

GENERAL NOTES

1. THE CITY OF ALEXANDRIA TAX ASSESSMENT MAP NUMBER FOR THIS SITE IS 045.01-01-04.
2. THE SITE CONTAINS APPROXIMATELY 18.80 ACRES.
3. THE BOUNDARY SURVEY WAS PREPARED BY christopher consultants, Ltd. BETWEEN THE DATES OF JUNE 26 AND JULY 3, 2019.
4. THE TOPOGRAPHIC SURVEY WAS OBTAINED FROM christopher consultants, Ltd. BETWEEN THE DATES OF JUNE 26 AND AUGUST 21, 2019 AND UPDATED ON MAY 20, 2020 AND BETWEEN THE DATES OF JUNE 16 AND JUNE 18, 2020 AND ON JANUARY 27, 2021 AND BETWEEN THE DATES OF SEPTEMBER 14 AND NOVEMBER 17, 2021.
5. THE SITE IS CURRENTLY DEVELOPED AS POTOMAC RIVER GENERATING STATION. THERE ARE NO NATURAL FEATURES ON THE SITE THAT NEED TO BE PRESERVED OR PROTECTED. THERE IS A RESOURCE PROTECTION AREA (RPA) BUFFER ON SITE. MODIFICATIONS TO THIS AREA WILL BE IN ACCORDANCE WITH CURRENT CITY OF ALEXANDRIA REQUIREMENTS FOR REDEVELOPMENT WITHIN THE RPA. THERE IS A WETLAND OF MINIMAL ECOLOGICAL VALUE ON THE PROPERTY AND ANY PERMITS REQUIRED FROM THE COE WILL BE OBTAINED.
6. ANY POTENTIAL NEGATIVE IMPACT ON ADJOINING PROPERTIES BY THIS PROPOSED PROJECT WILL BE MITIGATED BY PROVIDING ADEQUATE PUBLIC INFRASTRUCTURE AND MINIMIZING TRAFFIC IMPACTS. FIRST, THE PROPOSED PROJECT INCLUDES A SANITARY SEWER PLAN THAT WILL ADEQUATELY SERVE THE SANITARY SEWER NEEDS OF THE PROJECT, WHILE STILL LEAVING CAPACITY IN THE CITY'S INFRASTRUCTURE SYSTEM TO ACCOMMODATE FUTURE PROJECTS IN OTHER LOCATIONS. LIKEWISE, THE PROPOSED PLAN FOR STORM WATER QUALITY INCLUDES UTILIZING LOW IMPACT PROJECT PRACTICES AND CONVENTIONAL AND CREATIVE TREATMENT PRACTICES. STORM WATER MANAGEMENT AS DEFINED BY THE CITY OF ALEXANDRIA WILL NOT BE REQUIRED FOR THE PROJECT DUE TO ITS PROXIMITY TO THE POTOMAC RIVER AND THE REDUCTION IN IMPERVIOUS AREA FROM PRE-POST CONDITIONS. SECOND, THE PROJECT PROPOSES A TRAFFIC CIRCULATION PLAN THAT WILL ADEQUATELY ADDRESS TRAFFIC FLOWING TO AND THROUGH THE SITE AND WILL CONNECT THE PROPOSED NEW PUBLIC AND PRIVATE STREETS TO EXISTING NORTH FAIRFAX AND NORTH ROYAL STREETS AND SLATERS LANE. THE PROJECT PROTECTS THE EXISTING RESOURCE PROTECTION AREA ON THE EAST SIDE OF THE PROPERTY. (5-604-C (4)).
7. THE MAXIMUM HEIGHT OF ANY BUILDING ON THIS SITE WILL BE 172 FEET. BUILDING HEIGHTS SHOWN ARE TO TOP OF STRUCTURES OF LAST HABITUALLY OCCUPIABLE FLOOR AND EXCLUDE MECHANICAL PENTHOUSES AND CONTIGUOUS COMMON AMENITY AREAS. (5-604-C (5)).
8. THE FLOOR AREA WILL BE AS SHOWN ON SHEET C200.
9. THE MAXIMUM NUMBER OF DWELLING UNITS PROPOSED WILL BE UP TO 2,000. REFER TO SHEET C200 FOR ANTICIPATED UNIT MIX BY TYPE. THE ACTUAL MIX OF RESIDENTIAL UNITS IS SUBJECT TO ADJUSTMENT WITH EACH BLOCK'S DSUP. (5-604(C)(7)).
10. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS PART OF THE DSUP PROCESS FOR EACH BLOCK. (5-604-C (8)).
11. SIGNIFICANT GROUND LEVEL PUBLIC OPEN SPACE TO BE CREATED AS PART OF THE PROJECT. SUSTAINABILITY GOALS, STORMWATER MANAGEMENT IMPROVEMENTS AND SPECIFIC AMENITIES FOR EACH BLOCK TO BE DETERMINED AT EACH DSUP SUBMISSION. TRANSPORTATION RELATED IMPROVEMENTS WILL ALSO BE ADDED THROUGH THE EXTENSION OF OLD TOWN NORTH STREETS INTO AND THROUGH THE SITE AND THE POTENTIAL EXPANSION OF LOCAL TRANSIT INFRASTRUCTURE. ADDITIONALLY, THERE IS POTENTIAL TO EXTEND THE ARTS' DISTRICT OF OLD TOWN NORTH INTO THE SITE. (5-604-C (9)),(5-604-C (11)).
12. THE APPLICANT MAY EXPLORE AN INTERIM USE SUCH AS POP UP RETAIL TO ACTIVATE THE SITE. (5-604-C (10)).
13. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MARINE CLAYS ON SITE. (5-604-C (14)).
14. TO THE BEST OF OUR KNOWLEDGE CONTAMINATED SOIL MAY BE ON SITE. SEE SHEET C102 FOR DETAILS. (5-604-c (15)).
15. SANITARY SEWER COLLECTION, CONVEYANCE AND TREATMENT WILL BE PROVIDED BY THE CITY OF ALEXANDRIA AND ALEXANDRIA RENEW ENTERPRISES. THE APPLICANT IS PROPOSING TO IMPLEMENT WATER CONSERVATION MEASURES IN EACH BUILDING TO MINIMIZE DOMESTIC WATER USE AND WASTE. IT IS EXPECTED THAT THESE SYSTEMS WILL REDUCE DOMESTIC WATER DEMAND AND THUS WASTE WATER DISPOSAL.
16. THE APPLICANT SHALL BE PERMITTED TO SUBMIT A DSUP PURSUANT TO SECTION 5-605 OF THE ZONING ORDINANCE, FOR ANY OR ALL BLOCK(S) WITHIN THE PROJECT AND IN ANY ORDER.
17. UTILITY PROFESSIONALS, INC. PERFORMED AN UNDERGROUND UTILITY INVESTIGATION BETWEEN 07/01/19 AND 08/01/19.
18. HISTORIC INTERPRETATION OF THE RELEVANT HISTORY OF THE SITE WILL BE COORDINATED ON A SITE WIDE BASIS AND FURTHER DEFINED IN THE FUTURE DSUP'S FOR THE SITE.

POTOMAC RIVER GENERATING STATION ALEXANDRIA, VIRGINIA

CONCEPTUAL DESIGN PLAN

VICINITY MAP
SCALE 1"= 350'



PROJECT NARRATIVE

THE APPLICANT IS SEEKING TO IMPLEMENT THE OLD TOWN NORTH SMALL AREA PLAN'S GENERAL GUIDELINES FOR THE FORMER POTOMAC RIVER GENERATING STATION SITE BY CREATING A MIXED-USE PROJECT THAT EXTENDS THE STREETS OF OLD TOWN NORTH INTO THE SITE AND CONNECTS THE PROPERTY TO THE GREATER OLD TOWN NORTH NEIGHBORHOOD, MAKING USE OF THE UNIQUE CHARACTER OF THE PROPERTY, INCLUDING MAXIMIZING THE VIEWS OF THE POTOMAC RIVER, AND CREATING A SENSE OF PLACE THAT WAS ENVISIONED IN THE OLD TOWN NORTH SMALL AREA PLAN, WITH SUFFICIENT FLEXIBILITY TO ENSURE THE FINANCIAL VIABILITY OF THE PROJECT.(5-604-C (3))

SHEET INDEX

C000	COVER SHEET
C100	EXISTING CONDITIONS PLAN
C100A	PROPERTY EXHIBIT
C101	EXISTING IMPERVIOUS AREA WITHIN RPA
C102	AREAS OF POTENTIAL ENVIRONMENTAL IMPACT
C200	LAND USE DIAGRAM AND BUILDING AND HEIGHTS MAP
A200	OPEN SPACE AND CIRCULATION PLAN
C201	STREET CROSS-SECTIONS
C202	STREET CROSS-SECTIONS
C203	OLD TOWN NORTH DESIGN GUIDELINES
C204	TOPOGRAPHY OVERLAY

PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION
	07-30-2021	FIRST SUBMISSION
	12-08-2021	SECOND SUBMISSION

APPLICANT

**HRP
POTOMAC, LLC**
99 SUMMER STREET,
SUITE 1110
BOSTON, MA 02110

ARCHITECT

GENSLER
2020 K STREET NW
WASHINGTON, D.C. 20006

CIVIL ENGINEER

christopher consultants, ltd.
9900 MAIN STREET
FOURTH FLOOR
FAIRFAX, VIRGINIA 22031

LANDSCAPE ARCHITECT

OJB LANDSCAPE ARCHITECTURE
ONE BOWDOIN SQUARE,
SUITE 801
Boston, MASSACHUSETTS 02114

TRAFFIC ENGINEER

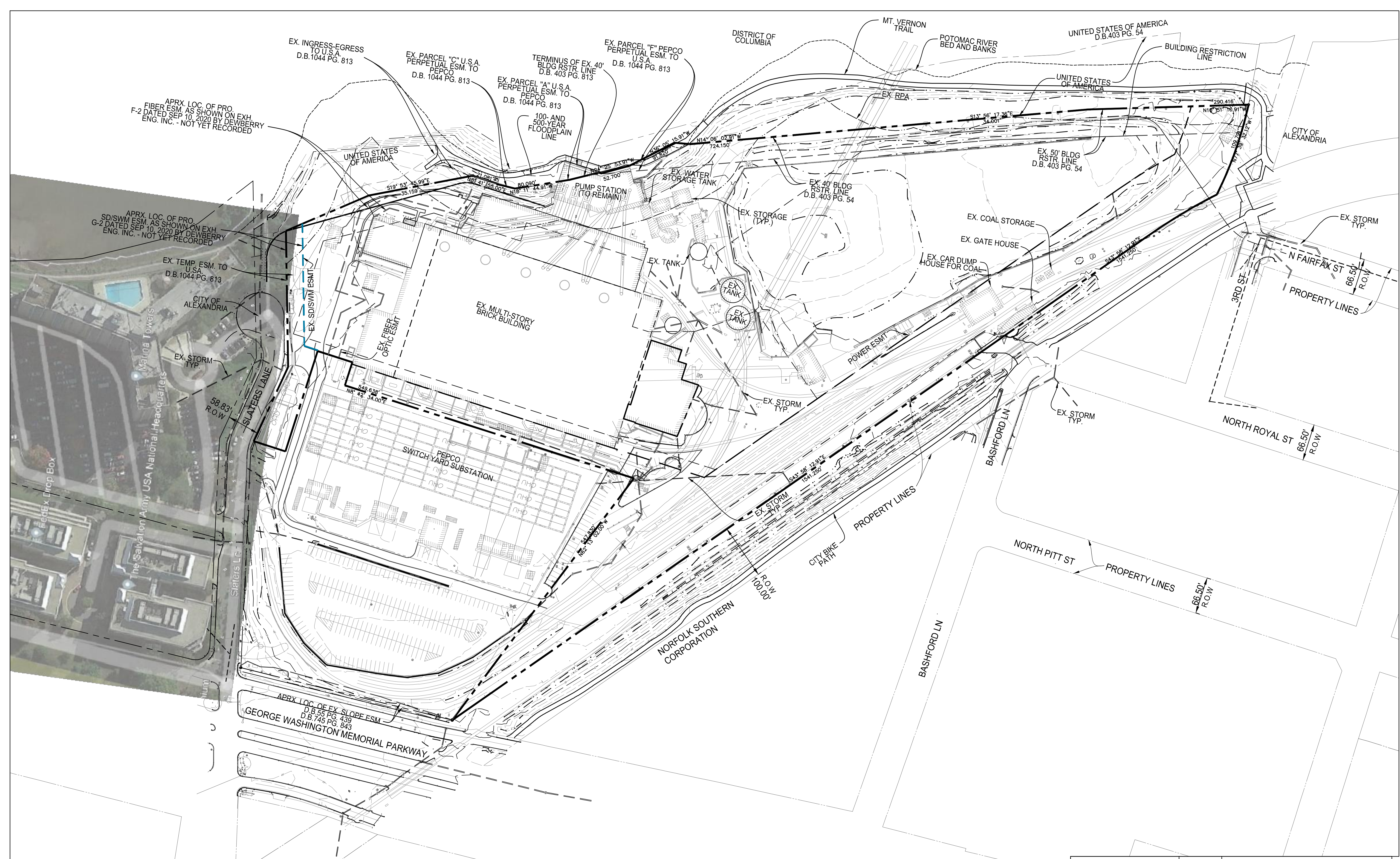
GOROVE SLADE
225 REINEKERS LANE
SUITE 750
ALEXANDRIA, VIRGINIA 22314

SUSTAINABILITY CONSULTANT

SUSTAINABLE BUILDING PARTNERS
2701 PROSPERITY AVENUE
SUITE 100
FAIRFAX, VIRGINIA 22031

ATTORNEY

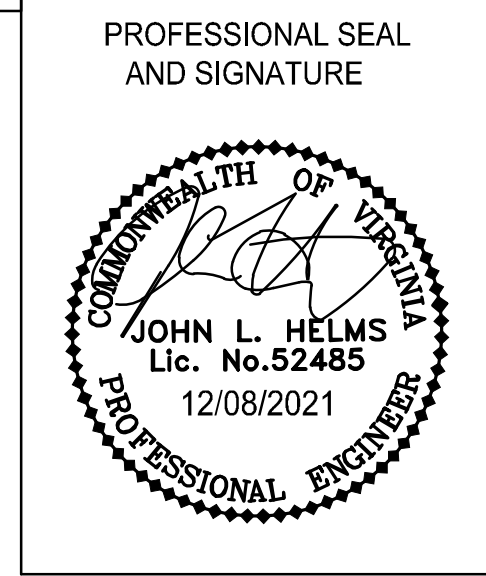
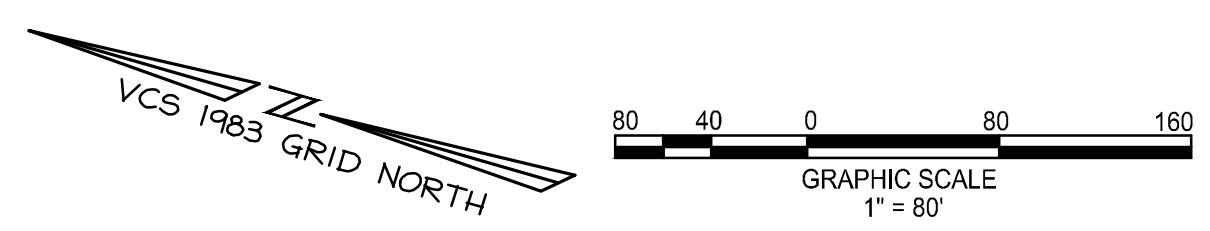
WIRE GILL
700 N FAIRFAX ST
Suite 600
ALEXANDRIA, VA 22314



LEGEND

- - - - -	EX. CONTOUR	- - - - -	EX. UNDERGROUND ELECTRIC LINE
- - - - -	EX. SANITARY SEWER	- - - - -	EX. VERIZON UNDERGROUND COMM LINE
- - - - -	EX. STORM SEWER	- - - - -	EX. COMCAST UNDERGROUND COMM LINE
- - - - -	EX. TREE LINE	- - - - -	EX. ELECTRIC LINE
- - - - -	EX. CURB & GUTTER	- - - - -	EX. COMMUNICATION LINE
- - - - -	EX. FENCE	- - - - -	EX. PEPCO LINE
☆	EX. LIGHT	- - - - -	UNIDENTIFIED UNDERGROUND UTILITY

- NOTES**
- 1: UTILITY PROFESSIONALS, INC. PERFORMED AN UNDERGROUND UTILITY INVESTIGATION BETWEEN 07/01/19 AND 08/01/19.
 - 2: R.O.W LIMITS SHOWN FOR OFF SITE ROADS TAKEN FROM CITY GIS DATA AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.
 - 3: REFER TO SHEET C100A FOR PROPERTY OWNER INFORMATION.



DATE	REVISION
07-30-2021	FIRST SUBMISSION
12-08-2021	SECOND SUBMISSION



**POTOMAC RIVER
GENERATING STATION
CONCEPTUAL DESIGN PLAN**

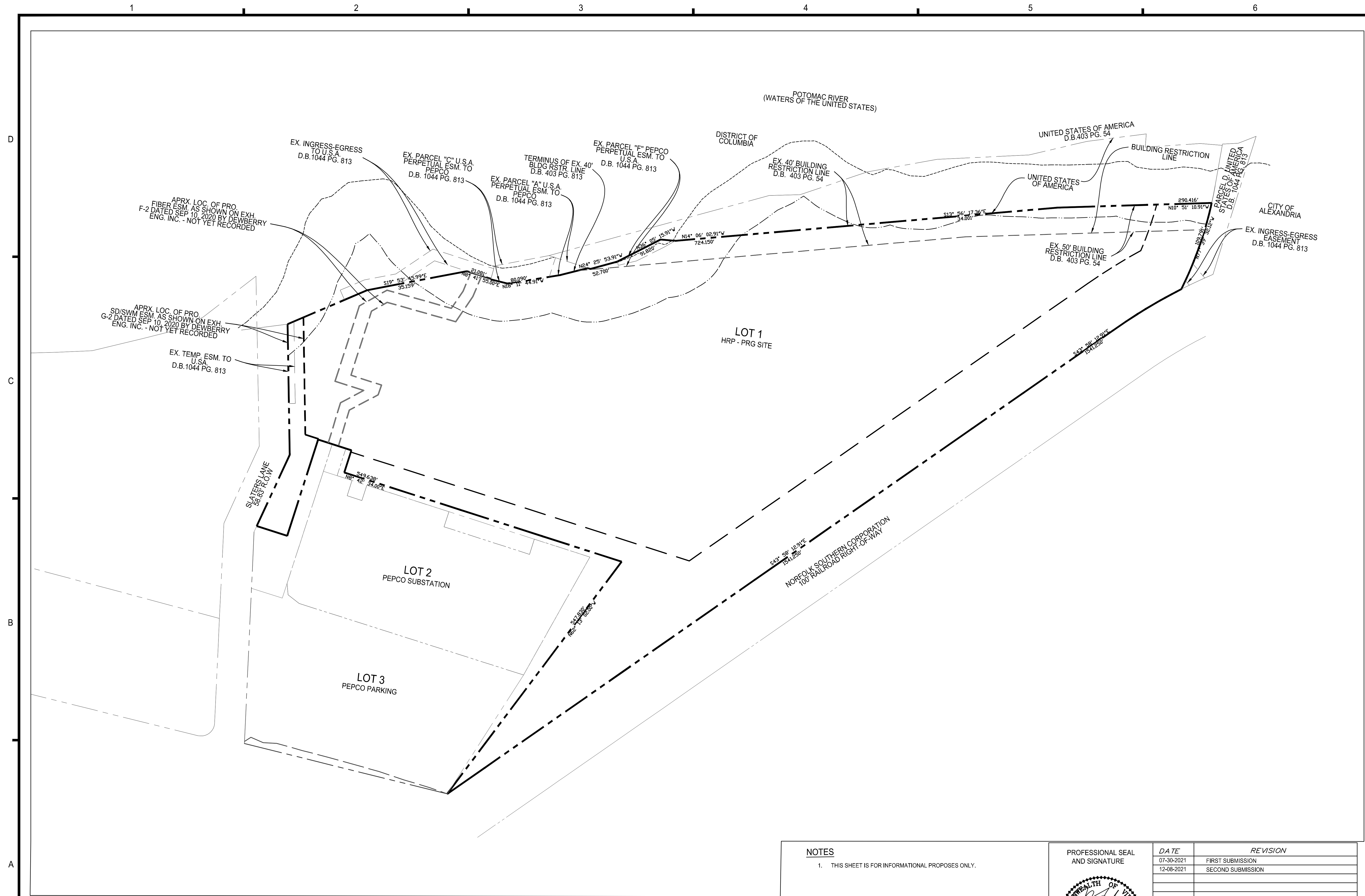
CITY OF ALEXANDRIA

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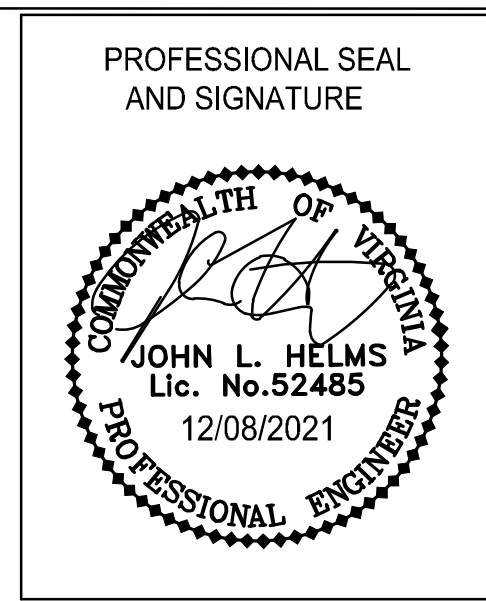
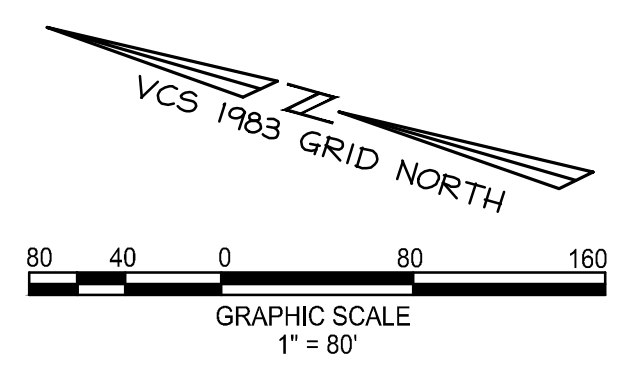
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 DESIGN: JH
 DRAWN: MG
 CHECKED: KMW

SHEET TITLE:
**EXISTING
 CONDITIONS**

SHEET No.
C100



NOTES
 1. THIS SHEET IS FOR INFORMATIONAL PROPOSES ONLY.



DATE	REVISION
07-30-2021	FIRST SUBMISSION
12-08-2021	SECOND SUBMISSION

christopher consultants
 50 catocin circle ne p 703.777.2755
 suite 200 leesburg, va 20176
 engineering • surveying • land planning

POTOMAC RIVER GENERATING STATION CONCEPTUAL DESIGN PLAN

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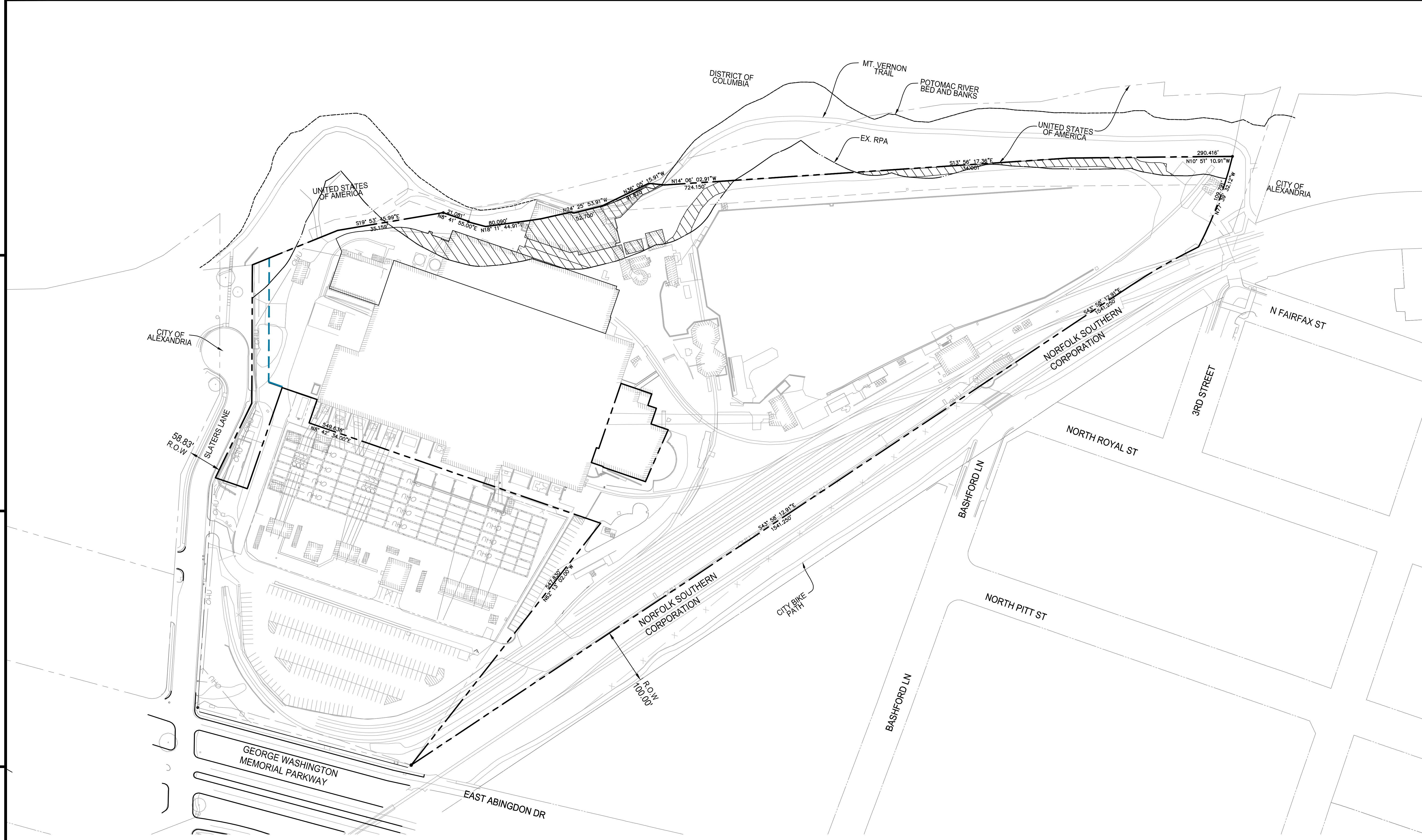
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 DESIGN: JH
 DRAWN: MG
 CHECKED: KMW

SHEET TITLE:
PROPERTY EXHIBIT

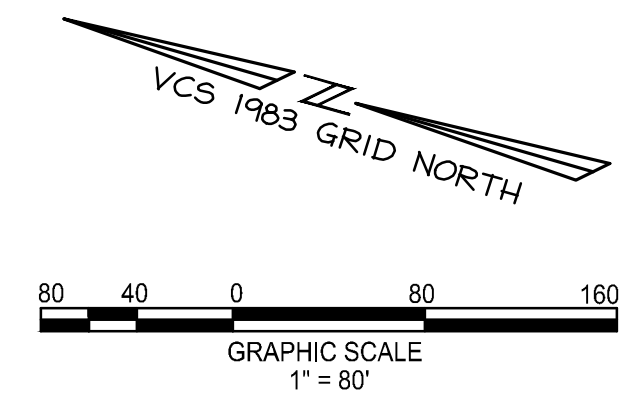
SHEET No.
C100A

1 2 3 4 5 6

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C
B
A



LEGEND:
 EXISTING IMPERVIOUS AREA WITHIN RPA = 35,873 S.F. (0.8235 Ac)



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POTOMAC RIVER GENERATING STATION
 CITY OF ALEXANDRIA

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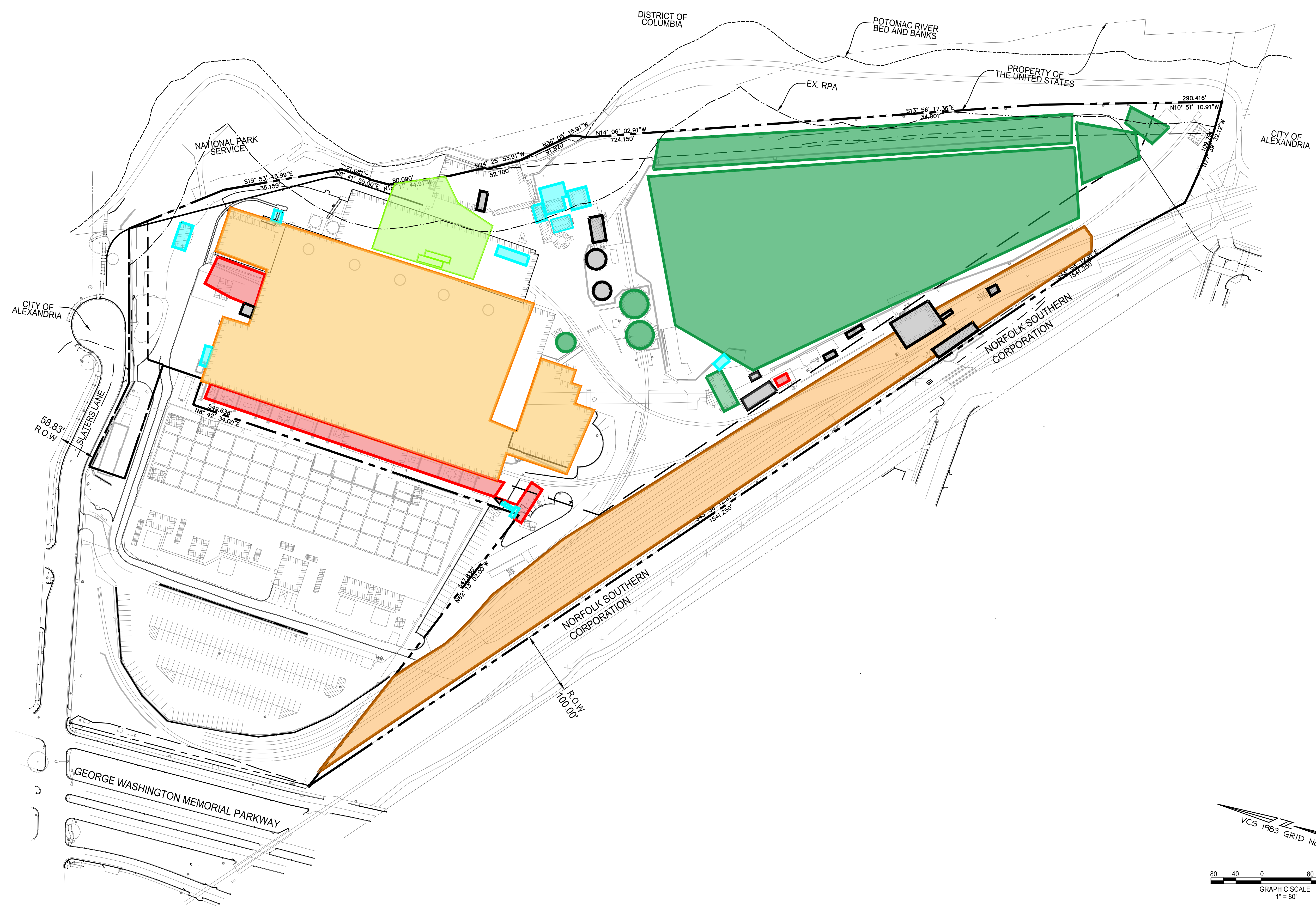
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 SCALE: JH
 DRAWN: MG
 CHECKED: KMW

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EXISTING IMPERVIOUS AREA WITHIN RPA

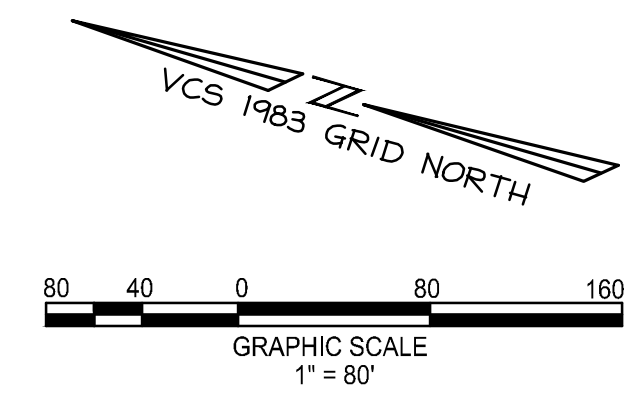
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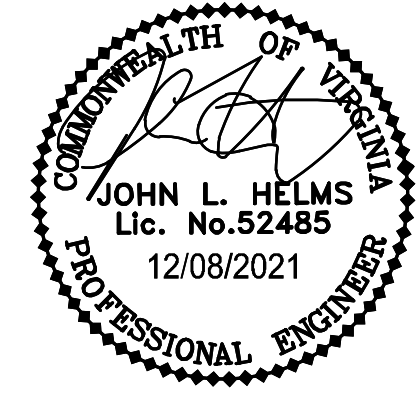
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- : KNOWN HEATING OIL RELEASE
- : POTENTIAL HISTORICAL RELEASES FROM CHEMICAL STORAGE AREAS AND USE
- : POWER PLANT AND LABORATORY BUILDING (CURRENTLY INACCESSIBLE)
- : FORMER COAL AND ASH STORAGE AREAS
- : TRANSFORMERS/ELECTRICAL EQUIPMENT
- : RAIL YARD
- : OTHER POTENTIAL AREAS OF IMPACT (BASED ON HISTORICAL USE)



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 suite 200 leesburg, va 20176
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POTOMAC RIVER GENERATING STATION
 CONCEPTUAL DESIGN PLAN

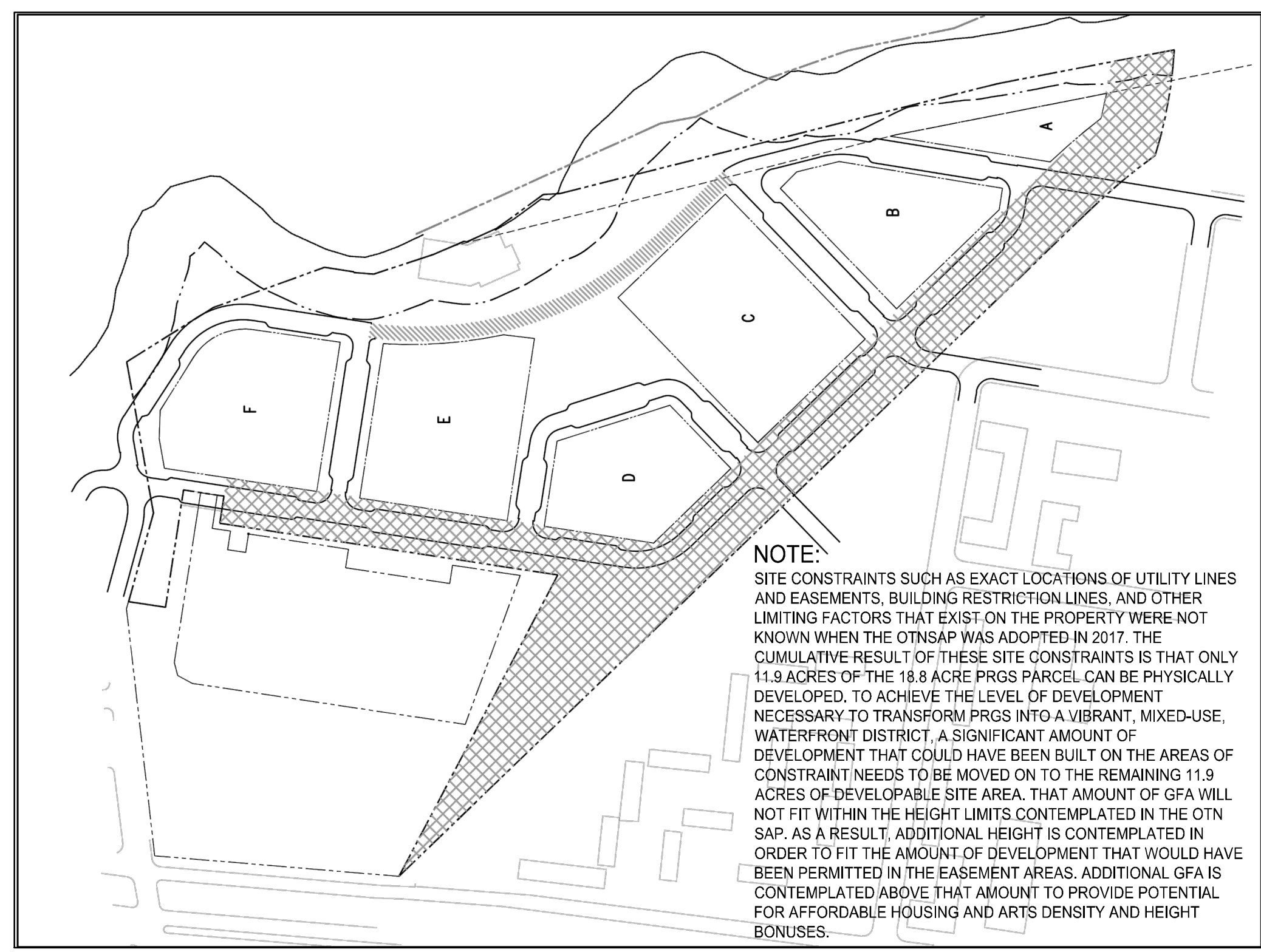
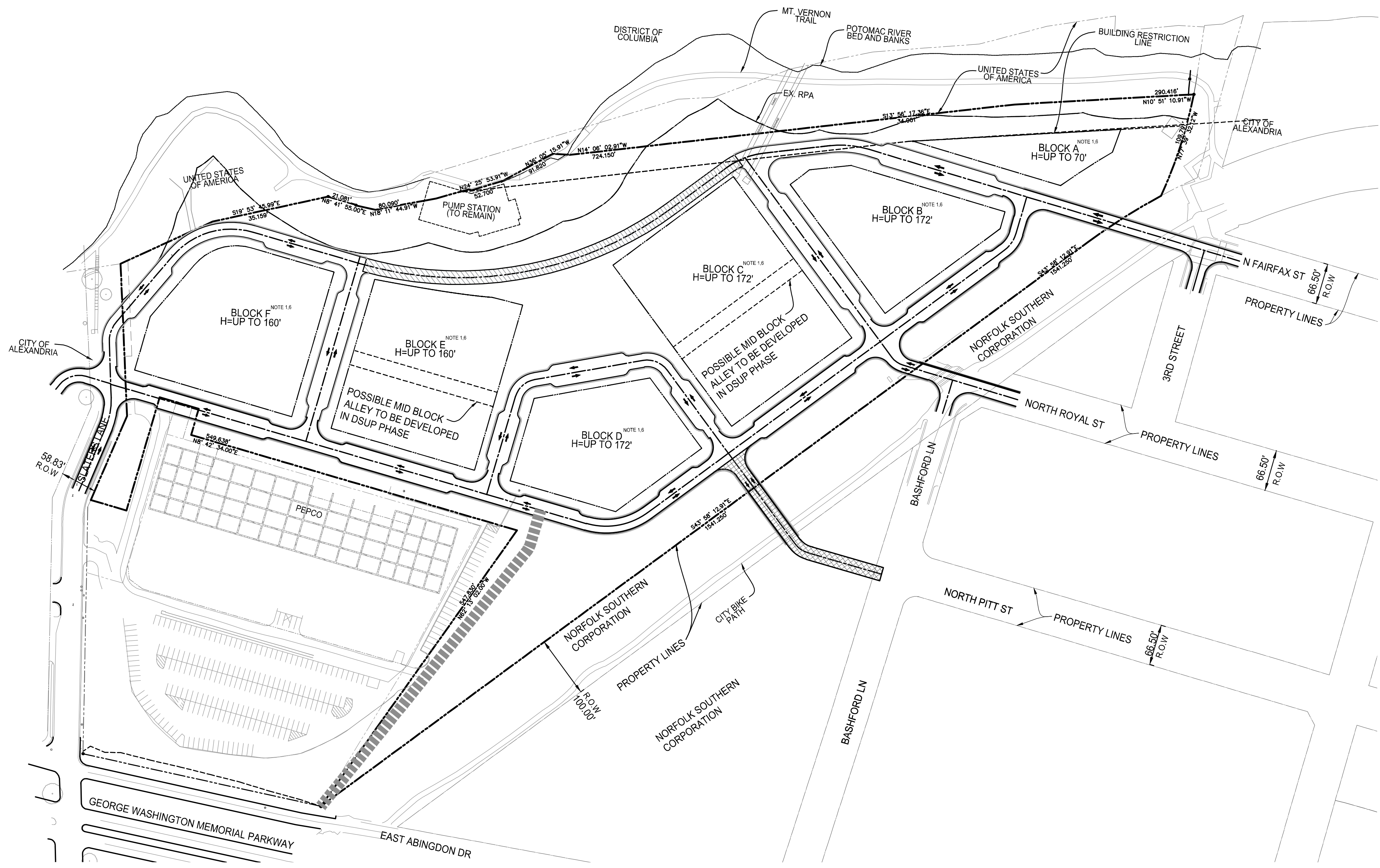
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PROJECT No.: 17005.003.00
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 DRAWN: MG
 CHECKED: KMW

AREAS OF POTENTIAL ENVIRONMENTAL IMPACT

SHEET No. **C102**



NOTE:
SITE CONSTRAINTS SUCH AS EXACT LOCATIONS OF UTILITY LINES AND EASEMENTS, BUILDING RESTRICTION LINES, AND OTHER LIMITING FACTORS THAT EXIST ON THE PROPERTY WERE NOT KNOWN WHEN THE OTNSAP WAS ADOPTED IN 2017. THE CUMULATIVE RESULT OF THESE SITE CONSTRAINTS IS THAT ONLY 11.9 ACRES OF THE 18.8 ACRE PRGS PARCEL CAN BE PHYSICALLY DEVELOPED. TO ACHIEVE THE LEVEL OF DEVELOPMENT NECESSARY TO TRANSFORM PRGS INTO A VIBRANT, MIXED-USE, WATERFRONT DISTRICT, A SIGNIFICANT AMOUNT OF DEVELOPMENT THAT COULD HAVE BEEN BUILT ON THE AREAS OF CONSTRAINT NEEDS TO BE MOVED ON TO THE REMAINING 11.9 ACRES OF DEVELOPABLE SITE AREA. THAT AMOUNT OF GFA WILL NOT FIT WITHIN THE HEIGHT LIMITS CONTEMPLATED IN THE OTN SAP. AS A RESULT, ADDITIONAL HEIGHT IS CONTEMPLATED IN ORDER TO FIT THE AMOUNT OF DEVELOPMENT THAT WOULD HAVE BEEN PERMITTED IN THE EASEMENT AREAS. ADDITIONAL GFA IS CONTEMPLATED ABOVE THAT AMOUNT TO PROVIDE POTENTIAL FOR AFFORDABLE HOUSING AND ARTS DENSITY AND HEIGHT BONUS.

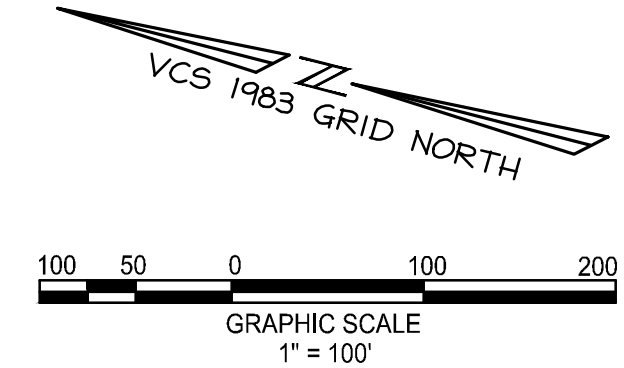
GROSS FLOOR AREA*			2,500,000 GFA						
*GFA over and above 2.15 million square feet is achieved through density relocation from transmission easement area and bonus density tool.									
Floor Area By Use:	Maximum Percentage of Overall GFA	Amount of GFA By Use	BLOCK A*	BLOCK B*	BLOCK C*	BLOCK D*	BLOCK E*	BLOCK F*	PUMP HOUSE*
Commercial	20%-60%	500,000	66,000 GFA	414,000 GFA	633,000 GFA	326,000 GFA	579,000 GFA	472,000 GFA	10,000 GFA
Office			✓	✓	✓	✓	✓	✓	✓
Arts			✓	✓	✓	✓	✓	✓	✓
Hotel			✓	✓	✓	✓	✓	✓	✓
Retail			✓	✓	✓	✓	✓	✓	✓
Residential	40%-80%	1,000,000	✓	✓	✓	✓	✓	✓	✓

RESIDENTIAL BREAKDOWN ²	Up to 2,000 dwelling units
Studio	10% - 20%
1 Bedroom	40% - 60%
2 Bedroom	10% - 30%
3 Bedroom	5% - 20%
HOTEL	Up to 300 Keys

Notes:
 1. Gross Floor Area (GFA) as defined in the OTN SAP is equivalent to Gross Square Footage (GSF). All areas shown represent Gross Square Feet (GSF). GSF is a measurement of the area of all occupied levels above grade from exterior face of the building enclosure with no internal reductions.
 2. Any arts uses that utilize the Arts Bonus will not be counted in the total GFA per the guidelines outlined in the Old Town North Small Area Plan.
 3. The applicable GFA on any block may increase by up to 10% of the anticipated maximum set forth above, provided that the total GFA does not exceed 2,500,000 GFA and the approved maximum block heights are respected.
 4. Check-marks indicate uses that may be located on each block.
 5. The actual mix of residential units is subject to adjustment with each block's DSUP.
 6. Specific building design, architectural articulation, and height variety will be contemplated in a design framework as part of the CDD process and be further defined and implemented in future DSUP phases.

- ▬ : POTENTIAL FUTURE CONNECTION TO EAST ABINGDON DR IS SUBJECT TO COOPERATION OF ABUTTING PROPERTY OWNERS. THE APPLICANT DOES NOT CONTROL THESE PARCELS. POTENTIAL IMPROVEMENTS TO INTERSECTIONS OF THE GEORGE WASHINGTON MEMORIAL PARKWAY WILL BE DISCUSSED AS PART OF THE OVERALL TRAFFIC IMPACT STUDY AND WILL BE SUBJECT TO APPROVAL BY THE NATIONAL PARK SERVICE.
- ▨ : POTENTIAL FUTURE CONNECTION TO NORTH PITT ST IS SUBJECT TO COOPERATION OF ABUTTING PROPERTY OWNERS. THE APPLICANT DOES NOT CONTROL THESE PARCELS.
- ▩ : THE WOONERF IS AN EXTENSION OF NORTH FAIRFAX STREET. IT WILL FUNCTION AS SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW VEHICULAR SPEEDS, AND CREATE A SEAMLESS AND FLEXIBLE SPACE THAT ACTS TO DEVELOP A SENSE OF PLACE AND MINIMIZE THE ROADWAY AS A BARRIER TO THE WATERFRONT.

- NOTES:**
- BUILDING HEIGHTS SHOWN ARE TO TOP OF STRUCTURE OF LAST HABITABLY OCCUPIABLE FLOOR AND EXCLUDE MECHANICAL PENTHOUSES AND CONTIGUOUS COMMON AMENITY AREAS.
 - BULB OUTS AND STREET PARKING ARE REPRESENTATIONAL AND MAY BE MODIFIED IN FUTURE DSUP PHASES.
 - R.O.W LIMITS SHOWN FOR OFF SITE ROADS TAKEN FROM CITY GIS DATA AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.



PROFESSIONAL SEAL AND SIGNATURE

DATE	REVISION
07-30-2021	FIRST SUBMISSION
12-08-2021	SECOND SUBMISSION

**POTOMAC RIVER
 GENERATING STATION
 CONCEPTUAL DEVELOPMENT PLAN**

MARK	DATE	DESCRIPTION
1	07-30-2021	FIRST SUBMISSION
2	12-08-2021	SECOND SUBMISSION

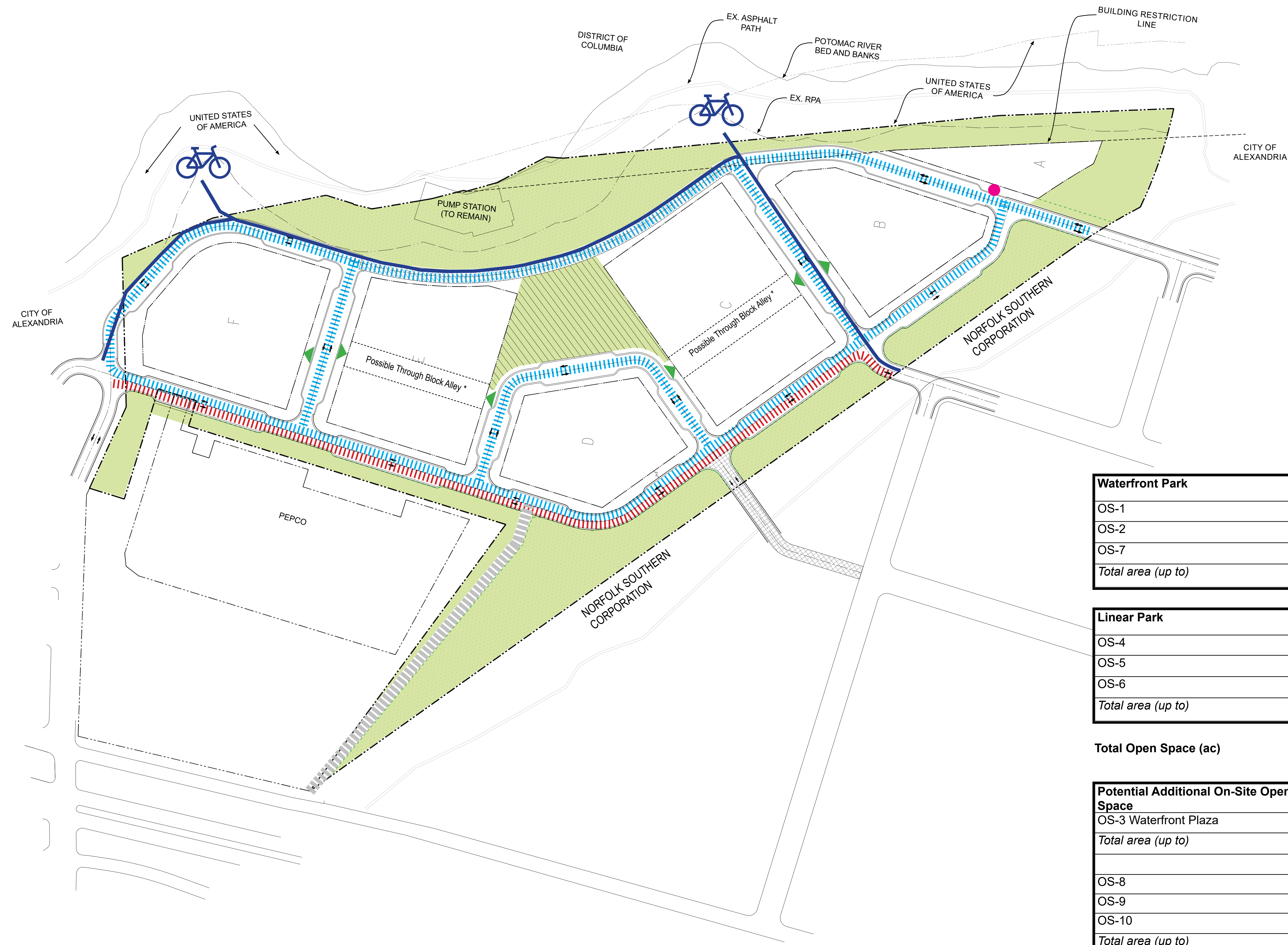
POTOMAC RIVER GENERATING STATION

CONCEPTUAL DEVELOPMENT PLAN

OWNER/APPLICANT
 HRP Potomac, LLC
 99 Summer Street
 Suite 1110
 Boston, MA 02110

Gensler

2020 K Street, Northwest
 Suite 200
 Washington, DC 20006
 Tel: 202.721.5200
 Fax: 202.872.5857



Waterfront Park		ac
OS-1		1.01
OS-2		1.92
OS-7		0.07
Total area (up to)		3.00

Linear Park		ac
OS-4		1.00
OS-5		0.30
OS-6		0.40
Total area (up to)		1.70

Total Open Space (ac) 4.70

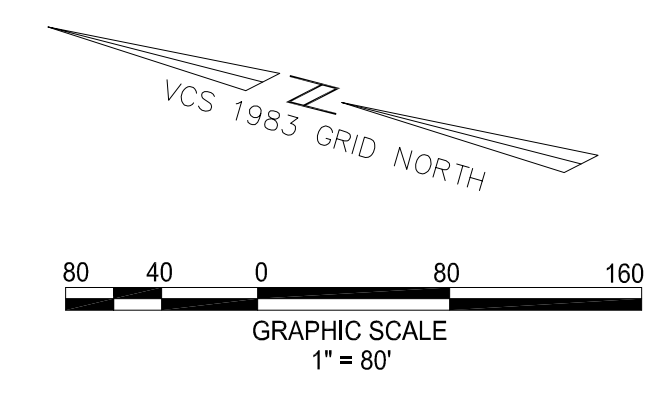
Potential Additional On-Site Open Space		ac
OS-3 Waterfront Plaza		0.70
Total area (up to)		0.70
OS-8		0.15
OS-9		0.04
OS-10		0.21
Total area (up to)		0.40

NOTE: OPEN SPACE MEASUREMENTS ARE APPROXIMATE AND WILL BE FURTHER REFINED IN THE INFRASTRUCTURE DSUP

- :POTENTIAL FUTURE CONNECTION TO NORTH PITT ST IS SUBJECT TO COOPERATION OF ABUTTING PROPERTY OWNERS. THE APPLICANT DOES NOT CONTROL THESE PARCELS.
- :POTENTIAL ON-SITE PUBLIC OPEN SPACE (WATERFRONT PARK AND LINEAR PARK)
- :THE WOONERF IS AN EXTENSION OF NORTH FAIRFAX ST. IT WILL FUNCTION AS A SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW VEHICULAR SPEEDS, AND CREATE A SEAMLESS AND FLEXIBLE SPACE THAT ACTS TO DEVELOP A SENSE OF PLACE AND MINIMIZE THE ROADWAY AS A BARRIER TO THE WATERFRONT.
- :POTENTIAL FUTURE CONNECTION TO EAST ABINGDON DR IS SUBJECT TO COOPERATION OF ABUTTING PROPERTY OWNERS. THE APPLICANT DOES NOT CONTROL THESE PARCELS. POTENTIAL IMPROVEMENTS TO INTERSECTIONS OF THE GEORGE WASHINGTON MEMORIAL PARKWAY WILL BE DISCUSSED AS PART OF THE OVERALL TRAFFIC IMPACT STUDY AND WILL BE SUBJECT TO APPROVAL BY THE NATIONAL PARK SERVICE.

- :POTENTIAL BICYCLE CONNECTION TO NATIONAL PARK SERVICE MOUNT VERNON TRAIL
- :TWO-WAY BICYCLE ROUTE
- :TWO-WAY STREET (PROPOSED ROADWAY NETWORK WILL INCLUDE BICYCLE AND PEDESTRIAN ACCESS)
- :TWO-WAY TRANSIT ROUTE
- :POTENTIAL CURBSIDE LOADING TO BE DEVELOPED IN THE BLOCK DSUP
- :POTENTIAL PARKING AND LOADING ENTRANCE TO BE DEVELOPED IN THE BLOCK DSUP

* NOTE: POTENTIAL LOCATION OF MID-BLOCK ALLEY'S ON BLOCKS C & E TO BE DEVELOPED IN THE BLOCK DSUP PROCESS



Date	Description
7-30-2021	FIRST SUBMISSION
12-8-2021	SECOND SUBMISSION

Seal / Signature



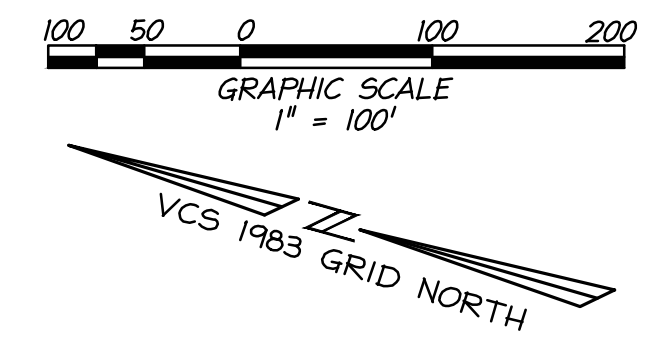
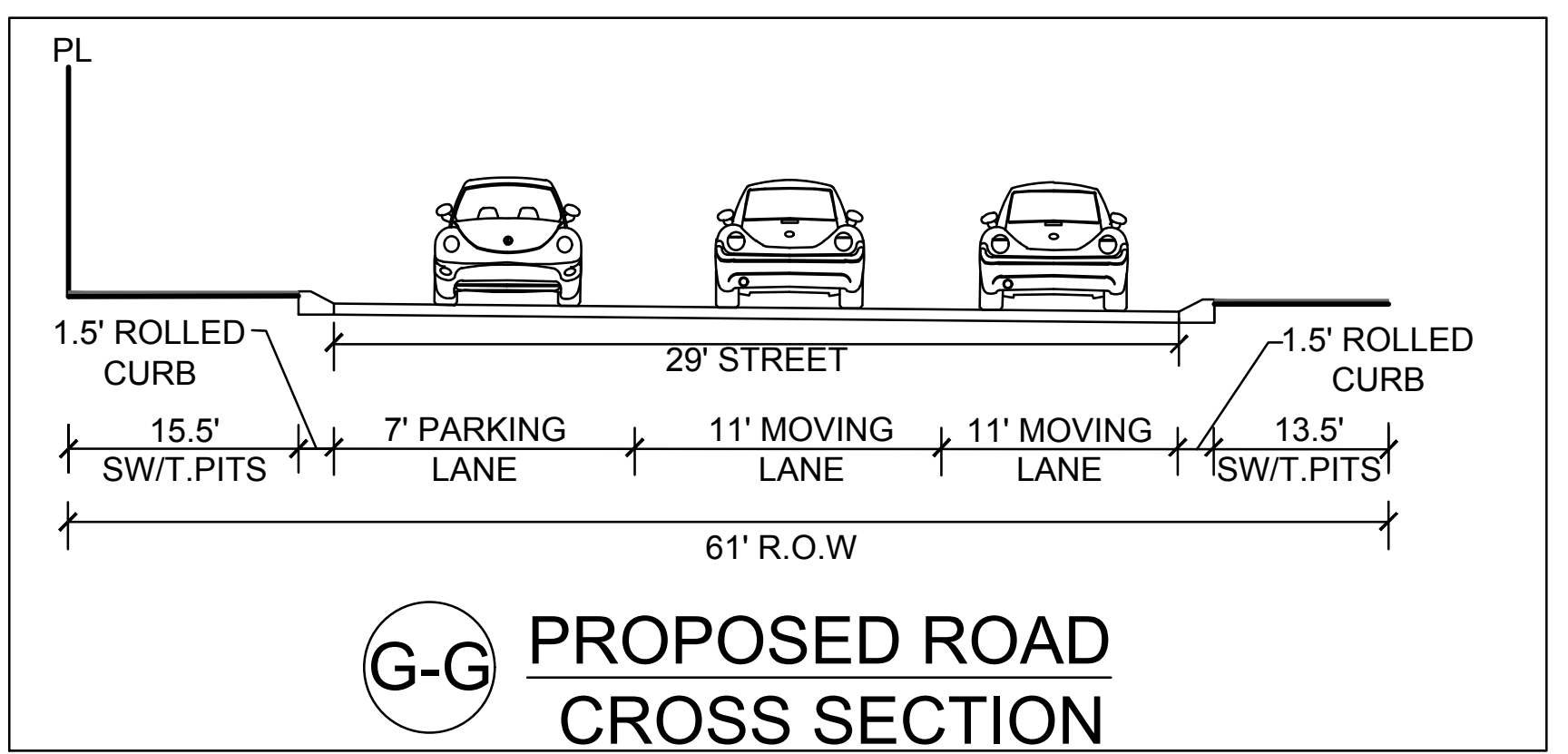
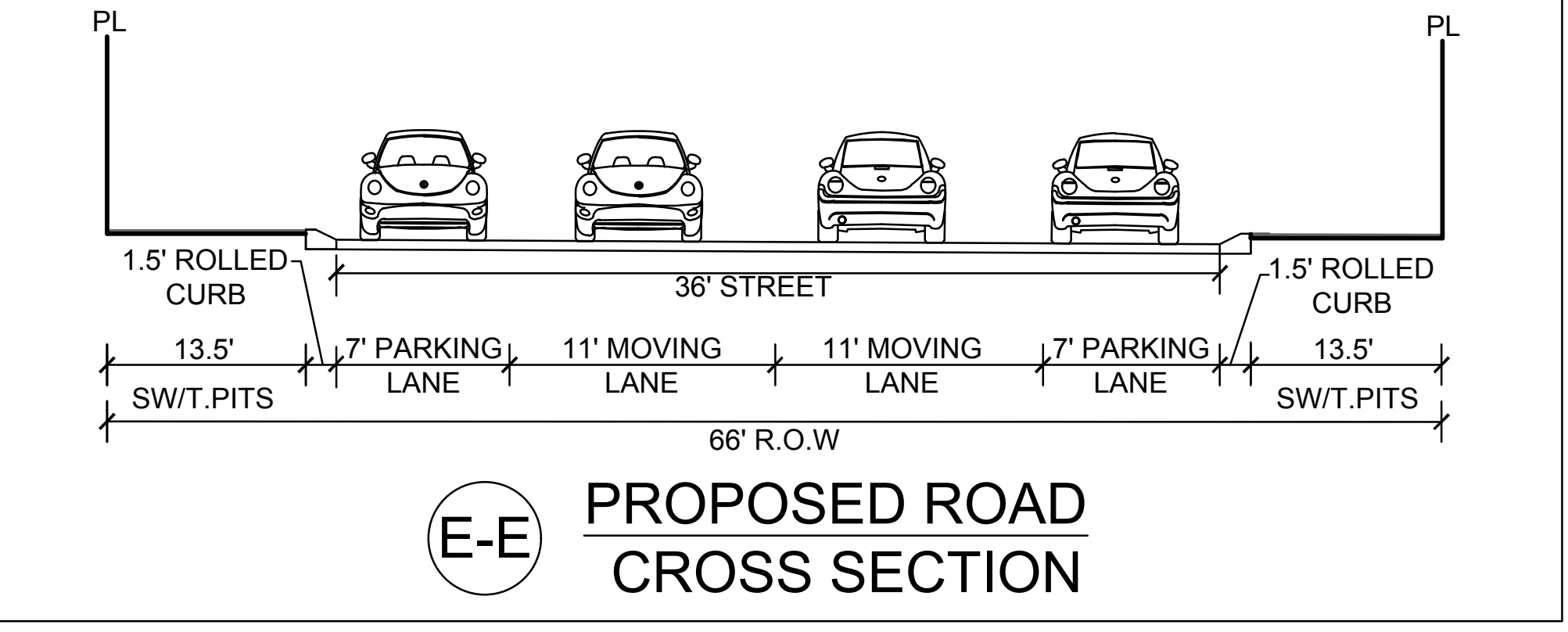
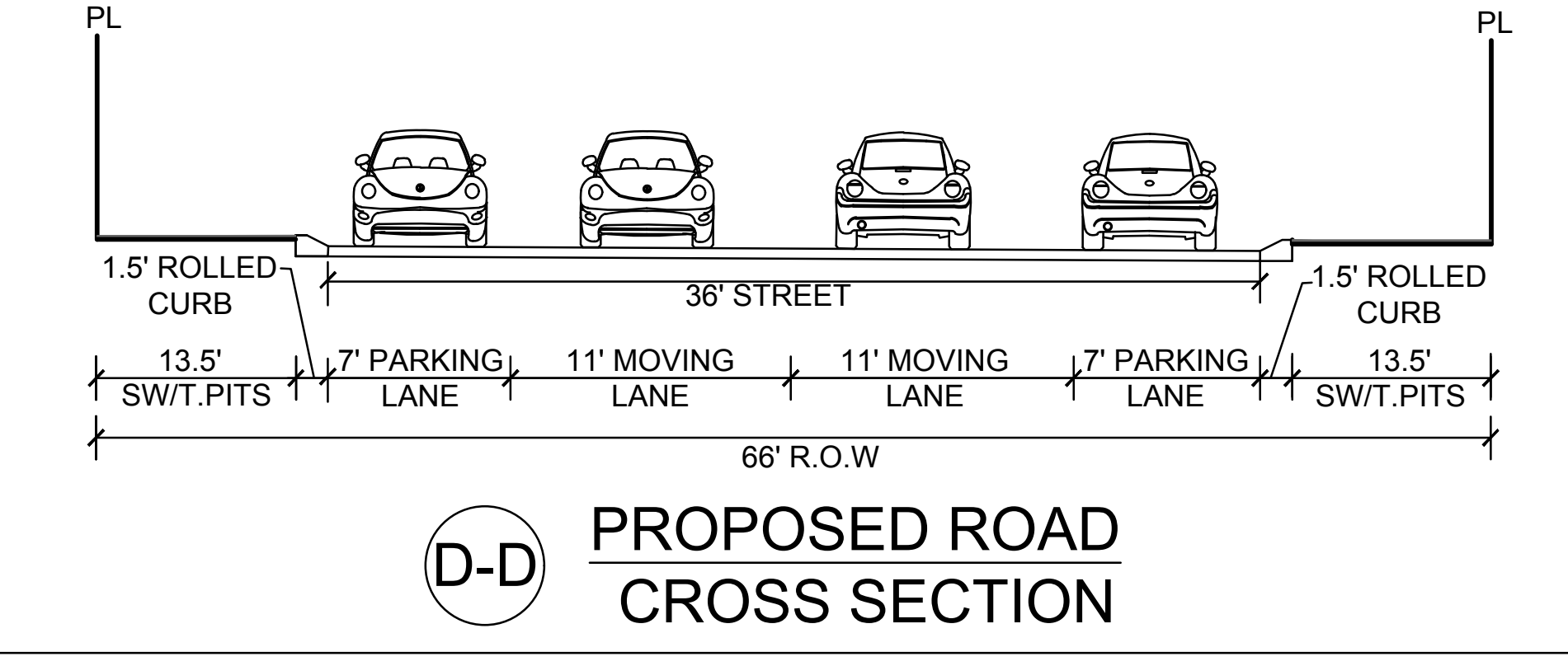
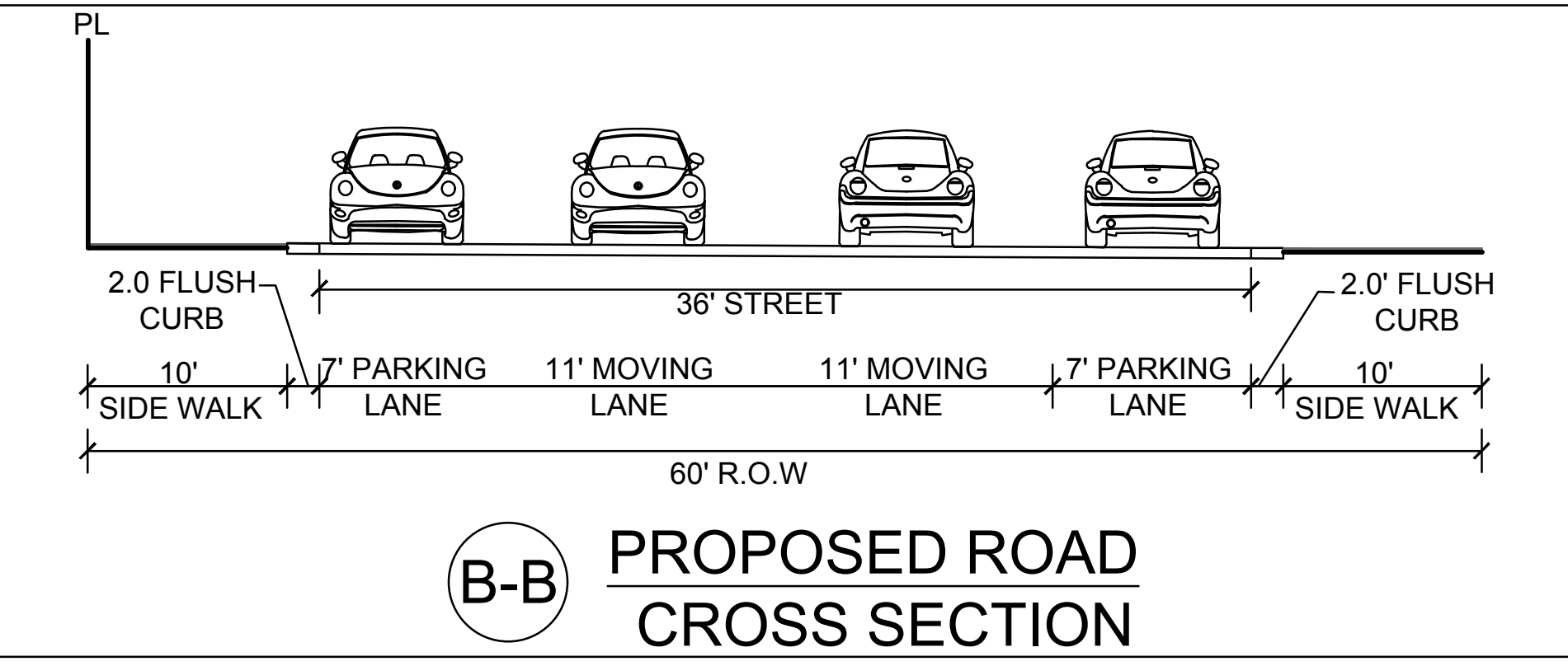
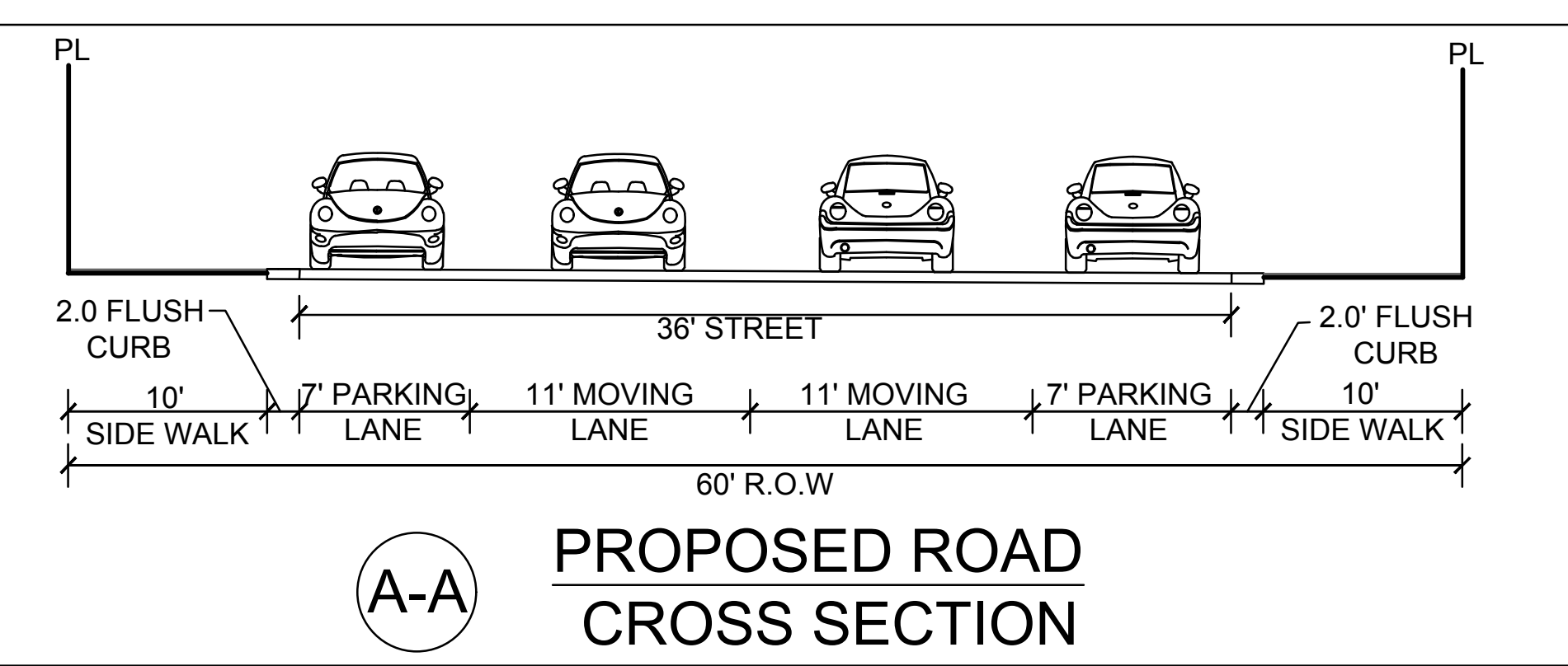
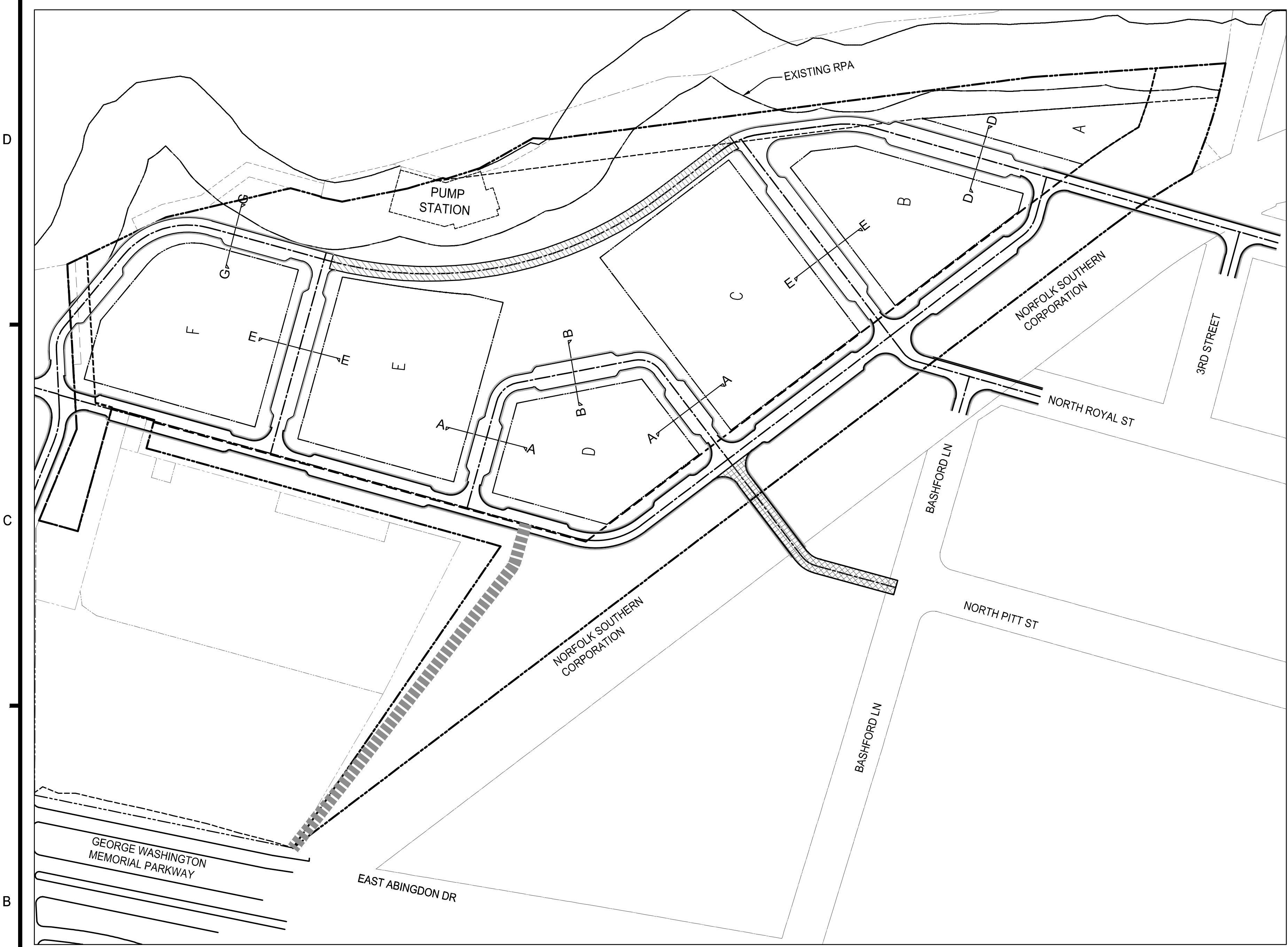
Project Name
 Potomac River Generating Station

Project Number
 09.9145.000

Scale
 See Drawings

Description
 OPEN SPACE & CIRCULATION PLAN

A200



NOTES:
 1. FINAL WIDTH AND CONFIGURATION WILL BE DETERMINED AS PART OF THIS CDD APPROVAL AND THE INFRASTRUCTURE DSUP.

LEGEND:
 T.PITS: TREE PITS
 R.O.W.: RIGHT OF WAY
 SW: SIDEWALK
 PL: PARCEL LINE
 L: LENGTH

PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION
	07-30-2021	FIRST SUBMISSION
	12-08-2021	SECOND SUBMISSION

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POTOMAC RIVER GENERATING STATION CONCEPTUAL DEVELOPMENT PLAN
 CITY OF ALEXANDRIA

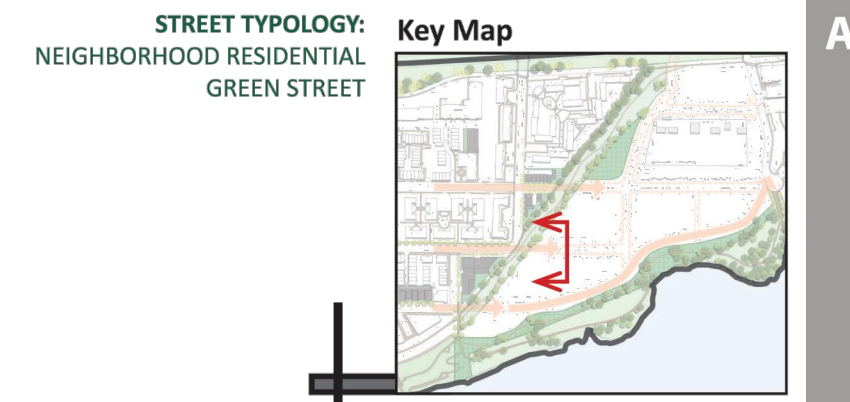
MARK	DATE	DESCRIPTION
1	07-30-2021	FIRST SUBMISSION
2	12-08-2021	SECOND SUBMISSION

PROJECT No.: 17005.003.00
 DRAWING No.: 110873
 DATE: 2021-06-15
 SCALE: JH
 DESIGN: JH
 DRAWN: MG
 CHECKED: KMW

SHEET TITLE:
STREET CROSS-SECTIONS

SHEET No.
C201

SECTION RSE-01: N. ROYAL STREET EXTENSION*



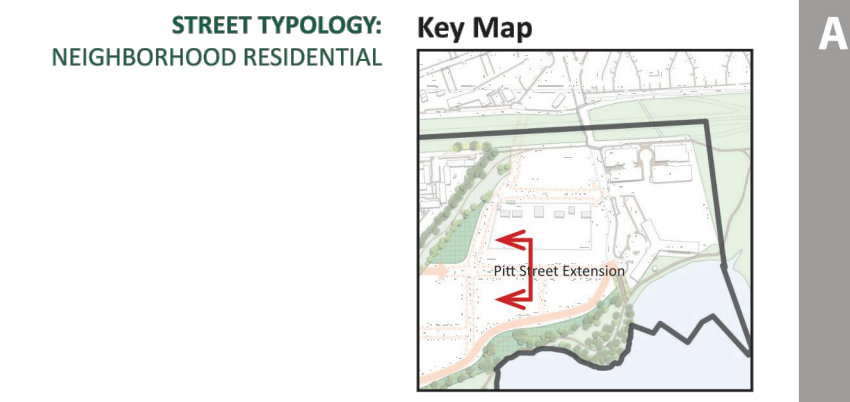
PROPOSED



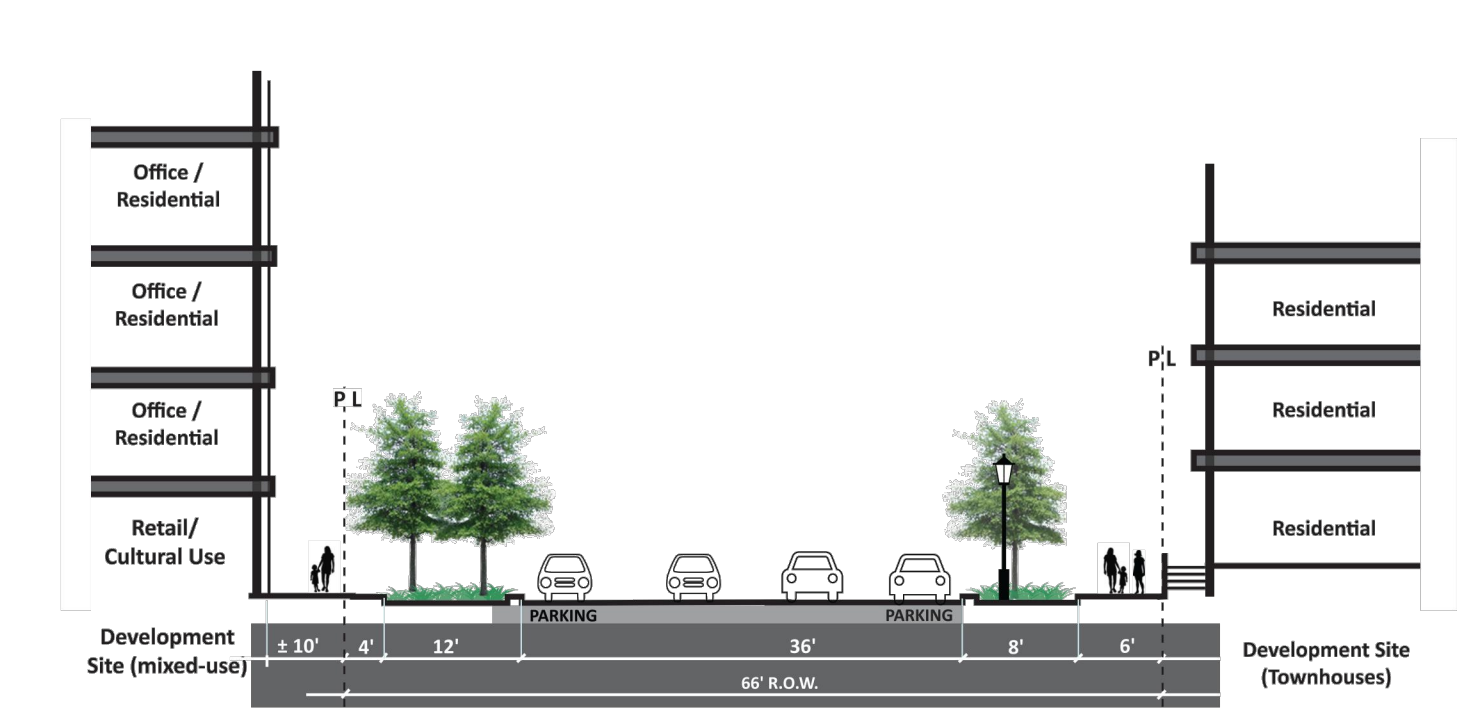
- NOTES**
1. Widen Sidewalk by Moving Curb
 2. Widen Sidewalk without Moving Curb
 3. **New/Improved Tree Wells**
 4. **New/Improved Landscape Strip**
 5. Remove Utility Poles
 6. **New Street Trees**
 7. Measures to Retain Existing Trees
 8. **Install Brick Sidewalk**
 9. Special Paving
 10. **Potential BMPs**
 11. Enhanced Planting
 12. Replacement Lighting
 13. **Curb Extensions at Intersections**

Note:
* Final width and configuration will be determined as part of the former power plant site CDD approval(s).
** Bicycle accommodation on Royal Street will be determined as part of the former power plant site CDD approval(s).

SECTION PSE-01: N. PITT STREET EXTENSION*



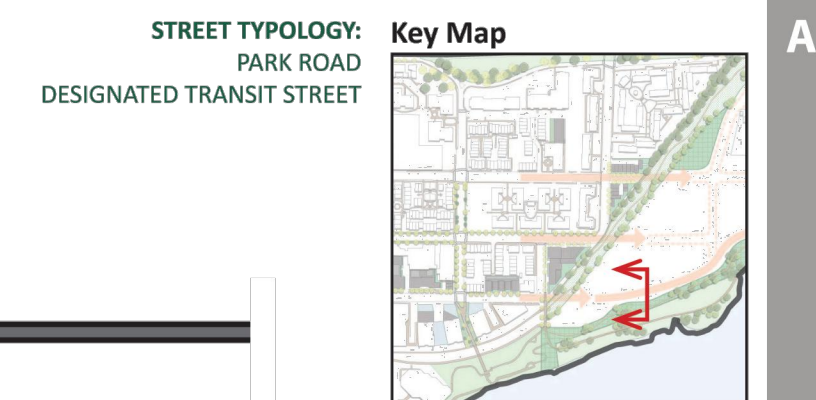
RECOMMENDED



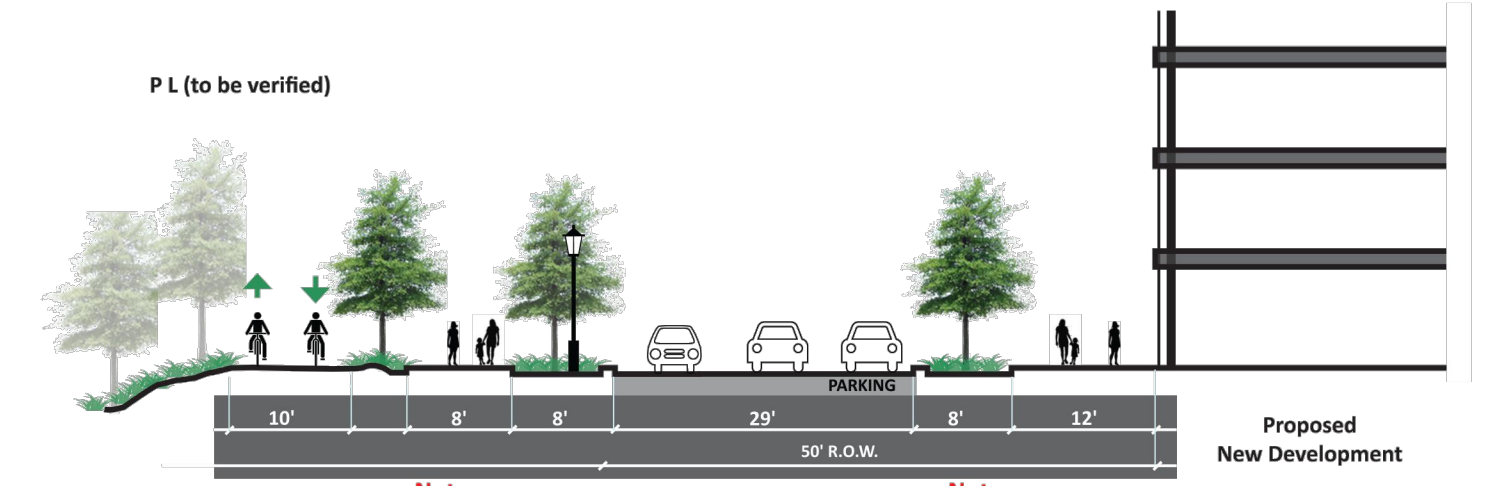
- NOTES**
1. Widen Sidewalk by Moving Curb
 2. Widen Sidewalk without Moving Curb
 3. **New/Improved Tree Wells**
 4. **New/Improved Landscape Strip**
 5. Remove Utility Poles
 6. **New Street Trees**
 7. Measures to Retain Existing Trees
 8. **Install Brick Sidewalk**
 9. Special Paving
 10. **Potential BMPs**
 11. Enhanced Planting
 12. Replacement Lighting
 13. **Curb Extensions at Intersections**

Note:
* Final width and configuration will be determined as part of the former power plant site CDD approval(s).

SECTION FAE-01: N. FAIRFAX STREET EXTENSION*



RECOMMENDED



- NOTES**
1. Widen Sidewalk by Moving Curb
 2. Widen Sidewalk without Moving Curb
 3. **New/Improved Tree Wells**
 4. **New/Improved Landscape Strip**
 5. Remove Utility Poles
 6. **New Street Trees**
 7. Measures to Retain Existing Trees
 8. **Install Brick Sidewalk**
 9. Special Paving
 10. **Potential BMPs**
 11. Enhanced Planting
 12. Replacement Lighting
 13. **Curb Extensions at Intersections**

Note:
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PROJECT No.: 17005.003.00
DRAWING No.: 110873
DATE: 2021-06-15
SCALE: JH
DESIGN: JH
DRAWN: MG
CHECKED: KMW

OLD TOWN NORTH DESIGN GUIDELINES

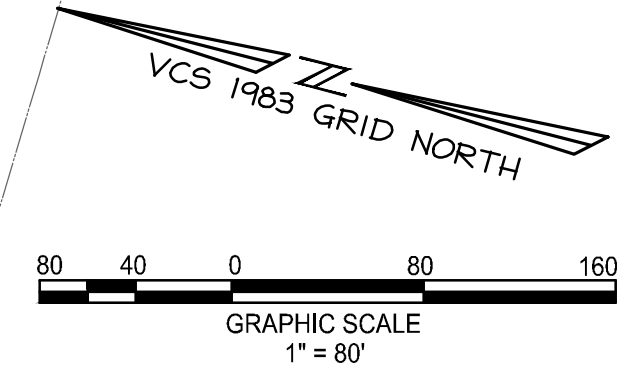
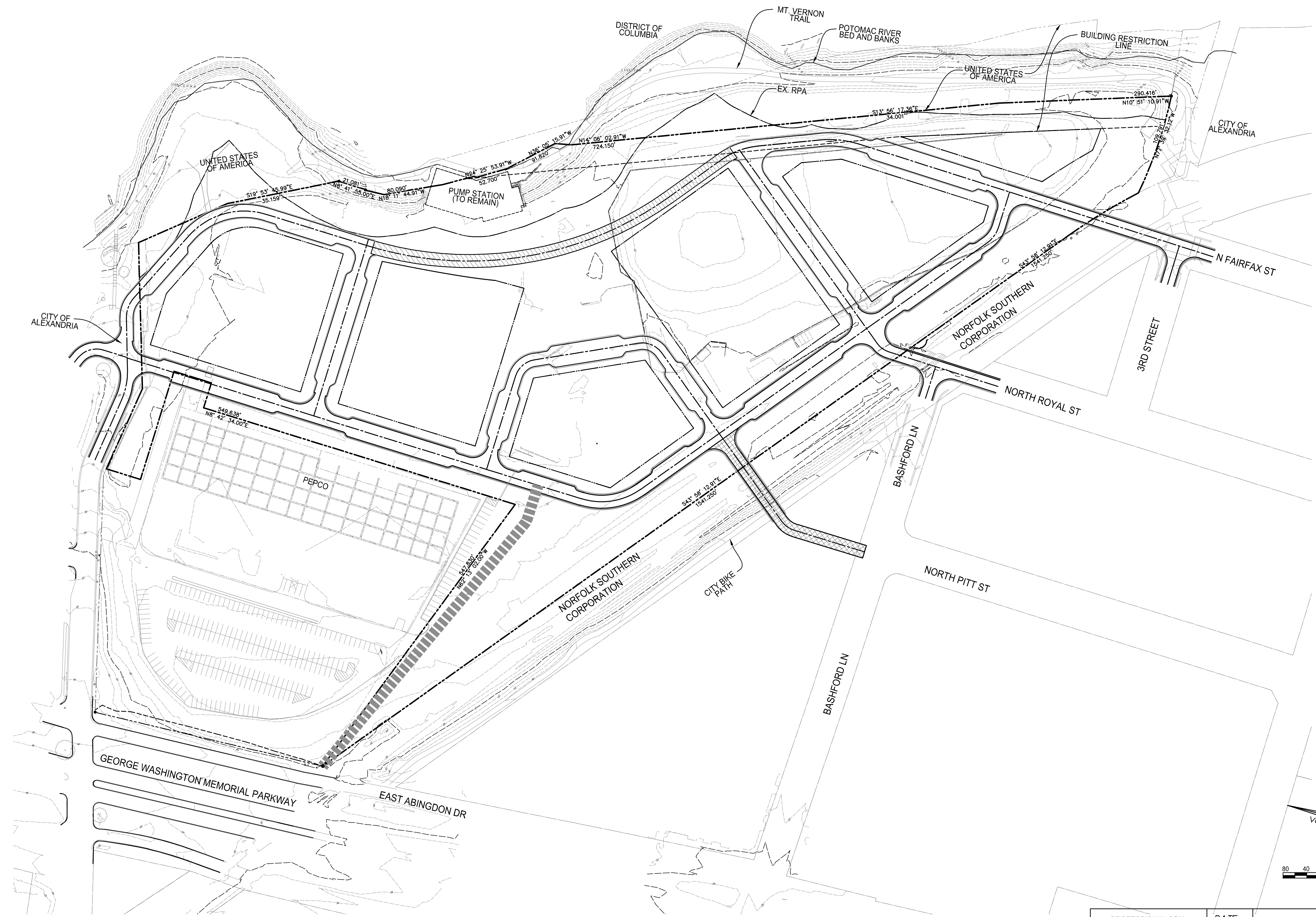
SHEET No. **C203**

PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION
	07-30-2021	FIRST SUBMISSION
	12-08-2021	SECOND SUBMISSION

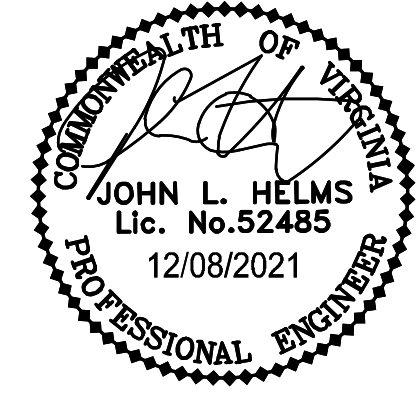
THIS SHEET IS FOR INFORMATION PROPOSES ONLY

1 2 3 4 5 6

D
C
B
A



NOTES:
1. 100- AND 500-YEAR FLOODPLAIN IS DEFINED BY 10' CONTOUR LINE.

PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION
	07-30-2021	FIRST SUBMISSION
	12-08-2021	SECOND SUBMISSION

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 DRAWING No.: 110873
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 SCALE: JH
 DRAWN: MG
 CHECKED: KMW

SHEET TITLE:
TOPOGRAPHY OVERLAY

SHEET No.
C204