4.1 PLAN

FOR

RIVERHOUSE LANDBAY S

LOCATION OF SITE

1400 SOUTH JOYCE STREET

ARLINGTON, VA, 22202

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

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

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

PREPARED BY

BOHLER DC//

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

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		

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

CIVIL SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	CIV101S
SITE AERIAL PHOTOGRAPH	CIV102S
SITE CONTEXT PLAN	CIV103S
OVERALL CERTIFIED SURVEY PLAT	CIV200S
CERTIFIED SURVEY PLAT	CIV201S-CIV206S
SURVEY NOTES AND LEGAL DESCRIPTIONS	CIV207S
OVERALL REZONING EXHIBIT	CIV300S
OVERALL SUBDIVISION PLAT	CIV301S
SUBDIVISION PLAT OF LOT 1 PHASE 2	CIV302S
OVERALL EASEMENT VACATION PLAT	CIV304S
EASEMENT AND DEDICATION PLAT	CIV305S-CIV306S
AVERAGE SITE ELEVATION PLAN	CIV307S
OVERALL PLOT AND LOCATION PLAN	CIV400S
PLOT AND LOCATION PLAN	CIV401S-CIV404S
OVERALL PRESENTATION PLAN	CIV500S
PRESENTATION PLAN	CIV501S-CIV504S
OVERALL STRIPING AND MARKING PLAN	CIV600S
STRIPING AND MARKING PLAN	CIV601S-CIV604S
OVERALL FIRE MARSHAL PLAN	CIV605S
EXISTING ROAD CROSS SECTIONS	CIV701S
PROPOSED ROAD CROSS SECTIONS	CIV702S
PRE/POST LAND COVER	CIV800S
STORMWATER MANAGEMENT PLANS	CIV801S
STORMWATER MANAGEMENT COMPUTATIONS - LANDBAY S	CIV803S-CIV805S
OVERALL EXISTING TREE INVENTORY PLAN	CIV900S
TREE INVENTORY SCHEDULE	CIV901S
OVERALL EXISTING TREE PRESERVATION PLAN	CIV902S
INVASIVE SPECIES MANAGE PLAN AND PRESERVATION NOTES & DETAILS	CIV903S
TREE PRESERVATION PLAN NOTES AND DETAILS	CIV904S

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301.881.1441

Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

NO.	DATE
1	
2	
3	
4	
5	
6	
7	

COVER SHEET

ENGINEER IN CHARGE
MO

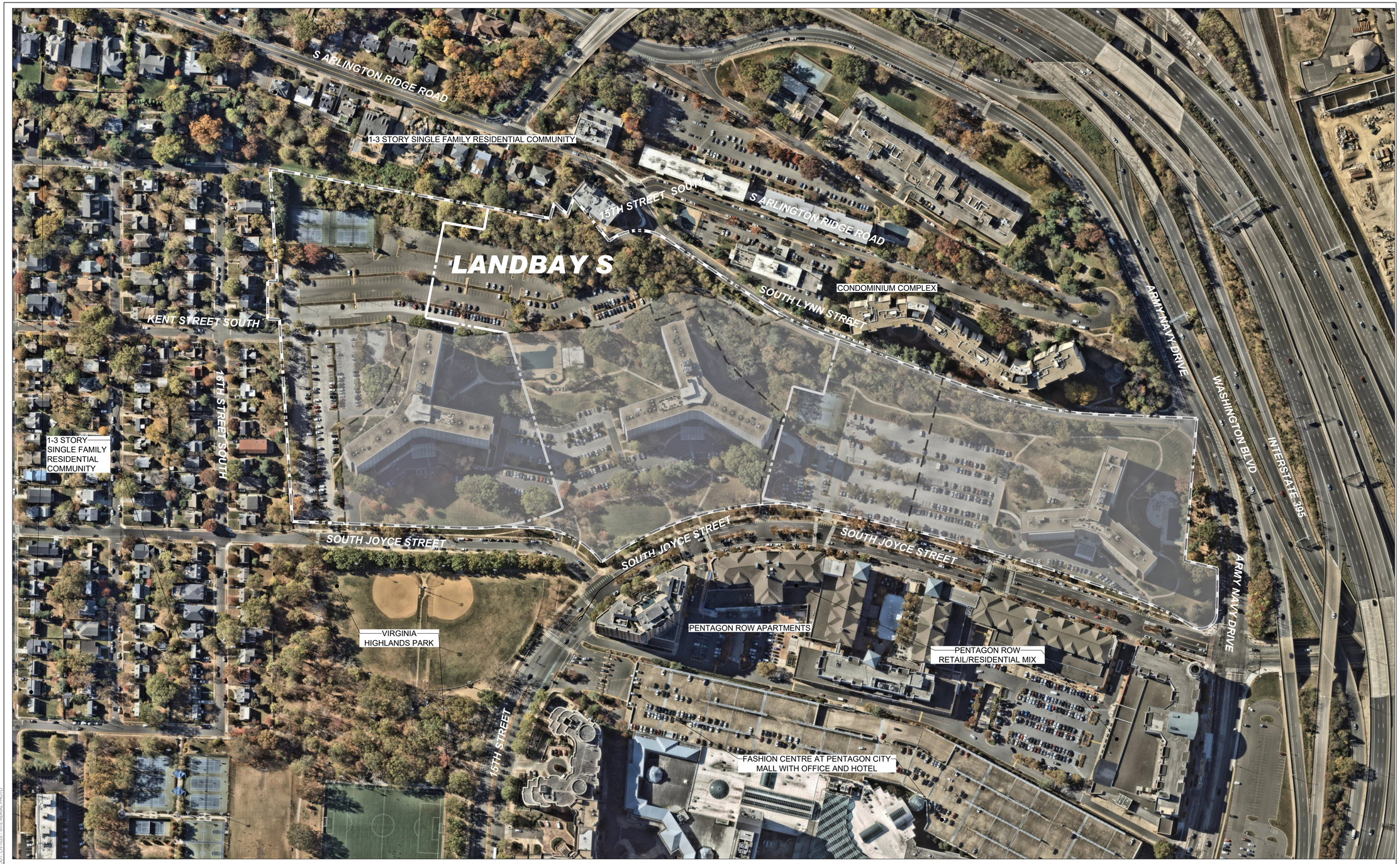
PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

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

DRAWING NO.
CIV101S

Oct 15, 2025
H:\1BDC\1822502\CADD\DRAWINGS\PLAN SETS\4.1\LANDBAY S\DC1822502 - CNDS - S_0----LAYOUT_CIV101S - COVER SHEET



120 60 30 0 120

1"=120'

LEGEND:

PROPERTY LINE

WORK UNDER THE SHADED AREA IS PROPOSED UNDER A SEPARATE 4.1 APPLICATION

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Issue

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Revisions

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2	
3	
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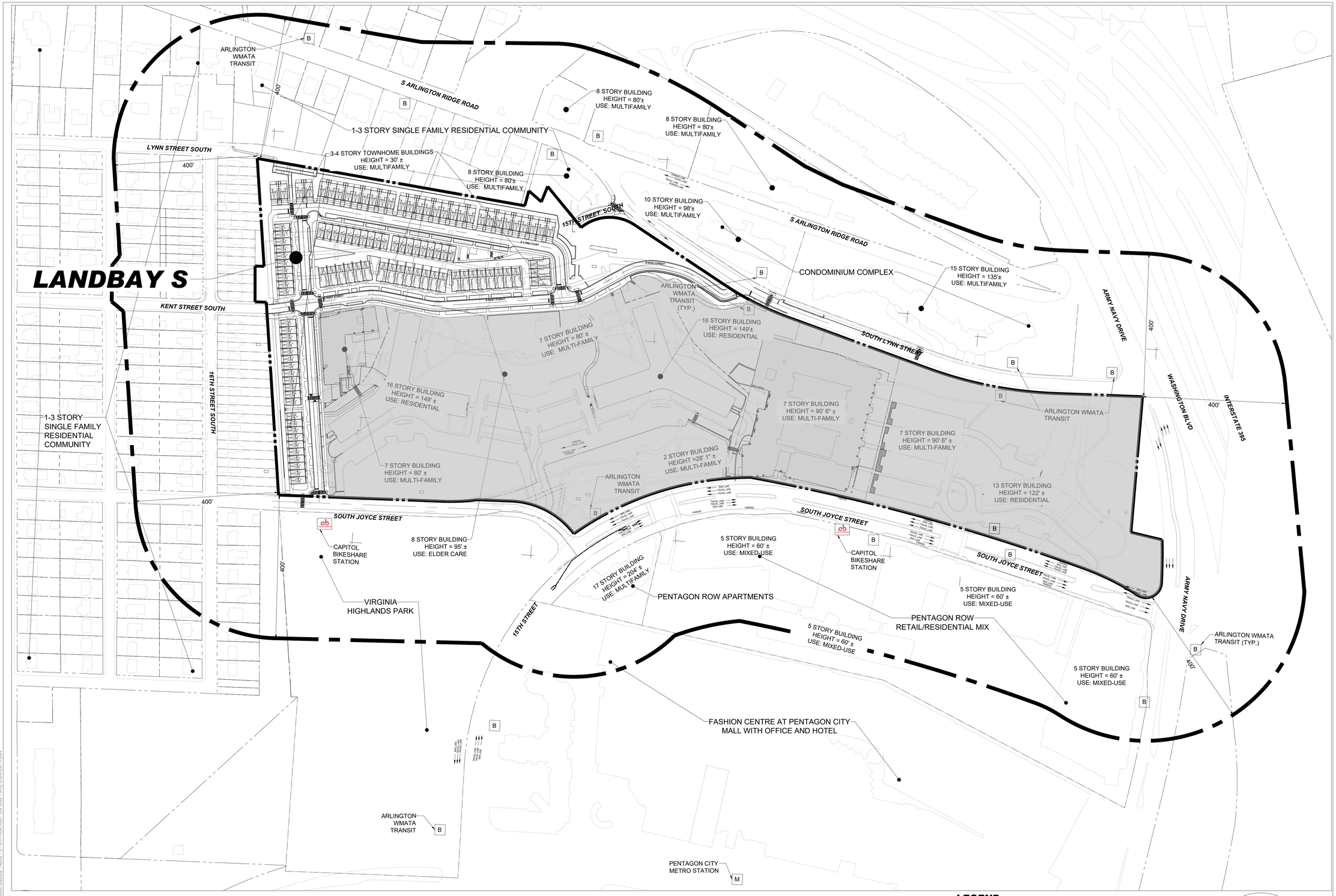
5	
6	

SITE AERIAL PHOTOGRAPH

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

DRAWING NO.
CIV102S

Oct 15, 2025
H:\1822502\500\CAD\DRAWINGS\PLAN SETS\4.1 LANDBAY S\DC1822502 - AERIL - S - II---LAYOUT CIV102S - SITE AERIAL PHOTO



LEGEND:

- PROPERTY LINE
- 400' OFFSET FROM PROPERTY LINE
- ARLINGTON WMATA TRANSIT — B
- METRO STATION — M
- CAPITAL BIKESHARE STATION

NAD83 E/N/VN

120 60 30 0 120

1"=120'

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Issue

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4.1 SUBMISSION	

Revisions

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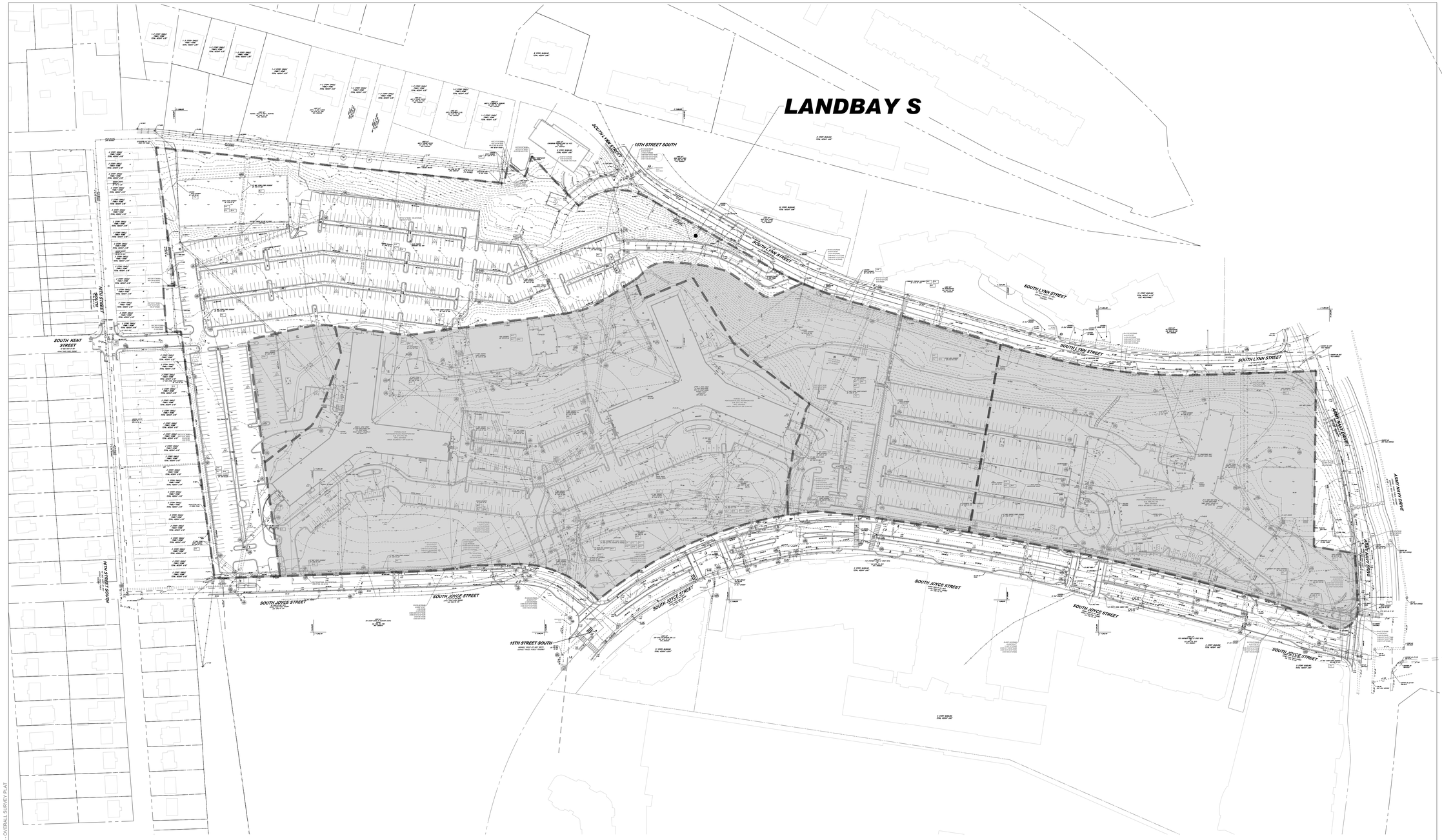
SITE CONTEXT PLAN

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

DRAWING NO.
CIV103S

Oct 15, 2025
H:\1822502\CAD\DRAWINGS\PLAN SET\04.1\LANDBAY S\DC1822502 - AERIL - S - 0 —— LAYOUT: CIV103S - SITE CONTEXT PLAN



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 CIV300S FOR BOUNDARY CALLOUTS, OVERALL AREA, AND PARCEL AREAS.
4. EXISTING CONDITIONS TAKEN FROM SURVEY, ARLINGTON COUNTY GIS, AND PLANS OF RECORD.
5. SEE SHEET CIV300S FOR ZONING DISTRICT AREAS AND INFORMATION.
6. SEE SHEETS CIV701S AND CIV702S FOR EXISTING AND PROPOSED STREET CROSS SECTIONS.
7. REFER TO CIV900S FOR OVERALL TREE INVENTORY

ZONING TABULATION:

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

RPC: 35-010-033

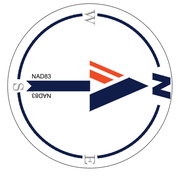
TOTAL AREA: **523,826 SF (12.025 AC)**	**EXISTING ZONE:** **RA6-15/R2-7**	**PROPOSED ZONE:** **RA6-15**
520,994 SF (11.960 AC)	*RA6-15*	*RA6-15*
2,832 SF (0.065 AC)	*R2-7*	*RA6-15*

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*



100 50 25 0 100

1"= 100'

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Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

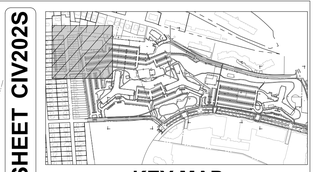
NO.	DATE

OVERALL CERTIFIED SURVEY PLAT

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

DRAWING NO.
CIV200S

Oct 15, 2025
H:\1822502\CADD\DRAWINGS\PLAN SETS\4.1\LANDBAY S\DC1822502 - SURV - OVRL - S -1----LAYOUT: CIV200S - OVERALL SURVEY PLAT



KEY MAP

SCALE: 1" = 800'

NOTES:

1. PLEASE SEE SHEET CIV200S FOR ALL NOTES.

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Revisions

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CERTIFIED SURVEY PLAT

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

DRAWING NO.
CIV201S

NAD83
EIGVVN

25 12.5 6.25 0 25
1"= 25'

Oct 15, 2025
H:\1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY S\DC1822502 - SURV - INDV - S - t---\LAYOUT: CIV200S - CERTIFIED SURVEY PLAT

MATCHLINE - SHEET CIV201S

MATCHLINE - SHEET CIV203S

SOUTH LYNN STREET

LANDS N/F SCHAN TUPPER JR & SUSAN TUPPER D.B. 762, PG. 152 RPC: 37001000

LANDS N/F MARY H. MORRISON & WM. ALBERG D.B. 4178, PG. 1798 RPC: 37001091

LANDS N/F JOHN A. & ELIZABETH A. GILL D.B. 4171, PG. 586 RPC: 37001092

RPC: 37001093

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

LANDS N/F MARY E. FRICANO TRUSTEE D.B. 2757, PG. 1489 RPC: 37001094

LANDS N/F MARY E. FRICANO TRUSTEE

D.B. 2795, PG. 753 RPC: 37001107

LANDS N/F CONDOMINIUM PENTAGON RIDGE D.B. 4127, PG. 1409 RPC: 37001PCA

8 STORY BUILDING TOTAL HEIGHT ±80'

LOCATION ℄ VEPCO EASEMENT BK. 1328 PG. 407

6-P

N37°17'15"E(M) N37°23'34"E(R) 46.47'(M) 46.54'(R)

PIPE W/CAP FOUND

N72°03'35"W(M) N72°23'18"W(R) 46.50'(M) 46.37'(R)

REBAR W/CAP FOUND

N46°31'44"E(M) N46°28'40"E(R) 148.06'(M) 148.10'(R)

"2"E 758.47'

"20" W (P.C.C.P) (PER RECORDS)

N80°52'42"W 0.08" TO PIPE FOUND

PIPE FOUND

N78°47'18"W(M) N79°03'27"W(R) 43.30'(M) 43.46'(R)

S83°16'48"E 60.00'

S5°52'12"W(M) 109.00'(R&M) N05°54'37"E(R)

S83°16'48"E(M) N83°14'23"W(R) 258.38'(M) 258.19'(R)

N6°43'12"E(M) S06°45'37"W(R) 221.58'(M) 221.84'(R)

PARKING EASEMENT BK. 1479 PG. 94

SOLAR POWERED EMERGENCY CALL BOX

TOT LOT EASEMENT BK. 4173 PG. 1702

PLAYGROUND

POOL EASEMENT BK 1479 PG 94

4' FENCE

FF=63.75

1 STORY DW

POOL

5' WIDE SANITARY SEWER EASEMENT BK 1440 PG 568

10' WIDE STORM SEWER EASEMENT BK 1440 PG 568

10' WIDE STORM

Shut Off Button

EX. CURB HOUSE

EX. UTILITY POLE

EX. STORM

WIDE RIGHT-OF-WAY VARIABLE PAVED ASPHALT ROADWAY

CONC. CURB & GUTTER

CONC. WALK

4" SAN

STM 2088

STM 2085

STM 2080

STM 2067

STM 2077

STM 2078

STM 2076

STM 2075

STM 2074

STM 2073

STM 2071

STM 2069

STM 2068

STM 2065

STM 2064

STM 2063

STM 2061

STM 2060

STM 2059

STM 2057

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STM 2022

STM 2021

STM 2020

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STM 2017

STM 2016

STM 2015

STM 2014

STM 2013

STM 2012

STM 2011

STM 2010

STM 2009

STM 2008

STM 2007

STM 2006

STM 2005

STM 2004

STM 2003

STM 2002

STM 2001

SAN 2087

SAN 2086

SAN 2084

SAN 2083

SAN 2082

SAN 2081

SAN 2066

SAN 2062

SAN 2055

SAN 2050

SAN 2048

SAN 2047

SAN 2046

SAN 2045

SAN 2044

SAN 2043

SAN 2042

SAN 2041

SAN 2040

SAN 2039

SAN 2038

SAN 2037

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SAN 2034

SAN 2033

SAN 2032

SAN 2031

SAN 2030

SAN 2029

SAN 2028

SAN 2027

SAN 2026

SAN 2025

SAN 2024

SAN 2023

SAN 2022

SAN 2021

SAN 2020

SAN 2019

SAN 2018

SAN 2017

SAN 2016

SAN 2015

SAN 2014

SAN 2013

SAN 2012

SAN 2011

SAN 2010

SAN 2009

SAN 2008

SAN 2007

SAN 2006

SAN 2005

SAN 2004

SAN 2003

SAN 2002

SAN 2001

KEY MAP

SCALE: 1" = 800'

NOTES:

1. PLEASE SEE SHEET CIV200S FOR ALL NOTES.

NAD83 ESDVN

25 12.5 6.25 0 25

1"= 25'

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240.333.3600

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TRAFFIC ENGINEER
NELSON NYGAARD
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STRUCTURAL ENGINEER
SK + A
301.881.1441

Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

NO.	DATE

CERTIFIED SURVEY PLAT

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

DRAWING NO.
CIV202S

Oct 15, 2025
H:\1BDC\1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY S\DC1822502 - SURV - INDV - S - 1 - LAYOUT CIV202S - CERTIFIED SURVEY PLAT

MATCHLINE - SHEET CIV202S

E 11,890,970
N 7,000,100

8 STORY BUILDING
TOTAL HEIGHT ±80'

15TH STREET SOUTH

R=125.00'(R&M)
Δ=073°58'28"
L=159.21'(R&M)
CHB=N06°59'02"W(M)
CHB=N06°58'33"W(R)
CHD=148.66'(R&M)

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

BENCHMARK
X-CUT
ELEV=125.62

LOCATION
EX. GARAGE

EX. FIRE HYDRANT

10 STORY BUILDING
TOTAL HEIGHT ±98'

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

N28°30'12"E(M) N29°30'35"E(R) 305.06'(R&M)

SOUTH LYNN STREET

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
EX. DRIVEWAY

S47°46'51"E, 0.19'
TO PIPE FOUND

LOCATION
VEPCO EASEMENT
BK 1411, PG 319

N11°05'18"E(M)
N10°36'50"E(R)
84.28'(R&M)

N78°54'42"W(M)
N78°51'45"(R&M)
N78°03'10"W(R)

TENNIS COURT EASEMENT

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

ELECTRIC TRANSFORMER

KEY MAP
SCALE: 1" = 800'

NOTES:

1. PLEASE SEE SHEET CIV200S FOR ALL NOTES.

MATCHLINE - SEE THIS SHEET

EX. STAIRS

SAN 2088
SAN 2195
SAN 1600A
STM 2090
STM 2085
STM 2087
STM 1600A

5' WIDE SANITARY SEWER EASEMENT
BK 1440 PG 568

INSET FOR INTERIM PATH

NAD83
DNOWN

25 12.5 6.25 0 25
1"= 25'

Oct 15, 2025
C:\BOHLERDC\AD_USERDATA\TEMP\ACPUBUSH_4576\DC1822502 - SURV - INDV - S_1---HLAYOUT_CIV203S - CERTIFIED SURVEY PLAT

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202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Issue
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4.1 SUBMISSION

Revisions
NO. DATE

CERTIFIED SURVEY PLAT

ENGINEER IN CHARGE
MO

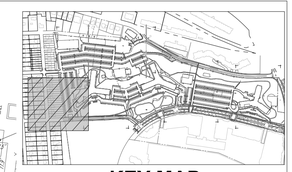
PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

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

DRAWING NO.
CIV203S

MATCHLINE - SHEET CIV201S



KEY MAP
SCALE: 1" = 800'

NOTES:

1. PLEASE SEE SHEET CIV200S FOR ALL NOTES.

25 12.5 6.25 0 25
1"= 25'

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Issue

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Revisions

NO.	DATE

CERTIFIED SURVEY PLAT

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

DRAWING NO.
CIV204S

Oct 15, 2025
H:\1822502\CAD\DRAWINGS\PLAN SETS\4.1 LANDBAY S\DC1822502 - SURV - INDV - S - 1----LAYOUT CIV204S - 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 416
STM TOP=50.67
(FILLED W/ DEBRIS)

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

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

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

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

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

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

STM 4119
STM TOP=50.44
BOTTOM=42.34

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

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

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

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

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

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

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

STM 6018
STM TOP=61.29
IN=55.39 (18" CMP FROM STM 6232)
IN=55.34 (15" STM FROM STM 3447)
OUT=54.89 (21" STM TO STM 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 532)

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

STM 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 13180
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 3724
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 10388
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)

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Issue
NO. DATE
4.1 SUBMISSION

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
DATE
10/17/2025
APPROVED
CM, MO, SN
SCALE:
AS NOTED
JOB NO.
DC1822502
DRAWING NO.
CIV205S

Oct 15, 2025
H:\1822502\CAD\DRAWINGS\PLAN SETS\4.1 LANDBAY S\DC1822502 - SURV - INDV - S - 1----3LAYOUT CIV205S - CERTIFIED SURVEY PLAT

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 10873
STM TOP=51.60
IN ROAD NO ACCESS

STM 10876
STM TOP=51.69
FILLED WITH DEBRIS

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

STM 11283
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=44.90 (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 11236
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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301.881.1441

Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

NO.	DATE

CERTIFIED SURVEY PLAT

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

DRAWING NO.
CIV206S

Oct 15, 2025
H:\1822502\CAD\DRAWINGS\PLAN SETS\4.1 LANDBAY S\DC1822502 - SURV - INDV - S-1----LAYOUT: CIV206S - 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.

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RIVERHOUSE LANDBAY S

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

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BCT DESIGN GROUP
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SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
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TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Issue

NO.		DATE
	4.1 SUBMISSION	

Revisions

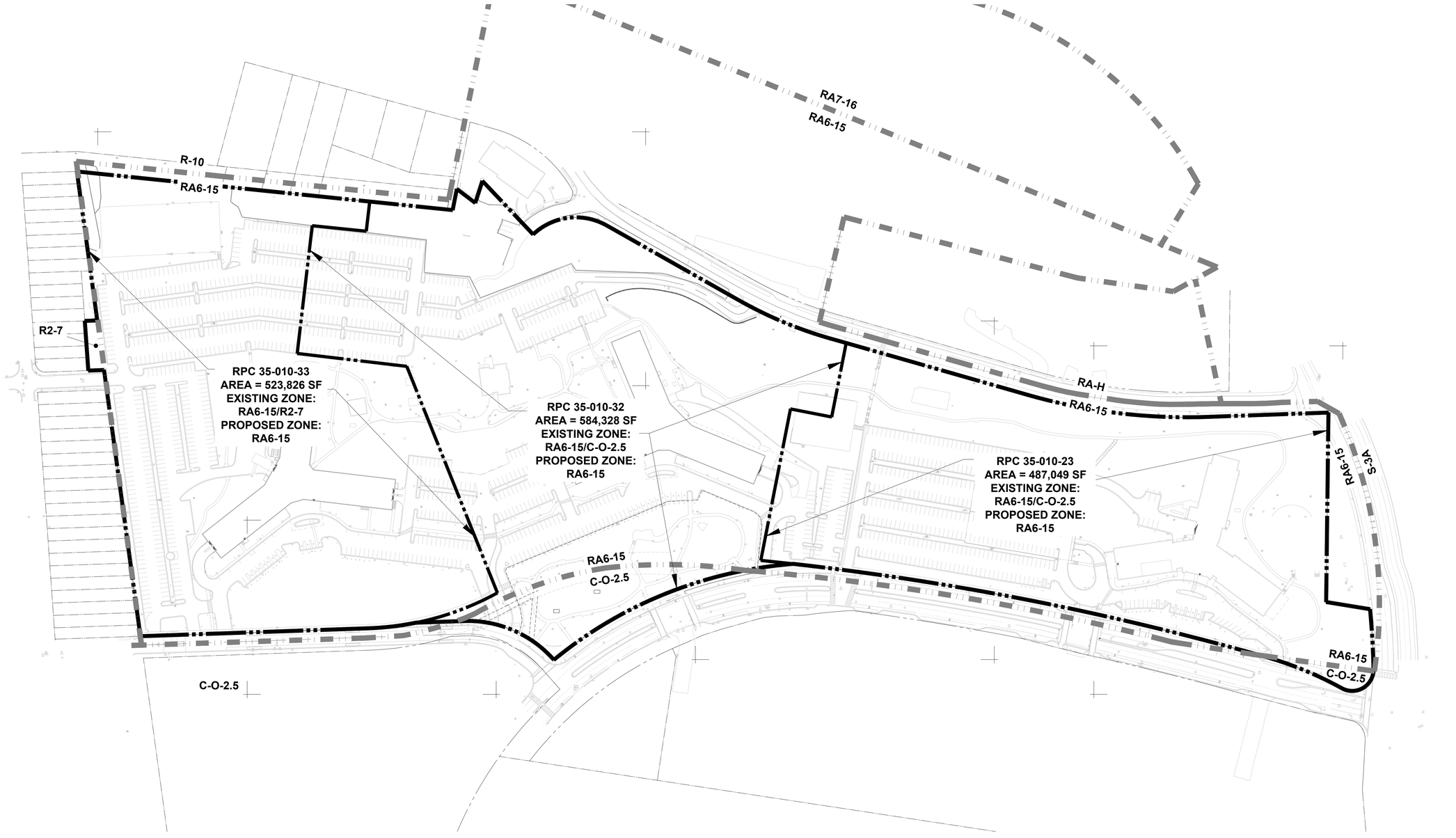
NO.	DATE
△	
△	
△	
△	
△	
△	
△	

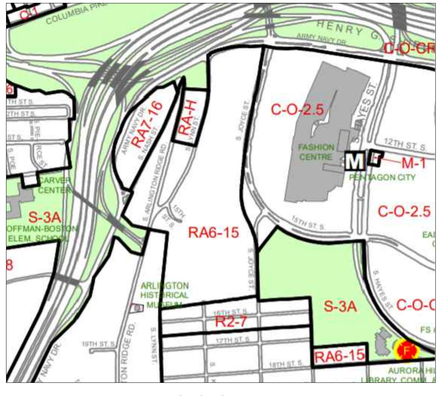
SURVEY NOTES AND LEGAL DESCRIPTIONS

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

DRAWING NO.
CIV207S

Oct 15, 2025
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY S\DC1822502 - SURV - INDV - S - 1----->LAYOUT: CIV207S - SURVEY NOTES AND LEGAL DESCRIPTIONS





ZONING MAP

SCALE: 1"=800'

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 CIV101 FOR FULL STANDARD LEGEND

NAD83
DOWN

100 50 25 0 100

1"= 100'

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SK + A
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Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

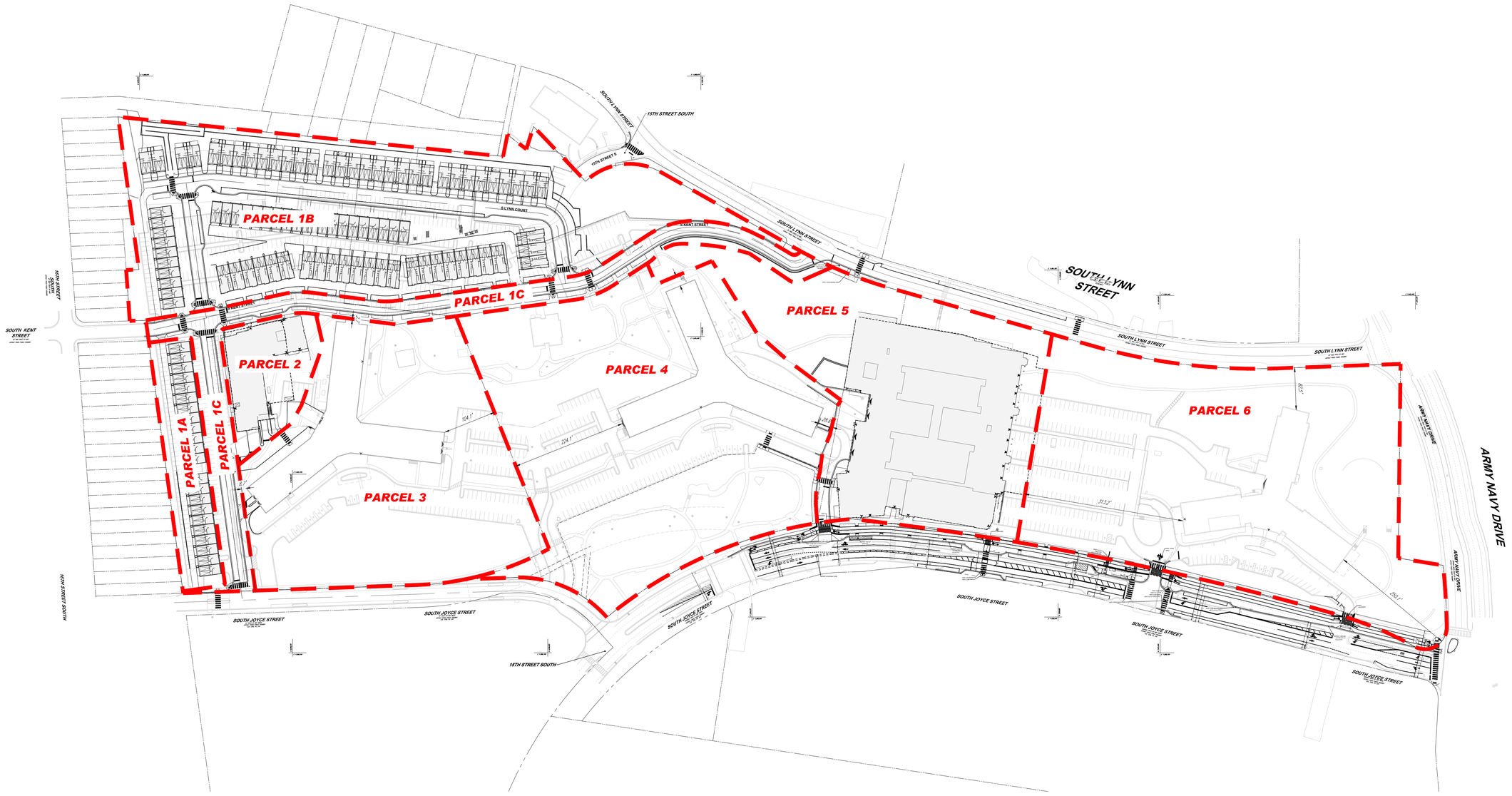
NO.	DATE
1	
2	
3	
4	
5	
6	

OVERALL REZONING EXHIBIT

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

DRAWING NO.
CIV300S

Oct 15, 2025
H:\1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY S\DC1822502 - ZONE - S - 0----\LAYOUT CIV300S - OVERALL REZONING EXHIBIT



SUBDIVISION SUMMARY	
PARCEL NUMBER (#)	AREA (SF)
PARCEL 1A	41,010
PARCEL 1B	311,539
PARCEL 1C (FUTURE PUBLIC ROW)	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. SUBDIVISION OF PROPERTY ONLY.
4. PARCEL 1C WILL BE DEDICATED IN FEE TO ARLINGTON COUNTY.

NAD83
CROWN

100 50 25 0 100
1"= 100'

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WASHINGTON, DC 20005
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RIVERHOUSE LANDBAY S

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ARLINGTON, VA 22202

OWNER / DEVELOPER
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240.333.3600

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202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

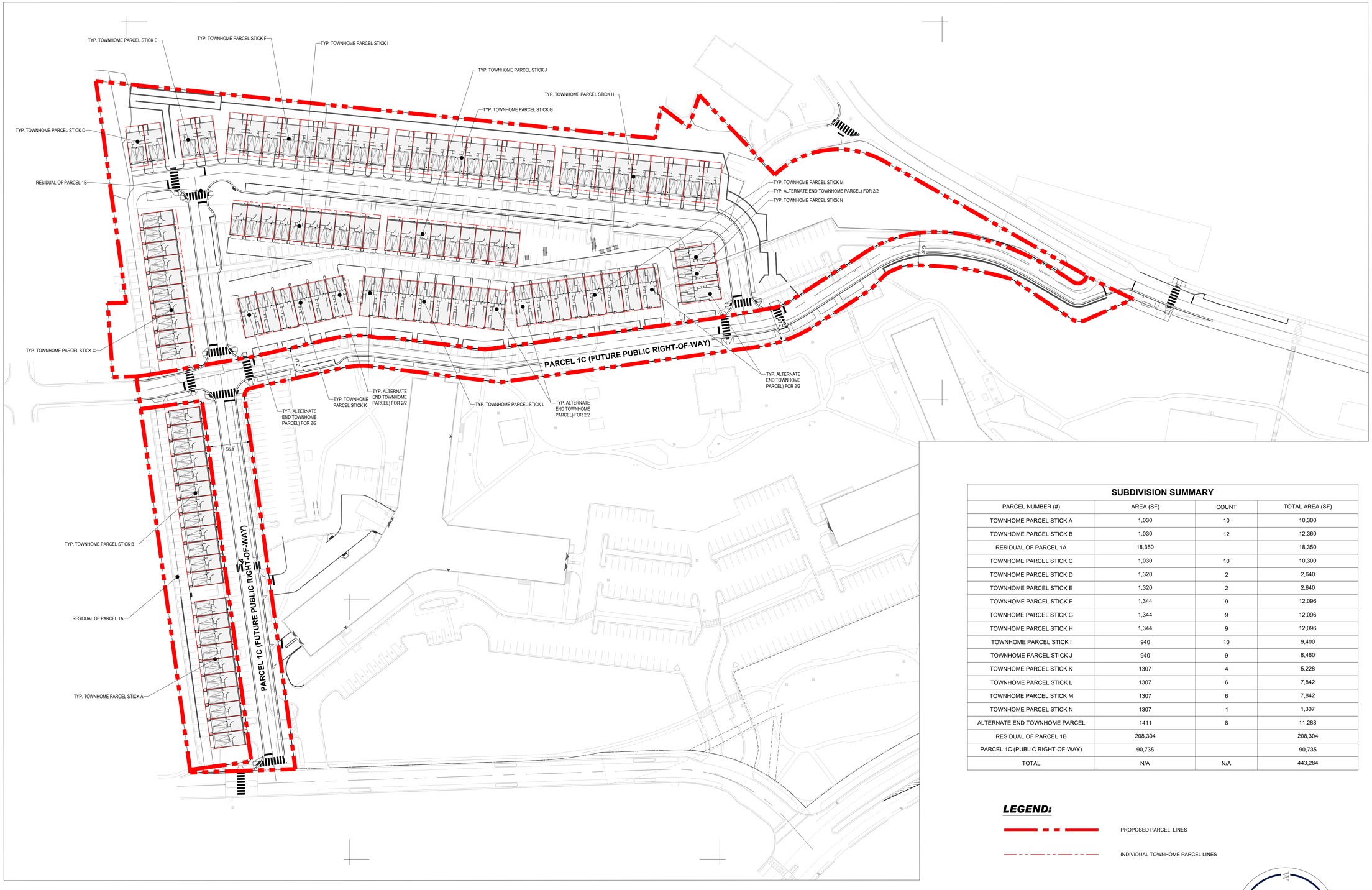
NO.	DATE

OVERALL SUBDIVISION PLAT

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

DRAWING NO.
CIV301S

Oct 15, 2025
M:\18\DC\1822502\CAD\DRAWINGS\PLAN_SETS\4.1\LANDBAY S\DC1822502 - ZONE - S - D-----\LAYOUT: CIV301S - OVERALL SUBDIVISION PLAT



SUBDIVISION SUMMARY			
PARCEL NUMBER (#)	AREA (SF)	COUNT	TOTAL AREA (SF)
TOWNHOME PARCEL STICK A	1,030	10	10,300
TOWNHOME PARCEL STICK B	1,030	12	12,360
RESIDUAL OF PARCEL 1A	18,350		18,350
TOWNHOME PARCEL STICK C	1,030	10	10,300
TOWNHOME PARCEL STICK D	1,320	2	2,640
TOWNHOME PARCEL STICK E	1,320	2	2,640
TOWNHOME PARCEL STICK F	1,344	9	12,096
TOWNHOME PARCEL STICK G	1,344	9	12,096
TOWNHOME PARCEL STICK H	1,344	9	12,096
TOWNHOME PARCEL STICK I	940	10	9,400
TOWNHOME PARCEL STICK J	940	9	8,460
TOWNHOME PARCEL STICK K	1307	4	5,228
TOWNHOME PARCEL STICK L	1307	6	7,842
TOWNHOME PARCEL STICK M	1307	6	7,842
TOWNHOME PARCEL STICK N	1307	1	1,307
ALTERNATE END TOWNHOME PARCEL	1411	8	11,288
RESIDUAL OF PARCEL 1B	208,304		208,304
PARCEL 1C (PUBLIC RIGHT-OF-WAY)	90,735		90,735
TOTAL	N/A	N/A	443,284

LEGEND:

PROPOSED PARCEL LINES

INDIVIDUAL TOWNHOME 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 CIV200S FOR ALL EXISTING EASEMENTS.
4. SUBDIVISION OF PROPERTY ONLY.

NAD83
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60 30 15 0 60
1"= 60'

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Issue
NO. DATE
4.1 SUBMISSION

Revisions
NO. DATE

SUBDIVISION PLAT OF LOT 1 PHASE 2

ENGINEER IN CHARGE
MO

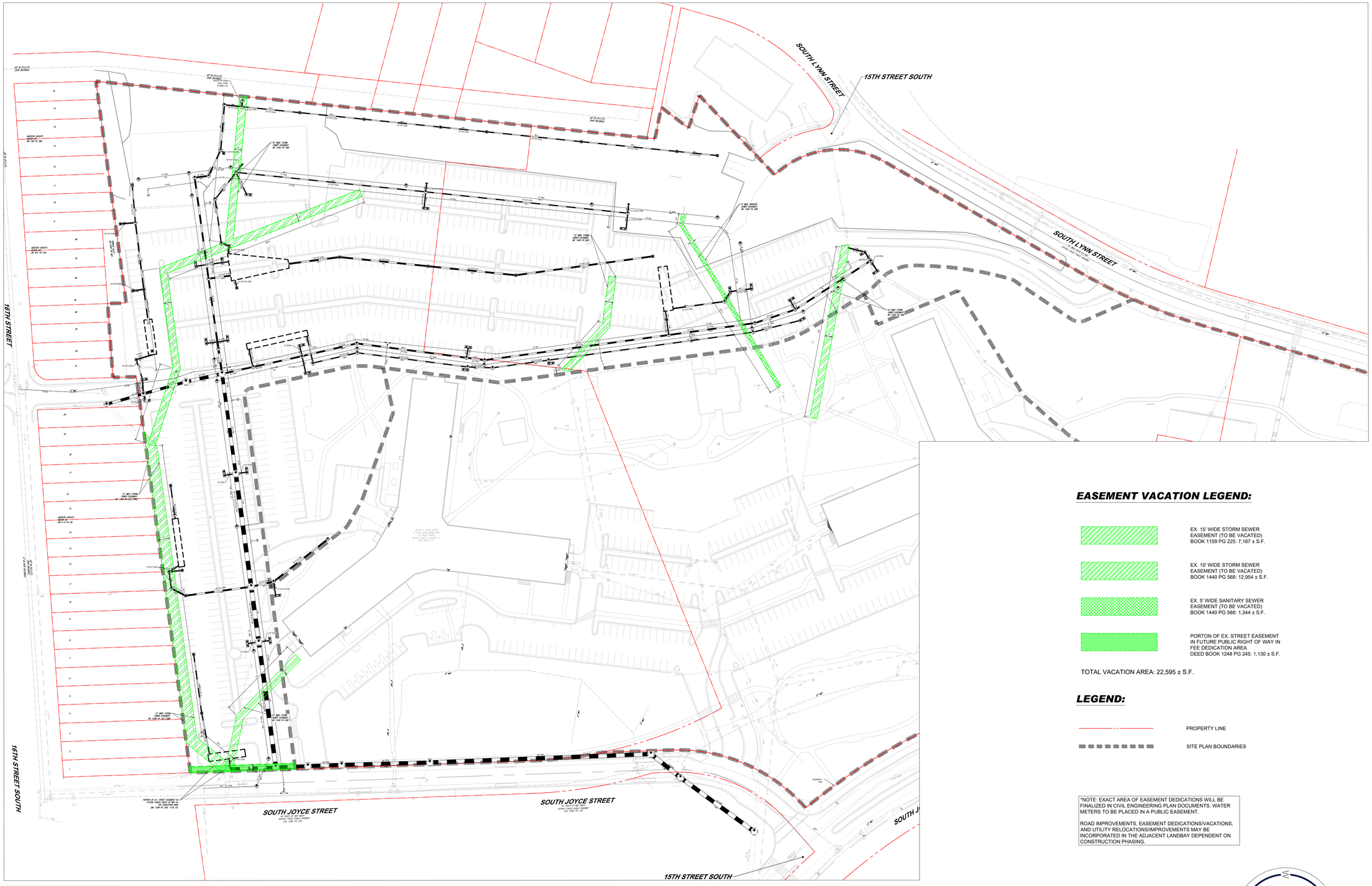
PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

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

DRAWING NO.
CIV302S

Oct 15, 2025
H:\1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY S\DC1822502 - ZONE - S - 0 - LAYOUT- CIV302S - SUBDIVISION PLAT OF LOT 1 PHASE 2



EASEMENT VACATION LEGEND:

- 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.

TOTAL VACATION AREA: 22,595 ± S.F.

LEGEND:

- PROPERTY LINE
- SITE PLAN BOUNDARIES

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

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

NAD83
CRDYN

60 30 15 0 60
1"= 60'

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Issue
NO. DATE
4.1 SUBMISSION

Revisions
NO. DATE

OVERALL EASEMENT VACATION PLAT

ENGINEER IN CHARGE
MO

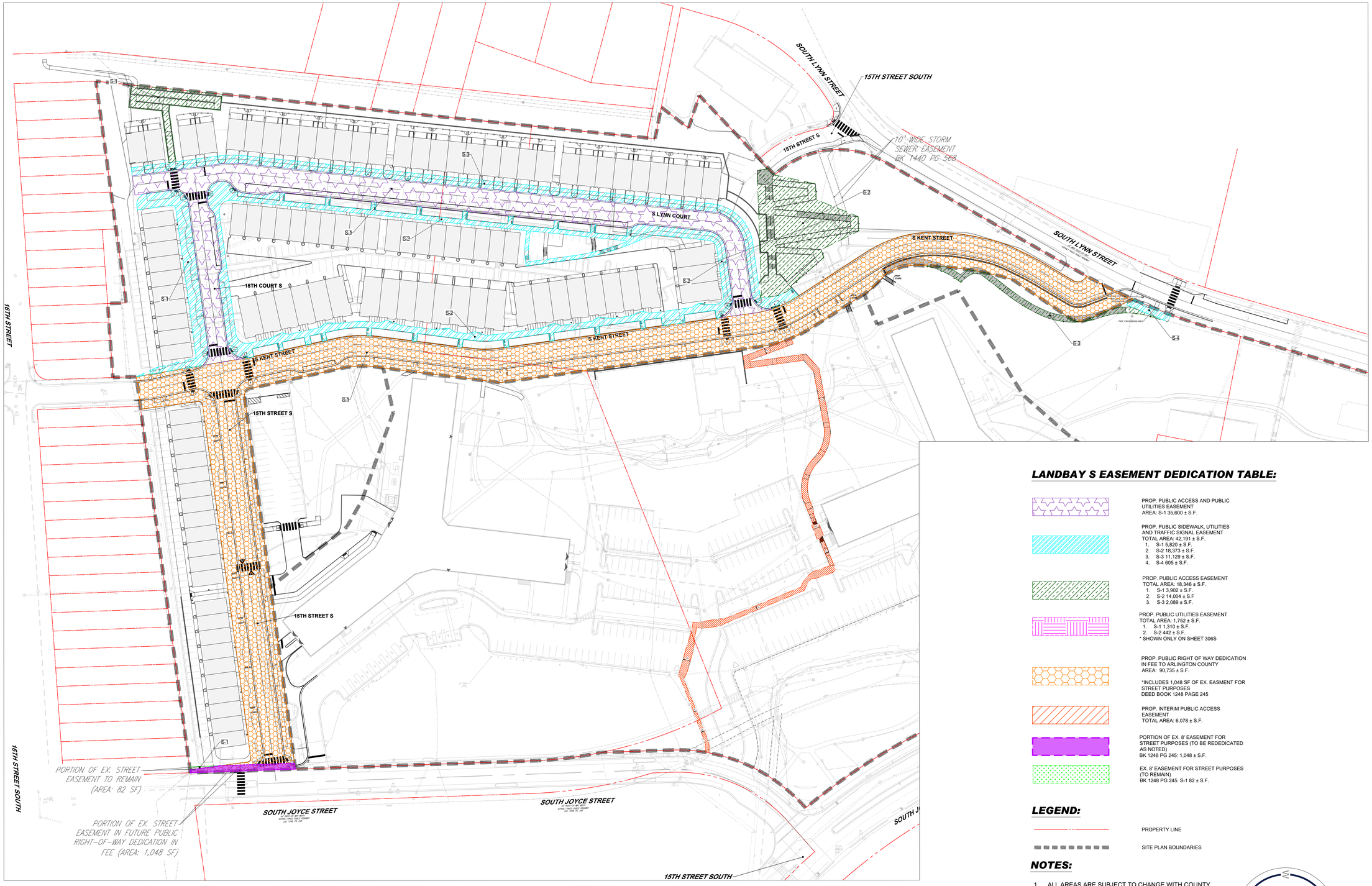
PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

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

DRAWING NO.
CIV304S

Oct 15, 2025
H:\18\DC\1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY S\DC-1822502 - EASE - VACA - S_0---LAYOUT CIV304S - OVERALL VACATION



LANDBAY S EASEMENT DEDICATION TABLE:

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

PROP. PUBLIC SIDEWALK, UTILITIES AND TRAFFIC SIGNAL EASEMENT
TOTAL AREA: 42,191 ± S.F.
1. S-1 5,820 ± S.F.
2. S-2 18,373 ± S.F.
3. S-3 11,129 ± S.F.
4. S-4 605 ± S.F.

PROP. PUBLIC ACCESS EASEMENT
TOTAL AREA: 18,346 ± S.F.
1. S-1 3,902 ± S.F.
2. S-2 14,004 ± S.F.
3. S-3 2,089 ± S.F.

PROP. PUBLIC UTILITIES EASEMENT
TOTAL AREA: 1,752 ± S.F.
1. S-1 1,310 ± S.F.
2. S-2 442 ± S.F.
* SHOWN ONLY ON SHEET 306S

PROP. PUBLIC RIGHT OF WAY DEDICATION IN FEE TO ARLINGTON COUNTY
AREA: 90,735 ± S.F.

*INCLUDES 1,048 SF OF EX. EASMENT FOR STREET PURPOSES
DEED BOOK 1248 PAGE 245

PROP. INTERIM PUBLIC ACCESS EASEMENT
TOTAL AREA: 6,078 ± S.F.

PORTION OF EX. 8' EASEMENT FOR STREET PURPOSES (TO BE REDEDICATED AS NOTED)
BK 1248 PG 245: 1,048 ± S.F.

EX. 8' EASEMENT FOR STREET PURPOSES (TO REMAIN)
BK 1248 PG 245: S-1 82 ± 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. EXACT AREAS OF EASEMENT DEDICATIONS WILL BE FINALIZED IN CIVIL ENGINEERING PLAN DOCUMENTS. WATER METERS TO BE PLACED IN PUBLIC EASEMENTS.
3. REFER TO CIV200S FOR ALL EXISTING EASEMENTS.
4. TOTAL VACATION AREA: 22,595 ± S.F. (0.52 A.C)
5. TOTAL DEDICATION AREA IN FEE AND STREET EASEMENT: 90,817 S.F. (2.08 A.C)

60 30 15 0 60
1"= 60'

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Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

NO.	DATE

EASEMENT AND DEDICATION PLAT

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

DRAWING NO.
CIV305S

Oct 16, 2025
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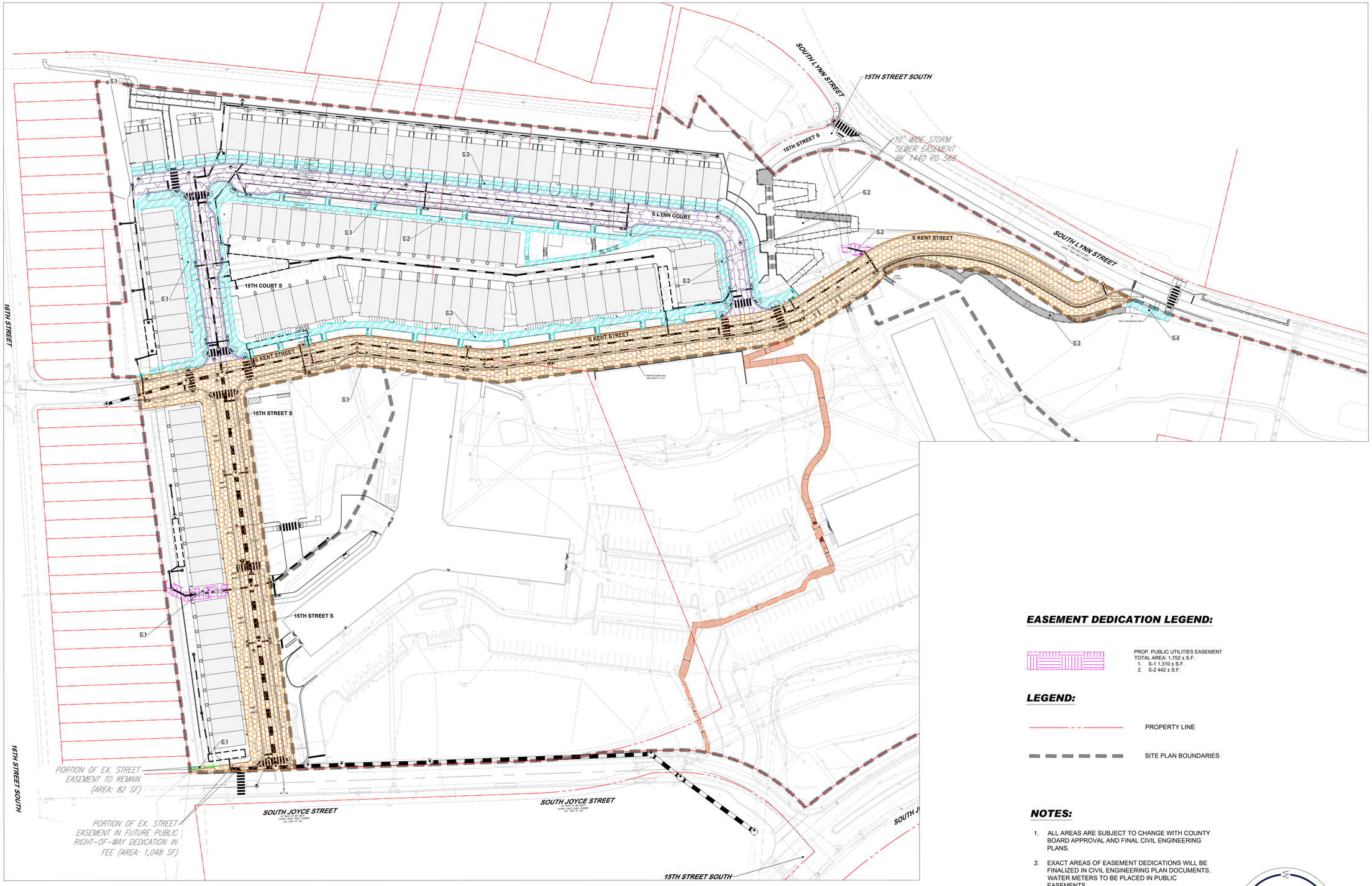

EASEMENT DEDICATION LEGEND:

PROP. PUBLIC UTILITIES EASEMENT
TOTAL AREA: 1,752 ± S.F.
1. S-1 1,310 ± S.F.
2. S-2 442 ± 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. EXACT AREAS OF EASEMENT DEDICATIONS WILL BE FINALIZED IN CIVIL ENGINEERING PLAN DOCUMENTS. WATER METERS TO BE PLACED IN PUBLIC EASEMENTS.
3. REFER TO CIV200S FOR ALL EXISTING EASEMENTS.
4. REFER TO CIV305S FOR ADDITIONAL DEDICATIONS.

NAD83
GRDVN

60 30 15 0 60
1"= 60'

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Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

NO.	DATE
1	
2	
3	
4	
5	
6	
7	
8	

EASEMENT AND DEDICATION PLAT

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

DRAWING NO.
CIV306S

Oct 15, 2025
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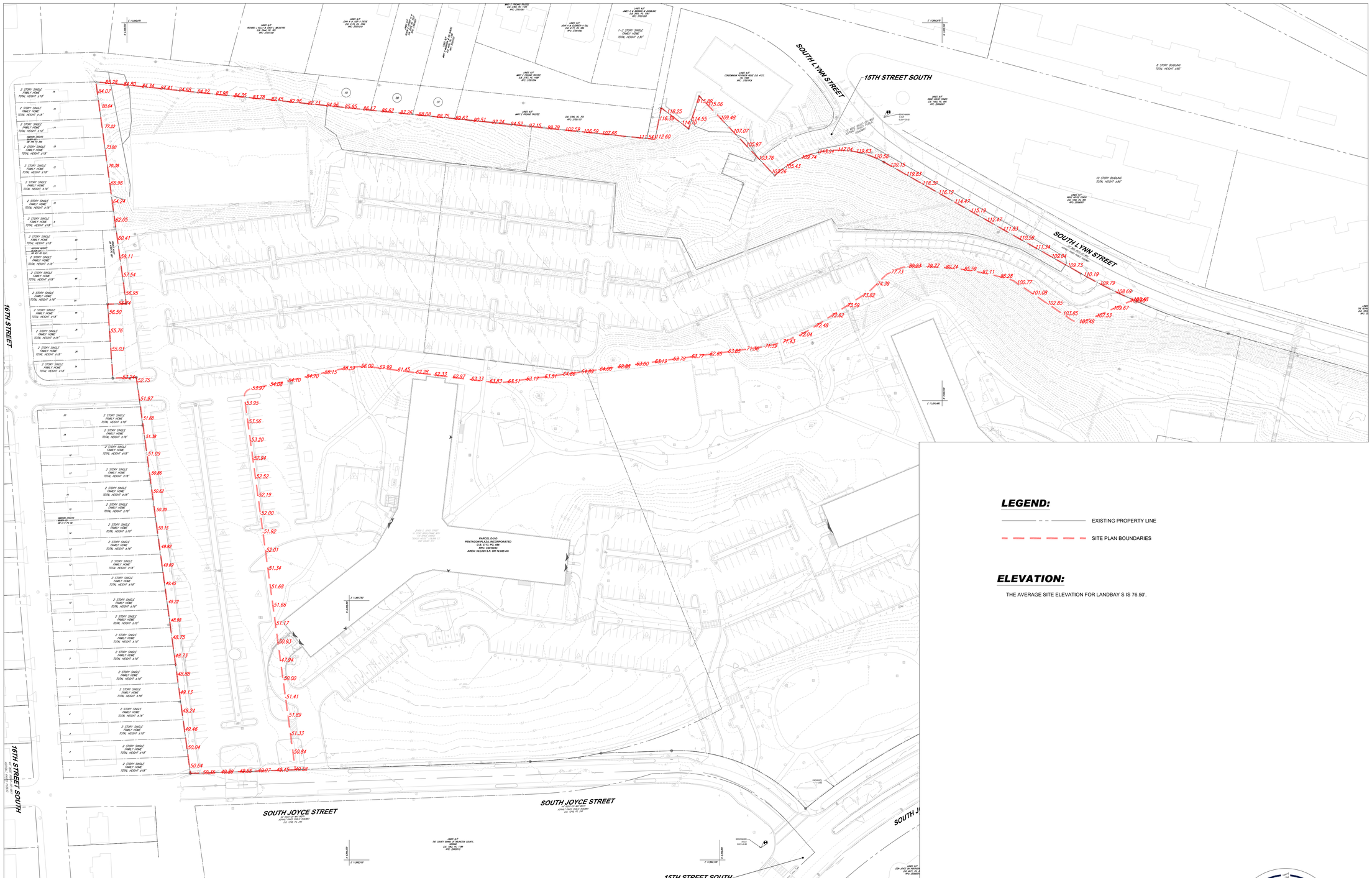

LEGEND:

EXISTING PROPERTY LINE

SITE PLAN BOUNDARIES

ELEVATION:

THE AVERAGE SITE ELEVATION FOR LANDBAY S IS 76.50'.

NAD83
(2011)
(2021)
NAVD88
(GEOID18)

60 30 15 0 60

1"= 60'

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Issue
NO. DATE
4.1 SUBMISSION

Revisions
NO. DATE

AVERAGE SITE ELEVATION PLAN

ENGINEER IN CHARGE
MO

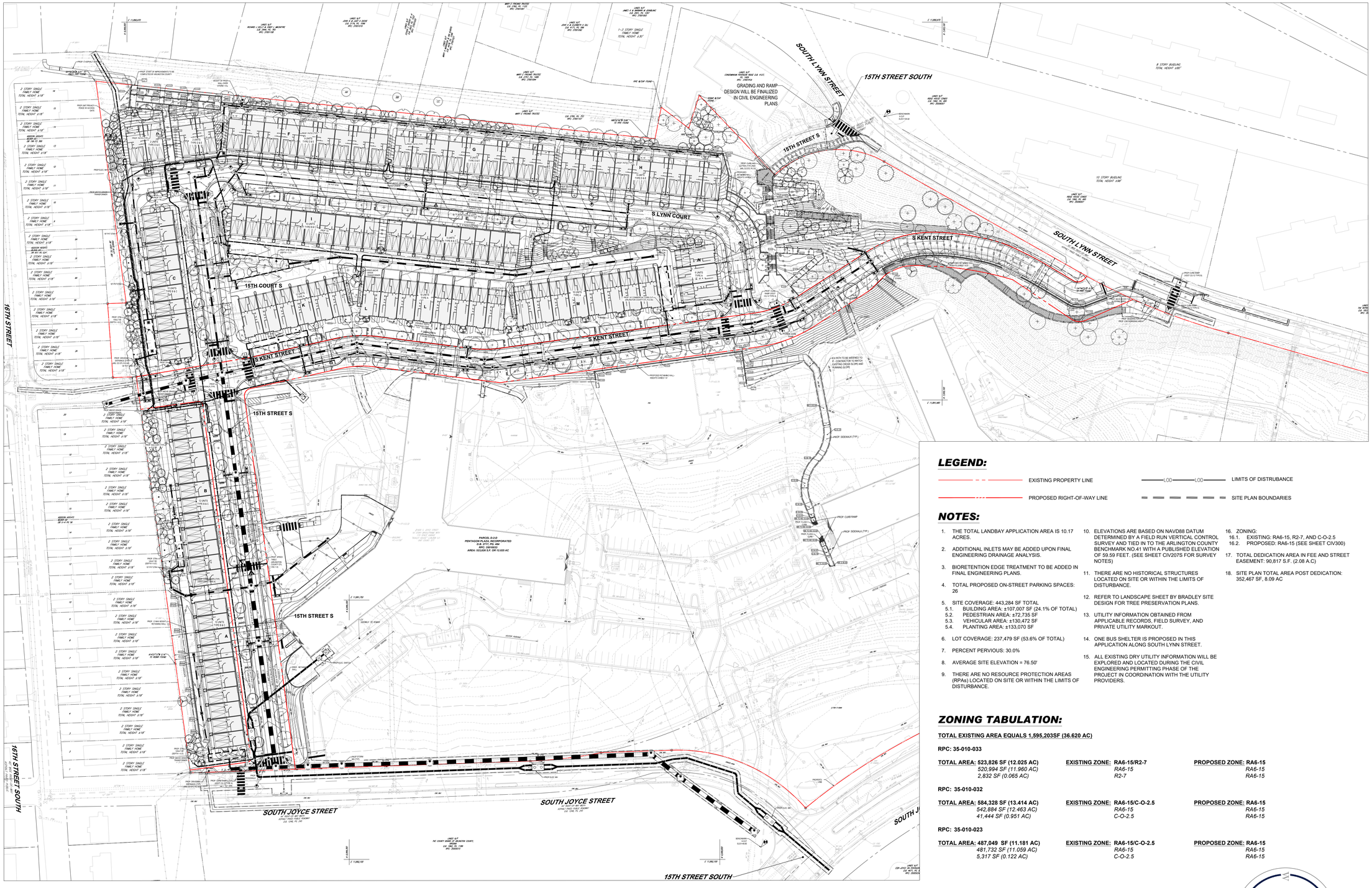
PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

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

DRAWING NO.
CIV307S

Oct 15, 2025
H:\18DC\1822502\CAD\DRAWINGS\PLANSETS\4.1\LANDBAY S\DC1822502 - ELEV - S...-->LAYOUT: CIV307S - AVERAGE SITE ELEVATION PLAN



LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED RIGHT-OF-WAY LINE
- LOD LOD LIMITS OF DISTRUBANCE
- SITE PLAN BOUNDARIES

NOTES:

1. THE TOTAL LANDBAY APPLICATION AREA IS 10.17 ACRES.
2. ADDITIONAL INLETS MAY BE ADDED UPON FINAL ENGINEERING DRAINAGE ANALYSIS.
3. BIORETENTION EDGE TREATMENT TO BE ADDED IN FINAL ENGINEERING PLANS.
4. TOTAL PROPOSED ON-STREET PARKING SPACES: 26
5. SITE COVERAGE: 443,284 SF TOTAL
   - 5.1. BUILDING AREA: ±107,007 SF (24.1% OF TOTAL)
   - 5.2. PEDESTRIAN AREA: ±72,735 SF
   - 5.3. VEHICULAR AREA: ±133,472 SF
   - 5.4. PLANTING AREA: ±133,070 SF
6. LOT COVERAGE: 237,479 SF (53.6% OF TOTAL)
7. PERCENT PERVIOUS: 30.0%
8. AVERAGE SITE ELEVATION = 76.50'
9. THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) LOCATED ON SITE OR WITHIN THE LIMITS OF DISTURBANCE.
10. ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY A FIELD RUN VERTICAL CONTROL SURVEY AND TIED IN TO THE ARLINGTON COUNTY BENCHMARK NO.41 WITH A PUBLISHED ELEVATION OF 59.59 FEET. (SEE SHEET CIV207S FOR SURVEY NOTES)
11. THERE ARE NO HISTORICAL STRUCTURES LOCATED ON SITE OR WITHIN THE LIMITS OF DISTURBANCE.
12. REFER TO LANDSCAPE SHEET BY BRADLEY SITE DESIGN FOR TREE PRESERVATION PLANS.
13. UTILITY INFORMATION OBTAINED FROM APPLICABLE RECORDS, FIELD SURVEY, AND PRIVATE UTILITY MARKOUT.
14. ONE BUS SHELTER IS PROPOSED IN THIS APPLICATION ALONG SOUTH LYNN STREET.
15. ALL EXISTING DRY UTILITY INFORMATION WILL BE EXPLORED AND LOCATED DURING THE CIVIL ENGINEERING PERMITTING PHASE OF THE PROJECT IN COORDINATION WITH THE UTILITY PROVIDERS.
16. ZONING:
    - 16.1. EXISTING: RA6-15, R2-7, AND C-O-2.5
    - 16.2. PROPOSED: RA6-15 (SEE SHEET CIV300)
17. TOTAL DEDICATION AREA IN FEE AND STREET EASEMENT: 90,817 S.F. (2.08 A.C)
18. SITE PLAN TOTAL AREA POST DEDICATION: 352,467 SF, 8.09 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) *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*

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60 30 15 0 60
1"= 60'

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4.1 SUBMISSION	

Revisions

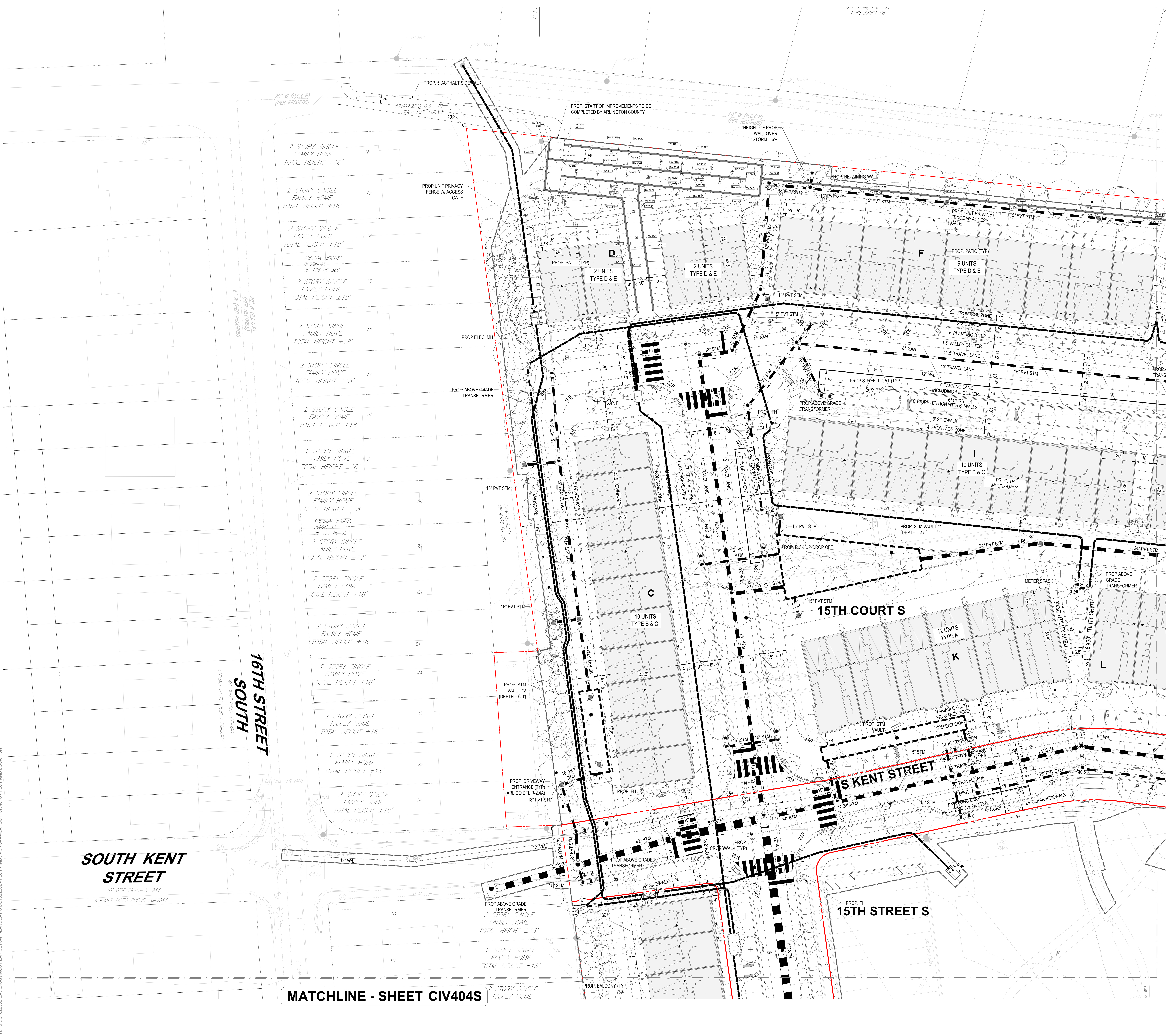
NO.	DATE

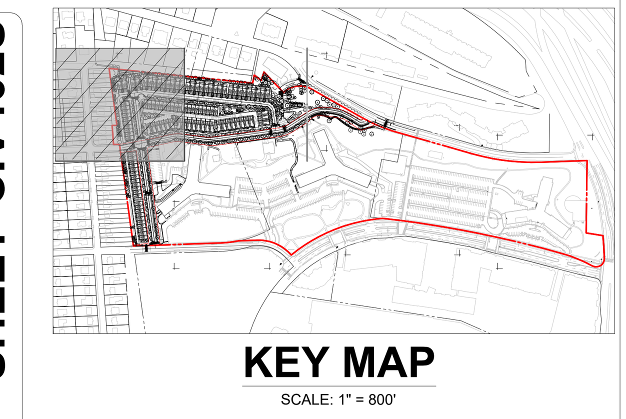
OVERALL PLOT AND LOCATION PLAN

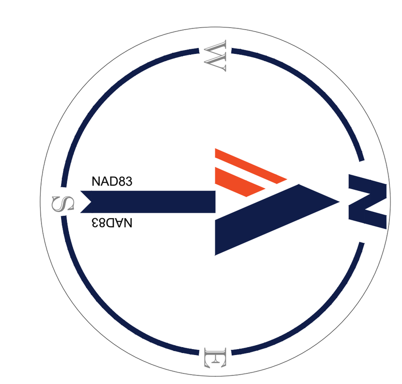
ENGINEER IN CHARGE	MO
PROJECT MANAGER	CM
DRAWN	MK, HG, DR, IL
DATE	10/17/2025
APPROVED	CM, MO, SN
SCALE:	AS NOTED
JOB NO.	DC1822502

DRAWING NO.
CIV400S

Oct 16, 2025
H:\1822502\CAD\DRAWINGS\PLAN SETS\4.1 LANDBAY S\DC1822502 - PLOT - OVRL - S - 0----LAYOUT, CIV400S - OVERALL PLOT AND LOCATION







25 12.5 6.25 0 25

1"= 25'

BOHLER DC//

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WASHINGTON, DC 20005
Phone: (202) 524-5700
DC@BOHLERDC.COM

RIVERHOUSE LANDBAY S

PROJECT STREET NUMBER
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ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
240.333.3600

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202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

NO.	DATE

PLOT AND LOCATION PLAN

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

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

DRAWING NO.
CIV401S

Oct 15, 2025
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY S\DC1822502 - PLOT - INDV - S - 0---->LAYOUT: CIV401S - PLOT AND LOCATION

MATCHLINE - SHEET CIV401S

MATCHLINE - SHEET CIV403S

KEY MAP
SCALE: 1" = 800'

LANDS N/F
SUSAN C. DRIVER et al
D.B. 2621, PG. 1439
RPC: 37001000

LANDS N/F
MARY H MORRISON & IAN JAGERS
D.B. 4410, PG. 1258
RPC: 37001021

LANDS N/F
JOHN A & ELIZABETH A. GILL
D.B. 4171, PG. 586
RPC: 37001092

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

LANDS N/F
MARY E FRICANO TRUSTEE
D.B. 2753, PG. 1489
RPC: 37001094

LANDS N/F
MARY E FRICANO TRUSTEE

D.B. 2795, PG. 753
RPC: 37001107

20' W (P.C.C.P.)
(PER RECORDS)

N80°52'43"W 0.68'
TO PIPE FOUND

PIPE W/CAP FOUND

REBAR W/CAP FOUND

LANDS N/F
CONDOMINIUM PENTAGON RIDGE D.B. 4127, PG. 1409
RPC: 37001PCA

PIPE FOUND

SOUTH LYNN STREET

15TH STREET S

8' SIDEWALK

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

PROP. STAIRS W/ RUNNEL (TYP.)

PROP. PATIO (TYP.)

PROP. UNIT PRIVACY FENCE W/ ACCESS GATE

G
9 UNITS
TYPE D & E

H
9 UNITS
TYPE D & E

J
9 UNITS
TYPE B & C

L
16 UNITS
TYPE A

M
16 UNITS
TYPE A

N
6 UNITS
TYPE A

S LYNN COURT

S KENT STREET

PROP. ABOVE GRADE TRANSFORMER

PROP. STAIRS (TYP.)

PROP. FH

METER STACK

PROP. STM VAULT #4 (DEPTH = 4')

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

5.5' FRONTAGE ZONE

6' DRIVEWAY/LANDSCAPE AREA

1.5' VALLEY GUTTER

11.5' TRAVEL LANE

13' TRAVEL LANE

7' PARKING LANE INCLUDING 1.5' GUTTER

8" CURB

10' BIORETENTION WITH 6" WALLS

6' SIDEWALK

4' FRONTAGE ZONE

VARIABLE WIDTH FRONTAGE ZONE

8' GREEN RIBBON

10' BIORETENTION

PROP STREETLIGHT (TYP.)

1.5' GUTTER W/ 6" CURB

10' TRAVEL LANE

6' BIKE LANE

1.5' GUTTER W/ 6" CURB

6' LANDSCAPE STRIP

6.5' CLEAR SIDEWALK

20' FIRE LANE (TYP.)

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

PROP. CROSSWALK

PROP. CURB RAMP

PROP. GREEN RIBBON

PROP. FH

PROP. STAIRS

1.5' GUTTER W/ 6" CURB

10' TRAVEL LANE

6' BIKE LANE

1.5' GUTTER W/ 6" CURB

6' LANDSCAPE STRIP

6' CLEAR SIDEWALK

PROP. RETAINING WALL
(MAX HEIGHT: ± 9.13')

EX PATH TO BE WIDENED
8' - CONTRACTOR TO MAT
EXISTING CROSS SLOPE A
RUNNING SLOPE

PROP. SIDEWALK (TYP.)

ME G 63.04

G 61.31

NAD83
E@DYN

25 12.5 6.25 0 25
1"= 25'

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OWNER / DEVELOPER
JBG SMITH
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Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

NO.	DATE

PLOT AND LOCATION PLAN

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

DRAWING NO.
CIV402S

Oct 15, 2025
H:\1822502\CAD\DRAWINGS\PLAN SET\04.1\LANDBAY S\DC1822502 - PLOT - INDV - S - G-----\LAYOUT\ CIV402S - PLOT AND LOCATION

MATCHLINE - SHEET CIV402S

E 11,890,970

N 7,002,100

5TH 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

S KENT STREET

SOUTH LYNN STREET

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

PROP CURB RAMP
(VDOT CG-12 TYPE B)

PROP CURB RAMP
(VDOT CG-12 TYPE A)

PROP. BUS STOP SIGN
PROP. BACK DOOR
ALIGHTING AREA

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

40' STOPPING AREA

PROP
STAIRS

CONC SIDEWALK

10' TRAVEL LANE

6' BIKE LANE

1.5' GUTTER W/ 6" CURB

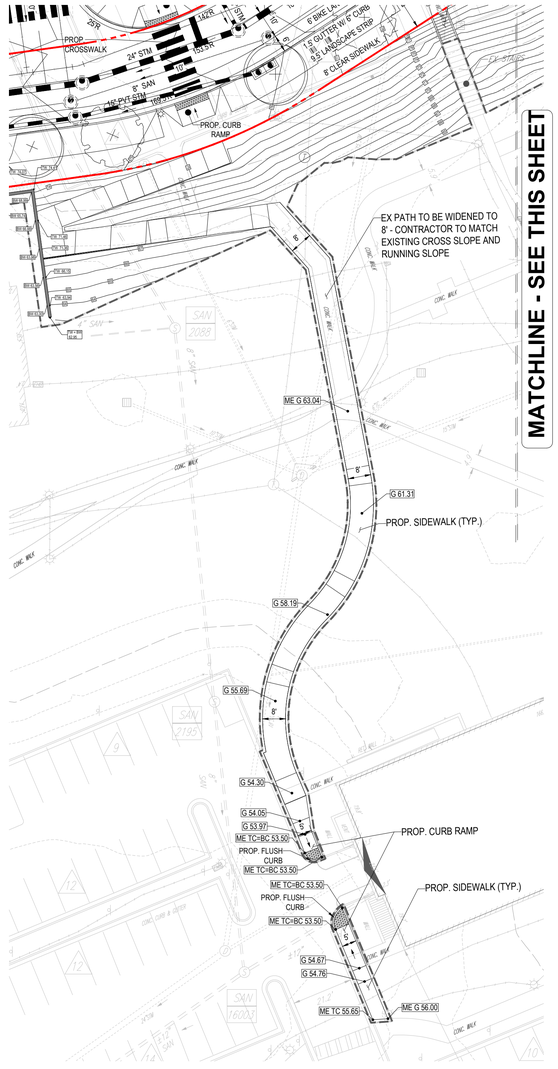
12' TRAVEL LANE

N 7,000,100

E 11,891,480

Oct 15, 2025
H:\1BDC\1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY S\DC1822502 - PLOT - INDV - S - ----HLAYOUT - CIV403S - PLOT AND LOCATION

KEY MAP
SCALE: 1" = 800'



MATCHLINE - SEE THIS SHEET

INSET FOR INTERIM PATH

NAD83
ENGWN

25 12.5 6.25 0 25
1"= 25'

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Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

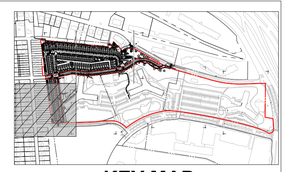
NO.	DATE

PLOT AND LOCATION PLAN

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

DRAWING NO.
CIV403S

MATCHLINE - SHEET CIV401S



KEY MAP
SCALE: 1" = 800'

15TH STREET S

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

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

ADDISON HEIGHTS
BLOCK 32
DB U-4 PG 56

2 STORY SINGLE FAMILY HOME TOTAL HEIGHT ±18'

12 UNITS TYPE B & C

10 UNITS TYPE B & C

PROP. BALCONY (TYP)

PROP. STM VAULT #3 (DEPTH = 4.0')

PROP. CURB RAMPS (TYP) (VDOT CG-12 TYPE A)

PROP. 5' MAX HEIGHT RETAINING WALL

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

PROP. RETAINING WALL

PROP ELEC. SWITCH

PROP. STORM MH (TYP)

PROP. CROSSWALK

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

PROP. ABOVE GRADE TRANSFORMER

N14°27'13"W 0.16' TO REBAR FOUND

E 11,891,750
N 6,993,300

NAD83
EPOCH

25 12.5 6.25 0 25
1"= 25'

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Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

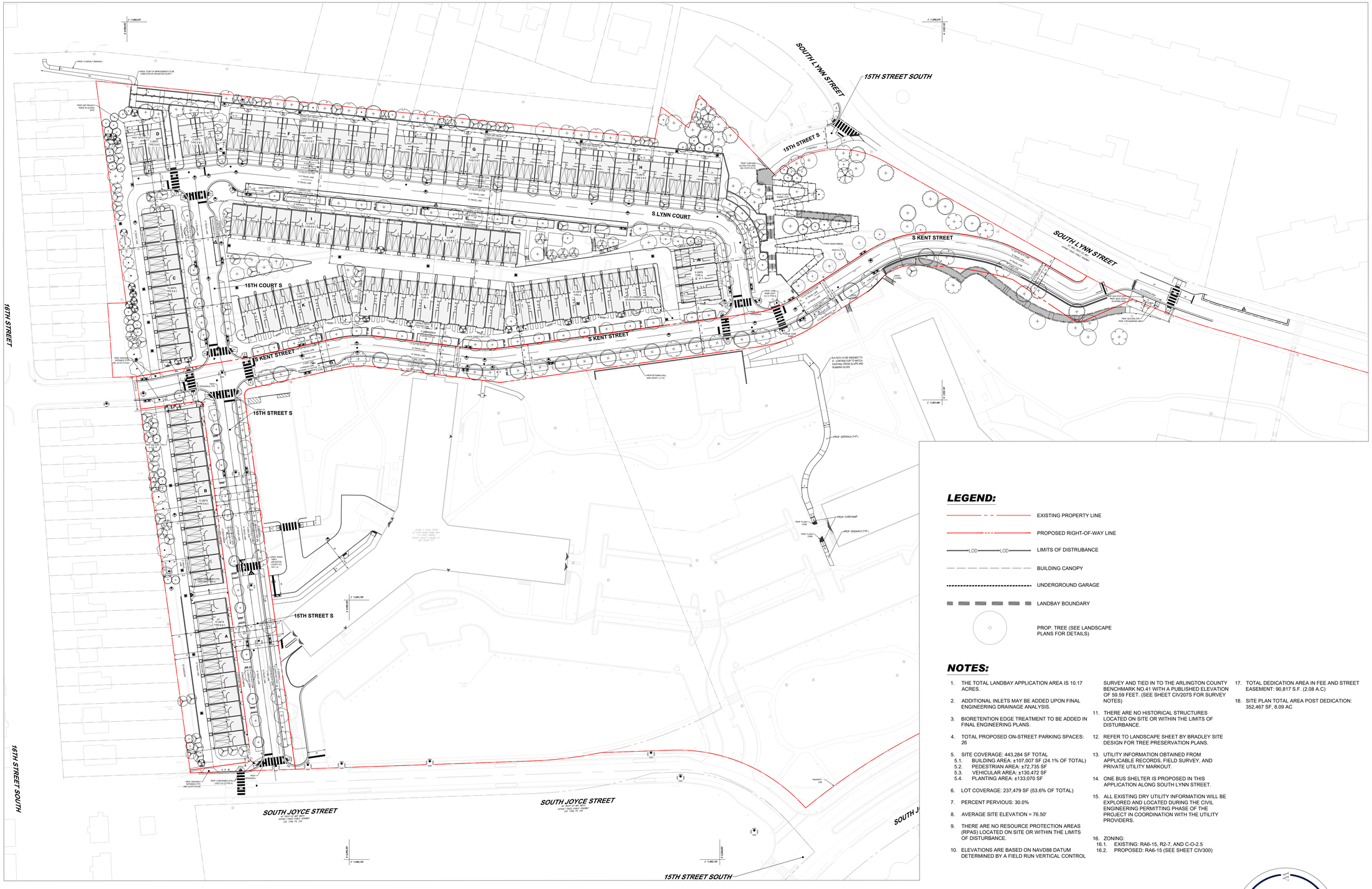
NO.	DATE

PLOT AND LOCATION PLAN

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

DRAWING NO.
CIV404S

Oct 15, 2025
H:\1BDC\1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY S\DC1822502 - PLOT - INDV - S - - LAYOUT - CIV404S - PLOT AND LOCATION



LEGEND:

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

NOTES:

1. THE TOTAL LANDBAY APPLICATION AREA IS 10.17 ACRES.
2. ADDITIONAL INLETS MAY BE ADDED UPON FINAL ENGINEERING DRAINAGE ANALYSIS.
3. BIORETENTION EDGE TREATMENT TO BE ADDED IN FINAL ENGINEERING PLANS.
4. TOTAL PROPOSED ON-STREET PARKING SPACES: 26
5. SITE COVERAGE: 443,284 SF TOTAL
   - 5.1. BUILDING AREA: ±107,007 SF (24.1% OF TOTAL)
   - 5.2. PEDESTRIAN AREA: ±72,735 SF
   - 5.3. VEHICULAR AREA: ±130,472 SF
   - 5.4. PLANTING AREA: ±133,070 SF
6. LOT COVERAGE: 237,479 SF (53.6% OF TOTAL)
7. PERCENT PERVIOUS: 30.0%
8. AVERAGE SITE ELEVATION = 76.50'
9. THERE ARE NO RESOURCE PROTECTION AREAS (RPAS) LOCATED ON SITE OR WITHIN THE LIMITS OF DISTURBANCE.
10. ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY A FIELD RUN VERTICAL CONTROL SURVEY AND TIED IN TO THE ARLINGTON COUNTY BENCHMARK NO.41 WITH A PUBLISHED ELEVATION OF 59.59 FEET. (SEE SHEET CIV207S FOR SURVEY NOTES)
11. THERE ARE NO HISTORICAL STRUCTURES LOCATED ON SITE OR WITHIN THE LIMITS OF DISTURBANCE.
12. REFER TO LANDSCAPE SHEET BY BRADLEY SITE DESIGN FOR TREE PRESERVATION PLANS.
13. UTILITY INFORMATION OBTAINED FROM APPLICABLE RECORDS, FIELD SURVEY, AND PRIVATE UTILITY MARKOUT.
14. ONE BUS SHELTER IS PROPOSED IN THIS APPLICATION ALONG SOUTH LYNN STREET.
15. ALL EXISTING DRY UTILITY INFORMATION WILL BE EXPLORED AND LOCATED DURING THE CIVIL ENGINEERING PERMITTING PHASE OF THE PROJECT IN COORDINATION WITH THE UTILITY PROVIDERS.
16. ZONING:
    - 16.1. EXISTING: RA6-15, R2-7, AND C-O-2.5
    - 16.2. PROPOSED: RA6-15 (SEE SHEET CIV300)
17. TOTAL DEDICATION AREA IN FEE AND STREET EASEMENT: 90,817 S.F. (2.08 A.C)
18. SITE PLAN TOTAL AREA POST DEDICATION: 352,467 SF, 8.09 AC

NAD83
GRID

60 30 15 0 60
1"= 60'

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Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

NO.	DATE

OVERALL PRESENTATION PLAN

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

DRAWING NO.
CIV500S

Oct 16, 2025
H:\BD\DC\1822502\CAD\DRAWINGS\PLAN SETS\4 ILANDBAY S\DC1822502 - PRES - S - 0----LAYOUT_CIV500S - OVERALL PRESENTATION PLAN

E 11,890,970

N 6,999,000

MATCHLINE - SHEET CIV502S

PROP. 5' ASPHALT SIDEWALK

132'

PROP. START OF IMPROVEMENTS TO BE COMPLETED BY ARLINGTON COUNTY

PROP UNIT PRIVACY FENCE W/ ACCESS GATE

D
2 UNITS
TYPE D & E

2 UNITS
TYPE D & E

F
9 UNITS
TYPE D & E

PROP. PATIO (TYP)

5.5' FRONTAGE ZONE
6' SIDEWALK
5' PLANTING STRIP
1.5' VALLEY GUTTER
11.5' TRAVEL LANE
13' TRAVEL LANE

PROP. STREETLIGHT (TYP.)
7' PARKING LANE INCLUDING 1.5' GUTTER
6" CURB
10' BIORETENTION WITH 6" WALLS
6' SIDEWALK
4' FRONTAGE ZONE

PROP. FH

I
10 UNITS
TYPE B & C
PROP. TH MULTIFAMILY

PROP. PICK UP-DROP OFF

C
10 UNITS
TYPE B & C

15TH COURT S

12 UNITS
TYPE A
K

L
6'X30' UTILITY SHED

VARIABLE WIDTH FRONTAGE ZONE
6' CLEAR SIDEWALK
10' BIORETENTION
1.5' GUTTER W/ 6" CURB
10' TRAVEL LANE
6' BIKE LANE
7' PARKING LANE INCLUDING 1.5' GUTTER
6" CURB
5.5' CLEAR SIDEWALK

S KENT STREET

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

PROP. CROSSWALK (TYP)

8' SIDEWALK

PROP. FH

15TH STREET S

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

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

MATCHLINE - SHEET CIV504S

KEY MAP
SCALE: 1" = 800'

NOTES:

1. PLEASE REFER TO SHEET CIV500S FOR ALL NOTES.

NAD83
DROWN

25 12.5 6.25 0 25
1"= 25'

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WASHINGTON, DC 20005
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RIVERHOUSE LANDBAY S

PROJECT STREET NUMBER
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ARLINGTON, VA 22202

OWNER / DEVELOPER
JBG SMITH
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301.881.1441

Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

NO.	DATE

PRESENTATION PLAN

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

DRAWING NO.
CIV501S

Oct 15, 2025
H:\1822502\CAD\DRAWINGS\PLAN SETS\4.1 LANDBAY S\DC1822502 - PRES - NGV - S ... -LAYOUT_CIV501S - PRESENTATION PLAN

MATCHLINE - SHEET CIV501S

MATCHLINE - SHEET CIV503S

KEY MAP
SCALE: 1" = 800'

NOTES:
1. PLEASE REFER TO SHEET CIV500S FOR ALL NOTES.

SOUTH LYNN STREET

15TH STREET S

S LYNN COURT

S KENT STREET

G — 9 UNITS TYPE D & E

H — 9 UNITS TYPE D & E

J — 9 UNITS TYPE B & C

L — 16 UNITS TYPE A

M — 16 UNITS TYPE A

N — 6 UNITS TYPE A

PROP. PATIO (TYP)

PROP UNIT PRIVACY FENCE W/ ACCESS GATE

5.5' FRONTAGE ZONE

5' SIDEWALK

6' DRIVEWAY/LANDSCAPE AREA

1.5' VALLEY GUTTER

11.5' TRAVEL LANE

13' TRAVEL LANE

7' PARKING LANE INCLUDING 1.5' GUTTER

6" CURB

10' BIORETENTION WITH 6' WALLS

6' SIDEWALK

4' FRONTAGE ZONE

PROP. STAIRS (TYP)

PROP FH

6'X30' UTILITY SHED

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

PROP. CURB AND GUTTER (TYP) (PER ARL CO DTL R-2.01)

PROP STAIRS W/ RUNNEL (TYP.)

PROP GREEN RIBBON

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

PROP. CROSSWALK

PROP. CURB RAMP

1.5' GUTTER W/ 6" CURB

10' TRAVEL LANE

6' BIKE LANE

6' LANDSCAPE STRIP

6.5' CLEAR SIDEWALK

8' CLEAR SIDEWALK

27.5' BIKE LANE (TYP.)

41' R.O.W.

46' R.O.W.

VARIABLE WIDTH FRONTAGE ZONE

8' GREEN RIBBON

10' BIORETENTION

PROP STREETLIGHT (TYP.)

PROP RETAINING WALL (MAX HEIGHT: ± 9.13')

INTERIM PATH SHOWN NEXT SHEET

EX PATH TO BE WIDENED TO 8' - CONTRACTOR TO MATCH EXISTING CROSS SLOPE AND RUNNING SLOPE

PROP. SIDEWALK (TYP.)

NADB3
BROWN

25 12.5 6.25 0 25
1"= 25'

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STRUCTURAL ENGINEER
SK + A
301.881.1441

Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

NO.	DATE

PRESENTATION PLAN

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

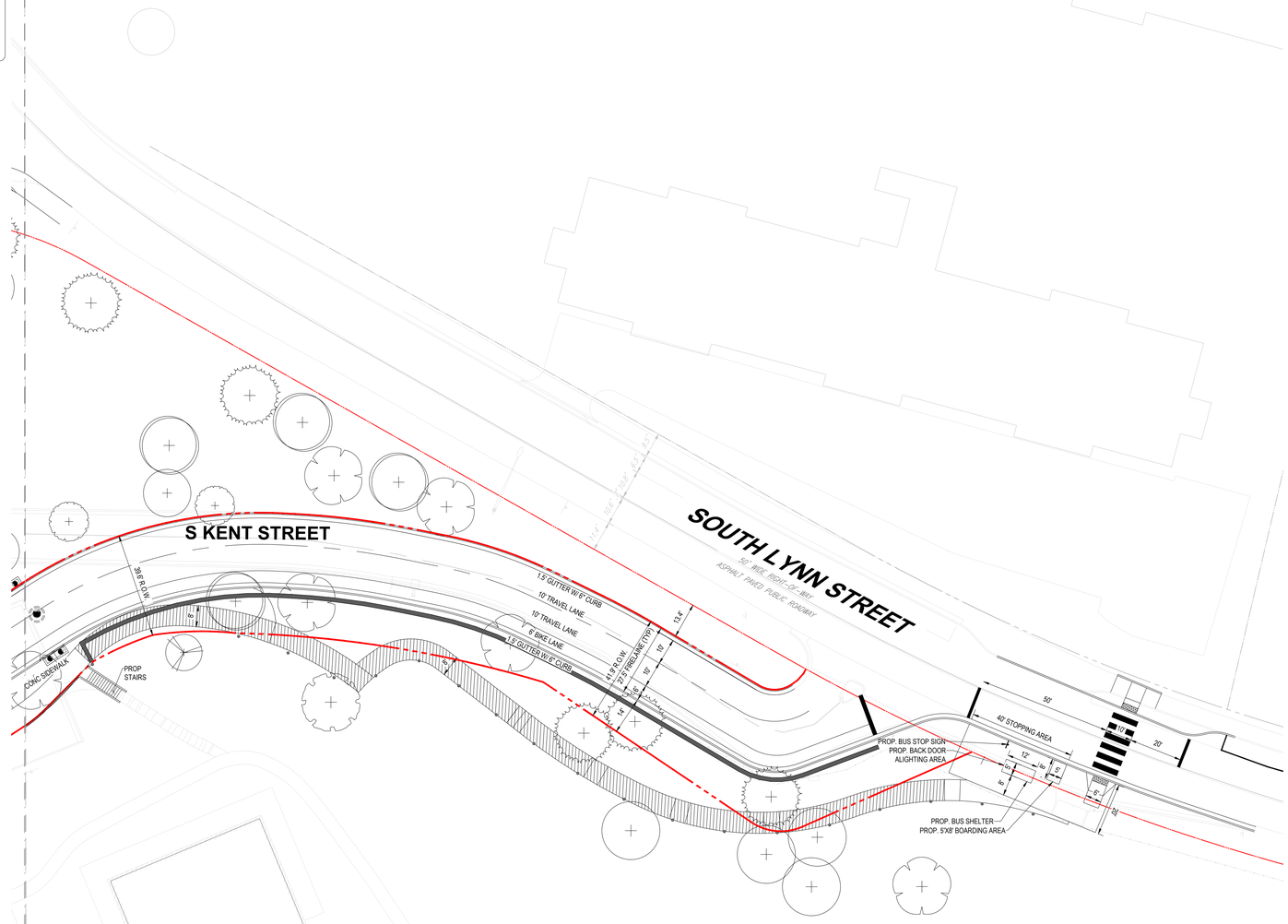
DRAWING NO.
CIV502S

Oct 15, 2025
H:\1-BDC\1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY S\DC1822502 - PRES - NGV - S ... --LAYOUT: CIV502S - PRESENTATION PLAN

MATCHLINE - SHEET CIV502S

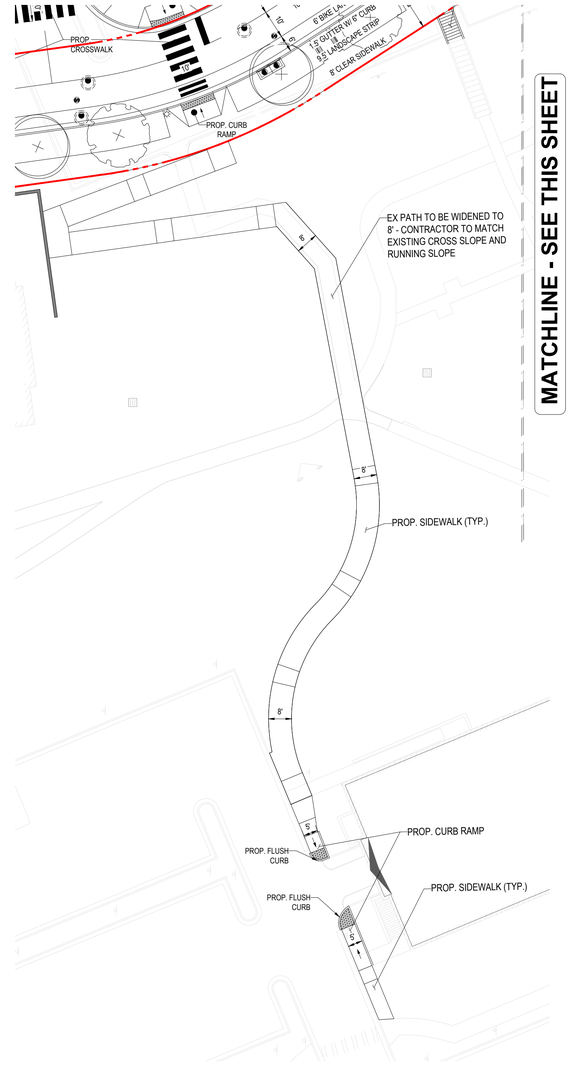
E 11,890,970
N 7,002,100

15TH STREET SOUTH



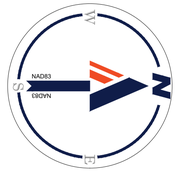
KEY MAP
SCALE: 1" = 800'

NOTES:
1. PLEASE REFER TO SHEET CIV500S FOR ALL NOTES.



INSET FOR INTERIM PATH

MATCHLINE - SEE THIS SHEET



25 12.5 6.25 0 25
1"= 25'

BOHLER DC

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

RIVERHOUSE LANDBAY S

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
BCT DESIGN GROUP
410.837.2727

SOUTH PARCEL ARCHITECT
LESSARD DESIGN, INC.
571.830.1800

CIVIL ENGINEER
BOHLER DC
202.524.5700

LANDSCAPE ARCHITECT
BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
VENABLE LLP
202.344.4000

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

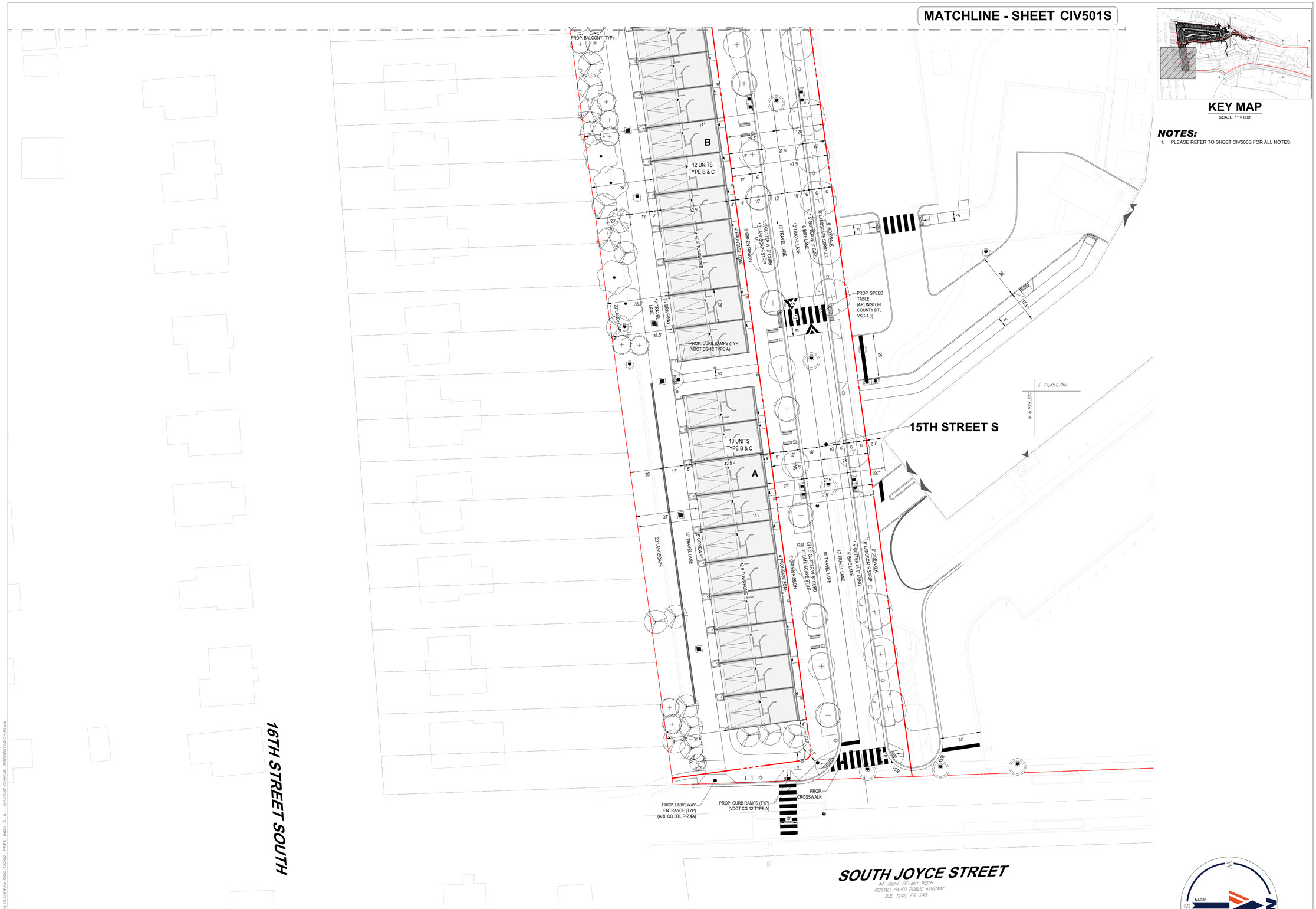
NO.	DATE

PRESENTATION PLAN

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

DRAWING NO.
CIV503S

Oct 15, 2025
H:\1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY S\DC1822502 - PRES - INDV - S - - -\LAYOUT_CIV503S - PRESENTATION PLAN



KEY MAP

SCALE: 1" = 800'

NOTES:

1. PLEASE REFER TO SHEET CIV500S FOR ALL NOTES.

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Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

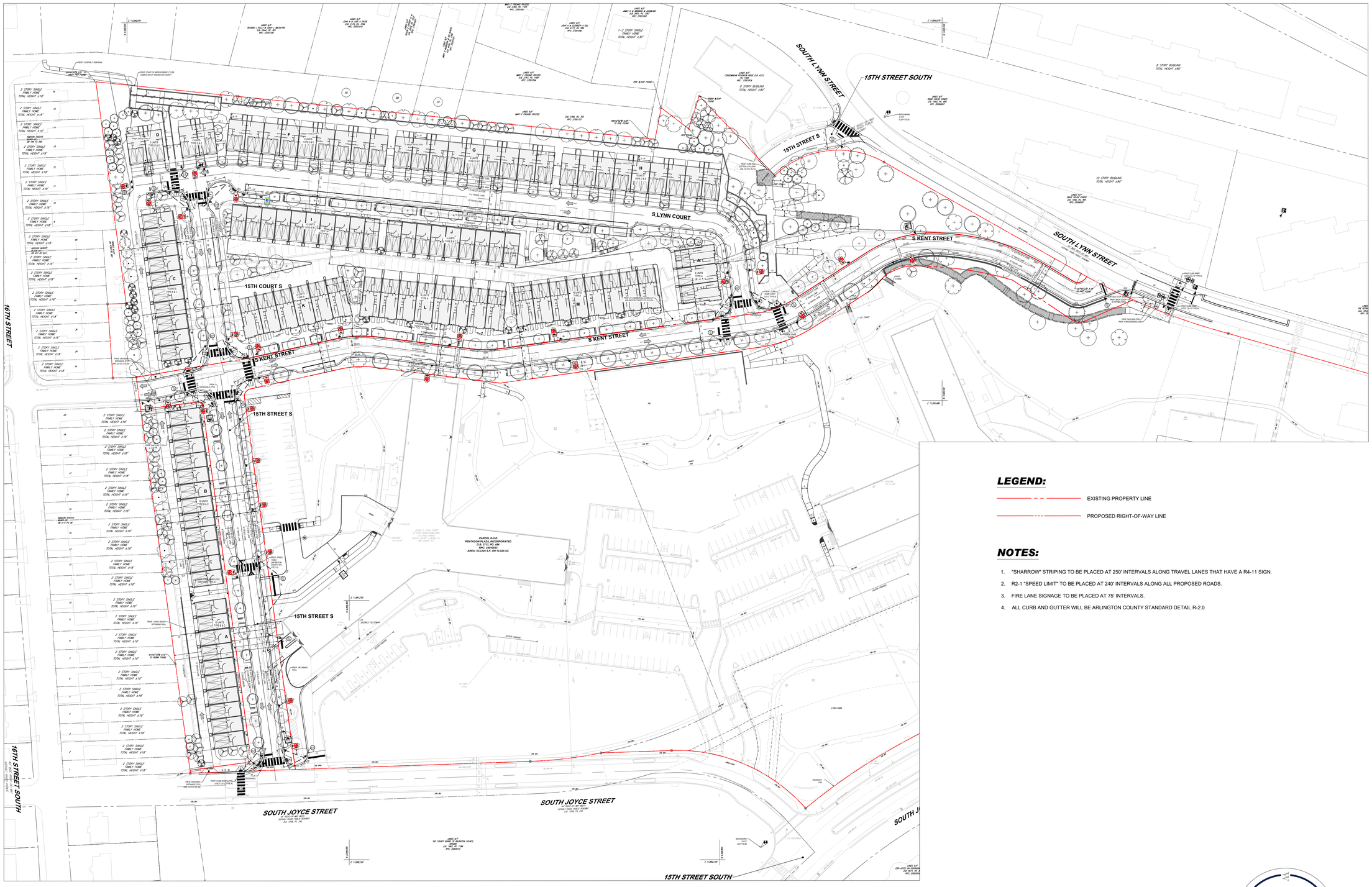
NO.	DATE
1	
2	
3	
4	
5	
6	
7	

PRESENTATION PLAN

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

DRAWING NO.
CIV504S

Oct 15, 2025
H:\1822502\CAD\DRAWINGS\PLAN SETS\4.1 LANDBAY S\DC1822502 - PRES - INDV - S -LAYOUT CIV504S - PRESENTATION PLAN



LEGEND:

EXISTING PROPERTY LINE

PROPOSED RIGHT-OF-WAY LINE

NOTES:

1. "SHARROW" STRIPING TO BE PLACED AT 250' INTERVALS ALONG TRAVEL LANES THAT HAVE A R4-11 SIGN.
2. R2-1 "SPEED LIMIT" TO BE PLACED AT 240' INTERVALS ALONG ALL PROPOSED ROADS.
3. FIRE LANE SIGNAGE TO BE PLACED AT 75' INTERVALS.
4. ALL CURB AND GUTTER WILL BE ARLINGTON COUNTY STANDARD DETAIL R-2.0

NADB3
EBOWN

60 30 15 0 60
1"= 60'

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RIVERHOUSE LANDBAY S

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Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

NO.	DATE
1	
2	
3	
4	
5	
6	

OVERALL STRIPING AND MARKING PLAN

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

DRAWING NO.
CIV600S

Oct 15, 2025
H:\1822502\CAD\DRAWINGS\PLAN SETS\4.1 LANDBAY S\DC1822502 - STRIP - S - 0----3-LAYOUT_CIV600S - OVERALL STRIPING AND MARKING

PROP. 5' ASPHALT SIDEWALK

PROP. START OF IMPROVEMENTS TO BE COMPLETED BY ARLINGTON COUNTY

PROP. RETAINING WALL

MATCHLINE - SHEET CIV602S

MATCHLINE - SHEET CIV604S

2 STORY SINGLE FAMILY HOME TOTAL HEIGHT ±18'

ADDISON HEIGHTS BLOCK 33 DB 196 PG 369

ADDISON HEIGHTS BLOCK 33 DB 451 PG 524

PRIVATE ALLEY DB 4783 PG 681

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

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

15TH COURT S

S KENT STREET

15TH STREET S

D — 2 UNITS TYPE D & E — PROP. PATIO (TYP)

2 UNITS TYPE D & E

F — 9 UNITS TYPE D & E — PROP. PATIO (TYP)

I — 10 UNITS TYPE B & C — PROP. TH MULTIFAMILY

C — 10 UNITS TYPE B & C

12 UNITS TYPE A — K

L

6'X30' UTILITY SHED

6'X30' UTILITY SHED

PROP. PICK UP-DROP OFF

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

PROP. CROSSWALK (TYP)

8' SIDEWALK

PROP. BALCONY (TYP)

12' TRAVEL LANE

2' FRONTAGE ZONE

6' GREEN RIBBON

4.5' TOWNHOME

15' GUTTER W/ 6" CURB

LANDSCAPE STRIP

11.5' TRAVEL LANE

13' TRAVEL LANE

7' PICK UP/DROP OFF

6' SIDEWALK

9.7' FRONTAGE ZONE

15' GUTTER W/ 6" CURB

44.5' R.O.W.

45' R.O.W.

66' R.O.W.

KEY MAP

SCALE: 1" = 800'

NOTES:

1. PLEASE REFER TO SHEET CIV600S FOR ALL NOTES.

BOHLER DC //

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OWNER / DEVELOPER
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301.881.1441

Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

NO.	DATE

STRIPING AND MARKING PLAN

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

DRAWING NO.
CIV601S

NAD83
EWDWN

25 12.5 6.25 0 25
1"= 25'

Oct 15, 2025
H:\1822502\CADD\DRAWINGS\PLAN SETS\4.1\LANDBAY S\DC1822502 - STRIP - INDV - S - 0----HLAYOUT_CIV601S - STRIPING AND MARKING

MATCHLINE - SHEET CIV601S

MATCHLINE - SHEET CIV603S

LANDS N/F SONIA C ORTIZ, et al D.B. 4621, PG. 1024 RPC: 37001020

LANDS N/F MARY I HIBBERD & ANI ALBERO D.B. 4410, PG. 1288 RPC: 37001021

LANDS N/F JOHN A & ELIZABETH A GILL D.B. 4171, PG. 586 RPC: 37001092

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

D.B. 2001, PG. 1297 RPC: 37001093

LANDS N/F MARY E FRICANO TRUSTEE D.B. 2757, PG. 1489 RPC: 37001094

LANDS N/F MARY E FRICANO TRUSTEE

D.B. 2795, PG. 753 RPC: 37001107

LANDS N/F CONDOMINIUM PENTAGON RIDGE D.B. 4127, PG. 1408 RPC: 37001PCA

8 STORY BUILDING TOTAL HEIGHT ±80'

SOUTH LYNN STREET

15TH STREET S

S LYNN COURT

S KENT STREET

BB

CC

PROP. PATIO (TYP)

PROP UNIT PRIVACY FENCE W/ ACCESS GATE

G
9 UNITS
TYPE D & E

H
9 UNITS
TYPE D & E

J
9 UNITS
TYPE B & C

L
16 UNITS
TYPE A

M
16 UNITS
TYPE A

N
6 UNITS
TYPE A

5.5' FRONTAGE ZONE
5' SIDEWALK
6' DRIVEWAY/LANDSCAPE AREA
1.5' VALLEY GUTTER
11.5' TRAVEL LANE
13' TRAVEL LANE
7' PARKING LANE INCLUDING 1.5' GUTTER
8" CURB
10' BIORETENTION WITH 6" WALLS
6' SIDEWALK
4' FRONTAGE ZONE

518.3'

PROP. STAIRS (TYP)

6'X30' UTILITY SHED

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

VARIABLE WIDTH FRONTAGE ZONE
8' GREEN RIBBON
10' BIORETENTION
PROP STREETLIGHT (TYP.)
1.5' GUTTER W/ 6" CURB
10' TRAVEL LANE
10' TRAVEL LANE
6' BIKE LANE
1.5' GUTTER W/ 6" CURB
6' LANDSCAPE STRIP
6.5' CLEAR SIDEWALK

142'R
153.5'R
159.5'R

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

8' SIDEWALK

PROP STAIRS W/ RUNNEL (TYP)

PROP GREEN RIBBON

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

PROP CROSSWALK

PROP. CURB RAMP

1.5' GUTTER W/ 6" CURB
10' TRAVEL LANE
10' TRAVEL LANE
6' BIKE LANE
1.5' GUTTER W/ 6" CURB
9.5' LANDSCAPE STRIP
6' CLEAR SIDEWALK
+3.5' FIRE LANE (TYP)
46' R.O.W.

PROP. STAIRS

EX. STAIRS

EX. CURB RAMP

EX. UTILITY POLE

EX. RIGHT-OF-WAY PAVED PUBLIC ROADWAY

4' FENCE

CONC. WALK

CONC. CURB & GUTTER

TRAFFIC

KEY MAP

SCALE: 1" = 800'

NOTES:

1. PLEASE REFER TO SHEET CIV600S FOR ALL NOTES.

NADB3
(2011)

25 12.5 6.25 0 25

1"= 25'

BOHLER DC

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

RIVERHOUSE LANDBAY S

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

OWNER / DEVELOPER
JBG SMITH
240.333.3600

CENTRAL PARCEL ARCHITECT
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410.837.2727

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BRADLEY SITE DESIGN
202.695.8056

ATTORNEY
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202.344.4000

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SUSTAINABLE BUILDING PARTNERS
703.970.2890

TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

NO.	DATE

STRIPING AND MARKING PLAN

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

DRAWING NO.
CIV602S

Oct 15, 2025
H:\1\BDC\1822502\CAD\DRAWINGS\PLAN SETS\4.1 LANDBAY S\DC1822502 - STRIP - INDV - S - G---\LAYOUT: CIV602S - STRIPING AND MARKING

MATCHLINE - SHEET CIV602S

MATCHLINE - SHEET THIS SHEET

E 11,890,970

N 7,002,100

5TH 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

ONE-WAY
PUBLIC

LOCATION
EX. GARAGE

10 STORY BUILDING
TOTAL HEIGHT ±98'

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

S KENT STREET

SOUTH LYNN STREET

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

LOCATION
EX. DRIVEWAY

PROP
STAIRS

165R
153.5R
137.5R
272.5R
288.5R
300R
183.5R
39.5' R.O.W.
13.5' GUTTER W/ 6" CURB
10' TRAVEL LANE
6' BIKE LANE
1.5' GUTTER W/ 6" CURB
12.5' RECLANE (TYP)
13.5'
10'
6'
4'
25R
PROP. BUS STOP SIGN
PROP. BACK DOOR
ALIGHTING AREA
PROP. BUS SHELTER
PROP. 5'X8' BOARDING AREA
40' STOPPING AREA
12'
5'
8'
50'
20'
15'
24'
PROP CURB RAMP
(VDOT CG-12 TYPE B)
PROP CURB RAMP
(VDOT CG-12 TYPE A)

STAIRS

CONC. WALK

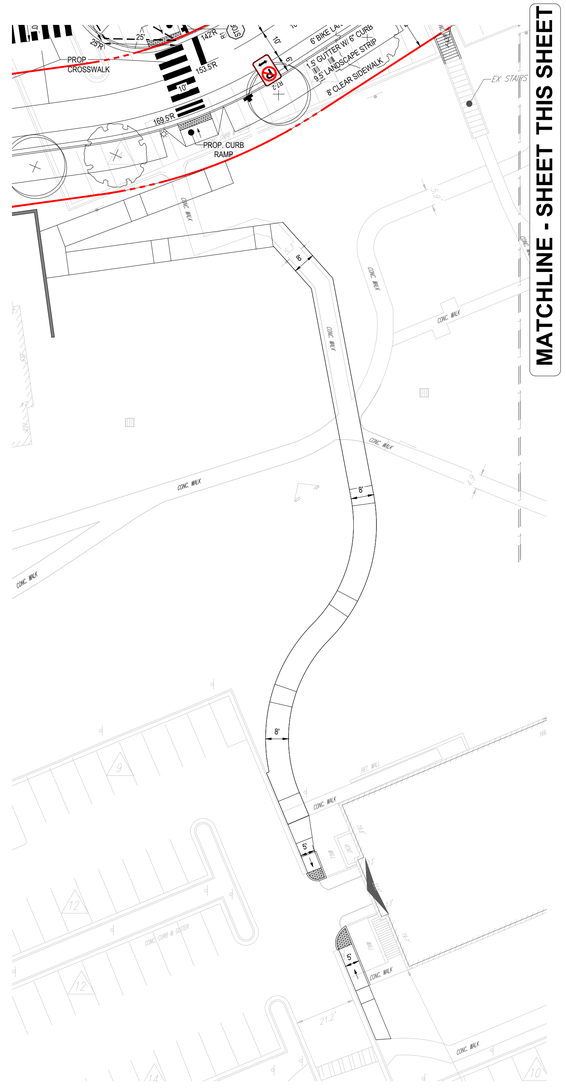
E 11,891,480

N 7,002,100

KEY MAP
SCALE: 1" = 800'

NOTES:

1. PLEASE REFER TO SHEET CIV600S FOR ALL NOTES.



INSET FOR INTERIM PATH

NAD83
ENGWN

25 12.5 6.25 0 25
1"= 25'

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Issue

NO.	DATE
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Revisions

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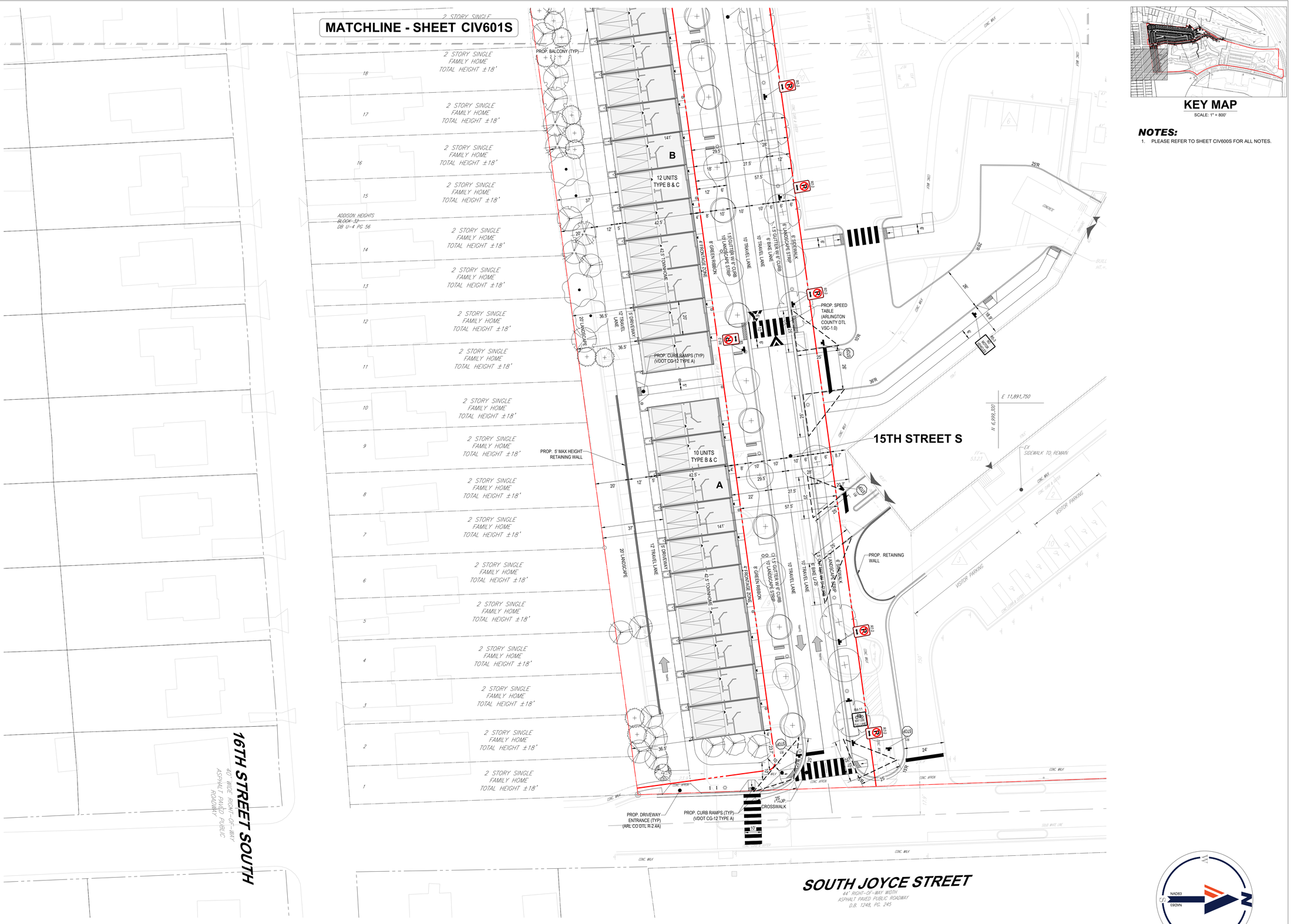
STRIPING AND MARKING PLAN

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

DRAWING NO.
CIV603S

Oct 15, 2025
H:\1822502\CADD\DRAWINGS\PLAN SETS\4.1\LANDBAY S\DC1822502 - STRIP - INDV - S - - -\LAYOUT: CIV603S - STRIPING AND MARKING



KEY MAP

SCALE: 1" = 800'

NOTES:

1. PLEASE REFER TO SHEET CIV600S FOR ALL NOTES.

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RIVERHOUSE LANDBAY S

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Issue

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Revisions

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2	
3	
4	
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STRIPING AND MARKING PLAN

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

DRAWING NO.
CIV604S

25 12.5 6.25 0 25
1"= 25'

Oct 15, 2025
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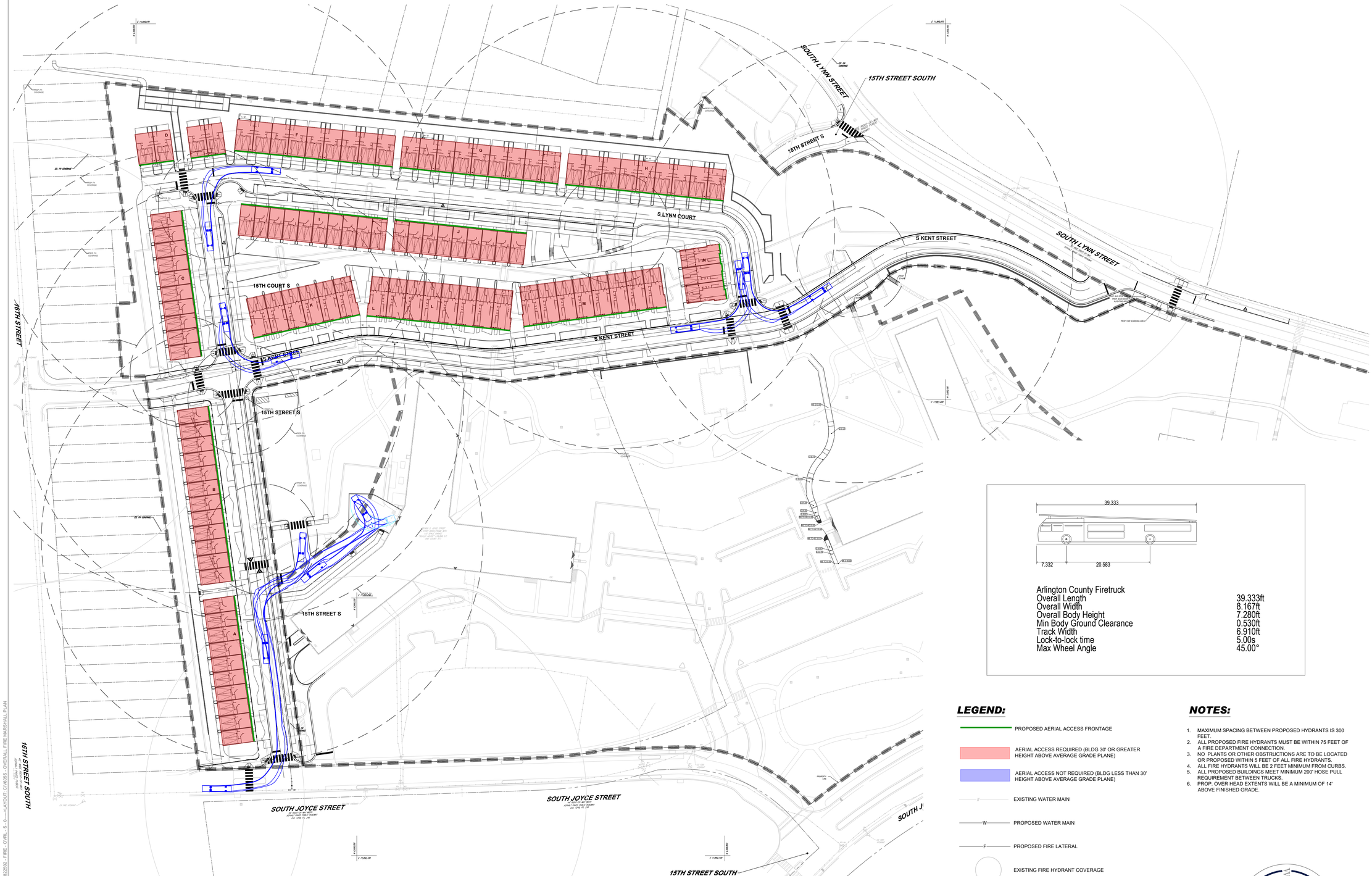

Arlington County Firetruck	
Overall Length	39.333ft
Overall Width	8.167ft
Overall Body Height	7.280ft
Min Body Ground Clearance	0.530ft
Track Width	6.910ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

LEGEND:

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

NOTES:

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

60 30 15 0 60

1"= 60'

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SOUTH PARCEL ARCHITECT
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LANDSCAPE ARCHITECT
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TRAFFIC ENGINEER
NELSON NYGAARD
202.315.5221

STRUCTURAL ENGINEER
SK + A
301.881.1441

Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

NO.	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	

OVERALL FIRE MARSHAL PLAN

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

DRAWING NO.
CIV605S

Oct 15, 2025
H:\18\DC\1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY S\DC1822502 - FIRE - OVRL - S - 4 LAYOUT CIV605S - OVERALL FIRE MARSHALL PLAN
plan (Fire) (web)
1" = 60'

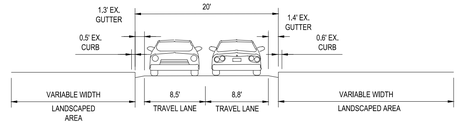
KEY PLAN

SCALE: 1" = 200'

200 100 50 0 200

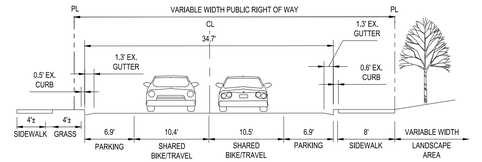
1"= 200'

EXISTING ROAD CROSS SECTIONS



EXISTING CROSS SECTION D-D
LOOKING NORTH

SCALE: 1" =10'



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

SCALE: 1" =10'

10 5 2.5 0 10

1"= 10'

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OWNER / DEVELOPER
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Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

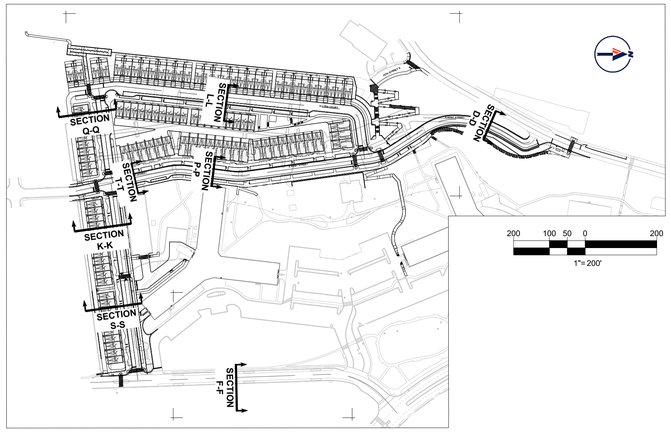
NO.	DATE

EXISTING ROAD CROSS SECTIONS

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

DRAWING NO.
CIV701S

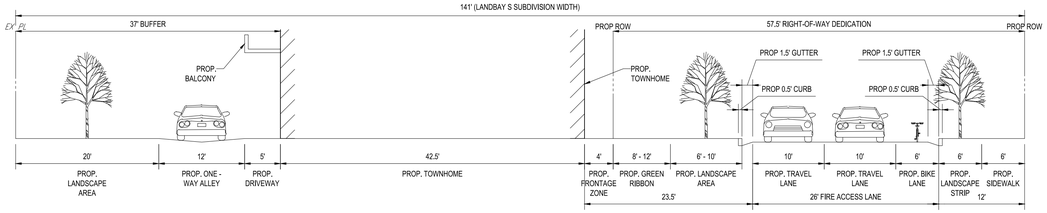
Oct 15, 2025
H:\1\BDC\1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY S\DC1822502 - SECT - S -0-----AYOUT CIV701S - EXST ROAD CROSS SECTIONS



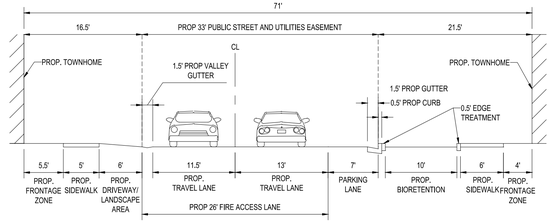
KEY PLAN

SCALE: 1" = 200'

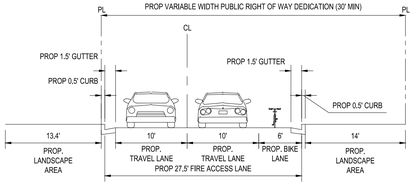
PROPOSED ROAD CROSS SECTIONS



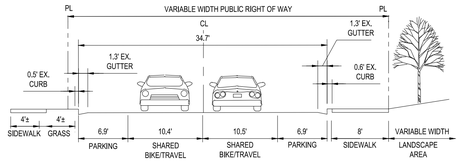
APPLICANT PROPOSED 15TH ROAD CROSS SECTION K-K'
LOOKING WEST
SCALE: 1" =10'



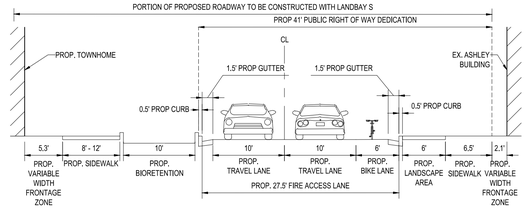
PROPOSED SOUTH LYNN COURT CROSS SECTION L-L
LOOKING NORTH
SCALE: 1" =10'



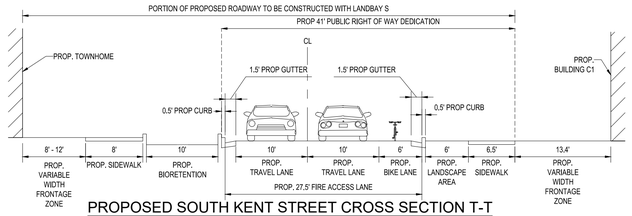
PROPOSED SOUTH KENT STREET CROSS SECTION D-D
LOOKING NORTH
SCALE: 1" =10'



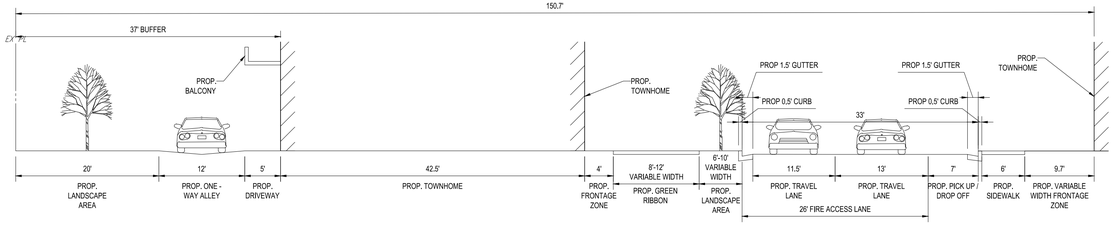
EXISTING "SOUTH-JOYCE STREET" CROSS SECTION F-F
LOOKING NORTH
SCALE: 1" =10'
*NOTE: NO CHANGE FROM EXISTING CONDITIONS



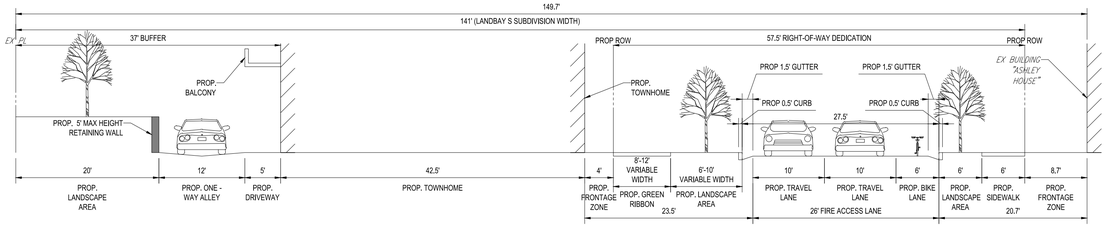
PROPOSED SOUTH KENT STREET CROSS SECTION P-P
LOOKING NORTH
SCALE: 1" =10'



PROPOSED SOUTH KENT STREET CROSS SECTION T-T
LOOKING NORTH
SCALE: 1" =10'



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'

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

10 5 2.5 0 10
1"= 10'

Oct 15, 2025
H:\BDC\1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY S\DC1822502 - SECT - S_0----LAYOUT: CIV702S - PROPOSED ROAD CROSS SECTIONS

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Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

NO.	DATE

PROPOSED ROAD CROSS SECTIONS

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

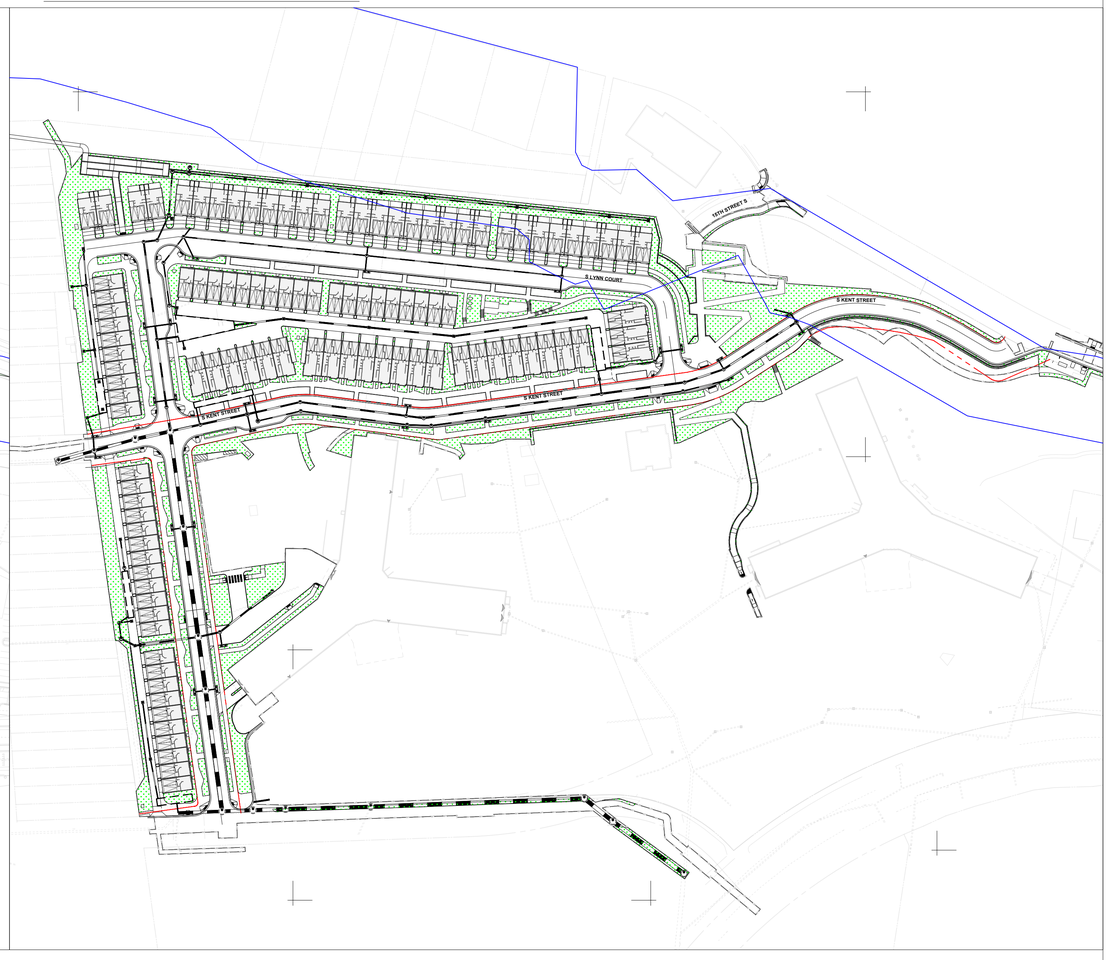
DRAWN
MK, HG, DR, IL

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

DRAWING NO.
CIV702S

PRE-DEVELOPMENT LAND COVER:

POST-DEVELOPMENT LAND COVER:



PHASING NARRATIVE

FINAL STORMWATER MANAGEMENT PHASING TO BE DETERMINED DURING FINAL ENGINEERING PLANS WHEN SITE PHASING AND LIMITS OF DISTURBANCE ARE FINALIZED. THE SITE WILL MEET THE 2024 VIRGINIA DEQ STORMWATER MANAGEMENT QUALITY AND QUANTITY REQUIREMENTS FOR THE OVERALL LIMITS OF DISTURBANCE ACROSS ALL LANDBAYS.

LEGEND

- EX. PERVIOUS AREA
- PROP. PERVIOUS AREA
- SOIL DIVISION LINE

LANDBAY S - LAND COVER SUMMARY

LAND COVER	EXISTING	PROPOSED	DIFFERENCE
IMPERVIOUS	7.0279 AC	8.3030 AC	+ 1.2751 AC
MANAGED TURF	3.8170 AC	2.5419 AC	- 1.2751 AC
TOTAL	10.8449 AC	10.8449 AC	-

100 50 25 0 100

1"= 100'

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Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

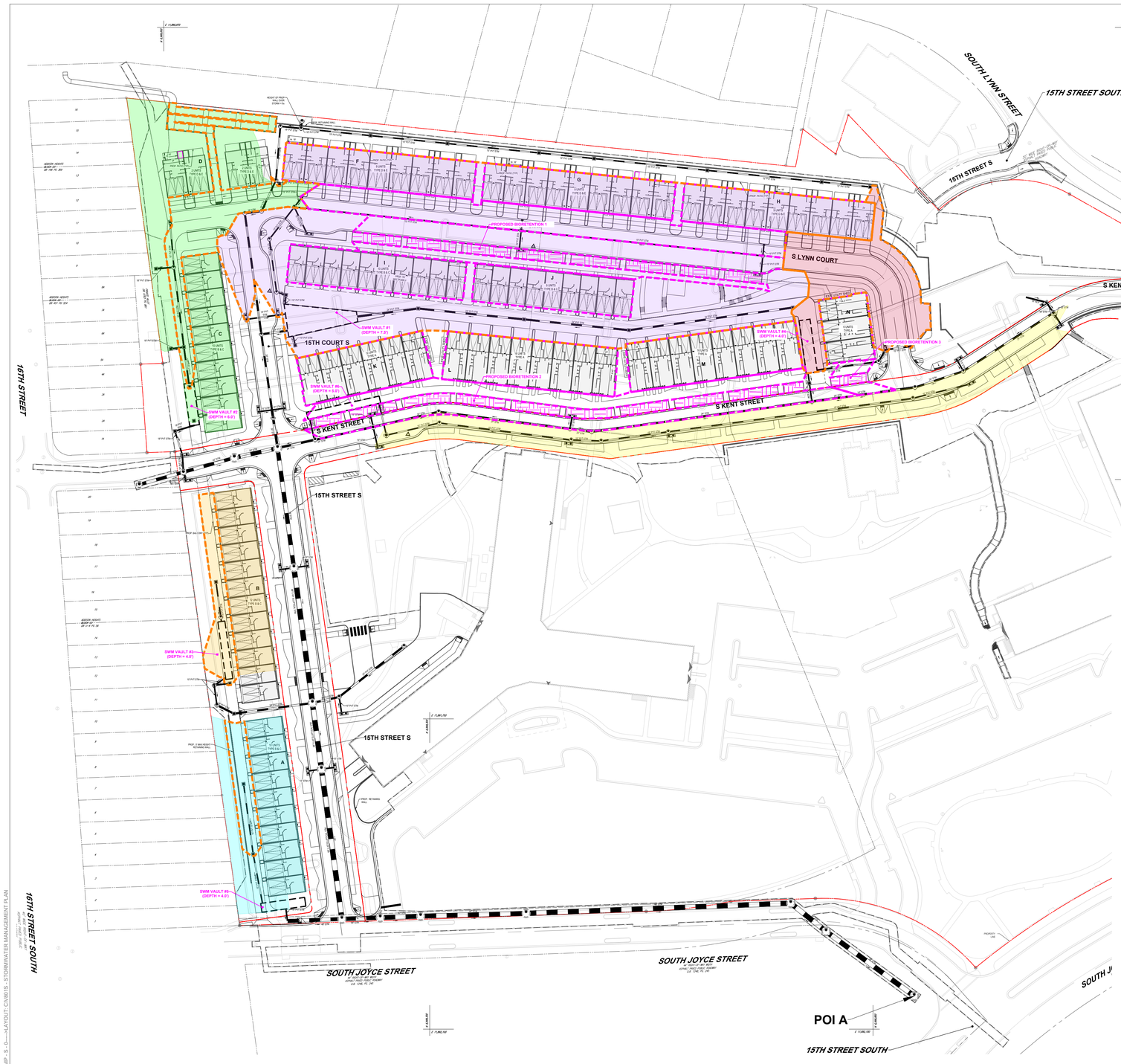
NO.	DATE

PRE/POST LAND COVER

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

DRAWING NO.
CIV800S

Oct 15, 2025
M:\1BDC\1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY S\DC1822502 - SWMP - S - 0 —-LAYOUT: CIV800S - PRE POST LAND COVER



STORMWATER MANAGEMENT NARRATIVE

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

1. STREETSCAPE BIORETENTION
   1.1. ROADWAY AREA WILL DRAIN TO STREETSCAPE BIORETENTION AS SHOWN.
2. BIORETENTION PLANTERS
   2.1. STREETSCAPE BIORETENTIONS ARE COMBINED INTO THREE (3) SEPARATE BIORETENTIONS IN THE SIZING SPREADSHEET. THESE BIORETENTIONS WILL BE BROKEN INTO INDIVIDUAL FACILITIES AND CDA'S DURING CIVIL ENGINEERING PLAN.
3. MANUFACTURED FILTERING AND STORAGE
   3.1. STREETSCAPE AREA AND SITE AREA TO DRAIN TO UNDERGROUND STORAGE AND FILTERING DEVICES TO BE PLACED IN PROPOSED DETENTION VAULT TO SATISFY THE REMAINING QUALITY REQUIREMENTS. REFERENCE LEGEND FOR EXTENT OF CDA TO FILTERING DEVICE.
4. THE PROPOSED BIORETENTION AND MANUFACTURED FILTERING AND STORAGE FACILITIES WILL MEET THE REQUIREMENTS OF THE "MEMORANDUM TO INDUSTRY - USE OF STRUCTURAL STORMWATER TREAMENT SYSTEMS" WHICH REQUIRES 70% OF THE TOTAL PHOSPHOROUS REMOVAL FROM A TREATMENT TRAIN BE MET BY RUNOFF REDUCTION BMPS. THE PROPOSED BIORETENTION FACILITY REMOVES 0.8206 LB/YR. THEN WITH THE FILTER IT REMOVES 0.3357 LB/YR. FOR A TOTAL REMOVAL OF 1.1563 LB/YR. 0.8206 / 1.1563 IS 71%, THUS THE 70% REQUIREMENT IS SATISFIED.

LEGEND

- PROPERTY LINE
- PROP. BIORETENTION AREA
- DRAINAGE TO VAULT #1
- DRAINAGE TO VAULT #2
- DRAINAGE TO VAULT #3
- DRAINAGE TO VAULT #4
- DRAINAGE TO VAULT #5
- DRAINAGE TO VAULT #6
- PROP. FILTER CDA
- PROP. BIORETENTION CDA

Facility name/type	Width	Length	Surface Area	Ponding depth	Filter depth	Gravel depth	Quantity
	(ft)	(ft)	(SF)	(in)	(in)	(in)	
Bioretention #1	10.00	430.50	4305.00	3	36	12	1
Bioretention #2	10.00	500.00	5000.00	3	36	12	1
Bioretention #3	10.00	43.00	430.00	3	36	12	1

VA DEQ STORMWATER DESIGN SPECIFICATION NO. 12 **FILTERING PRACTICES**

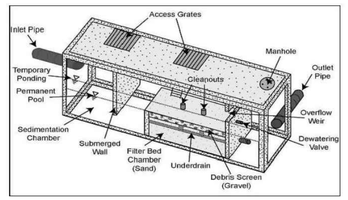


Figure 12.4. Underground Filter Schematic

60 30 15 0 60
1"= 60'

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Issue

NO.	DATE
4.1	SUBMISSION

Revisions

NO.	DATE

STORMWATER MANAGEMENT PLANS

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

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

DRAWING NO.
CIV801S

16TH STREET SOUTH

Oct 15, 2025
M:\18\DC\1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY S\DC1822502 - SWMP - S - 6 —— LAYOUT: CIV801S - STORMWATER MANAGEMENT PLAN

LANDBAY S BIORETENTION SIZING:

Facility name/type	Impervious Area to Facility	Pervious Area to Facility	Total Drainage Area	Total Drainage Area	Rainfall Depth (P)	Rv	Target storage (WQv)	Width	Length	Ponding depth	Filter depth	Gravel depth	Surface Area	Ponding Volume (1.00 void)	Soil Storage Volume (0.25 void)	Gravel Storage Volume (0.4 void)	Available Storage	% Water Quality Volume Captured
	(SF)	(SF)	(SF)	(acre)	(in)		(CF)	(ft)	(ft)	(in)	(in)	(in)	(SF)	(CF)	(CF)	(CF)	(CF)	Must be ≥ 100% (Max. 200%)
Bioretention #1	75752		75752	1.7390	1.00	0.95	5997.04	10.00	430.50	3	36	12	4305.00	1076.25	3228.75	1722.00	**6027.00**	**100.5%**
Bioretention #2	48108	2744	50851	1.1674	1.00	0.91	3858.82	10.00	500.00	3	36	12	5000.00	1250.00	3750.00	2000.00	**7000.00**	**181.4%**
Bioretention #3	5649	199	5848	0.1343	1.00	0.93	450.89	10.00	43.00	3	36	12	430.00	107.50	322.50	172.00	**602.00**	**133.5%**

LANDBAY S VRRM CALCULATIONS:

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 4.1

Project Name: Riverhouse Landbay S
Date: 10/8/2025
Linear Development Project? No

CLEAR ALL (non-shaded)

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 10.8449

Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	1.2751
Post-Development TP Load Reduction for Site (lb/yr):	2.40

Check:
BMP Design Specifications List: 2024 Stds & Specs
Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) -- undisturbed, protected forest or reforested land					0.0000
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.0000
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed		0.8916		2.9254	3.8170
Impervious Cover (acres)		0.2775		6.7504	7.0279
					10.8449

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest or reforested land					0.0000
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.0000
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed		0.4437		2.0982	2.5419
Impervious Cover (acres)		0.7254		7.5776	8.3030
Area Check	OK.	OK.	OK.	OK.	10.8449

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	2.4039

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	119.4628

Final Post-Development TN Load	124.5096

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre

Pre-ReDevelopment	Listed	Adjusted[1]
Forest Cover (acres)	0.0000	0.0000
Weighted Re(forest)	0.0000	0.0000
Weighted Loading Rate(forest)	0.0000	0.0000
% Forest	0%	0%
Mixed Open Cover (acres)	0.0000	0.0000
Weighted Re(mixed)	0.0000	0.0000
Weighted Loading Rate(mixed)	0.0000	0.0000
% Mixed Open	0%	0%
Managed Turf Cover (acres)	3.8170	2.5419
Weighted Re(turf)	0.2383	0.2413
Weighted Loading Rate(turf)	0.8065	0.8065
% Managed Turf	35%	27%
Impervious Cover (acres)	7.0279	7.0279
Re(impervious)	0.9500	0.9500
Weighted Loading Rate(impervious)	0.8580	0.8580
% Impervious	65%	73%
Total Site Area (acres)	**10.8449**	**9.5698**
Site Rv	**0.8995**	**0.7617**

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.6322	0.6075
Pre-ReDevelopment Treatment Volume (cubic feet)	27,538	26,462
Pre-ReDevelopment TP Load (lb/yr)	**9.1084**	**8.0800**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.8400	0.8400
Baseline TP Load (lb/yr) (0.26 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*2.4881*

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

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

Column I shows load reduction requirement for new impervious cover (based on new development load limit, 0.26 lbs/acre/year).

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)
Post ReDev. & New Impervious

Forest Cover (acres)	0.0000
Weighted Re(forest)	0.0000
Wgt. Ld. Rate(forest)	0.0000
% Forest	0%
Mixed Open Cover (acres)	0.0000
Weighted Re(mixed)	0.0000
Wgt. Ld. Rate(mixed)	0.0000
% Mixed Open	0%
Managed Turf Cover (acres)	2.5419
Weighted Re(turf)	0.2413
Wgt. Ld. Rate(turf)	0.8165
% Managed Turf	23%
Impervious Cover (acres)	8.3030
Re(impervious)	0.9500
Wgt. Ld. Rate(imperv.)	0.8580
% Impervious	77%
Final Site Area (acres)	**10.8449**
Final Post Dev Site Rv	**0.7839**

Land Cover Summary-Post
Post-ReDevelopment

Forest Cover (acres)	0.0000
Weighted Re(forest)	0.0000
Wgt. Ld. Rate(forest)	0.0000
% Forest	0%
Mixed Open Cover (acres)	0.0000
Weighted Re(mixed)	0.0000
Wgt. Ld. Rate(mixed)	0.0000
% Mixed Open	0%
Managed Turf Cover (acres)	2.5419
Weighted Re (turf)	0.2413
Wgt. Ld. Rate(turf)	0.8165
% Managed Turf	27%
ReDev. Impervious Cover (acres)	7.0279
Re(impervious)	0.9500
Wgt. Ld. Rate(impers.)	0.8580
% Impervious	73%
Total ReDev. Site Area (acres)	**9.5698**
ReDev Site Rv	**0.7617**

Land Cover Summary-Post
Post-Development New Impervious

New Impervious Cover (acres)	1.2751
Re(impervious)	0.9500

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.7084	Post-ReDevelopment Treatment Volume (acre-ft)	0.6075	Post-Development Treatment Volume (acre-ft)	0.1009
Final Post-Development Treatment Volume (cubic feet)	30,859	Post-ReDevelopment Treatment Volume (cubic feet)	26,462	Post-Development Treatment Volume (cubic feet)	4,397
Final Post-Development TP Load (lb/yr)	**9.1994**	Post-ReDevelopment TP Load (TP) (lb/yr)*	**8.1054**	Post-Development TP Load (lb/yr)	**1.0940**
Final Post-Development TP Load per acre (lb/acre/yr)	0.8500	Post-ReDevelopment TP Load per acre (lb/acre/yr)	0.8500		
		Max. Reduction Required (Below Pre-ReDevelopment Load)	0.2000		
		TP Load Reduction Required for Redeveloped Area (lb/yr)	**1.6414**	**TP Load Reduction Required for New Impervious Area (lb/yr)**	**0.7625**

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.0000	0.0000	0.0000
Mixed Open (acres)					0.0000	0.0000	0.0000
Managed Turf (acres)			0.4437	2.0982	2.5419	0.2448	0.8284
Impervious Cover (acres)			0.7254	7.5776	8.3030	0.9500	0.8580
				Total	10.8449		

Enter design storm rainfall depths (in):

1-year storm	2-year storm	10-year storm
2.69	3.20	4.84

VRRM PRACTICE BREAKDOWN SUMMARY:

THE PROPOSED BIORETENTION UNDER PRACTICE 2I IS BIORETENTION #1. THIS TREATS THE BUILDINGS F, G, H, I, AND J BEFORE BEING SENT TO THE MANUFACTURED FILTERING DEVICE IN VAULT #1, PRACTICE 16B. BIORETENTIONS #2 AND #3 ARE UNDER PRACTICE 6A. PRACTICE 16A IS THE MANUFACTURED FILTERING DEVICE IN VAULTS #2- #5. PRACTICE 16C IS THE MANUFACTURED FILTERING DEVICE IN VAULT #1, WHICH ACCOUNTS FOR THE AREA IN THE CDA TO FILTER THAT IS NOT GOING TO BE TREATED BY THE BIORETENTION #1 FIRST.

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
2.i. To Stormwater Planter, Urban Bioretention (P-FIL-05)	40			1.7390	0	2,399	3,598	5,997	25	0.0000	1.4921	0.8206	0.6714	16.b. MTD - Filtering
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (P-FIL-05)	40			1.2341	0	1,702	2,553	4,256	25	0.0000	1.0589	0.5824	0.4765	
16.a. Manufactured Treatment Device-Hydrodynamic	0			0.6579	0	0	2,269	2,269	65	0.0000	0.5645	0.3669	0.1976	
16.b. Manufactured Treatment Device-Filtering	0				3,598	0	3,598	3,598	50	0.6714	0.0000	0.3357	0.3357	
16.c. Manufactured Treatment Device-Generic	0			0.7801	0	0	2,690	2,690	50	0.0000	0.6693	0.3347	0.3347	

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.0000	0.0000	0.0000	0.0000	0.0000	OK.
MIXED OPEN (ac)	0.0000	0.0000	0.0000	0.0000	0.0000	OK.
MIXED OPEN AREA TREATED(ac)	0.0000	0.0000	0.0000	0.0000	0.0000	OK.
MANAGED TURF AREA (ac)	2.5419	0.0000	0.0000	0.0000	0.0000	OK.
MANAGED TURF AREA TREATED (ac)	0.0000	0.0000	0.0000	0.0000	0.0000	OK.
IMPERVIOUS COVER (ac)	8.3030	0.0000	0.0000	0.0000	0.0000	OK.
IMPERVIOUS COVER TREATED (ac)	4.4112	0.0000	0.0000	0.0000	0.0000	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 30,859

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	4,101	0	0	0	0	4,101
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	9.2296	0.0000	0.0000	0.0000	0.0000	9.2296
TP LOAD REDUCTION ACHIEVED (lb/yr)	2.4403	0.0000	0.0000	0.0000	0.0000	2.4403
TP LOAD REMAINING (lb/yr)	6.7893	0.0000	0.0000	0.0000	0.0000	6.7893
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	23.4691	0.0000	0.0000	0.0000	0.0000	23.4691

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	9.1994
TP LOAD REDUCTION REQUIRED (lb/yr)	2.4039
TP LOAD REDUCTION ACHIEVED (lb/yr)	2.4403
TP LOAD REMAINING (lb/yr):	6.7591
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.0000 **

** TARGET TP REDUCTION EXCEEDED BY 0.04 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	124.5096
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	23.4691
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	101.0405

Drainage Area A		A Soils	B Soils	C Soils	D Soils
Forest -- undisturbed, protected forest or reforested land	Area (acres)	0.0000	0.0000	0.0000	0.0000
	CN	30	55	70	77
Mixed Open -- undisturbed/infrequently maintained grass or shrub land	Area (acres)	0.0000	0.0000	0.0000	0.0000
	CN	34	59	72	79
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.0000	0.0000	0.4437	2.0982
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.0000	0.0000	0.7254	7.5776
	CN	98	98	98	98

$CN_{(D.A.\ A)}$ = **94**

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	2.0513	2.5438	4.1502
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	1.9472	2.4397	4.0460
Adjusted CN*	**93**	**93**	**93**

Total Area (acres):	10.8449
Runoff Reduction Volume (ft³):	4,101

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Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

NO.	DATE
1	
2	
3	
4	
5	
6	
7	

STORMWATER MANAGEMENT COMPUTATIONS -- LANDBAY S

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

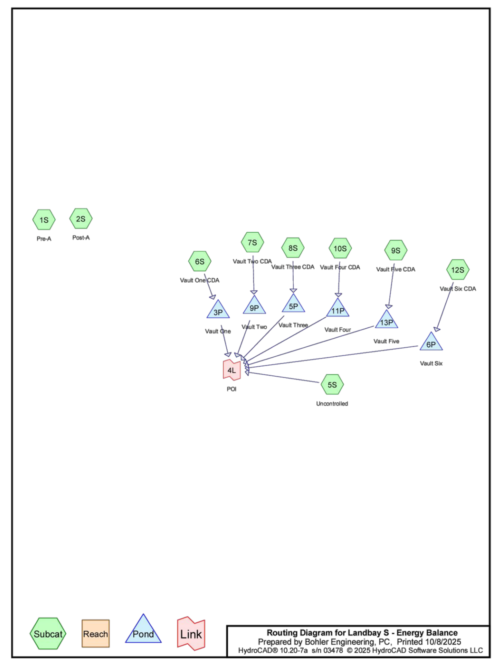
DRAWN
MK, HG, DR, IL

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

DRAWING NO.
CIV803S

Oct 15, 2025
H:\18\DC\1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY S\DC1822502 - SWMP - S - G----LAYOUT: CIV803S - STORMWATER MANAGEMENT COMPS LB S

LANDBAY S 1 YEAR COMPUTATIONS:



Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
10.823	98	(1S, 5S)
4.362	80	(1S, 5S)
0.892	61	(1S)
10.845	93	(2S)
0.395	74	(5S)
3.333	95	(6S, 12S)
1.191	94	(7S, 10S)
0.305	97	(8S)
0.389	96	(9S)
32.535	**92**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
32.535	Other	1S, 2S, 5S, 6S, 7S, 8S, 9S, 10S, 12S
32.535		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	32.535	32.535		1S, 2S, 5S, 6S, 7S, 8S, 9S, 10S, 12S
0.000	**0.000**	**0.000**	**0.000**	**32.535**	**32.535**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	3P	45.28	44.98	30.0	0.0100	0.013	0.0	24.0	0.0	
2	5P	42.00	41.54	23.0	0.0200	0.013	0.0	18.0	0.0	
3	6P	48.00	47.77	23.0	0.0100	0.013	0.0	15.0	0.0	
4	9P	46.00	45.77	23.0	0.0100	0.013	0.0	18.0	0.0	
5	11P	42.00	41.54	23.0	0.0200	0.013	0.0	18.0	0.0	
6	13P	42.00	41.54	23.0	0.0200	0.013	0.0	18.0	0.0	

Time span=3.00-20.00 hrs, dt=0.01 hrs, 1701 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Pre-A Runoff Area=10.845 ac 64.80% Impervious Runoff Depth>0.83" Tc=6.0 min AMC Adjusted CN=78 Runoff=17.64 cfs 0.746 af

Subcatchment2S: Post-A Runoff Area=10.845 ac 0.00% Impervious Runoff Depth>1.10" Tc=6.0 min AMC Adjusted CN=83 Runoff=23.36 cfs 0.994 af

Subcatchment5S: Uncontrolled Runoff Area=245,127 sf 67.44% Impervious Runoff Depth>0.98" Tc=6.0 min AMC Adjusted CN=81 Runoff=10.89 cfs 0.461 af

Subcatchment6S: Vault One CDA Runoff Area=120,233 sf 0.00% Impervious Runoff Depth>1.36" Tc=6.0 min AMC Adjusted CN=87 Runoff=7.21 cfs 0.313 af

Subcatchment7S: Vault Two CDA Runoff Area=36,791 sf 0.00% Impervious Runoff Depth>1.22" Tc=6.0 min AMC Adjusted CN=85 Runoff=2.01 cfs 0.086 af

Subcatchment8S: Vault Three CDA Runoff Area=13,285 sf 0.00% Impervious Runoff Depth>1.66" Tc=6.0 min AMC Adjusted CN=91 Runoff=0.94 cfs 0.042 af

Subcatchment9S: Vault Five CDA Runoff Area=16,944 sf 0.00% Impervious Runoff Depth>1.51" Tc=6.0 min AMC Adjusted CN=89 Runoff=1.11 cfs 0.049 af

Subcatchment10S: Vault Four CDA Runoff Area=15,072 sf 0.00% Impervious Runoff Depth>1.22" Tc=6.0 min AMC Adjusted CN=85 Runoff=0.82 cfs 0.035 af

Subcatchment12S: Vault Six CDA Runoff Area=24,952 sf 0.00% Impervious Runoff Depth>1.36" Tc=6.0 min AMC Adjusted CN=87 Runoff=1.50 cfs 0.065 af

Pond 3P: Vault One Peak Elev=49.04' Storage=7,875 cf Inflow=7.21 cfs 0.313 af Outflow=0.42 cfs 0.234 af

Pond 5P: Vault Three Peak Elev=43.97' Storage=984 cf Inflow=0.94 cfs 0.042 af Outflow=0.12 cfs 0.036 af

Pond 6P: Vault Six Peak Elev=49.40' Storage=940 cf Inflow=1.50 cfs 0.065 af Outflow=0.47 cfs 0.064 af

Pond 9P: Vault Two Peak Elev=48.05' Storage=1,534 cf Inflow=2.01 cfs 0.086 af Outflow=0.33 cfs 0.084 af

Pond 11P: Vault Four Peak Elev=42.94' Storage=705 cf Inflow=0.82 cfs 0.035 af Outflow=0.10 cfs 0.034 af

Pond 13P: Vault Five Peak Elev=43.90' Storage=948 cf Inflow=1.11 cfs 0.049 af Outflow=0.14 cfs 0.048 af

Link 4L: POI Inflow=12.16 cfs 0.961 af Primary=12.16 cfs 0.961 af

Total Runoff Area = 32.535 ac Runoff Volume = 2.792 af Average Runoff Depth = 1.03"
66.73% Pervious = 21.712 ac 33.27% Impervious = 10.823 ac

Summary for Subcatchment 1S: Pre-A

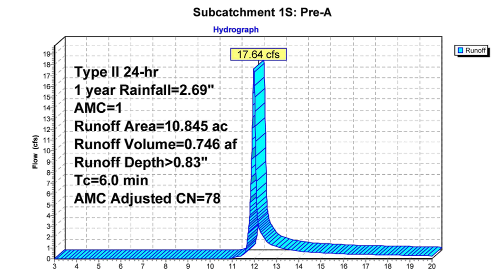
Runoff = 17.64 cfs @ 11.98 hrs, Volume= 0.746 af, Depth> 0.83"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Type II 24-hr 1 year Rainfall=2.69", AMC=1

	Area (ac)	CN	Adj	Description
*	7.028	98		
*	2.925	80		
*	0.892	61		
	10.845	90	78	Weighted Average, AMC Adjusted
	3.817			35.20% Pervious Area
	7.028			64.80% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1S: Pre-A



Summary for Subcatchment 2S: Post-A

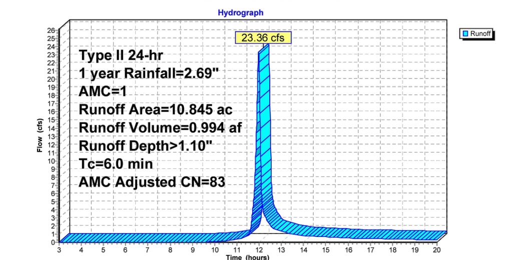
Runoff = 23.36 cfs @ 11.98 hrs, Volume= 0.994 af, Depth> 1.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Type II 24-hr 1 year Rainfall=2.69", AMC=1

	Area (ac)	CN	Adj	Description
*	10.845	93		
	10.845	93	83	Weighted Average, AMC Adjusted
	10.845			100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: Post-A



Summary for Subcatchment 5S: Uncontrolled

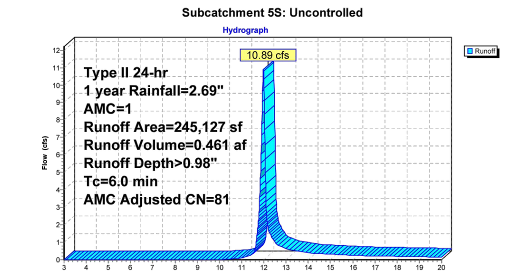
Runoff = 10.89 cfs @ 11.98 hrs, Volume= 0.461 af, Depth> 0.98"
Routed to Link 4L : POI

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Type II 24-hr 1 year Rainfall=2.69", AMC=1

	Area (sf)	CN	Adj	Description
*	62,590	80		
*	149,570	98		
*	17,222	74		
*	15,745	98		
	245,127	92	81	Weighted Average, AMC Adjusted
	79,812			32.56% Pervious Area
	165,315			67.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 5S: Uncontrolled



Summary for Subcatchment 6S: Vault One CDA

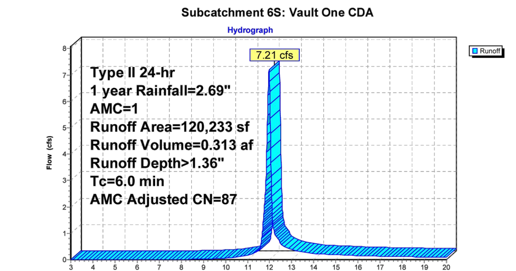
Runoff = 7.21 cfs @ 11.97 hrs, Volume= 0.313 af, Depth> 1.36"
Routed to Pond 3P : Vault One

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Type II 24-hr 1 year Rainfall=2.69", AMC=1

	Area (sf)	CN	Adj	Description
*	120,233	95		
	120,233	95	87	Weighted Average, AMC Adjusted
	120,233			100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 6S: Vault One CDA



Summary for Subcatchment 7S: Vault Two CDA

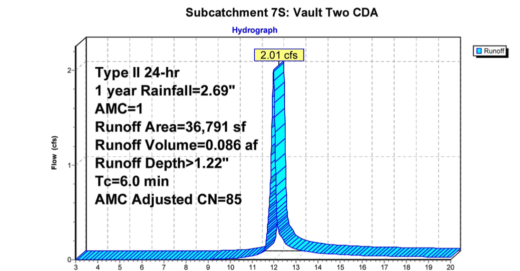
Runoff = 2.01 cfs @ 11.97 hrs, Volume= 0.086 af, Depth> 1.22"
Routed to Pond 9P : Vault Two

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Type II 24-hr 1 year Rainfall=2.69", AMC=1

	Area (sf)	CN	Adj	Description
*	36,791	94		
	36,791	94	85	Weighted Average, AMC Adjusted
	36,791			100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 7S: Vault Two CDA



Summary for Subcatchment 8S: Vault Three CDA

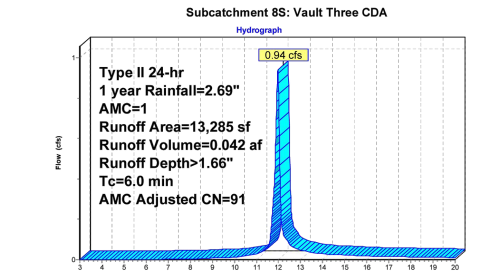
Runoff = 0.94 cfs @ 11.97 hrs, Volume= 0.042 af, Depth> 1.66"
Routed to Pond 5P : Vault Three

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Type II 24-hr 1 year Rainfall=2.69", AMC=1

	Area (sf)	CN	Adj	Description
*	13,285	97		
	13,285	97	91	Weighted Average, AMC Adjusted
	13,285			100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 8S: Vault Three CDA



Summary for Subcatchment 9S: Vault Five CDA

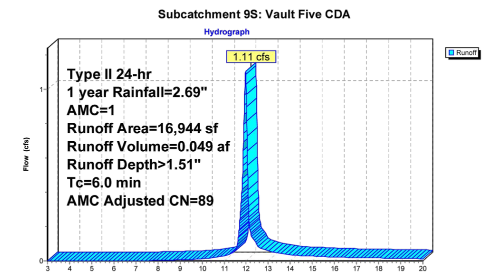
Runoff = 1.11 cfs @ 11.97 hrs, Volume= 0.049 af, Depth> 1.51"
Routed to Pond 13P : Vault Five

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Type II 24-hr 1 year Rainfall=2.69", AMC=1

	Area (sf)	CN	Adj	Description
*	16,944	96		
	16,944	96	89	Weighted Average, AMC Adjusted
	16,944			100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 9S: Vault Five CDA



Summary for Subcatchment 10S: Vault Four CDA

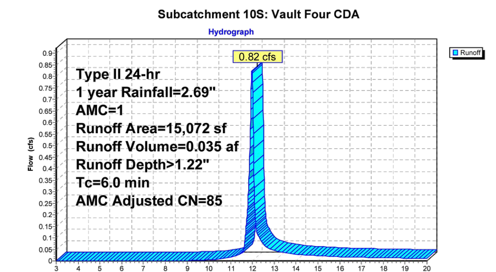
Runoff = 0.82 cfs @ 11.97 hrs, Volume= 0.035 af, Depth> 1.22"
Routed to Pond 11P : Vault Four

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Type II 24-hr 1 year Rainfall=2.69", AMC=1

	Area (sf)	CN	Adj	Description
*	15,072	94		
	15,072	94	85	Weighted Average, AMC Adjusted
	15,072			100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 10S: Vault Four CDA



Summary for Subcatchment 12S: Vault Six CDA

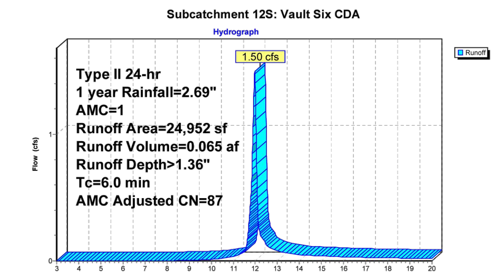
Runoff = 1.50 cfs @ 11.97 hrs, Volume= 0.065 af, Depth> 1.36"
Routed to Pond 6P : Vault Six

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Type II 24-hr 1 year Rainfall=2.69", AMC=1

	Area (sf)	CN	Adj	Description
*	24,952	95		
	24,952	95	87	Weighted Average, AMC Adjusted
	24,952			100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 12S: Vault Six CDA



Summary for Pond 3P: Vault One

Inflow Area = 2.760 ac, 0.00% Impervious, Inflow Depth > 1.36" for 1 year event
Inflow = 7.21 cfs @ 11.97 hrs, Volume= 0.313 af
Outflow = 0.42 cfs @ 12.90 hrs, Volume= 0.234 af, Atten= 94%, Lag= 55.6 min
Primary = 0.42 cfs @ 12.90 hrs, Volume= 0.234 af
Routed to Link 4L : POI

Routing by Stor-Ind method, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 49.04' @ 12.90 hrs Surf.Area= 2,092 sf Storage= 7,875 cf

Plug-Flow detention time= 213.8 min calculated for 0.234 af (75% of inflow)
Center-of-Mass det. time= 151.0 min (933.4 - 782.4)

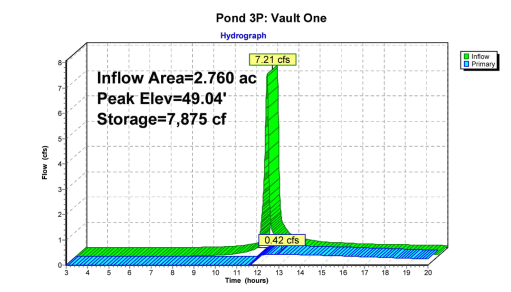
Volume	Invert	Avail.Storage	Storage Description
#1	45.28'	14,644 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
45.28	2,092	0	0
52.28	2,092	14,644	14,644

Device	Routing	Invert	Outlet Devices
#1	Primary	45.28'	**24.0" Round Culvert** L= 30.0' Ke= 0.010 Inlet / Outlet Invert= 45.28' / 44.98' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf
#2	Device 1	45.78'	**3.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	49.25'	**7.0" Vert. Orifice/Grate X 6.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	51.25'	**10.0' long Sharp-Crested Rectangular Weir** 1 End Contraction(s)

Primary OutFlow Max=0.42 cfs @ 12.90 hrs HW=49.04' (Free Discharge)
1=**Culvert** (Passes 0.42 cfs of 30.79 cfs potential flow)
2=**Orifice/Grate** (Orifice Controls 0.42 cfs @ 8.53 fps)
3=**Orifice/Grate** (Controls 0.00 cfs)
4=**Sharp-Crested Rectangular Weir**(Controls 0.00 cfs)

Pond 3P: Vault One



Summary for Pond 5P: Vault Three

Inflow Area = 0.305 ac, 0.00% Impervious, Inflow Depth > 1.66" for 1 year event
Inflow = 0.94 cfs @ 11.97 hrs, Volume= 0.042 af
Outflow = 0.12 cfs @ 12.23 hrs, Volume= 0.036 af, Atten= 87%, Lag= 15.9 min
Primary = 0.12 cfs @ 12.23 hrs, Volume= 0.036 af
Routed to Link 4L : POI

Routing by Stor-Ind method, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 43.97' @ 12.23 hrs Surf.Area= 500 sf Storage= 984 cf

Plug-Flow detention time= 132.7 min calculated for 0.036 af (84% of inflow)
Center-of-Mass det. time= 85.3 min (853.9 - 768.6)

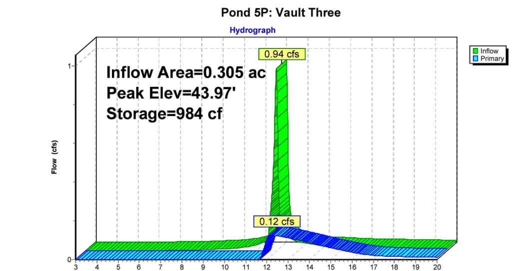
Volume	Invert	Avail.Storage	Storage Description
#1	42.00'	2,000 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
42.00	500	0	0
46.00	500	2,000	2,000

Device	Routing	Invert	Outlet Devices
#1	Primary	42.00'	**18.0" Round RCP_Round 18"** L= 23.0' Ke= 0.010 Inlet / Outlet Invert= 42.00' / 41.54' S= 0.0200 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	42.50'	**2.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	44.00'	**4.0" Vert. Orifice/Grate X 3.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	45.00'	**10.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=0.12 cfs @ 12.23 hrs HW=43.97' (Free Discharge)
1=**RCP_Round 18"** (Passes 0.12 cfs of 11.71 cfs potential flow)
2=**Orifice/Grate** (Orifice Controls 0.12 cfs @ 5.67 fps)
3=**Orifice/Grate** (Controls 0.00 cfs)
4=**Sharp-Crested Rectangular Weir**(Controls 0.00 cfs)

Pond 5P: Vault Three



Summary for Pond 6P: Vault Six

Inflow Area = 0.573 ac, 0.00% Impervious, Inflow Depth > 1.36" for 1 year event
Inflow = 1.50 cfs @ 11.97 hrs, Volume= 0.065 af
Outflow = 0.47 cfs @ 12.09 hrs, Volume= 0.064 af, Atten= 69%, Lag= 7.3 min
Primary = 0.47 cfs @ 12.09 hrs, Volume= 0.064 af
Routed to Link 4L : POI

Routing by Stor-Ind method, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 49.40' @ 12.09 hrs Surf.Area= 670 sf Storage= 940 cf

Plug-Flow detention time= 31.3 min calculated for 0.064 af (98% of inflow)
Center-of-Mass det. time= 23.1 min (805.6 - 782.4)

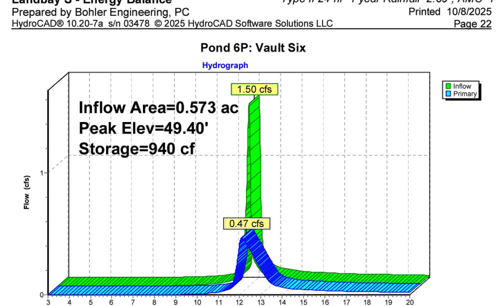
Volume	Invert	Avail.Storage	Storage Description
#1	48.00'	3,350 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
48.00	670	0	0
53.00	670	3,350	3,350

Device	Routing	Invert	Outlet Devices
#1	Primary	48.00'	**15.0" Round Culvert** L= 23.0' Ke= 0.010 Inlet / Outlet Invert= 48.00' / 47.77' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf
#2	Device 1	48.00'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	52.00'	**5.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=0.47 cfs @ 12.09 hrs HW=49.40' (Free Discharge)
1=**Culvert** (Passes 0.47 cfs of 5.65 cfs potential flow)
2=**Orifice/Grate** (Orifice Controls 0.47 cfs @ 5.35 fps)
3=**Sharp-Crested Rectangular Weir**(Controls 0.00 cfs)

Pond 6P: Vault Six



Summary for Pond 9P: Vault Two

Inflow Area = 0.845 ac, 0.00% Impervious, Inflow Depth > 1.22" for 1 year event
Inflow = 2.01 cfs @ 11.97 hrs, Volume= 0.086 af
Outflow = 0.33 cfs @ 12.18 hrs, Volume= 0.084 af, Atten= 84%, Lag= 12.5 min
Primary = 0.33 cfs @ 12.18 hrs, Volume= 0.084 af
Routed to Link 4L : POI

Routing by Stor-Ind method, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 48.05' @ 12.18 hrs Surf.Area= 750 sf Storage= 1,534 cf

Plug-Flow detention time= 57.6 min calculated for 0.084 af (98% of inflow)
Center-of-Mass det. time= 48.4 min (836.6 - 788.2)

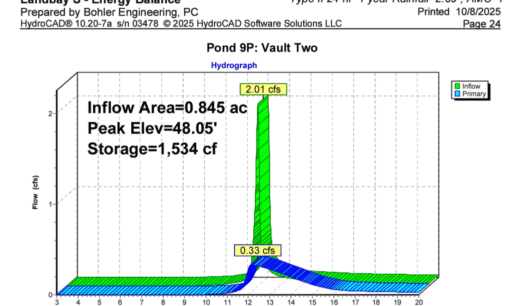
Volume	Invert	Avail.Storage	Storage Description
#1	46.00'	4,500 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
46.00	750	0	0
52.00	750	4,500	4,500

Device	Routing	Invert	Outlet Devices
#1	Primary	46.00'	**18.0" Round RCP_Round 18"** L= 23.0' Ke= 0.010 Inlet / Outlet Invert= 46.00' / 45.77' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	46.00'	**3.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	49.50'	**4.0" Vert. Orifice/Grate X 5.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	51.00'	**10.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=0.33 cfs @ 12.18 hrs HW=48.05' (Free Discharge)
1=**RCP_Round 18"** (Passes 0.33 cfs of 10.44 cfs potential flow)
2=**Orifice/Grate** (Orifice Controls 0.33 cfs @ 6.67 fps)
3=**Orifice/Grate** (Controls 0.00 cfs)
4=**Sharp-Crested Rectangular Weir**(Controls 0.00 cfs)

Pond 9P: Vault Two



Summary for Pond 11P: Vault Four

Inflow Area = 0.346 ac, 0.00% Impervious, Inflow Depth > 1.22" for 1 year event
Inflow = 0.82 cfs @ 11.97 hrs, Volume= 0.035 af
Outflow = 0.10 cfs @ 12.34 hrs, Volume= 0.034 af, Atten= 88%, Lag= 21.9 min
Primary = 0.10 cfs @ 12.34 hrs, Volume= 0.034 af
Routed to Link 4L : POI

Routing by Stor-Ind method, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 42.94' @ 12.34 hrs Surf.Area= 750 sf Storage= 705 cf

Plug-Flow detention time= 94.3 min calculated for 0.034 af (96% of inflow)
Center-of-Mass det. time= 78.1 min (866.3 - 788.2)

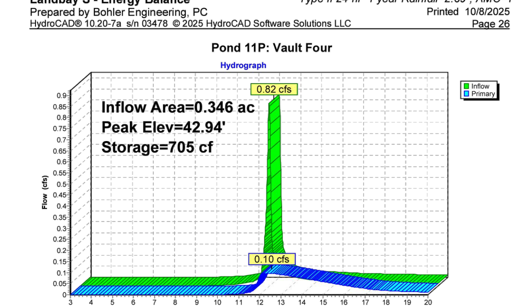
Volume	Invert	Avail.Storage	Storage Description
#1	42.00'	3,000 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
42.00	750	0	0
46.00	750	3,000	3,000

Device	Routing	Invert	Outlet Devices
#1	Primary	42.00'	**18.0" Round RCP_Round 18"** L= 23.0' Ke= 0.010 Inlet / Outlet Invert= 42.00' / 41.54' S= 0.0200 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	42.00'	**2.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	44.25'	**4.0" Vert. Orifice/Grate X 4.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	45.25'	**10.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=0.10 cfs @ 12.34 hrs HW=42.94' (Free Discharge)
1=**RCP_Round 18"** (Passes 0.10 cfs of 4.53 cfs potential flow)
2=**Orifice/Grate** (Orifice Controls 0.10 cfs @ 4.46 fps)
3=**Orifice/Grate** (Controls 0.00 cfs)
4=**Sharp-Crested Rectangular Weir**(Controls 0.00 cfs)

Pond 11P: Vault Four



Summary for Pond 13P: Vault Five

Inflow Area = 0.389 ac, 0.00% Impervious, Inflow Depth > 1.51" for 1 year event
Inflow = 1.11 cfs @ 11.97 hrs, Volume= 0.049 af
Outflow = 0.14 cfs @ 12.26 hrs, Volume= 0.048 af, Atten= 87%, Lag= 17.3 min
Primary = 0.14 cfs @ 12.26 hrs, Volume= 0.048 af
Routed to Link 4L : POI

Routing by Stor-Ind method, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 43.90' @ 12.26 hrs Surf.Area= 500 sf Storage= 948 cf

Plug-Flow detention time= 80.0 min calculated for 0.048 af (98% of inflow)
Center-of-Mass det. time= 71.0 min (847.0 - 776.0)

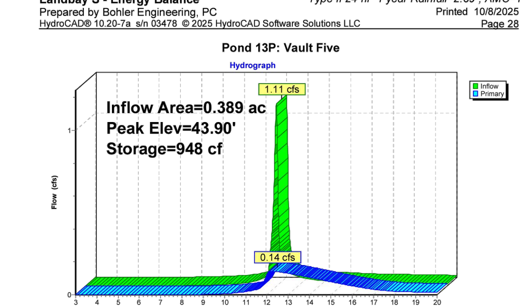
Volume	Invert	Avail.Storage	Storage Description
#1	42.00'	2,000 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
42.00	500	0	0
46.00	500	2,000	2,000

Device	Routing	Invert	Outlet Devices
#1	Primary	42.00'	**18.0" Round RCP_Round 18"** L= 23.0' Ke= 0.010 Inlet / Outlet Invert= 42.00' / 41.54' S= 0.0200 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	42.00'	**2.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	44.50'	**4.0" Vert. Orifice/Grate X 4.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	45.50'	**10.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=0.14 cfs @ 12.26 hrs HW=43.90' (Free Discharge)
1=**RCP_Round 18"** (Passes 0.14 cfs of 11.52 cfs potential flow)
2=**Orifice/Grate** (Orifice Controls 0.14 cfs @ 6.48 fps)
3=**Orifice/Grate** (Controls 0.00 cfs)
4=**Sharp-Crested Rectangular Weir**(Controls 0.00 cfs)

Pond 13P: Vault Five

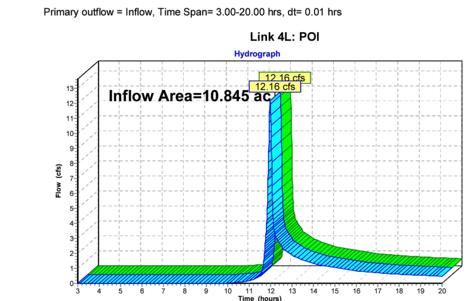


Summary for Link 4L: POI

Inflow Area = 10.845 ac, 34.99% Impervious, Inflow Depth > 1.06" for 1 year event
Inflow = 12.16 cfs @ 11.98 hrs, Volume= 0.961 af
Primary = 12.16 cfs @ 11.98 hrs, Volume= 0.961 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs

Link 4L: POI



LANDBAY S ENERGY BALANCE CALCULATIONS:

SITE AREA (acre) 10.7798

	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.69	2.69	4.84	4.84
CN	90	93	90	93
S=1000/CN-10	1.09	0.75	1.09	0.73
0.2S	0.22	0.15	0.22	0.15
$RV=(P-0.2S)^2/(P-0.2S)+S$	1.71	1.96	3.74	4.06

I.F 0.8

CHANNEL PROTECTION		FLOOD CONTROL	
Qpre-development	17.53	Qpre-development	49.43
QPost Development	23.11	QPost Development	56.85
RVPost Development (with runoff reduction)	1.9647	RVPost Development (with runoff reduction)	4.0635
Qallowable	12.23	Qallowable	45.45

1-YEAR Q POST DEVELOPMENT (WITH DETENTION):
12.16 CFS

1-YEAR Q POST DEVELOPMENT (WITH DETENTION):
41.72 CFS

LANDBAY S HYDROCAD NARRATIVE:

THE HYDROCAD MODEL FOR LANDBAY S CONSISTS OF ONE DRAINAGE AREA. THERE ARE FIVE VAULTS PROPOSED. ANY AREA NOT CAPTURED BY THESE VAULTS IS INCLUDED IN THE "UNCONTROLLED" SUBCATCHMENT. THE TWO VAULTS AND UNCONTROLLED AREA ALL OUTFALL TO ONE POINT OF ANALYSIS (4L).

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Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

NO.	DATE
△	
△	
△	
△	
△	
△	
△	
△	

STORMWATER MANAGEMENT COMPUTATIONS – LANDBAY S

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

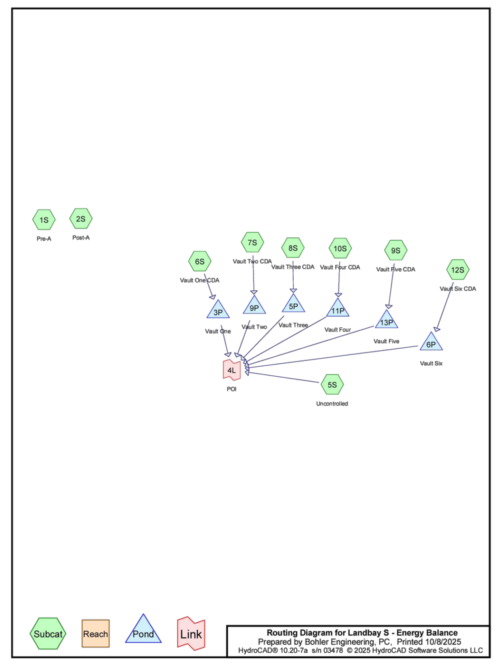
DRAWN
MK, HG, DR, IL

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

DRAWING NO.
CIV804S

Oct 15, 2025
H:\18\DC182502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY S\DC1822502 - SWMP - S - 0----->LAYOUT: CIV804S - STORMWATER MANAGMENT COMPS LB S

LANDBAY S 10 YEAR COMPUTATIONS:



Landbay S - Energy Balance
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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
10.823	98	(1S, 5S)
4.362	80	(1S, 5S)
0.892	61	(1S)
10.845	93	(2S)
0.395	74	(5S)
3.333	95	(6S, 12S)
1.191	94	(7S, 10S)
0.305	97	(8S)
0.389	96	(9S)
32.535	**92**	**TOTAL AREA**

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
32.535	Other	1S, 2S, 5S, 6S, 7S, 8S, 9S, 10S, 12S
32.535		**TOTAL AREA**

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	32.535	32.535		1S, 2S, 5S, 6S, 7S, 8S, 9S, 10S, 12S
0.000	**0.000**	**0.000**	**0.000**	**32.535**	**32.535**	**TOTAL AREA**	

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Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	3P	45.28	44.98	30.0	0.0100	0.013	0.0	24.0	0.0	
2	5P	42.00	41.54	23.0	0.0200	0.013	0.0	18.0	0.0	
3	6P	48.00	47.77	23.0	0.0100	0.013	0.0	15.0	0.0	
4	9P	46.00	45.77	23.0	0.0100	0.013	0.0	18.0	0.0	
5	11P	42.00	41.54	23.0	0.0200	0.013	0.0	18.0	0.0	
6	13P	42.00	41.54	23.0	0.0200	0.013	0.0	18.0	0.0	

Landbay S - Energy Balance *Type II 24-hr 10 year Rainfall=4.84", AMC=1*
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Time span=3.00-20.00 hrs, dt=0.01 hrs, 1701 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Pre-A Runoff Area=10.845 ac 64.80% Impervious Runoff Depth>2.38"
Tc=6.0 min AMC Adjusted CN=78 Runoff=49.73 cfs 2.149 af

Subcatchment2S: Post-A Runoff Area=10.845 ac 0.00% Impervious Runoff Depth>2.82"
Tc=6.0 min AMC Adjusted CN=83 Runoff=57.46 cfs 2.545 af

Subcatchment5S: Uncontrolled Runoff Area=245,127 sf 67.44% Impervious Runoff Depth>2.64"
Tc=6.0 min AMC Adjusted CN=81 Runoff=28.23 cfs 1.236 af

Subcatchment6S: Vault One CDA Runoff Area=120,233 sf 0.00% Impervious Runoff Depth>3.19"
Tc=6.0 min AMC Adjusted CN=87 Runoff=16.12 cfs 0.735 af

Subcatchment7S: Vault Two CDA Runoff Area=36,791 sf 0.00% Impervious Runoff Depth>3.00"
Tc=6.0 min AMC Adjusted CN=85 Runoff=4.71 cfs 0.211 af

Subcatchment8S: Vault Three CDA Runoff Area=13,285 sf 0.00% Impervious Runoff Depth>3.60"
Tc=6.0 min AMC Adjusted CN=91 Runoff=1.93 cfs 0.091 af

Subcatchment9S: Vault Five CDA Runoff Area=16,944 sf 0.00% Impervious Runoff Depth>3.39"
Tc=6.0 min AMC Adjusted CN=89 Runoff=2.37 cfs 0.110 af

Subcatchment10S: Vault Four CDA Runoff Area=15,072 sf 0.00% Impervious Runoff Depth>3.00"
Tc=6.0 min AMC Adjusted CN=85 Runoff=1.93 cfs 0.087 af

Subcatchment12S: Vault Six CDA Runoff Area=24,952 sf 0.00% Impervious Runoff Depth>3.19"
Tc=6.0 min AMC Adjusted CN=87 Runoff=3.35 cfs 0.152 af

Pond 3P: Vault One Peak Elev=51.12' Storage=12,227 cf Inflow=16.12 cfs 0.735 af
Outflow=10.25 cfs 0.604 af

Pond 5P: Vault Three Peak Elev=44.93' Storage=1,464 cf Inflow=1.93 cfs 0.091 af
Outflow=1.26 cfs 0.084 af

Pond 6P: Vault Six Peak Elev=51.60' Storage=2,410 cf Inflow=3.35 cfs 0.152 af
Outflow=0.78 cfs 0.151 af

Pond 9P: Vault Two Peak Elev=50.46' Storage=3,348 cf Inflow=4.71 cfs 0.211 af
Outflow=2.37 cfs 0.208 af

Pond 11P: Vault Four Peak Elev=44.39' Storage=1,789 cf Inflow=1.93 cfs 0.087 af
Outflow=0.33 cfs 0.082 af

Pond 13P: Vault Five Peak Elev=45.30' Storage=1,649 cf Inflow=2.37 cfs 0.110 af
Outflow=1.52 cfs 0.108 af

Link 4L: POI Inflow=41.72 cfs 2.473 af
Primary=41.72 cfs 2.473 af

Landbay S - Energy Balance *Type II 24-hr 10 year Rainfall=4.84", AMC=1*
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Total Runoff Area = 32.535 ac Runoff Volume = 7.317 af Average Runoff Depth = 2.70"
66.73% Pervious = 21.712 ac 33.27% Impervious = 10.823 ac

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Summary for Subcatchment 1S: Pre-A

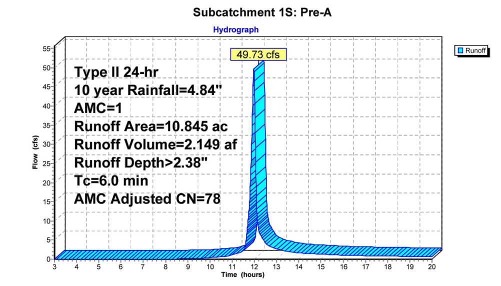
Runoff = 49.73 cfs @ 11.97 hrs, Volume= 2.149 af, Depth> 2.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Type II 24-hr 10 year Rainfall=4.84", AMC=1

	Area (ac)	CN	Adj	Description
*	7.028	98		
*	2.925	80		
*	0.892	61		
	10.845	90	78	Weighted Average, AMC Adjusted
	3.817			35.20% Pervious Area
	7.028			64.80% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 1S: Pre-A



Landbay S - Energy Balance *Type II 24-hr 10 year Rainfall=4.84", AMC=1*
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Summary for Subcatchment 2S: Post-A

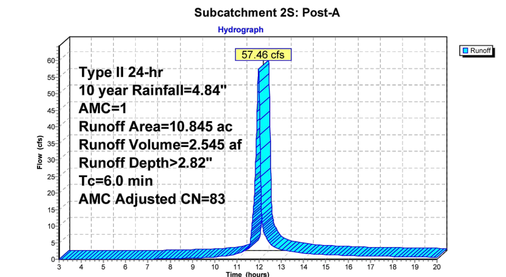
Runoff = 57.46 cfs @ 11.97 hrs, Volume= 2.545 af, Depth> 2.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Type II 24-hr 10 year Rainfall=4.84", AMC=1

	Area (ac)	CN	Adj	Description
*	10.845	93		
	10.845	93	83	Weighted Average, AMC Adjusted
	10.845			100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 2S: Post-A



Landbay S - Energy Balance *Type II 24-hr 10 year Rainfall=4.84", AMC=1*
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Summary for Subcatchment 5S: Uncontrolled

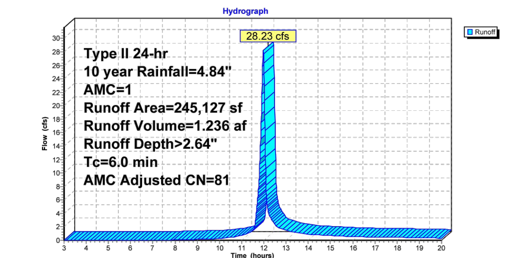
Runoff = 28.23 cfs @ 11.97 hrs, Volume= 1.236 af, Depth> 2.64"
Routed to Link 4L : POI

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Type II 24-hr 10 year Rainfall=4.84", AMC=1

	Area (sf)	CN	Adj	Description
*	62,590	80		
*	149,570	98		
*	17,222	74		
*	15,745	98		
	245,127	92	81	Weighted Average, AMC Adjusted
	79,812			32.56% Pervious Area
	165,315			67.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 5S: Uncontrolled



Landbay S - Energy Balance *Type II 24-hr 10 year Rainfall=4.84", AMC=1*
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Summary for Subcatchment 6S: Vault One CDA

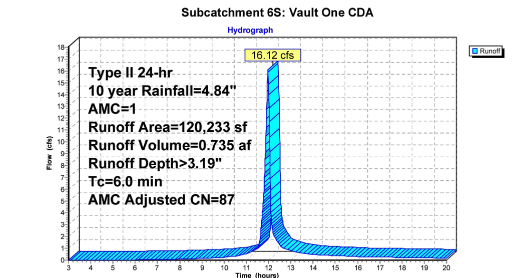
Runoff = 16.12 cfs @ 11.97 hrs, Volume= 0.735 af, Depth> 3.19"
Routed to Pond 3P : Vault One

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Type II 24-hr 10 year Rainfall=4.84", AMC=1

	Area (sf)	CN	Adj	Description
*	120,233	95		
	120,233	95	87	Weighted Average, AMC Adjusted
	120,233			100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 6S: Vault One CDA



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Summary for Subcatchment 7S: Vault Two CDA

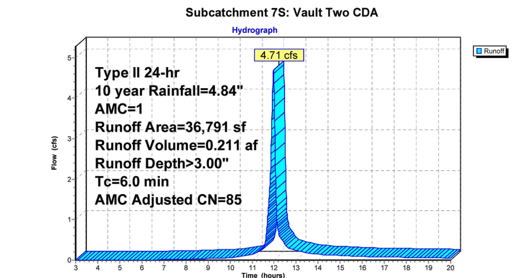
Runoff = 4.71 cfs @ 11.97 hrs, Volume= 0.211 af, Depth> 3.00"
Routed to Pond 9P : Vault Two

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Type II 24-hr 10 year Rainfall=4.84", AMC=1

	Area (sf)	CN	Adj	Description
*	36,791	94		
	36,791	94	85	Weighted Average, AMC Adjusted
	36,791			100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 7S: Vault Two CDA



Landbay S - Energy Balance *Type II 24-hr 10 year Rainfall=4.84", AMC=1*
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Summary for Subcatchment 8S: Vault Three CDA

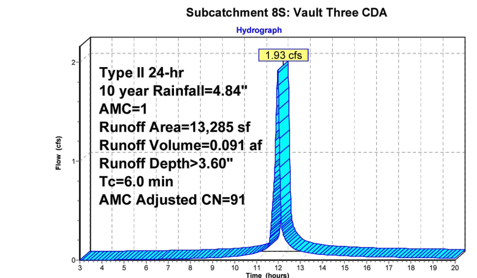
Runoff = 1.93 cfs @ 11.97 hrs, Volume= 0.091 af, Depth> 3.60"
Routed to Pond 5P : Vault Three

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Type II 24-hr 10 year Rainfall=4.84", AMC=1

	Area (sf)	CN	Adj	Description
*	13,285	97		
	13,285	97	91	Weighted Average, AMC Adjusted
	13,285			100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 8S: Vault Three CDA



Landbay S - Energy Balance *Type II 24-hr 10 year Rainfall=4.84", AMC=1*
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Summary for Subcatchment 9S: Vault Five CDA

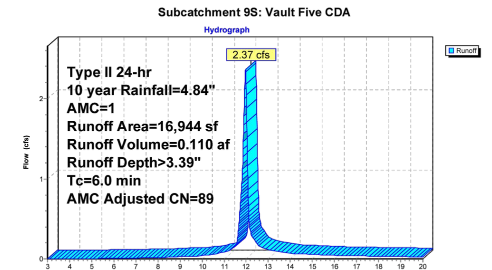
Runoff = 2.37 cfs @ 11.97 hrs, Volume= 0.110 af, Depth> 3.39"
Routed to Pond 13P : Vault Five

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Type II 24-hr 10 year Rainfall=4.84", AMC=1

	Area (sf)	CN	Adj	Description
*	16,944	96		
	16,944	96	89	Weighted Average, AMC Adjusted
	16,944			100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 9S: Vault Five CDA



Landbay S - Energy Balance *Type II 24-hr 10 year Rainfall=4.84", AMC=1*
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Summary for Subcatchment 10S: Vault Four CDA

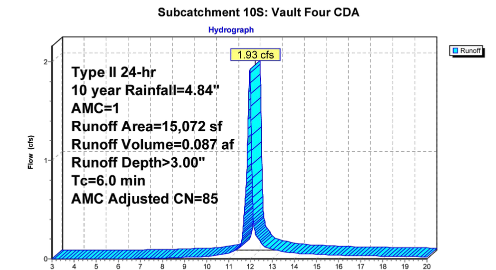
Runoff = 1.93 cfs @ 11.97 hrs, Volume= 0.087 af, Depth> 3.00"
Routed to Pond 11P : Vault Four

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Type II 24-hr 10 year Rainfall=4.84", AMC=1

	Area (sf)	CN	Adj	Description
*	15,072	94		
	15,072	94	85	Weighted Average, AMC Adjusted
	15,072			100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 10S: Vault Four CDA



Landbay S - Energy Balance *Type II 24-hr 10 year Rainfall=4.84", AMC=1*
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Summary for Subcatchment 12S: Vault Six CDA

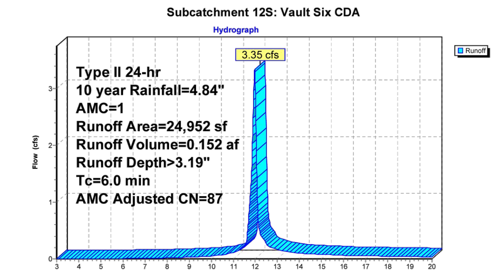
Runoff = 3.35 cfs @ 11.97 hrs, Volume= 0.152 af, Depth> 3.19"
Routed to Pond 6P : Vault Six

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Type II 24-hr 10 year Rainfall=4.84", AMC=1

	Area (sf)	CN	Adj	Description
*	24,952	95		
	24,952	95	87	Weighted Average, AMC Adjusted
	24,952			100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 12S: Vault Six CDA



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Summary for Pond 3P: Vault One

Inflow Area = 2.760 ac, 0.00% Impervious, Inflow Depth > 3.19" for 10 year event
Inflow = 16.12 cfs @ 11.97 hrs, Volume= 0.735 af
Outflow = 10.25 cfs @ 12.04 hrs, Volume= 0.604 af, Atten= 36%, Lag= 4.3 min
Primary = 10.25 cfs @ 12.04 hrs, Volume= 0.604 af
Routed to Link 4L : POI

Routing by Stor-Ind method, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 51.12' @ 12.04 hrs Surf.Area= 2,092 sf Storage= 12,227 cf

Plug-Flow detention time= 116.8 min calculated for 0.604 af (82% of inflow)
Center-of-Mass det. time= 65.9 min (828.9 - 763.0)

Volume	Invert	Avail.Storage	Storage Description
#1	45.28'	14,644 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
45.28	2,092	0	0
52.28	2,092	14,644	14,644

Device	Routing	Invert	Outlet Devices
#1	Primary	45.28'	**24.0" Round Culvert** L= 30.0' Ke= 0.010 Inlet / Outlet Invert= 45.28' / 44.98' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf
#2	Device 1	45.78'	**3.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	49.25'	**7.0" Vert. Orifice/Grate X 6.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	51.25'	**10.0' long Sharp-Crested Rectangular Weir** 1 End Contraction(s)

Primary OutFlow Max=10.25 cfs @ 12.04 hrs HW=51.12' (Free Discharge)
↑**1=Culvert** (Passes 10.25 cfs of 43.62 cfs potential flow)
2=Orifice/Grate (Orifice Controls 0.54 cfs @ 11.00 fps)
3=Orifice/Grate (Orifice Controls 9.71 cfs @ 6.06 fps)
4=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Landbay S - Energy Balance *Type II 24-hr 10 year Rainfall=4.84", AMC=1*
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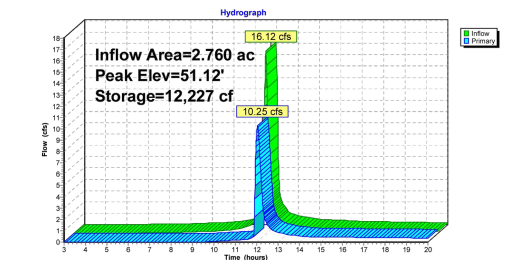
Pond 3P: Vault One



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Summary for Pond 5P: Vault Three

Inflow Area = 0.305 ac, 0.00% Impervious, Inflow Depth > 3.60" for 10 year event
Inflow = 1.93 cfs @ 11.97 hrs, Volume= 0.091 af
Outflow = 1.26 cfs @ 12.04 hrs, Volume= 0.084 af, Atten= 35%, Lag= 4.2 min
Primary = 1.26 cfs @ 12.04 hrs, Volume= 0.084 af
Routed to Link 4L : POI

Routing by Stor-Ind method, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 44.93' @ 12.04 hrs Surf.Area= 500 sf Storage= 1,464 cf

Plug-Flow detention time= 93.0 min calculated for 0.084 af (92% of inflow)
Center-of-Mass det. time= 64.3 min (814.7 - 750.4)

Volume	Invert	Avail.Storage	Storage Description
#1	42.00'	2,000 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
42.00	500	0	0
46.00	500	2,000	2,000

Device	Routing	Invert	Outlet Devices
#1	Primary	42.00'	**18.0" Round RCP_Round 18"** L= 23.0' Ke= 0.010 Inlet / Outlet Invert= 42.00' / 41.54' S= 0.0200 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	42.50'	**2.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	44.00'	**4.0" Vert. Orifice/Grate X 3.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	45.00'	**10.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=1.26 cfs @ 12.04 hrs HW=44.93' (Free Discharge)
↑**1=RCP_Round 18"** (Passes 1.26 cfs of 16.29 cfs potential flow)
2=Orifice/Grate (Orifice Controls 0.16 cfs @ 7.37 fps)
3=Orifice/Grate (Orifice Controls 1.10 cfs @ 4.20 fps)
4=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Landbay S - Energy Balance *Type II 24-hr 10 year Rainfall=4.84", AMC=1*
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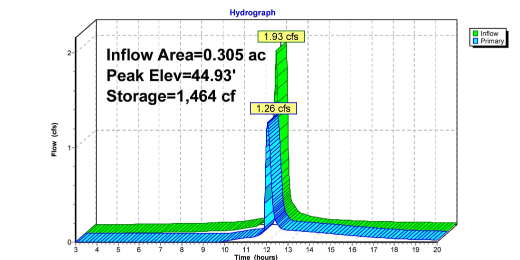
Pond 5P: Vault Three



Landbay S - Energy Balance *Type II 24-hr 10 year Rainfall=4.84", AMC=1*
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Summary for Pond 6P: Vault Six

Inflow Area = 0.573 ac, 0.00% Impervious, Inflow Depth > 3.19" for 10 year event
Inflow = 3.35 cfs @ 11.97 hrs, Volume= 0.152 af
Outflow = 0.78 cfs @ 12.12 hrs, Volume= 0.151 af, Atten= 77%, Lag= 8.8 min
Primary = 0.78 cfs @ 12.12 hrs, Volume= 0.151 af
Routed to Link 4L : POI

Routing by Stor-Ind method, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 51.60' @ 12.12 hrs Surf.Area= 670 sf Storage= 2,410 cf

Plug-Flow detention time= 36.3 min calculated for 0.151 af (99% of inflow)
Center-of-Mass det. time= 31.0 min (794.1 - 763.0)

Volume	Invert	Avail.Storage	Storage Description
#1	48.00'	3,350 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
48.00	670	0	0
53.00	670	3,350	3,350

Device	Routing	Invert	Outlet Devices
#1	Primary	48.00'	**15.0" Round Culvert** L= 23.0' Ke= 0.010 Inlet / Outlet Invert= 48.00' / 47.77' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf
#2	Device 1	48.00'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	52.00'	**5.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=0.78 cfs @ 12.12 hrs HW=51.60' (Free Discharge)
↑**1=Culvert** (Passes 0.78 cfs of 12.71 cfs potential flow)
2=Orifice/Grate (Orifice Controls 0.78 cfs @ 8.92 fps)
3=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Landbay S - Energy Balance *Type II 24-hr 10 year Rainfall=4.84", AMC=1*
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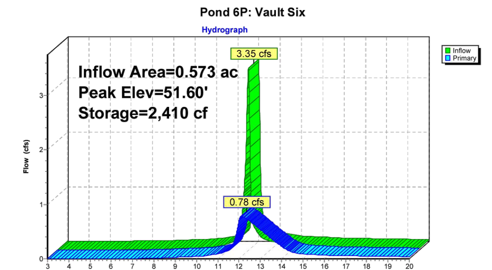
Pond 6P: Vault Six



Landbay S - Energy Balance *Type II 24-hr 10 year Rainfall=4.84", AMC=1*
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Summary for Pond 9P: Vault Two

Inflow Area = 0.845 ac, 0.00% Impervious, Inflow Depth > 3.00" for 10 year event
Inflow = 4.71 cfs @ 11.97 hrs, Volume= 0.211 af
Outflow = 2.37 cfs @ 12.06 hrs, Volume= 0.208 af, Atten= 50%, Lag= 5.3 min
Primary = 2.37 cfs @ 12.06 hrs, Volume= 0.208 af
Routed to Link 4L : POI

Routing by Stor-Ind method, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 50.46' @ 12.06 hrs Surf.Area= 750 sf Storage= 3,348 cf

Plug-Flow detention time= 59.4 min calculated for 0.208 af (99% of inflow)
Center-of-Mass det. time= 53.3 min (821.7 - 768.4)

Volume	Invert	Avail.Storage	Storage Description
#1	46.00'	4,500 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
46.00	750	0	0
52.00	750	4,500	4,500

Device	Routing	Invert	Outlet Devices
#1	Primary	46.00'	**18.0" Round RCP_Round 18"** L= 23.0' Ke= 0.010 Inlet / Outlet Invert= 46.00' / 45.77' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	46.00'	**3.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	49.50'	**4.0" Vert. Orifice/Grate X 5.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	51.00'	**10.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=2.37 cfs @ 12.06 hrs HW=50.46' (Free Discharge)
↑**1=RCP_Round 18"** (Passes 2.37 cfs of 21.19 cfs potential flow)
2=Orifice/Grate (Orifice Controls 0.49 cfs @ 10.03 fps)
3=Orifice/Grate (Orifice Controls 1.88 cfs @ 4.30 fps)
4=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Landbay S - Energy Balance *Type II 24-hr 10 year Rainfall=4.84", AMC=1*
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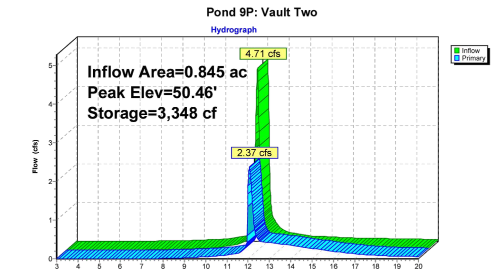
Pond 9P: Vault Two



Landbay S - Energy Balance *Type II 24-hr 10 year Rainfall=4.84", AMC=1*
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Summary for Pond 11P: Vault Four

Inflow Area = 0.346 ac, 0.00% Impervious, Inflow Depth > 3.00" for 10 year event
Inflow = 1.93 cfs @ 11.97 hrs, Volume= 0.087 af
Outflow = 0.33 cfs @ 12.16 hrs, Volume= 0.082 af, Atten= 83%, Lag= 11.4 min
Primary = 0.33 cfs @ 12.16 hrs, Volume= 0.082 af
Routed to Link 4L : POI

Routing by Stor-Ind method, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 44.39' @ 12.16 hrs Surf.Area= 750 sf Storage= 1,789 cf

Plug-Flow detention time= 128.0 min calculated for 0.082 af (95% of inflow)
Center-of-Mass det. time= 109.2 min (877.6 - 768.4)

Volume	Invert	Avail.Storage	Storage Description
#1	42.00'	3,000 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
42.00	750	0	0
46.00	750	3,000	3,000

Device	Routing	Invert	Outlet Devices
#1	Primary	42.00'	**18.0" Round RCP_Round 18"** L= 23.0' Ke= 0.010 Inlet / Outlet Invert= 42.00' / 41.54' S= 0.0200 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	42.00'	**2.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	44.25'	**4.0" Vert. Orifice/Grate X 4.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	45.25'	**10.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=0.33 cfs @ 12.16 hrs HW=44.39' (Free Discharge)
↑**1=RCP_Round 18"** (Passes 0.33 cfs of 13.75 cfs potential flow)
2=Orifice/Grate (Orifice Controls 0.16 cfs @ 7.31 fps)
3=Orifice/Grate (Orifice Controls 0.17 cfs @ 1.25 fps)
4=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Landbay S - Energy Balance *Type II 24-hr 10 year Rainfall=4.84", AMC=1*
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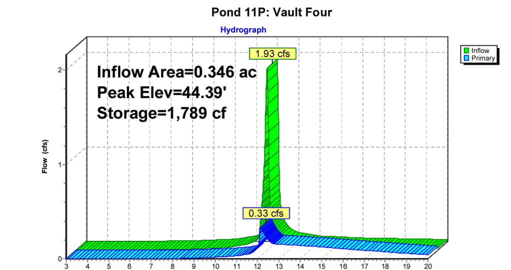
Pond 11P: Vault Four



Landbay S - Energy Balance *Type II 24-hr 10 year Rainfall=4.84", AMC=1*
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Summary for Pond 13P: Vault Five

Inflow Area = 0.389 ac, 0.00% Impervious, Inflow Depth > 3.39" for 10 year event
Inflow = 2.37 cfs @ 11.97 hrs, Volume= 0.110 af
Outflow = 1.52 cfs @ 12.04 hrs, Volume= 0.108 af, Atten= 36%, Lag= 4.2 min
Primary = 1.52 cfs @ 12.04 hrs, Volume= 0.108 af
Routed to Link 4L : POI

Routing by Stor-Ind method, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs
Peak Elev= 45.30' @ 12.04 hrs Surf.Area= 500 sf Storage= 1,649 cf

Plug-Flow detention time= 70.7 min calculated for 0.108 af (98% of inflow)
Center-of-Mass det. time= 63.0 min (820.1 - 757.1)

Volume	Invert	Avail.Storage	Storage Description
#1	42.00'	2,000 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
42.00	500	0	0
46.00	500	2,000	2,000

Device	Routing	Invert	Outlet Devices
#1	Primary	42.00'	**18.0" Round RCP_Round 18"** L= 23.0' Ke= 0.010 Inlet / Outlet Invert= 42.00' / 41.54' S= 0.0200 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#2	Device 1	42.00'	**2.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	44.50'	**4.0" Vert. Orifice/Grate X 4.00** C= 0.600 Limited to weir flow at low heads
#4	Device 1	45.50'	**10.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=1.52 cfs @ 12.04 hrs HW=45.30' (Free Discharge)
↑**1=RCP_Round 18"** (Passes 1.52 cfs of 17.82 cfs potential flow)
2=Orifice/Grate (Orifice Controls 0.19 cfs @ 8.63 fps)
3=Orifice/Grate (Orifice Controls 1.34 cfs @ 3.83 fps)
4=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Landbay S - Energy Balance *Type II 24-hr 10 year Rainfall=4.84", AMC=1*
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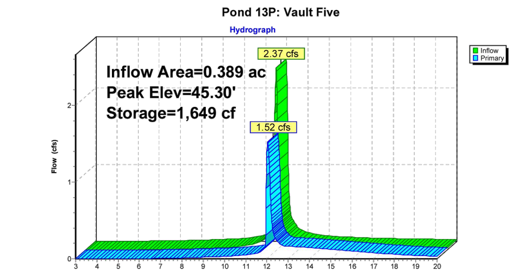
Pond 13P: Vault Five



Landbay S - Energy Balance *Type II 24-hr 10 year Rainfall=4.84", AMC=1*
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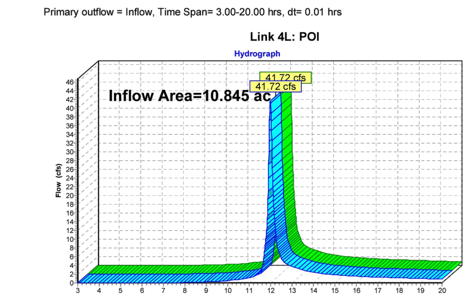
Summary for Link 4L: POI

Inflow Area = 10.845 ac, 34.99% Impervious, Inflow Depth > 2.74" for 10 year event
Inflow = 41.72 cfs @ 11.99 hrs, Volume= 2.473 af
Primary = 41.72 cfs @ 11.99 hrs, Volume= 2.473 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 3.00-20.00 hrs, dt= 0.01 hrs

Link 4L: POI



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RIVERHOUSE
LANDBAY S

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Issue

NO.	DATE
4.1 SUBMISSION	

Revisions

NO.	DATE
△	
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△	
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STORMWATER MANAGEMENT COMPUTATIONS – LANDBAY S

ENGINEER IN CHARGE
MO

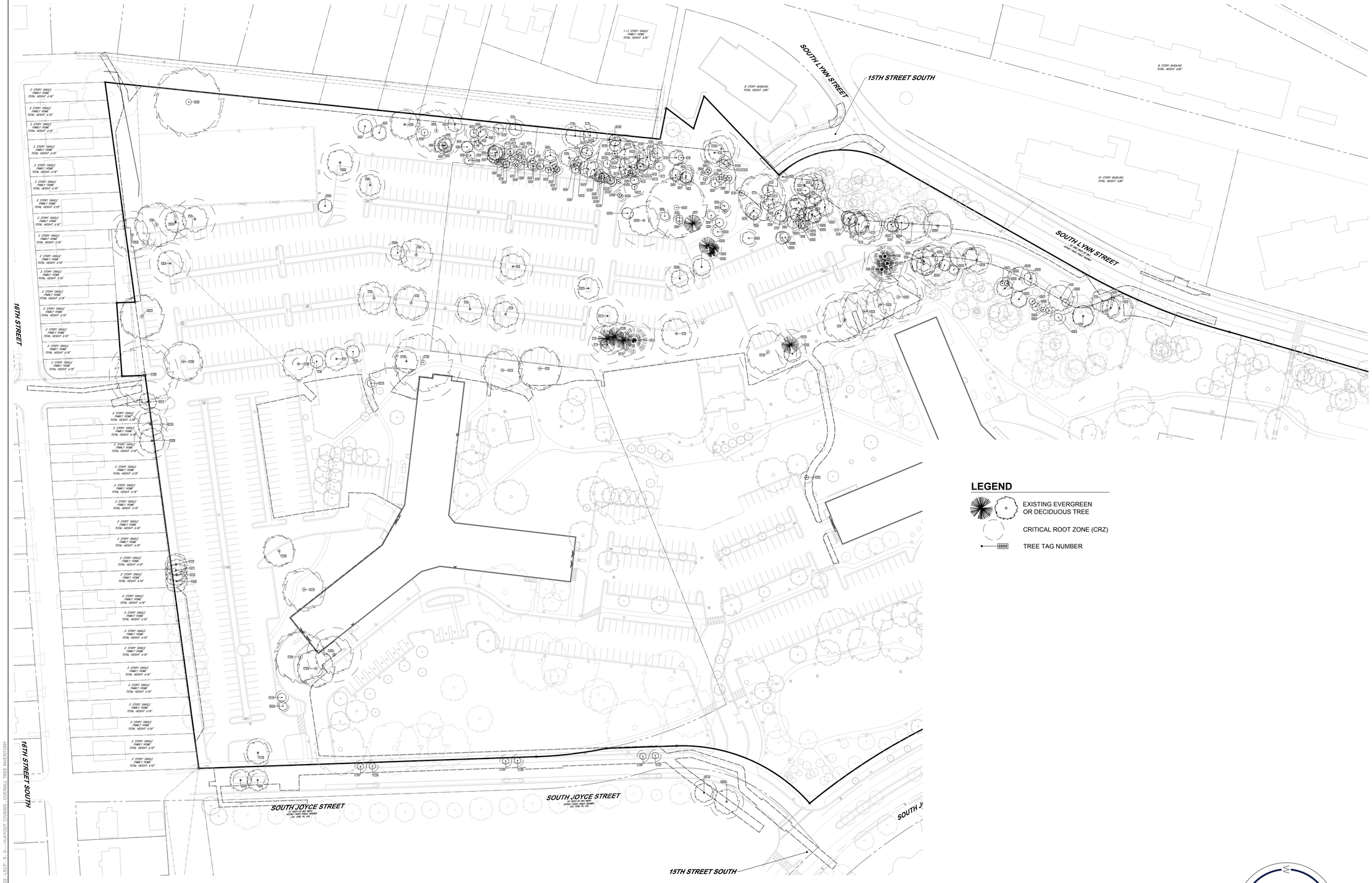
PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

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

DRAWING NO.
CIV805S

Oct 15, 2025
H:\18\DC1822502\CAD\DRAWINGS\PLAN SETS\4.1\LANDBAY S\DC1822502 - SWMP - S - 0----->LAYOUT: CIV805S - STORMWATER MANAGMENT COMPS LB S



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Issue
NO. — DATE
LSCP - 0
4.1 SUBMISSION

Revisions
NO. — DATE

OVERALL EXISTING TREE INVENTORY PLAN

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

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

DRAWING NO.
C1V900S

Oct 15, 2025
C:\BOHLER\CAD_USERDATA\TEMP\ACPUBLISH_33240\DC1822502 - LSCP - S_0-----\LAYOUT OV\00003 - 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	
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
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
730	Willow Oak	Quercus phellos	90%	90.75"	28.90"	2.41'	29'	100.00%	S	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	
738	Ginkgo	Ginkgo biloba	70%	41.76"	13.30"	1.11'	14'	100.00%	S	ONSITE	YES		0.00	Codominant leaders
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
743A	American Elm	Ulmus americana	65%	23.55"	7.50"	0.63'	8'	100.00%	S	ONSITE	YES	X	0.00	Crooked, Leaning
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
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	
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
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
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
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
1776	Pin Oak	Quercus palustris	65%	59.35"	18.90"	1.58'	19'	100.00%	S	ONSITE	YES	X	0.00	Crown 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
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	
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	
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	
1833	Honey Locust	Gleditsia triacanthos	75%	21.67"	6.90"	0.58'	8'	100.00%	S	ONSITE	YES	X	0.00	
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
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
2005	American elm	Ulmus americana	70%	30.46"	9.70"	0.81'	10'	100.00%	S	OFFSITE	YES	X	0.00	Die back
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
2013	Crape Myrtle	Lagerstroemia indica	85%	22.42"	7.14"	0.59'	8'	100.00%	S	ONSITE	YES		0.00	x5 Multi trunk
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
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
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
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
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
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	
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
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
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

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	
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,
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
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
299	Red Oak	Quercus rubra	60%	81.95"	26.10"	2.18'	27'	100.00%	S	ONSITE	YES	X	0.00	Vine Growth
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
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
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
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	
408	Tree of Heaven	Ailanthus altissima	70%	13.19"	4.20"	0.35'	8'	100.00%	S	ONSITE	YES		0.00	
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
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
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
435	Red Maple	Acer rubrum	40%	42.08"	13.40"	1.12'	14'	100.00%	S	ONSITE	YES	X	0.00	Major Dieback
438	Tree of Heaven	Ailanthus altissima	70%	16.96"	5.40"	0.45'	8'	100.00%	S	ONSITE	YES		0.00	Minor 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	
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
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	

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LANDBAY S

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Issue
NO. LSCP - 0 DATE
4.1 SUBMISSION

Revisions
NO. DATE

TREE INVENTORY SCHEDULE

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

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

DRAWING NO.
CIV901S

Oct 15, 2025
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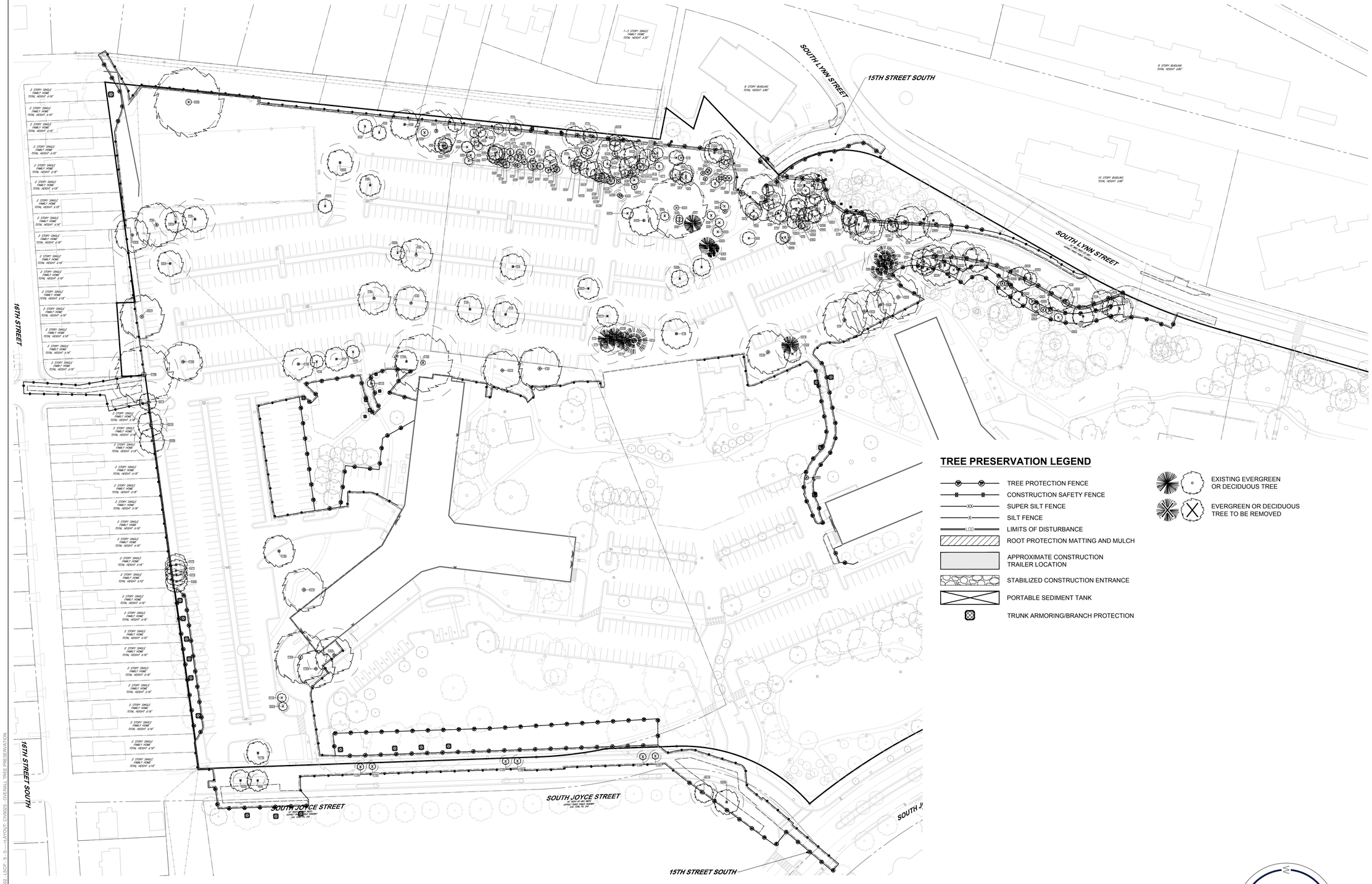

TREE PRESERVATION LEGEND

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

NAD83
GRID N

60 30 15 0 60
1"= 60'

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Issue
NO. LSCP - 0
DATE
4.1 SUBMISSION

Revisions
NO. DATE

OVERALL EXISTING TREE PRESERVATION PLAN

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

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

DRAWING NO.
C1V902S

Oct 15, 2025
C:\BOHLERCAD\USERDATA\TEMP\ACPUBLISH_33240\DC1822502 - LSCP - 0 - LAYOUT CIV902S - OVERALL TREE PRESERVATION

TARGETED INVASIVE SPECIES MANAGEMENT STRATEGIES

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

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

INVASIVE SPECIES MANAGEMENT PLAN

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

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

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

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

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

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

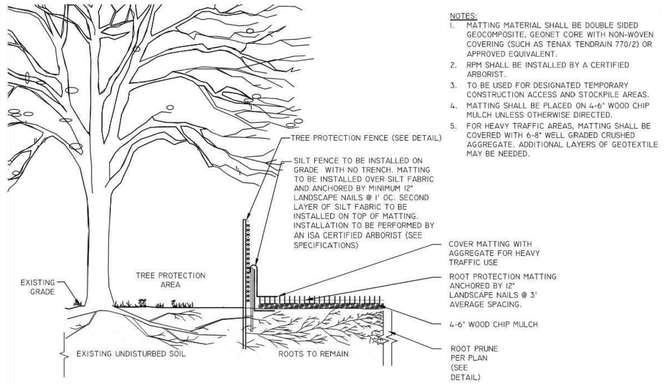
INITIAL MANAGEMENT PLAN: IMPLEMENTATION SHALL OCCUR ONCE DURING THE ESTABLISHMENT OF PHASE I EROSION AND SEDIMENT CONTROLS AND ONCE AFTER ALL SITE CONSTRUCTION ACTIVITIES HAVE CONCLUDED.

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

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

TREE PRESERVATION NOTES

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



TEMPORARY ROOT PROTECTION MATTING WITHIN CRZ
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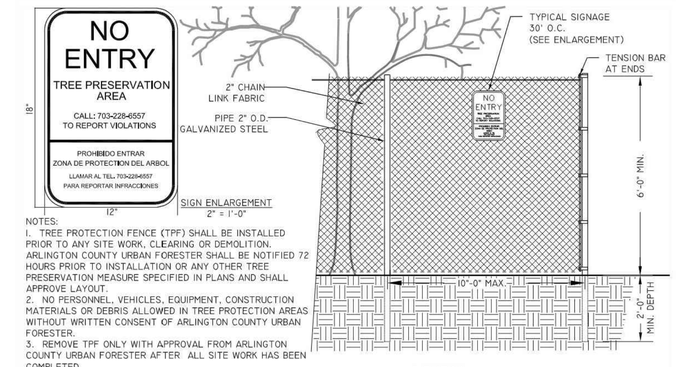
NOT TO SCALE



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

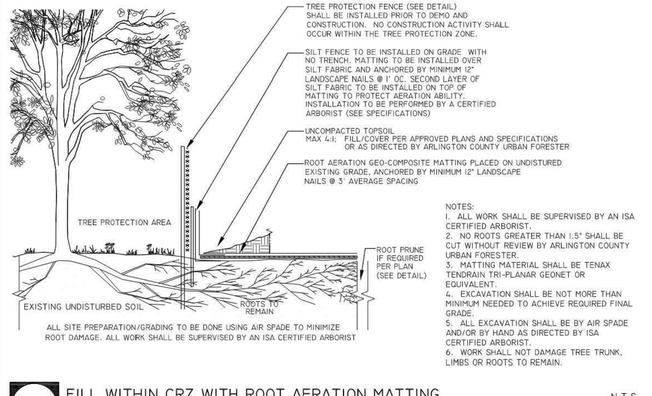
6' CHAIN LINK TREE PROTECTION FENCE
311300.1 (2016) (02231.1)
1/2" = 1'-0"

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

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

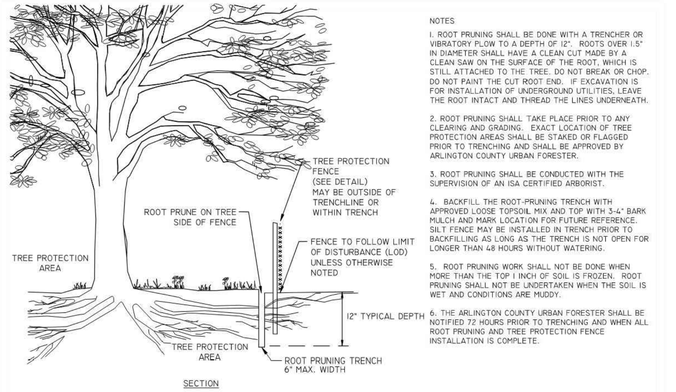
NOTES:
1. GRAPHICALLY, THE CRITICAL ROOT ZONE (CRZ) IS REPRESENTED AS A CIRCULAR REGION MEASURED OUTWARD FROM A TREE TRUNK REPRESENTING THE AREA OF ROOTS THAT MUST BE MAINTAINED OR PROTECTED FOR THE TREE'S SURVIVAL.
2. THE CRZ OF A TREE IS THE ZONE IN WHICH THE MAJORITY OF THE ROOTS LAY. 95% OF THE ROOTS OF MOST TREES WILL BE FOUND IN THE UPPER 12-18" OF THE SOIL. MOST OF THE ROOTS THAT SUPPLY THE NUTRIENTS AND WATER TO THE TREE ARE FOUND JUST BELOW THE SOIL SURFACE. THE TOTAL AMOUNT OF A TREE'S ROOTS ARE GENERALLY PROPORTIONAL TO THE VOLUME OF THE TREE'S CANOPY. THEREFORE, IF THE ROOTS ONLY PENETRATE A THIN LAYER OF SOIL, THEN THE ROOTS MUST SPREAD FAR FROM THE TREE, BEYOND THE EXTENSION OF THE CANOPY.
3. PLOT ACCURATE TRUNK LOCATIONS OF ALL TREES GREATER THAN 3" DIAMETER AT BREAST HEIGHT (DBH) AND/OR TREE STANDS WITHIN DEVELOPMENT AREAS ON ALL PLANS FOR THE PROJECT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.
4. PLOT ACCURATE TRUNK LOCATIONS OF OFFSITE TREES WHICH WILL HAVE THEIR CRZ AFFECTED BY DEVELOPMENT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.

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



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

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



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

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

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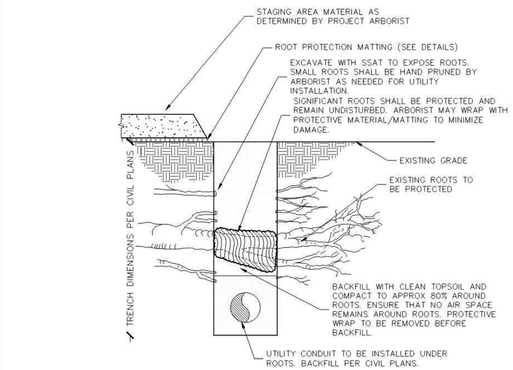
Issue
NO. — DATE
4.1 SUBMISSION — LSCP - 0

Revisions
NO. — DATE

INVASIVE SPECIES MANAGEMENT PLAN AND PRESERVATION NOTES & DETAILS

ENGINEER IN CHARGE
MO
PROJECT MANAGER
CM
DRAWN
MK, HG, DR, IL
DATE 10/17/2025
APPROVED CM, MO, SN
SCALE: AS NOTED
JOB NO. DC1822502
DRAWING NO.
CIV903S

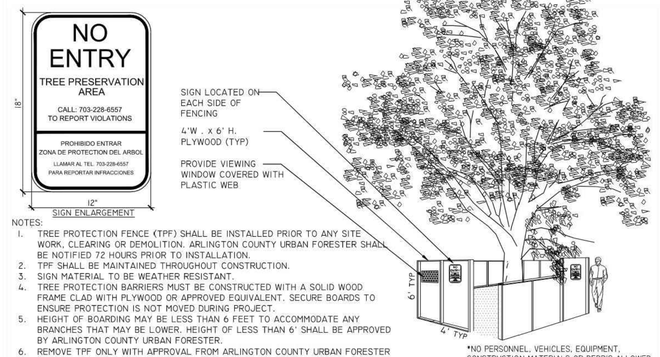
Oct 15, 2025
C:\BOHLERCAD_USERDATA\TEMP\ACPUBLISH_33240\C1822502 - LSCP - S_0-----LAYOUT CIV903S - TREE PRESERVATION DETAILS



TREE PROTECTION FOR UNDERGROUND UTILITY

N.T.S.

311300.20NS (2019)



NOTES:

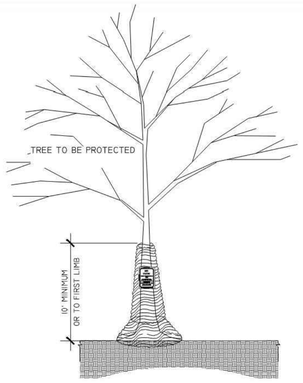
1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. ARLINGTON COUNTY URBAN FORESTER SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION.
2. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. SIGN MATERIAL TO BE WEATHER RESISTANT.
4. TREE PROTECTION BARRIERS 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)



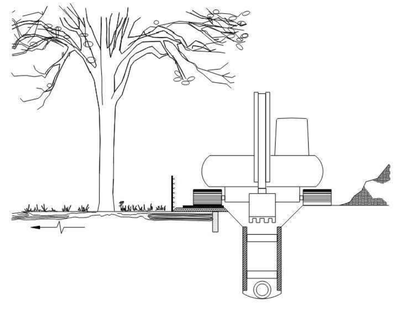
NOTES:

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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Issue
NO. — DATE
4.1 SUBMISSION — LSCP - 0

Revisions
NO. — DATE

TREE PRESERVATION NOTES & DETAILS

ENGINEER IN CHARGE
MO

PROJECT MANAGER
CM

DRAWN
MK, HG, DR, IL

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

DRAWING NO.
CIV904S

Oct 15, 2025
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