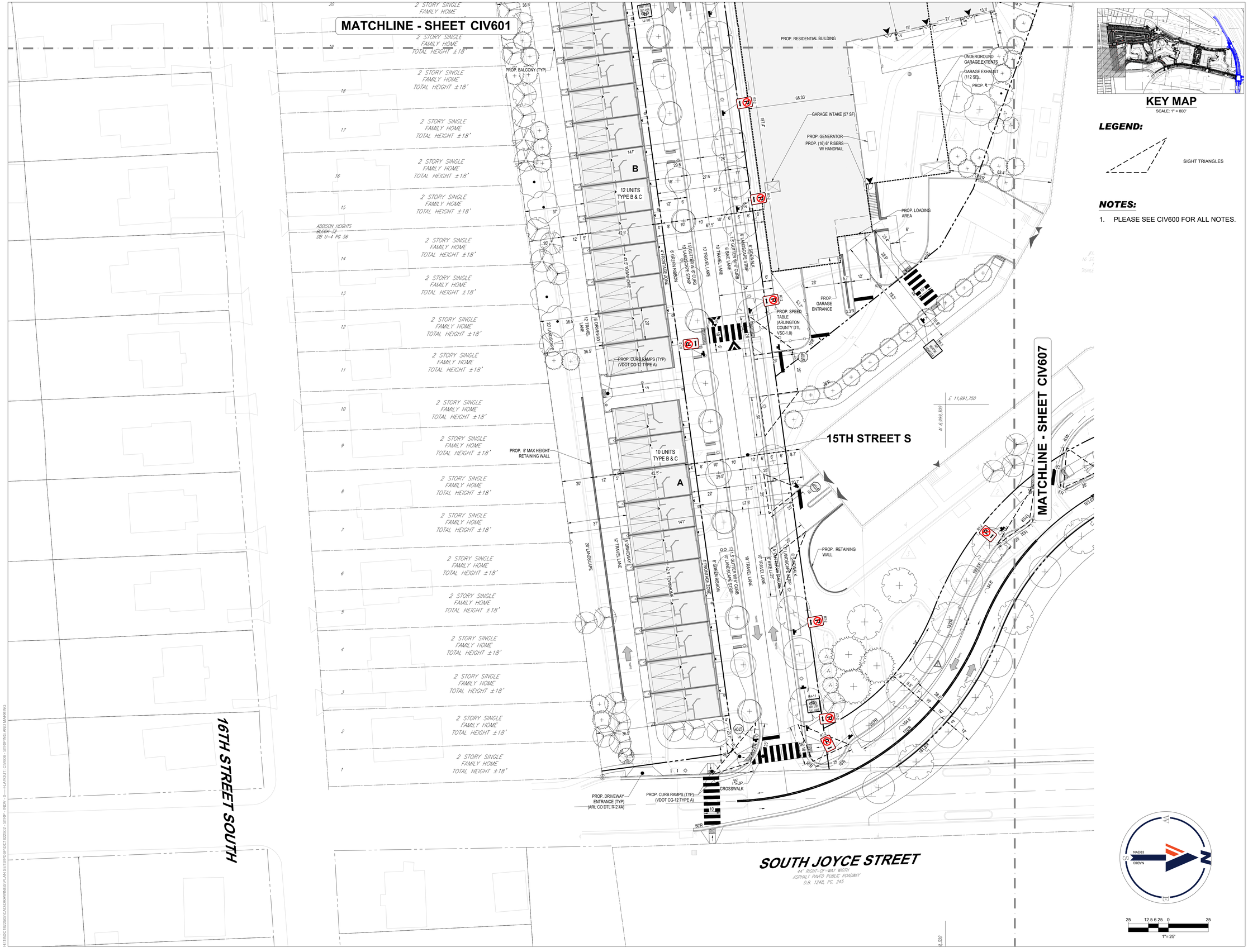
Revisions
NO. DATE

STRIPING AND MARKING PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV605

Oct 15, 2025
H:\1BDC\1822502\CADD\DRAWINGS\PLAN SET\PDSP\DC1822502 - STRIP - INDV - 0----1A LAYOUT: CIV605 - STRIPING AND MARKING



KEY MAP

SCALE: 1" = 800'

LEGEND:

SIGHT TRIANGLES

NOTES:

1. PLEASE SEE CIV600 FOR ALL NOTES.

BOHLER DC//

1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue

NO.	DATE

Revisions

NO.	DATE
△	
△	
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△	
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STRIPING AND MARKING PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV606

25 12.5 6.25 0 25
1"= 25'

Oct 15, 2025
M:\1BDC\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - STRP - INDV - D---->LAYOUT: CIV606 - STRIPING AND MARKING

MATCHLINE - SHEET CIV602

C2

MATCHLINE - SHEET CIV606

MATCHLINE - SHEET CIV608

MATCHLINE - SHEET CIV611

#1600 S. JOYCE STREET
16 STORY BRICK/FRAME WITH
115 SPACE GARAGE
"ASHLEY HOUSE" 1,50,898 S.F.
UNIT COUNT: 577

PROP. 24' COMMERCIAL CURB CUT
(ARLINGTON COUNTY DTL R-2.4A)

PROP. 2 WAY CYCLE TRACK

PROP. SPEED TABLE (ARLINGTON
COUNTY DTL VSC-1.0)

6' BIORETENTION

12' MULTIPURPOSE TRAIL AND BIKE PATH

S JOYCE STREET

EX. SIGN
(TYP.)

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

LANDS N/F
THE COUNTY BOARD OF ARLINGTON COUNTY,
VIRGINIA
D.B. 1962, PG. 1189
RPC: 35005015

PROPERTY
LINE

BENCHMARK
X-CUT
ELEV=49.80

N 6,993,800

NADB3
DROWN

25 12.5 6.25 0 25
1"= 25'

KEY MAP
SCALE: 1" = 800'

LEGEND:
SIGHT TRIANGLES

NOTES:
1. PLEASE SEE CIV600 FOR ALL NOTES.

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE
NEIGHBORHOOD
PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING
PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

STRIPING AND
MARKING PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV607

Oct 15, 2025
H:\BDC\182250\CAD\DRAWINGS\PLAN SET\SP\DSP\DC1822502 - STRP - INDV - 0----1A LAYOUT, CIV607 - STRIPING AND MARKING

MATCHLINE - SHEET CIV603

MATCHLINE - SHEET CIV607

MATCHLINE - SHEET CIV609

MATCHLINE - SHEET CIV611

#1400 S. JOYCE STREET
16 STORY BRICK/FRAME
WITH 1.50 SPACE GARAGE
"POTOMAC HOUSE"
437,976 S.F.
UNIT COUNT: 647

RETAINING WALL

WATER ROOM

PROP. RESIDENTIAL BUILDING

PROP. GARAGE ENTRANCE

PROP. LOADING AREA

N1

N3

GARAGE EXHAUST

PROP. RETAIL SPACE (± 1,908 SF)

PROP. RETAIL SPACE (± 12,885 SF)

PROP. GARAGE EXTENTS

PROP. BUILDING ABOVE

PROP. 24' COMMERCIAL CURB CUT (ARLINGTON COUNTY DTL R-2.4A)

PROP. CURB RAMP (VDOT CG-12 TYPE B)

PROP. CROSSWALK

8' SIDEWALK

STOP

PROP. CROSSWALK

10' CLEAR SIDEWALK

PROP. CURB AND GUTTER (ARL CO R-2.0) (TYP.)

PROP. PICK UP DROP OFF

PROP. CURB AND GUTTER (ARL CO R-2.0) (TYP.)

PROP 24' CURB CUT

PROP. CROSSWALK

PROP. CURB RAMP (VDOT CG-12 TYPE A)

PROP. CROSSWALK

PROP. MOUNTABLE CURB

PROP. CROSSWALK
PROP. CURB RAMP

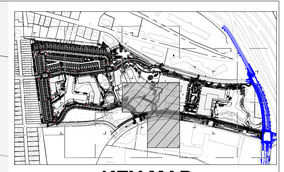
LANDS N/F
POST APARTMENT HOMES L.P. STREET RETAIL INC.
D.B. 4415, PG. 2513
RPC: 35050511

5 STORY BUILDING
TOTAL HEIGHT ±60'

BENCHMARK
X-CUT
ELEV=50.02'

N 7,000,200
E 11,892,030

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



KEY MAP
SCALE: 1" = 800'

LEGEND:

SIGHT TRIANGLES

NOTES:

1. PLEASE SEE CIV600 FOR ALL NOTES.

BOHLER DC//

1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

STRIPING AND MARKING PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV608

NAD83
DROWN

25 12.5 6.25 0 25
1"= 25'

Oct 15, 2025
M:\1BDC\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\PDSPDC1822502 - STRP - INDY - 0---HLAYOUT: CIV608 - STRIPING AND MARKING

MATCHLINE - SHEET CIV604

MATCHLINE - SHEET CIV608

MATCHLINE - SHEET CIV610

PROP. CURB RAMP

PROP. CROSSWALK
PROP. CURB RAMP

PROP STREET LIGHT (TYP)

10' CLE 10' CLEAR SIDEWALK

PROP TACTILE DIRECTION INDICATOR (TYP)

PROP. BUS SHELTER

48' BUS STOPPING ZONE

BOARDING AREA

ALIGHTING AREA

PROP. CROSS WALK

EX. CROSSWALK

EX. MAST ARMS

EX. TRAFFIC SIGNAL CABINET (TBR)

PROP. CURB AND GUTTER (ARL CO R-2.0) (TYP.)

PROP STREET LIGHT (TYP)

26' FIRE LANE (TYP.)

6' SIDEWALK

BURIED FUEL TANK

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

N 7,003,889
E 11,892,030

N 7,001,000
E 11,892,100

SOUTH JOYCE STREET
VARIABLE RIGHT-OF-WAY WIDTH
ASPHALT PAVED PUBLIC ROADWAY
D.B. 1348, Pg. 245

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

5 STORY BUIDLING
TOTAL HEIGHT ±60'

5 STORY BUIDLING
TOTAL HEIGHT ±60'

KEY MAP
SCALE: 1" = 800'

LEGEND:

SIGHT TRIANGLES

NOTES:

1. PLEASE SEE CIV600 FOR ALL NOTES.

NAD83
EIGWN

25 12.5 6.25 0 25
1"= 25'

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

STRIPING AND MARKING PLAN

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV609

Oct 15, 2025
H:\1BDC\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - STRIP - INDV - 0----1\LAYOUT, CIV609 - STRIPING AND MARKING

MATCHLINE - SHEET CIV605

MATCHLINE - SHEET CIV609

ARMY NAVY DRIVE

ARMY NAVY DRIVE

SOUTH JOYCE STREET
VARIABLE WIDTH RIGHT-OF-WAY WIDTH
ASPHALT PAVED PUBLIC ROADWAY
D.B. 1748, Pg. 345

PROP. CROSSWALK

PROP. CURB AND GUTTER (ARL CO R-2.0) (TYP.)

EX PAINTED CROSSWALK

5 STORY BUILDING
TOTAL HEIGHT ±60'

ARMY-NAVY DRIVE
DRY BRICK/FRAME
HOUSE" ± 31,401 S.F.
NT COUNT: 452

4' FENCE

ONLY BUS

ONLY

ONLY

5.9' 4.6' 10.2' 9.1' 10' 5' 10' 10' 9' 5'
72.9'

36'R 25' 20' 30'R 25' 15'R 18.4' 23' 7'R 15'R

NAD83

1"= 25'

KEY MAP
SCALE: 1" = 800'

LEGEND:

SIGHT TRIANGLES

NOTES:

1. PLEASE SEE CIV600 FOR ALL NOTES.

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

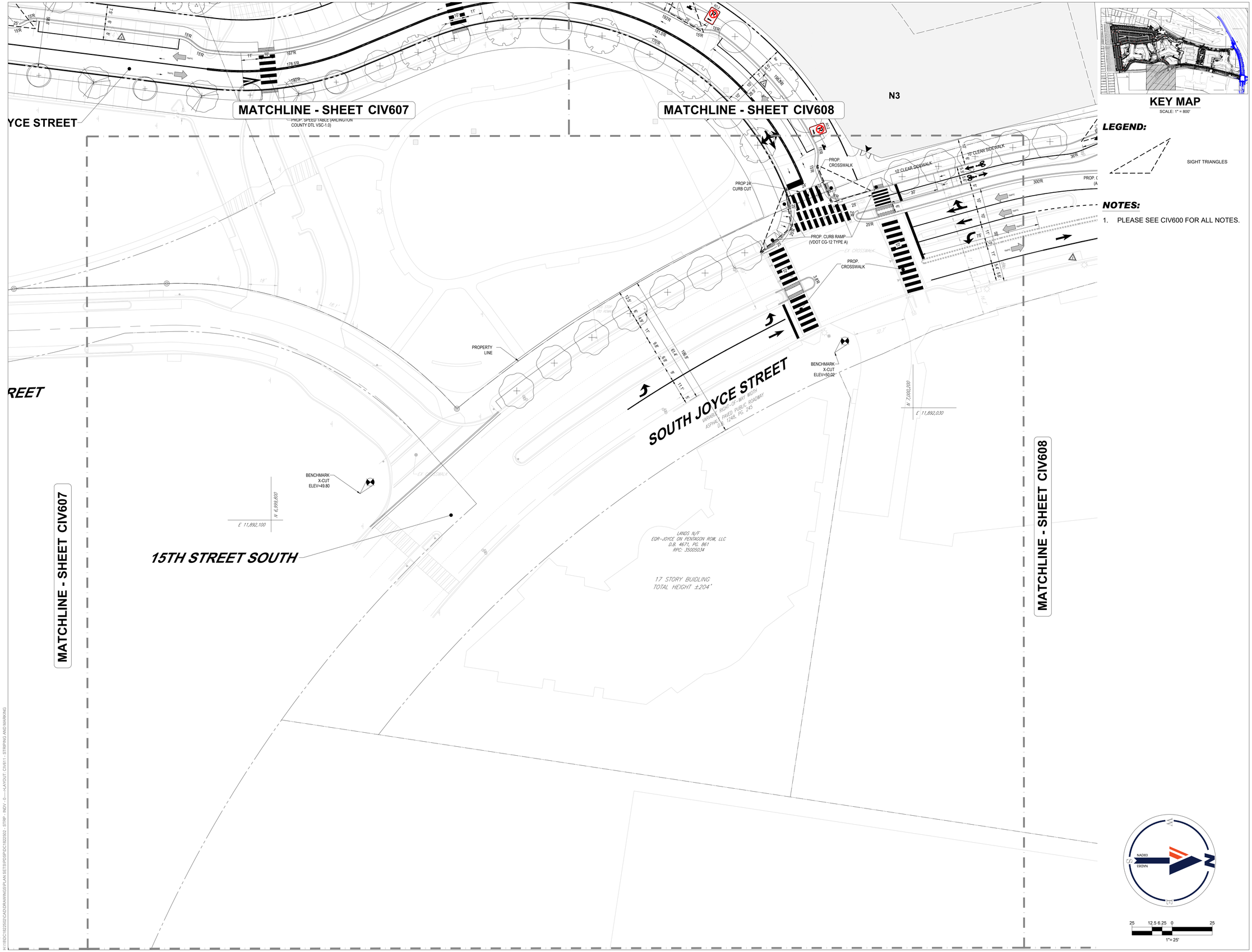
Revisions
NO. DATE
1
2
3
4
5
6

STRIPING AND MARKING PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV610

Oct 15, 2025
H:\BDC\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - STRIP - INDV - 0----1\LAYOUT: CIV610 - STRIPING AND MARKING



KEY MAP
SCALE: 1" = 800'

LEGEND:

SIGHT TRIANGLES

NOTES:

1. PLEASE SEE CIV600 FOR ALL NOTES.

BOHLER DC//

1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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
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TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

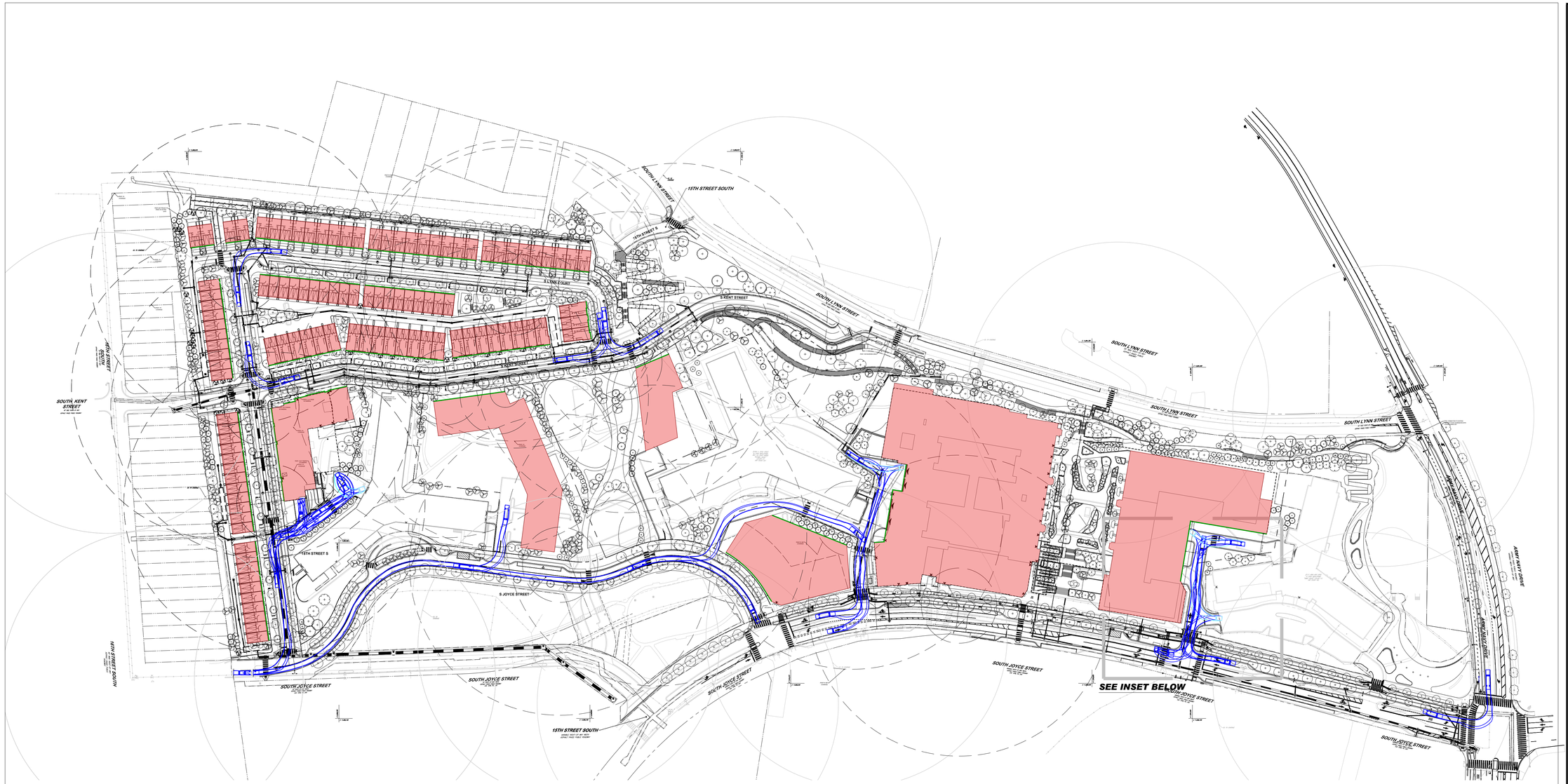
Revisions
NO. DATE

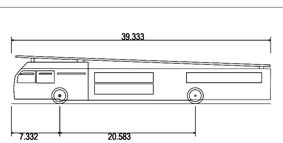
STRIPING AND MARKING PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC18822502

DRAWING NO.
CIV611

Oct 15, 2025
H:\BDC18822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC18822502 - STRIP - INDV - D-----\LAYOUT CIV611 - STRIPING AND MARKING





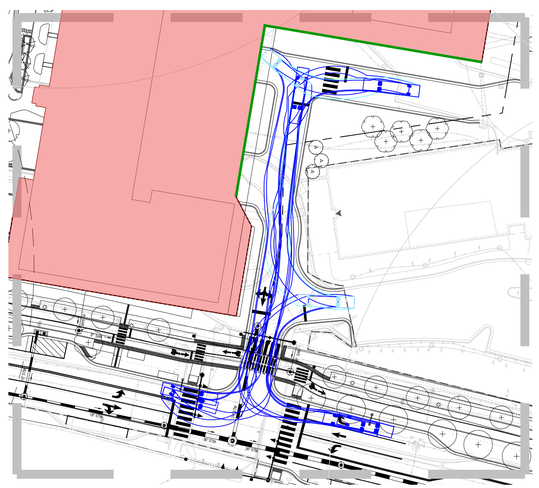
Arlington County Firetruck	
Overall Length	39.333ft
Overall Width	8.167ft
Overall Body Height	7.280ft
Min Body Ground Clearance	0.530ft
Track Width	6.910ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

NOTES:

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

LEGEND:

- EXISTING WATER MAIN
- W — PROPOSED WATER MAIN
- F — PROPOSED FIRE LATERAL
- PROPOSED AERIAL ACCESS FRONTAGE
- EXISTING FIRE HYDRANT COVERAGE
- PROPOSED FIRE HYDRANT 300' COVERAGE
- PROPOSED 75' RADII FROM FIRE HYDRANT TO FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION



FIRE TRUCK TURNAROUND INSET

0 25 50
1"= 50'

NAD83
DROWN

100 50 25 0 100
1"= 100'

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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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CIVIL ENGINEER
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LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
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202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

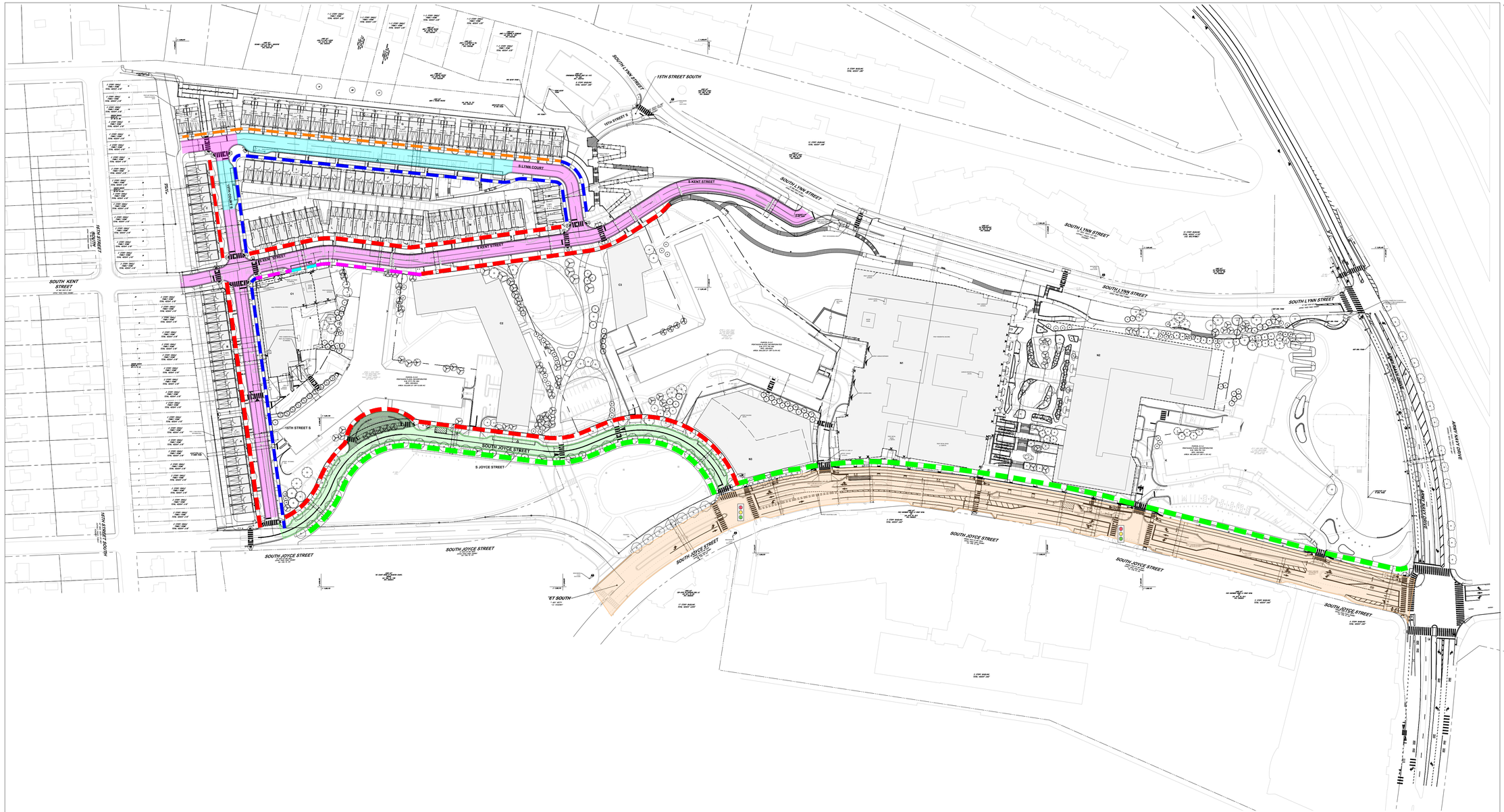
Revisions
NO. DATE

OVERALL FIRE MARSHAL PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV612

Oct 15, 2025
H:\1822502\CADD\RAWINGS\PLAN SETS\PDSP\DC1822502 - FIRE - OVRL - 0---HLAYOUT CIV612 - OVERALL FIRE MARSHAL PLAN



ARLINGTON STREET REQUIREMENTS				
STREET TYPE	REQUIRED LANE WIDTH	PROPOSED LANE WIDTH	REQUIRED PEDESTRIAN WAY	PROPOSED PEDESTRIAN WAY
NEIGHBORHOOD MINOR (NO PARKING)	20'	20'-23'	4'-5' S/W	8' S/W (5' MIN.)
NEIGHBORHOOD MINOR (PARKING ONE SIDE)	20'	24.5'	4'-5' S/W	6' S/W (5' MIN.)
NEIGHBORHOOD PRINCIPAL	10'	10'	5' S/W	8' S/W
ARTERIAL TYPE A	11'	11'	10-16' S/W, 6' LANDSCAPE/FURNITURE ZONE	10' S/W, 6' LANDSCAPE/FURNITURE ZONE

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

LEGEND:

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

NOTES:

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

NAD83
DROYN

100 50 25 0 100
1"= 100'

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

TRANSPORTATION NETWORK DIAGRAM

ENGINEER IN CHARGE
MO

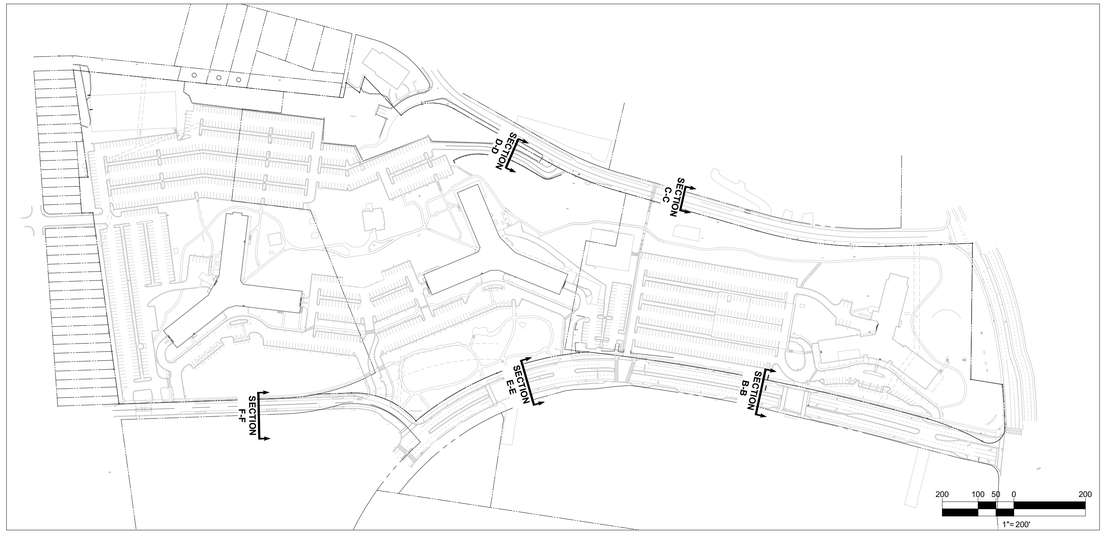
PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV702

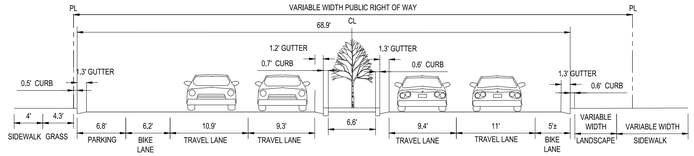
Oct 15, 2025
H:\BD\C1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - TRSP - 0---LAYOUT: CIV702 - TRANSPORTATION NETWORK DIAGRAM



KEY PLAN

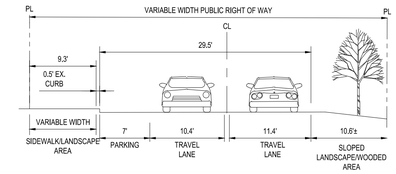
SCALE: 1" = 200'

EXISTING ROAD CROSS SECTIONS



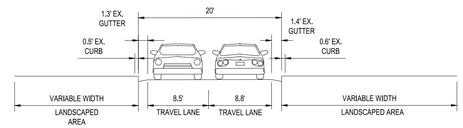
EXISTING "SOUTH JOYCE STREET" CROSS SECTION B-B
LOOKING NORTH

SCALE: 1" =10'



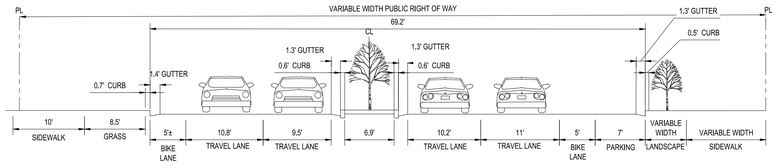
EXISTING "SOUTH LYNN STREET" CROSS SECTION C-C
LOOKING NORTH

SCALE: 1" =10'



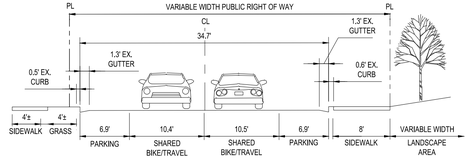
EXISTING CROSS SECTION D-D
LOOKING NORTH

SCALE: 1" =10'



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

SCALE: 1" =10'



EXISTING "SOUTH JOYCE STREET" CROSS SECTION F-F

10 5 2.5 0 10
1"= 10'

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

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

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

EXISTING ROAD CROSS SECTIONS

ENGINEER IN CHARGE
MO

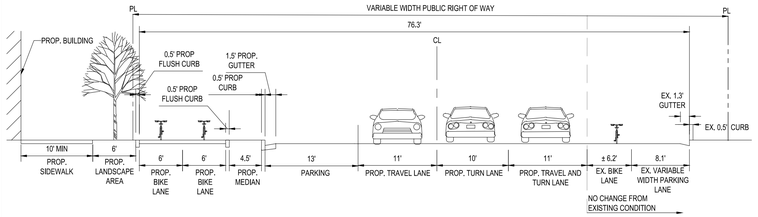
PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

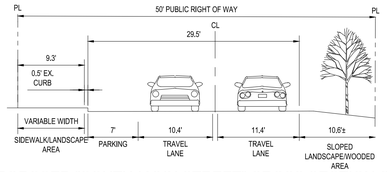
DRAWING NO.
CIV703

Oct 15, 2025
H:\1\BDC\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - SECT - D----LAYOUT CIV703 - EXIST ROAD CROSS SECTIONS



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

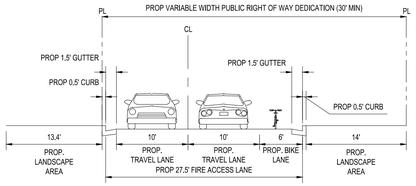
SCALE: 1" =10'



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

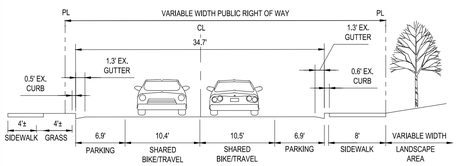
SCALE: 1" =10'

*NOTE: NO CHANGE FROM EXISTING CONDITIONS



PROPOSED SOUTH KENT STREET CROSS SECTION D-D
LOOKING NORTH

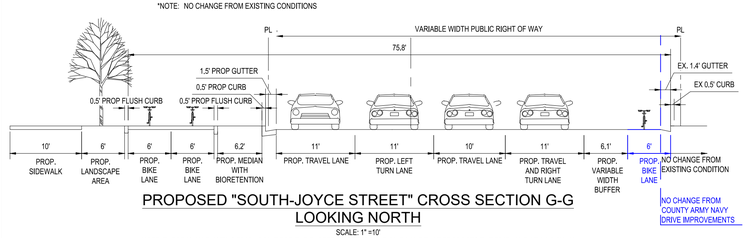
SCALE: 1" =10'



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

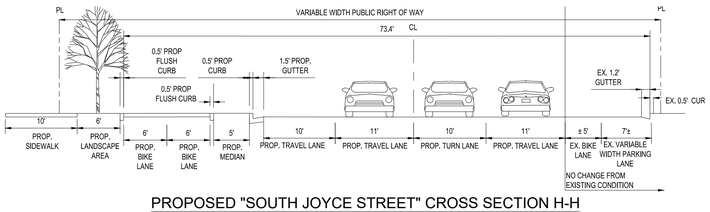
SCALE: 1" =10'

*NOTE: NO CHANGE FROM EXISTING CONDITIONS



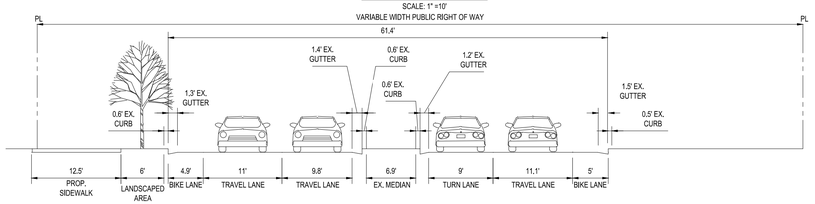
PROPOSED "SOUTH-JOYCE STREET" CROSS SECTION G-G
LOOKING NORTH

SCALE: 1" =10'



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

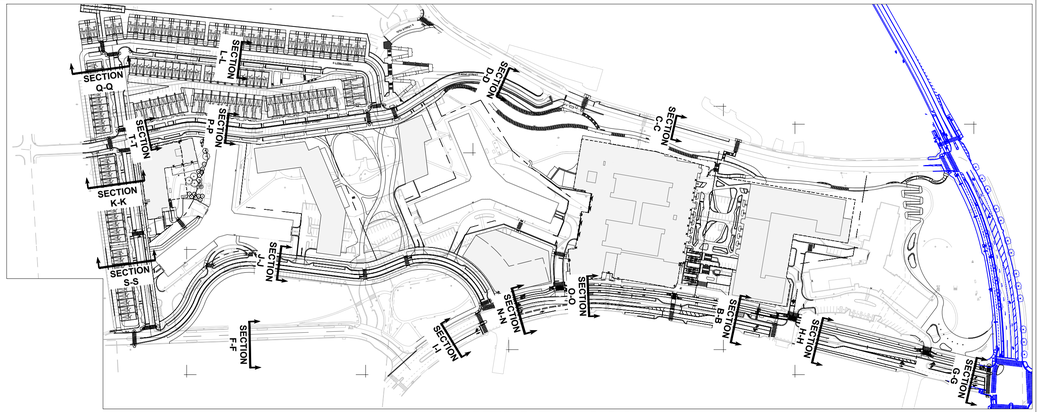
SCALE: 1" =10'



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

SCALE: 1" =10'

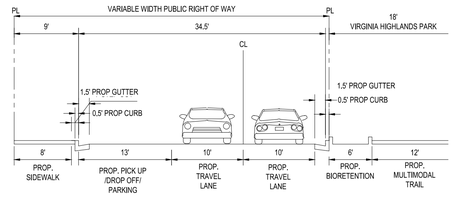
*NOTE: NO CHANGE FROM EXISTING CONDITIONS



KEY PLAN

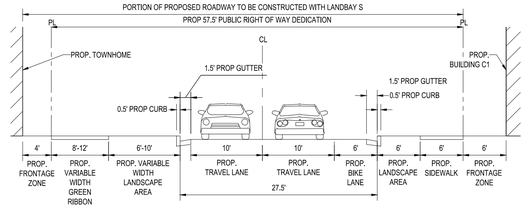
SCALE: 1" = 200'

PROPOSED ROAD CROSS SECTIONS

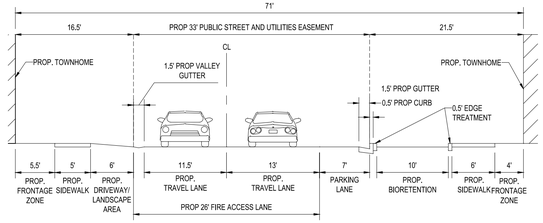


PROPOSED SOUTH JOYCE STREET CROSS SECTION J-J
LOOKING NORTH

SCALE: 1" =10'



PROPOSED 15TH ROAD SOUTH CROSS SECTION K-K
LOOKING WEST



PROPOSED SOUTH LYNN COURT CROSS SECTION L-L
LOOKING NORTH

SCALE: 1" =10'

10 5 2.5 0 10
1"= 10'

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

PROJECT STREET NUMBER
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ARLINGTON, VA 22202

OWNER / DEVELOPER
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STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

PROPOSED ROAD CROSS SECTIONS

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE
10/17/2025

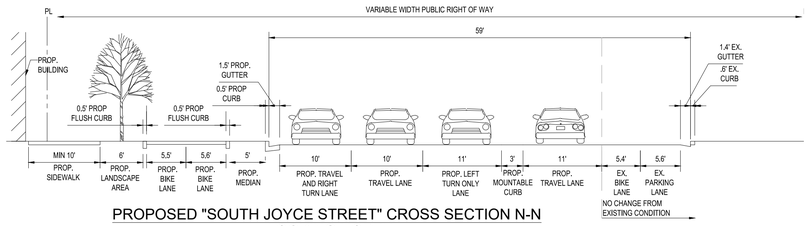
APPROVED
CM, MO, SN

SCALE:
AS NOTED

JOB NO.
DC1822502

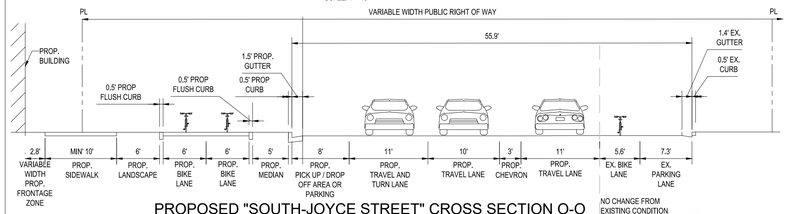
DRAWING NO.
CIV704

Oct 15, 2025
H:\18DC\1822502\CAD\DRAWINGS\PLAN SET\PDSP\DC1822502 - SECT - (--~LAYOUT: CIV704 - PROPOSED ROAD CROSS SECTIONS



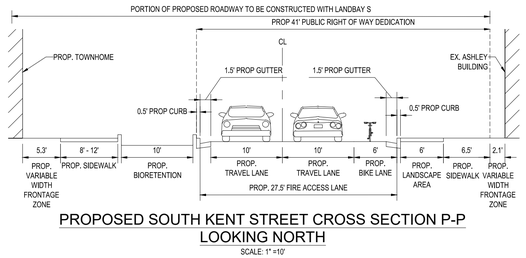
PROPOSED "SOUTH JOYCE STREET" CROSS SECTION N-N
LOOKING NORTH

SCALE: 1" =10'



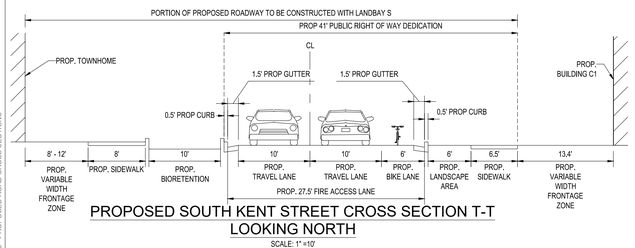
PROPOSED "SOUTH-JOYCE STREET" CROSS SECTION O-O
LOOKING NORTH

SCALE: 1" =10'



PROPOSED SOUTH KENT STREET CROSS SECTION P-P
LOOKING NORTH

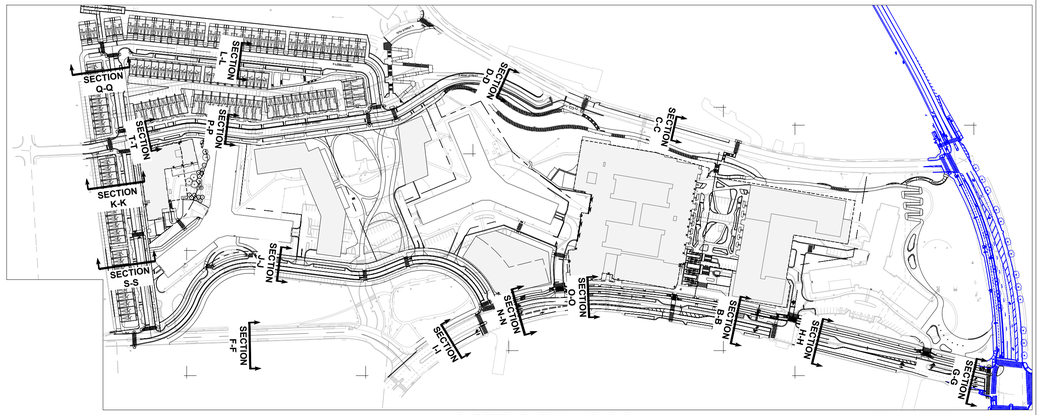
SCALE: 1" =10'



PROPOSED SOUTH KENT STREET CROSS SECTION T-T
LOOKING NORTH

SCALE: 1" =10'

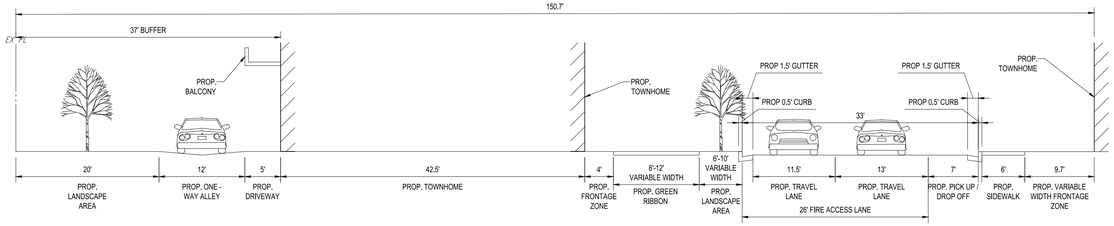
* NOTE: SIDEWALK WILL CONTRACT TO A MINIMUM OF 5.5' AT THE PROPOSED PICK UP DROP OFF LOCATION FOR BUILDING C1. BUILDING C1 HAS A 6.5' FRONTAGE ZONE IN THIS AREA FOR A TOTAL OF 12' FOR PEDESTRIAN MOVEMENTS.



KEY PLAN

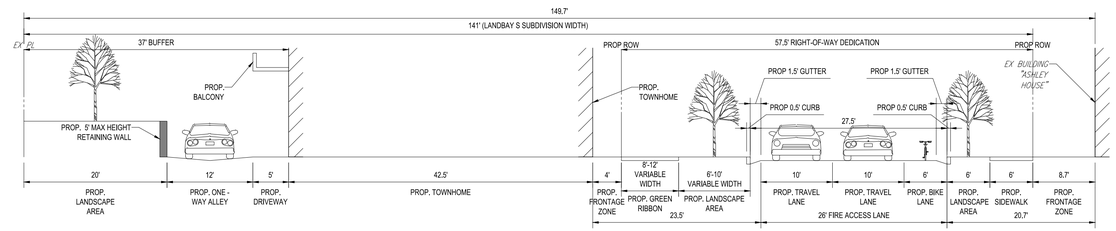
SCALE: 1" = 200'

PROPOSED ROAD CROSS SECTIONS



PROPOSED 15TH COURT SOUTH CROSS SECTION Q-Q'
LOOKING WEST

SCALE: 1" =10'



PROPOSED 15TH STREET SOUTH CROSS SECTION S-S'
LOOKING WEST

SCALE: 1" =10'

10 5 2.5 0 10
1"= 10'

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

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Key Plan

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Revisions
NO. DATE

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ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV705

Oct 15, 2025
H:\1\BDC\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - SECT - (I)----\LAYOUT: CIV705 - PROPOSED ROAD CROSS SECTIONS

LEGEND

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

100 50 25 0 100

1"= 100'

BOHLER DC//

1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. LSCP - 0 DATE

Revisions
NO. DATE

EXISTING TREE INVENTORY PLAN

ENGINEER IN CHARGE MO	
PROJECT MANAGER CM	
DRAWN MK, HG, DR, IL, EM	
DATE 10/17/2025	APPROVED CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV900

Oct 15, 2025
H:\BDC1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - LSCP - 0 ---LAYOUT CIV900 - OVERALL TREE INVENTORY

River House
1400 S Joyce St, Arlington, VA 22202

Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 06/06/2022

#	COMMON NAME	BOTANICAL NAME	CONDITION RATING	CIRCUMFERENCE	DIAMETER (DBH)	DIAMETER (DBH)2	CRITICAL ROOT ZONE (CRZ)	CRZ IMPACTED BY LOD	LANDBAY	ONSITE OFFSITE	REMOVE	NATIVE	CANOPY AREA	COMMENTS
			%	INCHES	INCHES	FEET	FEET	%					SF	
341	Red Oak	Quercus rubra	20%	30.14"	9.60"	0.80'	10'	0.00%	PDSP	ONSITE	YES	X	0.00	Crown Dieback
342	Red Oak	Quercus rubra	30%	15.70"	5.00"	0.42'	8'	0.00%	PDSP	ONSITE	NO	X	157.08	Major Vine Growth, Major Trunk scaring
345	Red Oak	Quercus rubra	30%	58.72"	18.70"	1.56'	19'	0.00%	PDSP	ONSITE	NO	X	2,197.17	Minor Vine Growth, Dieback, Major Crooked,
346	Red Oak	Quercus rubra	20%	23.86"	7.60"	0.63'	8'	0.00%	PDSP	ONSITE	YES	X	0.00	Vine Growth, Major Dieback
347	Red Oak	Quercus rubra	10%	26.38"	8.40"	0.70'	9'	0.00%	PDSP	ONSITE	YES	X	0.00	Major Dieback, Dead
348	White Oak	Quercus alba	30%	43.02"	13.70"	1.14'	14'	0.00%	PDSP	ONSITE	NO	X	1,179.29	Major Vine Growth, Dieback,
349	Red Oak	Quercus rubra	30%	50.87"	16.20"	1.35'	17'	0.00%	PDSP	ONSITE	NO	X	1,648.96	Vine Growth, Dieback, Codominant leader
350	Red Oak	Quercus rubra	20%	47.10"	15.00"	1.25'	15'	0.00%	PDSP	ONSITE	YES	X	0.00	Minor Vine Growth, Major Dieback, Major Trunk scaring
351	Pin Oak	Quercus palustris	70%	29.20"	9.30"	0.78'	10'	100.00%	S	ONSITE	YES	X	0.00	Vine Growth
352	White Oak	Quercus alba	75%	72.85"	23.20"	1.93'	24'	100.00%	S	ONSITE	YES	X	0.00	Minor Vine Growth
353	American Elm	Ulmus americana	70%	27.95"	8.90"	0.74'	9'	77.64%	S	ONSITE	YES	X	0.00	
354	Tree of Heaven	Ailanthus altissima	20%	27.32"	8.70"	0.73'	9'	33.29%	S	ONSITE	YES		0.00	Major Dieback, Dead
355	Black Cherry	Prunus serotina	20%	59.35"	18.90"	1.58'	19'	69.41%	S	ONSITE	YES		0.00	Major Leaning, Codominant leader, Trunk scaring
356	American Elm	Ulmus americana	60%	27.32"	8.70"	0.73'	9'	100.00%	S	ONSITE	YES	X	0.00	Dieback, Trunk scaring
357	White Mulberry	Morus alba	50%	28.26"	9.00"	0.75'	9'	0.00%	S	ONSITE	YES		0.00	Minor Vine Growth, Dieback, Codominant leader
358	Tree of Heaven	Ailanthus altissima	40%	48.98"	15.60"	1.30'	16'	37.52%	S	ONSITE	YES		0.00	Major Vine Growth, Major Dieback
359	Black Cherry	Prunus serotina	20%	45.84"	14.60"	1.22'	15'	90.35%	S	ONSITE	YES		0.00	Leaning, Codominant leader, Trunk scaring
360	Red Oak	Quercus rubra	30%	46.79"	14.90"	1.24'	15'	67.18%	S	ONSITE	YES	X	0.00	Major Vine Growth, Major Dieback
361	Red Oak	Quercus rubra	30%	39.88"	12.70"	1.06'	13'	46.72%	S	ONSITE	YES	X	0.00	Major Vine Growth, Major Dieback
363	Red Oak	Quercus rubra	20%	58.40"	18.60"	1.55'	19'	0.77%	S	ONSITE	YES	X	0.00	Major Vine Growth, Major Dieback
364	Red Oak	Quercus rubra	20%	66.25"	21.10"	1.76'	22'	0.00%	PDSP	ONSITE	YES	X	0.00	Major Vine Growth, Major Dieback
366	Box Elder	Acer negundo	60%	22.92"	7.30"	0.61'	8'	47.57%	S	ONSITE	YES	X	0.00	Dieback, Major Leaning, Codominant , Minor Trunk scaring
368	Tree of Heaven	Ailanthus altissima	50%	32.03"	10.20"	0.85'	11'	79.39%	S	ONSITE	YES		0.00	Vine Growth, Minor Dieback
369	Tree of Heaven	Ailanthus altissima	50%	32.03"	10.20"	0.85'	11'	79.39%	S	ONSITE	YES		0.00	Vine Growth, Minor Dieback, Minor Trunk scaring
370	Tree of Heaven	Ailanthus altissima	70%	20.72"	6.60"	0.55'	8'	61.60%	S	ONSITE	YES		0.00	Dieback, Codominant leader
371	Tree of Heaven	Ailanthus altissima	60%	20.72"	6.60"	0.55'	8'	0.00%	S	ONSITE	YES		0.00	Vine Growth
372	Red Oak	Quercus rubra	0%	28.26"	9.00"	0.75'	9'	0.00%	S	ONSITE	YES	X	0.00	Dead
373	Red Oak	Quercus rubra	60%	98.60"	31.40"	2.62'	32'	69.60%	S	ONSITE	YES	X	0.00	
374	American Elm	Ulmus americana	70%	14.44"	4.60"	0.38'	8'	100.00%	S	ONSITE	YES	X	0.00	
375	American Elm	Ulmus americana	60%	32.66"	10.40"	0.87'	11'	100.00%	S	ONSITE	YES	X	0.00	
376	American Elm	Ulmus americana	40%	16.01"	5.10"	0.43'	8'	71.59%	S	ONSITE	YES	X	0.00	Major Dieback, Crown Dieback
377	American Elm	Ulmus americana	50%	17.27"	5.50"	0.46'	8'	98.65%	S	ONSITE	YES	X	0.00	Vine Growth, Codominant leader, Minor Trunk scaring
378	American Elm	Ulmus americana	70%	12.56"	4.00"	0.33'	8'	100.00%	S	ONSITE	YES	X	0.00	Minor Dieback
379	Tree of Heaven	Ailanthus altissima	50%	34.23"	10.90"	0.91'	11'	0.00%	S	ONSITE	YES		0.00	Vine Growth, Major Dieback
380	American Holly	Ilex opaca	70%	27.00"	8.60"	0.72'	9'	100.00%	S	ONSITE	YES	X	0.00	
381	American Holly	Ilex opaca	80%	48.36"	15.40"	1.28'	16'	100.00%	S	ONSITE	YES	X	0.00	Codominant leader
382	American Holly	Ilex opaca	70%	37.05"	11.80"	0.98'	12'	100.00%	S	ONSITE	YES	X	0.00	Codominant leader
383	American Holly	Ilex opaca	60%	25.12"	8.00"	0.67'	8'	100.00%	S	ONSITE	YES	X	0.00	Vine Growth, Minor Dieback
384	Tree of Heaven	Ailanthus altissima	40%	13.19"	4.20"	0.35'	8'	0.00%	S	ONSITE	YES		0.00	Vine Growth, Major Dieback
385	Tree of Heaven	Ailanthus altissima	40%	14.44"	4.60"	0.38'	8'	0.00%	S	ONSITE	YES		0.00	Vine Growth, Major Dieback, Codominant leader
386	Tree of Heaven	Ailanthus altissima	40%	13.82"	4.40"	0.37'	8'	0.00%	S	ONSITE	YES		0.00	Vine Growth, Major Dieback, Codominant leader
387	Tree of Heaven	Ailanthus altissima	30%	12.25"	3.90"	0.33'	8'	0.00%	S	ONSITE	YES		0.00	Vine Growth, Dieback, Codominant leader, Trunk scaring
388	White Mulberry	Morus alba	50%	23.86"	7.60"	0.63'	8'	100.00%	S	ONSITE	YES		0.00	Dieback, Codominant leader, Trunk scaring
389	Tree of Heaven	Ailanthus altissima	40%	23.24"	7.40"	0.62'	8'	0.00%	S	ONSITE	YES		0.00	Dieback, Codominant leader, Trunk scaring
390	Tree of Heaven	Ailanthus altissima	40%	24.49"	7.80"	0.65'	8'	0.00%	S	ONSITE	YES		0.00	Major Dieback, Codominant leader, Trunk scaring
391	Tree of Heaven	Ailanthus altissima	40%	12.56"	4.00"	0.33'	8'	0.00%	S	ONSITE	YES		0.00	Major Dieback, Codominant leader, Trunk scaring
392	Tree of Heaven	Ailanthus altissima	60%	15.70"	5.00"	0.42'	8'	0.00%	S	ONSITE	YES		0.00	Vine growth, Dieback, Codominant leader, Trunk scaring
393	Black Locust	Robinia pseudoacacia	70%	18.53"	5.90"	0.49'	8'	100.00%	S	ONSITE	YES	X	0.00	Minor Dieback
394	Black Locust	Robinia pseudoacacia	70%	17.90"	5.70"	0.48'	8'	100.00%	S	ONSITE	YES	X	0.00	Vine Growth
395	White Mulberry	Morus alba	50%	28.89"	9.20"	0.77'	10'	100.00%	S	ONSITE	YES		0.00	Vine Growth, Major Leaning, Major Trunk scaring
396	White Mulberry	Morus alba	50%	20.72"	6.60"	0.55'	8'	100.00%	S	ONSITE	YES		0.00	
397	Deodar Cedar	Cedrus deodara	70%	32.03"	10.20"	0.85'	11'	55.51%	S	ONSITE	YES		0.00	
398	Tree of Heaven	Ailanthus altissima	60%	14.13"	4.50"	0.38'	8'	100.00%	S	ONSITE	YES		0.00	Codominant leader
399	Tree of Heaven	Ailanthus altissima	70%	10.68"	3.40"	0.28'	8'	100.00%	S	ONSITE	YES		0.00	Codominant leader
400	Tree of Heaven	Ailanthus altissima	70%	13.82"	4.40"	0.37'	8'	22.34%	S	ONSITE	YES		0.00	
401	Black Locust	Robinia pseudoacacia	30%	55.58"	17.70"	1.48'	18'	86.04%	N1	ONSITE	YES	X	0.00	Vine Growth, Crown Dieback, Trunk scaring
402	Tree of Heaven	Ailanthus altissima	60%	36.74"	11.70"	0.98'	12'	100.00%	N1	ONSITE	YES		0.00	
403	Black Locust	Robinia pseudoacacia	70%	21.67"	6.90"	0.58'	8'	100.00%	N1	ONSITE	YES	X	0.00	Minor Dieback
404	Tree of Heaven	Ailanthus altissima	60%	13.82"	4.40"	0.37'	8'	100.00%	N1	ONSITE	YES		0.00	Dieback, Crooked
405	Black Locust	Robinia pseudoacacia	20%	74.42"	23.70"	1.98'	24'	93.96%	N1	ONSITE	YES	X	0.00	Major Vine Growth, Crown Dieback, Trunk scaring
406	Silver Maple	Acer saccharinum	20%	41.76"	13.30"	1.11'	14'	100.00%	N1	ONSITE	YES	X	0.00	Vine Growth, Dieback, Codominant leader
407	Silver Maple	Acer saccharinum	20%	43.96"	14.00"	1.17'	14'	28.35%	N1	ONSITE	YES	X	0.00	Vine Growth, Major Dieback, Codominant leader
408	Tree of Heaven	Ailanthus altissima	70%	13.19"	4.20"	0.35'	8'	100.00%	S	ONSITE	YES		0.00	
409	Black Locust	Robinia pseudoacacia	30%	45.22"	14.40"	1.20'	15'	100.00%	N1	ONSITE	YES	X	0.00	Major Vine Growth, Major Dieback
410	Tree of Heaven	Ailanthus altissima	20%	45.84"	14.60"	1.22'	15'	100.00%	N1	ONSITE	YES		0.00	Minor Vine Growth, Major Dieback
411	Black Cherry	Prunus serotina	30%	55.58"	17.70"	1.48'	18'	79.01%	S	ONSITE	YES		0.00	Major Lean, Major vine
412	American Elm	Ulmus americana	60%	9.73"	3.10"	0.26'	8'	100.00%	S	ONSITE	YES	X	0.00	Vine Growth
413	Red Maple	Acer rubrum	40%	36.42"	11.60"	0.97'	12'	100.00%	N1	ONSITE	YES	X	0.00	Vine Growth, Dieback, Codominant leader
414	Black Locust	Robinia pseudoacacia	0%	59.66"	19.00"	1.58'	19'	100.00%	PDSP	ONSITE	YES	X	0.00	Dead
415	American Elm	Ulmus americana	50%	101.74"	32.40"	2.70'	33'	27.82%	PDSP	ONSITE	NO	X	6,595.84	
416	American Elm	Ulmus americana	0%	43.65"	13.90"	1.16'	14'	32.19%	S	ONSITE	YES	X	0.00	Dead
417	American Elm	Ulmus americana	50%	13.82"	4.40"	0.37'	8'	100.00%	S	ONSITE	YES	X	0.00	Dieback
418	Red Oak	Quercus rubra	20%	21.98"	7.00"	0.58'	8'	0.00%	S	ONSITE	YES	X	0.00	Vine Growth, Dieback, Codominant leader
420	American Planetree	Platanus occidentalis	20%	105.50"	33.60"	2.80'	34'	14.93%	N1	ONSITE	YES	X	0.00	Vine Growth, Major Trunk scaring
421	American Elm	Ulmus americana	30%	44.59"	14.20"	1.18'	15'	23.49%	PDSP	ONSITE	NO	X	1,266.94	Vine Growth, Major Dieback
422	Black Locust	Robinia pseudoacacia	40%	73.16"	23.30"	1.94'	24'	15.93%	PDSP	ONSITE	NO	X	3,411.08	Vine Growth, Major Dieback
423	Black Cherry	Prunus serotina	30%	59.35"	18.90"	1.58'	19'	100.00%	S	ONSITE	YES		0.00	Major Trunk scaring
424	Eastern White Pine	Pinus strobus	20%	42.08"	13.40"	1.12'	14'	100.00%	S	ONSITE	YES	X	0.00	Major Dieback, Codominant leader
425	Black Gum	Nyssa sylvatica	40%	15.70"	5.00"	0.42'	8'	18.38%	PDSP	ONSITE	NO	X	157.08	Vine Growth, Major Dieback
426	Black Cherry	Prunus serotina	50%	22.29"	7.10"	0.59'	8'	0.00%	PDSP	ONSITE	NO		158.37	Dieback
427	American Elm	Ulmus americana	20%	42.70"	13.60"	1.13'	14'	0.00%	PDSP	ONSITE	YES	X	0.00	Vine Growth, Major Dieback, Minor Trunk scaring
428	American Elm	Ulmus americana	30%	48.98"	15.60"	1.30'	16'	0.00%	PDSP	ONSITE	NO	X	1,529.08	Major Vine Growth, Dieback, Codominant leader
429	American Elm	Ulmus americana	30%	31.40"	10.00"	0.83'	10'	0.00%	PDSP	ONSITE	NO	X	628.32	Major Dieback, Major Leaning, Codominant, Trunk scaring
430	Black Locust	Robinia pseudoacacia	30%	48.36"	15.40"	1.28'	16'	0.00%	PDSP	ONSITE	NO	X	1,490.12	Vine Growth, Dieback, Leaning
431	American Elm	Ulmus americana	30%	52.75"	16.80"	1.40'	17'	0.00%	PDSP	ONSITE	NO	X	1,773.37	Vine Growth, Dieback
432	American Elm	Ulmus americana	30%	73.48"	23.40"	1.95'	24'	0.00%	PDSP	ONSITE	NO	X	3,440.42	Major Leaning, Codominant leader
433	Tree of Heaven	Ailanthus altissima	60%	21.04"	6.70"	0.56'	8'	5.74%	PDSP	ONSITE	YES		0.00	Vine Growth
434	Black Locust	Robinia pseudoacacia	10%	80.38"	25.60"	2.13'	26'	14.66%	PDSP	ONSITE	YES	X	0.00	Major Vine Growth, Major Dieback
435	Red Maple	Acer rubrum	40%	42.08"	13.40"	1.12'	14'	100.00%	S	ONSITE	YES	X	0.00	Major Dieback
436	Tree of Heaven	Ailanthus altissima	60%	9.73"	3.10"	0.26'	8'	0.00%	PDSP	ONSITE	YES		0.00	Minor Dieback, Codominant leader, Trunk scaring
437	Tree of Heaven	Ailanthus altissima	60%	20.10"	6.40"	0.53'	8'	0.00%	PDSP	ONSITE	YES		0.00	Minor Dieback, Codominant leader
438	Tree of Heaven	Ailanthus altissima	70%	16.96"	5.40"	0.45'	8'	100.00%	S	ONSITE	YES		0.00	Minor Dieback
439	Black Cherry	Prunus serotina	30%	28.26"	9.00"	0.75'	9'	20.09%	PDSP	ONSITE	NO		254.47	Vine Growth, Major Dieback
440	American Elm	Ulmus americana	40%	25.75"	8.20"	0.68'	9'	27.30%	PDSP	ONSITE	NO	X	422.48	
441	Tree of Heaven	Ailanthus altissima	0%	33.28"	10.60"	0.88'	11'	45.28%	N1	ONSITE	YES		0.00	Dead
442	Littleleaf Linden	Tilia cordata	20%	70.34"	22.40"	1.87'	23'	21.85%	N1	ONSITE	YES	X	0.00	Major Vine Growth, Major Dieback
443	Black Cherry	Prunus serotina	60%	36.74"	11.70"	0.98'	12'	100.00%	S	ONSITE	YES		0.00	Dieback, Minor Leaning
444	Black Cherry	Prunus serotina	60%	15.70"	5.00"	0.42'	8'	100.00%	S	ONSITE	YES		0.00	Minor Vine Growth, Minor Dieback
445	Black Cherry	Prunus serotina	20%	43.33"	13.80"	1.15'	14'	100.00%	S	ONSITE	YES		0.00	Major Dieback,Major Trunk scaring
446	Black Cherry	Prunus serotina	50%	21.98"	7.00"	0.58'	8'	100.00%	S	ONSITE	YES		0.00	
447	American Elm	Quercus rubra	55%	39.25"	12.50"	1.04'	13'	0.00%	PDSP	ONSITE	NO	X	981.75	Major vine growth, Dieback
448	Black Locust	Robinia pseudoacacia	70%	99.54"	31.70"	2.64'	32'	0.00%	PDSP	ONSITE	NO	X	6,313.91	Major vine growth, Dieback
449	Black Cherry	Prunus serotina	20%	21.04"	6.70"	0.56'	8'	100.00%	S	ONSITE	YES		0.00	Major Dieback
450	Black Cherry	Prunus serotina	40%	11.30"	3.60"	0.30'	8'	100.00%	S	ONSITE	YES		0.00	Vine Growth, Dieback
451	Black Cherry	Prunus serotina	40%	14.44"	4.60"	0.38'	8'	100.00%	S	ONSITE	YES		0.00	Vine Growth, Major Dieback, Crooked
452	Black Cherry	Prunus serotina	40%	20.41"	6.50"	0.54'	8'	100.00%	S	ONSITE	YES		0.00	Vine Growth, Dieback, Low Branching Angle
453	Norway Maple	Acer platanoides	40%	50.24"	16.00"	1.33'	16'	99.64%	S	ONSITE	YES		0.00	Codominant leader, Minor Trunk scaring
454	Tree of Heaven	Ailanthus altissima	70%	33.91"	10.80"	0.90'	11'	100.00%	S	ONSITE	YES		0.00	Codominant leader
455	Tree of Heaven	Ailanthus altissima	20%	16.64"	5.30"	0.44'	8'	99.25%	N1	ONSITE	YES		0.00	Vine Growth, Major Dieback, Trunk scaring
456	American Elm	Ulmus americana	50%	29.52"	9.40"	0.78'	10'	37.06%	N1	ONSITE	YES	X	0.00	Vine Growth, Leaning
457	Tree of Heaven	Ailanthus altissima	60%	17.27"	5.50"	0.46'	8'	100.00%	N1	ONSITE	YES		0.00	Dieback
458	White Mulberry	Morus alba	40%	64.06"	20.40"	1.70'	21'	57.40%	S	ONSITE	YES		0.00	Vine Growth, Codominant leader, Major Trunk scaring
459	Norway Maple	Acer platanoides	20%	21.35"	6.80"	0.57'	8'	100.00%	S	ONSITE	YES		0.00	Major Dieback, Major Trunk scaring
460	Norway Maple	Acer platanoides	40%	30.77"	9.80"	0.82'	10'	100.00%	S	ONSITE	YES		0.00	Crown Dieback, Codominant leader, Minor Trunk scaring
461	Black Cherry	Prunus serotina	20%	43.65"	13.90"	1.16'	14'	100.00%	S	ONSITE	YES		0.00	Major Vine Growth, Major Dieback
462	Tree of Heaven	Ailanthus altissima	60%	10.36"	3.30"	0.28'	8'	100.00%	S	ONSITE	YES		0.00	Dieback
463	Black Cherry	Prunus serotina	50%	15.70"	5.00"	0.42'	8'	100.00%	S	ONSITE	YES		0.00	Major Dieback
464	Black Walnut	Juglans nigra	20%	23.24"	7.40"	0.62'	8'	100.00%	S	ONSITE	YES	X	0.00	Major Vine Growth, Major Dieback, Major Trunk scaring
465	Tree of Heaven	Ailanthus altissima	40%	22.92"	7.30"	0.61'	8'	100.00%	S	ONSITE	YES		0.00	Major Dieback, Leaning
466	Norway Maple	Acer platanoides	20%	25.75"	8.20"	0.68'	9'	100.00%	S	ONSITE	YES		0.00	Vine Growth, Dieback
467	Black Locust	Robinia pseudoacacia	20%	21.04"	6.70"	0.56'	8'	100.00%	S	ONSITE	YES	X	0.00	Vine Growth, Dieback
468	Black Cherry	Prunus serotina	30%	15.39"	4.90"	0.41'	8'	100.00%	S	ONSITE	YES		0.00	Major Dieback, Codominant leader
469	Tree of Heaven	Ailanthus altissima	50%	14.44"	4.60"	0.38'	8'	100.00%	S	ONSITE	YES		0.00	Codominant leader, Major Trunk scaring
470	Silver Maple	Acer saccharinum	50%	13.82"	4.40"	0.37'	8'	100.00%	S	ONSITE	YES	X	0.00	Dieback, Codominant leader
471	Black Cherry	Prunus serotina	50%	11.30"	3.60"	0.30'	8'	100.00%	S	ONSITE	YES		0.00	Minor Vine Growth, Dieback, Low Branching Angle
473	Tree of Heaven	Ailanthus altissima	60%	18.84"	6.00"	0.50'	8'	100.00%	S	ONSITE	YES		0.00	Dieback
474	Tree of Heaven	Ailanthus altissima	20%	21.04"	6.70"	0.56'	8'	100.00%	S	ONSITE	YES		0.00	Vine Growth, Major Dieback, Codominant leader
475	Norway Maple	Acer platanoides	20%	23.86"	7.60"	0.63'	8'	100.00%	S	ONSITE	YES		0.00	Crown Dieback, Crooked
476	Black Locust	Robinia pseudoacacia	0%	52.44"	16.70"	1.39'	17'	4.84%	S	ONSITE	YES	X	0.00	Dead
477	Tree of Heaven	Ailanthus altissima	40%	31.40"	10.00"	0.83'	10'	100.00%	S	ONSITE	YES		0.00	Major Dieback
479	Tree of Heaven	Ailanthus altissima	30%	19.47"	6.20"	0.52'	8'	100.00%	S	ONSITE	YES		0.00	Dieback, Trunk scaring
480	Tree of Heaven	Ailanthus altissima	30%	11.30"	3.60"	0.30'	8'	100.00%	S	ONSITE	YES		0.00	Dieback, Codominant leader, Trunk scaring
481	Tree of Heaven	Ailanthus altissima	50%	17.90"	5.70"	0.48'	8'	100.00%	S	ONSITE	YES		0.00	Minor Dieback, Codominant leader
482	Silver Maple	Acer saccharinum	60%	120.58"	38.40"	3.20'	39'	48.97%	S	ONSITE	YES	X	0.00	Leaning, Low Branching Angle
483	White Mulberry	Morus alba	40%	43.02"	13.70"	1.14'	14'	100.00%	S	ONSITE	YES		0.00	Major Dieback
484	White Mulberry	Morus alba	40%	17.58"	5.60"	0.47'	8'	100.00%	S	ONSITE	YES		0.00	Major Dieback
485	White Mulberry	Morus alba	40%	18.53"	5.90"	0.49'	8'	100.00%	S	ONSITE	YES		0.00	Major Dieback, Codominant leader
486	White Mulberry	Morus alba	40%	39.25"	12.50"	1.04'	13'	100.00%	S	ONSITE	YES		0.00	Major Dieback
487	Norway Maple	Acer platanoides	40%	43.02"	13.70"	1.14'	14'	100.00%	S	ONSITE	YES		0.00	Vine Growth, Dieback
488	Black Locust	Robinia pseudoacacia	30%	16.33"	5.20"	0.43'	8'	100.00%	S	ONSITE	YES	X	0.00	Dieback, Minor Trunk scaring
489	Black Locust	Robinia pseudoacacia	40%	21.98"	7.00"	0.58'	8'	100.00%	S	ONSITE	YES	X	0.00	Minor Dieback, Codominant leader, Trunk scaring
490	White Oak	Quercus alba	70%	24.81"	7.90"	0.66'	8'	100.00%	S	ONSITE	YES	X	0.00	Minor Dieback
491	Black Locust	Robinia pseudoacacia	60%	32.03"	10.20"	0.85'	11'	44.23%	S	ONSITE	YES	X	0.00	
492	Tree of Heaven	Ailanthus altissima	50%	22.92"	7.30"	0.61'	8'	100.00%	S	ONSITE	YES		0.00	Dieback, Codominant leader
493	Tree of Heaven	Ailanthus altissima	60%	23.55"	7.50"	0.63'	8'	98.70%	S	ONSITE	YES		0.00	Minor Vine Growth, Dieback
494	Black Cherry	Prunus serotina	60%	31.09"	9.90"	0.83'	10'	44.28%	S	ONSITE	YES		0.00	Vine Growth, Dieback, Codominant leader
495	Black Cherry	Prunus serotina	50%	48.98"	15.60"	1.30'	16'	48.66%	S	ONSITE	YES		0.00	Vine Growth, Dieback
496	Red Oak	Quercus rubra	20%	17.90"	5.70"	0.48'	8'	100.00%	S	ONSITE	YES	X	0.00	Major Vine Growth, Major Dieback
497	Tree of Heaven	Ailanthus altissima	50%	17.58"	5.60"	0.47'	8'	100.00%	S	ONSITE	YES		0.00	Vine Growth, Major Dieback, Codominant leader
498	Norway Maple	Acer platanoides	70%	28.89"	9.20"	0.77'	10'	100.00%	S	ONSITE	YES		0.00	
499	Black Locust	Robinia pseudoacacia	0%	28.57"	9.10"	0.76'	10'	100.00%	S	ONSITE	YES	X	0.00	Dead
500	Norway Maple	Acer platanoides	70%	31.40"	10.00"	0.83'	10'	100.00%	S	ONSITE	YES		0.00	

River House
1400 S Joyce St, Arlington, VA 22202

Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 06/06/2022

#	COMMON NAME	BOTANICAL NAME	CONDITION RATING	CIRCUMFERENCE	DIAMETER (DBH)	DIAMETER (DBH)2	CRITICAL ROOT ZONE (CRZ)	CRZ IMPACTED BY LOD	LANDBAY	ONSITE OFFSITE	REMOVE	NATIVE	CANOPY AREA	COMMENTS
			%	INCHES	INCHES	FEET	FEET	%					SF	
1/2/3	Willow Oak	Quercus phellos	65%	98.43"	31.35"	2.61'	32'	100.00%	N1	ONSITE	YES	X	0.00	x3 Multi trunk, Low branching
4	Willow Oak	Quercus phellos	75%	92.32"	29.40"	2.45'	30'	100.00%	PDSP	ONSITE	YES	X	0.00	Minor trunk scar
5	Willow Oak	Quercus phellos	65%	96.40"	30.70"	2.56'	31'	100.00%	N1	ONSITE	YES	X	0.00	Topped off
6	Willow Oak	Quercus phellos	70%	63.43"	20.20"	1.68'	21'	100.00%	N1	ONSITE	YES	X	0.00	Minor die back
7	Willow Oak	Quercus phellos	60%	89.80"	28.60"	2.38'	29'	100.00%	N1	ONSITE	YES	X	0.00	Major crown die back
8	Willow Oak	Quercus phellos	70%	78.81"	25.10"	2.09'	26'	100.00%	N1	ONSITE	YES	X	0.00	Hazardous branching angle
9	Willow Oak	Quercus phellos	35%	80.70"	25.70"	2.14'	26'	100.00%	N1	ONSITE	YES	X	0.00	Crown die back, Topped off
10	Willow Oak	Quercus phellos	80%	81.01"	25.80"	2.15'	26'	100.00%	N1	ONSITE	YES	X	0.00	
11	Willow Oak	Quercus phellos	80%	90.12"	28.70"	2.39'	29'	100.00%	N1	ONSITE	YES	X	0.00	
12	Willow Oak	Quercus phellos	75%	78.19"	24.90"	2.08'	25'	100.00%	PDSP	ONSITE	YES	X	0.00	
13	Willow Oak	Quercus phellos	75%	73.48"	23.40"	1.95'	24'	100.00%	N1	ONSITE	YES	X	0.00	Low branching
14	Red Oak	Quercus rubra	80%	86.66"	27.60"	2.30'	28'	100.00%	N1	ONSITE	YES	X	0.00	
17	Red Oak	Quercus rubra	80%	80.38"	25.60"	2.13'	26'	100.00%	N1	ONSITE	YES	X	0.00	
20	Willow Oak	Quercus phellos	70%	80.07"	25.50"	2.13'	26'	100.00%	N1	ONSITE	YES	X	0.00	Minor die back, Codominant leader
29	Eastern White Pine	Pinus strobus	70%	69.39"	22.10"	1.84'	23'	6.43%	N1	OFFSITE	NO	X	0.00	
32	Eastern White Pine	Pinus strobus	60%	70.34"	22.40"	1.87'	23'	100.00%	N1	ONSITE	YES	X	0.00	
34	Eastern White Pine	Pinus strobus	75%	48.04"	15.30"	1.28'	16'	100.00%	N1	ONSITE	YES	X	0.00	
35	Eastern White Pine	Pinus strobus	60%	75.67"	24.10"	2.01'	25'	100.00%	N1	ONSITE	YES	X	0.00	
36/38	Eastern Hemlock	Tsuga canadensis	65%	40.36"	12.85"	1.07'	13'	100.00%	N1	ONSITE	YES	X	0.00	x2 Multi trunk
39	Eastern Hemlock	Tsuga canadensis	70%	51.95"	16.54"	1.38'	17'	100.00%	N1	ONSITE	YES	X	0.00	x2 Multi trunk, Hazardous branching angle
45/46	Eastern Hemlock	Tsuga canadensis	50%	39.19"	12.48"	1.04'	13'	100.00%	N1	ONSITE	YES	X	0.00	x2 Multi trunk, Die back, Ivy growth
48	Red Oak	Quercus rubra	85%	116.49"	37.10"	3.09'	38'	85.12%	N1	ONSITE	YES	X	0.00	
52/53	American elm	Ulmus americana	65%	89.89"	28.63"	2.39'	29'	100.00%	N1	ONSITE	YES	X	0.00	x2 Multi trunk, Low branching, Die back
54	Red Maple	Acer rubrum	70%	68.14"	21.70"	1.81'	22'	100.00%	N1	ONSITE	YES	X	0.00	Ivy growth, Exposed roots
55	Pin Oak	Quercus palustris	60%	69.71"	22.20"	1.85'	23'	0.00%	PDSP	ONSITE	NO	X	3,096.61	Crown die back
56	Pin Oak	Quercus palustris	75%	69.39"	22.10"	1.84'	23'	0.00%	PDSP	ONSITE	NO	X	3,068.77	
58	Willow Oak	Quercus phellos	75%	87.61"	27.90"	2.33'	28'	43.63%	N1	ONSITE	YES	X	0.00	Minor die back
60	Chinese Magnolia	Magnolia × soulangeana	75%	21.32"	6.79"	0.57'	8'	0.89%	PDSP	ONSITE	NO		144.89	x2 Multi trunk, Low branching
61	Chinese Magnolia	Magnolia × soulangeana	70%	19.47"	6.20"	0.52'	8'	1.45%	PDSP	ONSITE	NO		120.76	Low branching
62	Chinese Magnolia	Magnolia × soulangeana	70%	18.81"	5.99"	0.50'	8'	2.25%	PDSP	ONSITE	NO		112.72	x3 Multi trunk
64	Chinese Magnolia	Magnolia × soulangeana	70%	22.38"	7.13"	0.59'	8'	0.00%	PDSP	ONSITE	NO		159.64	x3 Multi trunk
65	Chinese Magnolia	Magnolia × soulangeana	70%	26.00"	8.28"	0.69'	9'	19.11%	PDSP	ONSITE	NO		215.45	x4 Multi trunk
66	Chinese Magnolia	Magnolia × soulangeana	80%	42.70"	13.60"	1.13'	14'	100.00%	N1	ONSITE	YES		0.00	
67	Willow Oak	Quercus phellos	75%	112.73"	35.90"	2.99'	36'	100.00%	N1	ONSITE	YES	X	0.00	
68	Willow Oak	Quercus phellos	70%	89.18"	28.40"	2.37'	29'	100.00%	N1	ONSITE	YES	X	0.00	Die back
70	Kanzan Cherry	Prunus serrulata 'Kanzan'	70%	16.33"	5.20"	0.43'	8'	100.00%	PDSP	ONSITE	YES		0.00	
77	Pin Oak	Quercus palustris	70%	78.19"	24.90"	2.08'	25'	100.00%	PDSP	ONSITE	YES	X	0.00	Crooked trunk
104	Eastern Red Cedar	Juniperus virginiana	90%	48.67"	15.50"	1.29'	16'	100.00%	S	ONSITE	YES	X	0.00	Vine growth, Close to fence
105	American elm	Ulmus americana	70%	69.71"	22.20"	1.85'	23'	100.00%	S	ONSITE	YES	X	0.00	Close to fence, Vine growth,
107	Sugar Maple	Acer saccharum	65%	110.53"	35.20"	2.93'	36'	100.00%	N1	ONSITE	YES	X	0.00	Die back
108	Tree of Heaven	Ailanthus altissima	40%	39.56"	12.60"	1.05'	13'	100.00%	N1	ONSITE	YES		0.00	Major vine growth, Major dieback, Leaning
109	Mulberry	Morus alba	20%	43.02"	13.70"	1.14'	14'	100.00%	N1	ONSITE	YES		0.00	Major Vine Growth,Crown Dieback, Major Crooked
114	Honey Locust	Gleditsia triacanthos	70%	37.37"	11.90"	0.99'	12'	100.00%	N1	ONSITE	YES	X	0.00	
122	Red Maple	Acer rubrum	20%	53.38"	17.00"	1.42'	17'	63.90%	N1	ONSITE	YES	X	0.00	Major Vine Growth, Crown Dieback, Crooked
123	American Elm	Ulmus americana	20%	45.84"	14.60"	1.22'	15'	47.55%	N1	ONSITE	YES	X	0.00	Vine Growth, Dieback, Leaning
124	American Planetree	Platanus occidentalis	30%	45.84"	14.60"	1.22'	15'	74.94%	N1	ONSITE	YES	X	0.00	Major Dieback, Crown Dieback
125	Red Maple	Acer rubrum	40%	37.37"	11.90"	0.99'	12'	100.00%	N1	ONSITE	YES	X	0.00	Major Vine Growth, Leaning,
126	American Planetree	Platanus occidentalis	30%	55.58"	17.70"	1.48'	18'	94.57%	N1	ONSITE	YES	X	0.00	Vine Growth, Major Dieback,
127	Black Locust	Robinia pseudoacacia	30%	61.54"	19.60"	1.63'	20'	76.14%	N1	ONSITE	YES	X	0.00	Vine Growth, Leaning
128	Willow Oak	Quercus phellos	30%	23.24"	7.40"	0.62'	8'	0.00%	PDSP	ONSITE	NO	X	344.07	Major Dieback,
132	Tree of Heaven	Ailanthus altissima	50%	16.33"	5.20"	0.43'	8'	100.00%	N1	ONSITE	YES		0.00	Major Vine Growth
133	Tree of Heaven	Ailanthus altissima	50%	17.58"	5.60"	0.47'	8'	100.00%	N1	ONSITE	YES		0.00	Major Vine Growth
134	Tree of Heaven	Ailanthus altissima	60%	13.50"	4.30"	0.36'	8'	100.00%	N1	ONSITE	YES		0.00	
136	Tree of Heaven	Ailanthus altissima	60%	15.07"	4.80"	0.40'	8'	0.00%	PDSP	ONSITE	YES		0.00	Leaning
137	Silver Maple	Acer saccharinum	60%	11.30"	3.60"	0.30'	8'	0.00%	PDSP	ONSITE	NO	X	81.43	
138	Tree of Heaven	Ailanthus altissima	60%	15.70"	5.00"	0.42'	8'	0.00%	PDSP	ONSITE	YES		0.00	Vine Growth, Minor Dieback
139	Tree of Heaven	Ailanthus altissima	60%	15.70"	5.00"	0.42'	8'	0.00%	PDSP	ONSITE	YES		0.00	
140	Tree of Heaven	Ailanthus altissima	60%	14.13"	4.50"	0.38'	8'	59.83%	PDSP	ONSITE	YES		0.00	Vine Growth
141	Tree of Heaven	Ailanthus altissima	60%	10.99"	3.50"	0.29'	8'	0.00%	PDSP	ONSITE	YES		0.00	Dieback, Crooked
142	Tree of Heaven	Ailanthus altissima	60%	19.15"	6.10"	0.51'	8'	0.00%	PDSP	ONSITE	YES		0.00	
144	Black Cherry	Prunus serotina	30%	61.86"	19.70"	1.64'	20'	34.22%	N1	ONSITE	YES		0.00	Major Vine Growth, Major Dieback
146	Tree of Heaven	Ailanthus altissima	30%	12.56"	4.00"	0.33'	8'	95.14%	N1	ONSITE	YES		0.00	Vine Growth, Crown Dieback
147	Tree of Heaven	Ailanthus altissima	70%	13.50"	4.30"	0.36'	8'	81.48%	N1	ONSITE	YES		0.00	
148	Tree of Heaven	Ailanthus altissima	60%	16.96"	5.40"	0.45'	8'	4.28%	N1	ONSITE	YES		0.00	
151	American Elm	Ulmus americana	50%	48.36"	15.40"	1.28'	16'	100.00%	N1	ONSITE	YES	X	0.00	Vine Growth, Dieback, Crooked
152	American Elm	Ulmus americana	40%	99.54"	31.70"	2.64'	32'	0.00%	N1	ONSITE	NO	X	6,313.91	Major Vine Growth, Dieback, Codominant leader
153	American Elm	Ulmus americana	70%	82.90"	26.40"	2.20'	27'	29.19%	N1	ONSITE	NO	X	4,379.13	Vine Growth, Minor Trunk scaring
154	American Elm	Ulmus americana	60%	51.18"	16.30"	1.36'	17'	90.38%	N1	ONSITE	YES	X	0.00	
155	Black Cherry	Prunus serotina	30%	78.81"	25.10"	2.09'	26'	0.00%	N1	ONSITE	NO		1,979.23	Codominant leader, Major Trunk scaring
156	American Planetree	Platanus occidentalis	50%	48.36"	15.40"	1.28'	16'	18.20%	N1	ONSITE	NO	X	1,490.12	Dieback, Trunk scaring
157	Tree of Heaven	Ailanthus altissima	70%	9.73"	3.10"	0.26'	8'	81.85%	N1	ONSITE	YES		0.00	
158	Tree of Heaven	Ailanthus altissima	60%	10.99"	3.50"	0.29'	8'	100.00%	N1	ONSITE	YES		0.00	Vine Growth, Dieback, Codominant leader
159	Tree of Heaven	Ailanthus altissima	40%	40.82"	13.00"	1.08'	13'	79.84%	N1	ONSITE	YES		0.00	Major Dieback, Leaning, Codominant leader
160	Tree of Heaven	Ailanthus altissima	70%	12.25"	3.90"	0.33'	8'	100.00%	N1	ONSITE	YES		0.00	Codominant leader,
161	American Elm	Ulmus americana	70%	71.91"	22.90"	1.91'	23'	0.00%	N1	ONSITE	NO	X	3,294.97	Minor Dieback, Minor Trunk scaring
162/163	American Elm	Ulmus americana	70%	49.43"	15.74"	1.31'	16'	29.60%	N1	ONSITE	NO	X	1,557.07	Codominant leader
164	American Elm	Ulmus americana	50%	63.11"	20.10"	1.68'	21'	100.00%	N1	ONSITE	YES	X	0.00	Major Vine Growth, Crown Dieback, Leaning, Codominant
165	Tree of Heaven	Ailanthus altissima	50%	52.12"	16.60"	1.38'	17'	100.00%	N1	ONSITE	YES		0.00	Vine Growth, Dieback, Minor Trunk scaring
166	Eastern White Pine	Pinus strobus	65%	86.66"	27.60"	2.30'	28'	100.00%	S	ONSITE	YES	X	0.00	Vine Growth
167	Eastern White Pine	Pinus strobus	60%	83.84"	26.70"	2.23'	27'	100.00%	S	ONSITE	YES	X	0.00	Vine Growth
168	Eastern White Pine	Pinus strobus	55%	79.13"	25.20"	2.10'	26'	100.00%	S	ONSITE	YES	X	0.00	Die Back
171	Sugar Maple	Acer saccharum	65%	79.44"	25.30"	2.11'	26'	100.00%	S	ONSITE	YES	X	0.00	Codominant leaders
172	Eastern White Pine	Pinus strobus	70%	67.51"	21.50"	1.79'	22'	100.00%	S	ONSITE	YES	X	0.00	Die back
178	Pin Oak	Quercus palustris	70%	92.94"	29.60"	2.47'	30'	100.00%	S	ONSITE	YES	X	0.00	
181	Willow Oak	Quercus phellos	80%	119.01"	37.90"	3.16'	38'	90.99%	S	ONSITE	YES	X	0.00	Cut back
187	Linden	Tilia cordata	70%	61.23"	19.50"	1.63'	20'	0.00%	PDSP	ONSITE	NO	X	2,389.18	
188	Linden	Tilia cordata	70%	61.54"	19.60"	1.63'	20'	0.00%	PDSP	ONSITE	NO	X	2,413.75	Cut back
189	Linden	Tilia cordata	70%	87.61"	27.90"	2.33'	28'	0.00%	PDSP	ONSITE	NO	X	4,890.89	Lean
190	Linden	Tilia cordata	70%	59.66"	19.00"	1.58'	19'	0.00%	PDSP	ONSITE	NO	X	2,268.23	Lean
192	Red Maple	Acer rubrum	70%	73.79"	23.50"	1.96'	24'	0.00%	PDSP	ONSITE	NO	X	3,469.89	
194	Willow Oak	Quercus phellos	70%	85.09"	27.10"	2.26'	28'	55.08%	PDSP	ONSITE	YES	X	0.00	Low branching
199	Black locust	Robinia pseudoacacia	0%	67.82"	21.60"	1.80'	22'	100.00%	PDSP	ONSITE	YES	X	0.00	Dead
268	American Elm	Ulmus americana	40%	61.86"	19.70"	1.64'	20'	1.29%	PDSP	ONSITE	NO	X	2,438.44	Major Dieback
269	Littleleaf Linden	Tilia cordata	40%	102.36"	32.60"	2.72'	33'	0.00%	PDSP	ONSITE	NO	X	6,677.52	Major Dieback
270	American Elm	Ulmus americana	50%	50.55"	16.10"	1.34'	17'	0.00%	PDSP	ONSITE	NO	X	1,628.66	Vine Growth, Dieback
271	Silver Maple	Acer saccharinum	40%	59.66"	19.00"	1.58'	19'	0.00%	PDSP	ONSITE	NO	X	2,268.23	Major Vine Growth
272	Black Cherry	Prunus serotina	70%	22.92"	7.30"	0.61'	8'	0.00%	PDSP	ONSITE	NO		167.42	
273	Black Cherry	Prunus serotina	60%	28.89"	9.20"	0.77'	10'	0.00%	PDSP	ONSITE	NO		265.90	Major Crooked, Trunk scaring
274	Black Cherry	Prunus serotina	60%	27.00"	8.60"	0.72'	9'	0.00%	PDSP	ONSITE	NO		232.35	
275	Black Cherry	Prunus serotina	0%	9.73"	3.10"	0.26'	8'	0.00%	PDSP	ONSITE	YES		0.00	Dead
276	Black Cherry	Prunus serotina	60%	15.70"	5.00"	0.42'	8'	0.00%	PDSP	ONSITE	NO		78.54	
277	Black Cherry	Prunus serotina	0%	14.13"	4.50"	0.38'	8'	0.00%	PDSP	ONSITE	YES		0.00	Dead
278	American Elm	Ulmus americana	70%	22.92"	7.30"	0.61'	8'	0.00%	PDSP	ONSITE	NO	X	334.83	Vine Growth, Dieback
279	Black Cherry	Prunus serotina	60%	26.38"	8.40"	0.70'	8'	6.39%	PDSP	ONSITE	NO		221.67	Vine Growth, Dieback
280	Black Cherry	Prunus serotina	60%	50.55"	16.10"	1.34'	17'	0.00%	PDSP	ONSITE	NO		814.33	
281	White Mulberry	Morus alba	70%	48.98"	15.60"	1.30'	16'	0.00%	PDSP	ONSITE	YES		0.00	
282	Black Cherry	Prunus serotina	70%	20.10"	6.40"	0.53'	8'	0.00%	PDSP	ONSITE	NO		128.68	
283	Littleleaf Linden	Tilia cordata	80%	24.81"	7.90"	0.66'	8'	0.00%	PDSP	ONSITE	NO	X	392.13	Minor Vine Growth, Minor Leaning
284	White Mulberry	Morus alba	70%	27.32"	8.70"	0.73'	9'	0.00%	PDSP	ONSITE	YES		0.00	Codominant leader, Trunk scaring
285	White Mulberry	Morus alba	70%	26.69"	8.50"	0.71'	9'	0.00%	PDSP	ONSITE	YES		0.00	Codominant leader, Minor Trunk scaring
286	White Mulberry	Morus alba	70%	32.66"	10.40"	0.87'	11'	0.00%	PDSP	ONSITE	YES		0.00	Codominant leader, Trunk scaring
288	American Elm	Ulmus americana	40%	31.09"	9.90"	0.83'	10'	0.00%	PDSP	ONSITE	NO	X	615.81	Major Dieback, Codominant leader
289	Eastern White Pine	Pinus strobus	40%	28.89"	9.20"	0.77'	10'	10.38%	PDSP	ONSITE	NO	X	531.81	Vine Growth, Codominant leader
290	Red Maple	Acer rubrum	40%	23.24"	7.40"	0.62'	8'	28.60%	PDSP	ONSITE	NO	X	344.07	Dieback
291	Red Maple	Acer rubrum	40%	19.15"	6.10"	0.51'	8'	12.14%	PDSP	ONSITE	NO	X	233.80	Vine Growth,Codominant leader, Trunk scaring
292	Black Cherry	Prunus serotina	30%	56.52"	18.00"	1.50'	18'	0.00%	PDSP	ONSITE	NO		1,017.88	Major Vine Growth, Major Dieback
293	Black Cherry	Prunus serotina	30%	47.73"	15.20"	1.27'	16'	68.80%	S	ONSITE	YES		0.00	Crown Dieback, Leaning, Major Trunk scaring
294	Red Maple	Acer rubrum	60%	57.46"	18.30"	1.53'	19'	67.78%	S	ONSITE	YES	X	0.00	Minor Vine Growth, Dieback
298	Tree of Heaven	Ailanthus altissima	40%	35.17"	11.20"	0.93'	12'	1.45%	PDSP	ONSITE	YES		0.00	Major Dieback, Codominant leader, Trunk scaring
299	Red Oak	Quercus rubra	60%	81.95"	26.10"	2.18'	27'	100.00%	S	ONSITE	YES	X	0.00	Vine Growth
301	Willow Oak	Quercus phellos	20%	28.57"	9.10"	0.76'	10'	2.65%	PDSP	ONSITE	YES	X	0.00	Major Vine Growth, Major Dieback, Codominant leader
302	Red Oak	Quercus rubra	50%	29.20"	9.30"	0.78'	10'	36.68%	S	ONSITE	YES	X	0.00	Dieback, Codominant leader
303	Willow Oak	Quercus phellos	60%	38.94"	12.40"	1.03'	13'	100.00%	S	ONSITE	YES	X	0.00	Codominant leader
304	Willow Oak	Quercus phellos	40%	16.33"	5.20"	0.43'	8'	98.68%	S	ONSITE	YES	X	0.00	Major Vine Growth, Dieback, Crooked, Trunk scaring
306	Black Cherry	Prunus serotina	40%	26.06"	8.30"	0.69'	9'	27.37%	PDSP	ONSITE	NO		216.42	Vine Growth, Dieback, Major Leaning
307	Red Oak	Quercus rubra	70%	80.70"	25.70"	2.14'	26'	21.95%	PDSP	ONSITE	NO	X	4,149.98	
308	Black Cherry	Prunus serotina	40%	45.84"	14.60"	1.22'	15'	0.39%	PDSP	ONSITE	NO		669.66	Major Vine Growth, Dieback
309	Higan Cherry	Prunus subhirtella	40%	45.53"	14.50"	1.21'	15'	15.41%	PDSP	ONSITE	NO		660.52	Vine Growth, Major Dieback, Major Trunk scaring
310	Red Oak	Quercus rubra	50%	28.57"	9.10"	0.76'	10'	0.00%	PDSP	ONSITE	NO	X	520.31	Vine Growth, Minor Dieback,
312	Red Oak	Quercus rubra	50%	45.84"	14.60"	1.22'	15'	100.00%	S	ONSITE	YES	X	0.00	Minor Crown Dieback, Leaning, Trunk scaring
313	Black Cherry	Prunus serotina	50%	26.06"	8.30"	0.69'	9'	100.00%	S	ONSITE	YES		0.00	Dieback, Crown Dieback, Codominant leader
314	Black Cherry	Prunus serotina	20%	38.94"	12.40"	1.03'	13'	100.00%	S	ONSITE	YES		0.00	Major Vine Growth, Major Dieback
315	Black Locust	Robinia pseudoacacia	30%	47.10"	15.00"	1.25'	15'	99.75%	S	ONSITE	YES	X	0.00	Major Vine Growth, Dieback, Minor Leaning, Codominant
316	Red Oak	Quercus rubra	20%	28.89"	9.20"	0.77'	10'	100.00%	S	ONSITE	YES	X	0.00	Vine Growth, Codominant leader, Major Trunk scaring
317	Red Oak	Quercus rubra	20%	30.14"	9.60"	0.80'	10'	100.00%	S	ONSITE	YES	X	0.00	Vine Growth, Crown Dieback, Major Trunk scaring
318	Red Oak	Quercus rubra	40%	20.10"	6.40"	0.53'	8'	20.26%	PDSP	ONSITE	NO	X	257.36	Minor Vine Growth, Major Dieback, Crooked, Codominant
320	Black Locust	Robinia pseudoacacia	0%	43.96"	14.00"	1.17'	14'	0.00%	PDSP	ONSITE	YES	X	0.00	Dead
321	Black Locust	Robinia pseudoacacia	40%	49.93"	15.90"	1.33'	16'	1.60%	PDSP	ONSITE	NO	X	1,588.45	Major Dieback, Leaning, Codominant leader, Minor Trunk
322	Black Cherry	Prunus serotina	0%	27.00"	8.60"	0.72'	9'	0.00%	PDSP	ONSITE	YES		0.00	Dead
323	Red Oak	Quercus rubra	30%	16.96"	5.40"	0.45'	8'	6.38%	PDSP	ONSITE	NO	X	183.22	Major Dieback,
324	Black Locust	Robinia pseudoacacia	0%	48.04"	15.30"	1.28'	16'	34.53%	PDSP	ONSITE	YES	X	0.00	Dead
325	Black Cherry	Prunus serotina	30%	48.04"	15.30"	1.28'	16'	24.60%	PDSP	ONSITE	NO		735.42	Codominant leader, Major Trunk scaring
326	Black Cherry	Prunus serotina	50%	21.98"	7.00"	0.58'	8'	13.99%	PDSP	ONSITE	NO		153.94	Vine Growth, Codominant leader
327	Red Oak	Quercus rubra	60%	16.96"	5.40"	0.45'	8'	0.00%	PDSP	ONSITE	NO	X	183.22	Dieback, Leaning
328	Black Cherry	Prunus serotina	30%	57.78"	18.40"	1.53'	19'	0.00%	PDSP	ONSITE	NO		1,063.62	Major Dieback
329	Red Oak	Quercus rubra	30%	16.01"	5.10"	0.43'	8'	0.00%	PDSP	ONSITE	NO	X	163.43	Major Dieback
330	Red Oak	Quercus rubra	20%	33.28"	10.60"	0.88'	11'	0.00%	PDSP	ONSITE	YES	X	0.00	Major Vine Growth, Dieback, Codominant leader
331	Black Locust	Robinia pseudoacacia	20%	28.89"	9.20"	0.77'	10'	0.00%	PDSP	ONSITE	YES	X	0.00	Vine Growth, Dieback, Trunk scaring
332	Red Oak	Quercus rubra	30%	15.70"	5.00"	0.42'	8'	0.00%	PDSP	ONSITE	NO	X	157.08	Codominant leader, Major Trunk scaring
333	Black Cherry	Prunus serotina	50%	44.27"	14.10"	1.18'	15'	0.00%	PDSP	ONSITE	NO		624.58	Major Vine Growth, Minor Dieback
334	Black Locust	Robinia pseudoacacia	30%	29.20"	9.30"	0.78'	10'	0.00%	PDSP	ONSITE	NO	X	543.43	Vine Growth, Crown Dieback, Leaning, minor Trunk scaring
335	Black Locust	Robinia pseudoacacia	30%	28.89"	9.20"	0.77'	10'	0.00%	PDSP	ONSITE	NO	X	531.81	Vine Growth, Major Dieback
336	Black Locust	Robinia pseudoacacia	30%	53.38"	17.00"	1.42'	17'	0.00%	PDSP	ONSITE	NO	X	1,815.84	Major Dieback
338	Black Locust	Robinia pseudoacacia	40%	23.86"	7.60"	0.63'	8'	0.00%	PDSP	ONSITE	NO	X	362.92	Major Leaning, Codominant leader, Trunk scaring
339	Black Locust	Robinia pseudoacacia	20%	33.60"	10.70"	0.89'	11'	0.00%	PDSP	ONSITE	YES	X	0.00	Vine Growth, Major Dieback, Codominant leader
340	Red Oak	Quercus rubra	20%	24.81"	7.90"	0.66'	8'	0.00%	PDSP	ONSITE	YES	X	0.00	Crown Dieback

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Key Plan

Issue
NO. LSCP - 0 DATE

Revisions
NO. DATE

TREE INVENTORY SCHEDULE

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE
10/17/2025

APPROVED
CM, MO, SN

SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.
CIV901

Oct 15, 2025
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - LSCP - 0----->LAYOUT: CIV901 - TREE INVENTORY SCHEDULE

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

#	COMMON NAME	BOTANICAL NAME	CONDITION RATING	CIRCUMFERENCE	DIAMETER (DBH)	DIAMETER (DBH)2	CRITICAL ROOT ZONE (CRZ)	CRZ IMPACTED BY LOD	LANDBAY	ONSITE OFFSITE	REMOVE	NATIVE	CANOPY AREA	COMMENTS
			%	INCHES	INCHES	FEET	FEET	%					SF	
1310	Eastern White Pine	Pinus strobus	55%	66.25"	21.10"	1.76'	22'	0.00%	PDSP	OFFSITE	NO	X	0.00	Crooked trunk, Die back
1311	Eastern White Pine	Pinus strobus	50%	83.21"	26.50"	2.21'	27'	0.00%	PDSP	OFFSITE	NO	X	0.00	Crooked trunk, Die back, Low branching
1316	Willow Oak	Quercus phellos	80%	91.37"	29.10"	2.43'	30'	4.52%	PDSP	OFFSITE	NO	X	0.00	
1318	Red Maple	Acer rubrum	65%	84.15"	26.80"	2.23'	27'	100.00%	PDSP	ONSITE	YES	X	0.00	Low branching, Hazardous angle
1319	Eastern White Pine	Pinus strobus	65%	82.27"	26.20"	2.18'	27'	33.26%	PDSP	ONSITE	NO	X	4,313.03	Die back
1320	Eastern White Pine	Pinus strobus	70%	52.44"	16.70"	1.39'	17'	100.00%	PDSP	ONSITE	YES	X	0.00	Die back
1322	Eastern White Pine	Pinus strobus	70%	81.64"	26.00"	2.17'	26'	33.63%	PDSP	OFFSITE	NO	X	0.00	Die back
1324	Red Oak	Quercus rubra	85%	96.40"	30.70"	2.56'	31'	0.00%	PDSP	OFFSITE	NO	X	0.00	Minor die back
1326	Red Oak	Quercus rubra	80%	92.32"	29.40"	2.45'	30'	0.00%	PDSP	OFFSITE	NO	X	0.00	
1330	Pin Oak	Quercus palustris	70%	65.31"	20.80"	1.73'	21'	100.00%	PDSP	ONSITE	YES	X	0.00	Die back
1331	Pin Oak	Quercus palustris	70%	55.58"	17.70"	1.48'	18'	100.00%	PDSP	ONSITE	YES	X	0.00	
1332	Pin Oak	Quercus palustris	70%	56.52"	18.00"	1.50'	18'	100.00%	PDSP	ONSITE	YES	X	0.00	Crooked trunk
1334	Mulberry	Morus alba	50%	122.15"	38.90"	3.24'	39'	25.37%	PDSP	ONSITE	YES		0.00	Low branching, Heavy ivy growth
1335	Pin Oak	Quercus palustris	65%	94.20"	30.00"	2.50'	30'	100.00%	PDSP	ONSITE	YES	X	0.00	Crown die back
1341	American Holly	Ilex opaca	80%	40.15"	12.79"	1.07'	13'	100.00%	PDSP	ONSITE	YES	X	0.00	x3 Multi trunk
1342	American Holly	Ilex opaca	80%	35.88"	11.43"	0.95'	12'	100.00%	PDSP	ONSITE	YES	X	0.00	x3 Multi trunk
1344	American Holly	Ilex opaca	80%	43.05"	13.71"	1.14'	14'	100.00%	PDSP	ONSITE	YES	X	0.00	x3 Multi trunk
1345	American Holly	Ilex opaca	75%	41.94"	13.36"	1.11'	14'	100.00%	PDSP	ONSITE	YES	X	0.00	x2 Multi trunk
1346	American Holly	Ilex opaca	75%	32.18"	10.25"	0.85'	11'	100.00%	PDSP	ONSITE	YES	X	0.00	x4 Multi trunk
1347	American Holly	Ilex opaca	60%	38.05"	12.12"	1.01'	13'	100.00%	PDSP	ONSITE	YES	X	0.00	x3 Multi trunk, Die back
1349	Japanese Zelkova	Zelkova serrata	80%	16.64"	5.30"	0.44'	8'	0.00%	PDSP	ONSITE	NO		88.25	
1354	Pin Oak	Quercus palustris	65%	29.20"	9.30"	0.78'	10'	100.00%	N1	OFFSITE	YES	X	0.00	Die back
1355	Red Oak	Quercus rubra	80%	108.33"	34.50"	2.88'	35'	0.00%	PDSP	OFFSITE	NO	X	0.00	
1357	Norway Spruce	Picea abies	70%	52.12"	16.60"	1.38'	17'	100.00%	PDSP	OFFSITE	YES		0.00	Minor die back
1362	Pin Oak	Quercus palustris	60%	61.54"	19.60"	1.63'	20'	0.00%	PDSP	OFFSITE	NO	X	0.00	Crooked trunk, Trunk scar, Major die back
1363	Norway Spruce	Picea abies	70%	35.17"	11.20"	0.93'	12'	100.00%	PDSP	OFFSITE	YES		0.00	
1365	Pin Oak	Quercus palustris	75%	86.35"	27.50"	2.29'	28'	100.00%	PDSP	ONSITE	YES	X	0.00	Straight leader
1367	Norway Spruce	Picea abies	80%	31.71"	10.10"	0.84'	11'	100.00%	N1	ONSITE	YES		0.00	
1374	Pin Oak	Quercus palustris	75%	94.83"	30.20"	2.52'	31'	23.25%	PDSP	ONSITE	NO	X	5,730.52	Crown die back
1387	Norway Spruce	Picea abies	70%	31.40"	10.00"	0.83'	10'	100.00%	PDSP	OFFSITE	YES		0.00	Die back
1391	Japanese Zelkova	Zelkova serrata	80%	31.71"	10.10"	0.84'	11'	100.00%	N1	OFFSITE	YES		0.00	
1393	Japanese Zelkova	Zelkova serrata	60%	32.03"	10.20"	0.85'	11'	100.00%	N1	OFFSITE	YES		0.00	
1397	Norway Spruce	Picea abies	70%	38.62"	12.30"	1.03'	13'	100.00%	PDSP	OFFSITE	YES		0.00	Minor die back
1398	Crape Myrtle	Lagerstroemia indica	80%	42.08"	13.40"	1.12'	14'	100.00%	N1	ONSITE	YES		0.00	
1401	Eastern White Pine	Pinus strobus	70%	40.51"	12.90"	1.08'	13'	0.00%	PDSP	OFFSITE	NO	X	0.00	Die back
1414	Southern Magnolia	Magnolia grandiflora	65%	27.00"	8.60"	0.72'	9'	100.00%	S	ONSITE	YES		0.00	x2 Multi trunk, Minor die back
1452	Tree of Heaven	Ailanthus altissima	40%	13.19"	4.20"	0.35'	8'	0.00%	PDSP	ONSITE	YES		0.00	
1456	Tree of Heaven	Ailanthus altissima	50%	16.33"	5.20"	0.43'	8'	100.00%	N1	ONSITE	YES		0.00	
1457/145	Silver Maple	Acer saccharinum	40%	99.37"	31.65"	2.64'	32'	100.00%	PDSP	ONSITE	YES	X	0.00	x3 Multi trunk, Trunk scar, Major die back
1462	American elm	Ulmus americana	70%	69.39"	22.10"	1.84'	23'	100.00%	PDSP	ONSITE	YES	X	0.00	Low branching
1465	Red Maple	Acer rubrum	55%	59.97"	19.10"	1.59'	20'	25.47%	PDSP	ONSITE	NO	X	2,292.17	CRZ Removal in Pavement
1467	Red Maple	Acer rubrum	50%	88.86"	28.30"	2.36'	29'	39.27%	PDSP	ONSITE	NO	X	5,032.14	Hazardous branching angle, CRZ Removal in Pavement
1469	Mulberry	Morus alba	50%	16.96"	5.40"	0.45'	8'	82.01%	S	ONSITE	YES		0.00	Weak branching angle
1470	Siberian Elm	Ulmus pumila	50%	27.63"	8.80"	0.73'	9'	85.51%	S	ONSITE	YES		0.00	Die back
1471	Mulberry	Morus alba	60%	21.04"	6.70"	0.56'	8'	90.81%	S	ONSITE	YES		0.00	Cut back
1473	Siberian Elm	Ulmus pumila	55%	36.42"	11.60"	0.97'	12'	84.69%	S	ONSITE	YES		0.00	Die back
1474	Red Maple	Acer rubrum	70%	78.50"	25.00"	2.08'	25'	92.72%	S	ONSITE	YES	X	0.00	Codominant leaders
1477	Japanese Pagoda Tree	Styphnolobium japonicum	65%	38.94"	12.40"	1.03'	13'	100.00%	C1	ONSITE	YES		0.00	Low branching
1488	Japanese Pagoda Tree	Styphnolobium japonicum	60%	41.13"	13.10"	1.09'	14'	100.00%	C1	ONSITE	YES		0.00	Low branching
1496	Japanese Pagoda Tree	Styphnolobium japonicum	55%	32.97"	10.50"	0.88'	11'	100.00%	C1	ONSITE	YES		0.00	Low branching
1499	Red Oak	Quercus rubra	70%	112.73"	35.90"	2.99'	36'	89.61%	C1	ONSITE	YES	X	0.00	Codominant leaders
1601	Crepe Myrtle	Lagerstroemia indica	85%	39.94"	12.72"	1.06'	13'	100.00%	PDSP	OFFSITE	YES		0.00	x4 Multi trunk
1602	Crepe Myrtle	Lagerstroemia indica	85%	45.37"	14.45"	1.20'	15'	100.00%	PDSP	OFFSITE	YES		0.00	x4 Multi trunk
1603	Crepe Myrtle	Lagerstroemia indica	80%	39.00"	12.42"	1.03'	13'	100.00%	PDSP	ONSITE	YES		0.00	x4 Multi trunk
1604	Serviceberry	Amelanchier canadensis	80%	25.96"	8.27"	0.69'	9'	100.00%	PDSP	ONSITE	YES	X	0.00	x4 Multi trunk, Low branching
1605	Eastern White Pine	Pinus strobus	70%	70.65"	22.50"	1.88'	23'	0.00%	PDSP	OFFSITE	NO	X	0.00	Broken branches, Leaning
1606	Pin Oak	Quercus palustris	80%	96.71"	30.80"	2.57'	31'	0.00%	PDSP	OFFSITE	NO	X	0.00	Broken branches
1607	Pin Oak	Quercus palustris	70%	78.19"	24.90"	2.08'	25'	0.00%	PDSP	OFFSITE	NO	X	0.00	Die back
1608	Yoshino Cherry	Prunus × yedoensis	75%	20.10"	6.40"	0.53'	8'	0.00%	PDSP	ONSITE	NO		128.68	Heavy bloom
1609	Yoshino Cherry	Prunus × yedoensis	75%	19.78"	6.30"	0.53'	8'	0.00%	PDSP	ONSITE	NO		124.69	Heavy bloom
1610	Japanese Zelkova	Zelkova serrata	75%	30.77"	9.80"	0.82'	10'	100.00%	N1	OFFSITE	YES		0.00	Trunk scar
1611	Japanese Zelkova	Zelkova serrata	75%	38.31"	12.20"	1.02'	13'	100.00%	N1	OFFSITE	YES		0.00	
1612	Japanese Zelkova	Zelkova serrata	75%	31.09"	9.90"	0.83'	10'	100.00%	N1	OFFSITE	YES		0.00	Trunk scar
1613	Japanese Zelkova	Zelkova serrata	65%	35.48"	11.30"	0.94'	12'	100.00%	N1	OFFSITE	YES		0.00	Trunk scar
1614	Japanese Zelkova	Zelkova serrata	75%	32.03"	10.20"	0.85'	11'	100.00%	N1	OFFSITE	YES		0.00	
1616	Yoshino Cherry	Prunus × yedoensis	50%	42.39"	13.50"	1.13'	14'	0.00%	PDSP	ONSITE	NO		572.56	Minor trunk scar
1617	Yoshino Cherry	Prunus × yedoensis	80%	15.70"	5.00"	0.42'	8'	0.00%	PDSP	ONSITE	NO		78.54	
1618	Yoshino Cherry	Prunus × yedoensis	80%	12.25"	3.90"	0.33'	8'	0.00%	PDSP	ONSITE	NO		47.78	
1619	Yoshino Cherry	Prunus × yedoensis	80%	42.70"	13.60"	1.13'	14'	0.00%	PDSP	ONSITE	NO		581.07	
1620	Yoshino Cherry	Prunus × yedoensis	60%	23.86"	7.60"	0.63'	8'	0.00%	PDSP	ONSITE	NO		181.46	Trunk scar, Low branching
1621	Pin Oak	Quercus palustris	60%	88.86"	28.30"	2.36'	29'	45.76%	PDSP	ONSITE	YES	X	0.00	Crown die back
1622	Yoshino Cherry	Prunus × yedoensis	60%	16.96"	5.40"	0.45'	8'	0.00%	PDSP	ONSITE	NO		91.61	Low branching, Codominant leaders
1623	Yoshino Cherry	Prunus × yedoensis	80%	15.70"	5.00"	0.42'	8'	0.00%	PDSP	ONSITE	NO		78.54	
1624	Yoshino Cherry	Prunus × yedoensis	70%	16.01"	5.10"	0.43'	8'	0.00%	PDSP	ONSITE	NO		81.71	Trunk scar
1626	Linden	Tilia cordata	80%	95.14"	30.30"	2.53'	31'	100.00%	PDSP	ONSITE	YES	X	0.00	Full canopy
1627	Paperbark maple	Acer griseum	80%	15.39"	4.90"	0.41'	8'	100.00%	PDSP	ONSITE	YES		0.00	
1628	Eastern Black Walnut	Juglans nigra	45%	70.96"	22.60"	1.88'	23'	100.00%	PDSP	ONSITE	YES	X	0.00	Low branching, Crooked trunk, Trunk wrapped
1629	Red Oak	Quercus rubra	85%	116.81"	37.20"	3.10'	38'	0.00%	PDSP	OFFSITE	NO	X	0.00	
1631	Eastern White Pine	Pinus strobus	65%	70.34"	22.40"	1.87'	23'	0.00%	PDSP	OFFSITE	NO	X	0.00	Die back
1632	Japanese Zelkova	Zelkova serrata	70%	34.85"	11.10"	0.93'	12'	100.00%	N1	OFFSITE	YES		0.00	Trunk scar
1633	Japanese Zelkova	Zelkova serrata	75%	23.24"	7.40"	0.62'	8'	100.00%	N1	OFFSITE	YES		0.00	Trunk scar
1634	Japanese Zelkova	Zelkova serrata	65%	27.95"	8.90"	0.74'	9'	100.00%	N1	OFFSITE	YES		0.00	Trunk scar
1635	Japanese Zelkova	Zelkova serrata	60%	27.63"	8.80"	0.73'	9'	100.00%	N1	OFFSITE	YES		0.00	Trunk scar, Girdled roots
1636	Japanese Zelkova	Zelkova serrata	75%	31.09"	9.90"	0.83'	10'	100.00%	N1	OFFSITE	YES		0.00	
1637	Japanese Zelkova	Zelkova serrata	60%	30.77"	9.80"	0.82'	10'	100.00%	N1	OFFSITE	YES		0.00	Trunk scar
1638	Japanese Zelkova	Zelkova serrata	60%	27.32"	8.70"	0.73'	9'	100.00%	N1	OFFSITE	YES		0.00	Die back, Trunk scar
1639	Japanese Zelkova	Zelkova serrata	75%	31.71"	10.10"	0.84'	11'	100.00%	N1	OFFSITE	YES		0.00	Trunk scar
1640	Japanese Zelkova	Zelkova serrata	70%	28.26"	9.00"	0.75'	9'	100.00%	N1	OFFSITE	YES		0.00	Trunk scar
1641	Japanese Zelkova	Zelkova serrata	75%	37.99"	12.10"	1.01'	13'	100.00%	N1	OFFSITE	YES		0.00	
1642	Red Oak	Quercus rubra	70%	87.29"	27.80"	2.32'	28'	100.00%	N1	ONSITE	YES	X	0.00	Minor die back
1643	Willow Oak	Quercus phellos	60%	82.90"	26.40"	2.20'	27'	100.00%	N1	ONSITE	YES	X	0.00	
1644	Red Oak	Quercus rubra	30%	98.91"	31.50"	2.63'	32'	100.00%	N1	ONSITE	YES	X	0.00	Major die back
1645	Willow Oak	Quercus phellos	70%	72.22"	23.00"	1.92'	23'	100.00%	N1	ONSITE	YES	X	0.00	Die back, Crooked trunk
1646	Silver Maple	Acer saccharinum	30%	123.09"	39.20"	3.27'	40'	100.00%	N1	ONSITE	YES	X	0.00	Major die back, Trunk scar
1647	American elm	Ulmus americana	60%	72.22"	23.00"	1.92'	23'	100.00%	PDSP	ONSITE	YES	X	0.00	Crooked trunk, Trunk scar
1648	American elm	Ulmus americana	70%	70.65"	22.50"	1.88'	23'	100.00%	PDSP	ONSITE	YES	X	0.00	Low branching, Lean
1649	Red Maple	Acer rubrum	70%	75.67"	24.10"	2.01'	25'	27.22%	PDSP	ONSITE	NO	X	3,649.34	Low branching
1650	Eastern Hemlock	Tsuga canadensis	70%	33.04"	10.52"	0.88'	11'	100.00%	N1	ONSITE	YES	X	0.00	x2 Multi trunk, Low branching
1651	Red Maple	Acer rubrum	80%	18.84"	6.00"	0.50'	8'	100.00%	N1	ONSITE	YES	X	0.00	
1652	Pin Oak	Quercus palustris	70%	14.76"	4.70"	0.39'	8'	100.00%	N1	ONSITE	YES	X	0.00	
1653	Pin Oak	Quercus palustris	55%	17.58"	5.60"	0.47'	8'	100.00%	N1	ONSITE	YES	X	0.00	Die back, Trunk scar
1654	Pin Oak	Quercus palustris	65%	16.33"	5.20"	0.43'	8'	100.00%	N1	ONSITE	YES	X	0.00	Trunk scar
1655	Pin Oak	Quercus palustris	65%	17.27"	5.50"	0.46'	8'	100.00%	N1	ONSITE	YES	X	0.00	Trunk scar
1656	Japanese Zelkova	Zelkova serrata	65%	24.49"	7.80"	0.65'	8'	100.00%	N1	OFFSITE	YES		0.00	Trunk scar
1657	Japanese Zelkova	Zelkova serrata	75%	27.32"	8.70"	0.73'	9'	100.00%	N1	OFFSITE	YES		0.00	
1658	Japanese Zelkova	Zelkova serrata	75%	27.00"	8.60"	0.72'	9'	100.00%	N1	OFFSITE	YES		0.00	
1659	Japanese Zelkova	Zelkova serrata	70%	31.09"	9.90"	0.83'	10'	100.00%	N1	OFFSITE	YES		0.00	Trunk scar
1661	Yoshino Cherry	Prunus × yedoensis	75%	34.85"	11.10"	0.93'	12'	100.00%	N1	ONSITE	YES		0.00	Girdled roots
1662	Yoshino Cherry	Prunus × yedoensis	70%	31.40"	10.00"	0.83'	10'	100.00%	N1	ONSITE	YES		0.00	Trunk scar
1663	Yoshino Cherry	Prunus × yedoensis	70%	20.72"	6.60"	0.55'	8'	100.00%	N1	ONSITE	YES		0.00	Trunk scar
1664	Red Oak	Quercus rubra	80%	151.66"	48.30"	4.03'	49'	95.04%	N1	ONSITE	YES	X	0.00	
1665	American Holly	Ilex opaca	70%	14.21"	4.53"	0.38'	8'	100.00%	N1	ONSITE	YES	X	0.00	x2 Multi trunk
1666	American Holly	Ilex opaca	70%	14.53"	4.63"	0.39'	8'	0.00%	PDSP	ONSITE	NO	X	134.50	x2 Multi trunk
1667	American Holly	Ilex opaca	70%	11.29"	3.59"	0.30'	8'	0.00%	PDSP	ONSITE	NO	X	81.16	x2 Multi trunk
1668	American Holly	Ilex opaca	75%	14.31"	4.56"	0.38'	8'	100.00%	N1	ONSITE	YES	X	0.00	x3 Multi trunk
1669	American Holly	Ilex opaca	75%	12.87"	4.10"	0.34'	8'	100.00%	N1	ONSITE	YES	X	0.00	x3 Multi trunk
1670	Willow Oak	Quercus phellos	80%	98.91"	31.50"	2.63'	32'	20.89%	PDSP	ONSITE	NO	X	6,234.49	
1671	Willow Oak	Quercus phellos	70%	68.14"	21.70"	1.81'	22'	27.01%	PDSP	ONSITE	NO	X	2,958.69	Cut back
1672	Willow Oak	Quercus phellos	75%	52.12"	16.60"	1.38'	17'	100.00%	PDSP	ONSITE	YES	X	0.00	
1673	Kanzan Cherry	Prunus serrulata 'Kanzan'	70%	19.78"	6.30"	0.53'	8'	100.00%	PDSP	ONSITE	YES		0.00	Trunk scar
1675	Pin Oak	Quercus palustris	70%	92.32"	29.40"	2.45'	30'	100.00%	PDSP	ONSITE	YES	X	0.00	Low branch
1676	American sycamore	Platanus occidentalis	70%	29.83"	9.50"	0.79'	10'	100.00%	PDSP	ONSITE	YES	X	0.00	Die back
1677	American sycamore	Platanus occidentalis	75%	43.96"	14.00"	1.17'	14'	100.00%	PDSP	ONSITE	YES	X	0.00	
1678	American sycamore	Platanus occidentalis	70%	31.71"	10.10"	0.84'	11'	100.00%	PDSP	ONSITE	YES	X	0.00	Cut back
1679	American sycamore	Platanus occidentalis	75%	36.11"	11.50"	0.96'	12'	100.00%	PDSP	ONSITE	YES	X	0.00	
1680	American sycamore	Platanus occidentalis	70%	41.45"	13.20"	1.10'	14'	100.00%	PDSP	ONSITE	YES	X	0.00	Cut back
1681	American sycamore	Platanus occidentalis	80%	17.58"	5.60"	0.47'	8'	100.00%	PDSP	ONSITE	YES	X	0.00	
1682	American sycamore	Platanus occidentalis	75%	20.72"	6.60"	0.55'	8'	100.00%	PDSP	ONSITE	YES	X	0.00	
1683	Yoshino Cherry	Prunus × yedoensis	70%	31.71"	10.10"	0.84'	11'	100.00%	PDSP	ONSITE	YES		0.00	Trunk scar
1684	Yoshino Cherry	Prunus × yedoensis	70%	19.78"	6.30"	0.53'	8'	100.00%	PDSP	ONSITE	YES		0.00	Trunk scar
1685	Yoshino Cherry	Prunus × yedoensis	75%	31.40"	10.00"	0.83'	10'	100.00%	PDSP	ONSITE	YES		0.00	Girdled roots
1686	Deodar Cedar	Cedrus deodara	25%	23.24"	7.40"	0.62'	8'	100.00%	PDSP	ONSITE	YES		0.00	Die back
1687	Deodar Cedar	Cedrus deodara	70%	43.33"	13.80"	1.15'	14'	100.00%	PDSP	ONSITE	YES		0.00	Minor die back
1688	Deodar Cedar	Cedrus deodara	75%	34.85"	11.10"	0.93'	12'	100.00%	PDSP	ONSITE	YES		0.00	
1689	Japanese Zelkova	Zelkova serrata	75%	30.77"	9.80"	0.82'	10'	100.00%	N1	OFFSITE	YES		0.00	
1690	Japanese Zelkova	Zelkova serrata	70%	31.09"	9.90"	0.83'	10'	100.00%	N1	OFFSITE	YES		0.00	Minor die back
1691	Japanese Zelkova	Zelkova serrata	70%	31.40"	10.00"	0.83'	10'	100.00%	N1	OFFSITE	YES		0.00	Minor trunk scar
1692	Deodar Cedar	Cedrus deodara	75%	46.16"	14.70"	1.23'	15'	100.00%	PDSP	ONSITE	YES		0.00	
1693	Yoshino Cherry	Prunus × yedoensis	65%	50.87"	16.20"	1.35'	17'	100.00%	PDSP	ONSITE	YES		0.00	Trunk scar
1694	Deodar Cedar	Cedrus deodara	75%	38.62"	12.30"	1.03'	13'	100.00%	PDSP	ONSITE	YES		0.00	
1695	Kousa Dogwood	Cornus kousa	35%	19.15"	6.10"	0.51'	8'	100.00%	PDSP	ONSITE	YES		0.00	X5 Multi trunk, Major die back
1696	Deodar Cedar	Cedrus deodara	75%	45.84"	14.60"	1.22'	15'	100.00%	PDSP	ONSITE	YES		0.00	
1697	Yoshino Cherry	Prunus × yedoensis	65%	31.09"	9.90"	0.83'	10'	100.00%	PDSP	ONSITE	YES		0.00	Die backs, Cut back
1698	Deodar Cedar	Cedrus deodara	75%	46.16"	14.70"	1.23'	15'	100.00%	PDSP	ONSITE	YES		0.00	
1699	Eastern Redbud	Cercis canadensis	65%	23.86"	7.60"	0.63'	8'	100.00%	PDSP	ONSITE	YES	X	0.00	Low branching, Hazardous branching angle
1700	American sycamore	Platanus occidentalis	80%	28.57"	9.10"	0.76'	10'	100.00%	PDSP	OFFSITE	YES	X	0.00	

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

#	COMMON NAME	BOTANICAL NAME	CONDITION RATING	CIRCUMFERENCE	DIAMETER (DBH)	DIAMETER (DBH)2	CRITICAL ROOT ZONE (CRZ)	CRZ IMPACTED BY LOD	LANDBAY	ONSITE OFFSITE	REMOVE	NATIVE	CANOPY AREA	COMMENTS
			%	INCHES	INCHES	FEET	FEET	%					SF	
701	Silver Maple	Acer saccharinum	70%	35.80"	11.40"	0.95'	12'	53.53%	S	ONSITE	YES	X	0.00	Codominant leader, Vine growth, Crooked
702	Silver Maple	Acer saccharinum	75%	62.69"	19.96"	1.66'	20'	0.00%	PDSP	ONSITE	NO	X	2,504.29	X3 Trunk, Vine growth
708	Silver Maple	Acer saccharinum	80%	37.99"	12.10"	1.01'	13'	32.09%	PDSP	ONSITE	NO	X	919.92	Crooked, Leaning, Low branching angle
717	American Elm	Ulmus americana	75%	41.45"	13.20"	1.10'	14'	38.72%	S	ONSITE	YES	X	0.00	Codominant leader
718	American Elm	Ulmus americana	60%	54.95"	17.50"	1.46'	18'	100.00%	S	ONSITE	YES	X	0.00	Major vine, Major lean
720	Linden	Tilia cordata	75%	82.58"	26.30"	2.19'	27'	80.77%	PDSP	ONSITE	YES	X	0.00	Lean
721	Linden	Tilia cordata	80%	84.78"	27.00"	2.25'	27'	54.81%	PDSP	ONSITE	YES	X	0.00	
725	Black Locust	Robinia pseudoacacia	70%	68.14"	21.70"	1.81'	22'	33.05%	PDSP	ONSITE	NO	X	2,958.69	Crooked, Vine growth, Trunk scar
726	Black Locust	Robinia pseudoacacia	0%	43.96"	14.00"	1.17'	14'	0.00%	PDSP	ONSITE	YES	X	0.00	Dead
727	American Elm	Ulmus americana	75%	36.42"	11.60"	0.97'	12'	0.00%	PDSP	ONSITE	NO	X	845.47	Minor vine growth
730	Willow Oak	Quercus phellos	90%	90.75"	28.90"	2.41'	29'	100.00%	S	ONSITE	YES	X	0.00	
731	Willow Oak	Quercus phellos	85%	61.54"	19.60"	1.63'	20'	100.00%	PDSP	ONSITE	YES	X	0.00	
732	Hackberry	Celtis occidentalis	75%	59.03"	18.80"	1.57'	19'	100.00%	S	ONSITE	YES	X	0.00	
733A	American Elm	Ulmus americana	75%	76.30"	24.30"	2.03'	25'	37.03%	S	ONSITE	YES	X	0.00	Crooked
733	Pin Oak	Quercus palustris	60%	79.13"	25.20"	2.10'	26'	100.00%	S	ONSITE	YES	X	0.00	Die back
734	Pin Oak	Quercus palustris	70%	65.31"	20.80"	1.73'	21'	100.00%	S	ONSITE	YES	X	0.00	
735	Pin Oak	Quercus palustris	45%	72.85"	23.20"	1.93'	24'	100.00%	S	ONSITE	YES	X	0.00	Crown die back
736	Pin Oak	Quercus palustris	70%	46.79"	14.90"	1.24'	15'	100.00%	S	ONSITE	YES	X	0.00	
737	Ginkgo	Ginkgo biloba	80%	47.41"	15.10"	1.26'	16'	100.00%	S	ONSITE	YES		0.00	
738A	Pin Oak	Quercus palustris	70%	122.15"	38.90"	3.24'	39'	24.74%	PDSP	ONSITE	NO	X	9,507.78	Limbed up, Dieback, Codominant leaders
738	Ginkgo	Ginkgo biloba	70%	41.76"	13.30"	1.11'	14'	100.00%	S	ONSITE	YES		0.00	Codominant leaders
739	Japanese Zelkova	Zelkova serrata	75%	23.55"	7.50"	0.63'	8'	100.00%	C1	ONSITE	YES		0.00	
740	Japanese Zelkova	Zelkova serrata	75%	22.61"	7.20"	0.60'	8'	100.00%	C1	ONSITE	YES		0.00	
741A/742/	American Elm	Ulmus americana	70%	27.96"	8.91"	0.74'	9'	100.00%	S	ONSITE	YES	X	0.00	X2 Trunk, Codominant leaders
741	Japanese Zelkova	Zelkova serrata	75%	23.24"	7.40"	0.62'	8'	100.00%	C1	ONSITE	YES		0.00	
742	Honey Locust	Gleditsia triacanthos	65%	17.27"	5.50"	0.46'	8'	100.00%	PDSP	ONSITE	YES	X	0.00	Trunk scar, Low branching
743A	American Elm	Ulmus americana	65%	23.55"	7.50"	0.63'	8'	100.00%	S	ONSITE	YES	X	0.00	Crooked, Leaning
743	Honey Locust	Gleditsia triacanthos	80%	43.65"	13.90"	1.16'	14'	100.00%	PDSP	ONSITE	YES	X	0.00	
745	Honey Locust	Gleditsia triacanthos	80%	20.72"	6.60"	0.55'	8'	100.00%	PDSP	ONSITE	YES	X	0.00	
749	Eastern White Pine	Pinus strobus	70%	63.11"	20.10"	1.68'	21'	22.26%	PDSP	ONSITE	NO	X	2,538.47	
751	Eastern White Pine	Pinus strobus	60%	51.50"	16.40"	1.37'	17'	34.88%	PDSP	ONSITE	NO	X	1,689.93	
752	Eastern White Pine	Pinus strobus	50%	51.81"	16.50"	1.38'	17'	33.15%	PDSP	ONSITE	NO	X	1,710.60	
753	Eastern White Pine	Pinus strobus	60%	79.44"	25.30"	2.11'	26'	0.00%	PDSP	ONSITE	NO	X	4,021.80	
754	Eastern White Pine	Pinus strobus	60%	54.64"	17.40"	1.45'	18'	100.00%	PDSP	ONSITE	YES	X	0.00	Major die back
755	Eastern White Pine	Pinus strobus	60%	49.30"	15.70"	1.31'	16'	100.00%	PDSP	ONSITE	YES	X	0.00	Major die back
756	Eastern White Pine	Pinus strobus	60%	45.84"	14.60"	1.22'	15'	100.00%	PDSP	ONSITE	YES	X	0.00	Crown die back
757	Eastern White Pine	Pinus strobus	60%	44.59"	14.20"	1.18'	15'	100.00%	PDSP	ONSITE	YES	X	0.00	Crown die back
758	Eastern White Pine	Pinus strobus	60%	50.87"	16.20"	1.35'	17'	100.00%	PDSP	ONSITE	YES	X	0.00	Die back, Crooked trunk
759	Eastern White Pine	Pinus strobus	75%	55.26"	17.60"	1.47'	18'	100.00%	PDSP	ONSITE	YES	X	0.00	Die back
782	Pin Oak	Quercus palustris	65%	42.70"	13.60"	1.13'	14'	100.00%	S	ONSITE	YES	X	0.00	Codominant leaders
783	Red Maple	Acer rubrum	10%	82.27"	26.20"	2.18'	27'	100.00%	S	ONSITE	YES	X	0.00	
788	London plane	Platanus × acerifolia	55%	62.80"	20.00"	1.67'	20'	100.00%	S	ONSITE	YES		0.00	Minor die back
791	Ginkgo	Ginkgo biloba	75%	12.25"	3.90"	0.33'	8'	100.00%	S	ONSITE	YES		0.00	
793	Sweetgum	Liquidambar styraciflua	70%	87.29"	27.80"	2.32'	28'	100.00%	S	ONSITE	YES	X	0.00	
795	Sweetgum	Liquidambar styraciflua	65%	92.94"	29.60"	2.47'	30'	100.00%	S	ONSITE	YES	X	0.00	
894	American elm	Ulmus americana	70%	28.26"	9.00"	0.75'	9'	100.00%	S	OFFSITE	YES	X	0.00	Weak branching angle
895	Red Maple	Acer rubrum	70%	72.22"	23.00"	1.92'	23'	35.28%	PDSP	ONSITE	NO	X	3,323.81	Codominant leaders, CRZ Removal in Pavement
1137	Norway Spruce	Picea abies	70%	31.40"	10.00"	0.83'	10'	100.00%	PDSP	ONSITE	YES		0.00	Minor die back
1138	Norway Spruce	Picea abies	70%	19.78"	6.30"	0.53'	8'	100.00%	PDSP	ONSITE	YES		0.00	
1139	Pin Oak	Quercus palustris	80%	115.55"	36.80"	3.07'	37'	0.00%	PDSP	OFFSITE	NO	X	0.00	Low branching, Minor die back
1140	Eastern White Pine	Pinus strobus	70%	79.76"	25.40"	2.12'	26'	0.00%	PDSP	OFFSITE	NO	X	0.00	Die back
1141	Eastern White Pine	Pinus strobus	70%	59.97"	19.10"	1.59'	20'	0.00%	PDSP	OFFSITE	NO	X	0.00	Die back
1142	Eastern White Pine	Pinus strobus	75%	54.64"	17.40"	1.45'	18'	0.00%	PDSP	OFFSITE	NO	X	0.00	Die back
1143	Eastern White Pine	Pinus strobus	65%	76.30"	24.30"	2.03'	25'	0.00%	PDSP	OFFSITE	NO	X	0.00	Crooked trunk, Die back
1144	Eastern White Pine	Pinus strobus	50%	84.78"	27.00"	2.25'	27'	0.00%	PDSP	OFFSITE	NO	X	0.00	Crooked trunk, Trunk scar, Low branching
1145	Eastern White Pine	Pinus strobus	85%	66.25"	21.10"	1.76'	22'	0.00%	PDSP	OFFSITE	NO	X	0.00	
1146	Wax Leaf Privet	Ligustrum japonicum	70%	38.62"	12.30"	1.02'	13'	100.00%	PDSP	ONSITE	YES		0.00	
1147	Linden	Tilia cordata	65%	84.47"	26.90"	2.24'	27'	100.00%	PDSP	ONSITE	YES	X	0.00	Low branching, Trunk scar, Die back
1148	Pin Oak	Quercus palustris	60%	99.22"	31.60"	2.63'	32'	80.17%	PDSP	ONSITE	YES	X	0.00	Low branching
1149	Paperbark Maple	Acer griseum	80%	10.99"	3.50"	0.29'	8'	100.00%	PDSP	ONSITE	YES		0.00	
1150	Paperbark Maple	Acer griseum	70%	9.11"	2.90"	0.24'	8'	100.00%	PDSP	ONSITE	YES		0.00	
1151	Paperbark Maple	Acer griseum	75%	10.05"	3.20"	0.27'	8'	100.00%	PDSP	ONSITE	YES		0.00	
1152	Paperbark Maple	Acer griseum	70%	10.05"	3.20"	0.27'	8'	100.00%	PDSP	ONSITE	YES		0.00	
1153	Yoshino Cherry	Prunus × yedoensis	60%	68.55"	21.83"	1.82'	22'	100.00%	N1	ONSITE	YES		0.00	x2 Multi trunk, Low branching, Trunk scar, Die back
1154	Yoshino Cherry	Prunus × yedoensis	55%	54.50"	17.36"	1.45'	18'	100.00%	N1	ONSITE	YES		0.00	x2 Multi trunk, Low branching, Trunk scar, Die back
1156	American sycamore	Platanus occidentalis	80%	32.03"	10.20"	0.85'	11'	100.00%	PDSP	ONSITE	YES	X	0.00	
1157	American sycamore	Platanus occidentalis	75%	18.21"	5.80"	0.48'	8'	100.00%	PDSP	ONSITE	YES	X	0.00	
1158	Pin Oak	Quercus palustris	70%	98.60"	31.40"	2.62'	32'	99.10%	PDSP	OFFSITE	YES	X	0.00	Minor die back, Crooked trunk
1159	Pin Oak	Quercus palustris	80%	54.64"	17.40"	1.45'	18'	100.00%	PDSP	ONSITE	YES	X	0.00	
1160	American sycamore	Platanus occidentalis	75%	34.85"	11.10"	0.93'	12'	100.00%	PDSP	ONSITE	YES	X	0.00	
1161	American sycamore	Platanus occidentalis	75%	28.57"	9.10"	0.76'	10'	100.00%	PDSP	OFFSITE	YES	X	0.00	
1162	American sycamore	Platanus occidentalis	75%	28.57"	9.10"	0.76'	10'	42.26%	PDSP	OFFSITE	YES	X	0.00	
1163	Crape Myrtle	Lagerstroemia indica	90%	19.67"	6.26"	0.52'	8'	94.51%	PDSP	OFFSITE	YES		0.00	x5 Multi trunk
1164	Crape Myrtle	Lagerstroemia indica	90%	17.64"	5.62"	0.47'	8'	92.68%	PDSP	OFFSITE	YES		0.00	x5 Multi trunk
1165	Crape Myrtle	Lagerstroemia indica	90%	20.43"	6.51"	0.54'	8'	95.30%	PDSP	OFFSITE	YES		0.00	x5 Multi trunk
1166	Crape Myrtle	Lagerstroemia indica	90%	17.26"	5.50"	0.46'	8'	99.28%	PDSP	OFFSITE	YES		0.00	x5 Multi trunk
1167	Pin Oak	Quercus palustris	50%	60.29"	19.20"	1.60'	20'	67.63%	PDSP	OFFSITE	YES	X	0.00	Crown die back
1168	Pin Oak	Quercus palustris	70%	71.91"	22.90"	1.91'	23'	93.28%	PDSP	OFFSITE	YES	X	0.00	Die back
1169	London plane	Platanus × acerifolia	75%	48.36"	15.40"	1.28'	16'	100.00%	PDSP	ONSITE	YES		0.00	
1170	Serviceberry	Amelanchier canadensis	85%	22.04"	7.02"	0.58'	8'	100.00%	PDSP	ONSITE	YES	X	0.00	x3 Multi trunk
1171	Serviceberry	Amelanchier canadensis	80%	20.74"	6.60"	0.55'	8'	0.00%	PDSP	ONSITE	NO	X	274.07	x3 Multi trunk
1172	Mulberry	Morus alba	65%	61.54"	19.60"	1.63'	20'	0.00%	N1	ONSITE	YES		0.00	Lean
1173	Willow Oak	Quercus phellos	85%	130.31"	41.50"	3.46'	42'	98.47%	N1	ONSITE	YES	X	0.00	Ivy growth
1174	American sycamore	Platanus occidentalis	75%	36.11"	11.50"	0.96'	12'	100.00%	PDSP	OFFSITE	YES	X	0.00	
1175	Red Oak	Quercus rubra	75%	89.49"	28.50"	2.38'	29'	100.00%	PDSP	OFFSITE	YES	X	0.00	
1176	Red Maple	Acer rubrum	75%	38.94"	12.40"	1.03'	13'	100.00%	PDSP	OFFSITE	YES	X	0.00	Die back, Low branching
1177	Red Maple	Acer rubrum	70%	41.45"	13.20"	1.10'	14'	88.69%	PDSP	OFFSITE	YES	X	0.00	Low branching
1178	Red Oak	Quercus rubra	75%	134.08"	42.70"	3.56'	43'	33.69%	PDSP	OFFSITE	NO	X	0.00	Minor die back
1179	Willow Oak	Quercus phellos	70%	71.28"	22.70"	1.89'	23'	0.00%	PDSP	OFFSITE	NO	X	0.00	Minor lean, Minor die back
1180	Red Oak	Quercus rubra	75%	105.19"	33.50"	2.79'	34'	0.00%	PDSP	OFFSITE	NO	X	0.00	Minor die back
1181	Eastern White Pine	Pinus strobus	65%	55.89"	17.80"	1.48'	18'	0.00%	PDSP	OFFSITE	NO	X	0.00	Crooked trunk
1182	Eastern White Pine	Pinus strobus	65%	58.40"	18.60"	1.55'	19'	0.00%	PDSP	OFFSITE	NO	X	0.00	Die back
1183	Willow Oak	Quercus phellos	80%	126.86"	40.40"	3.37'	41'	32.44%	PDSP	OFFSITE	NO	X	0.00	Codominant leaders, Die back
1184	Eastern White Pine	Pinus strobus	70%	41.76"	13.30"	1.11'	14'	0.00%	PDSP	OFFSITE	NO	X	0.00	Die back
1185	Willow Oak	Quercus phellos	75%	128.43"	40.90"	3.41'	41'	33.80%	PDSP	OFFSITE	NO	X	0.00	Exposed roots, Die back
1186	Pin Oak	Quercus palustris	60%	78.50"	25.00"	2.08'	25'	0.00%	PDSP	OFFSITE	NO	X	0.00	Codominant leaders
1187	Red Maple	Acer rubrum	55%	12.56"	4.00"	0.33'	8'	100.00%	S	OFFSITE	YES	X	0.00	Major die back, Trunk scar
1188	Sugar Maple	Acer saccharum	80%	12.56"	4.00"	0.33'	8'	100.00%	S	OFFSITE	YES	X	0.00	
1189	Red Maple	Acer rubrum	45%	14.13"	4.50"	0.38'	8'	100.00%	S	OFFSITE	YES	X	0.00	Major die back, Major trunk scar
1190	Red Maple	Acer rubrum	80%	13.50"	4.30"	0.36'	8'	100.00%	S	OFFSITE	YES	X	0.00	
1191	Pin Oak	Quercus palustris	60%	72.53"	23.10"	1.93'	24'	0.00%	PDSP	OFFSITE	NO	X	0.00	Die back
1192	Red Maple	Acer rubrum	75%	108.64"	34.60"	2.88'	35'	15.07%	PDSP	OFFSITE	NO	X	0.00	Minor die back
1193	Red Maple	Acer rubrum	80%	12.25"	3.90"	0.33'	8'	100.00%	S	OFFSITE	YES	X	0.00	
1194	Red Maple	Acer rubrum	70%	12.25"	3.90"	0.33'	8'	60.22%	S	OFFSITE	YES	X	0.00	Trunk scar
1195	Red Maple	Acer rubrum	75%	25.12"	8.00"	0.67'	8'	40.17%	PDSP	OFFSITE	YES	X	0.00	Exposed roots
1196	Red Maple	Acer rubrum	75%	24.49"	7.80"	0.65'	8'	100.00%	PDSP	OFFSITE	YES	X	0.00	Codominant leaders
1197	Red Maple	Acer rubrum	75%	25.43"	8.10"	0.68'	9'	100.00%	PDSP	ONSITE	YES	X	0.00	Low branching, Exposed roots
1198	Red Maple	Acer rubrum	80%	25.12"	8.00"	0.67'	8'	100.00%	PDSP	ONSITE	YES	X	0.00	Low branching, Exposed roots
1199	Red Maple	Acer rubrum	75%	21.35"	6.80"	0.57'	8'	100.00%	PDSP	ONSITE	YES	X	0.00	
1201	American Holly	Ilex opaca	70%	19.47"	6.20"	0.52'	8'	0.00%	PDSP	OFFSITE	NO	X	0.00	Low branching
1202	American Holly	Ilex opaca	65%	15.16"	4.83"	0.40'	8'	0.00%	PDSP	OFFSITE	NO	X	0.00	x2 Multi trunk, Open canopy
1204	American Holly	Ilex opaca	70%	22.26"	7.09"	0.59'	8'	0.00%	PDSP	OFFSITE	NO	X	0.00	x2 Multi trunk, Low branching, Weak branching angle
1206	American Holly	Ilex opaca	75%	25.70"	8.18"	0.68'	9'	0.00%	PDSP	OFFSITE	NO	X	0.00	x3 Multi trunk, Low branching
1208	Crabapple	Malus sp.	70%	24.49"	7.80"	0.65'	8'	0.00%	PDSP	OFFSITE	NO		0.00	Cut back
1209	Crabapple	Malus sp.	70%	24.81"	7.90"	0.66'	8'	0.00%	PDSP	OFFSITE	NO		0.00	Cut back
1213	American sycamore	Platanus occidentalis	75%	24.49"	7.80"	0.65'	8'	100.00%	PDSP	ONSITE	YES	X	0.00	
1214	Bradford Pear	Pyrus calleryana	70%	31.71"	10.10"	0.84'	11'	100.00%	PDSP	ONSITE	YES		0.00	Lean
1217	Crabapple	Malus sp.	75%	20.72"	6.60"	0.55'	8'	0.00%	PDSP	OFFSITE	NO		0.00	Cut back
1226	Willow Oak	Quercus phellos	75%	100.17"	31.90"	2.66'	32'	100.00%	PDSP	OFFSITE	YES	X	0.00	
1230	Pin Oak	Quercus palustris	80%	61.23"	19.50"	1.63'	20'	100.00%	PDSP	ONSITE	YES	X	0.00	
1231	Pin Oak	Quercus palustris	75%	44.27"	14.10"	1.18'	15'	100.00%	PDSP	ONSITE	YES	X	0.00	
1233	Deodar Cedar	Cedrus deodara	80%	34.85"	11.10"	0.93'	12'	0.00%	PDSP	ONSITE	NO		387.08	
1234	Deodar Cedar	Cedrus deodara	80%	32.34"	10.30"	0.86'	11'	0.00%	PDSP	ONSITE	NO		333.29	
1236	Deodar Cedar	Cedrus deodara	80%	29.83"	9.50"	0.79'	10'	4.84%	PDSP	ONSITE	NO		283.53	
1238	Deodar Cedar	Cedrus deodara	80%	39.56"	12.60"	1.05'	13'	8.24%	PDSP	ONSITE	NO		498.76	
1239	Deodar Cedar	Cedrus deodara	80%	35.17"	11.20"	0.93'	12'	1.62%	PDSP	ONSITE	NO		394.08	
1240	Deodar Cedar	Cedrus deodara	80%	22.92"	7.30"	0.61'	8'	4.52%	PDSP	ONSITE	NO		167.42	
1241	Norway Spruce	Picea abies	60%	20.10"	6.40"	0.53'	8'	16.70%	PDSP	ONSITE	NO		128.68	Low branching, Crooked trunk
1245	Deodar Cedar	Cedrus deodara	60%	18.84"	6.00"	0.50'	8'	0.00%	PDSP	ONSITE	NO		113.10	
1248	Willow Oak	Quercus phellos	80%	44.90"	14.30"	1.19'	15'	6.67%	PDSP	ONSITE	NO	X	1,284.85	
1249	Willow Oak	Quercus phellos	75%	45.84"	14.60"	1.22'	15'	6.14%	PDSP	ONSITE	NO	X	1,339.32	Crooked trunk
1251	American sycamore	Platanus occidentalis	70%	53.38"	17.00"	1.42'	17'	100.00%	PDSP	ONSITE	YES	X	0.00	Crooked trunk, Die back
1253	American sycamore	Platanus occidentalis	80%	47.73"	15.20"	1.27'	16'	100.00%	PDSP	ONSITE	YES	X	0.00	
1254	American sycamore	Platanus occidentalis	60%	48.36"	15.40"	1.28'	16'	100.00%	PDSP	ONSITE	YES	X	0.00	Crown die back
1262	Sawtooth Oak	Quercus acutissima	70%	115.24"	36.70"	3.06'	37'	100.00%	S	ONSITE	YES	X	0.00	Die back, CRZ Removal in Pavement
1269	Red Maple	Acer rubrum	60%	45.53"	14.50"	1.21'	15'	100.00%	PDSP	OFFSITE	YES	X	0.00	Weak branching angle, Codominant leaders
1282	Yoshino Cherry	Prunus × yedoensis	50%	61.93"	19.72"	1.64'	20'	100.00%	N1	ONSITE	YES		0.00	x2 Multi trunk, Low branching, Trunk scar, Die back
1284	Box Elder	Acer negundo	60%	65.00"	20.70"	1.73'	21'	9.03%	PDSP	OFFSITE	NO	X	0.00	
1285	Pin Oak	Quercus palustris	60%	32.34"	10.30"	0.86'	11'	0.00%	N1	OFFSITE	NO	X	0.00	
1288	Green Ash	Fraxinus pennsylvanica	60%	18.84"	6.00"	0.50'	8'	0.00%	N1	OFFSITE	NO	X	0.00	
1292	American Elm	Ulmus americana	60%	32.66"	10.40"	0.87'	11'	0.00%	N1	OFFSITE	NO	X	0.00	
1293	American Elm	Ulmus americana	60%	32.66"	10.40"	0.87'	11'	0.00%	N1	OFFSITE	NO	X	0.00	
1297	American Elm	Ulmus americana	50%	55.26"	17.60"	1.47'	18'	0.00%	PDSP	OFFSITE	NO	X	0.00	
1298	American Elm	Ulmus americana	60%	51.81"	16.50"	1.38'	17'	0.00%	PDSP	OFFSITE	NO	X	0.00	
1299	Black Cherry	Prunus serotina	50%	35.80"	11.40"	0.95'	12'	0.00%	PDSP	OFFSITE	NO		0.00	
1300	American Elm	Ulmus americana	50%	37.99"	12.10"	1.01'	13'	0.00%	PDSP	OFFSITE	NO	X	0.00	

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

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BCT DESIGN GROUP
410.837.2727

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STRUCTURAL ENGINEER
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301.881.1441

Key Plan

Issue
NO. LSCP - 0
DATE

Revisions
NO. DATE

TREE INVENTORY SCHEDULE

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE
10/17/2025

APPROVED
CM, MO, SN

SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.
CIV902

Oct 15, 2025
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - LSCP - 0----->LAYOUT: CIV902 - TREE INVENTORY SCHEDULE

River House
1400 S Joyce St, Arlington, VA 22202

Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 06/06/2022

#	COMMON NAME	BOTANICAL NAME	CONDITION RATING	CIRCUMFERENCE	DIAMETER (DBH)	DIAMETER (DBH)2	CRITICAL ROOT ZONE (CRZ)	CRZ IMPACTED BY LOD	LANDBAY	ONSITE OFFSITE	REMOVE	NATIVE	CANOPY AREA	COMMENTS
			%	INCHES	INCHES	FEET	FEET	%					SF	
2026	Crape Myrtle	Lagerstroemia indica	85%	24.89"	7.93"	0.66'	8'	100.00%	PDSP	ONSITE	YES		0.00	x5 Multi trunk
2027	Crape Myrtle	Lagerstroemia indica	90%	26.46"	8.43"	0.70'	9'	100.00%	PDSP	ONSITE	YES		0.00	x5 Multi trunk
2028	Crape Myrtle	Lagerstroemia indica	90%	24.57"	7.83"	0.65'	8'	100.00%	PDSP	ONSITE	YES		0.00	x5 Multi trunk
2029	Crape Myrtle	Lagerstroemia indica	85%	24.89"	7.93"	0.66'	8'	100.00%	PDSP	ONSITE	YES		0.00	x5 Multi trunk
2030	Crape Myrtle	Lagerstroemia indica	90%	24.57"	7.83"	0.65'	8'	100.00%	PDSP	ONSITE	YES		0.00	x5 Multi trunk
2031	Crape Myrtle	Lagerstroemia indica	70%	25.20"	8.03"	0.67'	9'	100.00%	PDSP	ONSITE	YES		0.00	x5 Multi trunk, Trunk scar, Die back
2032	Willow Oak	Quercus phellos	70%	145.07"	46.20"	3.85'	47'	100.00%	PDSP	ONSITE	YES	X	0.00	Die back, Tumors growth
2033	Eastern White Pine	Pinus strobus	70%	86.04"	27.40"	2.28'	28'	100.00%	PDSP	ONSITE	YES	X	0.00	Die back
2034	American sycamore	Platanus occidentalis	85%	23.24"	7.40"	0.62'	8'	100.00%	PDSP	ONSITE	YES	X	0.00	
2035	American sycamore	Platanus occidentalis	80%	33.28"	10.60"	0.88'	11'	100.00%	PDSP	ONSITE	YES	X	0.00	
2036	American elm	Ulmus americana	75%	140.36"	44.70"	3.73'	45'	0.00%	PDSP	ONSITE	NO	X	12,554.37	Low branching, Cut back, CRZ Removal in Pavement
2037	Silver maple	Acer saccharinum	50%	88.86"	28.30"	2.36'	29'	97.82%	S	ONSITE	YES	X	0.00	Codominant leaders
2038	Eastern White Pine	Pinus strobus	70%	59.97"	19.10"	1.59'	20'	100.00%	S	ONSITE	YES	X	0.00	
2039	Tulip Poplar	Liriodendron tulipifera	40%	50.24"	16.00"	1.33'	16'	100.00%	S	ONSITE	YES	X	0.00	Major die back, Major vine growth
2041	Yoshino Cherry	Prunus × yedoensis	80%	35.80"	11.40"	0.95'	12'	100.00%	N1	ONSITE	YES		0.00	Girdled roots
2042	Yoshino Cherry	Prunus × yedoensis	75%	20.10"	6.40"	0.53'	8'	100.00%	N1	ONSITE	YES		0.00	
2043	American sycamore	Platanus occidentalis	75%	36.11"	11.50"	0.96'	12'	100.00%	PDSP	ONSITE	YES	X	0.00	
2830	Black Cherry	Prunus serotina	70%	52.12"	16.60"	1.38'	17'	44.33%	S	ONSITE	YES		0.00	Major vine growth
2831	London Plane	Platanus × acerifolia	80%	97.65"	31.10"	2.59'	32'	100.00%	S	ONSITE	YES		0.00	Major vine growth
2832	Red Maple	Acer rubrum	75%	26.38"	8.40"	0.70'	9'	11.42%	S	ONSITE	NO	X	443.34	Major vine growth
2833	Black Cherry	Prunus serotina	60%	16.33"	5.20"	0.43'	8'	85.87%	S	ONSITE	YES		0.00	Crooked
2834	Black Cherry	Prunus serotina	50%	21.35"	6.80"	0.57'	8'	70.83%	S	ONSITE	YES		0.00	Crooked, Vine growth, Dieback
2835	Black Cherry	Prunus serotina	65%	48.36"	15.40"	1.28'	16'	30.11%	PDSP	ONSITE	NO		745.06	Lean, Major vine growth
2836	Black Cherry	Prunus serotina	65%	45.53"	14.50"	1.21'	15'	27.83%	PDSP	ONSITE	NO		660.52	Lean, Major vine growth
2837	Black Cherry	Prunus serotina	40%	53.69"	17.10"	1.43'	18'	46.93%	S	ONSITE	YES		0.00	Codominant leader, major vine growth, Dieback, Topped off
2838	American Elm	Ulmus americana	75%	62.49"	19.90"	1.66'	20'	39.18%	S	ONSITE	YES	X	0.00	Major vine growth
2839	American Elm	Ulmus americana	30%	96.40"	30.70"	2.56'	31'	14.95%	PDSP	ONSITE	NO	X	5,921.84	Major dieback, Topped off, Major vine growth
2840	Black Cherry	Prunus serotina	50%	37.05"	11.80"	0.98'	12'	45.64%	N1	ONSITE	YES		0.00	Major vine growth, Major dieback
2841	Mulberry	Morus alba	40%	40.82"	13.00"	1.08'	13'	41.17%	N1	ONSITE	YES		0.00	Major vine growth, Major dieback, Leaning
2842	Red Maple	Acer rubrum	60%	48.36"	15.40"	1.28'	16'	36.53%	N1	ONSITE	YES	X	0.00	Dieback, Vine growth
2843	Black Cherry	Prunus serotina	35%	16.01"	5.10"	0.43'	8'	37.92%	N1	ONSITE	YES		0.00	Topped off, Minor vine grwoth
2844	Black Cherry	Prunus serotina	45%	27.32"	8.70"	0.73'	9'	0.53%	PDSP	ONSITE	NO		237.79	Dieback, Major vine growth
2845	American Elm	Ulmus americana	65%	85.41"	27.20"	2.27'	28'	14.64%	PDSP	ONSITE	NO	X	4,648.55	Minor lean, Major vine growth, Dieback
2846	Black Cherry	Prunus serotina	70%	44.90"	14.30"	1.19'	15'	100.00%	S	ONSITE	YES		0.00	Major vine growth
2847	Tree of Heaven	Ailanthus altissima	75%	17.58"	5.60"	0.47'	8'	43.93%	S	ONSITE	YES		0.00	Minor vine growth
2848	Eastern Redbud	Cercis canadensis	75%	16.64"	5.30"	0.44'	8'	39.61%	S	ONSITE	YES	X	0.00	Minor vine growth
2849	Red Maple	Acer rubrum	40%	48.98"	15.60"	1.30'	16'	38.08%	S	ONSITE	YES	X	0.00	Major dieback, Major vine growth
2850	Catalpa	Catalpa speciosa	80%	37.37"	11.90"	0.99'	12'	100.00%	S	ONSITE	YES	X	0.00	Close to fence, Vine growth, Crooked
2851	Tree of Heaven	Ailanthus altissima	70%	23.74"	7.56"	0.63'	8'	0.00%	PDSP	ONSITE	YES		0.00	X2 trunks, Major lean
2852	mulberry	Morus alba	80%	34.23"	10.90"	0.91'	11'	100.00%	S	ONSITE	YES		0.00	Codominant leader, Major lean, Minor vine growth
2853	American Elm	Ulmus americana	70%	75.36"	24.00"	2.00'	24'	22.90%	PDSP	ONSITE	NO	X	3,619.11	Major vine growth, Lean, Minor Dieback
2854	American Elm	Ulmus americana	60%	17.58"	5.60"	0.47'	8'	0.00%	PDSP	ONSITE	NO	X	197.04	Major vine growth, Lean, Minor Dieback
2855	Tree of Heaven	Ailanthus altissima	65%	57.05"	18.17"	1.51'	19'	23.38%	PDSP	ONSITE	YES		0.00	X2 trunks, Major vine grwoth, Dieback
2856	American Elm	Ulmus americana	55%	79.76"	25.40"	2.12'	26'	100.00%	N1	ONSITE	YES	X	0.00	Major lean, Major vine growth, Dieback
2857	American Elm	Ulmus americana	65%	46.16"	14.70"	1.23'	15'	100.00%	N1	ONSITE	YES	X	0.00	Major vine growth
2858	American Elm	Ulmus americana	60%	32.66"	10.40"	0.87'	11'	100.00%	N1	ONSITE	YES	X	0.00	Major vine growth, Croked
2859	Black Cherry	Prunus serotina	60%	34.23"	10.90"	0.91'	11'	0.00%	PDSP	ONSITE	NO		373.25	Vine growth, Crooked, Trunk scar
2860	Black Cherry	Prunus serotina	85%	28.57"	9.10"	0.76'	10'	0.00%	PDSP	ONSITE	NO		260.16	Codominant leader, Minor vine growth
2861	American Elm	Ulmus americana	80%	82.27"	26.20"	2.18'	27'	28.80%	PDSP	ONSITE	NO	X	4,313.03	Major vine growth, Minor dieback
2862	Green Ash	Fraxinus pennsylvanica	70%	46.79"	14.90"	1.24'	15'	20.12%	PDSP	ONSITE	NO	X	1,394.93	Major vine growth
2863	Tree of Heaven	Ailanthus altissima	90%	30.46"	9.70"	0.81'	10'	100.00%	S	ONSITE	YES		0.00	
2864	Tree of Heaven	Ailanthus altissima	90%	14.13"	4.50"	0.38'	8'	100.00%	S	ONSITE	YES		0.00	
2865	Tree of Heaven	Ailanthus altissima	80%	11.93"	3.80"	0.32'	8'	100.00%	S	ONSITE	YES		0.00	
2866	American Elm	Ulmus americana	90%	22.29"	7.10"	0.59'	8'	100.00%	S	ONSITE	YES	X	0.00	
2867	Black Cherry	Prunus serotina	90%	12.87"	4.10"	0.34'	8'	100.00%	S	ONSITE	YES		0.00	
2868	Eastern Redbud	Cercis canadensis	75%	16.64"	5.30"	0.44'	8'	0.00%	PDSP	ONSITE	NO	X	176.49	Codominant leader, trunk scar
2869	Tree of Heaven	Ailanthus altissima	80%	20.72"	6.60"	0.55'	8'	100.00%	S	ONSITE	YES		0.00	Close to fence, vine growth
2870	Tree of Heaven	Ailanthus altissima	70%	22.45"	7.15"	0.60'	8'	0.00%	PDSP	ONSITE	YES		0.00	X2 Trunks, Major vine growth,
2871	Mulberry	Morus alba	55%	46.51"	14.81"	1.23'	15'	0.00%	PDSP	OFFSITE	YES		0.00	X2 trunks, Major vine growth, Overhead wire
2872	Mulberry	Morus alba	65%	26.38"	8.40"	0.70'	9'	0.00%	PDSP	OFFSITE	YES		0.00	Major vine growth, Overhead wire
2873	Mulberry	Morus alba	40%	43.96"	14.00"	1.17'	14'	0.00%	PDSP	OFFSITE	YES		0.00	Major vine growth, Overhead wire
2874	Eastern Redbud	Cercis canadensis	40%	45.68"	14.55"	1.21'	15'	0.00%	PDSP	ONSITE	NO	X	1,330.02	X3 trunks, Major vine growth, Overhead wire
2875	American Elm	Ulmus americana	65%	68.14"	21.70"	1.81'	22'	0.00%	PDSP	OFFSITE	NO	X	0.00	Overhead wire, Codominant leader, Vine growth
2876	Black Locust	Robinia pseudoacacia	70%	32.03"	10.20"	0.85'	11'	0.00%	PDSP	ONSITE	NO	X	653.70	Topped off, Major vine grwoth
2877	Catalpa	Catalpa speciosa	40%	53.84"	17.15"	1.43'	18'	0.00%	PDSP	ONSITE	NO	X	1,847.44	X3 trunks, Vine growth, Overhead wire, Topped off
2878	Mulberry	Morus alba	30%	31.40"	10.00"	0.83'	10'	0.00%	PDSP	ONSITE	YES		0.00	Major vine growth, Overhead wire, topped off
2879	Black Cherry	Prunus serotina	60%	44.27"	14.10"	1.18'	15'	0.00%	PDSP	ONSITE	NO		624.58	Major vine growth
2880	Black Locust	Robinia pseudoacacia	25%	31.71"	10.10"	0.84'	11'	0.00%	PDSP	ONSITE	NO	X	640.95	Major vine growth, Major lean, Diebac
2881	Black Cherry	Prunus serotina	55%	32.97"	10.50"	0.88'	11'	0.00%	PDSP	ONSITE	NO		346.36	Major vine growth, Codominant leader
2882	Tree of Heaven	Ailanthus altissima	90%	29.20"	9.30"	0.78'	10'	0.00%	PDSP	ONSITE	YES		0.00	Major vine growth
2883	White Oak	Quercus alba	70%	21.98"	7.00"	0.58'	8'	0.00%	PDSP	ONSITE	NO	X	307.88	Major vine growth
2884	Red Oak	Quercus rubra	20%	43.65"	13.90"	1.16'	14'	0.00%	PDSP	ONSITE	YES	X	0.00	Topped off, Vine growth
2885	American Elm	Ulmus americana	50%	37.37"	11.90"	0.99'	12'	0.00%	PDSP	ONSITE	NO	X	889.76	Major vine growth, Dieback
2886	Black Cherry	Prunus serotina	65%	43.33"	13.80"	1.15'	14'	0.00%	PDSP	ONSITE	NO		598.28	Major crooked, Minor trunk scar
2887	Black Locust	Robinia pseudoacacia	30%	38.94"	12.40"	1.03'	13'	0.00%	PDSP	ONSITE	NO	X	966.10	Leaning, major vine growth, Dieback
2888	Black Cherry	Prunus serotina	60%	35.80"	11.40"	0.95'	12'	0.00%	PDSP	ONSITE	NO		408.28	Major vine growth, Codominant leader
2889	Black Cherry	Prunus serotina	65%	41.76"	13.30"	1.11'	14'	0.00%	PDSP	ONSITE	NO		555.72	Crooked, Major vine growth, Dieback
2890	American Elm	Ulmus americana	75%	55.58"	17.70"	1.48'	18'	100.00%	S	ONSITE	YES	X	0.00	Major vine grwoth
2891	American Elm	Ulmus americana	75%	29.83"	9.50"	0.79'	10'	100.00%	S	ONSITE	YES	X	0.00	Codominant leader, Minor vine growth
2892	Tree of Heaven	Ailanthus altissima	60%	25.75"	8.20"	0.68'	9'	100.00%	S	ONSITE	YES		0.00	Minor vine growth
2893	Black Cherry	Prunus serotina	40%	34.85"	11.10"	0.93'	12'	100.00%	S	ONSITE	YES		0.00	X2 trunks, Major lean, Vine growth
2894	American Elm	Ulmus americana	50%	29.20"	9.30"	0.78'	10'	100.00%	S	ONSITE	YES	X	0.00	Codominant leader, Vine growth, Dieback
2895	Red Oak	Quercus rubra	80%	37.68"	12.00"	1.00'	12'	100.00%	S	ONSITE	YES	X	0.00	Major vine growth
2896	Black Cherry	Prunus serotina	40%	27.63"	8.80"	0.73'	9'	100.00%	S	ONSITE	YES		0.00	Leaning, Codominant leader, Major vine growth
2897	Black Cherry	Prunus serotina	35%	39.25"	12.50"	1.04'	13'	100.00%	S	ONSITE	YES		0.00	Crooked, Leaning, Major vine growth, Dieback
2898	American Elm	Ulmus americana	80%	21.98"	7.00"	0.58'	8'	100.00%	S	ONSITE	YES	X	0.00	Minor vine growth
2899	Mulberry	Morus alba	30%	18.84"	6.00"	0.50'	8'	100.00%	S	ONSITE	YES		0.00	Major vine growth, Codominant leader, Crooked, Dieback
2900	Eastern Red Cedar	Juniperus virginiana	80%	34.54"	11.00"	0.92'	11'	49.13%	S	ONSITE	YES	X	0.00	X2 trunks
2901	Eastern Red Cedar	Juniperus virginiana	75%	29.36"	9.35"	0.78'	10'	100.00%	S	ONSITE	YES	X	0.00	X2 trunks, Vine growth
2902	Eastern Red Cedar	Juniperus virginiana	75%	20.41"	6.50"	0.54'	8'	100.00%	S	ONSITE	YES	X	0.00	Vine growth
2903	Mulberry	Morus alba	70%	26.69"	8.50"	0.71'	9'	100.00%	S	ONSITE	YES		0.00	Codominant leader, Vine growth
2904	Mulberry	Morus alba	60%	36.46"	11.61"	0.97'	12'	100.00%	S	ONSITE	YES		0.00	X2 trunks, Codominant leader, Minor vine growth
4401	White Oak	Quercus alba	35%	127.48"	40.60"	3.38'	41'	100.00%	S	ONSITE	YES	X	0.00	Vine Growth, Major Dieback,Codominant leader
4402	Black Cherry	Prunus serotina	30%	108.64"	34.60"	2.88'	35'	99.72%	S	ONSITE	YES		0.00	Vine Growth, Major Dieback
4403	American Elm	Ulmus americana	70%	14.13"	4.50"	0.38'	8'	100.00%	S	ONSITE	YES	X	0.00	
4405	American Elm	Ulmus americana	60%	20.10"	6.40"	0.53'	8'	100.00%	S	ONSITE	YES	X	0.00	Minor Dieback
4406	American Elm	Ulmus americana	60%	14.44"	4.60"	0.38'	8'	100.00%	S	ONSITE	YES	X	0.00	Minor Dieback
4407	Black Cherry	Prunus serotina	0%	42.39"	13.50"	1.13'	14'	100.00%	S	ONSITE	YES		0.00	Dead
4409	Tree of Heaven	Ailanthus altissima	50%	10.36"	3.30"	0.28'	8'	100.00%	S	ONSITE	YES		0.00	Dieback, Codominant leader, Minor Trunk scaring
4410	Black Cherry	Prunus serotina	30%	29.52"	9.40"	0.78'	10'	100.00%	S	ONSITE	YES		0.00	Vine Growth, Major Dieback
4413	American Elm	Ulmus americana	60%	10.36"	3.30"	0.28'	8'	100.00%	S	ONSITE	YES	X	0.00	Dieback
4414/44	Black Locust	Robinia pseudoacacia	40%	77.71"	24.75"	2.06'	25'	80.35%	S	ONSITE	YES	X	0.00	X2 Trunk, Heavy vine, Major dieback,
4421	American Elm	Ulmus americana	50%	42.39"	13.50"	1.13'	14'	71.59%	S	ONSITE	YES	X	0.00	Major Dieback
4422	Eastern White Pine	Pinus strobus	20%	64.06"	20.40"	1.70'	21'	42.26%	S	ONSITE	YES	X	0.00	Major Vine Growth, Major Dieback, Leaning
4423	Eastern White Pine	Pinus strobus	20%	59.97"	19.10"	1.59'	20'	20.26%	S	ONSITE	YES	X	0.00	Major Dieback
4424	Black Locust	Robinia pseudoacacia	40%	84.47"	26.90"	2.24'	27'	54.25%	S	ONSITE	YES	X	0.00	Vine Growth, Dieback, Codominant leader
4425	Eastern White Pine	Pinus strobus	60%	32.34"	10.30"	0.86'	11'	51.01%	S	ONSITE	YES	X	0.00	Dieback
4426	American Elm	Ulmus americana	20%	33.28"	10.60"	0.88'	11'	53.14%	S	ONSITE	YES	X	0.00	Major Vine Growth, Major Dieback, Codominant leader
4427	American Elm	Ulmus americana	50%	22.29"	7.10"	0.59'	8'	83.78%	S	ONSITE	YES	X	0.00	Vine Growth, Minor Crown Dieback
4428	Black Gum	Nyssa sylvatica	20%	13.19"	4.20"	0.35'	8'	0.00%	PDSP	ONSITE	YES	X	0.00	Vine Growth, Major Dieback, Trunk scaring
4429	Black Gum	Nyssa sylvatica	20%	18.84"	6.00"	0.50'	8'	0.00%	S	ONSITE	YES	X	0.00	Major Dieback, Major Trunk scaring
4430	American Elm	Ulmus americana	30%	34.54"	11.00"	0.92'	11'	100.00%	S	ONSITE	YES	X	0.00	Minor Vine Growth, Major Dieback
4431	Tree of Heaven	Ailanthus altissima	70%	18.21"	5.80"	0.48'	8'	100.00%	S	ONSITE	YES		0.00	Codominant leader
4432	Tree of Heaven	Ailanthus altissima	60%	17.27"	5.50"	0.46'	8'	100.00%	S	ONSITE	YES		0.00	Minor Dieback
4433	Black Cherry	Prunus serotina	30%	27.00"	8.60"	0.72'	9'	100.00%	S	ONSITE	YES		0.00	Major Dieback, Low Branching Angle
4434	Tree of Heaven	Ailanthus altissima	60%	12.87"	4.10"	0.34'	8'	100.00%	S	ONSITE	YES		0.00	Dieback, Codominant leader
4435	Tree of Heaven	Ailanthus altissima	60%	20.72"	6.60"	0.55'	8'	100.00%	S	ONSITE	YES		0.00	Minor Dieback, Codominant leader
4436	American Elm	Ulmus americana	60%	27.63"	8.80"	0.73'	9'	100.00%	S	ONSITE	YES	X	0.00	Minor Vine Growth, Dieback
4440	Black Cherry	Prunus serotina	0%	46.47"	14.80"	1.23'	15'	100.00%	S	ONSITE	YES		0.00	Dead
4441	Tree of Heaven	Ailanthus altissima	40%	39.88"	12.70"	1.06'	13'	100.00%	S	ONSITE	YES		0.00	Major Vine Growth, Major Dieback
4442	Red Oak	Quercus rubra	30%	44.59"	14.20"	1.18'	15'	100.00%	S	ONSITE	YES	X	0.00	Major Vine Growth, Major Dieback, Leaning, Codominant
5002	Bur Oak	Quercus macrocarpa	85%	48.67"	15.50"	1.29'	16'	0.00%	PDSP	OFFSITE	NO	X	0.00	Minor broken branching
5003	Bur Oak	Quercus macrocarpa	80%	51.81"	16.50"	1.38'	17'	0.00%	PDSP	OFFSITE	NO	X	0.00	Minor dieback
5004	Bur Oak	Quercus macrocarpa	70%	54.32"	17.30"	1.44'	18'	3.15%	PDSP	OFFSITE	NO	X	0.00	Major dieback, limbed up
5005	Bur Oak	Quercus macrocarpa	90%	55.58"	17.70"	1.48'	18'	0.00%	PDSP	OFFSITE	NO	X	0.00	
5006	Bur Oak	Quercus macrocarpa	90%	58.72"	18.70"	1.56'	19'	0.00%	PDSP	OFFSITE	NO	X	0.00	Minor limbed up
5007	Bur Oak	Quercus macrocarpa	90%	53.07"	16.90"	1.41'	17'	0.00%	PDSP	OFFSITE	NO	X	0.00	Minor limbed up
5008	Bur Oak	Quercus macrocarpa	85%	46.79"	14.90"	1.24'	15'	0.00%	PDSP	OFFSITE	NO	X	0.00	Minor fungus
5009	Shingle Oak	Quercus imbricaria	95%	71.28"	22.70"	1.89'	23'	100.00%	N1	OFFSITE	YES	X	0.00	Minor limbed up
5010	Shingle Oak	Quercus imbricaria	90%	54.32"	17.30"	1.44'	18'	100.00%	N1	OFFSITE	YES	X	0.00	Minor limbed up
5011	Shingle Oak	Quercus imbricaria	90%	62.17"	19.80"	1.65'	20'	0.00%	PDSP	OFFSITE	NO	X	0.00	Minor limbed up
5012	Sawtooth oak	Quercus acutissima	90%	32.66"	10.40"	0.87'	11'	0.00%	PDSP	OFFSITE	NO	X	0.00	
5013	Sawtooth Oak	Quercus acutissima	90%	51.50"	16.40"	1.37'	17'	0.00%	PDSP	OFFSITE	NO	X	0.00	Limbed up
5014	Sawtooth Oak	Quercus acutissima	90%	70.34"	22.40"	1.87'	23'	0.00%	PDSP	OFFSITE	NO	X	0.00	
5015	Sawtooth Oak	Quercus acutissima	90%	67.51"	21.50"	1.79'	22'	0.00%	PDSP	OFFSITE	NO	X	0.00	
5016	Sawtooth Oak	Quercus acutissima	90%	56.83"	18.10"	1.51'	19'	0.00%	PDSP	OFFSITE	NO	X	0.00	
5017	Sawtooth Oak	Quercus acutissima	80%	55.26"	17.60"	1.47'	18'	0.00%	PDSP	OFFSITE	NO	X	0.00	Dieback, minor limbed up
5018	Sawtooth Oak	Quercus acutissima	90%	50.55"	16.10"	1.34'	17'	0.00%	PDSP	OFFSITE	NO	X	0.00	
5019	Sawtooth Oak	Quercus acutissima	90%	67.82"	21.60"	1.80'	22'	0.00%	PDSP	OFFSITE	NO	X	0.00	Minor lean
5020	Sawtooth Oak	Quercus acutissima	85%	44.90"	14.30"	1.19'	15'	0.00%	PDSP	OFFSITE	NO	X	0.00	Limbed up
5021	Sawtooth Oak	Quercus acutissima	85%	50.87"	16.20"	1.35'	17'	0.00%	PDSP	OFFSITE	NO	X	0.00	Limbed up, minor dieback
5022	Sawtooth Oak	Quercus acutissima	90%	56.52"	18.00"	1.50'	18'	0.00%	PDSP	OFFSITE	NO	X	0.00	Minor limbed up
5023	Sawtooth Oak	Quercus acutissima	90%	57.15"	18.20"	1.52'	19'	0.00%	PDSP	OFFSITE	NO	X	0.00	
5024	Sawtooth Oak	Quercus acutissima	90%	51.18"	16.30"	1.36'	17'	0.00%	PDSP	OFFSITE	NO	X	0.00	
5025	Sawtooth Oak	Quercus acutissima	90%	77.56"	24.70"	2.06'	25'	0.00%	PDSP	OFFSITE	NO	X	0.00	Minor limbed up
5026	Sawtooth Oak	Quercus acutissima	90%	67.20"	21.40"	1.78'	22'	14.39%	PDSP	OFFSITE	NO	X	0.00	
5027	Sawtooth Oak	Quercus acutissima	85%	48.04"	15.30"	1.28'	16'	2.01%	PDSP	OFFSITE	NO	X	0.00	Minor lean, minor dieback
5029	Mulberry	Morus alba	65%	51.18"	16.30"	1.36'	17'	3.86%	PDSP	OFFSITE	YES		0.00	Dieback, broken branching, vine growth, major lean
5030	Mulberry	Morus alba	65%	54.01"	17.20"	1.43'	18'	28.96%	PDSP	OFFSITE	YES		0.00	Broken branching, major vine growth, dieback,
5031	Red Maple	Acer rubrum	80%	16.64"	5.30"	0.44'	8'	0.00%	PDSP	OFFSITE	NO	X	0.00	Trunk scar
5032	Red Maple	Acer rubrum	85%	16.01"	5.10"	0.43'	8'	0.00%	PDSP	OFFSITE	NO	X	0.00	Trunk scar
5033	Red Maple	Acer rubrum	80%	12.87"	4.10"	0.34'	8'	0.00%	PDSP	OFFSITE	NO	X	0.00	Minor dieback, trunk scar
5034	Red Maple	Acer rubrum	80%	18.53"	5.90"	0.49'	8'	0.00%	PDSP	OFFSITE	NO	X	0.00	Major trunk scar
5035	Red Maple	Acer rubrum	75%	16.33"	5.20"	0.43'	8'	0.00%	PDSP	OFFSITE	NO	X	0.00	Major trunk scar, dieback
											Total Existing Canopy		247,057.54	

River House
1400 S Joyce St, Arlington, VA 22202

Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 06/06/2022

#	COMMON NAME	BOTANICAL NAME	CONDITION RATING	CIRCUMFERENCE	DIAMETER (DBH)	DIAMETER (DBH)2	CRITICAL ROOT ZONE (CRZ)	CRZ IMPACTED BY LOD	LANDBAY	ONSITE OFFSITE	REMOVE	NATIVE	CANOPY AREA	COMMENTS
			%	INCHES	INCHES	FEET	FEET	%					SF	
1701	American sycamore	Platanus occidentalis	70%	39.25"	12.50"	1.04'	13'	100.00%	PDSP	ONSITE	YES	X	0.00	Low branching, Hazardous branching angle
1703	American sycamore	Platanus occidentalis	70%	30.14"	9.60"	0.80'	10'	42.33%	PDSP	OFFSITE	YES	X	0.00	Low branching, Cut back
1704	American sycamore	Platanus occidentalis	80%	29.20"	9.30"	0.78'	10'	34.43%	PDSP	OFFSITE	NO	X	0.00	
1705	American sycamore	Platanus occidentalis	75%	28.26"	9.00"	0.75'	9'	33.76%	PDSP	OFFSITE	NO	X	0.00	
1706	Japanese Zelkova	Zelkova serrata	70%	35.80"	11.40"	0.95'	12'	0.00%	PDSP	OFFSITE	NO		0.00	Trunk scar
1707	Japanese Zelkova	Zelkova serrata	60%	31.09"	9.90"	0.83'	10'	0.00%	PDSP	OFFSITE	NO		0.00	Major trunk scar
1708	Japanese Zelkova	Zelkova serrata	70%	27.63"	8.80"	0.73'	9'	0.00%	PDSP	OFFSITE	NO		0.00	
1709	Japanese Zelkova	Zelkova serrata	70%	28.26"	9.00"	0.75'	9'	0.00%	PDSP	OFFSITE	NO		0.00	Minor die back
1710	Japanese Zelkova	Zelkova serrata	70%	23.24"	7.40"	0.62'	8'	0.00%	PDSP	OFFSITE	NO		0.00	
1711	Japanese Zelkova	Zelkova serrata	70%	34.85"	11.10"	0.93'	12'	0.00%	PDSP	OFFSITE	NO		0.00	
1712	Honey Locust	Gleditsia triacanthos	65%	45.53"	14.50"	1.21'	15'	0.00%	PDSP	OFFSITE	NO	X	0.00	Low branching, Die back
1713	Chinese Magnolia	Magnolia × soulangeana	70%	16.33"	5.20"	0.43'	8'	0.00%	PDSP	ONSITE	NO		84.95	Low branching
1714	Chinese Magnolia	Magnolia × soulangeana	75%	20.72"	6.60"	0.55'	8'	0.00%	PDSP	ONSITE	NO		136.85	x2 Multi trunk, Low branching
1715	Chinese Magnolia	Magnolia × soulangeana	75%	19.78"	6.30"	0.53'	8'	0.00%	PDSP	ONSITE	NO		124.69	x2 Multi trunk, Low branching
1716	Chinese Magnolia	Magnolia × soulangeana	70%	16.93"	5.39"	0.45'	8'	0.00%	PDSP	ONSITE	NO		91.31	x2 Multi trunk, Low branching
1717	Chinese Magnolia	Magnolia × soulangeana	60%	17.48"	5.57"	0.46'	8'	0.00%	PDSP	ONSITE	NO		97.35	x2 Multi trunk, Low branching, Trunk scar
1718	Willow Oak	Quercus phellos	75%	47.10"	15.00"	1.25'	15'	0.00%	PDSP	ONSITE	NO	X	1,413.72	
1719	Chinese Magnolia	Magnolia × soulangeana	70%	18.93"	6.03"	0.50'	8'	0.00%	PDSP	ONSITE	NO		114.17	x3 Multi trunk
1724	American sycamore	Platanus occidentalis	80%	25.43"	8.10"	0.68'	9'	100.00%	PDSP	OFFSITE	YES	X	0.00	Low branching, Cut back
1725	American sycamore	Platanus occidentalis	65%	52.44"	16.70"	1.39'	17'	30.32%	PDSP	OFFSITE	NO	X	0.00	Cut back
1726	American sycamore	Platanus occidentalis	70%	51.50"	16.40"	1.37'	17'	0.00%	PDSP	OFFSITE	NO	X	0.00	Low branching, Weak branching angle
1727	Honey Locust	Gleditsia triacanthos	70%	31.40"	10.00"	0.83'	10'	0.00%	PDSP	OFFSITE	NO	X	0.00	Low branching
1728	American sycamore	Platanus occidentalis	80%	30.14"	9.60"	0.80'	10'	30.82%	PDSP	OFFSITE	NO	X	0.00	
1729	American sycamore	Platanus occidentalis	75%	34.54"	11.00"	0.92'	11'	30.53%	PDSP	OFFSITE	NO	X	0.00	Cut back
1730	Crepe Myrtle	Lagerstroemia indica	75%	23.86"	7.60"	0.63'	8'	0.80%	PDSP	OFFSITE	NO		0.00	x5 Multi trunk
1731	Crepe Myrtle	Lagerstroemia indica	75%	28.21"	8.99"	0.75'	9'	5.62%	PDSP	OFFSITE	NO		0.00	x4 Multi trunk
1732	American Holly	Ilex opaca	75%	16.96"	5.40"	0.45'	8'	0.00%	PDSP	OFFSITE	NO	X	0.00	Open canopy
1734	American Holly	Ilex opaca	75%	19.78"	6.30"	0.53'	8'	0.00%	PDSP	OFFSITE	NO	X	0.00	Open canopy
1735	Crepe Myrtle	Lagerstroemia indica	70%	18.93"	6.03"	0.50'	8'	0.00%	PDSP	OFFSITE	NO		0.00	x3 Multi trunk, Trunk scar
1736	Crepe Myrtle	Lagerstroemia indica	70%	19.24"	6.13"	0.51'	8'	0.00%	PDSP	OFFSITE	NO		0.00	x3 Multi trunk
1737	Crepe Myrtle	Lagerstroemia indica	70%	14.53"	4.63"	0.39'	8'	0.00%	PDSP	OFFSITE	NO		0.00	x2 Multi trunk, Cut back
1738	Crepe Myrtle	Lagerstroemia indica	75%	21.92"	6.98"	0.58'	8'	0.00%	PDSP	OFFSITE	NO		0.00	x4 Multi trunk
1739	Crabapple	Malus sp.	70%	19.47"	6.20"	0.52'	8'	0.00%	PDSP	OFFSITE	NO		0.00	Cut back
1740	Crabapple	Malus sp.	70%	19.47"	6.20"	0.52'	8'	0.00%	PDSP	OFFSITE	NO		0.00	Cut back, Die back
1741	Kanzan Cherry	Prunus serrulata 'Kanzan'	75%	31.40"	10.00"	0.83'	10'	86.70%	PDSP	OFFSITE	YES		0.00	Cut back
1742	Crepe Myrtle	Lagerstroemia indica	80%	27.59"	8.79"	0.73'	9'	100.00%	PDSP	OFFSITE	YES		0.00	x3 Multi trunk, Exposed roots
1743	Crepe Myrtle	Lagerstroemia indica	75%	22.86"	7.28"	0.61'	8'	100.00%	PDSP	OFFSITE	YES		0.00	x4 Multi trunk, Exposed roots
1744	Crepe Myrtle	Lagerstroemia indica	75%	25.70"	8.18"	0.68'	9'	100.00%	PDSP	ONSITE	YES		0.00	x3 Multi trunk, Exposed roots
1753	Yoshino Cherry	Prunus × yedoensis	70%	28.26"	9.00"	0.75'	9'	5.20%	PDSP	ONSITE	NO		254.47	Cut back
1754	Yoshino Cherry	Prunus × yedoensis	75%	27.63"	8.80"	0.73'	9'	0.00%	PDSP	ONSITE	NO		243.28	Weak branching angle
1755	Yoshino Cherry	Prunus × yedoensis	70%	20.10"	6.40"	0.53'	8'	0.00%	PDSP	ONSITE	NO		128.68	Minor die back
1757	American Holly	Ilex opaca	80%	25.38"	8.08"	0.67'	9'	100.00%	PDSP	ONSITE	YES	X	0.00	x3 Multi trunk
1758	American Holly	Ilex opaca	80%	26.22"	8.35"	0.70'	9'	100.00%	PDSP	ONSITE	YES	X	0.00	x2 Multi trunk
1759	American Holly	Ilex opaca	80%	14.51"	4.62"	0.39'	8'	100.00%	PDSP	ONSITE	YES	X	0.00	x3 Multi trunk
1760	American Holly	Ilex opaca	80%	23.86"	7.60"	0.63'	8'	100.00%	PDSP	ONSITE	YES	X	0.00	
1761	American Holly	Ilex opaca	75%	25.70"	8.18"	0.68'	9'	100.00%	PDSP	ONSITE	YES	X	0.00	x3 Multi trunk
1762	American Holly	Ilex opaca	80%	27.99"	8.91"	0.74'	9'	100.00%	PDSP	ONSITE	YES	X	0.00	x3 Multi trunk
1763	American Holly	Ilex opaca	80%	28.53"	9.09"	0.76'	10'	100.00%	PDSP	ONSITE	YES	X	0.00	x3 Multi trunk
1764	American Holly	Ilex opaca	75%	22.57"	7.19"	0.60'	8'	100.00%	PDSP	ONSITE	YES	X	0.00	x2 Multi trunk
1765	London plane	Platanus × acerifolia	65%	56.21"	17.90"	1.49'	18'	100.00%	PDSP	ONSITE	YES		0.00	Crown die back
1766	Honey Locust	Gleditsia triacanthos	70%	20.41"	6.50"	0.54'	8'	100.00%	PDSP	ONSITE	YES	X	0.00	Crooked trunk, Minor trunk scar
1767	Honey Locust	Gleditsia triacanthos	75%	17.90"	5.70"	0.48'	8'	100.00%	PDSP	ONSITE	YES	X	0.00	
1768	Eastern White Pine	Pinus strobus	75%	65.63"	20.90"	1.74'	21'	100.00%	PDSP	ONSITE	YES	X	0.00	Die back
1769	Red Maple	Acer rubrum	70%	29.83"	9.50"	0.79'	10'	0.00%	PDSP	OFFSITE	NO	X	0.00	Weak branching angle
1770	Red Maple	Acer rubrum	80%	56.83"	18.10"	1.51'	19'	77.01%	PDSP	OFFSITE	YES	X	0.00	Low branching
1772	Crepe Myrtle	Lagerstroemia indica	80%	26.22"	8.35"	0.70'	9'	0.00%	PDSP	OFFSITE	NO		0.00	x6 Multi trunk
1773	Crepe Myrtle	Lagerstroemia indica	80%	18.52"	5.90"	0.49'	8'	0.00%	PDSP	OFFSITE	NO		0.00	x6 Multi trunk
1774	Crepe Myrtle	Lagerstroemia indica	80%	30.40"	9.68"	0.81'	10'	0.00%	PDSP	OFFSITE	NO		0.00	x6 Multi trunk
1775	Pin Oak	Quercus palustris	60%	100.79"	32.10"	2.68'	33'	100.00%	PDSP	ONSITE	YES	X	0.00	Codominant leaders
1776	Pin Oak	Quercus palustris	65%	59.35"	18.90"	1.58'	19'	100.00%	S	ONSITE	YES	X	0.00	Crown die back
1782	Red Maple	Acer rubrum	65%	28.89"	9.20"	0.77'	10'	100.00%	PDSP	ONSITE	YES	X	0.00	Die back
1783	Willow Oak	Quercus phellos	70%	77.56"	24.70"	2.06'	25'	100.00%	S	ONSITE	YES	X	0.00	Crooked trunk, Cut Back, CRZ Removal in Pavement
1784	Willow Oak	Quercus phellos	80%	103.31"	32.90"	2.74'	33'	100.00%	S	ONSITE	YES	X	0.00	CRZ Removal in Pavement
1785	Red Maple	Acer rubrum	60%	61.54"	19.60"	1.63'	20'	100.00%	S	ONSITE	YES	X	0.00	Codominant leaders, Trunk scar
1786	Japanese Pagoda Tree	Styphnolobium japonicum	65%	51.81"	16.50"	1.38'	17'	100.00%	C1	ONSITE	YES		0.00	Low branching
1787	Japanese Pagoda Tree	Styphnolobium japonicum	65%	58.72"	18.70"	1.56'	19'	100.00%	C1	ONSITE	YES		0.00	Low branching
1788	Japanese Pagoda Tree	Styphnolobium japonicum	65%	39.56"	12.60"	1.05'	13'	100.00%	C1	ONSITE	YES		0.00	Low branching
1789	Japanese Pagoda Tree	Styphnolobium japonicum	70%	45.22"	14.40"	1.20'	15'	100.00%	C1	ONSITE	YES		0.00	
1790	Japanese Pagoda Tree	Styphnolobium japonicum	60%	23.55"	7.50"	0.63'	8'	100.00%	C1	ONSITE	YES		0.00	Low branching
1791	Japanese Pagoda Tree	Styphnolobium japonicum	65%	29.52"	9.40"	0.78'	10'	100.00%	C1	ONSITE	YES		0.00	
1792	Japanese Pagoda Tree	Styphnolobium japonicum	60%	48.98"	15.60"	1.30'	16'	100.00%	C1	ONSITE	YES		0.00	Low branching
1793	Japanese Pagoda Tree	Styphnolobium japonicum	65%	51.50"	16.40"	1.37'	17'	100.00%	C1	ONSITE	YES		0.00	Low branching
1794	Eastern White Pine	Pinus strobus	45%	60.92"	19.40"	1.62'	20'	100.00%	S	ONSITE	YES	X	0.00	Die back
1795	Willow Oak	Quercus phellos	70%	160.45"	51.10"	4.26'	52'	84.51%	S	ONSITE	YES	X	0.00	Minor die back
1796	Ginkgo	Ginkgo biloba	70%	12.56"	4.00"	0.33'	8'	100.00%	S	ONSITE	YES		0.00	
1798	Silver maple	Acer saccharinum	50%	146.32"	46.60"	3.88'	47'	74.13%	S	ONSITE	YES	X	0.00	x3 Multi trunk, Major die back
1799	American sycamore	Platanus occidentalis	55%	82.27"	26.20"	2.18'	27'	100.00%	S	ONSITE	YES	X	0.00	Major die back, Trunk scar
1801	American sycamore	Platanus occidentalis	40%	86.35"	27.50"	2.29'	28'	100.00%	S	ONSITE	YES	X	0.00	Major die back
1802	Mulberry	Morus alba	45%	97.65"	31.10"	2.59'	32'	66.75%	S	ONSITE	YES		0.00	Low branching
1803	Sweetgum	Liquidambar styraciflua	60%	70.96"	22.60"	1.88'	23'	100.00%	S	ONSITE	YES	X	0.00	Crown die back
1804	Blue Spruce	Picea pungens	80%	26.06"	8.30"	0.69'	9'	100.00%	S	ONSITE	YES		0.00	
1805	Siberian Elm	Ulmus pumila	60%	79.76"	25.40"	2.12'	26'	100.00%	S	ONSITE	YES		0.00	Low branching
1806	Pin Oak	Quercus palustris	75%	48.36"	15.40"	1.28'	16'	100.00%	S	ONSITE	YES	X	0.00	
1807	London plane	Platanus × acerifolia	55%	59.66"	19.00"	1.58'	19'	100.00%	S	ONSITE	YES		0.00	Crown die back
1808	Sugar Maple	Acer saccharum	10%	60.92"	19.40"	1.62'	20'	100.00%	S	ONSITE	YES	X	0.00	
1810	Eastern White Pine	Pinus strobus	60%	81.01"	25.80"	2.15'	26'	100.00%	S	ONSITE	YES	X	0.00	
1811	Eastern White Pine	Pinus strobus	50%	67.82"	21.60"	1.80'	22'	100.00%	S	ONSITE	YES	X	0.00	Die back
1812	Willow Oak	Quercus phellos	85%	89.49"	28.50"	2.38'	29'	100.00%	S	ONSITE	YES	X	0.00	
1813	Linden	Tilia cordata	70%	81.95"	26.10"	2.18'	27'	100.00%	PDSP	ONSITE	YES	X	0.00	Codominant leaders
1815	Eastern White Pine	Pinus strobus	65%	26.06"	8.30"	0.69'	9'	100.00%	PDSP	ONSITE	YES	X	0.00	Crown die back
1816	Red Oak	Quercus rubra	80%	141.30"	45.00"	3.75'	45'	100.00%	PDSP	ONSITE	YES	X	0.00	Minor die back
1817	London plane	Platanus × acerifolia	75%	76.93"	24.50"	2.04'	25'	100.00%	S	ONSITE	YES		0.00	
1818	Willow Oak	Quercus phellos	80%	119.63"	38.10"	3.18'	39'	100.00%	S	ONSITE	YES	X	0.00	
1819	Eastern White Pine	Pinus strobus	70%	63.74"	20.30"	1.69'	21'	100.00%	S	ONSITE	YES	X	0.00	Die back
1820	Eastern White Pine	Pinus strobus	0%	57.78"	18.40"	1.53'	19'	100.00%	S	ONSITE	YES	X	0.00	
1821	Honey Locust	Gleditsia triacanthos	70%	59.03"	18.80"	1.57'	19'	100.00%	PDSP	ONSITE	YES	X	0.00	
1822	Honey Locust	Gleditsia triacanthos	70%	64.68"	20.60"	1.72'	21'	100.00%	PDSP	ONSITE	YES	X	0.00	Low branching
1823	Willow Oak	Quercus phellos	80%	109.90"	35.00"	2.92'	35'	100.00%	S	ONSITE	YES	X	0.00	CRZ Removal in Pavement
1824	Willow Oak	Quercus phellos	75%	99.22"	31.60"	2.63'	32'	100.00%	S	ONSITE	YES	X	0.00	
1825	Willow Oak	Quercus phellos	80%	106.13"	33.80"	2.82'	34'	100.00%	S	ONSITE	YES	X	0.00	
1826	Linden	Tilia cordata	65%	71.28"	22.70"	1.89'	23'	0.00%	PDSP	ONSITE	NO	X	3,237.66	
1827	Red Maple	Acer rubrum	60%	85.41"	27.20"	2.27'	28'	0.00%	PDSP	ONSITE	NO	X	4,648.55	Low branching
1828	Honey Locust	Gleditsia triacanthos	75%	59.97"	19.10"	1.59'	20'	100.00%	PDSP	ONSITE	YES	X	0.00	Low branching
1829	Honey Locust	Gleditsia triacanthos	75%	24.81"	7.90"	0.66'	8'	100.00%	PDSP	ONSITE	YES	X	0.00	
1830	Honey Locust	Gleditsia triacanthos	80%	20.72"	6.60"	0.55'	8'	100.00%	PDSP	ONSITE	YES	X	0.00	
1831	Eastern White Pine	Pinus strobus	75%	76.93"	24.50"	2.04'	25'	100.00%	PDSP	ONSITE	YES	X	0.00	Full canopy
1833	Honey Locust	Gleditsia triacanthos	75%	21.67"	6.90"	0.58'	8'	100.00%	S	ONSITE	YES	X	0.00	
1835	Red Maple	Acer rubrum	70%	76.62"	24.40"	2.03'	25'	100.00%	PDSP	ONSITE	YES	X	0.00	Die back
1837	Red Maple	Acer rubrum	70%	58.09"	18.50"	1.54'	19'	40.30%	PDSP	ONSITE	YES	X	0.00	Low branching
1838	Silver Maple	Acer saccharinum	40%	136.90"	43.60"	3.63'	44'	65.41%	S	ONSITE	YES	X	0.00	Codominant leaders, Trunk scar, Major die back
1839	American Elm	Ulmus americana	65%	101.11"	32.20"	2.68'	33'	21.06%	PDSP	ONSITE	NO	X	6,514.66	
2001	Red Maple	Acer rubrum	70%	41.45"	13.20"	1.10'	14'	100.00%	PDSP	ONSITE	YES	X	0.00	Codominant leaders, Exposed roots
2002	Bradford Pear	Pyrus calleryana	65%	45.53"	14.50"	1.21'	15'	100.00%	PDSP	ONSITE	YES		0.00	Hazardous branching angle
2003	Southern Magnolia	Magnolia grandiflora	65%	14.82"	4.72"	0.39'	8'	100.00%	S	ONSITE	YES		0.00	x2 Multi trunk, Minor die back
2004	Pin Oak	Quercus palustris	70%	91.69"	29.20"	2.43'	30'	0.87%	PDSP	OFFSITE	NO	X	0.00	Codominant leaders
2005	American elm	Ulmus americana	70%	30.46"	9.70"	0.81'	10'	100.00%	S	OFFSITE	YES	X	0.00	Die back
2006	Red Maple	Acer rubrum	65%	66.57"	21.20"	1.77'	22'	25.92%	PDSP	ONSITE	NO	X	2,823.91	Codominant leaders, Trunk scar, CRZ Removal in Pavement
2007	Red Maple	Acer rubrum	70%	45.53"	14.50"	1.21'	15'	20.27%	PDSP	ONSITE	NO	X	1,321.04	CRZ Removal in Pavement
2008	Red Maple	Acer rubrum	60%	88.86"	28.30"	2.36'	29'	34.26%	PDSP	ONSITE	NO	X	5,032.14	Codominant leaders, CRZ Removal in Pavement
2009	Mulberry	Morus alba	70%	73.16"	23.30"	1.94'	24'	42.50%	S	OFFSITE	YES		0.00	Overhead wires, Vine growth, Close to fence
2010	Mulberry	Morus alba	60%	71.28"	22.70"	1.89'	23'	44.00%	S	OFFSITE	YES		0.00	Overhead wires, Vine growth, Close to fence
2011	Mulberry	Morus alba	70%	87.29"	27.80"	2.32'	28'	59.73%	S	OFFSITE	YES		0.00	Overhead wires
2012	Crape Myrtle	Lagerstroemia indica	85%	23.15"	7.37"	0.61'	8'	100.00%	C1	ONSITE	YES		0.00	x5 Multi trunk
2013	Crape Myrtle	Lagerstroemia indica	85%	22.42"	7.14"	0.59'	8'	100.00%	S	ONSITE	YES		0.00	x5 Multi trunk
2014	Crape Myrtle	Lagerstroemia indica	85%	20.49"	6.53"	0.54'	8'	100.00%	C1	ONSITE	YES		0.00	x5 Multi trunk
2015	Crape Myrtle	Lagerstroemia indica	85%	27.32"	8.70"	0.73'	9'	100.00%	C1	ONSITE	YES		0.00	x5 Multi trunk
2016	Crape Myrtle	Lagerstroemia indica	90%	21.25"	6.77"	0.56'	8'	100.00%	C1	ONSITE	YES		0.00	x5 Multi trunk
2017	Crape Myrtle	Lagerstroemia indica	90%	26.28"	8.37"	0.70'	9'	100.00%	C1	ONSITE	YES		0.00	x5 Multi trunk
2018	Japanese Pagoda Tree	Styphnolobium japonicum	65%	44.90"	14.30"	1.19'	15'	100.00%	C1	ONSITE	YES		0.00	Low branching
2019	Japanese Pagoda Tree	Styphnolobium japonicum	65%	39.56"	12.60"	1.05'	13'	100.00%	C1	ONSITE	YES		0.00	Low branching
2020	Willow Oak	Quercus phellos	85%	78.19"	24.90"	2.08'	25'	100.00%	PDSP	ONSITE	YES	X	0.00	
2021	Kousa Dogwood	Cornus kousa	70%	26.38"	8.40"	0.70'	9'	100.00%	PDSP	ONSITE	YES		0.00	x8 Multi trunk
2022	Crape Myrtle	Lagerstroemia indica	90%	25.20"	8.03"	0.67'	9'	100.00%	PDSP	ONSITE	YES		0.00	x5 Multi trunk
2023	Crape Myrtle	Lagerstroemia indica	85%	26.14"	8.33"	0.69'	9'	100.00%	PDSP	ONSITE	YES		0.00	x5 Multi trunk
2024	Crape Myrtle	Lagerstroemia indica	90%	25.20"	8.03"	0.67'	9'	100.00%	PDSP	ONSITE	YES		0.00	x5 Multi trunk
2025	Crape Myrtle	Lagerstroemia indica	90%	25.52"	8.13"	0.68'	9'	100.00%	PDSP	ONSITE	YES		0.00	x5 Multi trunk

BOHLER DC//

1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE
LSCP - 0

Revisions
NO. DATE

TREE INVENTORY SCHEDULE

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE
10/17/2025

APPROVED
CM, MO, SN

SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.
CIV903

Oct 15, 2025
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - LSCP - 0----->LAYOUT: CIV903 - TREE INVENTORY SCHEDULE

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

#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH) INCHES	SPECIES RATING %	CONDITION RATING %	TOTAL SCORE	REMOVE	REPLACEMENTS REQUIRED
407	Silver Maple	Acer saccharinum	14.00"	45%	20%	1.3	YES	1
408	Tree of Heaven	Ailanthus altissima	4.20"	45%	70%	1.3	YES	1
409	Black Locust	Robinia pseudoacacia	14.40"	55%	30%	2.4	YES	1
410	Tree of Heaven	Ailanthus altissima	14.60"	45%	20%	1.3	YES	1
411	Black Cherry	Prunus serotina	17.70"	55%	30%	2.9	YES	1
412	American Elm	Ulmus americana	3.10"	55%	60%	1.0	YES	1
413	Red Maple	Acer rubrum	11.60"	70%	40%	3.2	YES	1
414	Black Locust	Robinia pseudoacacia	19.00"	55%	0%	0.0	YES	0
415	American Elm	Ulmus americana	32.40"	55%	50%	8.9	NO	0
416	American Elm	Ulmus americana	13.90"	55%	0%	0.0	YES	0
417	American Elm	Ulmus americana	4.40"	55%	50%	1.2	YES	1
418	Red Oak	Quercus rubra	7.00"	75%	20%	1.1	YES	1
420	American Planetree	Platanus occidentalis	33.60"	60%	20%	4.0	YES	1
421	American Elm	Ulmus americana	14.20"	55%	30%	2.3	NO	0
422	Black Locust	Robinia pseudoacacia	23.30"	55%	40%	5.1	NO	0
423	Black Cherry	Prunus serotina	18.90"	55%	30%	3.1	YES	1
424	Eastern White Pine	Pinus strobus	13.40"	55%	20%	1.5	YES	1
425	Black Gum	Nyssa sylvatica	5.00"	80%	40%	1.6	NO	0
426	Black Cherry	Prunus serotina	7.10"	55%	50%	2.0	NO	0
427	American Elm	Ulmus americana	13.60"	55%	20%	1.5	YES	1
428	American Elm	Ulmus americana	15.60"	55%	30%	2.6	NO	0
429	American Elm	Ulmus americana	10.00"	55%	30%	1.7	NO	0
430	Black Locust	Robinia pseudoacacia	15.40"	55%	30%	2.5	NO	0
431	American Elm	Ulmus americana	16.80"	55%	30%	2.8	NO	0
432	American Elm	Ulmus americana	23.40"	55%	30%	3.9	NO	0
433	Tree of Heaven	Ailanthus altissima	6.70"	45%	60%	1.8	YES	1
434	Black Locust	Robinia pseudoacacia	25.60"	55%	10%	1.4	YES	1
435	Red Maple	Acer rubrum	13.40"	70%	40%	3.8	YES	1
436	Tree of Heaven	Ailanthus altissima	3.10"	45%	60%	0.8	YES	1
437	Tree of Heaven	Ailanthus altissima	6.40"	45%	60%	1.7	YES	1
438	Tree of Heaven	Ailanthus altissima	5.40"	45%	70%	1.7	YES	1
439	Black Cherry	Prunus serotina	9.00"	55%	30%	1.5	NO	0
440	American Elm	Ulmus americana	8.20"	55%	40%	1.8	NO	0
441	Tree of Heaven	Ailanthus altissima	10.60"	45%	0%	0.0	YES	0
442	Littleleaf Linden	Tilia cordata	22.40"	75%	20%	3.4	YES	1
443	Black Cherry	Prunus serotina	11.70"	55%	60%	3.9	YES	1
444	Black Cherry	Prunus serotina	5.00"	55%	60%	1.7	YES	1
445	Black Cherry	Prunus serotina	13.80"	55%	20%	1.5	YES	1
446	Black Cherry	Prunus serotina	7.00"	55%	50%	1.9	YES	1
447	American Elm	Quercus rubra	12.50"	75%	55%	5.2	NO	0
448	Black Locust	Robinia pseudoacacia	31.70"	55%	70%	12.2	NO	0
449	Black Cherry	Prunus serotina	6.70"	55%	20%	0.7	YES	1
450	Black Cherry	Prunus serotina	3.60"	55%	40%	0.8	YES	1
451	Black Cherry	Prunus serotina	4.60"	55%	40%	1.0	YES	1
452	Black Cherry	Prunus serotina	6.50"	55%	40%	1.4	YES	1
453	Norway Maple	Acer platanoides	16.00"	55%	40%	3.5	YES	1
454	Tree of Heaven	Ailanthus altissima	10.80"	45%	70%	3.4	YES	1
455	Tree of Heaven	Ailanthus altissima	5.30"	45%	20%	0.5	YES	1
456	American Elm	Ulmus americana	9.40"	55%	50%	2.6	YES	1
457	Tree of Heaven	Ailanthus altissima	5.50"	45%	60%	1.5	YES	1
458	White Mulberry	Morus alba	20.40"	45%	40%	3.7	YES	1
459	Norway Maple	Acer platanoides	6.80"	55%	20%	0.7	YES	1
460	Norway Maple	Acer platanoides	9.80"	55%	40%	2.2	YES	1
461	Black Cherry	Prunus serotina	13.90"	55%	20%	1.5	YES	1
462	Tree of Heaven	Ailanthus altissima	3.30"	45%	60%	0.9	YES	1
463	Black Cherry	Prunus serotina	5.00"	55%	50%	1.4	YES	1
464	Black Walnut	Juglans nigra	7.40"	70%	20%	1.0	YES	1
465	Tree of Heaven	Ailanthus altissima	7.30"	45%	40%	1.3	YES	1
466	Norway Maple	Acer platanoides	8.20"	55%	20%	0.9	YES	1
467	Black Locust	Robinia pseudoacacia	6.70"	55%	20%	0.7	YES	1
468	Black Cherry	Prunus serotina	4.90"	55%	30%	0.8	YES	1
469	Tree of Heaven	Ailanthus altissima	4.60"	45%	50%	1.0	YES	1
470	Silver Maple	Acer saccharinum	4.40"	45%	50%	1.0	YES	1
471	Black Cherry	Prunus serotina	3.60"	55%	50%	1.0	YES	1
473	Tree of Heaven	Ailanthus altissima	6.00"	45%	60%	1.6	YES	1
474	Tree of Heaven	Ailanthus altissima	6.70"	45%	20%	0.6	YES	1
475	Norway Maple	Acer platanoides	7.60"	55%	20%	0.8	YES	1
476	Black Locust	Robinia pseudoacacia	16.70"	55%	0%	0.0	YES	0
477	Tree of Heaven	Ailanthus altissima	10.00"	45%	40%	1.8	YES	1
479	Tree of Heaven	Ailanthus altissima	6.20"	45%	30%	0.8	YES	1
480	Tree of Heaven	Ailanthus altissima	3.60"	45%	30%	0.5	YES	1
481	Tree of Heaven	Ailanthus altissima	5.70"	45%	50%	1.3	YES	1
482	Silver Maple	Acer saccharinum	38.40"	45%	60%	10.4	YES	3
483	White Mulberry	Morus alba	13.70"	45%	40%	2.5	YES	1
484	White Mulberry	Morus alba	5.60"	45%	40%	1.0	YES	1
485	White Mulberry	Morus alba	5.90"	45%	40%	1.1	YES	1
486	White Mulberry	Morus alba	12.50"	45%	40%	2.3	YES	1
487	Norway Maple	Acer platanoides	13.70"	55%	40%	3.0	YES	1
488	Black Locust	Robinia pseudoacacia	5.20"	55%	30%	0.9	YES	1
489	Black Locust	Robinia pseudoacacia	7.00"	55%	40%	1.5	YES	1
490	White Oak	Quercus alba	7.90"	90%	70%	5.0	YES	1
491	Black Locust	Robinia pseudoacacia	10.20"	55%	60%	3.4	YES	1
492	Tree of Heaven	Ailanthus altissima	7.30"	45%	50%	1.6	YES	1
493	Tree of Heaven	Ailanthus altissima	7.50"	45%	60%	2.0	YES	1
494	Black Cherry	Prunus serotina	9.90"	55%	60%	3.3	YES	1
495	Black Cherry	Prunus serotina	15.60"	55%	50%	4.3	YES	1
496	Red Oak	Quercus rubra	5.70"	75%	20%	0.9	YES	1
497	Tree of Heaven	Ailanthus altissima	5.60"	45%	50%	1.3	YES	1
498	Norway Maple	Acer platanoides	9.20"	55%	70%	3.5	YES	1
499	Black Locust	Robinia pseudoacacia	9.10"	55%	0%	0.0	YES	1
500	Norway Maple	Acer platanoides	10.00"	55%	70%	3.9	YES	1
701	Silver Maple	Acer saccharinum	11.40"	45%	70%	3.6	YES	1
702	Silver Maple	Acer saccharinum	19.96"	45%	75%	6.7	NO	0
708	Silver Maple	Acer saccharinum	12.10"	45%	80%	4.4	NO	0
717	American Elm	Ulmus americana	13.20"	55%	75%	5.4	YES	2
718	American Elm	Ulmus americana	17.50"	55%	60%	5.8	YES	2
720	Linden	Tilia cordata	26.30"	75%	75%	14.8	YES	3
721	Linden	Tilia cordata	27.00"	75%	80%	16.2	YES	4
725	Black Locust	Robinia pseudoacacia	21.70"	55%	70%	8.4	NO	0
726	Black Locust	Robinia pseudoacacia	14.00"	55%	0%	0.0	YES	0
727	American Elm	Ulmus americana	11.60"	55%	75%	4.8	NO	0
730	Willow Oak	Quercus phellos	28.90"	75%	90%	19.5	YES	4
731	Willow Oak	Quercus phellos	19.60"	75%	85%	12.5	YES	3
732	Hackberry	Celtis occidentalis	18.80"	65%	75%	9.2	YES	2
733A	American Elm	Ulmus americana	24.30"	55%	75%	10.0	YES	3
733	Pin Oak	Quercus palustris	25.20"	65%	60%	9.8	YES	2
734	Pin Oak	Quercus palustris	20.80"	65%	70%	9.5	YES	2
735	Pin Oak	Quercus palustris	23.20"	65%	45%	6.8	YES	2

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

#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH) INCHES	SPECIES RATING %	CONDITION RATING %	TOTAL SCORE	REMOVE	REPLACEMENTS REQUIRED
285	White Mulberry	Morus alba	8.50"	45%	70%	2.7	YES	1
286	White Mulberry	Morus alba	10.40"	45%	70%	3.3	YES	1
288	American Elm	Ulmus americana	9.90"	55%	40%	2.2	NO	0
289	Eastern White Pine	Pinus strobus	9.20"	55%	40%	2.0	NO	0
290	Red Maple	Acer rubrum	7.40"	70%	40%	2.1	NO	0
291	Red Maple	Acer rubrum	6.10"	70%	40%	1.7	NO	0
292	Black Cherry	Prunus serotina	18.00"	55%	30%	3.0	NO	0
293	Black Cherry	Prunus serotina	15.20"	55%	30%	2.5	YES	1
294	Red Maple	Acer rubrum	18.30"	70%	60%	7.7	YES	2
298	Tree of Heaven	Ailanthus altissima	11.20"	45%	40%	2.0	YES	1
299	Red Oak	Quercus rubra	26.10"	75%	60%	11.7	YES	3
301	Willow Oak	Quercus phellos	9.10"	75%	20%	1.4	YES	1
302	Red Oak	Quercus rubra	9.30"	75%	50%	3.5	YES	1
303	Willow Oak	Quercus phellos	12.40"	75%	60%	5.6	YES	2
304	Willow Oak	Quercus phellos	5.20"	75%	40%	1.6	YES	1
306	Black Cherry	Prunus serotina	8.30"	55%	40%	1.8	NO	0
307	Red Oak	Quercus rubra	25.70"	75%	70%	13.5	NO	0
308	Black Cherry	Prunus serotina	14.60"	55%	40%	3.2	NO	0
309	Higan Cherry	Prunus subhirtella	14.50"	55%	40%	3.2	NO	0
310	Red Oak	Quercus rubra	9.10"	75%	50%	3.4	NO	0
312	Red Oak	Quercus rubra	14.60"	75%	50%	5.5	YES	2
313	Black Cherry	Prunus serotina	8.30"	55%	50%	2.3	YES	1
314	Black Cherry	Prunus serotina	12.40"	55%	20%	1.4	YES	1
315	Black Locust	Robinia pseudoacacia	15.00"	55%	30%	2.5	YES	1
316	Red Oak	Quercus rubra	9.20"	75%	20%	1.4	YES	1
317	Red Oak	Quercus rubra	9.60"	75%	20%	1.4	YES	1
318	Red Oak	Quercus rubra	6.40"	75%	40%	1.9	NO	0
320	Black Locust	Robinia pseudoacacia	14.00"	55%	0%	0.0	YES	0
321	Black Locust	Robinia pseudoacacia	15.90"	55%	40%	3.5	NO	0
322	Black Cherry	Prunus serotina	8.60"	55%	0%	0.0	YES	1
323	Red Oak	Quercus rubra	5.40"	75%	30%	1.2	NO	0
324	Black Locust	Robinia pseudoacacia	15.30"	55%	0%	0.0	YES	0
325	Black Cherry	Prunus serotina	15.30"	55%	30%	2.5	NO	0
326	Black Cherry	Prunus serotina	7.00"	55%	50%	1.9	NO	0
327	Red Oak	Quercus rubra	5.40"	75%	60%	2.4	NO	0
328	Black Cherry	Prunus serotina	18.40"	55%	30%	3.0	NO	0
329	Red Oak	Quercus rubra	5.10"	75%	30%	1.1	NO	0
330	Red Oak	Quercus rubra	10.60"	75%	20%	1.6	YES	1
331	Black Locust	Robinia pseudoacacia	9.20"	55%	20%	1.0	YES	1
332	Red Oak	Quercus rubra	5.00"	75%	30%	1.1	NO	0
333	Black Cherry	Prunus serotina	14.10"	55%	50%	3.9	NO	0
334	Black Locust	Robinia pseudoacacia	9.30"	55%	30%	1.5	NO	0
335	Black Locust	Robinia pseudoacacia	9.20"	55%	30%	1.5	NO	0
336	Black Locust	Robinia pseudoacacia	17.00"	55%	30%	2.8	NO	0
338	Black Locust	Robinia pseudoacacia	7.60"	55%	40%	1.7	NO	0
339	Black Locust	Robinia pseudoacacia	10.70"	55%	20%	1.2	YES	1
340	Red Oak	Quercus rubra	7.90"	75%	20%	1.2	YES	1
341	Red Oak	Quercus rubra	9.60"	75%	20%	1.4	YES	1
342	Red Oak	Quercus rubra	5.00"	75%	30%	1.1	NO	0
345	Red Oak	Quercus rubra	18.70"	75%	30%	4.2	NO	0
346	Red Oak	Quercus rubra	7.60"	75%	20%	1.1	YES	1
347	Red Oak	Quercus rubra	8.40"	75%	10%	0.6	YES	1
348	White Oak	Quercus alba	13.70"	90%	30%	3.7	NO	0
349	Red Oak	Quercus rubra	16.20"	75%	30%	3.6	NO	0
350	Red Oak	Quercus rubra	15.00"	75%	20%	2.3	YES	1
351	Pin Oak	Quercus palustris	9.30"	65%	70%	4.2	YES	1
352	White Oak	Quercus alba	23.20"	90%	75%	15.7	YES	4
353	American Elm	Ulmus americana	8.90"	55%	70%	3.4	YES	1
354	Tree of Heaven	Ailanthus altissima	8.70"	45%	20%	0.8	YES	1
355	Black Cherry	Prunus serotina	18.90"	55%	20%	2.1	YES	1
356	American Elm	Ulmus americana	8.70"	55%	60%	2.9	YES	1
357	White Mulberry	Morus alba	9.00"	45%	50%	2.0	YES	1
358	Tree of Heaven	Ailanthus altissima	15.60"	45%	40%	2.8	YES	1
359	Black Cherry	Prunus serotina	14.60"	55%	20%	1.6	YES	1
360	Red Oak	Quercus rubra	14.90"	75%	30%	3.4	YES	1
361	Red Oak	Quercus rubra	12.70"	75%	30%	2.9	YES	1
363	Red Oak	Quercus rubra	18.60"	75%	20%	2.8	YES	1
364	Red Oak	Quercus rubra	21.10"	75%	20%	3.2	YES	1
366	Box Elder	Acer negundo	7.30"	40%	60%	1.8	YES	1
368	Tree of Heaven	Ailanthus altissima	10.20"	45%	50%	2.3	YES	1
369	Tree of Heaven	Ailanthus altissima	10.20"	45%	50%	2.3	YES	1
370	Tree of Heaven	Ailanthus altissima	6.60"	45%	70%	2.1	YES	1
371	Tree of Heaven	Ailanthus altissima	6.60"	45%	60%	1.8	YES	1
372	Red Oak	Quercus rubra	9.00"	75%	0%	0.0	YES	1
373	Red Oak	Quercus rubra	31.40"	75%	60%	14.1	YES	3
374	American Elm	Ulmus americana	4.60"	55%	70%	1.8	YES	1
375	American Elm	Ulmus americana	10.40"	55%	60%	3.4	YES	1
376	American Elm	Ulmus americana	5.10"	55%	40%	1.1	YES	1
377	American Elm	Ulmus americana	5.50"	55%	50%	1.5	YES	1
378	American Elm	Ulmus americana	4.00"	55%	70%	1.5	YES	1
379	Tree of Heaven	Ailanthus altissima	10.90"	45%	50%	2.5	YES	1
380	American Holly	Ilex opaca	8.60"	75%	70%	4.5	YES	1
381	American Holly	Ilex opaca	15.40"	75%	80%	9.2	YES	2
382	American Holly	Ilex opaca	11.80"	75%	70%	6.2	YES	2
383	American Holly	Ilex opaca	8.00"	75%	60%	3.6	YES	1
384	Tree of Heaven	Ailanthus altissima	4.20"	45%	40%	0.8	YES	1
385	Tree of Heaven	Ailanthus altissima	4.60"	45%	40%	0.8	YES	1
386	Tree of Heaven	Ailanthus altissima	4.40"	45%	40%	0.8	YES	1
387	Tree of Heaven	Ailanthus altissima	3.90"	45%	30%	0.5	YES	1
388	White Mulberry	Morus alba	7.60"	45%	50%	1.7	YES	1
389	Tree of Heaven	Ailanthus altissima	7.40"	45%	40%	1.3	YES	1
390	Tree of Heaven	Ailanthus altissima	7.80"	45%	40%	1.4	YES	1
391	Tree of Heaven	Ailanthus altissima	4.00"	45%	40%	0.7	YES	1
392	Tree of Heaven	Ailanthus altissima	5.00"	45%	60%	1.4	YES	1
393	Black Locust	Robinia pseudoacacia	5.90"	55%	70%	2.3	YES	1
394	Black Locust	Robinia pseudoacacia	5.70"	55%	70%	2.2	YES	1
395	White Mulberry	Morus alba	9.20"	45%	50%	2.1	YES	1
396	White Mulberry	Morus alba	6.60"	45%	50%	1.5	YES	1
397	Deodar Cedar	Cedrus deodara	10.20"	50%	70%	3.6	YES	1
398	Tree of Heaven	Ailanthus altissima	4.50"	45%	60%	1.2	YES	1
399	Tree of Heaven	Ailanthus altissima	3.40"	45%	70%	1.1	YES	1
400	Tree of Heaven	Ailanthus altissima	4.40"	45%	70%	1.4	YES	1
401	Black Locust	Robinia pseudoacacia	17.70"	55%	30%	2.9	YES	1
402	Tree of Heaven	Ailanthus altissima	11.70"	45%	60%	3.2	YES	1
403	Black Locust	Robinia pseudoacacia	6.90"	55%	70%	2.7	YES	1
404	Tree of Heaven	Ailanthus altissima	4.40"	45%	60%	1.2	YES	1
405	Black Locust	Robinia pseudoacacia	23.70"	55%	20%	2.6	YES	1
406	Silver Maple	Acer saccharinum	13.30"	45%	20%	1.2	YES	1

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

#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH) INCHES	SPECIES RATING %	CONDITION RATING %	TOTAL SCORE	REMOVE	REPLACEMENTS REQUIRED
1/2/3	Willow Oak	Quercus phellos	31.35"	75%	65%	15.3	YES	4
4	Willow Oak	Quercus phellos	29.40"	75%	75%	16.5	YES	4
5	Willow Oak	Quercus phellos	30.70"	75%	65%	15.0	YES	4
6	Willow Oak	Quercus phellos	20.20"	75%	70%	10.6	YES	3
7	Willow Oak	Quercus phellos	28.60"	75%	60%	12.9	YES	3
8	Willow Oak	Quercus phellos	25.10"	75%	70%	13.2	YES	3
9	Willow Oak	Quercus phellos	25.70"	75%	35%	6.7	YES	2
10	Willow Oak	Quercus phellos	25.80"	75%	80%	15.5	YES	4
11	Willow Oak	Quercus phellos	28.70"	75%	80%	17.2	YES	4
12	Willow Oak	Quercus phellos	24.90"	75%	75%	14.0	YES	3
13	Willow Oak	Quercus phellos	23.40"	75%	75%	13.2	YES	3
14	Red Oak	Quercus rubra	27.60"	75%	80%	16.6	YES	4
17	Red Oak	Quercus rubra	25.60"	75%	80%	15.4	YES	4
20	Willow Oak	Quercus phellos	25.50"	75%	70%	13.4	YES	3
29	Eastern White Pine	Pinus strobus	22.10"	55%	70%	8.5	NO	0
32	Eastern White Pine	Pinus strobus	22.40"	55%	60%	7.4	YES	2
34	Eastern White Pine	Pinus strobus	15.30"	55%	75%	6.3	YES	2
35	Eastern White Pine	Pinus strobus	24.10"	55%	60%	8.0	YES	2
36/38	Eastern Hemlock	Tsuga canadensis	12.85"	55%	65%	4.6	YES	1
39	Eastern Hemlock	Tsuga canadensis	16.54"	55%	70%	6.4	YES	2
45/46	Eastern Hemlock	Tsuga canadensis	12.48"	55%	50%	3.4	YES	1
48	Red Oak	Quercus rubra	37.10"	75%	85%	23.7	YES	5
52/53	American elm	Ulmus americana	28.63"	55%	65%	10.2	YES	3
54	Red Maple	Acer rubrum	21.70"	70%	70%	10.6	YES	3
55	Pin Oak	Quercus palustris	22.20"	65%	60%	8.7	NO	0
56	Pin Oak	Quercus palustris	22.10"	65%	75%	10.8	NO	0
58	Willow Oak	Quercus phellos	27.90"	75%	75%	15.7	YES	4
60	Chinese Magnolia	Magnolia × soulangeana	6.79"	70%	75%	3.6	NO	0
61	Chinese Magnolia	Magnolia × soulangeana	6.20"	70%	70%	3.0	NO	0
62	Chinese Magnolia	Magnolia × soulangeana	5.99"	70%	70%	2.9	NO	0
64	Chinese Magnolia	Magnolia × soulangeana	7.13"	70%	70%	3.5	NO	0
65	Chinese Magnolia	Magnolia × soulangeana	8.28"	70%	70%	4.1	NO	0
66	Chinese Magnolia	Magnolia × soulangeana	13.60"	70%	80%	7.6	YES	2
67	Willow Oak	Quercus phellos	35.90"	75%	75%	20.2	YES	5
68	Willow Oak	Quercus phellos	28.40"	75%	70%	14.9	YES	4
70	Kanzan Cherry	Prunus serrulata 'Kanzan'	5.20"	55%	70%	2.0	YES	1
77	Pin Oak	Quercus palustris	24.90"	65%	70%	11.3	YES	3
104	Eastern Red Cedar	Juniperus virginiana	15.50"	80%	90%	11.2	YES	3
105	American elm	Ulmus americana	22.20"	55%	70%	8.5	YES	2
107	Sugar Maple	Acer saccharum	35.20"	75%	65%	17.2	YES	4
108	Tree of Heaven	Ailanthus altissima	12.60"	45%	40%	2.3	YES	1
109	Mulberry	Morus alba	13.70"	45%	20%	1.2	YES	1
114	Honey Locust	Gleditsia triacanthos	11.90"	55%	70%	4.6	YES	1
122	Red Maple	Acer rubrum	17.00"	70%	20%	2.4	YES	1
123	American Elm	Ulmus americana	14.60"	55%	20%	1.6	YES	1
124	American Planetree	Platanus occidentalis	14.60"	60%	30%	2.6	YES	1
125	Red Maple	Acer rubrum	11.90"	70%	40%	3.3	YES	1
126	American Planetree	Platanus occidentalis	17.70"	60%	30%	3.2	YES	1
127	Black Locust	Robinia pseudoacacia	19.60"	55%	30%	3.2	YES	1
128	Willow Oak	Quercus phellos	7.40"	75%	30%	1.7	NO	0
132	Tree of Heaven	Ailanthus altissima	5.20"	45%	50%	1.2	YES	1
133	Tree of Heaven	Ailanthus altissima	5.60"	45%	50%	1.3	YES	1
134	Tree of Heaven	Ailanthus altissima	4.30"	45%	60%	1.2	YES	1
136	Tree of Heaven	Ailanthus altissima	4.80"	45%	60%	1.3	YES	1
137	Silver Maple	Acer saccharinum	3.60"	45%	60%	1.0	NO	0
138	Tree of Heaven	Ailanthus altissima	5.00"	45%	60%	1.4	YES	1
139	Tree of Heaven	Ailanthus altissima	5.00"	45%	60%	1.4	YES	1
140	Tree of Heaven	Ailanthus altissima	4.50"	45%	60%	1.2	YES	1
141	Tree of Heaven	Ailanthus altissima	3.50"	45%	60%	0.9	YES	1
142	Tree of Heaven	Ailanthus altissima	6.10"	45%	60%	1.6	YES	1
144	Black Cherry	Prunus serotina	19.70"	55%	30%	3.3	YES	1
146	Tree of Heaven	Ailanthus altissima	4.00"	45%	30%	0.5	YES	1
147	Tree of Heaven	Ailanthus altissima	4.30"	45%	70%	1.4	YES	1
148	Tree of Heaven	Ailanthus altissima	5.40"	45%	60%	1.5	YES	1
151	American Elm	Ulmus americana	15.40"	55%	50%	4.2	YES	1
152	American Elm	Ulmus americana	31.70"	55%	40%	7.0	NO	0
153	American Elm	Ulmus americana	26.40"	55%	70%	10.2	NO	0
154	American Elm	Ulmus americana	16.30"	55%	60%	5.4	YES	2
155	Black Cherry	Prunus serotina	25.10"	55%	30%	4.1	NO	0
156	American Planetree	Platanus occidentalis	15.40"	60%	50%	4.6	NO	0
157	Tree of Heaven	Ailanthus altissima	3.10"	45%	70%	1.0	YES	1
158	Tree of Heaven	Ailanthus altissima	3.50"	45%	60%	0.9	YES	1
159	Tree of Heaven	Ailanthus altissima	13.00"	45%	40%	2.3	YES	1
160	Tree of Heaven	Ailanthus altissima	3.90"	45%	70%	1.2	YES	1
161	American Elm	Ulmus americana	22.90"	55%	70%	8.8	NO	0
162/163	American Elm	Ulmus americana	15.74"	55%	70%	6.1	NO	0
164	American Elm	Ulmus americana	20.10"	55%	50%	5.5	YES	2
165	Tree of Heaven	Ailanthus altissima	16.60"	45%	50%	3.7	YES	1
166	Eastern White Pine	Pinus strobus	27.60"	55%	65%	9.9	YES	2
167	Eastern White Pine	Pinus strobus	26.70"	55%	60%	8.8	YES	2
168	Eastern White Pine	Pinus strobus	25.20"	55%	55%	7.6	YES	2
171	Sugar Maple	Acer saccharum	25.30"	75%	65%	12.3	YES	3
172	Eastern White Pine	Pinus strobus	21.50"	55%	70%	8.3	YES	2
178	Pin Oak	Quercus palustris	29.60"	65%	70%	13.5	YES	3
181	Willow Oak	Quercus phellos	37.90"	75%	80%	22.7	YES	5
187	Linden	Tilia cordata	19.50"	75%	70%	10.2	NO	0
188	Linden	Tilia cordata	19.60"	75%	70%	10.3	NO	0
189	Linden	Tilia cordata	27.90"	75%	70%	14.6	NO	0
190	Linden	Tilia cordata	19.00"	75%	70%	10.0	NO	0
192	Red Maple	Acer rubrum	23.50"	70%	70%	11.5	NO	0
194	Willow Oak	Quercus phellos	27.10"	75%	70%	14.2	YES	3
199	Black locust	Robinia pseudoacacia	21.60"	55%	0%	0.0	YES	0
268	American Elm	Ulmus americana	19.70"	55%	40%	4.3	NO	0
269	Littleleaf Linden	Tilia cordata	32.60"	75%	40%	9.8	NO	0
270	American Elm	Ulmus americana	16.10"	55%	50%	4.4	NO	0
271	Silver Maple	Acer saccharinum	19.00"	45%	40%	3.4	NO	0
272	Black Cherry	Prunus serotina	7.30"	55%	70%	2.8	NO	0
273	Black Cherry	Prunus serotina	9.20"	55%	60%	3.0	NO	0
274	Black Cherry	Prunus serotina	8.60"	55%	60%	2.8	NO	0
275	Black Cherry	Prunus serotina	3.10"	55%	0%	0.0	YES	1
276	Black Cherry	Prunus serotina	5.00"	55%	60%	1.7	NO	0
277	Black Cherry	Prunus serotina	4.50"	55%	0%	0.0	YES	1
278	American Elm	Ulmus americana	7.30"	55%	70%	2.8	NO	0
279	Black Cherry	Prunus serotina	8.40"	55%	60%	2.8	NO	0
280	Black Cherry	Prunus serotina	16.10"	55%	60%	5.3	NO	0
281	White Mulberry	Morus alba	15.60"	45%	70%	4.9	YES	2
282	Black Cherry	Prunus serotina	6.40"	55%	70%	2.5	NO	0
283	Littleleaf Linden	Tilia cordata	7.90"	75%	80%	4.7	NO	0
284	White Mulberry	Morus alba	8.70"	45%	70%	2.7	YES	1

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE
LSCP - 0

Revisions
NO. DATE

TREE REPLACEMENT SCHEDULE

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE
10/17/2025

APPROVED
CM, MO, SN

SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.
CIV904

Oct 15, 2025
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - LSCP - 0---->LAYOUT: CIV904 - TREE REPLACEMENT SCHEDULE

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

#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH)	SPECIES RATING	CONDITION RATING	TOTAL SCORE	REMOVE	REPLACEMENTS REQUIRED
			INCHES	%	%			
1640	Japanese Zelkova	Zelkova serrata	9.00"	75%	70%	4.7	YES	1
1641	Japanese Zelkova	Zelkova serrata	12.10"	75%	75%	6.8	YES	2
1642	Red Oak	Quercus rubra	27.80"	75%	70%	14.6	YES	3
1643	Willow Oak	Quercus phellos	26.40"	75%	60%	11.9	YES	3
1644	Red Oak	Quercus rubra	31.50"	75%	30%	7.1	YES	2
1645	Willow Oak	Quercus phellos	23.00"	75%	70%	12.1	YES	3
1646	Silver Maple	Acer saccharinum	39.20"	45%	30%	5.3	YES	2
1647	American elm	Ulmus americana	23.00"	55%	60%	7.6	YES	2
1648	American elm	Ulmus americana	22.50"	55%	70%	8.7	YES	2
1649	Red Maple	Acer rubrum	24.10"	70%	70%	11.8	NO	0
1650	Eastern Hemlock	Tsuga canadensis	10.52"	55%	70%	4.1	YES	1
1651	Red Maple	Acer rubrum	6.00"	70%	80%	3.4	YES	1
1652	Pin Oak	Quercus palustris	4.70"	65%	70%	2.1	YES	1
1653	Pin Oak	Quercus palustris	5.60"	65%	55%	2.0	YES	1
1654	Pin Oak	Quercus palustris	5.20"	65%	65%	2.2	YES	1
1655	Pin Oak	Quercus palustris	5.50"	65%	65%	2.3	YES	1
1656	Japanese Zelkova	Zelkova serrata	7.80"	75%	65%	3.8	YES	1
1657	Japanese Zelkova	Zelkova serrata	8.70"	75%	75%	4.9	YES	1
1658	Japanese Zelkova	Zelkova serrata	8.60"	75%	75%	4.8	YES	1
1659	Japanese Zelkova	Zelkova serrata	9.90"	75%	70%	5.2	YES	1
1661	Yoshino Cherry	Prunus × yedoensis	11.10"	55%	75%	4.6	YES	1
1662	Yoshino Cherry	Prunus × yedoensis	10.00"	55%	70%	3.9	YES	1
1663	Yoshino Cherry	Prunus × yedoensis	6.60"	55%	70%	2.5	YES	1
1664	Red Oak	Quercus rubra	48.30"	75%	80%	29.0	YES	6
1665	American Holly	Ilex opaca	4.53"	75%	70%	2.4	YES	1
1666	American Holly	Ilex opaca	4.63"	75%	70%	2.4	NO	0
1667	American Holly	Ilex opaca	3.59"	75%	70%	1.9	NO	0
1668	American Holly	Ilex opaca	4.56"	75%	75%	2.6	YES	1
1669	American Holly	Ilex opaca	4.10"	75%	75%	2.3	YES	1
1670	Willow Oak	Quercus phellos	31.50"	75%	80%	18.9	NO	0
1671	Willow Oak	Quercus phellos	21.70"	75%	70%	11.4	NO	0
1672	Willow Oak	Quercus phellos	16.60"	75%	75%	9.3	YES	2
1673	Kanzan Cherry	Prunus serrulata 'Kanzan'	6.30"	55%	70%	2.4	YES	1
1675	Pin Oak	Quercus palustris	29.40"	65%	70%	13.4	YES	3
1676	American sycamore	Platanus occidentalis	9.50"	60%	70%	4.0	YES	1
1677	American sycamore	Platanus occidentalis	14.00"	60%	75%	6.3	YES	2
1678	American sycamore	Platanus occidentalis	10.10"	60%	70%	4.2	YES	1
1679	American sycamore	Platanus occidentalis	11.50"	60%	75%	5.2	YES	2
1680	American sycamore	Platanus occidentalis	13.20"	60%	70%	5.5	YES	2
1681	American sycamore	Platanus occidentalis	5.60"	60%	80%	2.7	YES	1
1682	American sycamore	Platanus occidentalis	6.60"	60%	75%	3.0	YES	1
1683	Yoshino Cherry	Prunus × yedoensis	10.10"	55%	70%	3.9	YES	1
1684	Yoshino Cherry	Prunus × yedoensis	6.30"	55%	70%	2.4	YES	1
1685	Yoshino Cherry	Prunus × yedoensis	10.00"	55%	75%	4.1	YES	1
1686	Deodar Cedar	Cedrus deodara	7.40"	50%	25%	0.9	YES	1
1687	Deodar Cedar	Cedrus deodara	13.80"	50%	70%	4.8	YES	1
1688	Deodar Cedar	Cedrus deodara	11.10"	50%	75%	4.2	YES	1
1689	Japanese Zelkova	Zelkova serrata	9.80"	75%	75%	5.5	YES	1
1690	Japanese Zelkova	Zelkova serrata	9.90"	75%	70%	5.2	YES	1
1691	Japanese Zelkova	Zelkova serrata	10.00"	75%	70%	5.3	YES	2
1692	Deodar Cedar	Cedrus deodara	14.70"	50%	75%	5.5	YES	2
1693	Yoshino Cherry	Prunus × yedoensis	16.20"	55%	65%	5.8	YES	2
1694	Deodar Cedar	Cedrus deodara	12.30"	50%	75%	4.6	YES	1
1695	Kousa Dogwood	Cornus kousa	6.10"	90%	35%	1.9	YES	1
1696	Deodar Cedar	Cedrus deodara	14.60"	50%	75%	5.5	YES	2
1697	Yoshino Cherry	Prunus × yedoensis	9.90"	55%	65%	3.5	YES	1
1698	Deodar Cedar	Cedrus deodara	14.70"	50%	75%	5.5	YES	2
1699	Eastern Redbud	Cercis canadensis	7.60"	75%	65%	3.7	YES	1
1700	American sycamore	Platanus occidentalis	9.10"	60%	80%	4.4	YES	1
1701	American sycamore	Platanus occidentalis	12.50"	60%	70%	5.3	YES	2
1703	American sycamore	Platanus occidentalis	9.60"	60%	70%	4.0	YES	1
1704	American sycamore	Platanus occidentalis	9.30"	60%	80%	4.5	NO	0
1705	American sycamore	Platanus occidentalis	9.00"	60%	75%	4.1	NO	0
1706	Japanese Zelkova	Zelkova serrata	11.40"	75%	70%	6.0	NO	0
1707	Japanese Zelkova	Zelkova serrata	9.90"	75%	60%	4.5	NO	0
1708	Japanese Zelkova	Zelkova serrata	8.80"	75%	70%	4.6	NO	0
1709	Japanese Zelkova	Zelkova serrata	9.00"	75%	70%	4.7	NO	0
1710	Japanese Zelkova	Zelkova serrata	7.40"	75%	70%	3.9	NO	0
1711	Japanese Zelkova	Zelkova serrata	11.10"	75%	70%	5.8	NO	0
1712	Honey Locust	Gleditsia triacanthos	14.50"	55%	65%	5.2	NO	0
1713	Chinese Magnolia	Magnolia × soulangeana	5.20"	70%	70%	2.5	NO	0
1714	Chinese Magnolia	Magnolia × soulangeana	6.60"	70%	75%	3.5	NO	0
1715	Chinese Magnolia	Magnolia × soulangeana	6.30"	70%	75%	3.3	NO	0
1716	Chinese Magnolia	Magnolia × soulangeana	5.39"	70%	70%	2.6	NO	0
1717	Chinese Magnolia	Magnolia × soulangeana	5.57"	70%	60%	2.3	NO	0
1718	Willow Oak	Quercus phellos	15.00"	75%	75%	8.4	NO	0
1719	Chinese Magnolia	Magnolia × soulangeana	6.03"	70%	70%	3.0	NO	0
1724	American sycamore	Platanus occidentalis	8.10"	60%	80%	3.9	YES	1
1725	American sycamore	Platanus occidentalis	16.70"	60%	65%	6.5	NO	0
1726	American sycamore	Platanus occidentalis	16.40"	60%	70%	6.9	NO	0
1727	Honey Locust	Gleditsia triacanthos	10.00"	55%	70%	3.9	NO	0
1728	American sycamore	Platanus occidentalis	9.60"	60%	80%	4.6	NO	0
1729	American sycamore	Platanus occidentalis	11.00"	60%	75%	5.0	NO	0
1730	Crepe Myrtle	Lagerstroemia indica	7.60"	80%	75%	4.6	NO	0
1731	Crepe Myrtle	Lagerstroemia indica	8.99"	80%	75%	5.4	NO	0
1732	American Holly	Ilex opaca	5.40"	75%	75%	3.0	NO	0
1734	American Holly	Ilex opaca	6.30"	75%	75%	3.5	NO	0
1735	Crepe Myrtle	Lagerstroemia indica	6.03"	80%	70%	3.4	NO	0
1736	Crepe Myrtle	Lagerstroemia indica	6.13"	80%	70%	3.4	NO	0
1737	Crepe Myrtle	Lagerstroemia indica	4.63"	80%	70%	2.6	NO	0
1738	Crepe Myrtle	Lagerstroemia indica	6.98"	80%	75%	4.2	NO	0
1739	Crabapple	Malus sp.	6.20"	60%	70%	2.6	NO	0
1740	Crabapple	Malus sp.	6.20"	60%	70%	2.6	NO	0
1741	Kanzan Cherry	Prunus serrulata 'Kanzan'	10.00"	55%	75%	4.1	YES	1
1742	Crepe Myrtle	Lagerstroemia indica	8.79"	80%	80%	5.6	YES	1
1743	Crepe Myrtle	Lagerstroemia indica	7.28"	80%	75%	4.4	YES	1
1744	Crepe Myrtle	Lagerstroemia indica	8.18"	80%	75%	4.9	YES	1
1753	Yoshino Cherry	Prunus × yedoensis	9.00"	55%	70%	3.5	NO	0
1754	Yoshino Cherry	Prunus × yedoensis	8.80"	55%	75%	3.6	NO	0
1755	Yoshino Cherry	Prunus × yedoensis	6.40"	55%	70%	2.5	NO	0
1757	American Holly	Ilex opaca	8.08"	75%	80%	4.9	YES	1
1758	American Holly	Ilex opaca	8.35"	75%	80%	5.0	YES	1
1759	American Holly	Ilex opaca	4.62"	75%	80%	2.8	YES	1
1760	American Holly	Ilex opaca	7.60"	75%	80%	4.6	YES	1
1761	American Holly	Ilex opaca	8.18"	75%	75%	4.6	YES	1
1762	American Holly	Ilex opaca	8.91"	75%	80%	5.3	YES	1
1763	American Holly	Ilex opaca	9.09"	75%	80%	5.5	YES	1
1764	American Holly	Ilex opaca	7.19"	75%	75%	4.0	YES	1

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

#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH)	SPECIES RATING	CONDITION RATING	TOTAL SCORE	REMOVE	REPLACEMENTS REQUIRED
			INCHES	%	%			
1239	Deodar Cedar	Cedrus deodara	11.20"	50%	80%	4.5	NO	0
1240	Deodar Cedar	Cedrus deodara	7.30"	50%	80%	2.9	NO	0
1241	Norway Spruce	Picea abies	6.40"	55%	60%	2.1	NO	0
1245	Deodar Cedar	Cedrus deodara	6.00"	50%	60%	1.8	NO	0
1248	Willow Oak	Quercus phellos	14.30"	75%	80%	8.6	NO	0
1249	Willow Oak	Quercus phellos	14.60"	75%	75%	8.2	NO	0
1251	American sycamore	Platanus occidentalis	17.00"	60%	70%	7.1	YES	2
1253	American sycamore	Platanus occidentalis	15.20"	60%	80%	7.3	YES	2
1254	American sycamore	Platanus occidentalis	15.40"	60%	60%	5.5	YES	2
1262	Sawtooth Oak	Quercus acutissima	36.70"	70%	70%	18.0	YES	4
1269	Red Maple	Acer rubrum	14.50"	70%	60%	6.1	YES	2
1282	Yoshino Cherry	Prunus × yedoensis	19.72"	55%	50%	5.4	YES	2
1284	Box Elder	Acer negundo	20.70"	40%	60%	5.0	NO	0
1285	Pin Oak	Quercus palustris	10.30"	65%	60%	4.0	NO	0
1288	Green Ash	Fraxinus pennsylvanica	6.00"	45%	60%	1.6	NO	0
1292	American Elm	Ulmus americana	10.40"	55%	60%	3.4	NO	0
1293	American Elm	Ulmus americana	10.40"	55%	60%	3.4	NO	0
1297	American Elm	Ulmus americana	17.60"	55%	50%	4.8	NO	0
1298	American Elm	Ulmus americana	16.50"	55%	60%	5.4	NO	0
1299	Black Cherry	Prunus serotina	11.40"	55%	50%	3.1	NO	0
1300	American Elm	Ulmus americana	12.10"	55%	50%	3.3	NO	0
1310	Eastern White Pine	Pinus strobus	21.10"	55%	55%	6.4	NO	0
1311	Eastern White Pine	Pinus strobus	26.50"	55%	50%	7.3	NO	0
1316	Willow Oak	Quercus phellos	29.10"	75%	80%	17.5	NO	0
1318	Red Maple	Acer rubrum	26.80"	70%	65%	12.2	YES	3
1319	Eastern White Pine	Pinus strobus	26.20"	55%	65%	9.4	NO	0
1320	Eastern White Pine	Pinus strobus	16.70"	55%	70%	6.4	YES	2
1322	Eastern White Pine	Pinus strobus	26.00"	55%	70%	10.0	NO	0
1324	Red Oak	Quercus rubra	30.70"	75%	85%	19.6	NO	0
1326	Red Oak	Quercus rubra	29.40"	75%	80%	17.6	NO	0
1330	Pin Oak	Quercus palustris	20.80"	65%	70%	9.5	YES	2
1331	Pin Oak	Quercus palustris	17.70"	65%	70%	8.1	YES	2
1332	Pin Oak	Quercus palustris	18.00"	65%	70%	8.2	YES	2
1334	Mulberry	Morus alba	38.90"	45%	50%	8.8	YES	2
1335	Pin Oak	Quercus palustris	30.00"	65%	65%	12.7	YES	3
1341	American Holly	Ilex opaca	12.79"	75%	80%	7.7	YES	2
1342	American Holly	Ilex opaca	11.43"	75%	80%	6.9	YES	2
1344	American Holly	Ilex opaca	13.71"	75%	80%	8.2	YES	2
1345	American Holly	Ilex opaca	13.36"	75%	75%	7.5	YES	2
1346	American Holly	Ilex opaca	10.25"	75%	75%	5.8	YES	2
1347	American Holly	Ilex opaca	12.12"	75%	60%	5.5	YES	2
1349	Japanese Zelkova	Zelkova serrata	5.30"	75%	80%	3.2	NO	0
1354	Pin Oak	Quercus palustris	9.30"	65%	65%	3.9	YES	1
1355	Red Oak	Quercus rubra	34.50"	75%	80%	20.7	NO	0
1357	Norway Spruce	Picea abies	16.60"	55%	70%	6.4	YES	2
1362	Pin Oak	Quercus palustris	19.60"	65%	60%	7.6	NO	0
1363	Norway Spruce	Picea abies	11.20"	55%	70%	4.3	YES	1
1365	Pin Oak	Quercus palustris	27.50"	65%	75%	13.4	YES	3
1367	Norway Spruce	Picea abies	10.10"	55%	80%	4.4	YES	1
1374	Pin Oak	Quercus palustris	30.20"	65%	75%	14.7	NO	0
1387	Norway Spruce	Picea abies	10.00"	55%	70%	3.9	YES	1
1391	Japanese Zelkova	Zelkova serrata	10.10"	75%	80%	6.1	YES	2
1393	Japanese Zelkova	Zelkova serrata	10.20"	75%	60%	4.6	YES	1
1397	Norway Spruce	Picea abies	12.30"	55%	70%	4.7	YES	1
1398	Crape Myrtle	Lagerstroemia indica	13.40"	80%	80%	8.6	YES	2
1401	Eastern White Pine	Pinus strobus	12.90"	55%	70%	5.0	NO	0
1414	Southern Magnolia	Magnolia grandiflora	8.60"	70%	65%	3.9	YES	1
1452	Tree of Heaven	Ailanthus altissima	4.20"	45%	40%	0.8	YES	1
1456	Tree of Heaven	Ailanthus altissima	5.20"	45%	50%	1.2	YES	1
1457/1459	Silver Maple	Acer saccharinum	31.65"	45%	40%	5.7	YES	2
1462	American elm	Ulmus americana	22.10"	55%	70%	8.5	YES	2
1465	Red Maple	Acer rubrum	19.10"	70%	55%	7.4	NO	0
1467	Red Maple	Acer rubrum	28.30"	70%	50%	9.9	NO	0
1469	Mulberry	Morus alba	5.40"	45%	50%	1.2	YES	1
1470	Siberian Elm	Ulmus pumila	8.80"	35%	50%	1.5	YES	1
1471	Mulberry	Morus alba	6.70"	45%	60%	1.8	YES	1
1473	Siberian Elm	Ulmus pumila	11.60"	35%	55%	2.2	YES	1
1474	Red Maple	Acer rubrum	25.00"	70%	70%	12.3	YES	3
1477	Japanese Pagoda Tree	Styphnolobium japonicum	12.40"	60%	65%	4.8	YES	1
1488	Japanese Pagoda Tree	Styphnolobium japonicum	13.10"	60%	60%	4.7	YES	1
1496	Japanese Pagoda Tree	Styphnolobium japonicum	10.50"	60%	55%	3.5	YES	1
1499	Red Oak	Quercus rubra	35.90"	75%	70%	18.8	YES	4
1601	Crepe Myrtle	Lagerstroemia indica	12.72"	80%	85%	8.6	YES	2
1602	Crepe Myrtle	Lagerstroemia indica	14.45"	80%	85%	9.8	YES	2
1603	Crepe Myrtle	Lagerstroemia indica	12.42"	80%	80%	7.9	YES	2
1604	Serviceberry	Amelanchier canadensis	8.27"	80%	80%	5.3	YES	1
1605	Eastern White Pine	Pinus strobus	22.50"	55%	70%	8.7	NO	0
1606	Pin Oak	Quercus palustris	30.80"	65%	80%	16.0	NO	0
1607	Pin Oak	Quercus palustris	24.90"	65%	70%	11.3	NO	0
1608	Yoshino Cherry	Prunus × yedoensis	6.40"	55%	75%	2.6	NO	0
1609	Yoshino Cherry	Prunus × yedoensis	6.30"	55%	75%	2.6	NO	0
1610	Japanese Zelkova	Zelkova serrata	9.80"	75%	75%	5.5	YES	1
1611	Japanese Zelkova	Zelkova serrata	12.20"	75%	75%	6.9	YES	2
1612	Japanese Zelkova	Zelkova serrata	9.90"	75%	75%	5.6	YES	1
1613	Japanese Zelkova	Zelkova serrata	11.30"	75%	65%	5.5	YES	2
1614	Japanese Zelkova	Zelkova serrata	10.20"	75%	75%	5.7	YES	2
1616	Yoshino Cherry	Prunus × yedoensis	13.50"	55%	50%	3.7	NO	0
1617	Yoshino Cherry	Prunus × yedoensis	5.00"	55%	80%	2.2	NO	0
1618	Yoshino Cherry	Prunus × yedoensis	3.90"	55%	80%	1.7	NO	0
1619	Yoshino Cherry	Prunus × yedoensis	13.60"	55%	80%	6.0	NO	0
1620	Yoshino Cherry	Prunus × yedoensis	7.60"	55%	60%	2.5	NO	0
1621	Pin Oak	Quercus palustris	28.30"	65%	60%	11.0	YES	3
1622	Yoshino Cherry	Prunus × yedoensis	5.40"	55%	60%	1.8	NO	0
1623	Yoshino Cherry	Prunus × yedoensis	5.00"	55%	80%	2.2	NO	0
1624	Yoshino Cherry	Prunus × yedoensis	5.10"	55%	70%	2.0	NO	0
1626	Linden	Tilia cordata	30.30"	75%	80%	18.2	YES	4
1627	Paperbark maple	Acer griseum	4.90"	70%	80%	2.7	YES	1
1628	Eastern Black Walnut	Juglans nigra	22.60"	70%	45%	7.1	YES	2
1629	Red Oak	Quercus rubra	37.20"	75%	85%	23.7	NO	0
1631	Eastern White Pine	Pinus strobus	22.40"	55%	65%	8.0	NO	0
1632	Japanese Zelkova	Zelkova serrata	11.10"	75%	70%	5.8	YES	2
1633	Japanese Zelkova	Zelkova serrata	7.40"	75%	75%	4.2	YES	1
1634	Japanese Zelkova	Zelkova serrata	8.90"	75%	65%	4.3	YES	1
1635	Japanese Zelkova	Zelkova serrata	8.80"	75%	60%	4.0	YES	1
1636	Japanese Zelkova	Zelkova serrata	9.90"	75%	75%	5.6	YES	1
1637	Japanese Zelkova	Zelkova serrata	9.80"	75%	60%	4.4	YES	1
1638	Japanese Zelkova	Zelkova serrata	8.70"	75%	60%	3.9	YES	1
1639	Japanese Zelkova	Zelkova serrata	10.10"	75%	75%	5.7	YES	2

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

#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH)	SPECIES RATING	CONDITION RATING	TOTAL SCORE	REMOVE	REPLACEMENTS REQUIRED
			INCHES	%	%			
736	Pin Oak	Quercus palustris	14.90"	65%	70%	6.8	YES	2
737	Ginkgo	Ginkgo biloba	15.10"	70%	80%	8.5	YES	2
738A	Pin Oak	Quercus palustris	38.90"	65%	70%	17.7	NO	0
738	Ginkgo	Ginkgo biloba	13.30"	70%	70%	6.5	YES	2
739	Japanese Zelkova	Zelkova serrata	7.50"	75%	75%	4.2	YES	1
740	Japanese Zelkova	Zelkova serrata	7.20"	75%	75%	4.1	YES	1
741A/742A	American Elm	Ulmus americana	8.91"	55%	70%	3.4	YES	1
741	Japanese Zelkova	Zelkova serrata	7.40"	75%	75%	4.2	YES	1
742	Honey Locust	Gleditsia triacanthos	5.50"	55%	65%	2.0	YES	1
743A	American Elm	Ulmus americana	7.50"	55%	65%	2.7	YES	1
743	Honey Locust	Gleditsia triacanthos	13.90"	55%	80%	6.1	YES	2
745	Honey Locust	Gleditsia triacanthos	6.60"	55%	80%	2.9	YES	1
749	Eastern White Pine	Pinus strobus	20.10"	55%	70%	7.7	NO	0
751	Eastern White Pine	Pinus strobus	16.40"	55%	60%	5.4	NO	0
752	Eastern White Pine	Pinus strobus	16.50"	55%	50%	4.5	NO	0
753	Eastern White Pine	Pinus strobus	25.30"	55%	60%	8.3	NO	0
754	Eastern White Pine	Pinus strobus	17.40"	55%	60%	5.7	YES	2
755	Eastern White Pine	Pinus strobus	15.70"	55%	60%	5.2	YES	2
756	Eastern White Pine	Pinus strobus	14.60"	55%	60%	4.8	YES	1
757	Eastern White Pine	Pinus strobus	14.20"	55%	60%	4.7	YES	1
758	Eastern White Pine	Pinus strobus	16.20"	55%	60%	5.3	YES	2
759	Eastern White Pine	Pinus strobus	17.60"	55%	75%	7.3	YES	2
782	Pin Oak	Quercus palustris	13.60"	65%	65%	5.7	YES	2
783	Red Maple	Acer rubrum	26.20"	70%	10%	1.8	YES	1
788	London plane	Platanus × acerifolia	20.00"	65%	55%	7.2	YES	2
791	Ginkgo	Ginkgo biloba	3.90"	70%	75%	2.0	YES	1
793	Sweetgum	Liquidambar styraciflua	27.80"	65%	70%	12.6	YES	3
795	Sweetgum	Liquidambar styraciflua	29.60"	65%	65%	12.5	YES	3
894	American elm	Ulmus americana	9.00"	55%	70%	3.5	YES	1
895	Red Maple	Acer rubrum	23.00"	70%	70%	11.3	NO	0
1137	Norway Spruce	Picea abies	10.00"	55%	70%	3.9	YES	1
1138	Norway Spruce	Picea abies	6.30"	55%	70%	2.4	YES	1
1139	Pin Oak	Quercus palustris	36.80"	65%	80%	19.1	NO	0
1140	Eastern White Pine	Pinus strobus	25.40"	55%	70%	9.8	NO	0
1141	Eastern White Pine	Pinus strobus	19.10"	55%	70%	7.4	NO	0
1142	Eastern White Pine	Pinus strobus	17.40"	55%	75%	7.2	NO	0
1143	Eastern White Pine	Pinus strobus	24.30"	55%	65%	8.7	NO	0
1144	Eastern White Pine	Pinus strobus	27.00"	55%	50%	7.4	NO	0
1145	Eastern White Pine	Pinus strobus	21.10"	55%	85%	9.9	NO	0
1146	Wax Leaf Privet	Ligustrum japonicum	12.30"	70%	70%	6.0	YES	2
1147	Linden	Tilia cordata	26.90"	75%	65%	13.1	YES	3
1148	Pin Oak	Quercus palustris	31.60"	65%	60%	12.3	YES	3
1149	Paperbark Maple	Acer griseum	3.50"	70%	80%	2.0	YES	1
1150	Paperbark Maple	Acer griseum	2.90"	70%	70%	1.4	YES	0
1151	Paperbark Maple	Acer griseum	3.20"	70%	75%	1.7	YES	1
1152	Paperbark Maple	Acer griseum	3.20"	70%	70%	1.6	YES	1
1153	Yoshino Cherry	Prunus × yedoensis	21.83"	55%	60%	7.2	YES	2
1154	Yoshino Cherry	Prunus × yedoensis	17.36"	55%	55%	5.2	YES	2
1156	American sycamore	Platanus occidentalis	10.20"	60%	80%	4.9	YES	1
1157	American sycamore	Platanus occidentalis	5.80"	60%	75%	2.6	YES	1
1158	Pin Oak	Quercus palustris	31.40"	65%	70%	14.3	YES	3
1159	Pin Oak	Quercus palustris	17.40"	65%	80%	9.0	YES	2
1160	American sycamore	Platanus occidentalis	11.10"	60%	75%	5.0	YES	2
1161	American sycamore	Platanus occidentalis	9.10"	60%	75%	4.1	YES	1
1162	American sycamore	Platanus occidentalis	9.10"	60%	75%	4.1	YES	1
1163	Crape Myrtle	Lagerstroemia indica	6.26"	80%	90%	4.5	YES	1
1164	Crape Myrtle	Lagerstroemia indica	5.62"	80%	90%	4.0	YES	1
1165	Crape Myrtle	Lagerstroemia indica	6.51"	80%	90%	4.7	YES	1
1166	Crape Myrtle	Lagerstroemia indica	5.50"	80%	90%	4.0	YES	1
1167	Pin Oak	Quercus palustris	19.20"	65%	50%	6.2	YES	2
1168	Pin Oak	Quercus palustris	22.90"	65%	70%	10.4	YES	3
1169	London plane	Platanus × acerifolia	15.40"	65%	75%	7.5	YES	2
1170	Serviceberry	Amelanchier canadensis	7.02"	80%	85%	4.8	YES	1
1171	Serviceberry	Amelanchier canadensis	6.60"	80%	80%	4.2	NO	0
1172	Mulberry	Morus alba	19.60"	45%	65%	5.7	YES	2
1173	Willow Oak	Quercus phellos	41.50"	75%	85%	26.5	YES	6
1174	American sycamore	Platanus occidentalis	11.50"	60%	75%	5.2	YES	2
1175	Red Oak	Quercus rubra	28.50"	75%	75%	16.0	YES	4
1176	Red Maple	Acer rubrum	12.40"	70%	75%	6.5	YES	2
1177	Red Maple	Acer rubrum	13.20"	70%	70%	6.5	YES	2
1178	Red Oak	Quercus rubra	42.70"	75%	75%	24.0	NO	0
1179	Willow Oak	Quercus phellos	22.70"	75%	70%	11.9	NO	0
1180	Red Oak	Quercus rubra	33.50"	75%	75%	18.8	NO	0
1181	Eastern White Pine	Pinus strobus	17.80"	55%	65%	6.4	NO	0
1182	Eastern White Pine	Pinus strobus	18.60"	55%	65%	6.6	NO	0
1183	Willow Oak	Quercus phellos	40.40"	75%	80%	24.2	NO	0
1184	Eastern White Pine	Pinus strobus	13.30"	55%	70%	5.1	NO	0
1185	Willow Oak	Quercus phellos	40.90"	75%	75%	23.0	NO	0
1186	Pin Oak	Quercus palustris	25.00"	65%	60%	9.8	NO	0
1187	Red Maple	Acer rubrum	4.00"	70%	55%	1.5	YES	1
1188	Sugar Maple	Acer saccharum	4.00"	75%	80%	2.4	YES	1
1189	Red Maple	Acer rubrum	4.50"	70%	45%	1.4	YES	1
1190	Red Maple	Acer rubrum	4.30"	70%	80%	2.4	YES	1
1191	Pin Oak	Quercus palustris	23.10"	65%	60%	9.0	NO	0
1192	Red Maple	Acer rubrum	34.60"	70%	75%	18.2	NO	0
1193	Red Maple	Acer rubrum	3.90"	70%	80%	2.2	YES	1
1194	Red Maple	Acer rubrum	3.90"	70%	70%	1.9	YES	1
1195	Red Maple	Acer rubrum	8.00"	70%	75%	4.2	YES	1
1196	Red Maple	Acer rubrum	7.80"	70%	75%	4.1	YES	1
1197	Red Maple	Acer rubrum	8.10"	70%	75%	4.3	YES	1
1198	Red Maple	Acer rubrum	8.00"	70%	80%	4.5	YES	1
1199	Red Maple	Acer rubrum	6.80"	70%	75%	3.6	YES	1
1201	American Holly	Ilex opaca	6.20"	75%	70%	3.3	NO	0
1202	American Holly	Ilex opaca	4.83"	75%	65%	2.4	NO	0
1204	American Holly	Ilex opaca	7.09"	75%	70%	3.7	NO	0
1206	American Holly	Ilex opaca	8.18"	75%	75%	4.6	NO	0
1208	Crabapple	Malus sp.	7.80"	60%	70%	3.3	NO	0
1209	Crabapple	Malus sp.	7.90"	60%	70%	3.3	NO	0
1213	American sycamore	Platanus occidentalis	7.80"	60%	75%	3.5	YES	1
1214	Bradford Pear	Pyrus calleryana	10.10"	50%	70%	3.5	YES	1
1217	Crabapple	Malus sp.	6.60"	60%	75%	3.0	NO	0
1226	Willow Oak	Quercus phellos	31.90"	75%	75%	17.9	YES	4
1230	Pin Oak	Quercus palustris	19.50"	65%	80%	10.1	YES	3
1231	Pin Oak	Quercus palustris	14.10"	65%	75%	6.9	YES	2
1233	Deodar Cedar	Cedrus deodara	11.10"	50%	80%	4.4	NO	0
1234	Deodar Cedar	Cedrus deodara	10.30"	50%	80%	4.1	NO	0
1236	Deodar Cedar	Cedrus deodara	9.50"	50%	80%	3.8	NO	0
1238	Deodar Cedar	Cedrus deodara	12.60"	50%	80%	5.0	NO	0

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. LSCP - 0 DATE

Revisions
NO. DATE

TREE REPLACEMENT SCHEDULE

ENGINEER IN CHARGE: MO
PROJECT MANAGER: CM
DRAWN: MK, HG, DR, IL, EM
DATE: 10/17/2025
APPROVED: CM, MO, SN
SCALE: AS NOTED
JOB NO. DC1822502
DRAWING NO. CIV905

Oct 15, 2025
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - LSCP - 0----->LAYOUT: CIV905 - TREE REPLACEMENT SCHEDULE

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

#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH)	SPECIES RATING	CONDITION RATING	TOTAL SCORE	REMOVE	REPLACEMENTS REQUIRED
			INCHES	%	%			
2891	American Elm	Ulmus americana	9.50"	55%	75%	3.9	YES	1
2892	Tree of Heaven	Ailanthus altissima	8.20"	45%	60%	2.2	YES	1
2893	Black Cherry	Prunus serotina	11.10"	55%	40%	2.4	YES	1
2894	American Elm	Ulmus americana	9.30"	55%	50%	2.6	YES	1
2895	Red Oak	Quercus rubra	12.00"	75%	80%	7.2	YES	2
2896	Black Cherry	Prunus serotina	8.80"	55%	40%	1.9	YES	1
2897	Black Cherry	Prunus serotina	12.50"	55%	35%	2.4	YES	1
2898	American Elm	Ulmus americana	7.00"	55%	80%	3.1	YES	1
2899	Mulberry	Morus alba	6.00"	45%	30%	0.8	YES	1
2900	Eastern Red Cedar	Juniperus virginiana	11.00"	80%	80%	7.0	YES	2
2901	Eastern Red Cedar	Juniperus virginiana	9.35"	80%	75%	5.6	YES	1
2902	Eastern Red Cedar	Juniperus virginiana	6.50"	80%	75%	3.9	YES	1
2903	Mulberry	Morus alba	8.50"	45%	70%	2.7	YES	1
2904	Mulberry	Morus alba	11.61"	45%	60%	3.1	YES	1
4401	White Oak	Quercus alba	40.60"	90%	35%	12.8	YES	3
4402	Black Cherry	Prunus serotina	34.60"	55%	30%	5.7	YES	2
4403	American Elm	Ulmus americana	4.50"	55%	70%	1.7	YES	1
4405	American Elm	Ulmus americana	6.40"	55%	60%	2.1	YES	1
4406	American Elm	Ulmus americana	4.60"	55%	60%	1.5	YES	1
4407	Black Cherry	Prunus serotina	13.50"	55%	0%	0.0	YES	0
4409	Tree of Heaven	Ailanthus altissima	3.30"	45%	50%	0.7	YES	1
4410	Black Cherry	Prunus serotina	9.40"	55%	30%	1.6	YES	1
4413	American Elm	Ulmus americana	3.30"	55%	60%	1.1	YES	1
4414/4415	Black Locust	Robinia pseudoacacia	24.75"	55%	40%	5.4	YES	2
4421	American Elm	Ulmus americana	13.50"	55%	50%	3.7	YES	1
4422	Eastern White Pine	Pinus strobus	20.40"	55%	20%	2.2	YES	1
4423	Eastern White Pine	Pinus strobus	19.10"	55%	20%	2.1	YES	1
4424	Black Locust	Robinia pseudoacacia	26.90"	55%	40%	5.9	YES	2
4425	Eastern White Pine	Pinus strobus	10.30"	55%	60%	3.4	YES	1
4426	American Elm	Ulmus americana	10.60"	55%	20%	1.2	YES	1
4427	American Elm	Ulmus americana	7.10"	55%	50%	2.0	YES	1
4428	Black Gum	Nyssa sylvatica	4.20"	80%	20%	0.7	YES	1
4429	Black Gum	Nyssa sylvatica	6.00"	80%	20%	1.0	YES	1
4430	American Elm	Ulmus americana	11.00"	55%	30%	1.8	YES	1
4431	Tree of Heaven	Ailanthus altissima	5.80"	45%	70%	1.8	YES	1
4432	Tree of Heaven	Ailanthus altissima	5.50"	45%	60%	1.5	YES	1
4433	Black Cherry	Prunus serotina	8.60"	55%	30%	1.4	YES	1
4434	Tree of Heaven	Ailanthus altissima	4.10"	45%	60%	1.1	YES	1
4435	Tree of Heaven	Ailanthus altissima	6.60"	45%	60%	1.8	YES	1
4436	American Elm	Ulmus americana	8.80"	55%	60%	2.9	YES	1
4440	Black Cherry	Prunus serotina	14.80"	55%	0%	0.0	YES	0
4441	Tree of Heaven	Ailanthus altissima	12.70"	45%	40%	2.3	YES	1
4442	Red Oak	Quercus rubra	14.20"	75%	30%	3.2	YES	1
5002	Bur Oak	Quercus macrocarpa	15.50"	75%	85%	9.9	NO	0
5003	Bur Oak	Quercus macrocarpa	16.50"	75%	80%	9.9	NO	0
5004	Bur Oak	Quercus macrocarpa	17.30"	75%	70%	9.1	NO	0
5005	Bur Oak	Quercus macrocarpa	17.70"	75%	90%	11.9	NO	0
5006	Bur Oak	Quercus macrocarpa	18.70"	75%	90%	12.6	NO	0
5007	Bur Oak	Quercus macrocarpa	16.90"	75%	90%	11.4	NO	0
5008	Bur Oak	Quercus macrocarpa	14.90"	75%	85%	9.5	NO	0
5009	Shingle Oak	Quercus imbricaria	22.70"	75%	95%	16.2	YES	4
5010	Shingle Oak	Quercus imbricaria	17.30"	75%	90%	11.7	YES	3
5011	Shingle Oak	Quercus imbricaria	19.80"	75%	90%	13.4	NO	0
5012	Sawtooth oak	Quercus acutissima	10.40"	70%	90%	6.6	NO	0
5013	Sawtooth Oak	Quercus acutissima	16.40"	70%	90%	10.3	NO	0
5014	Sawtooth Oak	Quercus acutissima	22.40"	70%	90%	14.1	NO	0
5015	Sawtooth Oak	Quercus acutissima	21.50"	70%	90%	13.5	NO	0
5016	Sawtooth Oak	Quercus acutissima	18.10"	70%	90%	11.4	NO	0
5017	Sawtooth Oak	Quercus acutissima	17.60"	70%	80%	9.9	NO	0
5018	Sawtooth Oak	Quercus acutissima	16.10"	70%	90%	10.1	NO	0
5019	Sawtooth Oak	Quercus acutissima	21.60"	70%	90%	13.6	NO	0
5020	Sawtooth Oak	Quercus acutissima	14.30"	70%	85%	8.5	NO	0
5021	Sawtooth Oak	Quercus acutissima	16.20"	70%	85%	9.6	NO	0
5022	Sawtooth Oak	Quercus acutissima	18.00"	70%	90%	11.3	NO	0
5023	Sawtooth Oak	Quercus acutissima	18.20"	70%	90%	11.5	NO	0
5024	Sawtooth Oak	Quercus acutissima	16.30"	70%	90%	10.3	NO	0
5025	Sawtooth Oak	Quercus acutissima	24.70"	70%	90%	15.6	NO	0
5026	Sawtooth Oak	Quercus acutissima	21.40"	70%	90%	13.5	NO	0
5027	Sawtooth Oak	Quercus acutissima	15.30"	70%	85%	9.1	NO	0
5029	Mulberry	Morus alba	16.30"	45%	65%	4.8	YES	1
5030	Mulberry	Morus alba	17.20"	45%	65%	5.0	YES	2
5031	Red Maple	Acer rubrum	5.30"	70%	80%	3.0	NO	0
5032	Red Maple	Acer rubrum	5.10"	70%	85%	3.0	NO	0
5033	Red Maple	Acer rubrum	4.10"	70%	80%	2.3	NO	0
5034	Red Maple	Acer rubrum	5.90"	70%	80%	3.3	NO	0
5035	Red Maple	Acer rubrum	5.20"	70%	75%	2.7	NO	0
							TOTAL	967

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

#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH)	SPECIES RATING	CONDITION RATING	TOTAL SCORE	REMOVE	REPLACEMENTS REQUIRED
			INCHES	%	%			
2021	Kousa Dogwood	Cornus kousa	8.40"	90%	70%	5.3	YES	1
2022	Crape Myrtle	Lagerstroemia indica	8.03"	80%	90%	5.8	YES	1
2023	Crape Myrtle	Lagerstroemia indica	8.33"	80%	85%	5.7	YES	1
2024	Crape Myrtle	Lagerstroemia indica	8.03"	80%	90%	5.8	YES	1
2025	Crape Myrtle	Lagerstroemia indica	8.13"	80%	90%	5.9	YES	1
2026	Crape Myrtle	Lagerstroemia indica	7.93"	80%	85%	5.4	YES	1
2027	Crape Myrtle	Lagerstroemia indica	8.43"	80%	90%	6.1	YES	1
2028	Crape Myrtle	Lagerstroemia indica	7.83"	80%	90%	5.6	YES	1
2029	Crape Myrtle	Lagerstroemia indica	7.93"	80%	85%	5.4	YES	1
2030	Crape Myrtle	Lagerstroemia indica	7.83"	80%	90%	5.6	YES	1
2031	Crape Myrtle	Lagerstroemia indica	8.03"	80%	70%	4.5	YES	1
2032	Willow Oak	Quercus phellos	46.20"	75%	70%	24.3	YES	5
2033	Eastern White Pine	Pinus strobus	27.40"	55%	70%	10.5	YES	3
2034	American sycamore	Platanus occidentalis	7.40"	60%	85%	3.8	YES	1
2035	American sycamore	Platanus occidentalis	10.60"	60%	80%	5.1	YES	2
2036	American elm	Ulmus americana	44.70"	55%	75%	18.4	NO	0
2037	Silver maple	Acer saccharinum	28.30"	45%	50%	6.4	YES	2
2038	Eastern White Pine	Pinus strobus	19.10"	55%	70%	7.4	YES	2
2039	Tulip Poplar	Liriodendron tulipifera	16.00"	70%	40%	4.5	YES	1
2041	Yoshino Cherry	Prunus × yedoensis	11.40"	55%	80%	5.0	YES	2
2042	Yoshino Cherry	Prunus × yedoensis	6.40"	55%	75%	2.6	YES	1
2043	American sycamore	Platanus occidentalis	11.50"	60%	75%	5.2	YES	2
2830	Black Cherry	Prunus serotina	16.60"	55%	70%	6.4	YES	2
2831	London Plane	Platanus × acerifolia	31.10"	65%	80%	16.2	YES	4
2832	Red Maple	Acer rubrum	8.40"	70%	75%	4.4	NO	0
2833	Black Cherry	Prunus serotina	5.20"	55%	60%	1.7	YES	1
2834	Black Cherry	Prunus serotina	6.80"	55%	50%	1.9	YES	1
2835	Black Cherry	Prunus serotina	15.40"	55%	65%	5.5	NO	0
2836	Black Cherry	Prunus serotina	14.50"	55%	65%	5.2	NO	0
2837	Black Cherry	Prunus serotina	17.10"	55%	40%	3.8	YES	1
2838	American Elm	Ulmus americana	19.90"	55%	75%	8.2	YES	2
2839	American Elm	Ulmus americana	30.70"	55%	30%	5.1	NO	0
2840	Black Cherry	Prunus serotina	11.80"	55%	50%	3.2	YES	1
2841	Mulberry	Morus alba	13.00"	45%	40%	2.3	YES	1
2842	Red Maple	Acer rubrum	15.40"	70%	60%	6.5	YES	2
2843	Black Cherry	Prunus serotina	5.10"	55%	35%	1.0	YES	1
2844	Black Cherry	Prunus serotina	8.70"	55%	45%	2.2	NO	0
2845	American Elm	Ulmus americana	27.20"	55%	65%	9.7	NO	0
2846	Black Cherry	Prunus serotina	14.30"	55%	70%	5.5	YES	2
2847	Tree of Heaven	Ailanthus altissima	5.60"	45%	75%	1.9	YES	1
2848	Eastern Redbud	Cercis canadensis	5.30"	75%	75%	3.0	YES	1
2849	Red Maple	Acer rubrum	15.60"	70%	40%	4.4	YES	1
2850	Catalpa	Catalpa speciosa	11.90"	60%	80%	5.7	YES	2
2851	Tree of Heaven	Ailanthus altissima	7.56"	45%	70%	2.4	YES	1
2852	mulberry	Morus alba	10.90"	45%	80%	3.9	YES	1
2853	American Elm	Ulmus americana	24.00"	55%	70%	9.2	NO	0
2854	American Elm	Ulmus americana	5.60"	55%	60%	1.8	NO	0
2855	Tree of Heaven	Ailanthus altissima	18.17"	45%	65%	5.3	YES	2
2856	American Elm	Ulmus americana	25.40"	55%	55%	7.7	YES	2
2857	American Elm	Ulmus americana	14.70"	55%	65%	5.3	YES	2
2858	American Elm	Ulmus americana	10.40"	55%	60%	3.4	YES	1
2859	Black Cherry	Prunus serotina	10.90"	55%	60%	3.6	NO	0
2860	Black Cherry	Prunus serotina	9.10"	55%	85%	4.3	NO	0
2861	American Elm	Ulmus americana	26.20"	55%	80%	11.5	NO	0
2862	Green Ash	Fraxinus pennsylvanica	14.90"	45%	70%	4.7	NO	0
2863	Tree of Heaven	Ailanthus altissima	9.70"	45%	90%	3.9	YES	1
2864	Tree of Heaven	Ailanthus altissima	4.50"	45%	90%	1.8	YES	1
2865	Tree of Heaven	Ailanthus altissima	3.80"	45%	80%	1.4	YES	1
2866	American Elm	Ulmus americana	7.10"	55%	90%	3.5	YES	1
2867	Black Cherry	Prunus serotina	4.10"	55%	90%	2.0	YES	1
2868	Eastern Redbud	Cercis canadensis	5.30"	75%	75%	3.0	NO	0
2869	Tree of Heaven	Ailanthus altissima	6.60"	45%	80%	2.4	YES	1
2870	Tree of Heaven	Ailanthus altissima	7.15"	45%	70%	2.3	YES	1
2871	Mulberry	Morus alba	14.81"	45%	55%	3.7	YES	1
2872	Mulberry	Morus alba	8.40"	45%	65%	2.5	YES	1
2873	Mulberry	Morus alba	14.00"	45%	40%	2.5	YES	1
2874	Eastern Redbud	Cercis canadensis	14.55"	75%	40%	4.4	NO	0
2875	American Elm	Ulmus americana	21.70"	55%	65%	7.8	NO	0
2876	Black Locust	Robinia pseudoacacia	10.20"	55%	70%	3.9	NO	0
2877	Catalpa	Catalpa speciosa	17.15"	60%	40%	4.1	NO	0
2878	Mulberry	Morus alba	10.00"	45%	30%	1.4	YES	1
2879	Black Cherry	Prunus serotina	14.10"	55%	60%	4.7	NO	0
2880	Black Locust	Robinia pseudoacacia	10.10"	55%	25%	1.4	NO	0
2881	Black Cherry	Prunus serotina	10.50"	55%	55%	3.2	NO	0
2882	Tree of Heaven	Ailanthus altissima	9.30"	45%	90%	3.8	YES	1
2883	White Oak	Quercus alba	7.00"	90%	70%	4.4	NO	0
2884	Red Oak	Quercus rubra	13.90"	75%	20%	2.1	YES	1
2885	American Elm	Ulmus americana	11.90"	55%	50%	3.3	NO	0
2886	Black Cherry	Prunus serotina	13.80"	55%	65%	4.9	NO	0
2887	Black Locust	Robinia pseudoacacia	12.40"	55%	30%	2.0	NO	0
2888	Black Cherry	Prunus serotina	11.40"	55%	60%	3.8	NO	0
2889	Black Cherry	Prunus serotina	13.30"	55%	65%	4.8	NO	0
2890	American Elm	Ulmus americana	17.70"	55%	75%	7.3	YES	2

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

#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH)	SPECIES RATING	CONDITION RATING	TOTAL SCORE	REMOVE	REPLACEMENTS REQUIRED
			INCHES	%	%			
1765	London plane	Platanus × acerifolia	17.90"	65%	65%	7.6	YES	2
1766	Honey Locust	Gleditsia triacanthos	6.50"	55%	70%	2.5	YES	1
1767	Honey Locust	Gleditsia triacanthos	5.70"	55%	75%	2.4	YES	1
1768	Eastern White Pine	Pinus strobus	20.90"	55%	75%	8.6	YES	2
1769	Red Maple	Acer rubrum	9.50"	70%	70%	4.7	NO	0
1770	Red Maple	Acer rubrum	18.10"	70%	80%	10.1	YES	3
1772	Crepe Myrtle	Lagerstroemia indica	8.35"	80%	80%	5.3	NO	0
1773	Crepe Myrtle	Lagerstroemia indica	5.90"	80%	80%	3.8	NO	0
1774	Crepe Myrtle	Lagerstroemia indica	9.68"	80%	80%	6.2	NO	0
1775	Pin Oak	Quercus palustris	32.10"	65%	60%	12.5	YES	3
1776	Pin Oak	Quercus palustris	18.90"	65%	65%	8.0	YES	2
1782	Red Maple	Acer rubrum	9.20"	70%	65%	4.2	YES	1
1783	Willow Oak	Quercus phellos	24.70"	75%	70%	13.0	YES	3
1784	Willow Oak	Quercus phellos	32.90"	75%	80%	19.7	YES	4
1785	Red Maple	Acer rubrum	19.60"	70%	60%	8.2	YES	2
1786	Japanese Pagoda Tree	Styphnolobium japonicum	16.50"	60%	65%	6.4	YES	2
1787	Japanese Pagoda Tree	Styphnolobium japonicum	18.70"	60%	65%	7.3	YES	2
1788	Japanese Pagoda Tree	Styphnolobium japonicum	12.60"	60%	65%	4.9	YES	2
1789	Japanese Pagoda Tree	Styphnolobium japonicum	14.40"	60%	70%	6.0	YES	2
1790	Japanese Pagoda Tree	Styphnolobium japonicum	7.50"	60%	60%	2.7	YES	1
1791	Japanese Pagoda Tree	Styphnolobium japonicum	9.40"	60%	65%	3.7	YES	1
1792	Japanese Pagoda Tree	Styphnolobium japonicum	15.60"	60%	60%	5.6	YES	2
1793	Japanese Pagoda Tree	Styphnolobium japonicum	16.40"	60%	65%	6.4	YES	2
1794	Eastern White Pine	Pinus strobus	19.40"	55%	45%	4.8	YES	1
1795	Willow Oak	Quercus phellos	51.10"	75%	70%	26.8	YES	6
1796	Ginkgo	Ginkgo biloba	4.00"	70%	70%	2.0	YES	1
1798	Silver maple	Acer saccharinum	46.60"	45%	50%	10.5	YES	3
1799	American sycamore	Platanus occidentalis	26.20"	60%	55%	8.6	YES	2
1801	American sycamore	Platanus occidentalis	27.50"	60%	40%	6.6	YES	2
1802	Mulberry	Morus alba	31.10"	45%	45%	6.3	YES	2
1803	Sweetgum	Liquidambar styraciflua	22.60"	65%	60%	8.8	YES	2
1804	Blue Spruce	Picea pungens	8.30"	55%	80%	3.7	YES	1
1805	Siberian Elm	Ulmus pumila	25.40"	35%	60%	5.3	YES	2
1806	Pin Oak	Quercus palustris	15.40"	65%	75%	7.5	YES	2
1807	London plane	Platanus × acerifolia	19.00"	65%	55%	6.8	YES	2
1808	Sugar Maple	Acer saccharum	19.40"	75%	10%	1.5	YES	1
1810	Eastern White Pine	Pinus strobus	25.80"	55%	60%	8.5	YES	2
1811	Eastern White Pine	Pinus strobus	21.60"	55%	50%	5.9	YES	2
1812	Willow Oak	Quercus phellos	28.50"	75%	85%	18.2	YES	4
1813	Linden	Tilia cordata	26.10"	75%	70%	13.7	YES	3
1815	Eastern White Pine	Pinus strobus	8.30"	55%	65%	3.0	YES	1
1816	Red Oak	Quercus rubra	45.00"	75%	80%	27.0	YES	6
1817	London plane	Platanus × acerifolia	24.50"	65%	75%	11.9	YES	3
1818	Willow Oak	Quercus phellos	38.10"	75%	80%	22.9	YES	5
1819	Eastern White Pine	Pinus strobus	20.30"	55%	70%	7.8	YES	2
1820	Eastern White Pine	Pinus strobus	18.40"	55%	0%	0.0	YES	0
1821	Honey Locust	Gleditsia triacanthos	18.80"	55%	70%	7.2	YES	2
1822	Honey Locust	Gleditsia triacanthos	20.60"	55%	70%	7.9	YES	2
1823	Willow Oak	Quercus phellos	35.00"	75%	80%	21.0	YES	5
1824	Willow Oak	Quercus phellos	31.60"	75%	75%	17.8	YES	4
1825	Willow Oak	Quercus phellos	33.80"	75%	80%	20.3	YES	5
1826	Linden	Tilia cordata	22.70"	75%	65%	11.1	NO	0
1827	Red Maple	Acer rubrum	27.20"	70%	60%	11.4	NO	0
1828	Honey Locust	Gleditsia triacanthos	19.10"	55%	75%	7.9	YES	2
1829	Honey Locust	Gleditsia triacanthos	7.90"	55%	75%	3.3	YES	1
1830	Honey Locust	Gleditsia triacanthos	6.60"	55%	80%	2.9	YES	1
1831	Eastern White Pine	Pinus strobus	24.50"	55%	75%	10.1	YES	3
1833	Honey Locust	Gleditsia triacanthos	6.90"	55%	75%	2.8	YES	1
1835	Red Maple	Acer rubrum	24.40"	70%	70%	12.0	YES	3
1837	Red Maple	Acer rubrum	18.50"	70%	70%	9.1	YES	2
1838	Silver Maple	Acer saccharinum	43.60"	45%	40%	7.8	YES	2
1839	American Elm	Ulmus americana	32.20"	55%	65%	11.5	NO	0
2001	Red Maple	Acer rubrum	13.20"	70%	70%	6.5	YES	2
2002	Bradford Pear	Pyrus calleryana	14.50"	50%	65%	4.7	YES	1
2003	Southern Magnolia	Magnolia grandiflora	4.72"	70%	65%	2.1	YES	1
2004	Pin Oak	Quercus palustris	29.20"	65%	70%	13.3	NO	0
2005	American elm	Ulmus americana	9.70"	55%	70%	3.7	YES	1
2006	Red Maple	Acer rubrum	21.20"	70%	65%	9.6	NO	0
2007	Red Maple	Acer rubrum	14.50"	70%	70%	7.1	NO	0
2008	Red Maple	Acer rubrum	28.30"	70%	60%	11.9	NO	0
2009	Mulberry	Morus alba	23.30"	45%	70%	7.3	YES	2
2010	Mulberry	Morus alba	22.70"	45%	60%	6.1	YES	2
2011	Mulberry	Morus alba	27.80"	45%	70%	8.8	YES	2
2012	Crape Myrtle	Lagerstroemia indica	7.37"	80%	85%	5.0	YES	1
2013	Crape Myrtle	Lagerstroemia indica	7.14"	80%	85%	4.9	YES	1
2014	Crape Myrtle	Lagerstroemia indica	6.53"	80%	85%	4.4	YES	1
2015	Crape Myrtle	Lagerstroemia indica	8.70"	80%	85%	5.9	YES	1
2016	Crape Myrtle	Lagerstroemia indica	6.77"	80%	90%	4.9	YES	1
2017	Crape Myrtle	Lagerstroemia indica	8.37"	80%	90%	6.0	YES	1
2018	Japanese Pagoda Tree	Styphnolobium japonicum	14.30"	60%	65%	5.6	YES	2
2019	Japanese Pagoda Tree	Styphnolobium japonicum	12.60"	60%	65%	4.9	YES	2
2020	Willow Oak	Quercus phellos	24.90"	75%	85%	15.9	YES	4

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. DATE
LSCP - 0

Revisions
NO. DATE

TREE REPLACEMENT SCHEDULE

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV906

Oct 15, 2025
M:\18\DC\1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - LSCP - 0 - LAYOUT: CIV906 - TREE REPLACEMENT SCHEDULE

River House
1400 S Joyce St, Arlington, VA 22202

BASE INFORMATION					FUNCTIONAL REPLACEMENT METHOD							COMPOUNDED ANNUAL MAINTENANCE COST				
#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH)	REMOVE	1 TREE COST*	2 CONDITION RATING	3 FUNCTIONAL LIMITATIONS**	4 EXTERNAL LIMITATIONS	5 INSTALLATION COST ***	6 REMOVAL & CLEAN UP COST	APRASED VALUE (1X2X3X4)+(5+6)	7 ANNUAL COST	8 ANNUAL COMPOUND INTEREST FACTOR^	9 YEARS TO PARITY	COMPOUNDED ANNUAL MAINTENANCE COST (7X((1+8)^9)X9	BOND FEE
			INCHES		$	%	%	%	$	$	%	$			$	$
60	Chinese Magnolia	Magnolia × soulangeana	6.79"	NO	$500.00	75%	70%	70%	$750.00	$430.00	$1,364.00	$150.00	7.25%	4	$794.00	$2,200.00
61	Chinese Magnolia	Magnolia × soulangeana	6.20"	NO	$500.00	70%	70%	70%	$750.00	$390.00	$1,312.00	$150.00	7.25%	4	$794.00	$2,200.00
62	Chinese Magnolia	Magnolia × soulangeana	5.99"	NO	$500.00	70%	70%	70%	$750.00	$380.00	$1,302.00	$150.00	7.25%	3	$555.00	$1,900.00
64	Chinese Magnolia	Magnolia × soulangeana	7.13"	NO	$500.00	70%	70%	70%	$750.00	$450.00	$1,372.00	$150.00	7.25%	5	$1,064.00	$2,500.00
128	Willow Oak	Quercus phellos	7.40"	NO	$500.00	30%	75%	70%	$750.00	$460.00	$1,289.00	$150.00	7.25%	5	$1,064.00	$2,400.00
137	Silver Maple	Acer saccharinum	3.60"	NO	$500.00	60%	45%	70%	$750.00	$230.00	$1,075.00	$150.00	7.25%	1	$161.00	$1,300.00
272	Black Cherry	Prunus serotina	7.30"	NO	$500.00	70%	55%	70%	$750.00	$460.00	$1,345.00	$150.00	7.25%	5	$1,064.00	$2,500.00
276	Black Cherry	Prunus serotina	5.00"	NO	$500.00	60%	55%	70%	$750.00	$310.00	$1,176.00	$150.00	7.25%	2	$345.00	$1,600.00
278	American Elm	Ulmus americana	7.30"	NO	$500.00	70%	55%	70%	$750.00	$460.00	$1,345.00	$150.00	7.25%	5	$1,064.00	$2,500.00
282	Black Cherry	Prunus serotina	6.40"	NO	$500.00	70%	55%	70%	$750.00	$400.00	$1,285.00	$150.00	7.25%	4	$794.00	$2,100.00
283	Littleleaf Linden	Tilia cordata	7.90"	NO	$500.00	80%	75%	70%	$750.00	$500.00	$1,460.00	$150.00	7.25%	5	$1,064.00	$2,600.00
290	Red Maple	Acer rubrum	7.40"	NO	$500.00	40%	70%	70%	$750.00	$460.00	$1,308.00	$150.00	7.25%	5	$1,064.00	$2,400.00
291	Red Maple	Acer rubrum	6.10"	NO	$500.00	40%	70%	70%	$750.00	$380.00	$1,228.00	$150.00	7.25%	4	$794.00	$2,100.00
318	Red Oak	Quercus rubra	6.40"	NO	$500.00	40%	75%	70%	$750.00	$400.00	$1,255.00	$150.00	7.25%	4	$794.00	$2,100.00
323	Red Oak	Quercus rubra	5.40"	NO	$500.00	30%	75%	70%	$750.00	$340.00	$1,169.00	$150.00	7.25%	3	$555.00	$1,800.00
326	Black Cherry	Prunus serotina	7.00"	NO	$500.00	50%	55%	70%	$750.00	$440.00	$1,286.00	$150.00	7.25%	4	$794.00	$2,100.00
327	Red Oak	Quercus rubra	5.40"	NO	$500.00	60%	75%	70%	$750.00	$340.00	$1,248.00	$150.00	7.25%	3	$555.00	$1,900.00
329	Red Oak	Quercus rubra	5.10"	NO	$500.00	30%	75%	70%	$750.00	$320.00	$1,149.00	$150.00	7.25%	3	$555.00	$1,800.00
332	Red Oak	Quercus rubra	5.00"	NO	$500.00	30%	75%	70%	$750.00	$310.00	$1,139.00	$150.00	7.25%	2	$345.00	$1,500.00
338	Black Locust	Robinia pseudoacacia	7.60"	NO	$500.00	40%	55%	70%	$750.00	$480.00	$1,307.00	$150.00	7.25%	5	$1,064.00	$2,400.00
342	Red Oak	Quercus rubra	5.00"	NO	$500.00	30%	75%	70%	$750.00	$310.00	$1,139.00	$150.00	7.25%	2	$345.00	$1,500.00
425	Black Gum	Nyssa sylvatica	5.00"	NO	$500.00	40%	80%	70%	$750.00	$310.00	$1,172.00	$150.00	7.25%	2	$345.00	$1,600.00
426	Black Cherry	Prunus serotina	7.10"	NO	$500.00	50%	55%	70%	$750.00	$450.00	$1,296.00	$150.00	7.25%	5	$1,064.00	$2,400.00
1171	Serviceberry	Amelanchier canadensis	6.60"	NO	$500.00	80%	80%	70%	$750.00	$410.00	$1,384.00	$150.00	7.25%	4	$794.00	$2,200.00
1201	American Holly	Ilex opaca	6.20"	NO	$500.00	70%	75%	70%	$750.00	$390.00	$1,324.00	$150.00	7.25%	4	$794.00	$2,200.00
1202	American Holly	Ilex opaca	4.83"	NO	$500.00	65%	75%	70%	$750.00	$300.00	$1,221.00	$150.00	7.25%	2	$345.00	$1,600.00
1204	American Holly	Ilex opaca	7.09"	NO	$500.00	70%	75%	70%	$750.00	$450.00	$1,384.00	$150.00	7.25%	5	$1,064.00	$2,500.00
1208	Crabapple	Malus sp.	7.80"	NO	$500.00	70%	60%	70%	$750.00	$490.00	$1,387.00	$150.00	7.25%	5	$1,064.00	$2,500.00
1209	Crabapple	Malus sp.	7.90"	NO	$500.00	70%	60%	70%	$750.00	$500.00	$1,397.00	$150.00	7.25%	5	$1,064.00	$2,500.00
1217	Crabapple	Malus sp.	6.60"	NO	$500.00	75%	60%	70%	$750.00	$410.00	$1,318.00	$150.00	7.25%	4	$794.00	$2,200.00
1240	Deodar Cedar	Cedrus deodara	7.30"	NO	$500.00	80%	50%	70%	$750.00	$460.00	$1,350.00	$150.00	7.25%	5	$1,064.00	$2,500.00
1241	Norway Spruce	Picea abies	6.40"	NO	$500.00	60%	55%	70%	$750.00	$400.00	$1,266.00	$150.00	7.25%	4	$794.00	$2,100.00
1245	Deodar Cedar	Cedrus deodara	6.00"	NO	$500.00	60%	50%	70%	$750.00	$380.00	$1,235.00	$150.00	7.25%	3	$555.00	$1,800.00
1288	Green Ash	Fraxinus pennsylvanica	6.00"	NO	$500.00	60%	45%	70%	$750.00	$380.00	$1,225.00	$150.00	7.25%	3	$555.00	$1,800.00
1349	Japanese Zelkova	Zelkova serrata	5.30"	NO	$500.00	80%	75%	70%	$750.00	$330.00	$1,290.00	$150.00	7.25%	3	$555.00	$1,900.00
1608	Yoshino Cherry	Prunus × yedoensis	6.40"	NO	$500.00	75%	55%	70%	$750.00	$400.00	$1,294.00	$150.00	7.25%	4	$794.00	$2,100.00
1609	Yoshino Cherry	Prunus × yedoensis	6.30"	NO	$500.00	75%	55%	70%	$750.00	$400.00	$1,294.00	$150.00	7.25%	4	$794.00	$2,100.00
1617	Yoshino Cherry	Prunus × yedoensis	5.00"	NO	$500.00	80%	55%	70%	$750.00	$310.00	$1,214.00	$150.00	7.25%	2	$345.00	$1,600.00
1618	Yoshino Cherry	Prunus × yedoensis	3.90"	NO	$500.00	80%	55%	70%	$750.00	$240.00	$1,144.00	$150.00	7.25%	1	$161.00	$1,400.00
1620	Yoshino Cherry	Prunus × yedoensis	7.60"	NO	$500.00	60%	55%	70%	$750.00	$480.00	$1,346.00	$150.00	7.25%	5	$1,064.00	$2,500.00
1622	Yoshino Cherry	Prunus × yedoensis	5.40"	NO	$500.00	60%	55%	70%	$750.00	$340.00	$1,206.00	$150.00	7.25%	3	$555.00	$1,800.00
1623	Yoshino Cherry	Prunus × yedoensis	5.00"	NO	$500.00	80%	55%	70%	$750.00	$310.00	$1,214.00	$150.00	7.25%	2	$345.00	$1,600.00
1624	Yoshino Cherry	Prunus × yedoensis	5.10"	NO	$500.00	70%	55%	70%	$750.00	$320.00	$1,205.00	$150.00	7.25%	3	$555.00	$1,800.00
1666	American Holly	Ilex opaca	4.63"	NO	$500.00	70%	75%	70%	$750.00	$290.00	$1,224.00	$150.00	7.25%	2	$345.00	$1,600.00
1667	American Holly	Ilex opaca	3.59"	NO	$500.00	70%	75%	70%	$750.00	$230.00	$1,164.00	$150.00	7.25%	1	$161.00	$1,400.00
1710	Japanese Zelkova	Zelkova serrata	7.40"	NO	$500.00	70%	75%	70%	$750.00	$460.00	$1,394.00	$150.00	7.25%	5	$1,064.00	$2,500.00
1713	Chinese Magnolia	Magnolia × soulangeana	5.20"	NO	$500.00	70%	70%	70%	$750.00	$330.00	$1,252.00	$150.00	7.25%	3	$555.00	$1,900.00
1714	Chinese Magnolia	Magnolia × soulangeana	6.60"	NO	$500.00	75%	70%	70%	$750.00	$410.00	$1,344.00	$150.00	7.25%	4	$794.00	$2,200.00
1715	Chinese Magnolia	Magnolia × soulangeana	6.30"	NO	$500.00	75%	70%	70%	$750.00	$400.00	$1,334.00	$150.00	7.25%	4	$794.00	$2,200.00
1716	Chinese Magnolia	Magnolia × soulangeana	5.39"	NO	$500.00	70%	70%	70%	$750.00	$340.00	$1,262.00	$150.00	7.25%	3	$555.00	$1,900.00
1717	Chinese Magnolia	Magnolia × soulangeana	5.57"	NO	$500.00	60%	70%	70%	$750.00	$350.00	$1,247.00	$150.00	7.25%	3	$555.00	$1,900.00
1719	Chinese Magnolia	Magnolia × soulangeana	6.03"	NO	$500.00	70%	70%	70%	$750.00	$380.00	$1,302.00	$150.00	7.25%	4	$794.00	$2,100.00
1730	Crepe Myrtle	Lagerstroemia indica	7.60"	NO	$500.00	75%	80%	70%	$750.00	$480.00	$1,440.00	$150.00	7.25%	5	$1,064.00	$2,600.00
1732	American Holly	Ilex opaca	5.40"	NO	$500.00	75%	75%	70%	$750.00	$340.00	$1,287.00	$150.00	7.25%	3	$555.00	$1,900.00
1734	American Holly	Ilex opaca	6.30"	NO	$500.00	75%	75%	70%	$750.00	$400.00	$1,347.00	$150.00	7.25%	4	$794.00	$2,200.00
1735	Crepe Myrtle	Lagerstroemia indica	6.03"	NO	$500.00	70%	80%	70%	$750.00	$380.00	$1,326.00	$150.00	7.25%	4	$794.00	$2,200.00
1736	Crepe Myrtle	Lagerstroemia indica	6.13"	NO	$500.00	70%	80%	70%	$750.00	$380.00	$1,326.00	$150.00	7.25%	4	$794.00	$2,200.00
1737	Crepe Myrtle	Lagerstroemia indica	4.63"	NO	$500.00	70%	80%	70%	$750.00	$290.00	$1,236.00	$150.00	7.25%	2	$345.00	$1,600.00
1738	Crepe Myrtle	Lagerstroemia indica	6.98"	NO	$500.00	75%	80%	70%	$750.00	$440.00	$1,400.00	$150.00	7.25%	4	$794.00	$2,200.00
1739	Crabapple	Malus sp.	6.20"	NO	$500.00	70%	60%	70%	$750.00	$390.00	$1,287.00	$150.00	7.25%	4	$794.00	$2,100.00
1740	Crabapple	Malus sp.	6.20"	NO	$500.00	70%	60%	70%	$750.00	$390.00	$1,287.00	$150.00	7.25%	4	$794.00	$2,100.00
1755	Yoshino Cherry	Prunus × yedoensis	6.40"	NO	$500.00	70%	55%	70%	$750.00	$400.00	$1,285.00	$150.00	7.25%	4	$794.00	$2,100.00
1773	Crepe Myrtle	Lagerstroemia indica	5.90"	NO	$500.00	80%	80%	70%	$750.00	$370.00	$1,344.00	$150.00	7.25%	3	$555.00	$1,900.00
2854	American Elm	Ulmus americana	5.60"	NO	$500.00	60%	55%	70%	$750.00	$350.00	$1,216.00	$150.00	7.25%	3	$555.00	$1,800.00
2868	Eastern Redbud	Cercis canadensis	5.30"	NO	$500.00	75%	75%	70%	$750.00	$330.00	$1,277.00	$150.00	7.25%	3	$555.00	$1,900.00
2883	White Oak	Quercus alba	7.00"	NO	$500.00	70%	90%	70%	$750.00	$440.00	$1,411.00	$150.00	7.25%	4	$794.00	$2,300.00
5031	Red Maple	Acer rubrum	5.30"	NO	$500.00	80%	70%	70%	$750.00	$330.00	$1,276.00	$150.00	7.25%	3	$555.00	$1,900.00
5032	Red Maple	Acer rubrum	5.10"	NO	$500.00	85%	70%	70%	$750.00	$320.00	$1,278.00	$150.00	7.25%	3	$555.00	$1,900.00
5033	Red Maple	Acer rubrum	4.10"	NO	$500.00	80%	70%	70%	$750.00	$260.00	$1,206.00	$150.00	7.25%	2	$345.00	$1,600.00
5034	Red Maple	Acer rubrum	5.90"	NO	$500.00	80%	70%	70%	$750.00	$370.00	$1,316.00	$150.00	7.25%	3	$555.00	$1,900.00
5035	Red Maple	Acer rubrum	5.20"	NO	$500.00	75%	70%	70%	$750.00	$330.00	$1,264.00	$150.00	7.25%	3	$555.00	$1,900.00
															TOTAL	$144,100.00

*** Approximate tree Cost of largest comercially available equevelent size tree**
****Functional limitations = (Species Rating% + Site % + Contribution % + Placement %) ÷ 4**
*****Average installation fee ($750.00) (time of year, site conditions, availability, transportation, etc.)**
^Interest rate is based upon the current Prime Rate as set by the Federal Reserve Board (3.25%) plus 4%

*****Average installation fee ($750.00) (time of year, site conditions, availability, transportation, etc.)**
^Interest rate is based upon the current Prime Rate as set by the Federal Reserve Board (3.25%) plus 4%

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. LSCP - 0 DATE

Revisions
NO. DATE

TREE REPLACEMENT FEE (-8 IN.)

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV907

Oct 15, 2025
H:\BD\DC\1822502\ZLAD\DRAWINGS\PLAN SETS\PDSP\DC-1822502 - LSCP - 0.----=LAYOUT: CIV907 - TREE REPLACEMENT FEE (-8)

River House
1400 S Joyce St, Arlington, VA 22202

BASE INFORMATION					TRUNK FORMULA METHOD						COMPOUNDED ANNUAL MAINTENANCE COST				
#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH)	REMOVE	1 TRUNK AREA	2 UNIT TREE COST*	3 CONDITION RATING	4 FUNCTIONAL LIMITATIONS*	5 EXTERNAL LIMITATIONS	APRAISED VALUE (1X2)X(3X4X5)	7 ANNUAL COST	8 ANNUAL COMPOUND INTEREST FACTOR^	9 YEARS TO PARITY	COMPOUNDED ANNUAL MAINTENANCE COST (7X(1+8)^9)	BOND FEE
			INCHES		SQ FT	$	%	%	%	%	$			$	$
1355	Red Oak	Quercus rubra	34.50"	NO	77.90 SQ FT	$1,250.00	80%	75%	70%	$40,898.00	$150.00	7.25%	32	$1,409.00	$42,400.00
1362	Pin Oak	Quercus palustris	19.60"	NO	25.14 SQ FT	$1,250.00	60%	65%	70%	$8,580.00	$150.00	7.25%	17	$493.00	$9,100.00
1374	Pin Oak	Quercus palustris	30.20"	NO	59.69 SQ FT	$1,250.00	75%	65%	70%	$25,463.00	$150.00	7.25%	28	$1,065.00	$26,600.00
1401	Eastern White Pine	Pinus strobus	12.90"	NO	10.89 SQ FT	$1,250.00	70%	55%	70%	$3,669.00	$150.00	7.25%	10	$302.00	$4,000.00
1465	Red Maple	Acer rubrum	19.10"	NO	23.88 SQ FT	$1,250.00	55%	70%	70%	$8,043.00	$150.00	7.25%	17	$493.00	$8,600.00
1467	Red Maple	Acer rubrum	28.30"	NO	52.42 SQ FT	$1,250.00	50%	70%	70%	$16,053.00	$150.00	7.25%	26	$926.00	$17,000.00
1605	Eastern White Pine	Pinus strobus	22.50"	NO	33.13 SQ FT	$1,250.00	70%	55%	70%	$11,162.00	$150.00	7.25%	20	$608.00	$11,800.00
1606	Pin Oak	Quercus palustris	30.80"	NO	62.09 SQ FT	$1,250.00	80%	65%	70%	$28,250.00	$150.00	7.25%	28	$1,065.00	$29,400.00
1607	Pin Oak	Quercus palustris	24.90"	NO	40.58 SQ FT	$1,250.00	70%	65%	70%	$16,156.00	$150.00	7.25%	22	$700.00	$16,900.00
1616	Yoshino Cherry	Prunus × yedoensis	13.50"	NO	11.93 SQ FT	$1,250.00	50%	55%	70%	$2,870.00	$150.00	7.25%	11	$324.00	$3,200.00
1619	Yoshino Cherry	Prunus × yedoensis	13.60"	NO	12.11 SQ FT	$1,250.00	80%	55%	70%	$4,661.00	$150.00	7.25%	11	$324.00	$5,000.00
1629	Red Oak	Quercus rubra	37.20"	NO	90.57 SQ FT	$1,250.00	85%	75%	70%	$50,522.00	$150.00	7.25%	35	$1,738.00	$52,300.00
1631	Eastern White Pine	Pinus strobus	22.40"	NO	32.84 SQ FT	$1,250.00	65%	55%	70%	$10,273.00	$150.00	7.25%	20	$608.00	$10,900.00
1649	Red Maple	Acer rubrum	24.10"	NO	38.01 SQ FT	$1,250.00	70%	70%	70%	$16,298.00	$150.00	7.25%	22	$700.00	$17,000.00
1670	Willow Oak	Quercus phellos	31.50"	NO	64.94 SQ FT	$1,250.00	80%	75%	70%	$34,095.00	$150.00	7.25%	29	$1,142.00	$35,300.00
1671	Willow Oak	Quercus phellos	21.70"	NO	30.82 SQ FT	$1,250.00	70%	75%	70%	$14,158.00	$150.00	7.25%	19	$567.00	$14,800.00
1704	American sycamore	Platanus occidentalis	9.30"	NO	5.66 SQ FT	$1,250.00	80%	60%	70%	$2,378.00	$150.00	7.25%	7	$245.00	$2,700.00
1705	American sycamore	Platanus occidentalis	9.00"	NO	5.30 SQ FT	$1,250.00	75%	60%	70%	$2,087.00	$150.00	7.25%	6	$228.00	$2,400.00
1706	Japanese Zelkova	Zelkova serrata	11.40"	NO	8.51 SQ FT	$1,250.00	70%	75%	70%	$3,907.00	$150.00	7.25%	9	$282.00	$4,200.00
1707	Japanese Zelkova	Zelkova serrata	9.90"	NO	6.41 SQ FT	$1,250.00	60%	75%	70%	$2,526.00	$150.00	7.25%	7	$245.00	$2,800.00
1708	Japanese Zelkova	Zelkova serrata	8.80"	NO	5.07 SQ FT	$1,250.00	70%	75%	70%	$2,328.00	$150.00	7.25%	6	$228.00	$2,600.00
1709	Japanese Zelkova	Zelkova serrata	9.00"	NO	5.30 SQ FT	$1,250.00	70%	75%	70%	$2,435.00	$150.00	7.25%	6	$228.00	$2,700.00
1711	Japanese Zelkova	Zelkova serrata	11.10"	NO	8.06 SQ FT	$1,250.00	70%	75%	70%	$3,704.00	$150.00	7.25%	9	$282.00	$4,000.00
1712	Honey Locust	Gleditsia triacanthos	14.50"	NO	13.76 SQ FT	$1,250.00	65%	55%	70%	$4,305.00	$150.00	7.25%	12	$347.00	$4,700.00
1718	Willow Oak	Quercus phellos	15.00"	NO	14.73 SQ FT	$1,250.00	75%	75%	70%	$7,248.00	$150.00	7.25%	12	$347.00	$7,600.00
1725	American sycamore	Platanus occidentalis	16.70"	NO	18.25 SQ FT	$1,250.00	65%	60%	70%	$6,229.00	$150.00	7.25%	14	$400.00	$6,700.00
1726	American sycamore	Platanus occidentalis	16.40"	NO	17.60 SQ FT	$1,250.00	70%	60%	70%	$6,469.00	$150.00	7.25%	14	$400.00	$6,900.00
1727	Honey Locust	Gleditsia triacanthos	10.00"	NO	6.54 SQ FT	$1,250.00	70%	55%	70%	$2,205.00	$150.00	7.25%	7	$245.00	$2,500.00
1728	American sycamore	Platanus occidentalis	9.60"	NO	6.03 SQ FT	$1,250.00	80%	60%	70%	$2,533.00	$150.00	7.25%	7	$245.00	$2,800.00
1729	American sycamore	Platanus occidentalis	11.00"	NO	7.92 SQ FT	$1,250.00	75%	60%	70%	$3,118.00	$150.00	7.25%	8	$263.00	$3,400.00
1731	Crepe Myrtle	Lagerstroemia indica	8.99"	NO	5.28 SQ FT	$1,250.00	75%	80%	70%	$2,774.00	$150.00	7.25%	6	$228.00	$3,100.00
1753	Yoshino Cherry	Prunus × yedoensis	9.00"	NO	5.30 SQ FT	$1,250.00	70%	55%	70%	$1,786.00	$150.00	7.25%	6	$228.00	$2,100.00
1754	Yoshino Cherry	Prunus × yedoensis	8.80"	NO	5.07 SQ FT	$1,250.00	75%	55%	70%	$1,829.00	$150.00	7.25%	6	$228.00	$2,100.00
1769	Red Maple	Acer rubrum	9.50"	NO	5.91 SQ FT	$1,250.00	70%	70%	70%	$2,533.00	$150.00	7.25%	7	$245.00	$2,800.00
1772	Crepe Myrtle	Lagerstroemia indica	8.35"	NO	4.56 SQ FT	$1,250.00	80%	80%	70%	$2,555.00	$150.00	7.25%	6	$228.00	$2,800.00
1774	Crepe Myrtle	Lagerstroemia indica	9.68"	NO	6.13 SQ FT	$1,250.00	80%	80%	70%	$3,435.00	$150.00	7.25%	7	$245.00	$3,700.00
1826	Linden	Tilia cordata	22.70"	NO	33.73 SQ FT	$1,250.00	65%	75%	70%	$14,386.00	$150.00	7.25%	20	$608.00	$15,000.00
1827	Red Maple	Acer rubrum	27.20"	NO	48.42 SQ FT	$1,250.00	60%	70%	70%	$17,795.00	$150.00	7.25%	25	$863.00	$18,700.00
1839	American Elm	Ulmus americana	32.20"	NO	67.86 SQ FT	$1,250.00	65%	55%	70%	$21,228.00	$150.00	7.25%	30	$1,225.00	$22,500.00
2004	Pin Oak	Quercus palustris	29.20"	NO	55.81 SQ FT	$1,250.00	70%	65%	70%	$22,217.00	$150.00	7.25%	27	$993.00	$23,300.00
2006	Red Maple	Acer rubrum	21.20"	NO	29.42 SQ FT	$1,250.00	65%	70%	70%	$11,711.00	$150.00	7.25%	19	$567.00	$12,300.00
2007	Red Maple	Acer rubrum	14.50"	NO	13.76 SQ FT	$1,250.00	70%	70%	70%	$5,900.00	$150.00	7.25%	12	$347.00	$6,300.00
2008	Red Maple	Acer rubrum	28.30"	NO	52.42 SQ FT	$1,250.00	60%	70%	70%	$19,264.00	$150.00	7.25%	26	$926.00	$20,200.00
2036	American elm	Ulmus americana	44.70"	NO	130.77 SQ FT	$1,250.00	75%	55%	70%	$47,201.00	$150.00	7.25%	42	$2,836.00	$50,100.00
2832	Red Maple	Acer rubrum	8.40"	NO	4.62 SQ FT	$1,250.00	75%	70%	70%	$2,121.00	$150.00	7.25%	6	$228.00	$2,400.00
2835	Black Cherry	Prunus serotina	15.40"	NO	15.52 SQ FT	$1,250.00	65%	55%	70%	$4,856.00	$150.00	7.25%	13	$373.00	$5,300.00
2836	Black Cherry	Prunus serotina	14.50"	NO	13.76 SQ FT	$1,250.00	65%	55%	70%	$4,305.00	$150.00	7.25%	12	$347.00	$4,700.00
2839	American Elm	Ulmus americana	30.70"	NO	61.69 SQ FT	$1,250.00	30%	55%	70%	$8,906.00	$150.00	7.25%	28	$1,065.00	$10,000.00
2844	Black Cherry	Prunus serotina	8.70"	NO	4.95 SQ FT	$1,250.00	45%	55%	70%	$1,073.00	$150.00	7.25%	6	$228.00	$1,400.00
2845	American Elm	Ulmus americana	27.20"	NO	48.42 SQ FT	$1,250.00	65%	55%	70%	$15,147.00	$150.00	7.25%	25	$863.00	$16,100.00
2853	American Elm	Ulmus americana	24.00"	NO	37.70 SQ FT	$1,250.00	70%	55%	70%	$12,700.00	$150.00	7.25%	21	$652.00	$13,400.00
2859	Black Cherry	Prunus serotina	10.90"	NO	7.78 SQ FT	$1,250.00	60%	55%	70%	$2,245.00	$150.00	7.25%	8	$263.00	$2,600.00
2860	Black Cherry	Prunus serotina	9.10"	NO	5.42 SQ FT	$1,250.00	85%	55%	70%	$2,217.00	$150.00	7.25%	7	$245.00	$2,500.00
2861	American Elm	Ulmus americana	26.20"	NO	44.93 SQ FT	$1,250.00	80%	55%	70%	$17,297.00	$150.00	7.25%	24	$805.00	$18,200.00
2862	Green Ash	Fraxinus pennsylvanica	14.90"	NO	14.53 SQ FT	$1,250.00	70%	45%	70%	$4,005.00	$150.00	7.25%	12	$347.00	$4,400.00
2874	Eastern Redbud	Cercis canadensis	14.55"	NO	13.85 SQ FT	$1,250.00	40%	75%	70%	$3,637.00	$150.00	7.25%	12	$347.00	$4,000.00
2875	American Elm	Ulmus americana	21.70"	NO	30.82 SQ FT	$1,250.00	65%	55%	70%	$9,641.00	$150.00	7.25%	19	$567.00	$10,300.00
2876	Black Locust	Robinia pseudoacacia	10.20"	NO	6.81 SQ FT	$1,250.00	70%	55%	70%	$2,294.00	$150.00	7.25%	8	$263.00	$2,600.00
2877	Catalpa	Catalpa speciosa	17.15"	NO	19.24 SQ FT	$1,250.00	40%	60%	70%	$4,041.00	$150.00	7.25%	15	$429.00	$4,500.00
2879	Black Cherry	Prunus serotina	14.10"	NO	13.01 SQ FT	$1,250.00	60%	55%	70%	$3,757.00	$150.00	7.25%	12	$347.00	$4,200.00
2880	Black Locust	Robinia pseudoacacia	10.10"	NO	6.68 SQ FT	$1,250.00	25%	55%	70%	$803.00	$150.00	7.25%	8	$263.00	$1,100.00
2881	Black Cherry	Prunus serotina	10.50"	NO	7.22 SQ FT	$1,250.00	55%	55%	70%	$1,910.00	$150.00	7.25%	8	$263.00	$2,200.00
2885	American Elm	Ulmus americana	11.90"	NO	9.27 SQ FT	$1,250.00	50%	55%	70%	$2,230.00	$150.00	7.25%	9	$282.00	$2,600.00
2886	Black Cherry	Prunus serotina	13.80"	NO	12.46 SQ FT	$1,250.00	65%	55%	70%	$3,899.00	$150.00	7.25%	11	$324.00	$4,300.00
2887	Black Locust	Robinia pseudoacacia	12.40"	NO	10.06 SQ FT	$1,250.00	30%	55%	70%	$1,453.00	$150.00	7.25%	10	$302.00	$1,800.00
2888	Black Cherry	Prunus serotina	11.40"	NO	8.51 SQ FT	$1,250.00	60%	55%	70%	$2,456.00	$150.00	7.25%	9	$282.00	$2,800.00
2889	Black Cherry	Prunus serotina	13.30"	NO	11.58 SQ FT	$1,250.00	65%	55%	70%	$3,622.00	$150.00	7.25%	11	$324.00	$4,000.00
5002	Bur Oak	Quercus macrocarpa	15.50"	NO	15.72 SQ FT	$1,250.00	85%	75%	70%	$8,771.00	$150.00	7.25%	13	$373.00	$9,200.00
5003	Bur Oak	Quercus macrocarpa	16.50"	NO	17.82 SQ FT	$1,250.00	80%	75%	70%	$9,355.00	$150.00	7.25%	14	$400.00	$9,800.00
5004	Bur Oak	Quercus macrocarpa	17.30"	NO	19.59 SQ FT	$1,250.00	70%	75%	70%	$8,998.00	$150.00	7.25%	15	$429.00	$9,500.00
5005	Bur Oak	Quercus macrocarpa	17.70"	NO	20.50 SQ FT	$1,250.00	90%	75%	70%	$12,111.00	$150.00	7.25%	15	$429.00	$12,600.00
5006	Bur Oak	Quercus macrocarpa	18.70"	NO	22.89 SQ FT	$1,250.00	90%	75%	70%	$13,518.00	$150.00	7.25%	16	$460.00	$14,000.00
5007	Bur Oak	Quercus macrocarpa	16.90"	NO	18.69 SQ FT	$1,250.00	90%	75%	70%	$11,041.00	$150.00	7.25%	14	$400.00	$11,500.00
5008	Bur Oak	Quercus macrocarpa	14.90"	NO	14.53 SQ FT	$1,250.00	85%	75%	70%	$8,105.00	$150.00	7.25%	12	$347.00	$8,500.00
5011	Shingle Oak	Quercus imbricaria	19.80"	NO	25.66 SQ FT	$1,250.00	90%	75%	70%	$15,155.00	$150.00	7.25%	17	$493.00	$15,700.00
5012	Sawtooth oak	Quercus acutissima	10.40"	NO	7.08 SQ FT	$1,250.00	90%	70%	70%	$3,902.00	$150.00	7.25%	8	$263.00	$4,200.00
5013	Sawtooth Oak	Quercus acutissima	16.40"	NO	17.60 SQ FT	$1,250.00	90%	70%	70%	$9,704.00	$150.00	7.25%	14	$400.00	$10,200.00
5014	Sawtooth Oak	Quercus acutissima	22.40"	NO	32.84 SQ FT	$1,250.00	90%	70%	70%	$18,103.00	$150.00	7.25%	20	$608.00	$18,800.00
5015	Sawtooth Oak	Quercus acutissima	21.50"	NO	30.25 SQ FT	$1,250.00	90%	70%	70%	$16,678.00	$150.00	7.25%	19	$567.00	$17,300.00
5016	Sawtooth Oak	Quercus acutissima	18.10"	NO	21.44 SQ FT	$1,250.00	90%	70%	70%	$11,820.00	$150.00	7.25%	16	$460.00	$12,300.00
5017	Sawtooth Oak	Quercus acutissima	17.60"	NO	20.27 SQ FT	$1,250.00	80%	70%	70%	$9,934.00	$150.00	7.25%	15	$429.00	$10,400.00
5018	Sawtooth Oak	Quercus acutissima	16.10"	NO	16.97 SQ FT	$1,250.00	90%	70%	70%	$9,352.00	$150.00	7.25%	14	$400.00	$9,800.00
5019	Sawtooth Oak	Quercus acutissima	21.60"	NO	30.54 SQ FT	$1,250.00	90%	70%	70%	$16,833.00	$150.00	7.25%	19	$567.00	$17,400.00
5020	Sawtooth Oak	Quercus acutissima	14.30"	NO	13.38 SQ FT	$1,250.00	85%	70%	70%	$6,968.00	$150.00	7.25%	12	$347.00	$7,400.00
5021	Sawtooth Oak	Quercus acutissima	16.20"	NO	17.18 SQ FT	$1,250.00	85%	70%	70%	$8,943.00	$150.00	7.25%	14	$400.00	$9,400.00
5022	Sawtooth Oak	Quercus acutissima	18.00"	NO	21.21 SQ FT	$1,250.00	90%	70%	70%	$11,690.00	$150.00	7.25%	15	$429.00	$12,200.00
5023	Sawtooth Oak	Quercus acutissima	18.20"	NO	21.68 SQ FT	$1,250.00	90%	70%	70%	$11,951.00	$150.00	7.25%	16	$460.00	$12,500.00
5024	Sawtooth Oak	Quercus acutissima	16.30"	NO	17.39 SQ FT	$1,250.00	90%	70%	70%	$9,586.00	$150.00	7.25%	14	$400.00	$10,000.00
5025	Sawtooth Oak	Quercus acutissima	24.70"	NO	39.93 SQ FT	$1,250.00	90%	70%	70%	$22,012.00	$150.00	7.25%	22	$700.00	$22,800.00
5026	Sawtooth Oak	Quercus acutissima	21.40"	NO	29.97 SQ FT	$1,250.00	90%	70%	70%	$16,523.00	$150.00	7.25%	19	$567.00	$17,100.00
5027	Sawtooth Oak	Quercus acutissima	15.30"	NO	15.32 SQ FT	$1,250.00	85%	70%	70%	$7,977.00	$150.00	7.25%	13	$373.00	$8,400.00
														TOTAL	$2,070,000.00

*Functional limitations = (Species Rating% + Site % + Contribution % + Placement %) ÷ 4
** Unit Tree Cost = Approximate tree cost ($500.00) of largest comercially available equavelent size tree + Average installation fee ($750.00)
^Interest rate is based upon the current Prime Rate as set by the Federal Reserve Board (3.25%) plus 4%

River House
1400 S Joyce St, Arlington, VA 22202

BASE INFORMATION					TRUNK FORMULA METHOD						COMPOUNDED ANNUAL MAINTENANCE COST				
#	COMMON NAME	BOTANICAL NAME	DIAMETER (DBH)	REMOVE	1 TRUNK AREA	2 UNIT TREE COST*	3 CONDITION RATING	4 FUNCTIONAL LIMITATIONS*	5 EXTERNAL LIMITATIONS	APRAISED VALUE (1X2)X(3X4X5)	7 ANNUAL COST	8 ANNUAL COMPOUND INTEREST FACTOR^	9 YEARS TO PARITY	COMPOUNDED ANNUAL MAINTENANCE COST (7X(1+8)^9)	BOND FEE
			INCHES		SQ FT	$	%	%	%	%	$			$	$
29	Eastern White Pine	Pinus strobus	22.10"	NO	31.97 SQ FT	$1,250.00	70%	55%	70%	$10,769.00	$150.00	7.25%	20	$608.00	$11,400.00
55	Pin Oak	Quercus palustris	22.20"	NO	32.26 SQ FT	$1,250.00	60%	65%	70%	$11,007.00	$150.00	7.25%	20	$608.00	$11,700.00
56	Pin Oak	Quercus palustris	22.10"	NO	31.97 SQ FT	$1,250.00	75%	65%	70%	$13,636.00	$150.00	7.25%	20	$608.00	$14,300.00
65	Chinese Magnolia	Magnolia × soulangeana	8.28"	NO	4.49 SQ FT	$1,250.00	70%	70%	70%	$1,924.00	$150.00	7.25%	6	$228.00	$2,200.00
152	American Elm	Ulmus americana	31.70"	NO	65.77 SQ FT	$1,250.00	40%	55%	70%	$12,661.00	$150.00	7.25%	29	$1,142.00	$13,900.00
153	American Elm	Ulmus americana	26.40"	NO	45.62 SQ FT	$1,250.00	70%	55%	70%	$15,367.00	$150.00	7.25%	24	$805.00	$16,200.00
155	Black Cherry	Prunus serotina	25.10"	NO	41.23 SQ FT	$1,250.00	30%	55%	70%	$5,953.00	$150.00	7.25%	23	$750.00	$6,800.00
156	American Planetree	Platanus occidentalis	15.40"	NO	15.52 SQ FT	$1,250.00	50%	60%	70%	$4,075.00	$150.00	7.25%	13	$373.00	$4,500.00
161	American Elm	Ulmus americana	22.90"	NO	34.32 SQ FT	$1,250.00	70%	55%	70%	$11,562.00	$150.00	7.25%	20	$608.00	$12,200.00
162/163	American Elm	Ulmus americana	15.74"	NO	16.22 SQ FT	$1,250.00	70%	55%	70%	$5,464.00	$150.00	7.25%	13	$373.00	$5,900.00
187	Linden	Tilia cordata	19.50"	NO	24.89 SQ FT	$1,250.00	70%	75%	70%	$11,433.00	$150.00	7.25%	17	$493.00	$12,000.00
188	Linden	Tilia cordata	19.60"	NO	25.14 SQ FT	$1,250.00	70%	75%	70%	$11,550.00	$150.00	7.25%	17	$493.00	$12,100.00
189	Linden	Tilia cordata	27.90"	NO	50.95 SQ FT	$1,250.00	70%	75%	70%	$23,404.00	$150.00	7.25%	25	$863.00	$24,300.00
190	Linden	Tilia cordata	19.00"	NO	23.63 SQ FT	$1,250.00	70%	75%	70%	$10,854.00	$150.00	7.25%	16	$460.00	$11,400.00
192	Red Maple	Acer rubrum	23.50"	NO	36.14 SQ FT	$1,250.00	70%	70%	70%	$15,497.00	$150.00	7.25%	21	$652.00	$16,200.00
268	American Elm	Ulmus americana	19.70"	NO	25.40 SQ FT	$1,250.00	40%	55%	70%	$4,890.00	$150.00	7.25%	17	$493.00	$5,400.00
269	Littleleaf Linden	Tilia cordata	32.60"	NO	69.56 SQ FT	$1,250.00	40%	75%	70%	$18,259.00	$150.00	7.25%	30	$1,225.00	$19,500.00
270	American Elm	Ulmus americana	16.10"	NO	16.97 SQ FT	$1,250.00	50%	55%	70%	$4,082.00	$150.00	7.25%	14	$400.00	$4,500.00
271	Silver Maple	Acer saccharinum	19.00"	NO	23.63 SQ FT	$1,250.00	40%	45%	70%	$3,721.00	$150.00	7.25%	16	$460.00	$4,200.00
273	Black Cherry	Prunus serotina	9.20"	NO	5.54 SQ FT	$1,250.00	60%	55%	70%	$1,600.00	$150.00	7.25%	7	$245.00	$1,900.00
274	Black Cherry	Prunus serotina	8.60"	NO	4.84 SQ FT	$1,250.00	60%	55%	70%	$1,398.00	$150.00	7.25%	6	$228.00	$1,700.00
279	Black Cherry	Prunus serotina	8.40"	NO	4.62 SQ FT	$1,250.00	60%	55%	70%	$1,333.00	$150.00	7.25%	6	$228.00	$1,600.00
280	Black Cherry	Prunus serotina	16.10"	NO	16.97 SQ FT	$1,250.00	60%	55%	70%	$4,899.00	$150.00	7.25%	14	$400.00	$5,300.00
288	American Elm	Ulmus americana	9.90"	NO	6.41 SQ FT	$1,250.00	40%	55%	70%	$1,235.00	$150.00	7.25%	7	$245.00	$1,500.00
289	Eastern White Pine	Pinus strobus	9.20"	NO	5.54 SQ FT	$1,250.00	40%	55%	70%	$1,066.00	$150.00	7.25%	7	$245.00	$1,400.00
292	Black Cherry	Prunus serotina	18.00"	NO	21.21 SQ FT	$1,250.00	30%	55%	70%	$3,062.00	$150.00	7.25%	15	$429.00	$3,500.00
306	Black Cherry	Prunus serotina	8.30"	NO	4.51 SQ FT	$1,250.00	40%	55%	70%	$868.00	$150.00	7.25%	6	$228.00	$1,100.00
307	Red Oak	Quercus rubra	25.70"	NO	43.23 SQ FT	$1,250.00	70%	75%	70%	$19,858.00	$150.00	7.25%	23	$750.00	$20,700.00
308	Black Cherry	Prunus serotina	14.60"	NO	13.95 SQ FT	$1,250.00	40%	55%	70%	$2,686.00	$150.00	7.25%	12	$347.00	$3,100.00
309	Higan Cherry	Prunus subhirtella	14.50"	NO	13.76 SQ FT	$1,250.00	40%	55%	70%	$2,649.00	$150.00	7.25%	12	$347.00	$3,000.00
310	Red Oak	Quercus rubra	9.10"	NO	5.42 SQ FT	$1,250.00	50%	75%	70%	$1,778.00	$150.00	7.25%	7	$245.00	$2,100.00
321	Black Locust	Robinia pseudoacacia	15.90"	NO	16.55 SQ FT	$1,250.00	40%	55%	70%	$3,185.00	$150.00	7.25%	13	$373.00	$3,600.00
325	Black Cherry	Prunus serotina	15.30"	NO	15.32 SQ FT	$1,250.00	30%	55%	70%	$2,212.00	$150.00	7.25%	13	$373.00	$2,600.00
328	Black Cherry	Prunus serotina	18.40"	NO	22.16 SQ FT	$1,250.00	30%	55%	70%	$3,199.00	$150.00	7.25%	16	$460.00	$3,700.00
333	Black Cherry	Prunus serotina	14.10"	NO	13.01 SQ FT	$1,250.00	50%	55%	70%	$3,131.00	$150.00	7.25%	12	$347.00	$3,500.00
334	Black Locust	Robinia pseudoacacia	9.30"	NO	5.66 SQ FT	$1,250.00	30%	55%	70%	$817.00	$150.00	7.25%	7	$245.00	$1,100.00
335	Black Locust	Robinia pseudoacacia	9.20"	NO	5.54 SQ FT	$1,250.00	30%	55%	70%	$800.00	$150.00	7.25%	7	$245.00	$1,100.00
336	Black Locust	Robinia pseudoacacia	17.00"	NO	18.92 SQ FT	$1,250.00	30%	55%	70%	$2,731.00	$150.00	7.25%	14	$400.00	$3,200.00
345	Red Oak	Quercus rubra	18.70"	NO	22.89 SQ FT	$1,250.00	30%	75%	70%	$4,506.00	$150.00	7.25%	16	$460.00	$5,000.00
348	White Oak	Quercus alba	13.70"	NO	12.28 SQ FT	$1,250.00	30%	90%	70%	$2,902.00	$150.00	7.25%	11	$324.00	$3,300.00
349	Red Oak	Quercus rubra	16.20"	NO	17.18 SQ FT	$1,250.00	30%	75%	70%	$3,382.00	$150.00	7.25%	14	$400.00	$3,800.00
415	American Elm	Ulmus americana	32.40"	NO	68.71 SQ FT	$1,250.00	50%	55%	70%	$16,533.00	$150.00	7.25%	30	$1,225.00	$17,800.00
421	American Elm	Ulmus americana	14.20"	NO	13.20 SQ FT	$1,250.00	30%	55%	70%	$1,905.00	$150.00	7.25%	12	$347.00	$2,300.00
422	Black Locust	Robinia pseudoacacia	23.30"	NO	35.53 SQ FT	$1,250.00	40%	55%	70%	$6,840.00	$150.00	7.25%	21	$652.00	$7,500.00
428	American Elm	Ulmus americana	15.60"	NO	15.93 SQ FT	$1,250.00	30%	55%	70%	$2,300.00	$150.00	7.25%	13	$373.00	$2,700.00
429	American Elm	Ulmus americana	10.00"	NO	6.54 SQ FT	$1,250.00	30%	55%	70%	$945.00	$150.00	7.25%	7	$245.00	$1,200.00
430	Black Locust	Robinia pseudoacacia	15.40"	NO	15.52 SQ FT	$1,250.00	30%	55%	70%	$2,241.00	$150.00	7.25%	13	$373.00	$2,700.00
431	American Elm	Ulmus americana	16.80"	NO	18.47 SQ FT	$1,250.00	30%	55%	70%	$2,667.00	$150.00	7.25%	14	$400.00	$3,100.00
432	American Elm	Ulmus americana	23.40"	NO	35.84 SQ FT	$1,250.00	30%	55%	70%	$5,174.00	$150.00	7.25%	21	$652.00	$5,900.00
439	Black Cherry	Prunus serotina	9.00"	NO	5.30 SQ FT	$1,250.00	30%	55%	70%	$765.00	$150.00	7.25%	6	$228.00	$1,000.00
440	American Elm	Ulmus americana	8.20"	NO	4.40 SQ FT	$1,250.00	40%	55%	70%	$847.00	$150.00	7.25%	6	$228.00	$1,100.00
447	American Elm	Quercus rubra	12.50"	NO	10.23 SQ FT	$1,250.00	55%	75%	70%	$3,691.00	$150.00	7.25%	10	$302.00	$4,000.00
448	Black Locust	Robinia pseudoacacia	31.70"	NO	65.77 SQ FT	$1,250.00	70%	55%	70%	$22,156.00	$150.00	7.25%	29	$1,142.00	$23,300.00
702	Silver Maple	Acer saccharinum	19.96"	NO	26.09 SQ FT	$1,250.00	75%	45%	70%	$7,704.00	$150.00	7.25%	17	$493.00	$8,200.00
708	Silver Maple	Acer saccharinum	12.10"	NO	9.58 SQ FT	$1,250.00	80%	45%	70%	$3,018.00	$150.00	7.25%	10	$302.00	$3,400.00
725	Black Locust	Robinia pseudoacacia	21.70"	NO	30.82 SQ FT	$1,250.00	70%	55%	70%	$10,382.00	$150.00	7.25%	19	$567.00	$11,000.00
727	American Elm	Ulmus americana	11.60"	NO	8.81 SQ FT	$1,250.00	75%	55%	70%	$3,179.00	$150.00	7.25%	9	$282.00	$3,500.00
738A	Pin Oak	Quercus palustris	38.90"	NO	99.04 SQ FT	$1,250.00	70%	65%	70%	$39,430.00	$150.00	7.25%	36	$1,864.00	$41,300.00
749	Eastern White Pine	Pinus strobus	20.10"	NO	26.44 SQ FT	$1,250.00	70%	55%	70%	$8,908.00	$150.00	7.25%	18	$529.00	$9,500.00
751	Eastern White Pine	Pinus strobus	16.40"	NO	17.60 SQ FT	$1,250.00	60%	55%	70%	$5,083.00	$150.00	7.25%	14	$400.00	$5,500.00
752	Eastern White Pine	Pinus strobus	16.50"	NO	17.82 SQ FT	$1,250.00	50%	55%	70%	$4,288.00	$150.00	7.25%	14	$400.00	$4,700.00
753	Eastern White Pine	Pinus strobus	25.30"	NO	41.89 SQ FT	$1,250.00	60%	55%	70%	$12,097.00	$150.00	7.25%	23	$750.00	$12,900.00
895	Red Maple	Acer rubrum	23.00"	NO	34.62 SQ FT	$1,250.00	70%	70%	70%	$14,845.00	$150.00	7.25%	20	$608.00	$15,500.00
1139	Pin Oak	Quercus palustris	36.80"	NO	88.63 SQ FT	$1,250.00	80%	65%	70%	$40,329.00	$150.00	7.25%	34	$1,620.00	$42,000.00
1140	Eastern White Pine	Pinus strobus	25.40"	NO	42.23 SQ FT	$1,250.00	70%	55%	70%	$14,225.00	$150.00	7.25%	23	$750.00	$15,000.00
1141	Eastern White Pine	Pinus strobus	19.10"	NO	23.88 SQ FT	$1,250.00	70%	55%	70%	$8,043.00	$150.00	7.25%	17	$493.00	$8,600.00
1142	Eastern White Pine	Pinus strobus	17.40"	NO	19.82 SQ FT	$1,250.00	75%	55%	70%	$7,152.00	$150.00	7.25%	15	$429.00	$7,600.00
1143	Eastern White Pine	Pinus strobus	24.30"	NO	38.65 SQ FT	$1,250.00	65%	55%	70%	$12,089.00	$150.00	7.25%	22	$700.00	$12,800.00
1144	Eastern White Pine	Pinus strobus	27.00"	NO	47.71 SQ FT	$1,250.00	50%	55%	70%	$11,481.00	$150.00	7.25%	24	$805.00	$12,300.00
1145	Eastern White Pine	Pinus strobus	21.10"	NO	29.14 SQ FT	$1,250.00	85%	55%	70%	$11,920.00	$150.00	7.25%	19	$567.00	$12,500.00
1178	Red Oak	Quercus rubra	42.70"	NO	119.33 SQ FT	$1,250.00	75%	75%	70%	$58,735.00	$150.00	7.25%	40	$2,466.00	$61,300.00
1179	Willow Oak	Quercus phellos	22.70"	NO	33.73 SQ FT	$1,250.00	70%	75%	70%	$15,493.00	$150.00	7.25%	20	$608.00	$16,200.00
1180	Red Oak	Quercus rubra	33.50"	NO	73.45 SQ FT	$1,250.00	75%	75%	70%	$36,152.00	$150.00	7.25%	31	$1,313.00	$37,500.00
1181	Eastern White Pine	Pinus strobus	17.80"	NO	20.74 SQ FT	$1,250.00	65%	55%	70%	$6,487.00	$150.00	7.25%	15	$429.00	$7,000.00
1182	Eastern White Pine	Pinus strobus	18.60"	NO	22.64 SQ FT	$1,250.00	65%	55%	70%	$7,083.00	$150.00	7.25%	16	$460.00	$7,600.00
1183	Willow Oak	Quercus phellos	40.40"	NO	106.82 SQ FT	$1,250.00	80%	75%	70%	$56,083.00	$150.00	7.25%	38	$2,144.00	$58,300.00
1184	Eastern White Pine	Pinus strobus	13.30"	NO	11.58 SQ FT	$1,250.00	70%	55%	70%	$3,900.00	$150.00	7.25%	11	$324.00	$4,300.00
1185	Willow Oak	Quercus phellos	40.90"	NO	109.49 SQ FT	$1,250.00	75%	75%	70%	$53,887.00	$150.00	7.25%	38	$2,144.00	$56,100.00
1186	Pin Oak	Quercus palustris	25.00"	NO	40.91 SQ FT	$1,250.00	60%	65%	70%	$13,959.00	$150.00	7.25%	22	$700.00	$14,700.00
1191	Pin Oak	Quercus palustris	23.10"	NO	34.92 SQ FT	$1,250.00	60%	65%	70%	$11,918.00	$150.00	7.25%	21	$652.00	$12,600.00
1192	Red Maple	Acer rubrum	34.60"	NO	78.35 SQ FT	$1,250.00	75%	70%	70%	$35,994.00	$150.00	7.25%	32	$1,409.00	$37,500.00
1206	American Holly	Ilex opaca	8.18"	NO	4.38 SQ FT	$1,250.00	75%	75%	70%	$2,157.00	$150.00	7.25%	6	$228.00	$2,400.00
1233	Deodar Cedar	Cedrus deodara	11.10"	NO	8.06 SQ FT	$1,250.00	80%	50%	70%	$2,822.00	$150.00	7.25%	9	$282.00	$3,200.00
1234	Deodar Cedar	Cedrus deodara	10.30"	NO	6.94 SQ FT	$1,250.00	80%	50%	70%	$2,430.00	$150.00	7.25%	8	$263.00	$2,700.00
1236	Deodar Cedar	Cedrus deodara	9.50"	NO	5.91 SQ FT	$1,250.00	80%	50%	70%	$2,067.00	$150.00	7.25%	7	$245.00	$2,400.00
1238	Deodar Cedar	Cedrus deodara	12.60"	NO	10.39 SQ FT	$1,250.00	80%	50%	70%	$3,637.00	$150.00	7.25%	10	$302.00	$4,000.00
1239	Deodar Cedar	Cedrus deodara	11.20"	NO	8.21 SQ FT	$1,250.00	80%	50%	70%	$2,874.00	$150.00	7.25%	9	$282.00	$3,200.00
1248	Willow Oak	Quercus phellos	14.30"	NO	13.38 SQ FT	$1,250.00	80%	75%	70%	$7,027.00	$150.00	7.25%	12	$347.00	$7,400.00
1249	Willow Oak	Quercus phellos	14.60"	NO	13.95 SQ FT	$1,250.00	75%	75%	70%	$6,867.00	$150.00	7.25%	12	$347.00	$7,300.00
1284	Box Elder	Acer negundo	20.70"	NO	28.04 SQ FT	$1,250.00	60%	40%	70%	$5,889.00	$150.00	7.25%	18	$529.00	$6,500.00
1285	Pin Oak	Quercus palustris	10.30"	NO	6.94 SQ FT	$1,250.00	60%	65%	70%	$2,369.00	$150.00	7.25%	8	$263.00	$2,700.00
1292	American Elm	Ulmus americana	10.40"	NO	7.08 SQ FT	$1,250.00	60%	55%	70%	$2,044.00	$150.00	7.25%	8	$263.00	$2,400.00
1293	American Elm	Ulmus americana	10.40"	NO	7.08 SQ FT	$1,250.00	60%	55%	70%	$2,044.00	$150.00	7.25%	8	$263.00	$2,400.00
1297	American Elm	Ulmus americana	17.60"	NO	20.27 SQ FT	$1,250.00	50%	55%	70%	$4,878.00	$150.00	7.25%	15	$429.00	$5,400.00
1298	American Elm	Ulmus americana	16.50"	NO	17.82 SQ FT	$1,250.00	60%	55%	70%	$5,145.00	$150.00	7.25%	14	$400.00	$5,600.00
1299	Black Cherry	Prunus serotina	11.40"	NO	8.51 SQ FT	$1,250.00	50%	55%	70%	$2,047.00	$150.00	7.25%	9	$282.00	$2,400.00
1300	American Elm	Ulmus americana	12.10"	NO	9.58 SQ FT	$1,250.00	50%	55%	70%	$2,306.00	$150.00	7.25%	10	$302.00	$2,700.00
1310	Eastern White Pine	Pinus strobus	21.10"	NO	29.14 SQ FT	$1,250.00	55%	55%	70%	$7,713.00	$150.00	7.25%	19	$567.00	$8,300.00
1311	Eastern White Pine	Pinus strobus	26.50"	NO	45.96 SQ FT	$1,250.00	50%	55%	70%	$11,060.00	$150.00	7.25%	24	$805.00	$11,900.00
1316	Willow Oak	Quercus phellos	29.10"	NO	55.42 SQ FT	$1,250.00	80%	75%	70%	$29,097.00	$150.00	7.25%	27	$993.00	$30,100.00
1319	Eastern White Pine	Pinus strobus	26.20"	NO	44.93 SQ FT	$1,250.00	65%	55%	70%	$14,054.00	$150.00	7.25%	24	$805.00	$14,900.00
1322	Eastern White Pine	Pinus strobus	26.00"	NO	44.24 SQ FT	$1,250.00	70%	55%	70%	$14,905.00	$150.00	7.25%	23	$750.00	$15,700.00
1324	Red Oak	Quercus rubra	30.70"	NO	61.69 SQ FT	$1,250.00	85%	75%	70%	$34,409.00	$150.00	7.25%	28	$1,065.00	$35,500.00
1326	Red Oak	Quercus rubra	29.40"	NO	56.57 SQ FT	$1,250.00	80%	75%	70%	$29,700.00	$150.00	7.25%	27	$993.00	$30,700.00

BOHLER DC//
1200 G STREET, NW,
SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

RIVER HOUSE NEIGHBORHOOD PDSP

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

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BRADLEY SITE DESIGN
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ATTORNEY
VENABLE LLP
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SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Key Plan

Issue
NO. LSCP - 0 DATE

Revisions
NO. DATE

TREE REPLACEMENT FEE (+8 IN.)

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE
10/17/2025

APPROVED
CM, MO, SN

SCALE:
AS NOTED

JOB NO.
DC1822502

DRAWING NO.
CIV908

Oct 15, 2025
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - LSCP - 0----->LAYOUT: CIV908 - TREE REPLACEMENT FEE (+8)

TREE PRESERVATION LEGEND

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

100 50 25 0 100
1"= 100'

BOHLER DC//
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SUITE 350
WASHINGTON, DC 20005
Phone: (202) 524-5700

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STRUCTURAL ENGINEER
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Key Plan

Issue
NO. LSCP - 0 DATE

Revisions
NO. DATE

OVERALL EXISTING TREE PRESERVATION PLAN

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV909

Oct 15, 2025
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TARGETED INVASIVE SPECIES MANAGEMENT STRATEGIES

SPECIES	TREATMENT METHOD	GENERAL TIMING
BRADFORD PEAR PYRUS CALLERYANA	CUT TREES DOWN BY HAND TO STUMP(±6" TO GRADE). APPLY HERBICIDE TREATMENT TO CUT STUMP/EXPOSED TISSUE IMMEDIATELY, AND APPLY TARGETED FOLIAR HERBICIDE TREATMENT OF REGROWTH.	LATE WINTER/EARLY SPRING PREFERRED OR DURING THE SUMMER
MIMOSA TREE ALBIZIA JULIBRISSIN	CUT TREES DOWN BY HAND TO STUMP(±6" TO GRADE), APPLY HERBICIDE TREATMENT TO CUT STUMP/EXPOSED TISSUE IMMEDIATELY, AND APPLY TARGETED FOLIAR HERBICIDE TREATMENT OF REGROWTH.	LATE WINTER/EARLY SPRING OR BEFORE THE TREE FLOWERS AND SEEDS SET
MORUS ALBA WHITE MULBERRY	CUT TREES DOWN BY HAND TO STUMP, APPLY HERBICIDE TREATMENT TO CUT STUMP IMMEDIATELY. TARGETED FOLIAR HERBICIDE TREATMENT OF REGROWTH IS CRITICAL FOR SUCKER GROWTH AND SPROUTING.	CUTTING IS MOST EFFECTIVE AT THE ONSET OF FLOWERING TO PREVENT SEED PRODUCTION
TREE OF HEAVEN AILANTHUS ALTISSIMA	PULL VERY YOUNG SEEDLINGS OR DIG OUT, DEPENDING ON SOIL CONDITIONS. FOR SAPLINGS OR YOUNG TREES, HAND GRUBBING OR MECHANICAL EXTRACTION OF ROOTS MAY BE EFFECTIVE. AFTER LARGER TREES HAVE BEEN CUT TO GROUND LEVEL, RESPROUTING WOOD IS SOFT ENOUGH TO BE MOWED AT REGULAR INTERVALS WHICH CAN STRESS ROOT RESERVES AND LEAD TO FEWER ROOT SUCKERS	CUT LARGER TOP GROWTH TO GROUND LEVEL IN SPRING OR EARLY SUMMER. SYSTEMIC HERBICIDES SHOULD BE APPLIED IN MID- TO LATE SUMMER.
BUSH HONEYSUCKLE LONICERA TATARICA	CUT DOWN BY HAND, APPLY HERBICIDE TREATMENT TO EXPOSED TISSUE IMMEDIATELY, AND TARGETED FOLIAR HERBICIDE TREATMENT OF REGROWTH. USE A BASAL BARK TREATMENT IF GROWTH PERSISTS.	EARLY JUNE TO JUST BEFORE THE LEAVES CHANGE COLOR IN THE FALL
PORCELAIN BERRY AMPELOPSIS GLANDULOSA	CUT DOWN BY HAND, APPLY HERBICIDE TREATMENT TO EXPOSED TISSUE IMMEDIATELY, TARGETED FOLIAR HERBICIDE TREATMENT OF REGROWTH.	FALL OR SPRING TO PREVENT FLOWER BUDS FROM FORMING
JAPANESE HONEYSUCKLE LONICERA JAPONICA	CUT VINE GROWTH ON TREES/SHRUBS AND APPLY A TARGETED FOLIAR HERBICIDE TREATMENT IN CONJUNCTION WITH REPEATED HAND PULLING OF NEW GROWTH	HERBICIDE SHOULD BE APPLIED IN EARLY WINTER TO REDUCE OFF-TARGET EFFECTS
FISHPOLE BAMBOO PHYLLOSTACHYS AUREA (RUNNING BAMBOO SPECIES)	REMOVE AS MUCH OF THE ROOT MASS AND RHIZOMES OF THE PLANT AS POSSIBLE. CUT AND REMOVE THE CULMS AS THE ARE NEWLY FORMED. AREA MUST BE MONITORED FOR NEW GROWTH FROM ANY MISSED ROOTS OR RHIZOMES. APPLY HERBICIDE TREATMENT TO EXPOSED TISSUE IMMEDIATELY, TARGETED FOLIAR HERBICIDE TREATMENT OF REGROWTH.	DO **NOT** ATTEMPT TREAT MATURE STAND OF BAMBOO WITHOUT FIRST CUTTING-DOWN AS MUCH GROWTH AS POSSIBLE. SMALL, LEAFY SHOOTS (UNDER 5 FT. TALL) CAN BE TREATED DURING THE GROWING SEASON, MID-SEPTEMBER TO MID-OCTOBER AND REPEATED IN 14 DAYS. APPLY HERBICIDE TO PRUNING CUT CULMS WITHIN 5 MINUTES OF CUTTING.
ENGLISH IVY HEDERA HELIX	CUT VINE GROWTH ON TREES/SHRUBS AND APPLY HERBICIDE TREATMENT TO EXPOSED TISSUE IMMEDIATELY, AND FOLIAR HERBICIDE TREATMENT REGIMEN. DO NOT PULL OFF VINES CLIMBING ON TREES.	HERBICIDE SHOULD BE APPLIED EARLY IN THE GROWING SEASON OR TO NEW GROWTH
GARLIC MUSTARD ALLIARIA PETIOLATA	REMOVE BY HAND WHEN THE PLANTS ARE BOLTING IN EARLY SPRING, APPLY HERBICIDE TREATMENT TO REMAINING FOLIAGE, TARGETED FOLIAR HERBICIDE TREATMENT OF REGROWTH.	MANUAL HAND REMOVAL AFTER PLANT BEGINS BOLT UNTIL AFTER FLOWERING IN APRIL TO JUNE. HERBICIDE SHOULD BE APPLIED EARLY IN THE GROWING SEASON OR TO NEW GROWTH
CHINESE PRIVET LIGUSTRUM SINENSE	CUT DOWN AND REMOVED BY HAND PRIOR TO SEEDING AND APPLY TARGETED FOLIAR HERBICIDE TREATMENT OF REGROWTH. USE A BASAL BARK TREATMENT IF GROWTH PERSISTS. AVOID MECHANICAL METHODS WHICH MAY UNINTENTIONALLY CONTRIBUTE TO SPREAD.	TREATMENTS SHOULD BE CONDUCTED LATE IN THE GROWING SEASON WHEN TEMPERATURES ARE MILD AND BEFORE SEED-SET

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

INVASIVE SPECIES MANAGEMENT PLAN

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

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

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

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

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

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

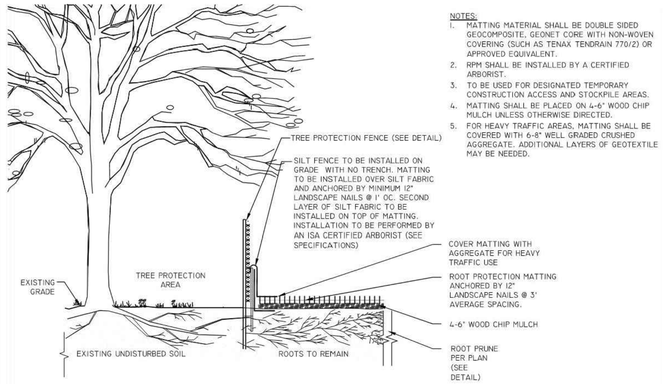
INITIAL MANAGEMENT PLAN: IMPLEMENTATION SHALL OCCUR ONCE DURING THE ESTABLISHMENT OF PHASE I EROSION AND SEDIMENT CONTROLS AND ONCE AFTER ALL SITE CONSTRUCTION ACTIVITIES HAVE CONCLUDED.

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

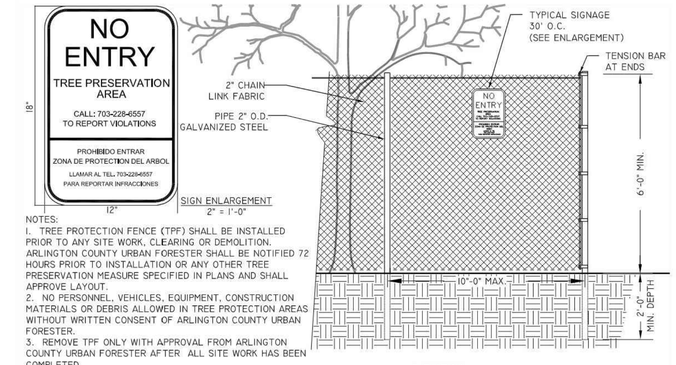
MOST INVASIVE PLANTS SHOULD BE ABSENT DURING FINAL COMPLETION AND THERE SHOULD BE A SUCCESSION MANAGEMENT CONTRACT TO INSURE THAT INVASIVE PLANT SPECIES DO NOT POPULATE THE AREA . SUBSTANTIAL REMOVAL IS EXPECTED AND FOLLOW UP TREATMENTS SHOULD BE USED TO MITIGATE THE INVASIVE SPECIES AS NEEDED.

TREE PRESERVATION NOTES

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



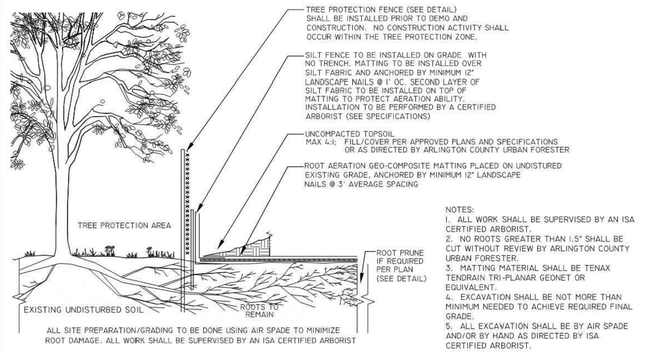
TEMPORARY ROOT PROTECTION MATTING WITHIN CRZ
311300.7NS
NOT TO SCALE



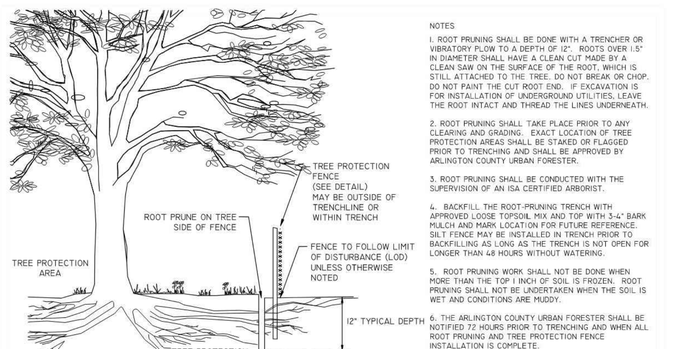
6' CHAIN LINK TREE PROTECTION FENCE
311300.1 (2016) (02231.1)
1/2" = 1'-0"

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

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



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



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

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Key Plan

Issue
NO. — LSCP - 0 DATE

Revisions
NO. — DATE
1
2
3
4
5
6
7

INVASIVE SPECIES MANAGEMENT PLAN AND PRESERVATION NOTES & DETAILS

ENGINEER IN CHARGE
MO

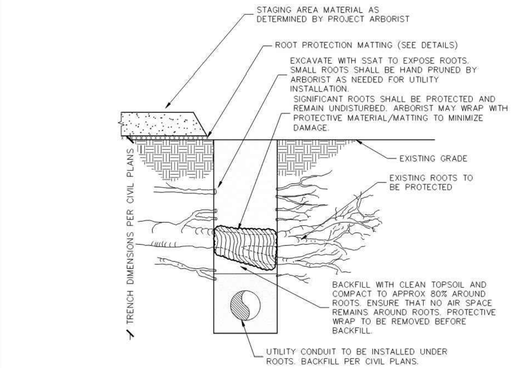
PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL, EM

DATE	APPROVED
10/17/2025	CM, MO, SN
SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV910

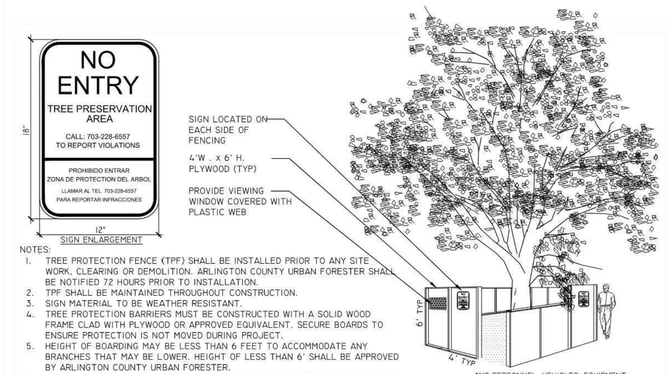
Oct 15, 2025
H:\1BDC1822502\CAD\DRAWINGS\PLAN SETS\PDSP\DC1822502 - LSCP -0-----LAYOUT: CIV910 - INVASIVE MNGT & PRESERVATION DETAILS



TREE PROTECTION FOR UNDERGROUND UTILITY

N.T.S.

311300.20NS (2019)



NOTES:

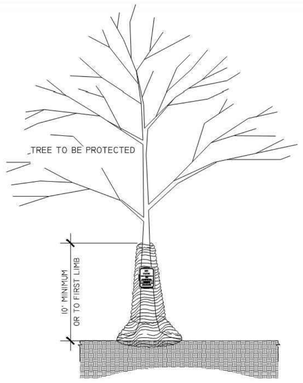
1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. ARLINGTON COUNTY URBAN FORESTER SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION.
2. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. SIGN MATERIAL TO BE WEATHER RESISTANT.
4. TREE PROTECTION BARRIERS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

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

TREE PROTECTION BARRIERS FOR RESTRICTED SPACE AND TREE PITS

N.T.S.

311300.14NS (2019)



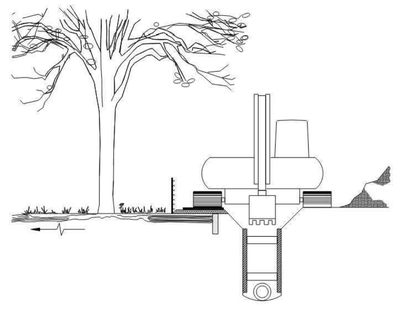
NOTES:

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

TREE TRUNK AND LIMB PROTECTION WRAP

N.T.S.

311300.15NS (2019)



NOTE:

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

TREE PROTECTION FOR UNDERGROUND UTILITY

N.T.S.

311300.19NS (2019)

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MK, HG, DR, IL, EM

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SCALE: AS NOTED	JOB NO. DC1822502

DRAWING NO.
CIV911

Oct 15, 2025
311 BDC 1822502 CADD RAWINGS PLAN SETS PDSP RJC 1822502 - LSCP - 0 ---- LAYOUT: CIV911 - PRESERVATION DETAILS