POTOMAC RIVER GENERATING STATION
ALEXANDRIA, VIRGINIA

CONCEPTUAL DESIGN PLAN

VICINITY MAP
SCALE 1" = 350'
GENERAL NOTES:

- OPEN SPACE MEASUREMENTS ARE APPROXIMATE AND WILL BE FURTHER REFINED IN THE INFRASTRUCTURE DSUP
- REFER TO COMMENT RESPONSE NARRATIVE FOR SUGGESTED PROGRAMMING AND CHARACTER OF OPEN SPACE TO BE FURTHER DEVELOPED IN A FUTURE DSUP
- LOCATION OF PARKING AND LOADING FACILITIES WILL BE REFINED AS PART OF THE INFRASTRUCTURE AND SUBSEQUENT DSUPS
- EXACT LOCATION AND CHARACTER OF CONNECTIONS TO NATIONAL PARK SERVICE MOUNT VERNON TRAIL TO BE REFINED AS PART OF SUBSEQUENT DSUPS AND FURTHER COORDINATION WITH NATIONAL PARK SERVICE

NOTE 1: EXTENSION OF N. ROYAL STREET TO BE A "GREEN STREET" IN ACCORDANCE WITH THE OLD TOWN NORTH SMALL AREA PLAN

NOTE 2: POTENTIAL LOCATION OF MID-BLOCK ALLEYS ON BLOCKS C & E TO BE DEVELOPED IN THE BLOCK DSUP PROCESS

Linear Park

<table>
<thead>
<tr>
<th>Linear Park</th>
<th>Area (ac)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CS-4</td>
<td>1.00</td>
</tr>
<tr>
<td>CS-5</td>
<td>0.30</td>
</tr>
<tr>
<td>CS-6</td>
<td>0.40</td>
</tr>
<tr>
<td><strong>Total area (up to)</strong></td>
<td><strong>1.70</strong></td>
</tr>
</tbody>
</table>

Waterfront Park

<table>
<thead>
<tr>
<th>Waterfront Park</th>
<th>Area (ac)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CS-1</td>
<td>1.01</td>
</tr>
<tr>
<td>CS-2</td>
<td>1.92</td>
</tr>
<tr>
<td>CS-7</td>
<td>0.07</td>
</tr>
<tr>
<td><strong>Total area (up to)</strong></td>
<td><strong>3.05</strong></td>
</tr>
</tbody>
</table>

Potential Additional On-Site Open Space

<table>
<thead>
<tr>
<th>Potential Additional On-Site Open Space</th>
<th>Area (ac)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CS-3 Waterfront Plaza</td>
<td>0.70</td>
</tr>
<tr>
<td>CS-8</td>
<td>0.15</td>
</tr>
<tr>
<td>CS-9</td>
<td>0.04</td>
</tr>
<tr>
<td>CS-10</td>
<td>0.21</td>
</tr>
<tr>
<td><strong>Total area (up to)</strong></td>
<td><strong>0.40</strong></td>
</tr>
</tbody>
</table>

| **Total Open Space (ac)** | **4.70** |

Potential underground utilities are indicated in colors black, brown, or green. JPJ notes imprinted on the plan are to be interpreted in the context in which the notes are provided. Additional notes are provided on the project file.
NOTE:

1. GRADING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE DSUP INFRASTRUCTURE.
NOTE: SHARROWS TO OCCUR ALONG WITH THE MOVING LANE IN EITHER DIRECTION.
NOTES:

1. FINAL WIDTH AND CONFIGURATION OF SECTIONS WILL BE DETERMINED AS PART OF THE INFRASTRUCTURE AND SUBSEQUENT SURVEY.

LEGEND:

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

PROPOSED ROAD CROSS SECTION

- 11' MOVING LANE
- 11' MOVING LANE
- 7' PARKING LANE
- 7' PARKING LANE
- 36' STREET

PROPOSED WOONERF CROSS SECTION

- 11' MOVING LANE
- 11' MOVING LANE
- 7' PARKING LANE
- 66' R.O.W

POTENTIAL 9'-0'' TRAVEL LANES WITH ADDITIONAL WIDTH FOR EMERGENCY VEHICLE

OPEN SPACE VARES

PLAZA

PROPERTY LINE

PATH LOCATION AND WIDTH VARIES

LANDSCAPE - VARIES

MIN. 8' SW

MIN. 6' T. PITS

PROPERTY LINE

PATH LOCATION AND WIDTH VARIES

LANDSCAPE - VARIES

MIN. 8' SW

MIN. 6' T. PITS

OPEN SPACE VARES

PLAZA
SECTION PSE-01: H. ROYAL STREET EXTENSION

PROPOSES

NOTES
1. Water Tower by existing hydrant
2. Water Tower without existing hydrant
3. Water Tower by existing hydrant
4. New Proposed Fire Hydrant
5. New Proposed Landscape
6. New Proposed Utility
7. New Street Trees
8. Proposed to 100 feet of existing
9. Proposed to 50 feet of existing
10. Reuse of existing
11. Improved Planting
12. Proposed Planting
13. Sheet A
14. Sheet B

RECOMMENDED

NOTES
1. Water Tower by existing hydrant
2. Water Tower without existing hydrant
3. Water Tower by existing hydrant
4. New Proposed Fire Hydrant
5. New Proposed Landscape
6. New Proposed Utility
7. New Street Trees
8. Proposed to 100 feet of existing
9. Proposed to 50 feet of existing
10. Reuse of existing
11. Improved Planting
12. Proposed Planting
13. Sheet A
14. Sheet B

SECTION PSE-01: N. FITZ STREET EXTENSION

PROPOSES

NOTES
1. Water Tower by existing hydrant
2. Water Tower without existing hydrant
3. Water Tower by existing hydrant
4. New Proposed Fire Hydrant
5. New Proposed Landscape
6. New Proposed Utility
7. New Street Trees
8. Proposed to 100 feet of existing
9. Proposed to 50 feet of existing
10. Reuse of existing
11. Improved Planting
12. Proposed Planting
13. Sheet A
14. Sheet B

RECOMMENDED

NOTES
1. Water Tower by existing hydrant
2. Water Tower without existing hydrant
3. Water Tower by existing hydrant
4. New Proposed Fire Hydrant
5. New Proposed Landscape
6. New Proposed Utility
7. New Street Trees
8. Proposed to 100 feet of existing
9. Proposed to 50 feet of existing
10. Reuse of existing
11. Improved Planting
12. Proposed Planting
13. Sheet A
14. Sheet B

SECTION PSE-01: K. FAIRFAX STREET EXTENSION

PROPOSES

NOTES
1. Water Tower by existing hydrant
2. Water Tower without existing hydrant
3. Water Tower by existing hydrant
4. New Proposed Fire Hydrant
5. New Proposed Landscape
6. New Proposed Utility
7. New Street Trees
8. Proposed to 100 feet of existing
9. Proposed to 50 feet of existing
10. Reuse of existing
11. Improved Planting
12. Proposed Planting
13. Sheet A
14. Sheet B

RECOMMENDED

NOTES
1. Water Tower by existing hydrant
2. Water Tower without existing hydrant
3. Water Tower by existing hydrant
4. New Proposed Fire Hydrant
5. New Proposed Landscape
6. New Proposed Utility
7. New Street Trees
8. Proposed to 100 feet of existing
9. Proposed to 50 feet of existing
10. Reuse of existing
11. Improved Planting
12. Proposed Planting
13. Sheet A
14. Sheet B

THIS SHEET IS FOR INFORMATION PROPOSES ONLY
NOTES:

AND 500 YEAR FLOODPLAIN IS DEFINED BY 14' CONTOUR LINE.

1. 100 YEAR FLOODPLAIN IS DEFINED BY 10' CONTOUR LINE.
POTOMAC RIVER
BED AND BANKS

EX. RPA

PUMP STATION
(TO REMAIN)

3RD STREET
NORTH ROYAL ST
BASHFORD LN
NORTH PITT ST
BASHFORD LN

GEORGE WASHINGTON MEMORIAL PARKWAY

NORFOLK SOUTHERN
CORPORATION

EAST ABINGDON DR

MT. VERNON
TRAIL

BUILDING RESTRICTION
LINE

N FAIRFAX ST

UNITED STATES
OF AMERICA

PEPCO

CITY OF ALEXANDRIA

DISTRICT OF COLUMBIA

CITY BIKE
PATH

66.50'
PROPERTY LINES
R.O.W

58.83'
PROPERTY LINES
R.O.W

100.00'
PROPERTY LINES
R.O.W

66.50'
PROPERTY LINES
R.O.W

66.50'
PROPERTY LINES
R.O.W

POTENTIAL FUTURE CONNECTION TO NORTH PITT ST IS SUBJECT TO COOPERATION OF ABUTTING PROPERTY OWNERS. THE APPLICANT DOES NOT CONTROL THESE PARCELS.

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.

NOTES:

1. A TEMPORARY VEHICULAR/PEDESTRIAN ASPHALT PATH TO BE PROVIDED FOR THE WOONERF UNTIL THE FINAL CONDITION OF THE WOONERF IS COMPLETED WITH BLOCK E.

2. A TEMPORARY ASPHALT ROAD WILL BE PROVIDED FROM THE SPINE ROAD TO SLATERS LANE UNTIL BLOCKS E OR F ARE BUILT OUT.

3. OPEN SPACE ADJACENT TO BUILDINGS WILL BE DEVELOPED WITH THE BUILDING DSUP.