

- NOTES:**
- UTILITY INFORMATION OBTAINED FROM AVAILABLE RECORDS AND FIELD SURVEY.
  - DATUM: SEE CERTIFIED SURVEY PLAN ON CIV102.
  - CONTOUR INTERVAL IS SHOWN AT A 2 FOOT INTERVAL.
  - SEE ARCHITECTURAL PLAN REFERENCED ON CIV101 FOR BUILDING FFE.
  - PROPOSED DRY UTILITY RELOCATION TO BE COORDINATED WITH EACH RESPECTIVE UTILITY COMPANY AT THE TIME OF FINAL SITE ENGINEERING.
  - NO EXISTING OR PROPOSED BUS SHELTERS ON THIS SITE.
  - NO RESOURCE PROTECTION AREAS (RPA'S) ARE ON THIS SITE.
  - NO EXISTING TREES ON THE SITE WILL BE PRESERVED.
  - SEE LANDSCAPE PLAN FOR DETAIL ON GRADING OVER STRUCTURE.
  - STREET CONFIGURATION AND UTILITIES FROM MET PARK SITE BASED ON REFERENCES 1 AND 2.
  - ALL EXISTING DRY UTILITY INFORMATION WILL BE EXPLORED AND LOCATED DURING THE CIVIL ENGINEERING PLAN PERMIT PHASE OF THE PROJECT IN COORDINATION WITH THE UTILITY PROVIDERS.

- REFERENCES:**
- APPROVED CEP PLAN FOR METROPOLITAN PARK PHASES 6, 7 AND 8 PER REFERENCE DOCUMENT "PAGES FROM APPROVED PLAN SET FOR MET PARK 6-8 CEP (CEPL20-00011) - 8\_1\_2022\_8\_2\_2022\_7\_14\_25 PM.PDF" APPROVED ON 7/29/22. CAD FILES TITLED: "7143J-SV MET PARK.DWG" PROVIDED BY: VIKI VIRGINIA DATED: 8/30/22.
  - FUTURE ROUTE 1 PLANS TITLED: "110721000\_PLANDPROFILE\_12TH-23RD.PDF" VDOT PLAN NO.: 0001-000-894 DATE RECEIVED: 2/08/23

- SITE TABULATION:**
- SITE AREA: 61,473 SF  
LOD: 57,036 SF
  - PROPOSED USAGE:  
RESIDENTIAL: 639 UNITS
  - AVERAGE ELEVATION OF SITE: 48.1' NAVD
  - PARKING:  
GARAGE: 188
  - BUILDING HEIGHT: 214' (TO TOP OF MECHANICAL PENTHOUSE)
  - SIDEWALK WIDTHS:  
SOUTH EADS STREET: 8 FT
  - ZONING:  
EXISTING: RA-H-3.2 (MULTIPLE-FAMILY DWELLING AND HOTEL DISTRICT)  
PROPOSED: C-O-CRYSTAL CITY
  - SITE COVERAGE:  
BUILDING AREA: 31,616 SF  
VEHICULAR AREA: 6,124 SF  
PEDESTRIAN AREA: 16,418 SF  
DEDICATION AREA: 780 SF  
RICHMOND HWY: 6,535 SF  
TOTAL AREA: 61,473 SF

- LEGEND:**
- PROPERTY LINE
  - LIMITS OF DISTURBANCE
  - UNDERGROUND GARAGE EXTENTS
  - PROP. TREE
  - EXISTING UTILITY
  - EXISTING UTILITY INSTALLED UNDER MET PARK
  - PROPOSED UTILITY
  - BUILDING CANOPY
  - OVERHEAD STRUCTURAL CANOPY

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

GENERAL NOTES:

**ISSUES**

REV #	DATE	DESCRIPTION
2022.02.10		PRELIMINARY 4.1 SUBMITTAL - DRAFT
2022.04.01		PRELIMINARY 4.1 SUBMITTAL
2022.06.30		PRELIMINARY 4.1 RESUBMISSION
2022.08.02		PRELIMINARY 4.1 RESUBMISSION
2022.10.06		FINAL 4.1 SUBMITTAL
2022.12.23		4.1 RESUBMISSION
2023.01.23		4.1 RESUBMISSION
2023.02.15		FINAL 4.1 RESUBMISSION
2023.03.10		FINAL 4.1 RESUBMISSION

AMERICANA SITE  
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JBG SMITH  
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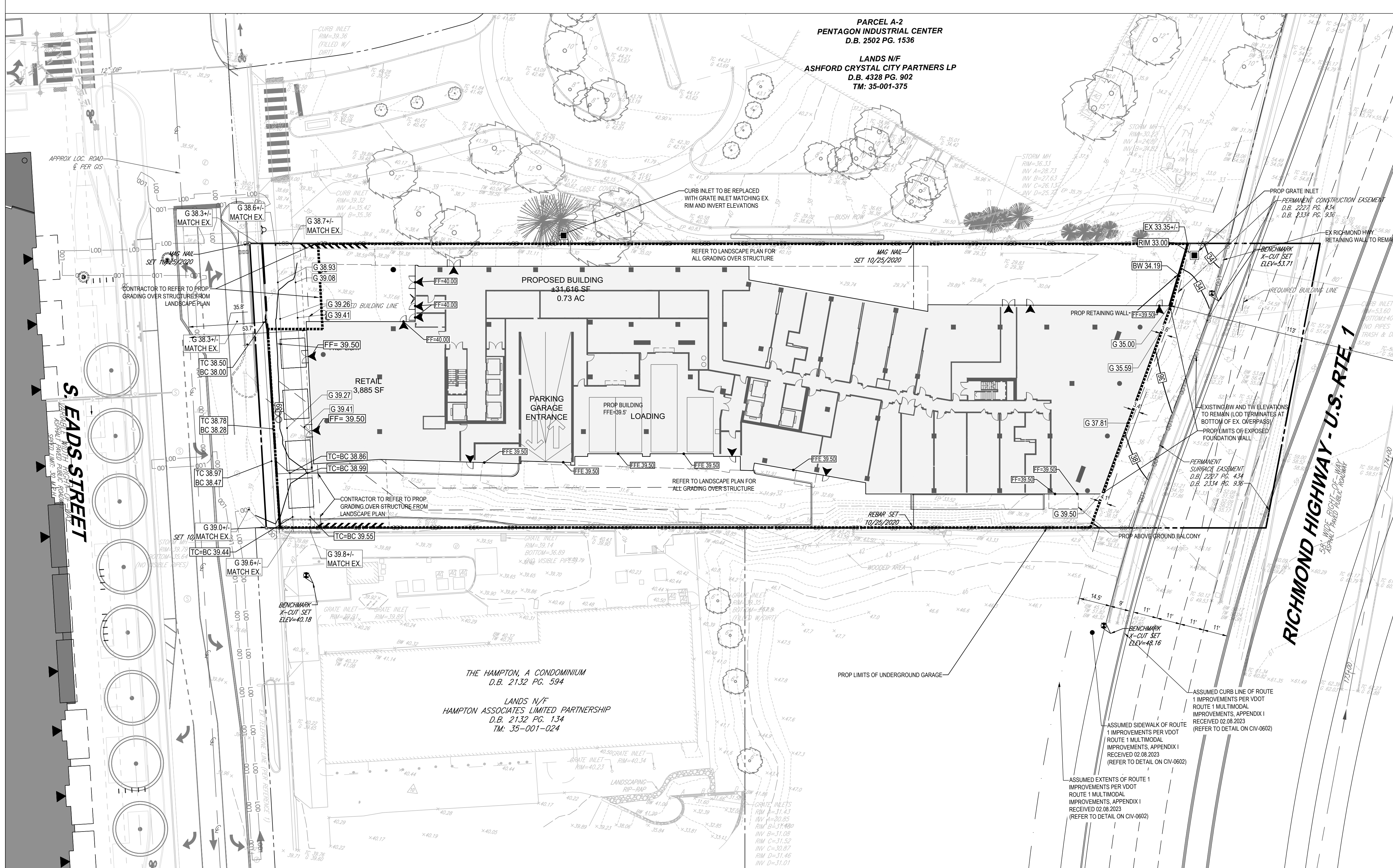
BOHLER DC  
CIVIL ENGINEER  
DAVIS UTILITY CONSULTING  
DRY UTILITY CONSULTANT  
LEE & ASSOCIATES  
LANDSCAPE ARCHITECT  
SK&A  
STRUCTURAL ENGINEER  
SALAS O'BRIEN  
MEP/P ENGINEER / LEED CONSULTANT  
PERSOHN/HAHN ASSOCIATES  
VERTICAL TRANSPORTATION

PROJECT NUMBER DC2021541

SHEET TITLE  
PLOT AND  
LOCATION PLAN

CIV-401





PARCEL A-2  
 PENTAGON INDUSTRIAL CENTER  
 D.B. 2502 PG. 1536

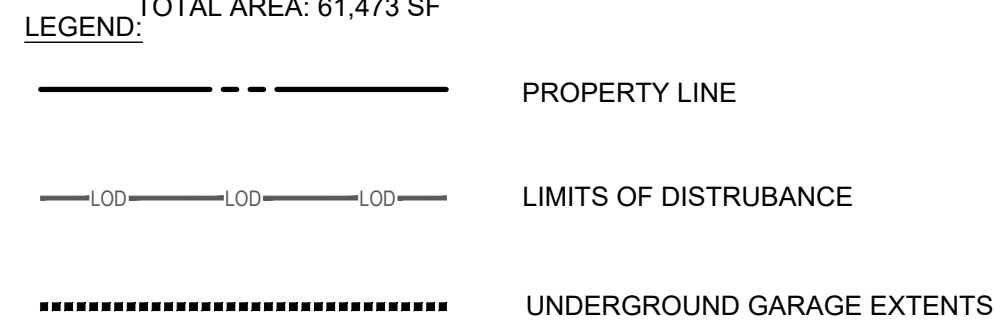
LANDS N/F  
 ASHFORD CRYSTAL CITY PARTNERS LP  
 D.B. 4328 PG. 902  
 TM: 35-001-375

THE HAMPTON, A CONDOMINIUM  
 D.B. 2132 PG. 594

LANDS N/F  
 HAMPTON ASSOCIATES LIMITED PARTNERSHIP  
 D.B. 2132 PG. 134  
 TM: 35-001-024

- NOTES:**
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  - DATUM: SEE CERTIFIED SURVEY PLAN ON CIV102.
  - CONTOUR INTERVAL IS SHOWN AT A 1 FOOT INTERVAL FOR S. EADS STREET AND A 2 FOOT INTERVAL ON SITE.
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**BOHLER DC**

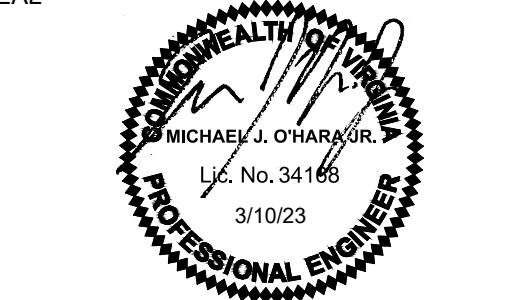
1331 PENNSYLVANIA AVE., NW,  
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 WASHINGTON, DC 20004  
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	2022.12.23	4.1 RESUBMISSION
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DAVIS UTILITY CONSULTING  
 DRY UTILITY CONSULTANT

LEE & ASSOCIATES  
 LANDSCAPE ARCHITECT

SK&A  
 STRUCTURAL ENGINEER

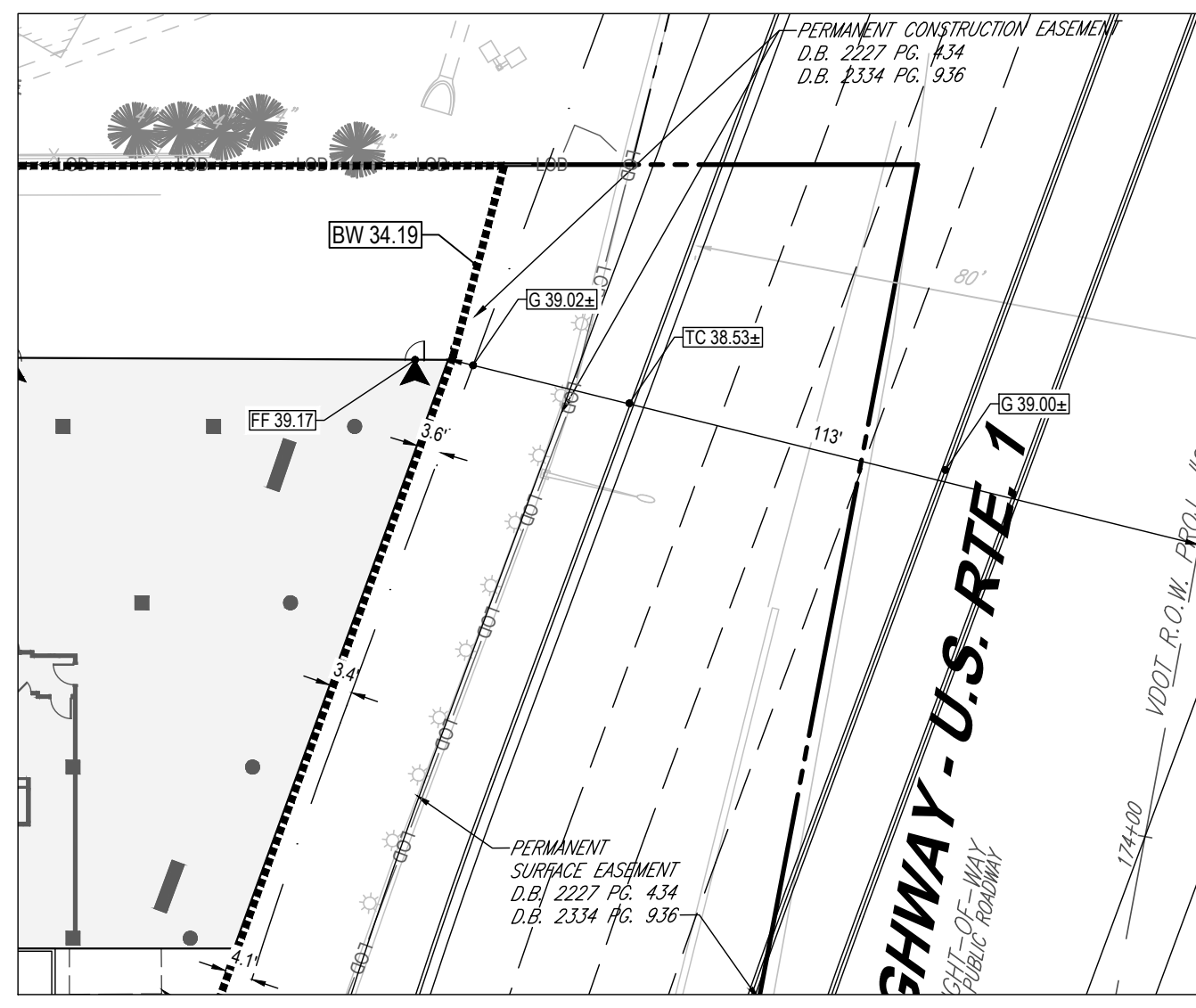
SALAS O'BRIEN  
 MEPFP ENGINEER / LEED CONSULTANT

PERSOHN/HAHN ASSOCIATES  
 VERTICAL TRANSPORTATION

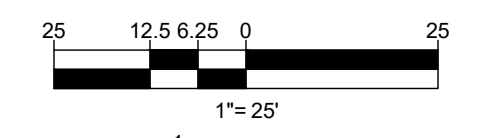
PROJECT NUMBER DC2021541

SHEET TITLE  
 PLOT AND  
 LOCATION PLAN -  
 GRADING

**CIV-402**



**FUTURE ROUTE 1 GRADING INSET**



**SITE NARRATIVE:**

THE PROPOSED SITE IS LOCATED AT 1400 RICHMOND HIGHWAY. THE EXISTING CONDITIONS INCLUDE A CONCRETE PARKING LOT AND FIVE STORY HOTEL. THE SITE IS BORDERED BY PRIVATE DEVELOPMENT TO THE NORTH AND SOUTH, SOUTH EADS STREET TO THE WEST, AND RICHMOND HIGHWAY TO THE EAST.

THE PROPOSED PROJECT FEATURES A 20 STORY MIXED-USE BUILDING, UNDERGROUND PARKING GARAGE, NEW SIDEWALK, ASSOCIATED UTILITY CONNECTIONS, AND STORMWATER MANAGEMENT FACILITIES.

**LEGEND:**

- — — — — PROPERTY LINE
- ····· — ····· LIMITS OF DISTURBANCE
- ····· — ····· UNDERGROUND GARAGE EXTENTS
- [Pattern] PROPOSED SPECIALTY PAVERS (SEE LANDSCAPE PLANS)
- [Pattern] PROPOSED LANSCAPED AREA
- [Pattern] PROPOSED CONCRETE SIDEWALK
- [Pattern] PROPOSED SPECIALTY PAVERS (SEE LANDSCAPE PLANS)
- [Pattern] PROPOSED SPECIALTY PAVERS (SEE LANDSCAPE PLANS)
- [Pattern] PROPOSED SPECIALTY PAVERS (SEE LANDSCAPE PLANS)
- [Pattern] PROPOSED STORMWATER BIORETENTION PLANTER

**GENERAL NOTES:**

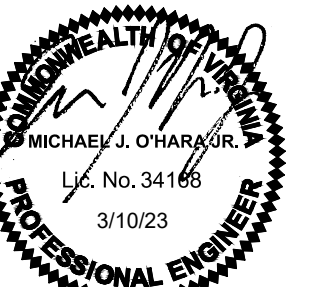
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SEAL



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**SALAS O'BRIEN**  
MEFP ENGINEER / LEED CONSULTANT  
**PERSOHN/HAHN ASSOCIATES**  
VERTICAL TRANSPORTATION

PROJECT NUMBER DC2021541

SHEET TITLE  
**PRESENTATION PLAN**

**CIV-403**

