INFRASTRUCTURE DSP

CONCEPT II PLAN

PRGS REDEVELOPMENT

ALEXANDRIA, VIRGINIA

NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS BORDERED TO THE NORTH BY SLATERS LANE; TO THE SOUTH BY CITY OF ALEXANDRIA PROPERTY; TO THE EAST BY POTOMAC RIVER; AND TO THE WEST BY NORFOLK SOUTHERN CORPORATION. THE SITE IS CURRENTLY ZONED COORDINATED DEVELOPMENT DISTRICT (CDD #30).

THE EXISTING SITE IS FORMER POTOMAC RIVER GENERATING STATION.

THIS INFRASTRUCTURE PLAN PROVIDES THE PROPOSED STREET NETWORK AND SUPPORTING UTILITIES FOR THE ULTIMATE DEVELOPMENT. THE ROADS PROPOSED WITH THIS PROJECT INCLUDE NORTH FAIRFAX STREET (PRIVATE), PROPOSED ROAD A (PUBLIC),PROPOSED ROAD B (PRIVATE), PROPOSED ROAD C (PRIVATE) AND PROPOSED ROAD D (PRIVATE). THE PROPOSED UTILITIES INCLUDE STORM, WATER AND SANITARY. SOME OF THE EXISTING UTILITIES WILL REMAIN, AS SHOWN ON THIS PLAN. THE ULTIMATE SIDEWALKS AND STREETSCAPES WILL BE PROPOSED AND BUILT WITH THE DSUPS OF THE CORRESPONDING BLOCK THAT THE SIDEWALK FRONTS. THE EXISTING PUMP HOUSE AND GATE HOUSE WILL REMAIN. THE CONNECTION OF SLATERS LANE WITH PROPOSED ROAD A WILL BE RE-DESIGNED WITH THIS PLAN TO ALLOW FOR VEHICLES TO TURN RIGHT FROM SLATERS LANE TO PROPOSED ROAD A AND FOR VEHICLES TO TURN LEFT FROM PROPOSED ROAD A TO SLATERS LANE. A PEDESTRIAN CROSSING WILL ALSO BE PROVIDED AT THIS CONNECTION.

THE ULTIMATE BUILD OUT OF THIS SITE WILL INCLUDE MIXED-USE BUILDINGS (RETAIL, OFFICE, HOTEL, ARTS AND MULTIFAMILY). BLOCKS A, B AND C WILL BE IN ONE DSUP, BLOCK D IN A SEPARATE AND BLOCK E AND F WILL BE ONE DSUP AS WELL FOR THE DESIGN AND APPROVAL ASSOCIATED WITH THAT PORTION OF THE SITE.

ACCESS TO THE SITE WILL BE FROM FAIRFAX STREET.

IDSP APPLICATION

1. DEVELOPMENT SITE PLAN WITH PRELIMINARY SITE PLAN.
2. SUB APPLICATION WITH PRELIMINARY SUBDIVISION PLAT.

VICINITY MAP

SCALE 1"= 350'

VCS 1983 GRID NORTH

SHEET INDEX

C000	COVER SHEET
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C200A	TREE SCHEDULE
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C305	OVERALL SITE PLAN - OPTION II
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C312-C314	PRELIMINARY PAVEMENT MARKING AND SIGNAGE PLAN
C400-C403	GRADING PLAN
C500	CONTEXTUAL PLAN
C700-C701	STREET CROSS-SECTIONS
C800-C812	MANEUVERING STUDIES
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L001	COMPREHENSIVE OPEN SPACE PLAN
L002	OPEN SPACE PRECEDENTS
L003	WOONERF

PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION
COMMONWEALTH OF VIRGINIA JOHN L. HELMS Lic. No.52485 10/07/2022 PROFESSIONAL ENGINEER	10/07/2022	CONCEPT 2 SUBMISSION

APPLICANT

HRP POTOMAC, LLC
1199 N FAIRFAX ST.
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ALEXANDRIA, VA 22314
312 796-6564

ARCHITECT

GENSLER
2020 K STREET NW
WASHINGTON, D.C. 20006
202 721-5200

CIVIL ENGINEER

christopher consultants,ltd.
4035 RIDGE TOP RD
SUITE 601 FAIRFAX,
VIRGINIA 22030
703 273-6820

LANDSCAPE ARCHITECT

OJB LANDSCAPE ARCHITECTURE
ONE BOWDOIN SQUARE,
SUITE 801
BOSTON, MASSACHUSETTS 02114
857 233-5171

TRAFFIC ENGINEER

GOROVE SLADE
225 REINEKERS LANE
SUITE 750
ALEXANDRIA, VIRGINIA 22314
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SUSTAINABILITY CONSULTANT

SUSTAINABLE BUILDING PARTNERS
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FAIRFAX, VIRGINIA 22031
703 970-2890

ATTORNEY

WIRE GILL
700 N FAIRFAX ST
Suite 600
ALEXANDRIA, VA 22314
703 836-5757

APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET: C000

111,643

ZONING TABULATIONS

SITE ADDRESSES & TAX MAP NUMBERS:	045.01-01-05 (1300 N ROYAL ST.)
EXISTING ZONE:	CDD-30
PROPOSED ZONE:	CDD-30
SMALL AREA PLAN DISTRICT:	OLD TOWN NORTH
EXISTING SITE AREA:	821,848 S.F. OR 18.86704 AC. (AFTER SUBDIVISION)
EXISTING USE:	FORMER POTOMAC RIVER GENERATING STATION
PROPOSED USE:	RETAIL, OFFICE, HOTEL, ARTS AND MULTIFAMILY
PROPOSED SITE AREA:	821,848 S.F. OR 18.86704 AC.
APPROXIMATE TOTAL AREA DISTURBED:	821,848 S.F. OR 18.86704 AC. (AFTER SUBDIVISION)
OPEN SPACE PROVIDED: (GROUND LEVEL)	+/- 5.77 AC. OR 251,341 SF (REFER TO SHEET A3 FOR LOCATION OF OPEN SPACE)
PARKING REQUIRED:	N/A
PARKING PROVIDED:	N/A
EXISTING DAILY AVG. TRIPS:	0
PROPOSED DAILY AVG. TRIPS:	

Trip Generation Analysis – Proposed (without Mode Split Reductions)

Use	ITE Land Use Code	Amount	Units	AM Peak Hour	PM Peak Hour	ADT
General Office Building	710	865,235	Gross Floor Area	727	753	10,031
Multifamily Housing (High-Rise)	222	1,106	Dwelling Units	299	354	5,021
Supermarket	850	20,000	Gross Floor Area	57	179	1,877
Shopping Center	820	67,755	Gross Floor Area	64	258	2,558
Hotel	310	296	Rooms	136	175	2,365
Museum (Arts Space)	580	19,900	Gross Floor Area	6	4	70
			Total	1,289	1,723	21,922

TRIP GENERATION IS BASED ON A CONSERVATIVE DEVELOPMENT PROGRAM CONTAINED IN THE MULTIMODAL TRANSPORTATION STUDY, AND IS SUBJECT TO CHANGE AS BLOCK PLANS ARE FURTHER DEVELOPED

UTILITY CONTACTS:

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SPRINGFIELD, VA 22151
(703) 750-4289

DOMINION VIRGINIA POWER

MR. KEN HOLMES
907 WEST GLEBE ROAD.
ALEXANDRIA, VA 22305
(703) 838-2478

COMCAST CABLE

MR. GUSTAVO CATELLON
2707 WILSON BLVD.
ARLINGTON, VA 22201
(703) 926-0534

VERIZON

MR. STEVE H PURYEAR, SUPERVISOR-ENGINEERING
2980 FAIRVIEW PARK DRIVE, 6TH FLOOR
FALLS CHURCH, VA 22042
(703) 204-6072

VIRGINIA AMERICAN WATER COMPANY

STEVEN CHEN
2225 DUKE STREET
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(703) 706-3863

CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

301 KING STREET, ROOM 4100
ALEXANDRIA, VA 22314
(703) 746-4025

ABBREVIATIONS

APRX.	APPROXIMATE
BMP	BEST MANAGEMENT PRACTICE
CT	CONIFEROUS TREE
D.B.	DEED BOOK
DT	DECIDUOUS TREE
EX.	EXISTING
ESMT.	EASEMENT
FH	FIRE HYDRANT
HP	HIGH POINT
LOC.	LOCATION
LP	LOW POINT
MH	MANHOLE
PG.	PAGE
PROP.	PROPOSED
SAN	SANITARY
SD	STORM DRAIN
STM/STRM	STORM
SWM	STORMWATER MANAGEMENT
TBR	TO BE REMOVED
TBS	TO BE SAVED
TYP	TYPICAL
W/L	WATER LINE

SANITARY OUTFALL NARRATIVE:

PER MEMO TO INDUSTRY 06-14, THE OUTFALL ANALYSIS SHALL ANALYZE THE SEWER SYSTEM UNTIL THE SEWER TIES TO A 24" OR LARGER PIPE. THE PRGS SITE WILL TIE INTO THE EXISTING 18" SEWER MAIN RUNNING NORTH TO SOUTH ALONG FAIRFAX STREET. FROM THE INTERSECTION OF FAIRFAX STREET AND FIRST STREET, THE SEWER GOES EAST THEN TURNS TO MT VERNON TRAIL AND FOLLOWS MT VERNON TRAIL UNTIL IT CONNECTS TO THE 27" SEWER.

GREEN BUILDING NARRATIVE

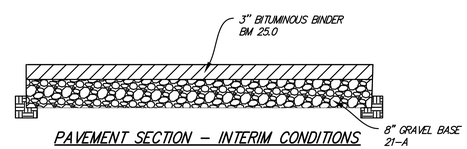
THE APPLICANT IS SUBMITTING A COORDINATED SUSTAINABILITY STRATEGY TO IMPLEMENT THE GREEN BUILDING REQUIREMENTS OF THE CDD.

GENERAL NOTES

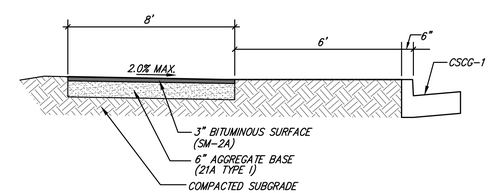
1. THE BOUNDARY SURVEY WAS PREPARED BY christopher consultants, Ltd. BETWEEN THE DATES OF JUNE 26 AND JULY 3, 2019.
2. THE TOPOGRAPHIC SURVEY WAS OBTAINED FROM christopher consultants, Ltd. BETWEEN THE DATES OF JUNE 26 AND AUGUST 21, 2019 AND UPDATED ON MAY 20, 2020 AND BETWEEN THE DATES OF JUNE 16 AND JUNE 18, 2020 AND ON JANUARY 27, 2021 AND BETWEEN THE DATES OF SEPTEMBER 14 AND NOVEMBER 17, 2021.
3. 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.
4. ANY POTENTIAL NEGATIVE IMPACT ON ADJOINING PROPERTIES BY THIS PROPOSED PROJECT WILL BE MITIGATED BY PROVIDING ADEQUATE PUBLIC INFRASTRUCTURE, MINIMIZING TRAFFIC IMPACTS AND PRESERVING THE RESOURCE PROTECTION AREA.
5. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MARINE CLAYS ON SITE.
6. TO THE BEST OF OUR KNOWLEDGE CONTAMINATED SOIL MAY BE ON SITE.
7. SITE IS NOT WITHIN A COMBINED SEWER.

LEGEND

- :PROP. PARKING SPACES
- :PROP. RIGHT-OF-WAY
- :PROP. ROAD CENTERLINE
- :PROP. BUILDING
- :PROP. CURBLESS CURB
- :PROP. CURB
- :PROP. EDGE OF PAVEMENT
- :PROP. WATER LINE
- :PROP. SANITARY
- :PROP. STORM
- :EX. PROPERTY LINE
- : EX. CONTOUR
- : EX. TREE LINE
- : EX. CURB & GUTTER
- : EX. FENCE
- : EX. LIGHT
- : EX. ELECTRIC
- : EX. WATERLINE
- : EX. STORM SEWER
- : EX. TELECOM
- : EX. SANITARY FORCE MAIN
- : EX. SANITARY SEWER
- : EX. STORM MANHOLE
- : EX. SANITARY MANHOLE



PAVEMENT SECTION – INTERIM CONDITIONS
NOT TO SCALE



TYPICAL SECTION
TEMPORARY ASPHALT SIDEWALK
NOT TO SCALE

NOTES:
1. ALL STREETS AND SIDEWALKS PROVIDED WITH THIS PLAN WILL BE BUILT IN AN INTERIM CONDITION AS NOTED IN THE PAVEMENT SECTION AND SIDEWALK DETAILS.
2. TOP COAT WILL NOT BE PROVIDED IN THE INTERIM CONDITION.
3. PAVEMENT SECTION SHOWN IS PER THE STANDARD DETAILS PROVIDED IN THE CITY OF ALEXANDRIA'S MEMO TO INDUSTRY #02-09.

APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
p 703.273.6820
9900 main st
suite 400
fairfax, va 22031
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
10/07/2022
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT
DSP
CONCEPT II PLAN
CITY OF ALEXANDRIA, VA

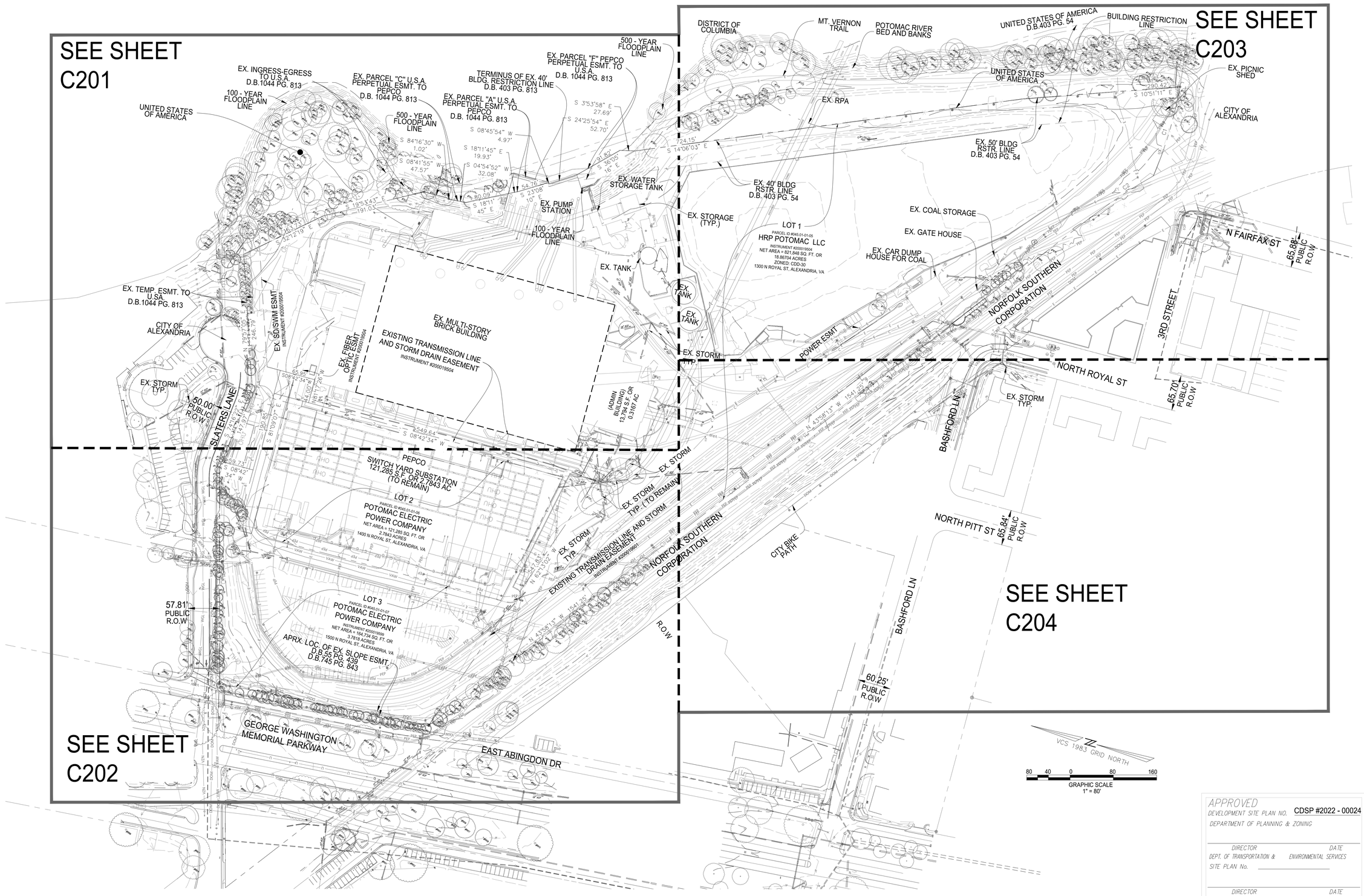
MARK	DATE	DESCRIPTION
1	10/07/2022	CONCEPT 2 SUBMISSION

PROJECT No.: 17005.004.03
DRAWING No.: 112003
DATE: 08-08-2022
DESIGN: JH
DRAWN: ##
CHECKED: KW

SHEET TITLE:
NOTES AND TABULATIONS

SHEET No.
C100

112003



NOTES

1. SEE SHEET C200A FOR TREE INVENTORY.
2. SEE SHEETS C201-C204 FOR TREE LOCATIONS.

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	723.28'	172.83'	13°41'27"	86.83'	N 79°45'12" W	172.42'
C2	1005.37'	139.73'	7°57'48"	69.98'	N 39°59'19" W	139.62'

APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024
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PROJECT No.: 17005.004.03
DRAWING No.: 112003
DATE: 08-08-2022
DESIGN: JH
DRAWN: ##
CHECKED: KW

SHEET TITLE:
OVERALL EXISTING CONDITIONS PLAN

SHEET No.
C200

112003

SCHEDULE OF TREES

Tree Tag #	Tree Description	Tree Tag #	Tree Description
5907	DT SZ16/36	7510	CT SZ8/11
6456	DT SZ14/14	7511	CT SZ15/27/MULTIPLE
6477	DT SZ9/12	7512	DT SZ18/13
6869	DT SZ17/20 TRIPLE SPLIT	7513	DT SZ18/12
7327	DT SZ18/11	7514	DT SZ10/6
7328	DT SZ13/12	7516	DT SZ15/24/MULTIPLE
7329	DT SZ15/10	7517	DT SZ12/12
7330	DT SZ20/28	7520	DT SZ10/9
7331	DT SZ25/24	7521	DT SZ48/24
7332	DT SZ15/22/TWIN	7522	DT SZ10/12
7333	DT SZ10/7	7524	DT SZ12/11
7334	DT SZ10/12	7525	DT SZ10/13
7335	CT SZ8/48/MULTIPLE	7526	DT SZ10/9
7336	CT SZ8/40/MULTIPLE	7527	CT SZ2/9
7337	CT SZ8/24/MULTIPLE	7528	CT SZ10/12
7338	CT SZ8/24/MULTIPLE	7529	DT SZ20/14
7339	CT SZ8/14/MULTIPLE	7530	DT SZ18/39
7340	DT SZ12/15	7531	DT SZ10/10
7341	CT SZ8/34/MULTIPLE	7532	DT SZ10/6
7342	DT SZ12/42	7533	DT SZ10/31
7343	DT SZ25/19	7534	DT SZ10/36
7344	DT SZ25/12	7535	DT SZ22/20
7345	DT SZ15/36	7536	DT SZ8/9
7346	DT SZ15/30	7537	DT SZ20/14
7347	DT SZ12/13	7538	DT SZ12/7
7348	DT SZ12/12	7539	DT SZ15/13
7349	DT SZ20/11	7540	DT SZ12/34
7350	DT SZ12/12	7541	DT SZ15/39/MULTIPLE
7351	DT SZ12/30/MULTIPLE	7542	DT SZ12/14
7352	DT SZ12/36/MULTIPLE	7543	DT SZ12/22
7353	DT SZ12/9	7544	DT SZ10/12
7354	DT SZ12/6	7545	DT SZ12/14
7355	DT SZ8/26/MULTIPLE	7546	DT SZ20/55/TWIN
7356	CT SZ15/16	7547	DT SZ8/11
7357	CT SZ10/12	7548	DT SZ12/11
7358	DT SZ6/9	7549	DT SZ8/6
7359	DT SZ8/6	7550	DT SZ15/13
7360	DT SZ10/7	7551	DT SZ15/19
7361	DT SZ25/12	7552	DT SZ10/13
7362	DT SZ30/60	7553	DT SZ15/9
7363	DT SZ12/30/MULTIPLE	7554	DT SZ20/25
7364	DT SZ12/12	7555	DT SZ15/25
7365	DT SZ20/18	7556	DT SZ8/11
7366	DT SZ8/8	7557	DT SZ15/13
7367	CT SZ15/30/TWIN	7558	DT SZ12/11
7368	CT SZ12/26	7559	DT SZ22/19
7369	DT SZ12/74/MULTIPLE	7560	DT SZ15/22
7370	CT SZ15/36	7561	DT SZ10/30
7371	DT SZ12/78	7562	DT SZ15/17
7372	DT SZ22/22	7563	DT SZ8/10
7373	DT SZ9/7	7564	DT SZ30/21
7374	DT SZ6/40/MULTIPLE	7565	DT SZ10/21
7375	DT SZ5/12/MULTIPLE	7566	DT SZ15/30
7376	DT SZ15/13	7567	DT SZ8/27
7377	DT SZ4/6	7568	DT SZ12/14
7378	DT SZ16/15	7569	CT SZ10/11
7379	DT SZ10/12	7570	DT SZ12/14
7380	DT SZ8/9	7571	DT SZ12/7
7381	DT SZ8/9	7572	DT SZ6/9
7382	DT SZ15/19	7573	DT SZ6/17
7383	DT SZ10/6	7574	DT SZ10/16/TWIN
7384	DT SZ10/9	7575	DT SZ25/9
7385	DT SZ25/24	7576	DT SZ12/21
7386	DT SZ25/19	7577	DT SZ8/19
7387	DT SZ22/21	7578	DT SZ10/14
7388	DT SZ10/15	7579	DT SZ10/7
7389	DT SZ5/12	7580	DT SZ8/10
7390	DT SZ8/10	7581	DT SZ12/12
7391	DT SZ15/9	7582	DT SZ25/26
7392	DT SZ15/12	7583	DT SZ12/16
7393	DT SZ12/9	7584	DT SZ14/36
7394	DT SZ15/24/TWIN	7585	DT SZ12/16
7395	DT SZ8/11	7586	DT SZ15/18
7396	DT SZ15/20	7587	DT SZ10/9
7397	DT SZ22/51	7588	CT SZ8/19
7398	CT SZ10/20/TWIN	7589	DT SZ6/11
7399	DT SZ10/8	7590	DT SZ12/19
7400	CT SZ10/16	7591	DT SZ8/15
		7592	DT SZ6/9

Tree Tag #	Tree Description	Tree Tag #	Tree Description	Tree Tag #	Tree Description	Tree Tag #	Tree Description
7593	DT SZ12/14	7828	CT SZ12/10	8422	DT SZ10/7	8850	CT SZ6/8
7594	DT SZ1/12	7829	DT SZ12/24	8424	DT SZ16/10	8851	CT SZ8/8
7597	DT SZ10/11	7830	DT SZ15/10	8425	DT SZ30/22 TRIPLE SPLIT	8852	CT SZ8/8
7598	DT SZ1/19	7831	DT SZ14/15	8426	DT SZ16/26 TRIPLE SPLIT	8853	CT SZ8/7
7599	DT SZ12/10	7832	DT SZ1/2	8427	DT SZ25/26 TRIPLE SPLIT	8854	CT SZ8/8
7600	DT SZ8/11	7833	DT SZ15/27	8428	DT SZ22/16 TRIPLE SPLIT	8855	CT SZ8/6
7702	DT SZ8/12	7834	DT SZ15/18	8429	DT SZ14/8	8856	CT SZ10/10
7703	DT SZ6/7	7835	DT SZ8/27/MULTIPLE	8430	DT SZ19/11	8857	CT SZ8/7
7704	DT SZ4/6	7836	DT SZ8/7	8431	DT SZ18/30 5 SPLIT	8858	CT SZ6/9
7705	DT SZ8/9	7837	CT SZ10/14	8432	DT SZ12/8 SPLIT	8859	CT SZ8/8
7706	CT SZ4/18	7838	DT SZ10/24/TWIN	8433	DT SZ10/22	8860	CT SZ8/10
7707	DT SZ10/7	7839	DT SZ12/7	8434	DT SZ14/8	8861	CT SZ10/8
7708	DT SZ8/14	7840	DT SZ10/15	8435	DT SZ15/11	8862	CT SZ10/10
7709	DT SZ25/33	7841	DT SZ10/8	8436	DT SZ9/7	8863	CT SZ8/9
7710	DT SZ20/24	7842	DT SZ10/13	8437	DT SZ10/6	8864	CT SZ10/9
7711	DT SZ20/40/TWIN	7843	DT SZ25/34	8438	DT SZ16/35 MANY SPLIT	8865	CT SZ6/10
7712	DT SZ22/12	7844	DT SZ12/11	8439	DT SZ12/9	8866	CT SZ6/7
7713	DT SZ35/82	7845	DT SZ4/48/TWIN	8440	DT SZ20/6	8867	CT SZ8/9
7714	DT SZ20/7	7846	DT SZ8/15	8441	DT SZ40/30/SPLIT	8868	CT SZ10/7
7715	DT SZ28/33	7847	DT SZ6/6	8442	DT SZ30/16	8869	CT SZ7/6
7718	CT SZ10/21/MULTIPLE	7848	DT SZ15/17	8443	DT SZ20/12	8870	CT SZ10/11
7719	DT SZ15/24/TWIN	7849	DT SZ12/26	8444	DT SZ15/22 MANY SPLIT	8871	CT SZ8/11
7720	DT SZ20/11	7850	DT SZ8/11	8445	DT SZ14/10 SPLIT	8872	CT SZ6/6
7721	DT SZ10/26	7851	DT SZ12/13	8446	DT SZ9/10 SPLIT	8873	CT SZ8/10
7722	DT SZ15/12	7852	DT SZ8/10	8447	DT SZ15/30 SPLIT	8874	CT SZ6/1
7723	DT SZ15/9	7853	DT SZ20/50/TWIN	8448	DT SZ11/7	8875	CT SZ8/8
7724	DT SZ20/19	7854	DT SZ12/15	8449	DT SZ14/12	8876	CT SZ7/8
7725	DT SZ6/7	7855	DT SZ15/13	8450	DT SZ13/14	8877	CT SZ8/10
7726	DT SZ15/9	7856	DT SZ15/9	8451	DT SZ10/8	8878	CT SZ10/15
7727	DT SZ12/12	7857	DT SZ10/12	8452	DT SZ18/20	8880	DT SZ21/18
7728	DT SZ25/15	7858	DT SZ10/10	8453	DT SZ16/18	8881	DT SZ23/20
7729	DT SZ18/10	7859	DT SZ10/9	8454	DT SZ11/13	8882	DT SZ19/25 SPLIT
7730	CT SZ8/10	7860	DT SZ10/11	8455	DT SZ17/15	8883	CT SZ12/8
7731	DT SZ22/17	7861	DT SZ12/38/MULTIPLE	8456	DT SZ14/9	8884	CT SZ14/8
7732	CT SZ8/12	7862	DT SZ12/33MULTIPLE	8457	DT SZ8/9	8885	DT SZ26/25
7733	CT SZ7/9	7863	DT SZ10/32/MULTIPLE	8458	DT SZ5/9	8886	DT SZ30/25
7734	CT SZ5/14	7864	DT SZ10/29/MULTIPLE	8459	DT SZ26/12	8887	DT SZ28/27
7735	CT SZ10/11	7865	DT SZ10/33/MULTIPLE	8460	DT SZ28/19	8888	DT SZ21/18
7736	CT SZ8/17	7866	DT SZ12/14	8461	DT SZ21/16	8890	DT SZ23/14
7737	CT SZ10/10	7867	DT SZ12/12	8462	DT SZ13/10	8891	DT SZ16/14
7738	CT SZ8/16	7868	DT SZ10/10	8463	DT SZ24/13	8892	DT SZ40/32
7739	CT SZ9/12	7869	DT SZ15/48	8464	DT SZ22/14 LAYING DOWN ALIVE	8893	DT SZ24/18
7740	CT SZ10/10	7870	DT SZ15/15	8465	DT SZ24/12 LAYING DOWN ALIVE	8894	DT SZ20/15
7741	DT SZ5/6	8237	DT SZ21/9	8466	DT SZ11/9	8895	DT SZ8/7
7742	CT SZ10/9	8238	DT SZ17/10	8467	DT SZ18/40 SPLIT	8896	DT SZ15/15 SPLIT
7743	CT SZ10/9	8239	DT SZ10/6	8468	DT SZ22/14	8897	DT SZ14/12
7744	CT SZ10/12	8240	DT SZ23/9	8469	DT SZ19/15 SPLIT	8898	CT SZ20/25 SPLIT
7745	CT SZ10/10	8241	DT SZ14/7	8470	DT SZ19/12	8899	DT SZ13/14
7746	CT SZ12/31	8242	DT SZ8/9	8471	DT SZ9/9	8900	DT SZ19/14
7747	CT SZ10/10	8243	DT SZ12/11	8472	DT SZ13/8	8901	DT SZ25/23
7748	CT SZ10/15	8244	DT SZ19/11	8473	DT SZ23/20 SPLIT	8902	DT SZ34/29
7749	CT SZ10/12	8245	DT SZ15/22 SPLIT	8474	DT SZ20/18	8903	DT SZ25/20
7750	CT SZ8/7	8246	DT SZ20/12	8475	DT SZ15/30 SPLIT	8904	DT SZ17/21
7751	CT SZ12/30/TWIN	8247	DT SZ12/7	8476	DT SZ24/22	8905	DT SZ10/12
7752	CT SZ10/15	8248	DT SZ11/9	8477	DT SZ21/17	8906	DT SZ15/15
7753	CT SZ10/19	8249	DT SZ30/21	8478	DT SZ30/15	8907	DT SZ19/18
7755	CT SZ12/11	8250	DT SZ18/14	8479	DT SZ15/14	8908	DT SZ15/18
7756	CT SZ8/16/TWIN	8251	DT SZ17/8	8480	DT SZ7/16	8910	DT SZ32/27
7757	CT SZ6/21/MULTIPLE	8252	DT SZ20/9	8481	DT SZ24/19	8911	DT SZ11/9
7758	CT SZ6/30/MULTIPLE	8253	DT SZ10/8	8482	DT SZ6/12	8912	DT SZ16/8
7759	DT SZ8/34/MULTIPLE	8254	DT SZ22/11	8483	DT SZ14/13	8913	DT SZ14/10
7760	CT SZ8/9	8255	DT SZ25/20 SLPIT	8484	DT SZ8/10	8914	DT SZ9/12
7761	CT SZ6/7	8256	DT SZ12/7	8485	DT SZ11/9	8915	DT SZ19/21
7762	CT SZ8/6	8257	DT SZ9/7	8486	DT SZ12/12	8916	DT SZ23/19
7763	CT SZ6/9	8258	DT SZ10/6	8487	DT SZ14/13	8917	DT SZ10/7
7764	CT SZ8/6	8259	DT SZ19/8	8488	DT SZ10/15	8918	DT SZ9/7
7765	CT SZ6/6	8260	DT SZ28/25 4 WAY SPLIT	8489	DT SZ20/18	8919	DT SZ18/12
7766	CT SZ6/7	8261	DT SZ12/14 SPLIT	8490	DT SZ11/12	8920	DT SZ11/19 SPLIT
7767	CT SZ6/6	8262	DT SZ13/16	8491	DT SZ9/14	8921	DT SZ11/19 MULTI SPLIT
7768	CT SZ6/7	8263	DT SZ14/16 SPLIT	8492	DT SZ19/18	8922	CT SZ10/10
7769	CT SZ6/6	8264	DT SZ14/11	8493	DT SZ19/14	8923	CT SZ13/16 SPLIT
7770	CT SZ6/7	8265	DT SZ8/6	8494	DT SZ14/18	8924	CT SZ9/15
7771	CT SZ6/7	8266	DT SZ23/16	8495	DT SZ10/20	8925	CT SZ11/18
7772	CT SZ6/7	8267	DT SZ11/7	8496	DT SZ22/21 SPLIT	8926	DT SZ8/12
7773	CT SZ6/6	8268	DT SZ23/19	8497	DT SZ13/18	8927	DT SZ8/19 3 SPLIT DEAD
7774	CT SZ8/13/MULTIPLE	8269	DT SZ20/12	8498	DT SZ13/12	8928	DT SZ14/11
7775	CT SZ8/7	8270	DT SZ17/11	8499	DT SZ11/17	8929	DT SZ13/12
7776	DT SZ15/12	8271	DT SZ26/14	8500	DT SZ16/15 SPLIT	8930	DT SZ10/14
7777	CT SZ12/22	8272	DT SZ11/7	8801	DT SZ30/24	8931	DT SZ9/8
7778	CT SZ10/12	8273	DT SZ11/7	8802	DT SZ45/30	8932	DT SZ7/8
7779	DT SZ12/55/MULTIPLE	8274	DT SZ7/9	8803	DT SZ18/12	8933	DT SZ9/14
7780	DT SZ10/47/MULTIPLE	8275	DT SZ7/7	8804	DT SZ14/12	8934	DT SZ18/8
7781	DT SZ10/48/MULTIPLE	8276	DT SZ16/15	8805	DT SZ13/12	8935	DT SZ12/8
7782	DT SZ12/53/MULTIPLE	8277	DT SZ20/8	8806	DT SZ12/9	8937	DT SZ11/18
7783	DT SZ12/48/MULTIPLE	8278	DT SZ13/8	8807	DT SZ14/14	8938	DT SZ22/21
7784	DT SZ12/56/MULTIPLE	8279	DT SZ10/8	8808	CT SZ8/14	8939	DT SZ11/10
7785	DT SZ10/42/MULTIPLE	8280	DT SZ9/8	8809	CT SZ8/18 SPLIT	8940	DT SZ19/10
7786	DT SZ10/39/MULTIPLE	8281	DT SZ8/6	8810	CT SZ8/14 SPLIT	8942	DT SZ32/38
7787	DT SZ12/54/MULTIPLE	8282	DT SZ12/10	8811	CT SZ6/10	8943	DT SZ12/11
7788	DT SZ12/50/MULTIPLE	8283	DT SZ24/16	8812	CT SZ8/16 SPLIT	8944	DT SZ18/11 SPLIT
7789	DT SZ12/52/MULTIPLE	8284	DT SZ11/9	8813	CT SZ11/14	8945	DT SZ24/30 SPLIT
7790	DT SZ10/36/MULTIPLE	8285	DT SZ14/7	8814	CT SZ9/9	8946	DT SZ11/6
7791	DT SZ10/38/MULTIPLE	8286	DT SZ17/13	8815	DT SZ14/12	8947	DT SZ12/6
7792	DT SZ10/38/MULTIPLE	8287	DT SZ16/7	8816	CT SZ10/18	8948	DT SZ33/22
7793	DT SZ10/46/MULTIPLE	8288	DT SZ11/6	8817	CT SZ12/18 SPLIT	8949	DT SZ21/16
7794	DT SZ12/55/MULTIPLE	8289	DT SZ10/8	8818	CT SZ11/9	8951	DT SZ19/20
7795	CT SZ6/13	8290	DT SZ10/6	8819	CT SZ10/7	8952	DT SZ10/9
7796	CT SZ4/6	8291	DT SZ23/14	8820	CT SZ13/12	8953	DT SZ12/12
7797	CT SZ6/8	8292	DT SZ15/30 SPLIT	8821	CT SZ9/11	8954	DT SZ13/10
7798	CT SZ12/10	8293	DT SZ19/17	8822	CT SZ6/15	8955	DT SZ13/14
7801	DT SZ12/63/MULTIPLE	8294	DT SZ17/6	8823	DT SZ8/14	8956	DT SZ12/8
7802	DT SZ10/44/MULTIPLE	8295	DT SZ16/16	8824	DT SZ43/28	8957	DT SZ13/7
7803	DT SZ12/40/MULTIPLE	8296	DT SZ14/6	8825	DT SZ19/17	8958	DT SZ34/35
7804	DT SZ12/51/MULTIPLE	8297	DT SZ11/6	8826	DT SZ20/22	8959	DT SZ25/24
7805	DT SZ12/55/MULTIPLE	8298	DT SZ8/11	8827	DT SZ9/6	8960	DT SZ18/24
7806	DT SZ12/45/MULTIPLE	8299	DT SZ25/12	8828	DT SZ25/24	8961	DT SZ25/27
7807	DT SZ12/42/MULTIPLE	8300	DT SZ11/7	8829	DT SZ19/17	8962	DT SZ23/19
7808	DT SZ12/54/MULTIPLE	8401	DT SZ12/12	8830	DT SZ16/16	8963	DT SZ14/9
7809	DT SZ12/53/MULTIPLE	8402	DT SZ13/15	8831	DT SZ34/24	8964	DT SZ15/9
7810	CT SZ10/18	8404	DT SZ11/12	8832	DT SZ14/11	8965	DT SZ15/11
7811	CT SZ12/12	8405	DT SZ8/12	8833	DT SZ24/15	8966	DT SZ15/9
7812	CT SZ10/7	8406	DT SZ23/16	8834	DT SZ23/27 SPLIT	8967	DT SZ21/24
7813	CT SZ10/12	8407	DT SZ18/16	8835	CT SZ8/23 SPLIT	8968	DT SZ30/22
7814	CT SZ10/9	8408	DT SZ20/15	8836	CT SZ8/13	8969	DT SZ15/9
7815	CT SZ15/14	8409	DT SZ16/19	8837	CT SZ9/6	8970	DT SZ13/12
7816	DT SZ25/18	8410	DT SZ17/11	8838	CT SZ10/11 SPLIT	8971	DT SZ19/12
7817	DT SZ20/15	8411	DT SZ24/22 TRIPLE SPLIT	8839	CT SZ11/8	8972	DT SZ15/11
7818	DT SZ12/10	8412	DT SZ21/19	8840	CT SZ11/10	8973	DT SZ14/12
7819	DT SZ12/21	8413	DT SZ20/10 TRIPLE SPLIT	8841	CT SZ10/6	8974	DT SZ19/16
7820	DT SZ10/19/MULTIPLE	8414	DT SZ14/9	8842	CT SZ12/10	8975	DT SZ14/30 MULTSPLIT
7821	DT SZ20/47/MULTIPLE	8415	DT SZ13/9	8843	CT SZ10/9	8976	DT SZ14/16
7822	DT SZ15/39/MULTIPLE	8416	DT SZ18/13	8844	CT SZ11/9		
7823	DT SZ12/41/MULTIPLE	8417	DT SZ20/12	8845	CT SZ12/10		
7824	DT SZ6/7	8418	DT SZ12/12 SPLIT	8846	CT SZ10/10		
7825	DT SZ12/7	8419	DT SZ20/14 SPLIT	8847	CT SZ10/6		
7826	DT SZ4/24	8420	DT SZ20/12	8848	CT SZ10/10		
7827	DT SZ10/11	8421	DT SZ17/11	8849	CT SZ8/10		

NOTES

1. SEE SHEETS C201-C204 FOR TREE LOCATIONS.

TREE LEGEND

DECIDUOUS TREE

CONIFEROUS TREE

BUSH

#1234 ALUMINUM TREE TAG NUMBER

DT DECIDUOUS TREE

CT CONIFEROUS TREE

CT SZ 15/7 — TRUNK SIZE (DIAMETER IN INCHES); TREE COVER (RADIUS IN FEET); TREE TYPE

APPROVED

DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No.

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CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
10/07/2022
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

STORMWATER MASTERPLAN CONCEPT II PLAN

CITY OF ALEXANDRIA, VA

MARK	DATE	DESCRIPTION
1	10/07/2022	CONCEPT 2 SUBMISSION

PROJECT No.: 17005.004.03
DRAWING No.: 112003
DATE: 08-08-2022
DESIGN:
DRAWN: MG
CHECKED: JH

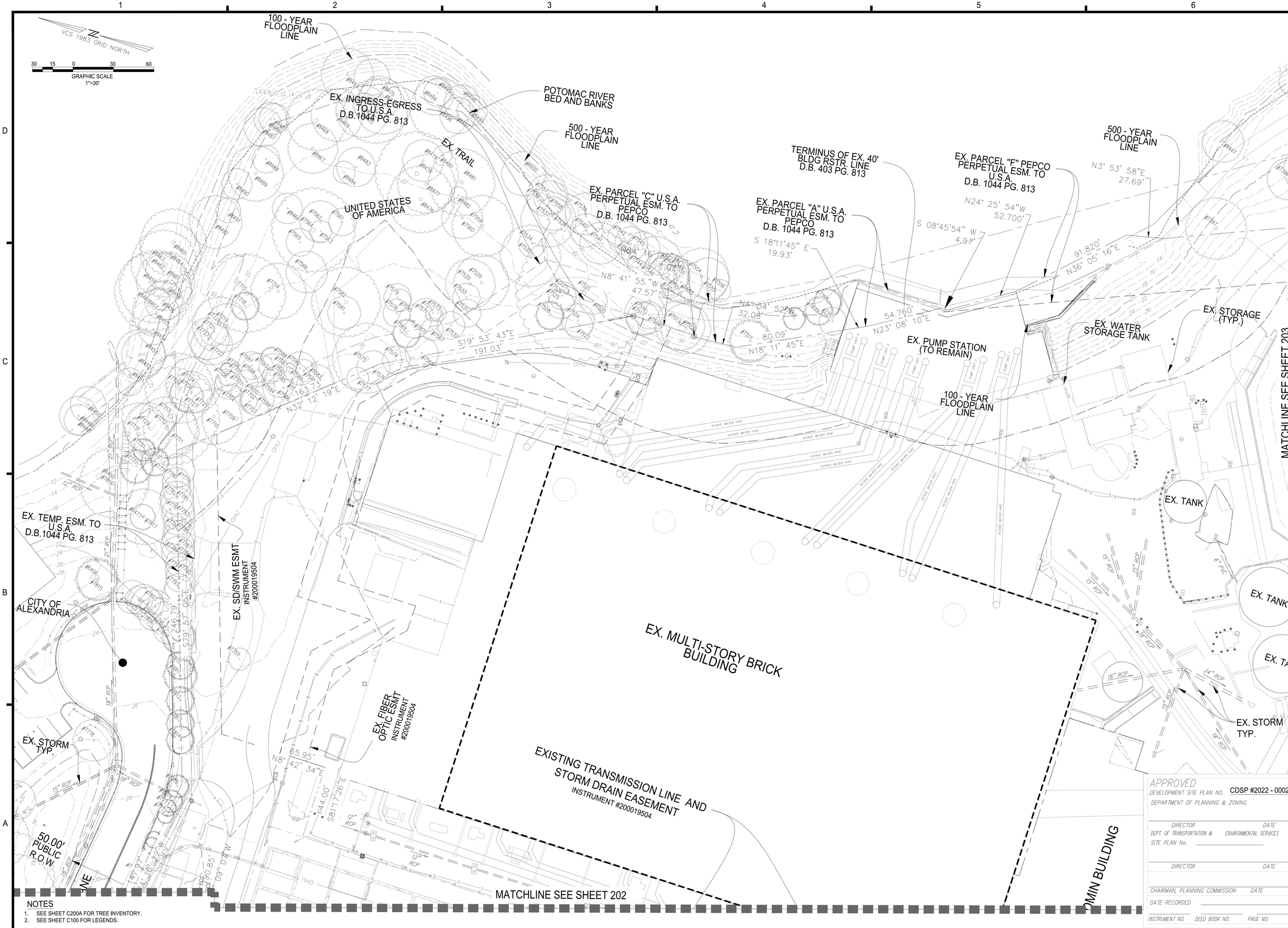
SHEET TITLE:

TREE SCHEDULE

SHEET No.

C200A

112003



NOTES
1. SEE SHEET C200A FOR TREE INVENTORY.
2. SEE SHEET C100 FOR LEGENDS.

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DSP
CONCEPT II PLAN
CITY OF ALEXANDRIA, VA

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DATE: 08-08-2022
DESIGN: JH
DRAWN: MG
CHECKED: KW

SHEET TITLE:
EXISTING CONDITIONS PLAN

SHEET No.
C201

112003

MATCHLINE SEE SHEET 201

PEPCO
SWITCH YARD SUBSTATION
121,285 S.F. OR 2.7843 AC
(TO REMAIN)

LOT 2
PARCEL ID #045.01-01-06
POTOMAC ELECTRIC
POWER COMPANY
NET AREA = 121,285 SQ. FT. OR 2.7843 ACRES
1400 N ROYAL ST, ALEXANDRIA, VA

LOT 3
PARCEL ID #045.01-01-07
POTOMAC ELECTRIC
POWER COMPANY
INSTRUMENT #200019699
NET AREA = 164,734 SQ. FT. OR 3.7818 ACRES
1500 N ROYAL ST, ALEXANDRIA, VA

SLATERS LANE

59.73'
N8° 42' 34"E

43.87'

57.87'
PUBLIC
R.O.W

225.85'
R.O.W

GEORGE WASHINGTON MEMORIAL PARKWAY

APRX. LOC. OF EX. SLOPE ESM.
D.B.55 PG. 439
D.B.745 PG. 843

EAST ABINGDON DR

EXISTING EASEMENT TRANSMISSION LINE
AND STORM DRAIN
INSTRUMENT #000024512

EX. STORM
TYP.

EX. STORM

NORFOLK SOUTHERN

N62° 13' 02"E
547.83'

S43° 56' 13"W
1541.25'

100.00'
R.O.W

MATCHLINE SEE SHEET 204

VCS 1983 GRID NORTH

GRAPHIC SCALE
1"=30'

NOTES

1. SEE SHEET C200A FOR TREE INVENTORY.
2. SEE SHEET C100 FOR LEGENDS.

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CHECKED: KW

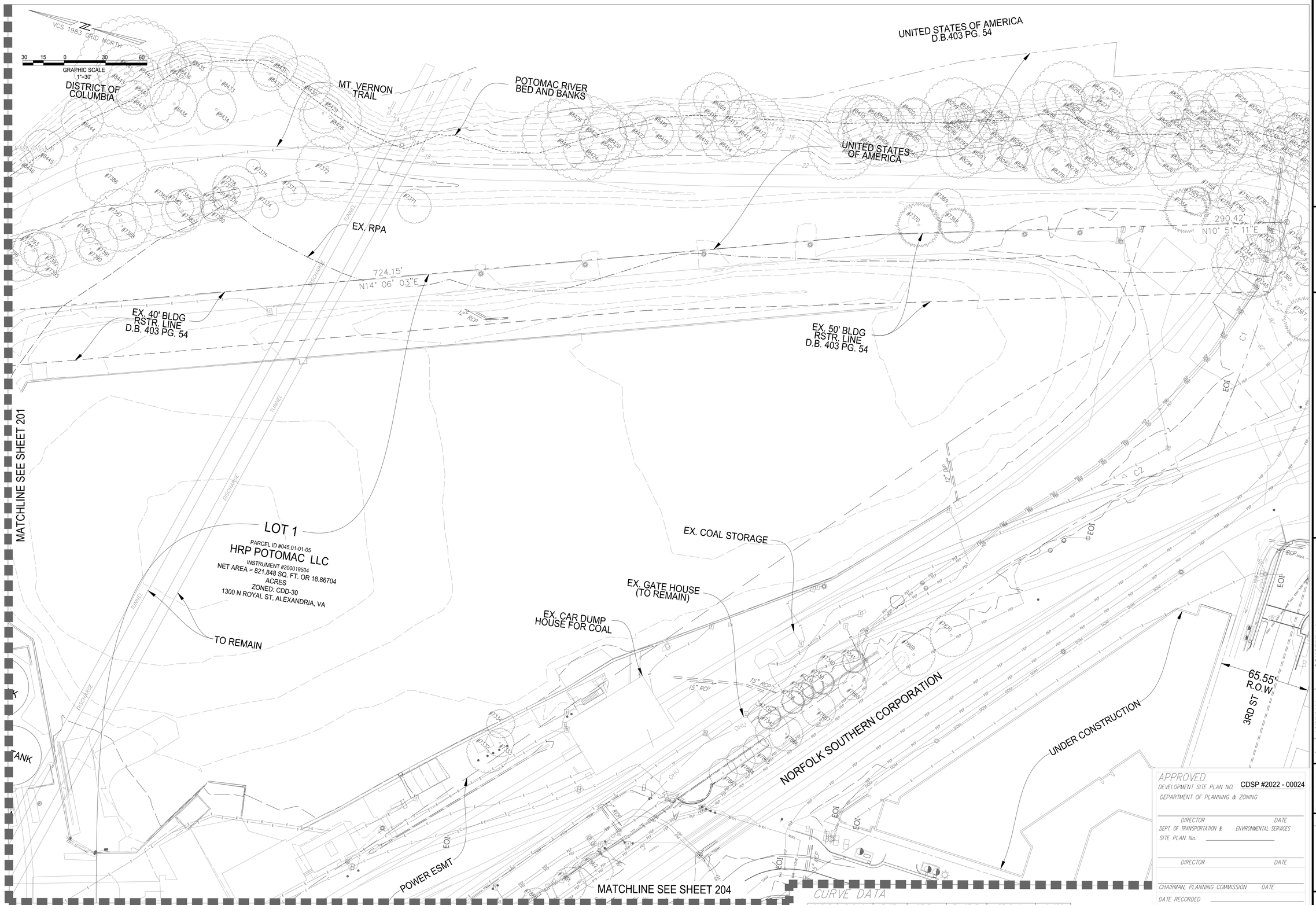
SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET No.

C202

112003



NOTES

1. SEE SHEET C200A FOR TREE INVENTORY.
2. SEE SHEET C100 FOR LEGENDS.

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	723.28'	172.83'	13°41'27"	86.83'	N 79°45'12" W	172.42'
C2	1005.37'	139.73'	7°57'48"	69.98'	N 39°59'19" W	139.62'

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SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET No.

C203

112003

MATCHLINE SEE SHEET 203

NORFOLK SOUTHERN CORPORATION

UNDER CONSTRUCTION

65.55' R.O.W.

3RD ST

POWER ESMT

EX. STORM TYP.

NORTH ROYAL ST

EX. STORM TYP.

65.70' PUBLIC R.O.W

43.58'

BASHFORD LN

MATCHLINE SEE SHEET 202

S43° 58' 13"W 1541.25'

CITY BIKE PATH

NORTH PITT ST

65.84' PUBLIC R.O.W

VCS 1983 GRID NORTH

30 15 0 30 60

GRAPHIC SCALE 1"=30'

NOTES

1. SEE SHEET C200A FOR TREE INVENTORY.
2. SEE SHEET C100 FOR LEGENDS.

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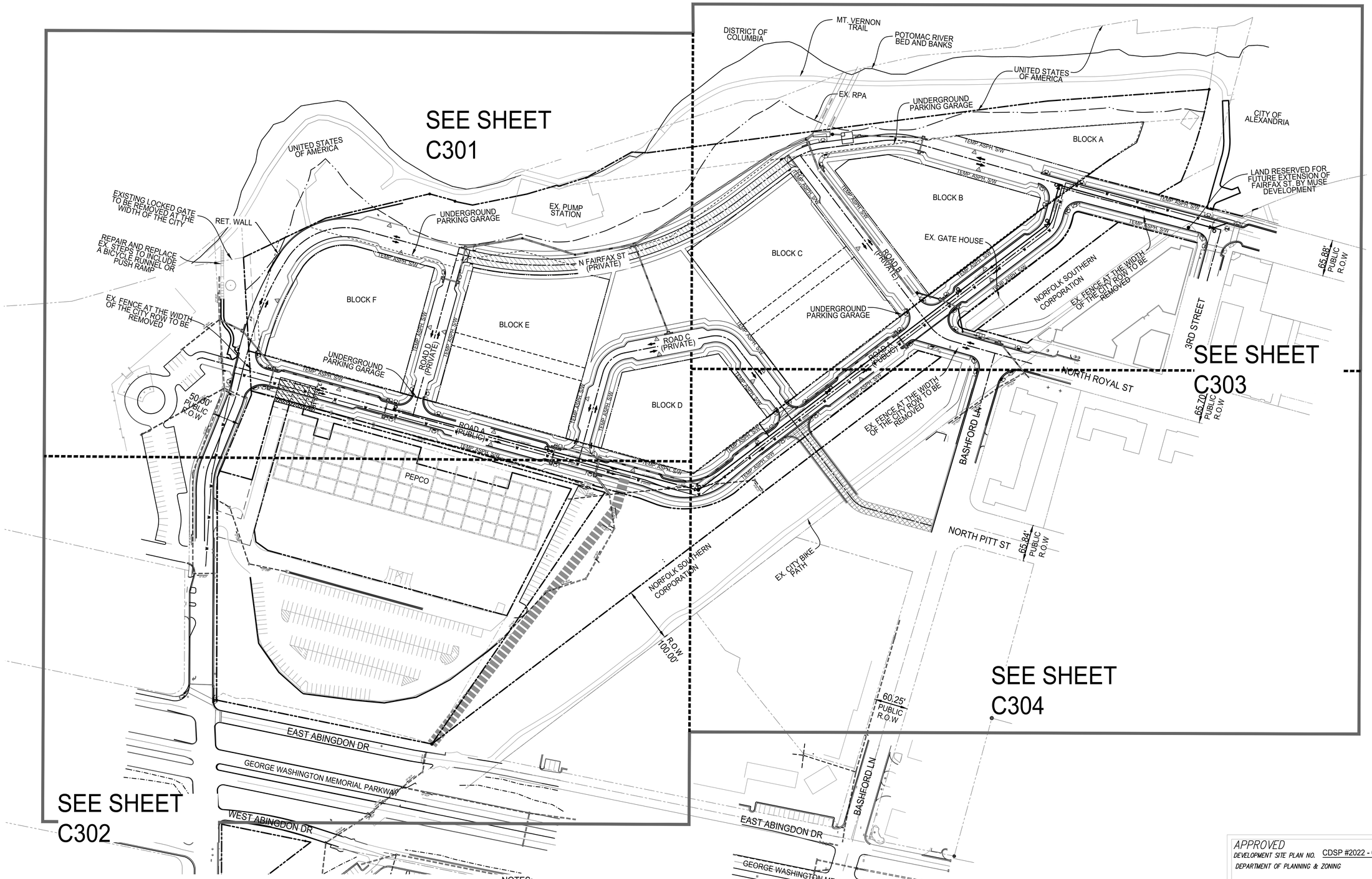
SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET No.

C204

112003



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.

TO BE CONVEYED TO HRP POTOMAC LLC AS PART OF SEPARATE RESUBDIVISION

THIS PORTION OF THE ROADWAY THAT IS ACQUIRED FROM PEPCO IN THIS SMALL AREA IS INTENDED TO BE CONVEYED TO THE CITY AS PART OF THE DEDICATION OF ROAD A.

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. SEE SHEET C100 FOR LEGENDS.
2. BASHFORD LANE SUBJECT TO COORDINATION WITH NPS AND VISSIM.
3. CURB CUTS FOR LOADING DOCKS ENTRANCES AND ALLEYS WILL BE FURTHER EXPANDED WITH BLOCK DSUPs.
4. CURB CUTS ARE NOT PROPOSED FOR ROAD A OR FOR NORTH FAIRFAX STREET, EXCEPT IMMEDIATELY ADJACENT TO BLOCK A. CURB CUTS WILL BE PROVIDED WITH BLOCK DSUPs.
5. SEE SHEET C310 - C311 FOR DIMENSIONS.
6. SIDEWALK ON EAST SIDE OF THE WOONERF IS SUBJECT TO FINALIZATION OF WATERFRONT PARK.
7. ADJUSTMENT OF TRAIL IS SUBJECT TO COORDINATION WITH NORFOLK SOUTHERN.
8. SEE SHEET A900 FOR PHASING PLANS.
9. ALL GROUND LEVEL OPEN SPACE WITHIN THE CDD AREA IS PRIVATE WITH A PARK AND RECREATION EASEMENT OR PUBLIC ACCESS EASEMENT.

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DRAWING No.: 112003
DATE: 08-08-2022
DESIGN: JH
DRAWN: MG
CHECKED: KW

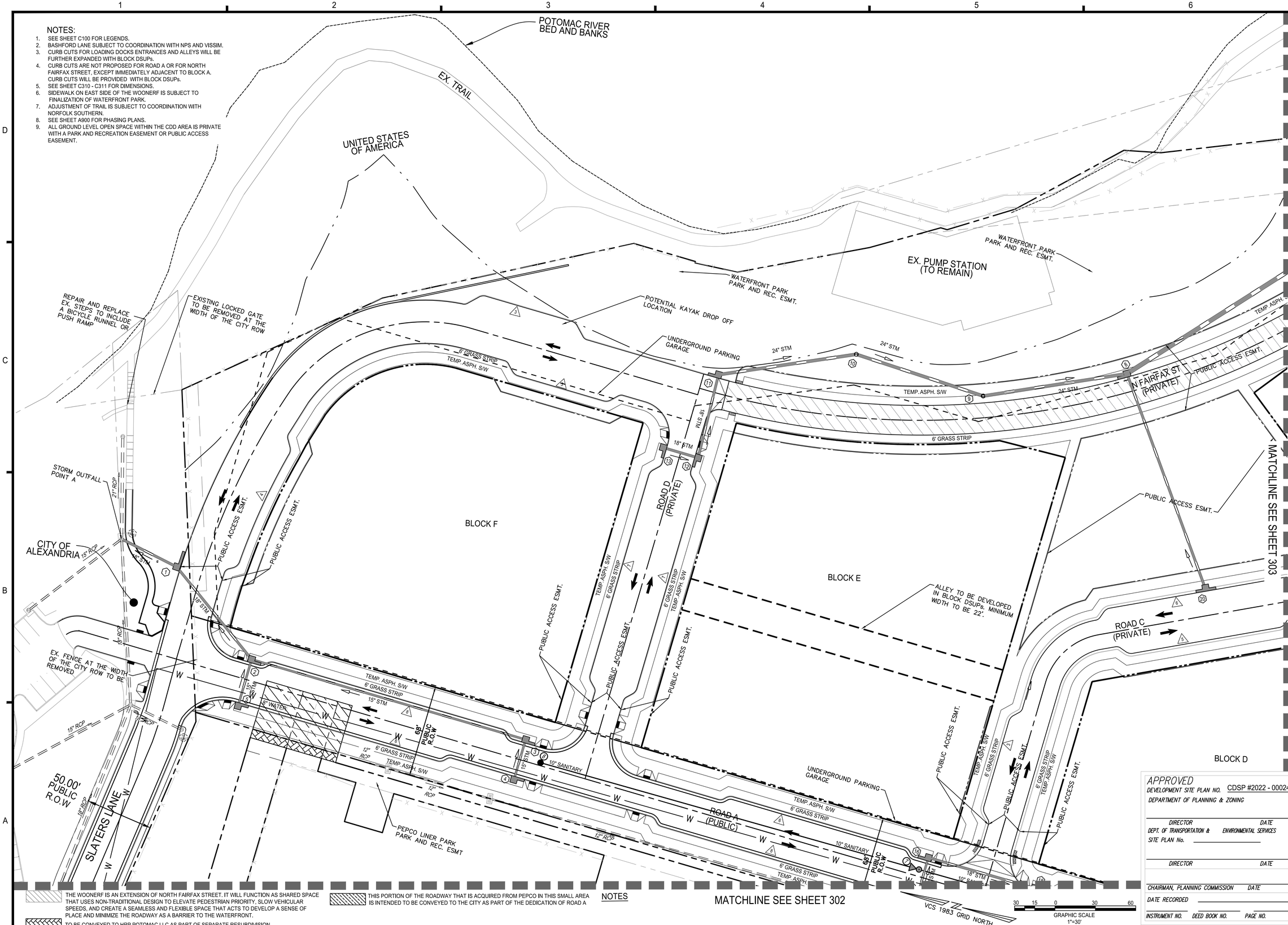
SHEET TITLE:
OVERALL SITE PLAN - OPTION I

SHEET No.
C300

112003

NOTES:

1. SEE SHEET C100 FOR LEGENDS.
2. BASHFORD LANE SUBJECT TO COORDINATION WITH NPS AND VISSIM.
3. CURB CUTS FOR LOADING DOCKS ENTRANCES AND ALLEYS WILL BE FURTHER EXPANDED WITH BLOCK DSUPs.
4. CURB CUTS ARE NOT PROPOSED FOR ROAD A OR FOR NORTH FAIRFAX STREET, EXCEPT IMMEDIATELY ADJACENT TO BLOCK A. CURB CUTS WILL BE PROVIDED WITH BLOCK DSUPs.
5. SEE SHEET C310 - C311 FOR DIMENSIONS.
6. SIDEWALK ON EAST SIDE OF THE WOONERF IS SUBJECT TO FINALIZATION OF WATERFRONT PARK.
7. ADJUSTMENT OF TRAIL IS SUBJECT TO COORDINATION WITH NORFOLK SOUTHERN.
8. SEE SHEET A900 FOR PHASING PLANS.
9. ALL GROUND LEVEL OPEN SPACE WITHIN THE CDD AREA IS PRIVATE WITH A PARK AND RECREATION EASEMENT OR PUBLIC ACCESS EASEMENT.



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.

TO BE CONVEYED TO HRP POTOMAC LLC AS PART OF SEPARATE RESUBDIVISION

THIS PORTION OF THE ROADWAY THAT IS ACQUIRED FROM PEPCO IN THIS SMALL AREA IS INTENDED TO BE CONVEYED TO THE CITY AS PART OF THE DEDICATION OF ROAD A

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
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SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
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JOHN L. HELMS
Lic. No.52485
10/07/2022
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

DSP
CONCEPT II PLAN
CITY OF ALEXANDRIA, VA

MARK	DATE	DESCRIPTION
1	10/07/2022	CONCEPT 2 SUBMISSION

PROJECT No.: 17005.004.03
DRAWING No.: 112003
DATE: 08-08-2022
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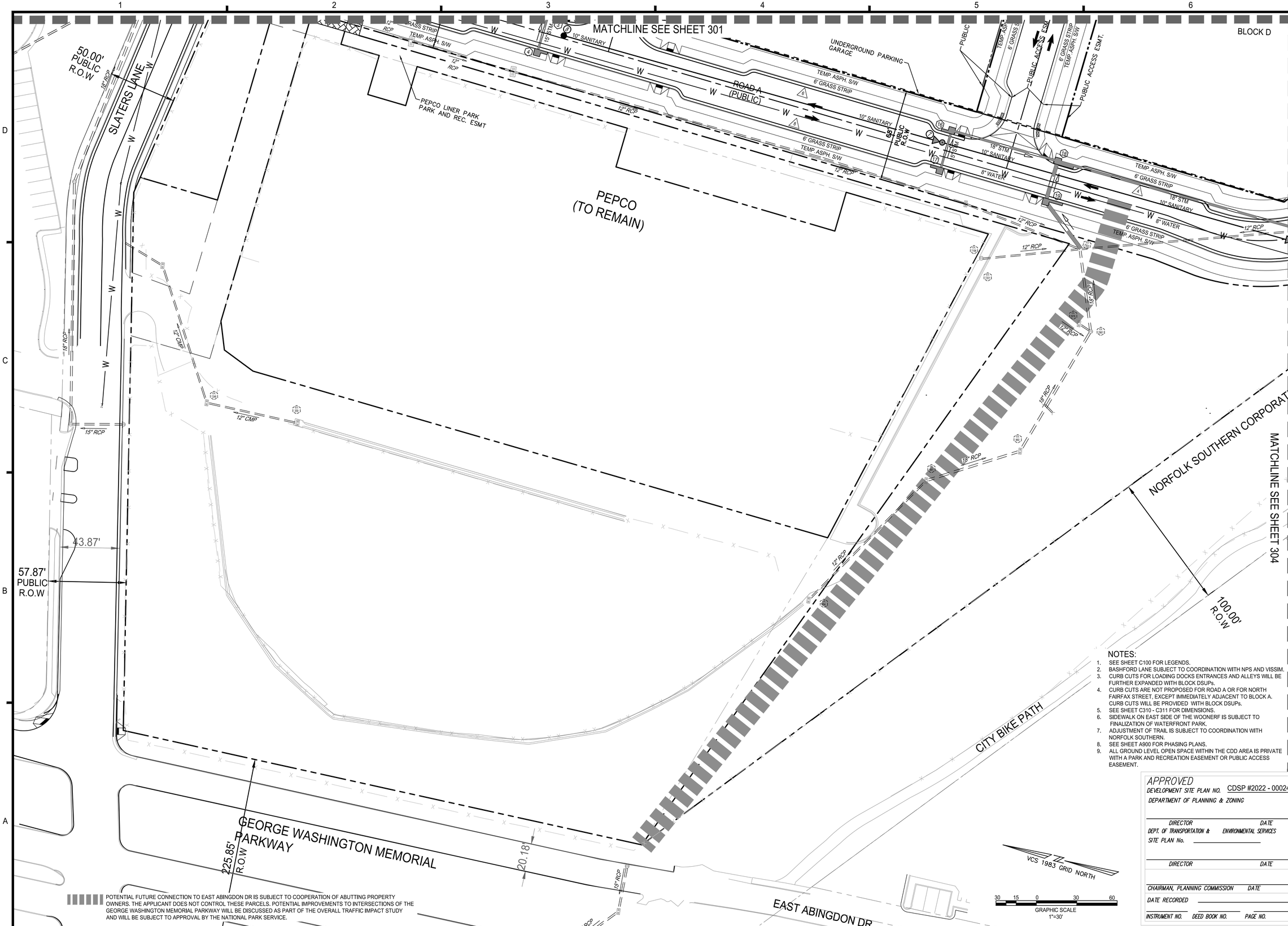
CHECKED: KW

SHEET TITLE:
SITE PLAN - OPTION I

SHEET No.
C301

112003



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.

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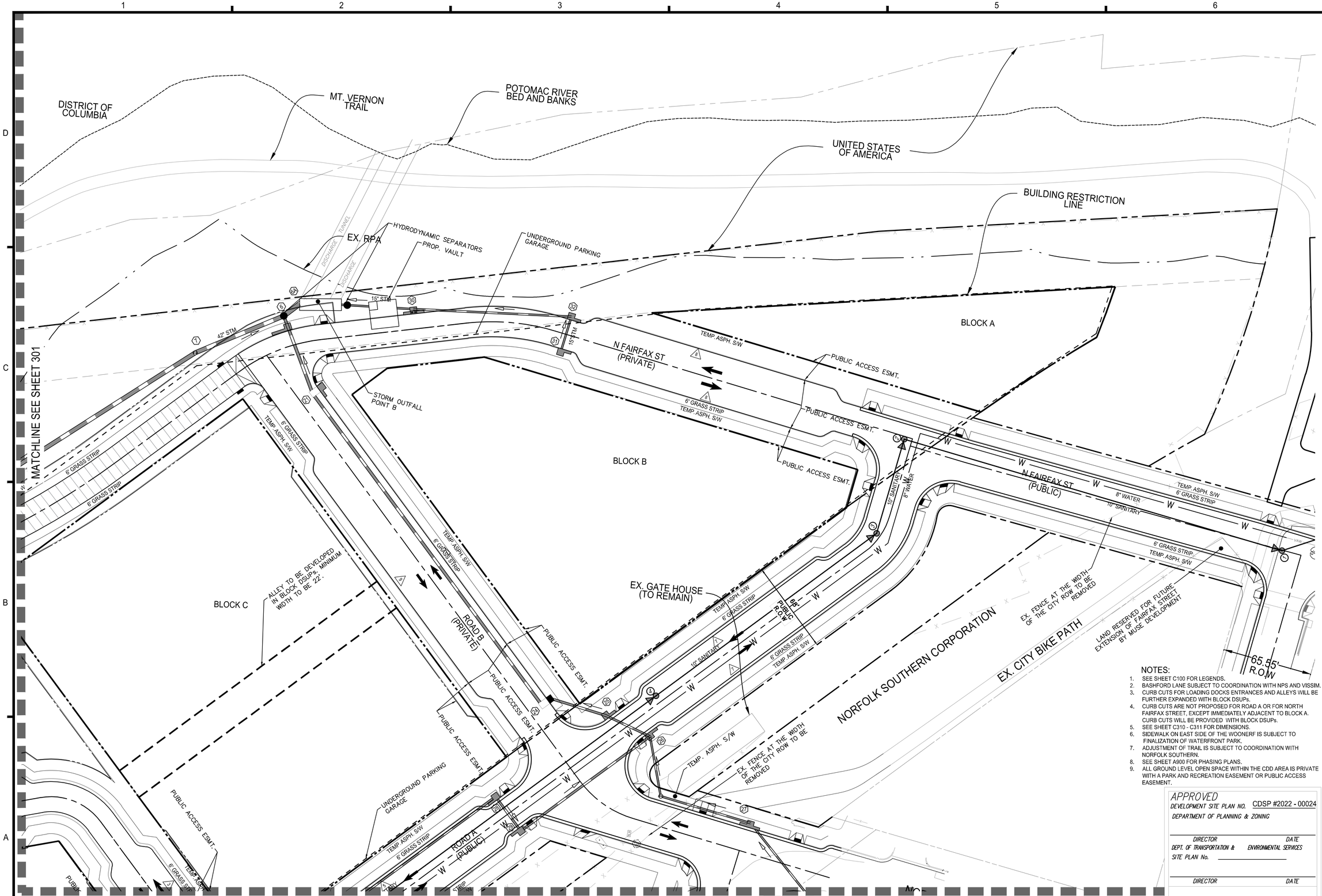
SHEET TITLE:
SITE PLAN - OPTION I

SHEET No.
C302

112003



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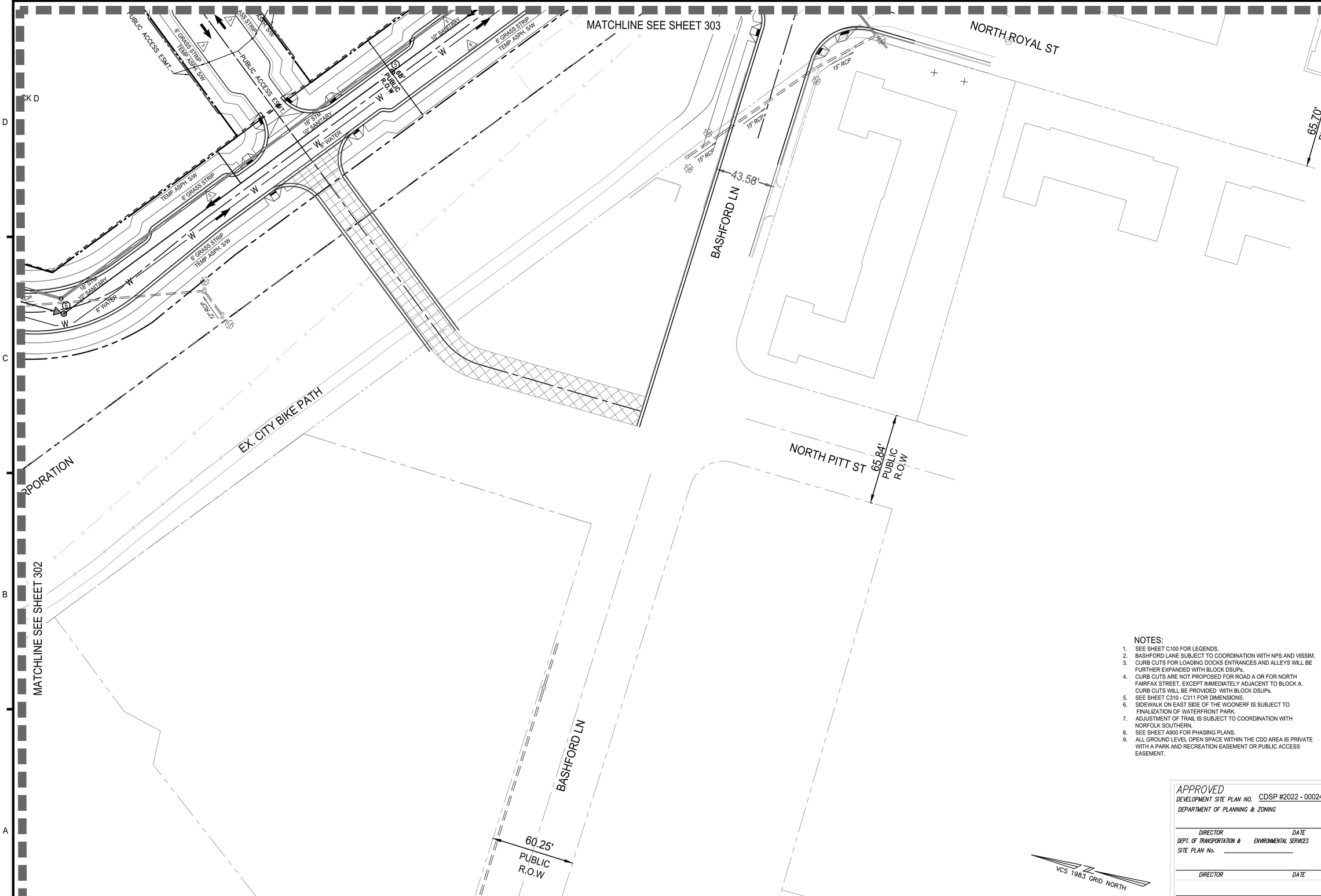
SITE PLAN - OPTION I

SHEET No.
C303

112003



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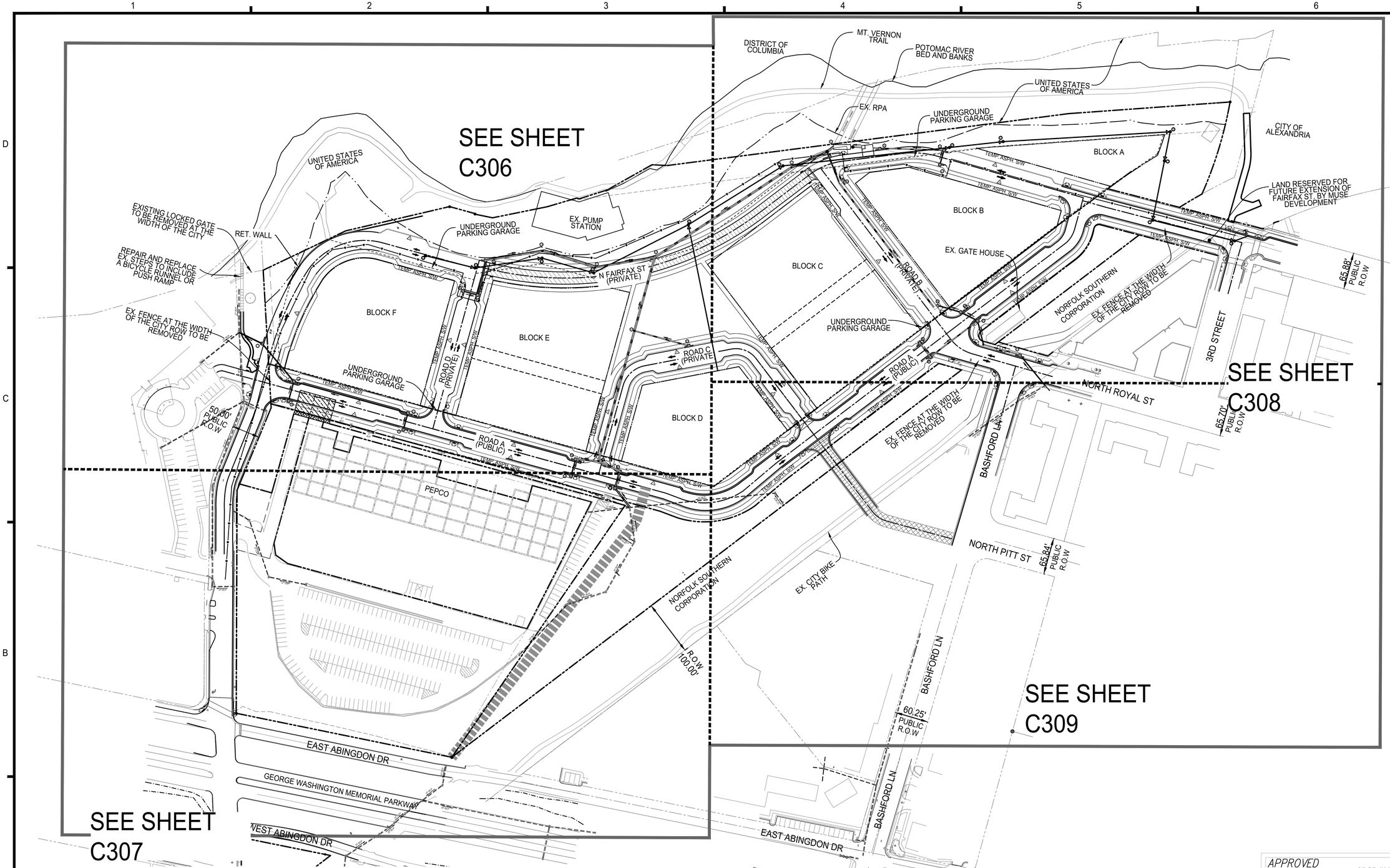
SHEET TITLE:

SITE PLAN - OPTION I

SHEET No.

C304

112003



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SHEET TITLE:

OVERALL SITE PLAN - OPTION II

SHEET No.
C305

112003

NOTES:

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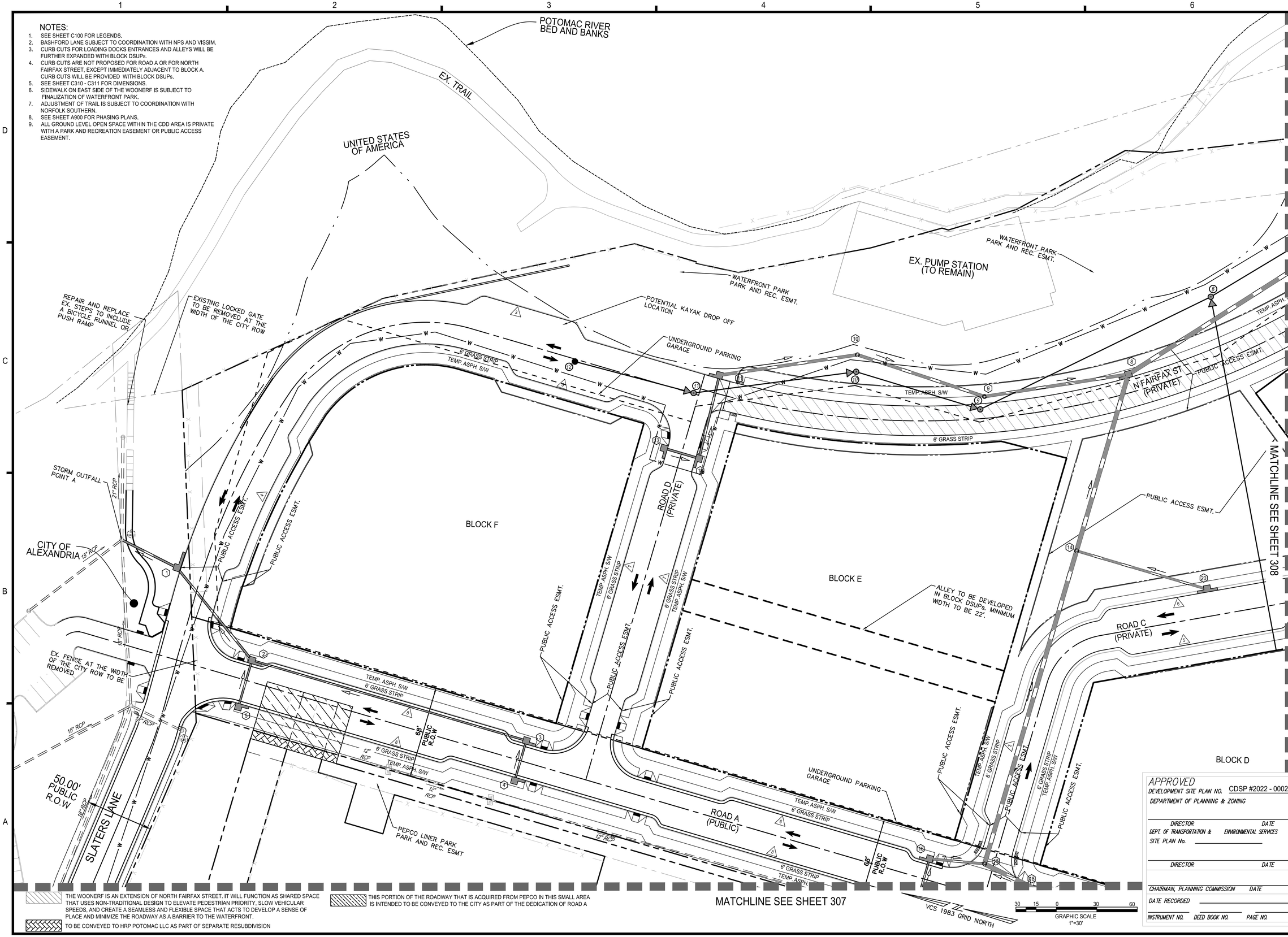

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10/07/2022
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

DSP
CONCEPT II PLAN
CITY OF ALEXANDRIA, VA

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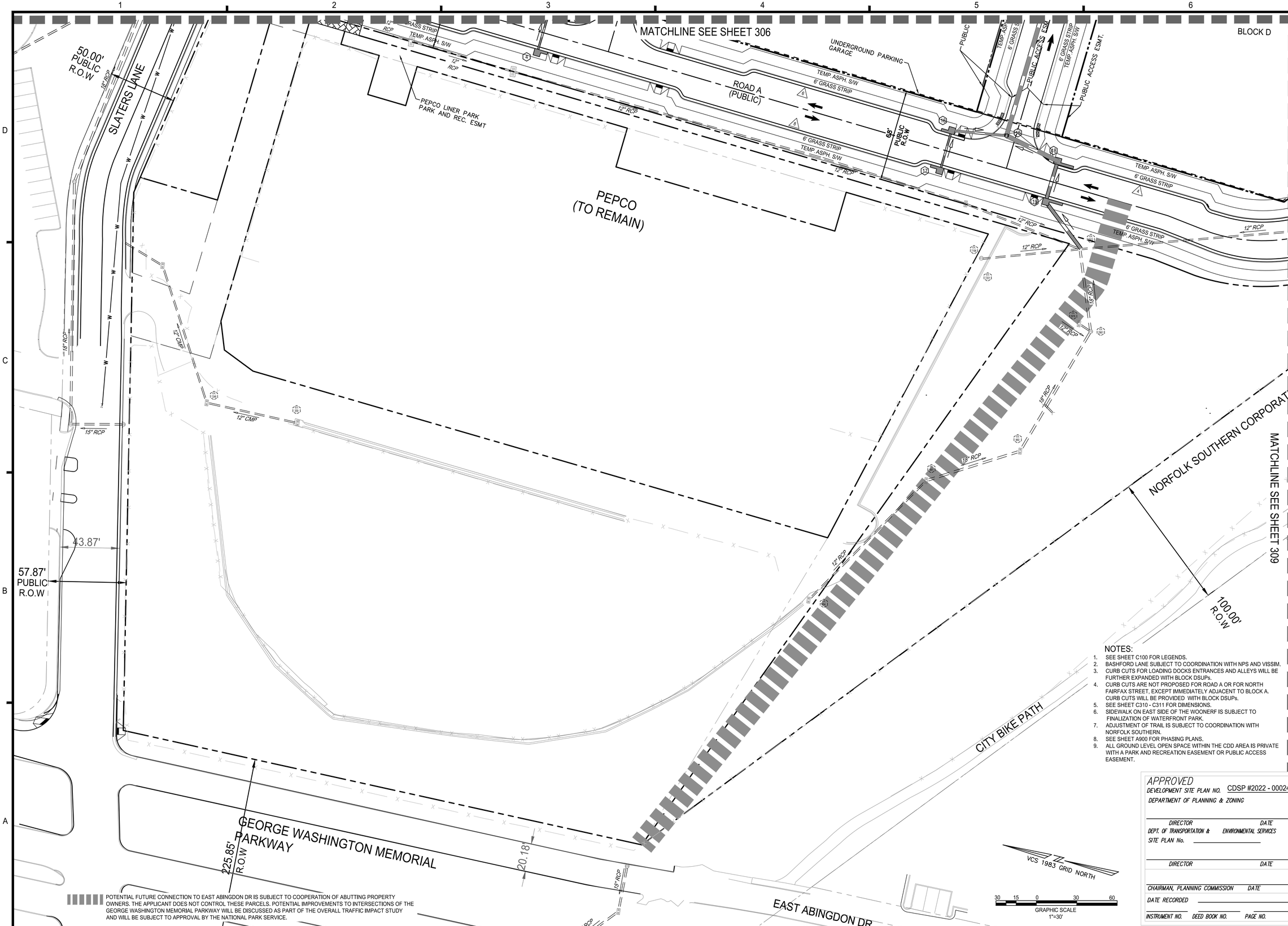
SHEET TITLE:

SITE PLAN - OPTION II

SHEET No.
C306

112003



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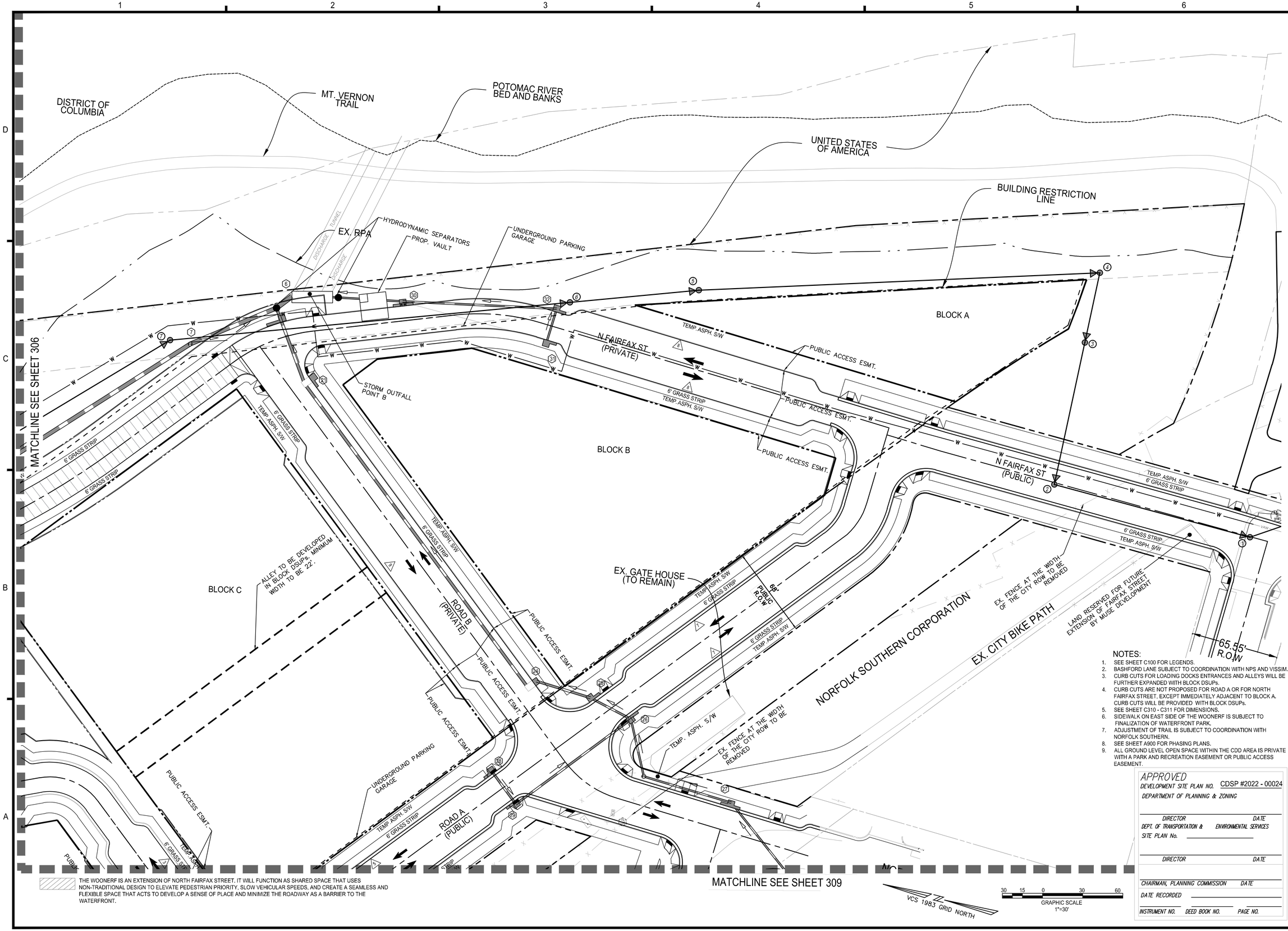
SITE PLAN - OPTION II

SHEET No.

C307

112003



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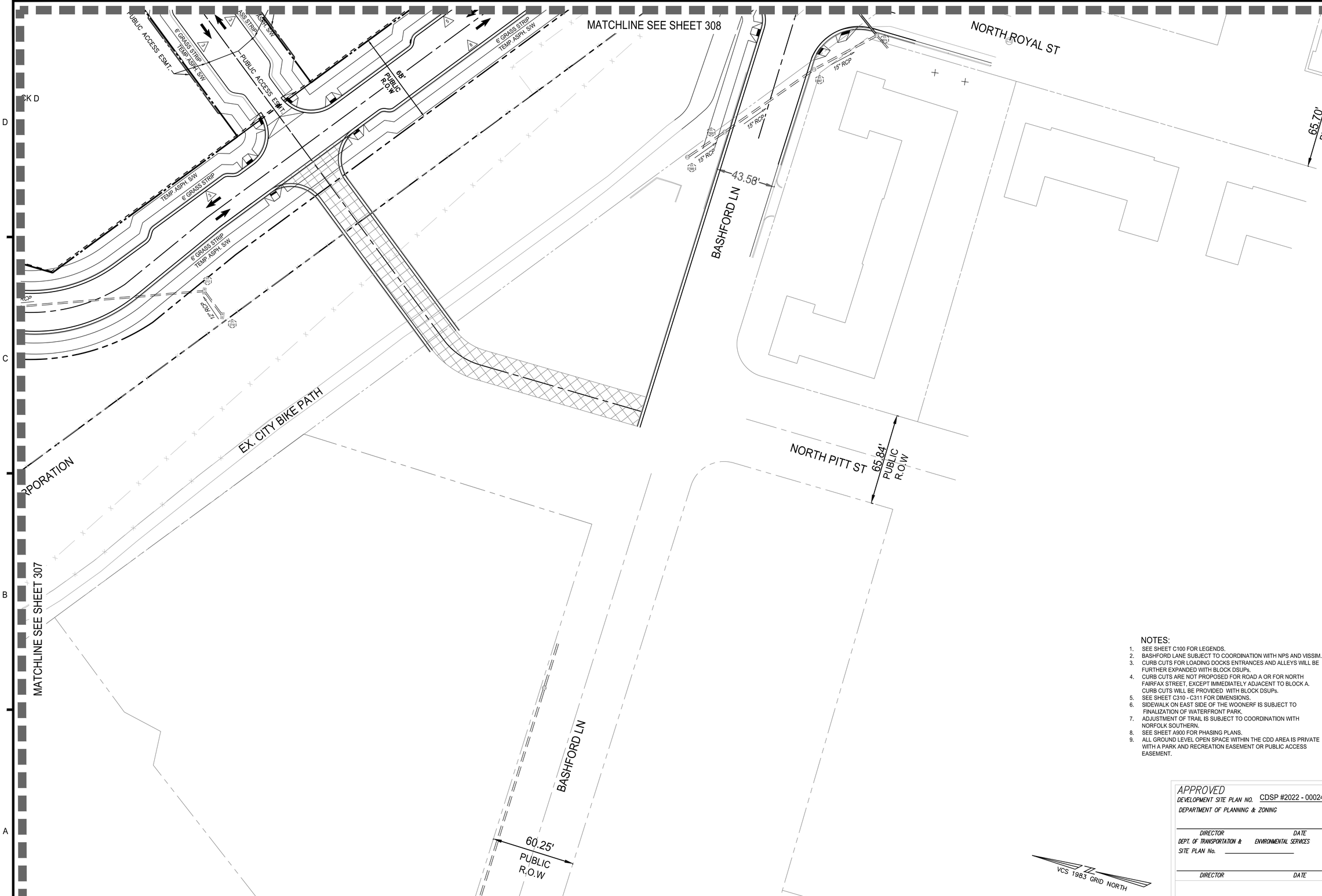
SHEET TITLE:
SITE PLAN - OPTION II

SHEET No.
C308

112003



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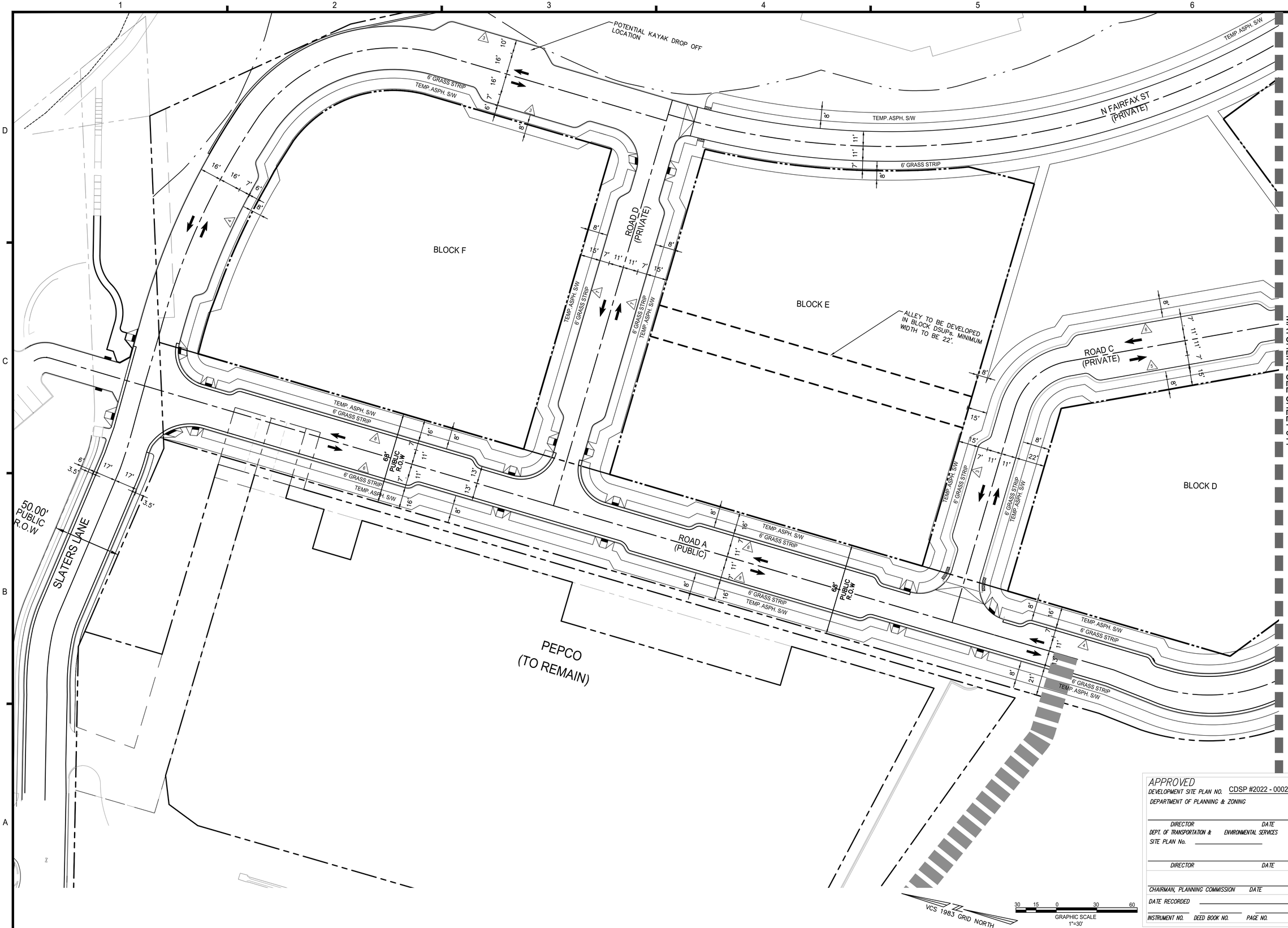
SHEET TITLE:

SITE PLAN - OPTION II

SHEET No.

C309

112003



APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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fairfax, va 22031
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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
10/07/2022
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

DSP
CONCEPT II PLAN
CITY OF ALEXANDRIA, VA

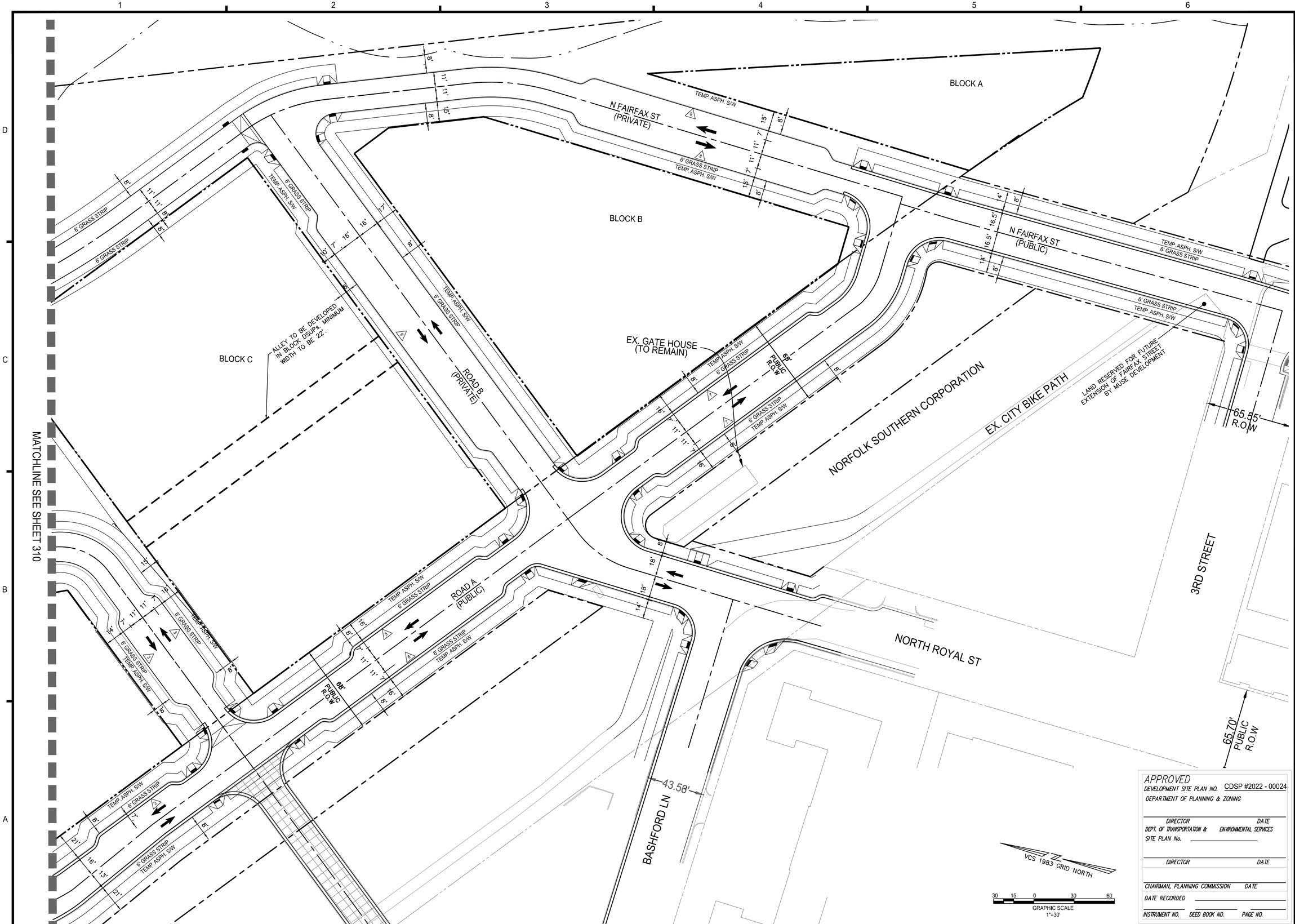
MARK	DATE	DESCRIPTION
1	10/07/2022	CONCEPT 2 SUBMISSION

PROJECT No.: 17005.004.03
DRAWING No.: 112003
DATE: 08-08-2022
DESIGN: JH
DRAWN: MG
CHECKED: KW

SHEET TITLE:
DIMENSION PLAN

SHEET No.
C310

112003



APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

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PRGS - REDEVELOPMENT

DSP
CONCEPT II PLAN
CITY OF ALEXANDRIA, VA

MARK	DATE	DESCRIPTION
1	10/07/2022	CONCEPT 2 SUBMISSION

PROJECT No.: 17005.004.03
DRAWING No.: 112003
DATE: 08-08-2022
DESIGN: JH
DRAWN: MG
CHECKED: KW

SHEET TITLE:
DIMENSION PLAN

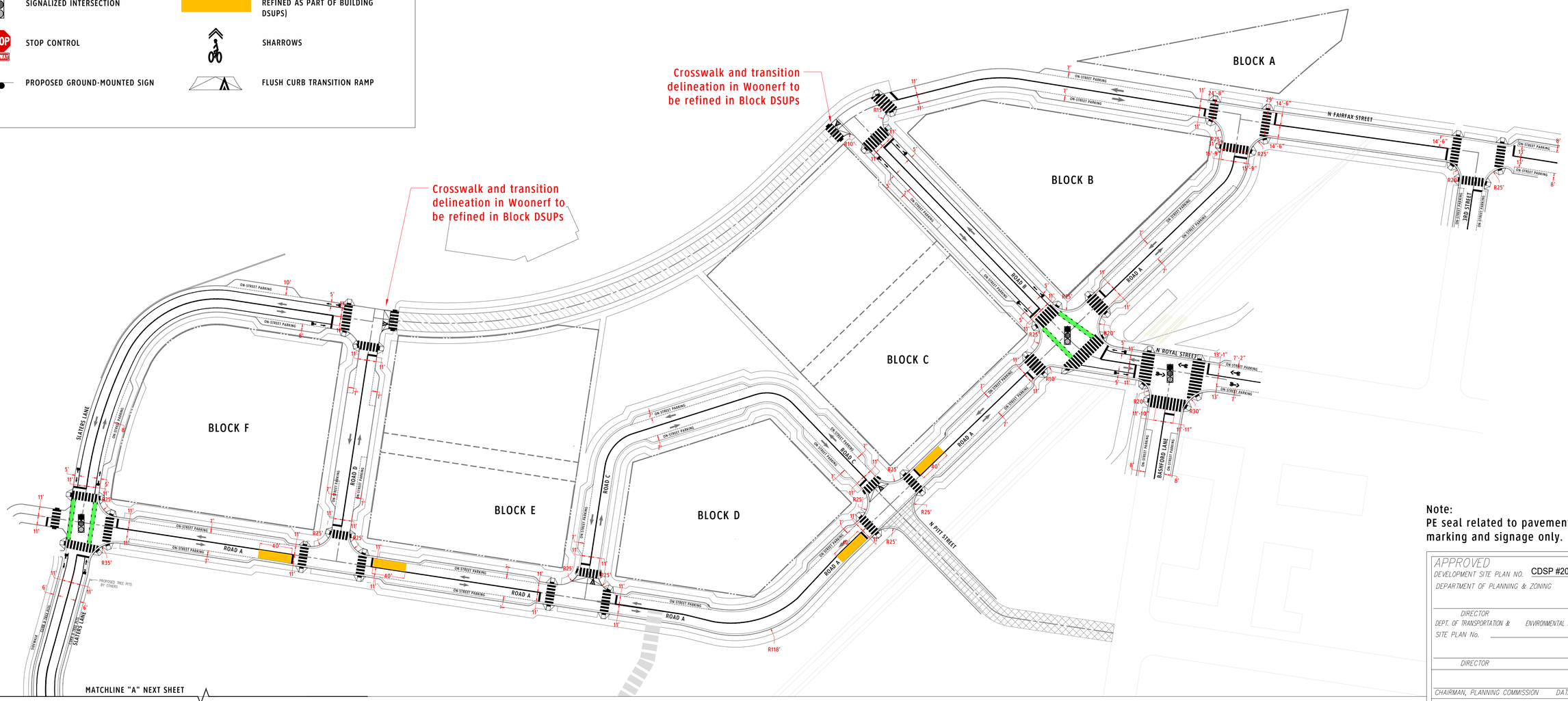
SHEET No.
C311

112003

POTOMAC RIVER GENERATING STATION
PRELIMINARY PAVEMENT MARKING & SIGNAGE OVERVIEW

LEGEND

- HELMETED CYCLIST WITH ARROW
- SIGNALIZED INTERSECTION
- STOP CONTROL
- PROPOSED GROUND-MOUNTED SIGN
- ENHANCED PAINTED BIKE LANE
- BUS PAD (BUS STOP DETAILS TO BE REFINED AS PART OF BUILDING DSUPS)
- SHARROWS
- FLUSH CURB TRANSITION RAMP



Note:
PE seal related to pavement marking and signage only.

APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DRAWING SCALE	DATE	10.7.2022
0 60' 120'	REV.1	
	REV.2	
DRAWN MEP / DESIGNED MEP / CHECKED DS	REV.3	

GOROVE SLADE
Transportation Planners and Engineers

PRELIMINARY PAVEMENT MARKING & SIGNING OVERVIEW
POTOMAC RIVER GENERATING STATION
Alexandria, Virginia

1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625
225 Reinekers Lane / Suite 750 / Alexandria VA / 20314 / 703.721.3044
4114 Legato Road / Suite 650 / Fairfax VA / 22033 / 703.787.9595
4951 Lake Brook Drive / Suite 250 / Glen Allen VA / 23060 / 804.362.0578

COMMONWEALTH OF VIRGINIA
DANIEL B. VANPELT
Lic. No. 037160
10/7/22
PROFESSIONAL ENGINEER

PROJECT NO. 2994-001
SHEET C312

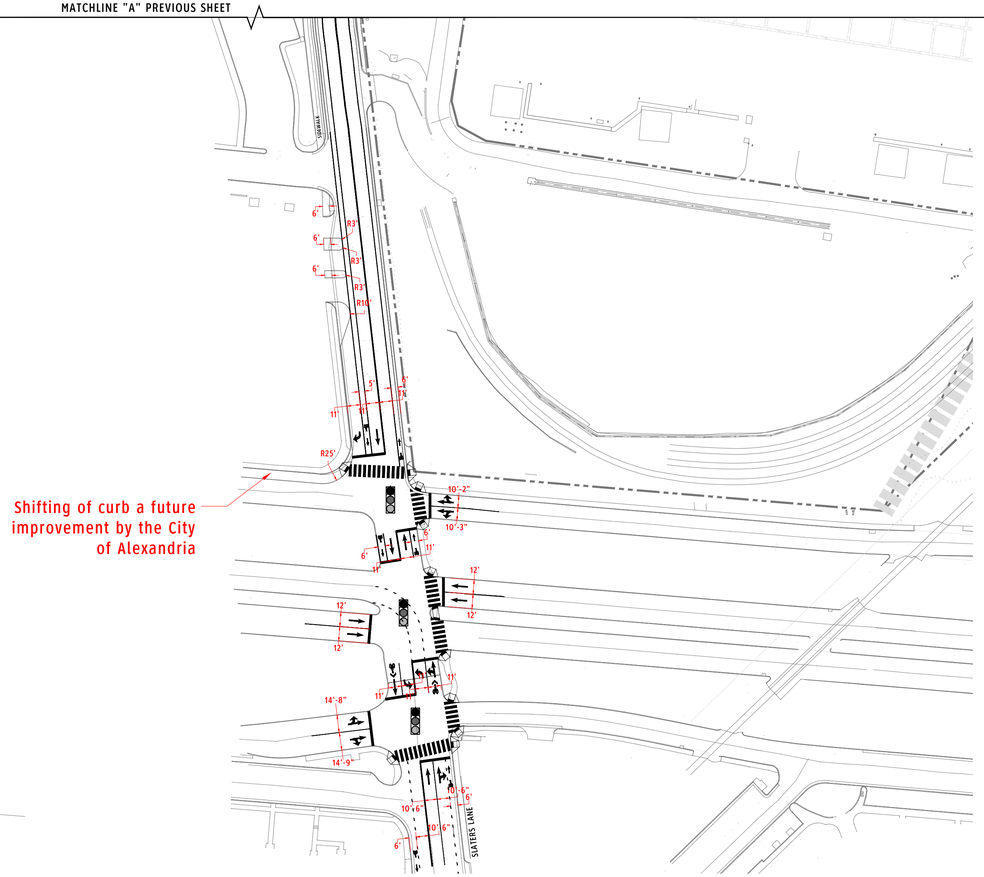
POTOMAC RIVER GENERATING STATION
PRELIMINARY PAVEMENT MARKING & SIGNAGE OVERVIEW (SLATERS LANE)

MATCHLINE "A" PREVIOUS SHEET

LEGEND

- HELMETED CYCLIST WITH ARROW
- SIGNALIZED INTERSECTION
- STOP CONTROL
- PROPOSED GROUND-MOUNTED SIGN
- ENHANCED PAINTED BIKE LANE
- BUS PAD (BUS STOP DETAILS TO BE REFINED AS PART OF BUILDING DSUPS)
- SHARROWS
- FLUSH CURB TRANSITION RAMP

Notes:
Design of Slaters Lane and George Washington Memorial Parkway Intersection to be revised pending results of the VISSIM analysis and continued coordination with the City of Alexandria and National Park Service



Note:
PE seal related to pavement marking and signage only.

APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DRAWING SCALE			DATE	10.7.2022
0 60' 120'			REV.1	
			REV.2	
DRAWN MEP	DESIGNED MEP	CHECKED DS	REV.3	

GOROVE SLADE
Transportation Planners and Engineers

PRELIMINARY PAVEMENT MARKING & SIGNING OVERVIEW
POTOMAC RIVER GENERATING STATION
Alexandria, Virginia

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COMMONWEALTH OF VIRGINIA
DANIEL B. VANPELT
Lic. No. 037160
10/7/22
PROFESSIONAL ENGINEER

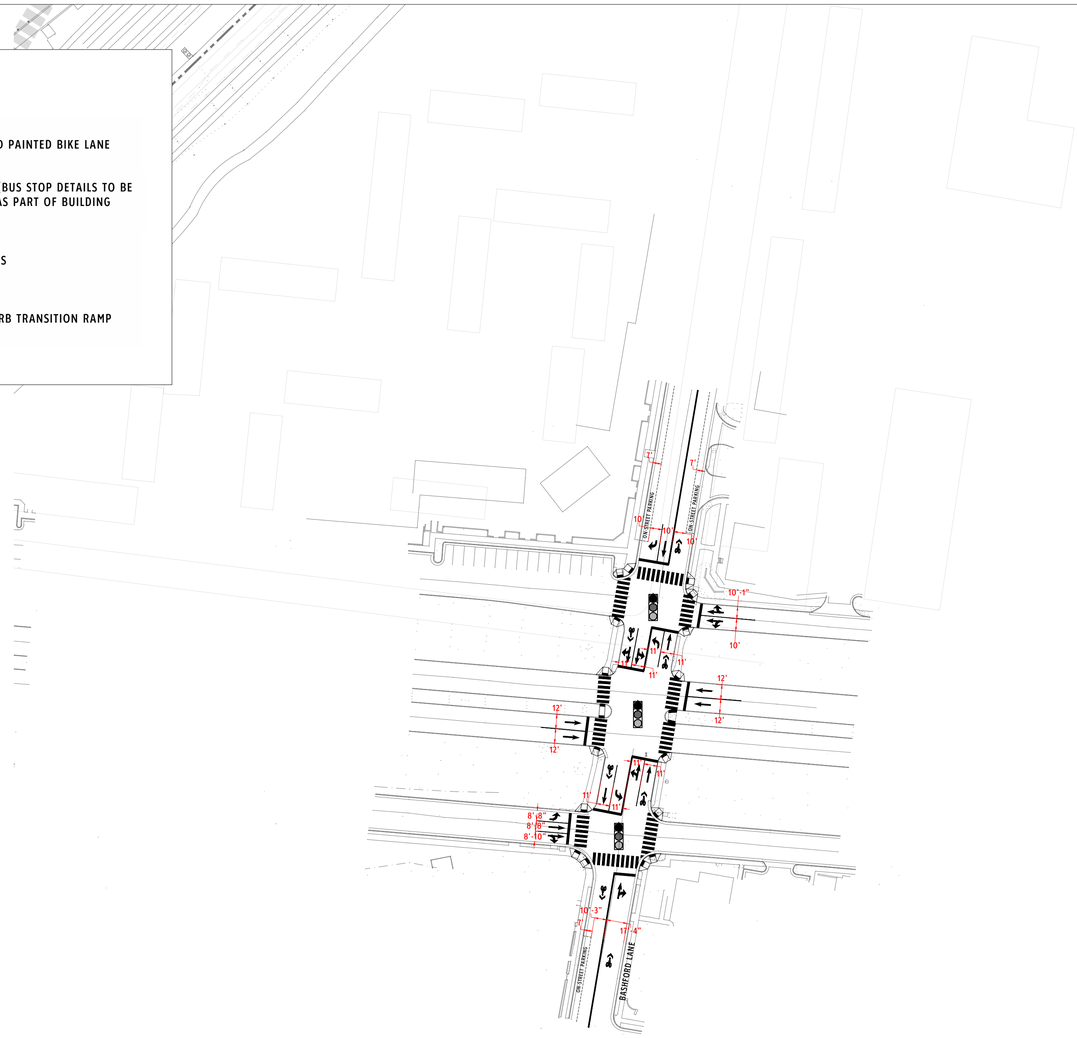
PROJECT NO. 2994-001
SHEET C313

POTOMAC RIVER GENERATING STATION
PRELIMINARY PAVEMENT MARKING & SIGNAGE OVERVIEW (BASHFORD LANE)

LEGEND

- HELMETED CYCLIST WITH ARROW
- SIGNALIZED INTERSECTION
- STOP CONTROL
- PROPOSED GROUND-MOUNTED SIGN
- ENHANCED PAINTED BIKE LANE
- BUS PAD (BUS STOP DETAILS TO BE REFINED AS PART OF BUILDING DSUPS)
- SHARROWS
- FLUSH CURB TRANSITION RAMP

Notes:
Design of Bashford Lane and George Washington Memorial Parkway Intersection to be revised pending results of the VISSIM analysis and continued coordination with the City of Alexandria and National Park Service



Note:
PE seal related to pavement marking and signage only.

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DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DRAWING SCALE			DATE	10.7.2022
0 60' 120'			REV.1	
			REV.2	
DRAWN MEP	DESIGNED MEP	CHECKED DS	REV.3	

GOROVE SLADE
Transportation Planners and Engineers

PRELIMINARY PAVEMENT MARKING & SIGNING OVERVIEW
POTOMAC RIVER GENERATING STATION

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COMMONWEALTH OF VIRGINIA
DANIEL B. VANPELT
Lic. No. 037160
10/7/22
PROFESSIONAL ENGINEER

PROJECT NO. 2994-001
SHEET C314

POTOMAC RIVER BED AND BANKS

EX. TRAIL

UNITED STATES OF AMERICA

EX. PUMP STATION (TO REMAIN)

UNDERGROUND PARKING GARAGE

N FAIRFAX ST (PRIVATE)

BLOCK F

BLOCK E

BLOCK D

ROAD D (PRIVATE)

ROAD C (PRIVATE)

ROAD A (PUBLIC)

CITY OF ALEXANDRIA

SLATERS LANE

RET. WALL

TW=28.00' BW=28.00'

TW=33.00' BW=28.00'

TW=32.00' BW=28.00'

TW=28.00' BW=28.00

TW=30.00' BW=27.00'

TW=28.00' BW=28.00'

OVERLAND RELIEF

6' GRASS STRIP

TEMP. ASPH. S/W

MATCHLINE SEE SHEET 402

MATCHLINE SEE SHEET 401

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.

TO BE CONVEYED TO HRP POTOMAC LLC AS PART OF SEPARATE RESUBDIVISION

THIS PORTION OF THE ROADWAY THAT IS ACQUIRED FROM PEPCO IN THIS SMALL AREA IS INTENDED TO BE CONVEYED TO THE CITY AS PART OF THE DEDICATION OF ROAD A

VCS 1983 GRID NORTH

GRAPHIC SCALE 1"=30'

APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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Lic. No.52485
10/07/2022
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

DSP

CONCEPT II PLAN

CITY OF ALEXANDRIA, VA

MARK	DATE	DESCRIPTION
1	10/07/2022	CONCEPT 2 SUBMISSION

PROJECT No.: 17005.004.03
DRAWING No.: 112003
DATE: 08-08-2022
DESIGN: JH
DRAWN: MG
CHECKED: KW

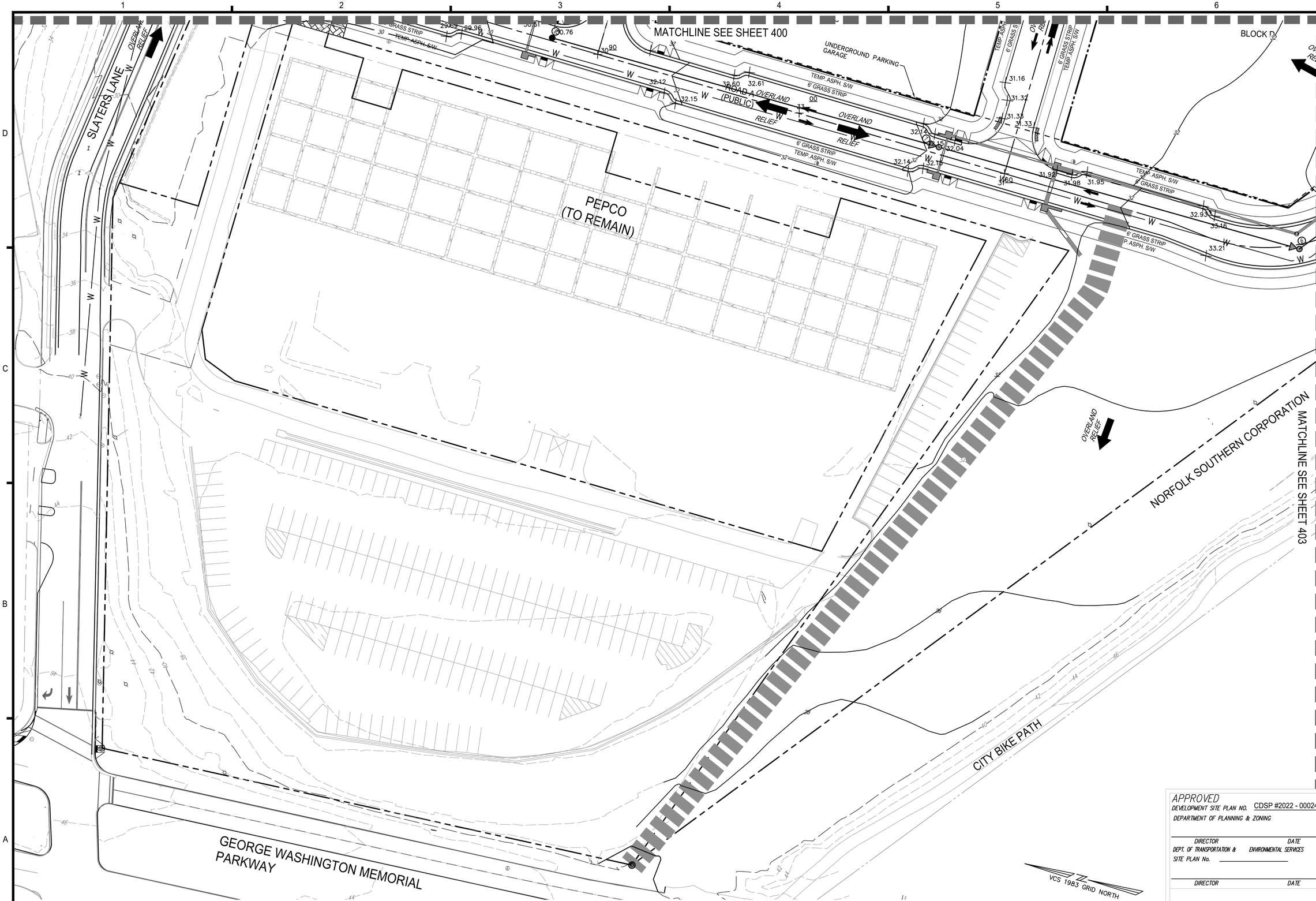
SHEET TITLE:

GRADING PLAN

SHEET No.

C400

112003



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PRGS - REDEVELOPMENT

DSP

CONCEPT II PLAN

CITY OF ALEXANDRIA, VA

MARK	DATE	DESCRIPTION
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DRAWING No.: 112003
DATE: 08-08-2022
DESIGN: JH
DRAWN: MG
CHECKED: KW

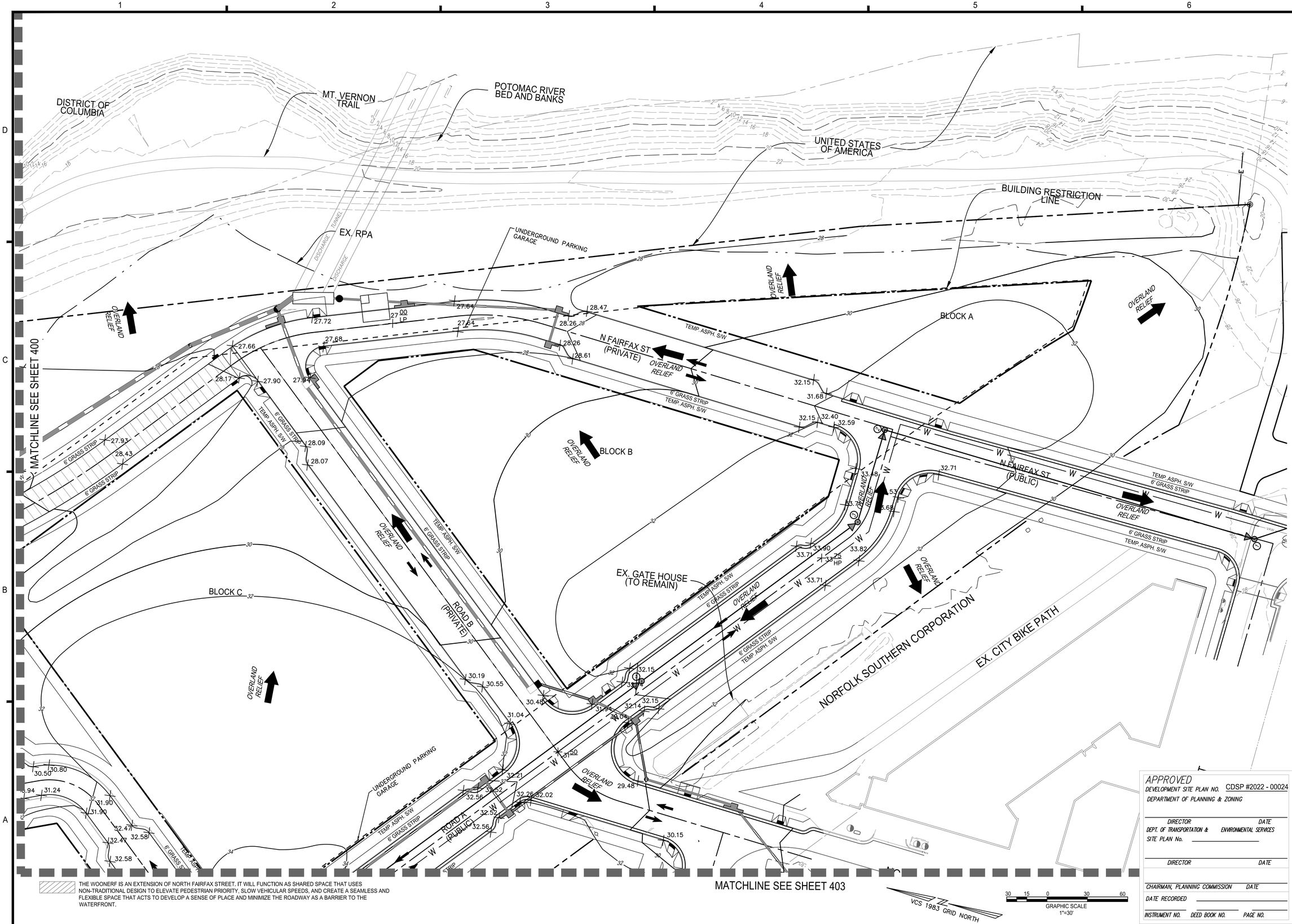
SHEET TITLE:

GRADING PLAN

SHEET No.

C401

112003



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.

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SITE PLAN No.

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10/07/2022
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PRGS - REDEVELOPMENT

DSP

CONCEPT II PLAN

CITY OF ALEXANDRIA, VA

MARK	DATE	DESCRIPTION
1	10/07/2022	CONCEPT 2 SUBMISSION

PROJECT No.: 17005.004.03
DRAWING No.: 112003
DATE: 08-08-2022
DESIGN: JH
DRAWN: MG
CHECKED: KW

SHEET TITLE:

GRADING PLAN

SHEET No.

C402

112003

MATCHLINE SEE SHEET 402

MATCHLINE SEE SHEET 401

NORTH ROYAL ST

BASHFORD LN

NORTH PITT ST

EX. CITY BIKE PATH

OVERLAND RELIEF

6' GRASS STRIP
TEMP ASPH. S/W

34.09
34.32
33.91
33.91
34.28
34.28
34.57
34.57
35.20
34.67
34.89
35.50
35.01
35.24
35.35
34.46
34.44
34.17
34.17

VCS 1983 GRID NORTH

30 15 0 30 60
GRAPHIC SCALE
1"=30'

APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024
DEPARTMENT OF PLANNING & ZONING

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SITE PLAN No.

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PRGS - REDEVELOPMENT

DSP

CONCEPT II PLAN

CITY OF ALEXANDRIA, VA

MARK	DATE	DESCRIPTION
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PROJECT No.: 17005.004.03
DRAWING No.: 112003
DATE: 08-08-2022
DESIGN: JH
DRAWN: MG
CHECKED: KW

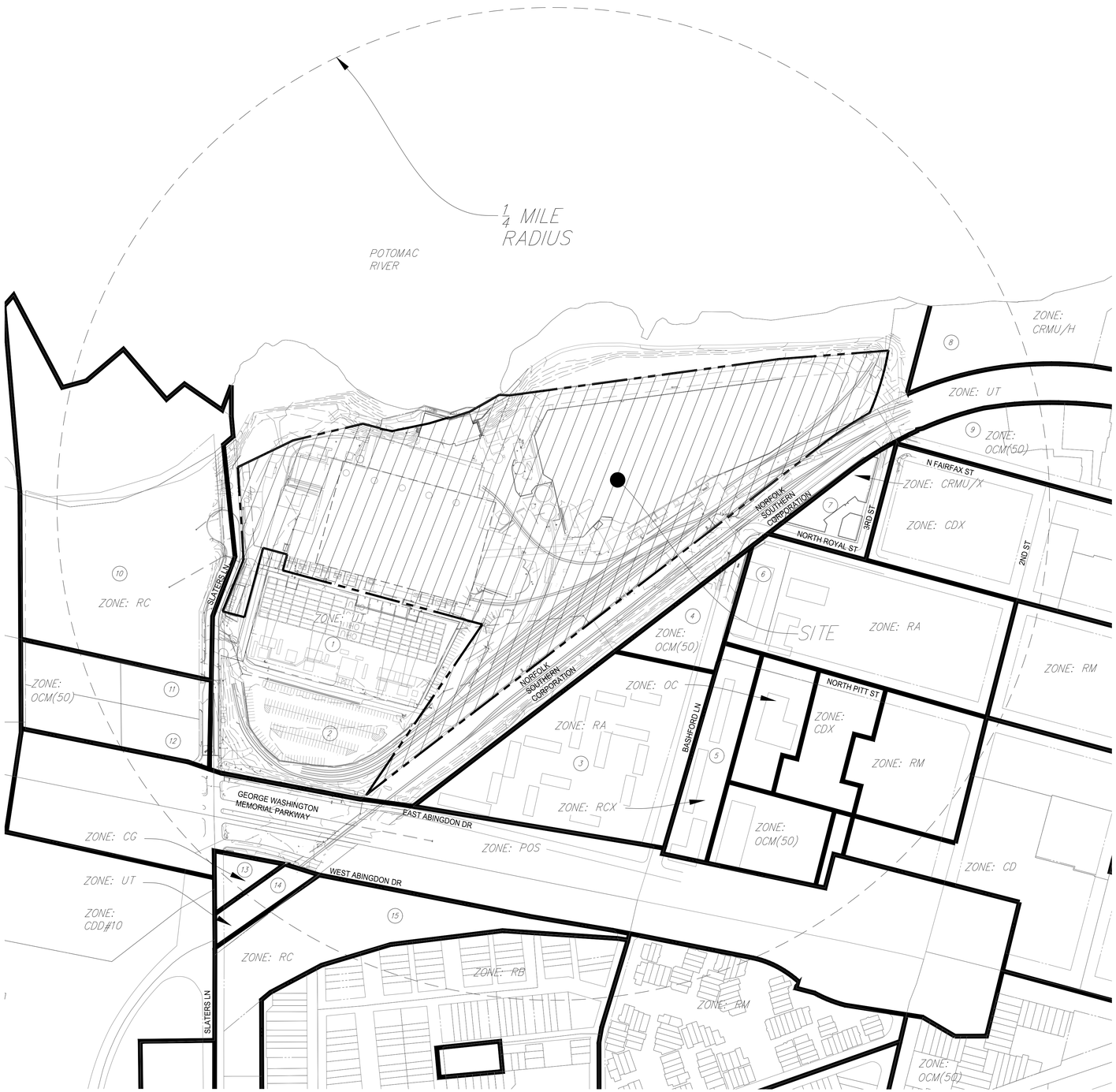
SHEET TITLE:

GRADING PLAN

SHEET No.

C403

112003



OWNERSHIP INFORMATION

1. POTOMAC ELECTRIC POWER COMPANY
   1400 N. ROYAL ST
   USE: LEGAL PARCEL BENEATH LEASED ZONE: UT
2. POTOMAC ELECTRIC POWER COMPANY
   1500 N. ROYAL ST
   USE: VACANT LAND COMMERC.
   ZONE: UT
3. HARBOR TERRACE CONDOMINIUM
   551 BASHFORD LA
   USE: CONDO MASTER CARDS
   ZONE: RA
4. KESTERMANN ANNA H TR
   501 BASHFORD LA
   USE: REPAIR SERVICES
   ZONE: OCM
5. RIVERTON CONDOMINIUM
   610 BASHFORD LA
   USE: CONDO MASTER CARDS
   ZONE: RCX
6. POTOMAC SHORES CONDOMINIUM
   – MULTIPLE OWNERS
   400 BASHFORD LA
   USE: CONDO (GARDEN)
   ZONE: RA
7. 1201 ROYAL OWNER LLC
   1201 N ROYAL ST
   USE: CONDO (HI-RISE)
   ZONE: CRMU/X
8. TRANSPOTOMAC CANAL CENTER OWNERS ASSOCIATION INC
   1 CANAL CENTER PZ
   USE: VACANT LAND COM AREA
   ZONE: CRMU/H
9. 1199 N FAIRFAX OWNER LLC
   1199 N FAIRFAX ST
   USE: OFFICE BUILDINGS
   ZONE: OCM (50)
10. MARINA TOWERS CONDOMINIUM
    501 SLATERS LA
    USE: CONDO MASTER CARDS
    ZONE: RC
11. SALVATION ARMY NATIONAL CORPORATION
    605 SLATERS LA
    USE: CHARITABLE
    ZONE: OCM (50)
12. SALVATION ARMY NATIONAL CORPORATION
    615 SLATERS LA
    USE: CHARITABLE
    ZONE: OCM (50)
13. TRAN INVESTMENTS LLC
    700 SLATERS LA
    USE: GENERAL COMMERCIAL
    ZONE; CG
14. R F AND P RAILROAD
    3 GEORGE WASHINGTON MEM PY
    USE: OP.RAILROAD VDT
    ZONE: UT
15. CVR MASON HALL LLC
    1420 W ABINGDON DR
    USE: MED RISE ELEV (4-6S)
    ZONE: RC

LEGEND

- SITE
- (17) OWNER INFORMATION NUMBER
- PROPERTY LINE
- ZONING LINE

VCS 1983 GRID NORTH

150 75 0 150 300
GRAPHIC SCALE
1" = 150'

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

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09/30/2022
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

DSP
CONCEPT II PLAN
CITY OF ALEXANDRIA, VA

MARK	DATE	DESCRIPTION
1	9/30/2022	FIRST SUBMISSION

PROJECT No.: 17005.004.03
DRAWING No.: 112003
DATE: 08-08-2022
DESIGN: JH
DRAWN: ##
CHECKED: KW

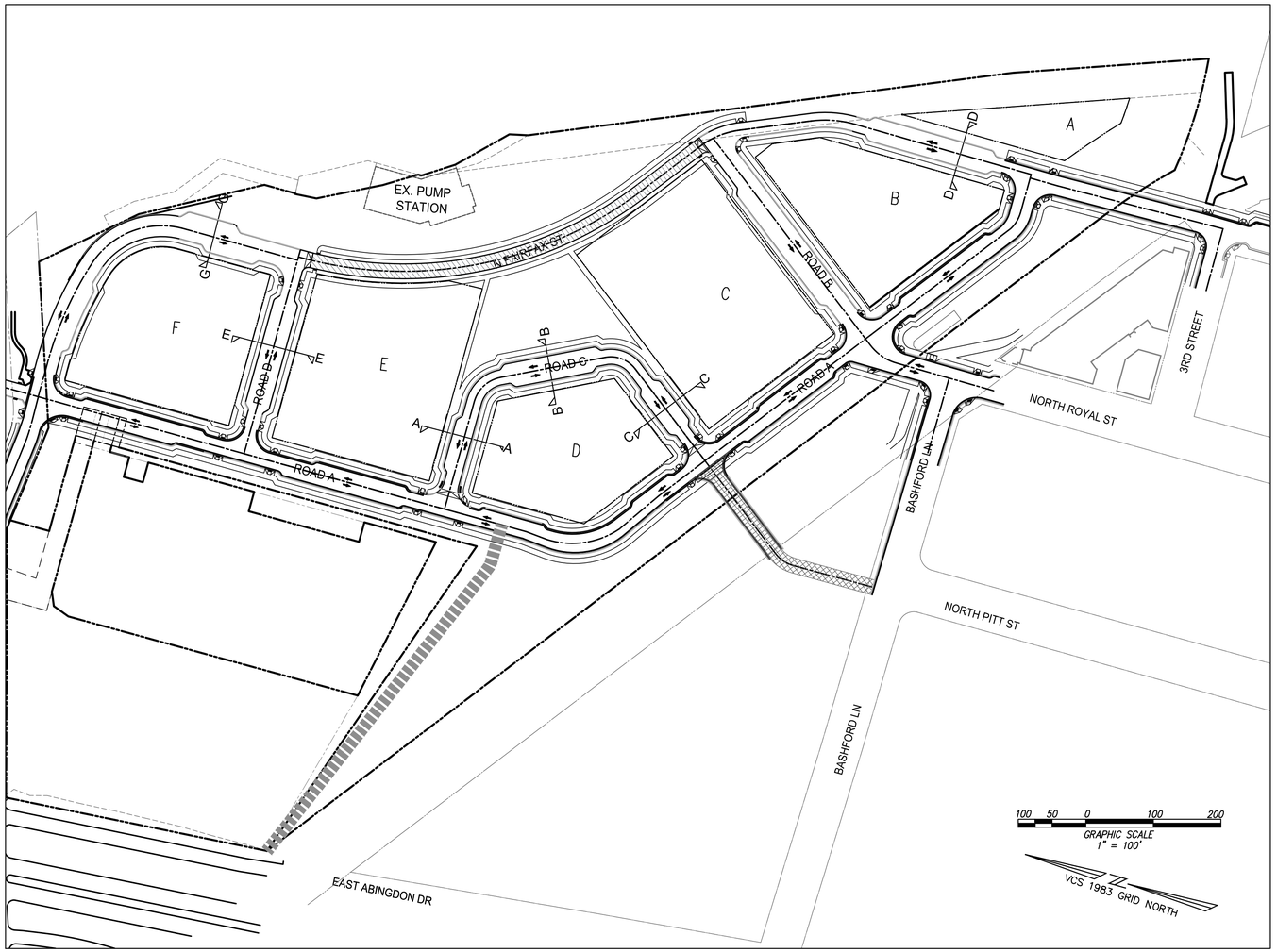
SHEET TITLE:

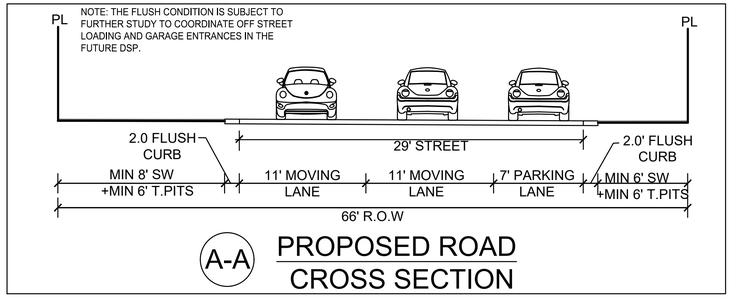
CONTEXTUAL PLAN

SHEET No.

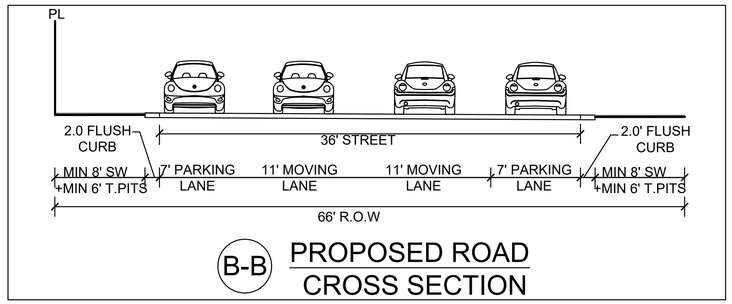
C500

111759

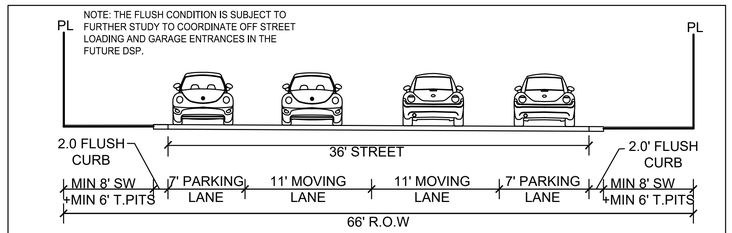




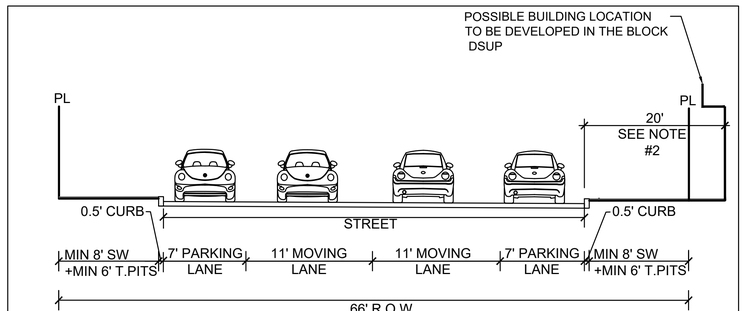
A-A PROPOSED ROAD CROSS SECTION



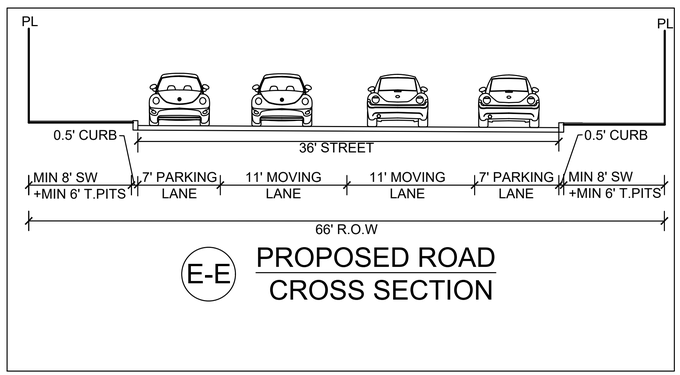
B-B PROPOSED ROAD CROSS SECTION



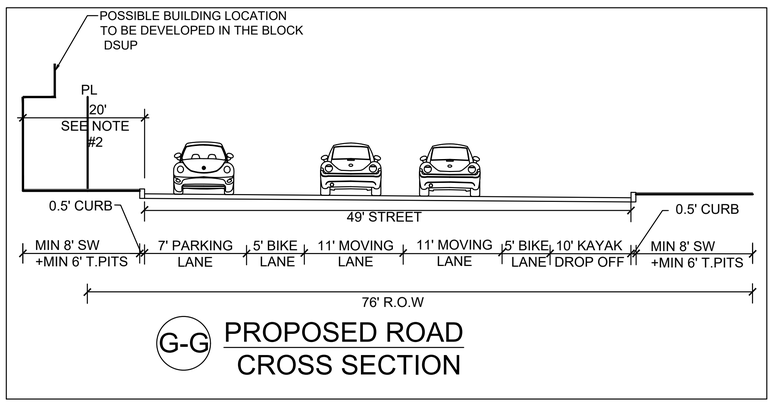
C-C PROPOSED ROAD CROSS SECTION



D-D PROPOSED ROAD CROSS SECTION



E-E PROPOSED ROAD CROSS SECTION



G-G PROPOSED ROAD CROSS SECTION

NOTES:

1. FINAL WIDTH AND CONFIGURATION OF SECTIONS WILL BE DETERMINED AS PART OF THE INFRASTRUCTURE DSP.
2. BUILDING ON BLOCK B, C, E AND F SHALL BE SET BACK 20 FEET FROM BUILDING FACE TO FACE OF CURB AT THE GROUND FLOOR WITH POSSIBLE BUILDING VARIATION AND OVERHANGS ABOVE SUBJECT TO FINAL APPROVAL WITH EACH BLOCKS DSUP.

LEGEND:

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

APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
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10/07/2022
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PRGS - REDEVELOPMENT
DSP
CONCEPT II PLAN
CITY OF ALEXANDRIA, VA.

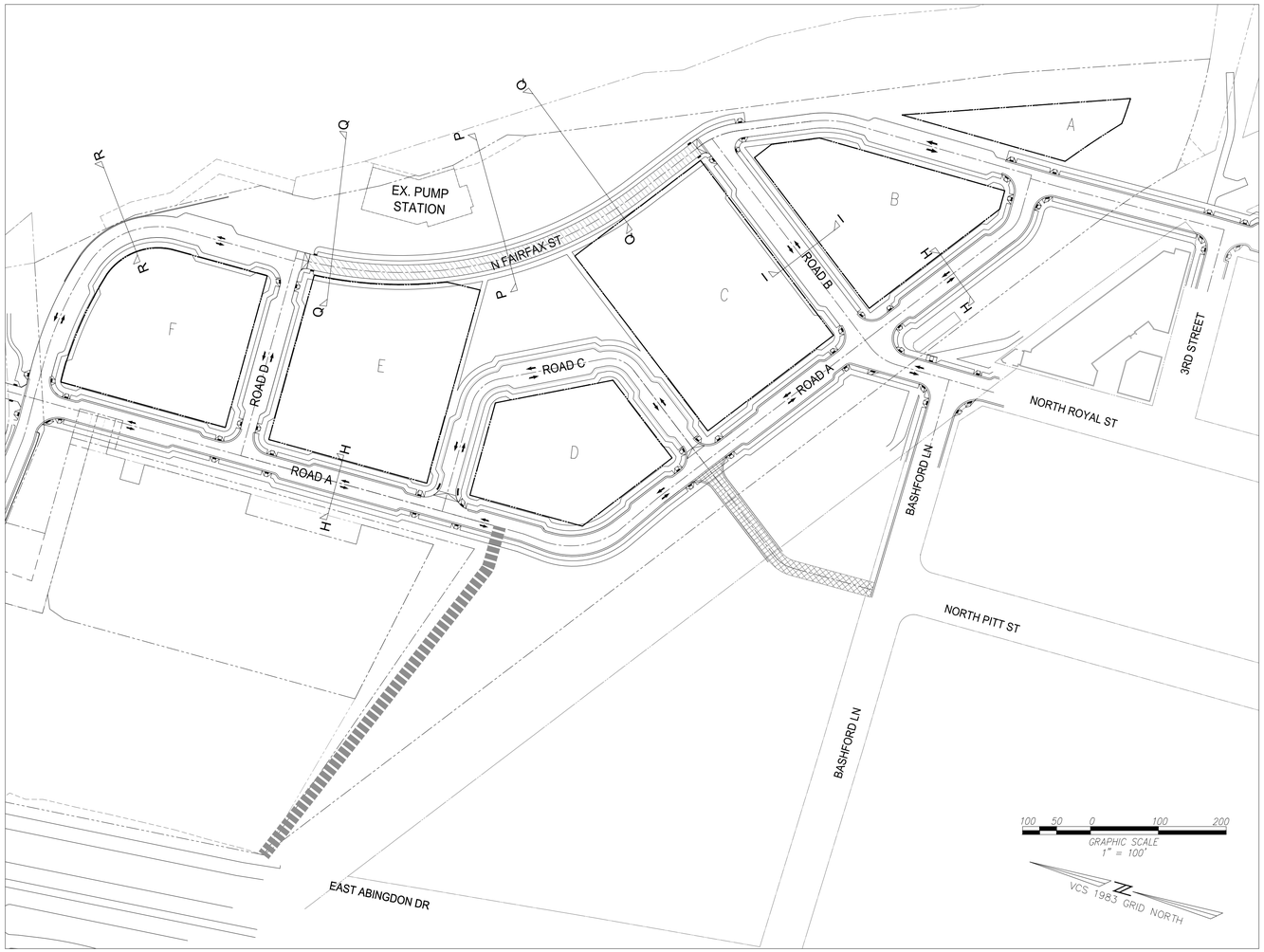
MARK	DATE	DESCRIPTION
1	10/07/2022	CONCEPT 2 SUBMISSION

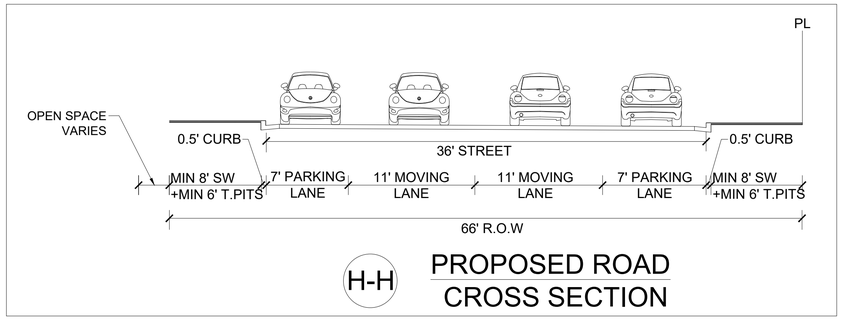
PROJECT No.: 17005.004.03
DRAWING No.: 112003
DATE: 08-08-2022
DESIGN: JH
DRAWN: ##
CHECKED: KW

SHEET TITLE:
STREET CROSS-SECTIONS

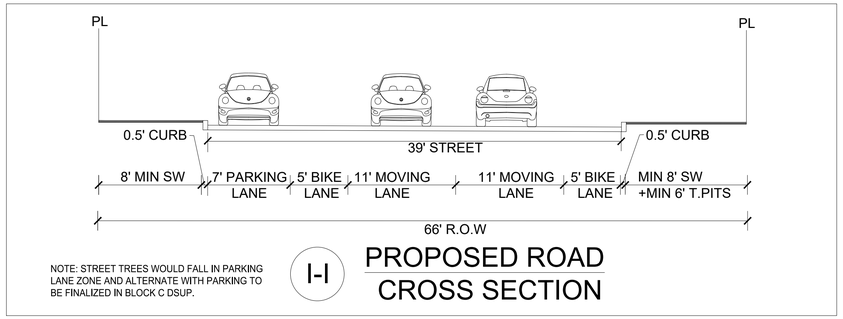
SHEET No.
C700

112003



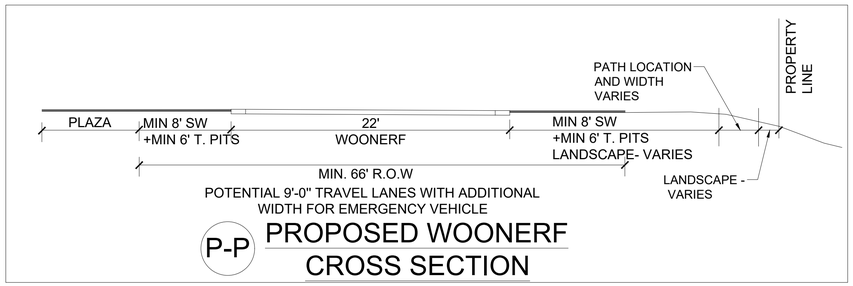


H-H PROPOSED ROAD CROSS SECTION

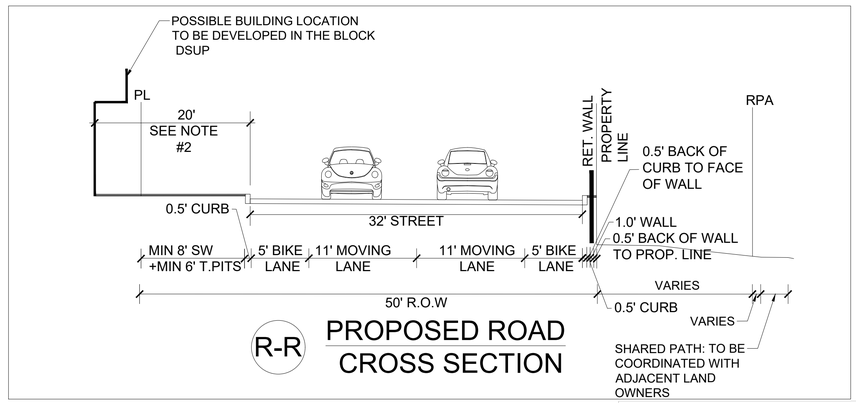


NOTE: STREET TREES WOULD FALL IN PARKING LANE ZONE AND ALTERNATE WITH PARKING TO BE FINALIZED IN BLOCK C DSUP.

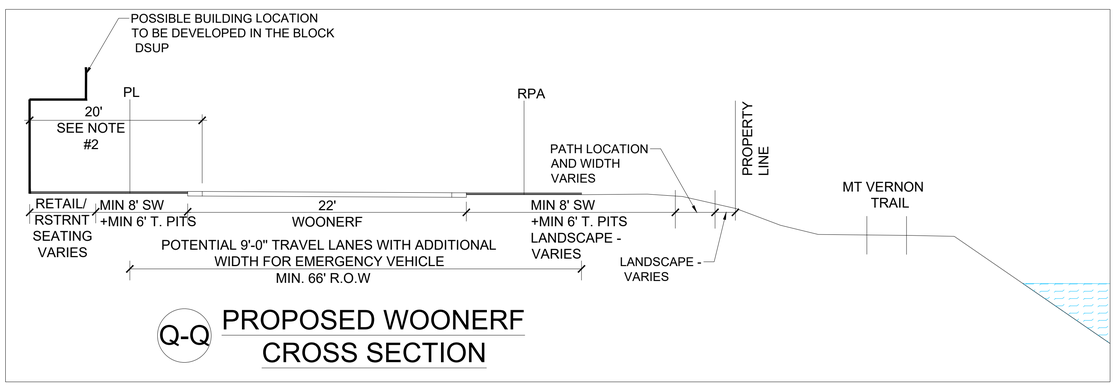
I-I PROPOSED ROAD CROSS SECTION



P-P PROPOSED WOONERF CROSS SECTION



R-R PROPOSED ROAD CROSS SECTION



Q-Q PROPOSED WOONERF CROSS SECTION

NOTES:

1. FINAL WIDTH AND CONFIGURATION OF SECTIONS WILL BE DETERMINED AS PART OF THE INFRASTRUCTURE DSP.
2. BUILDING ON BLOCK B, C, E AND F SHALL BE SET BACK 20 FEET FROM BUILDING FACE TO FACE OF CURB AT THE GROUND FLOOR WITH POSSIBLE BUILDING VARIATION AND OVERHANGS ABOVE SUBJECT TO FINAL APPROVAL WITH EACH BLOCKS DSUP.

LEGEND:

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

APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
9900 main st
suite 400
fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
10/07/2022
PROFESSIONAL ENGINEER

PRGS - REDEVELOPMENT

DSP

CONCEPT II PLAN

CITY OF ALEXANDRIA, VA

MARK	DATE	DESCRIPTION
1	10/07/2022	CONCEPT 2 SUBMISSION

PROJECT No.: 17005.004.03
DRAWING No.: 112003
DATE: 08-08-2022
DESIGN: JH
DRAWN: ##
CHECKED: KW

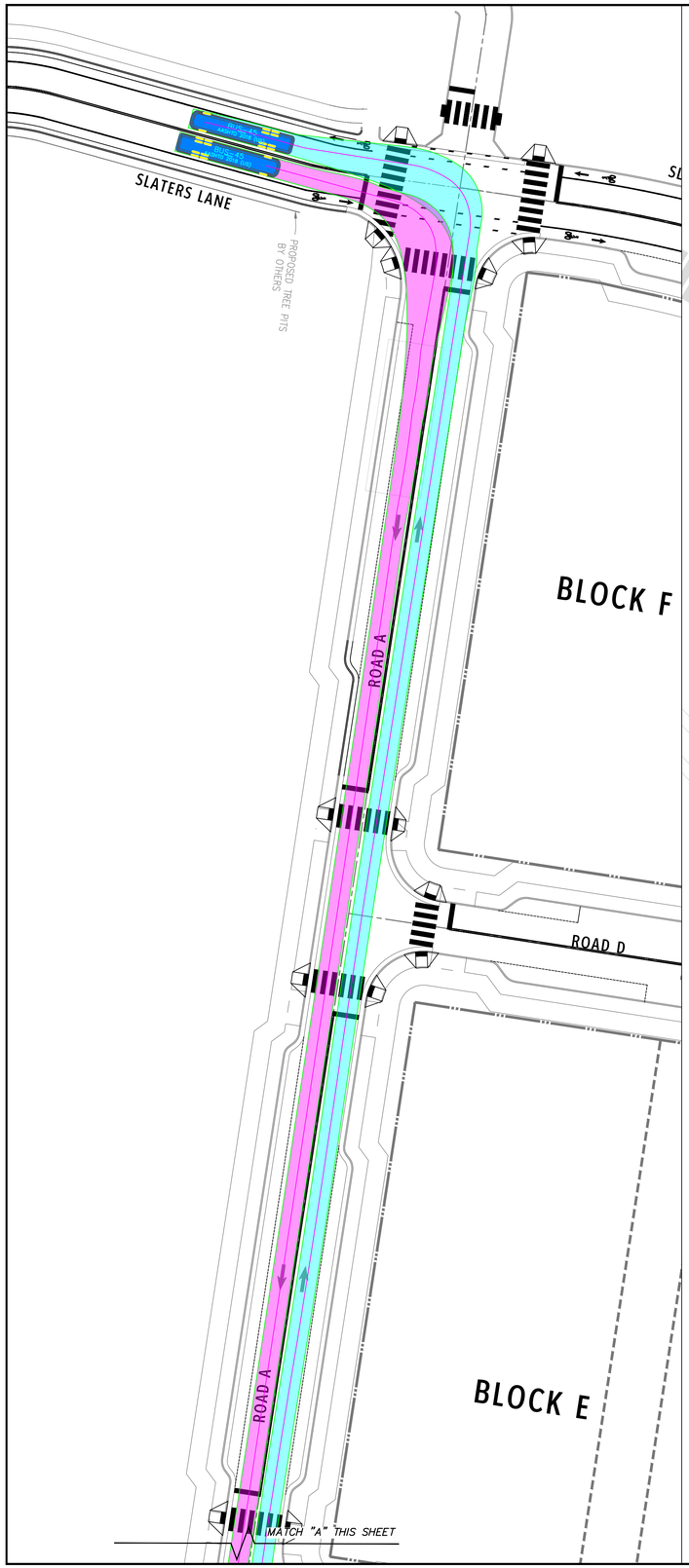
SHEET TITLE:

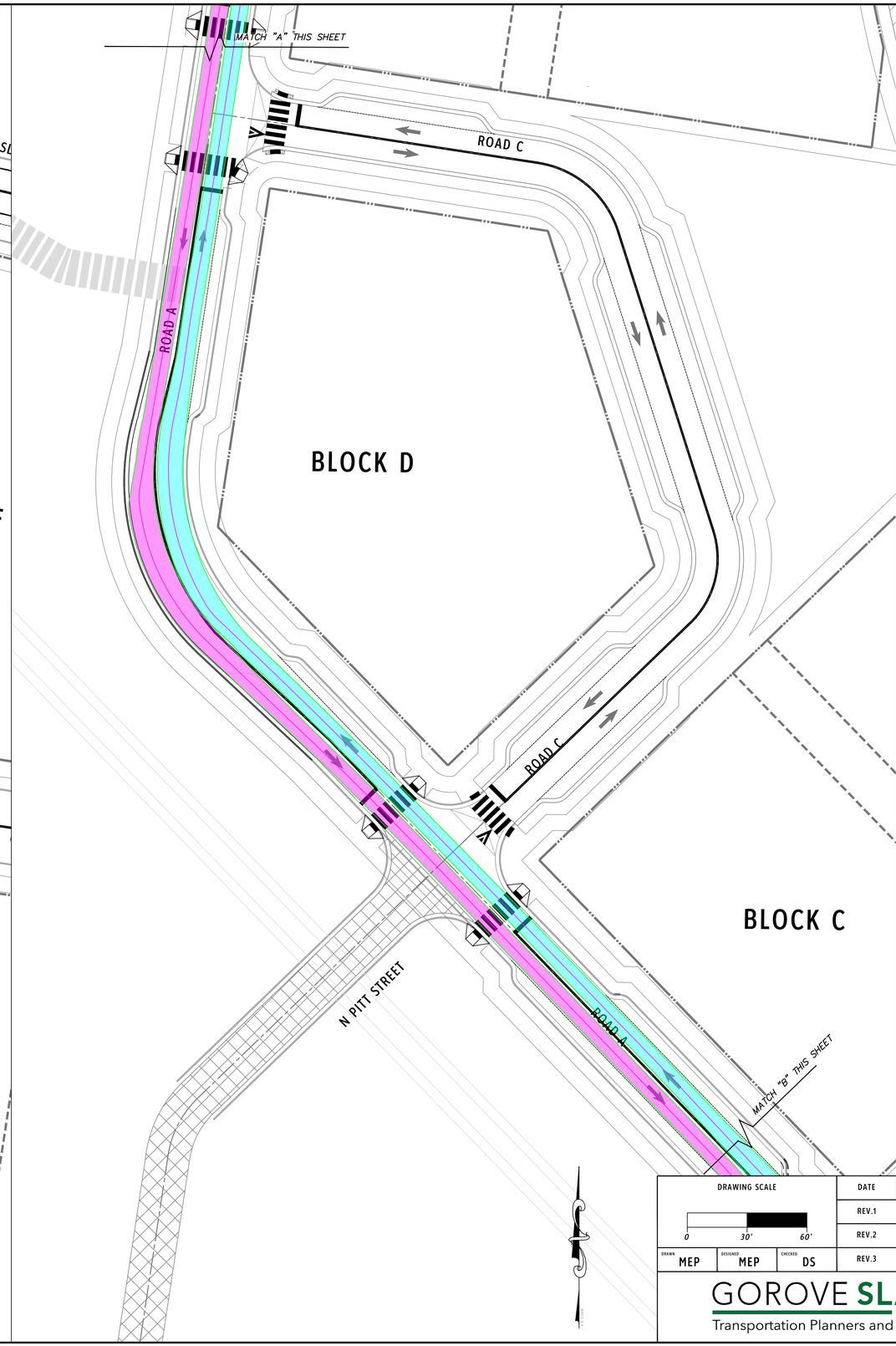
STREET CROSS-SECTIONS

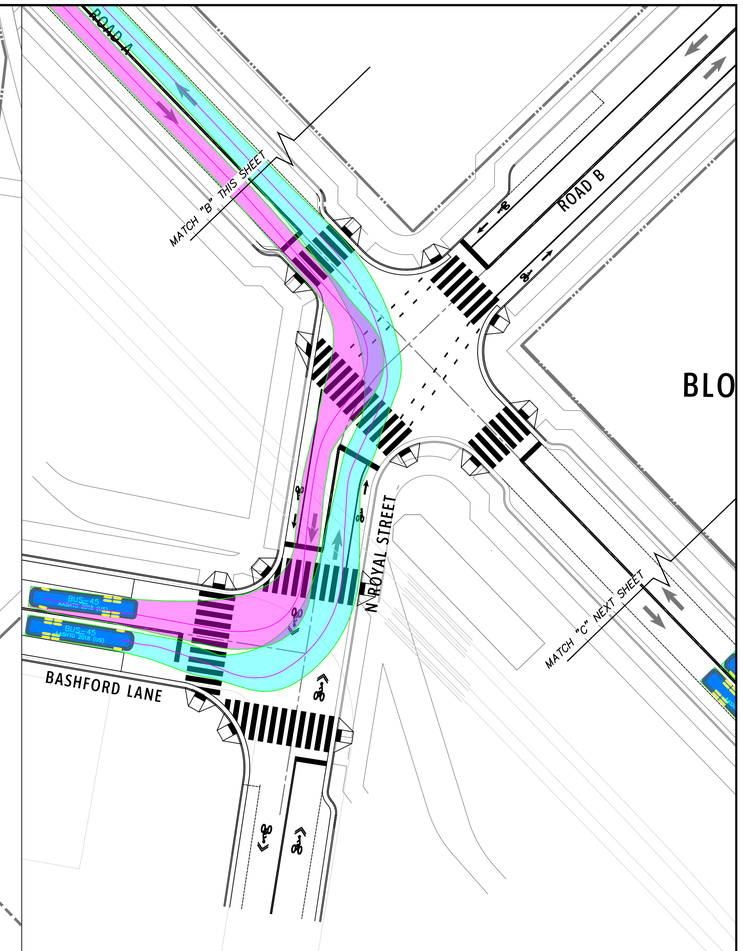
SHEET No.

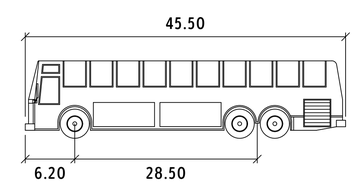
C701

112003









BUS-45

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Width	:	8.50
Track	:	8.50
Lock to Lock Time	:	6.0
Steering Angle	:	45.2

Note:
PE seal related to AutoTurn analysis only.

APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DRAWING SCALE
0 30' 60'

DRAWN	DESIGNED	CHECKED
MEP	MEP	DS

DATE	10.7.2022
REV.1	
REV.2	
REV.3	

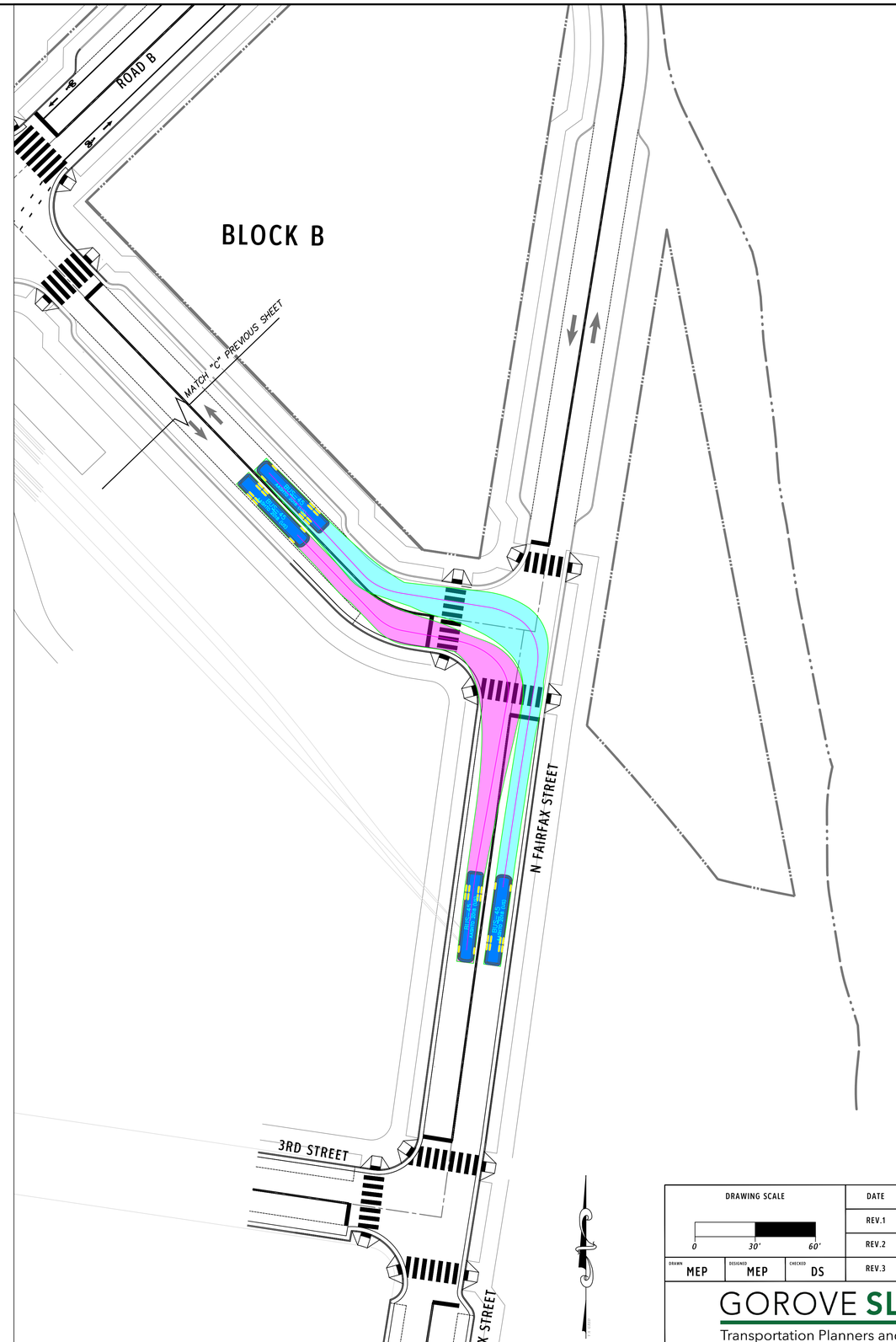
GOROVE SLADE
Transportation Planners and Engineers

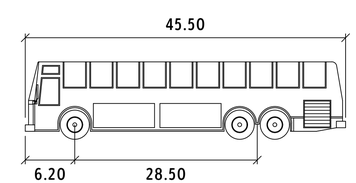
INTERSECTION MANEUVERING STUDY
POTOMAC RIVER GENERATING STATION
AASHTO BUS-45 CIRCULATION
Alexandria, Virginia

COMMONWEALTH OF VIRGINIA
DANIEL B. VANPELTA
Lic. No. 037160
10/7/22
PROFESSIONAL ENGINEER

1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625
225 Reinekers Lane / Suite 750 / Alexandria VA / 20314 / 703.721.3044
4114 Legato Road / Suite 650 / Fairfax VA / 22033 / 703.787.9595
4951 Lake Brook Drive / Suite 250 / Glen Allen VA / 23060 / 804.362.0578

PROJECT NO. 2994-001
SHEET C800





BUS-45

		feet
Width	:	8.50
Track	:	8.50
Lock to Lock Time	:	6.0
Steering Angle	:	45.2

Note:
PE seal related to AutoTurn analysis only.

APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DRAWING SCALE
0 30' 60'

DRAWN	DESIGNED	CHECKED
MEP	MEP	DS

DATE	10.7.2022
REV.1	
REV.2	
REV.3	

GOROVE SLADE
Transportation Planners and Engineers

INTERSECTION MANEUVERING STUDY

POTOMAC RIVER GENERATING STATION
AASHTO BUS-45 CIRCULATION
Alexandria, Virginia

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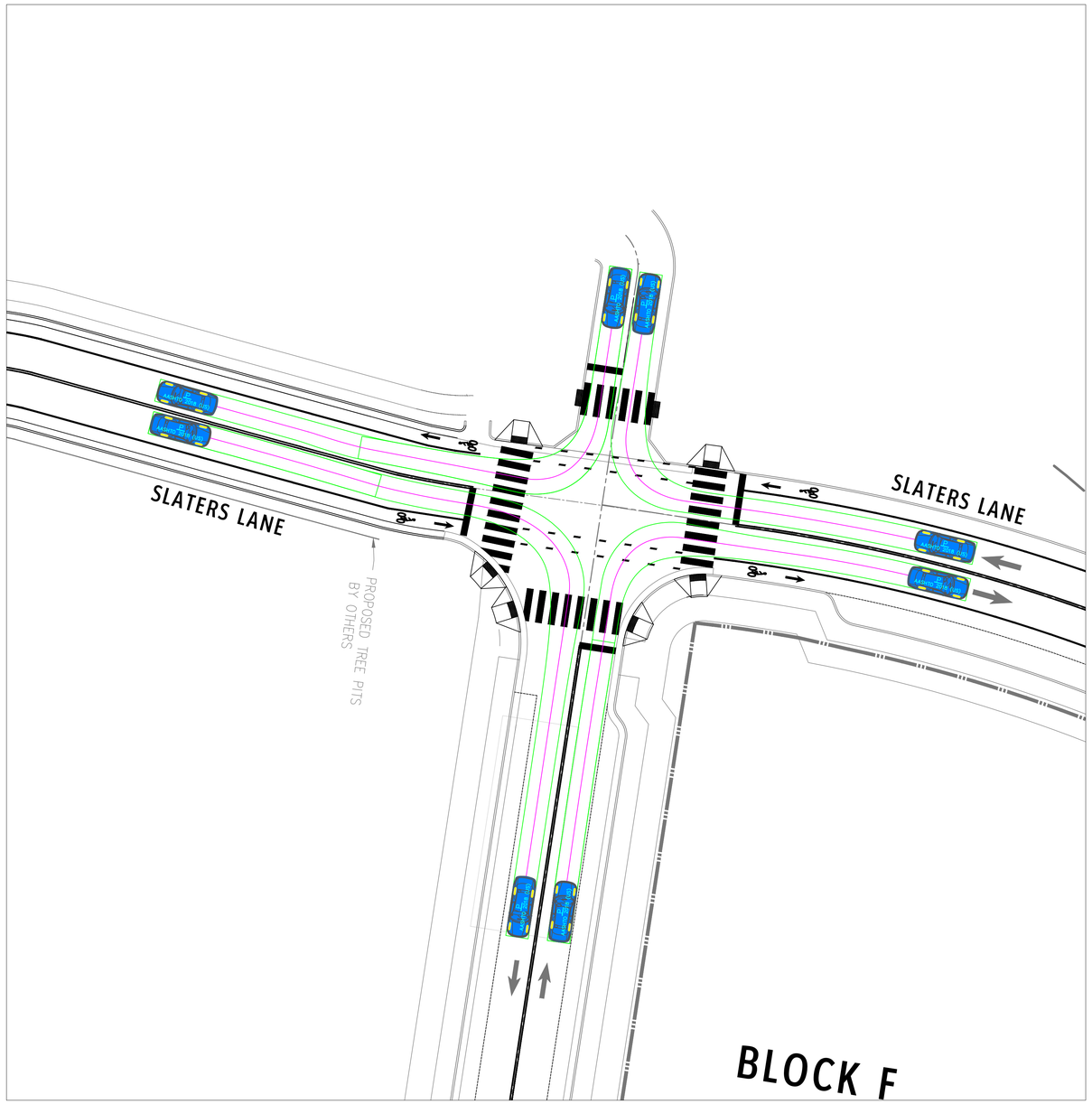
COMMONWEALTH OF VIRGINIA
DANIEL B. VANPELT
Lic. No. 037160
10/7/22
PROFESSIONAL ENGINEER

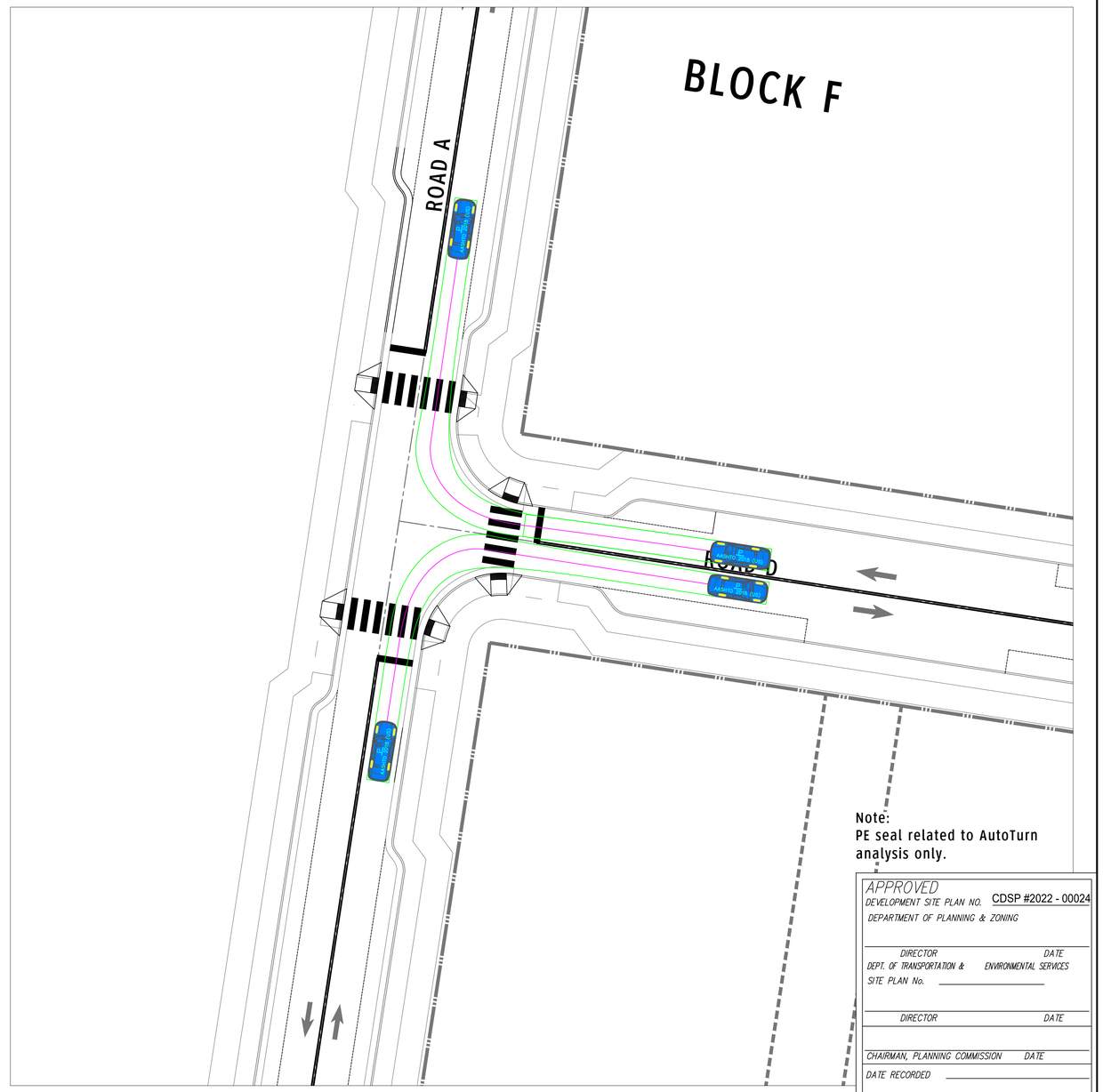
PROJECT NO. 2994-001

SHEET
C801

SLATERS LANE INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO P VEHICLE



INTERNAL INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO P VEHICLE



Note:
PE seal related to AutoTurn analysis only.

APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

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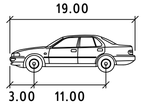
INSTRUMENT NO. DEED BOOK NO. PAGE NO.



P

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Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

DRAWING SCALE
0 20' 40'

DATE	10.7.2022
REV.1	
REV.2	
REV.3	

DRAWN MEP | DESIGNED MEP | CHECKED DS

GOROVE SLADE
Transportation Planners and Engineers

INTERSECTION
MANEUVERING STUDY
POTOMAC RIVER GENERATING STATION

Alexandria, Virginia

COMMONWEALTH OF VIRGINIA
DANIEL B. VANPELTA
Lic. No. 037160
10/7/22
PROFESSIONAL ENGINEER

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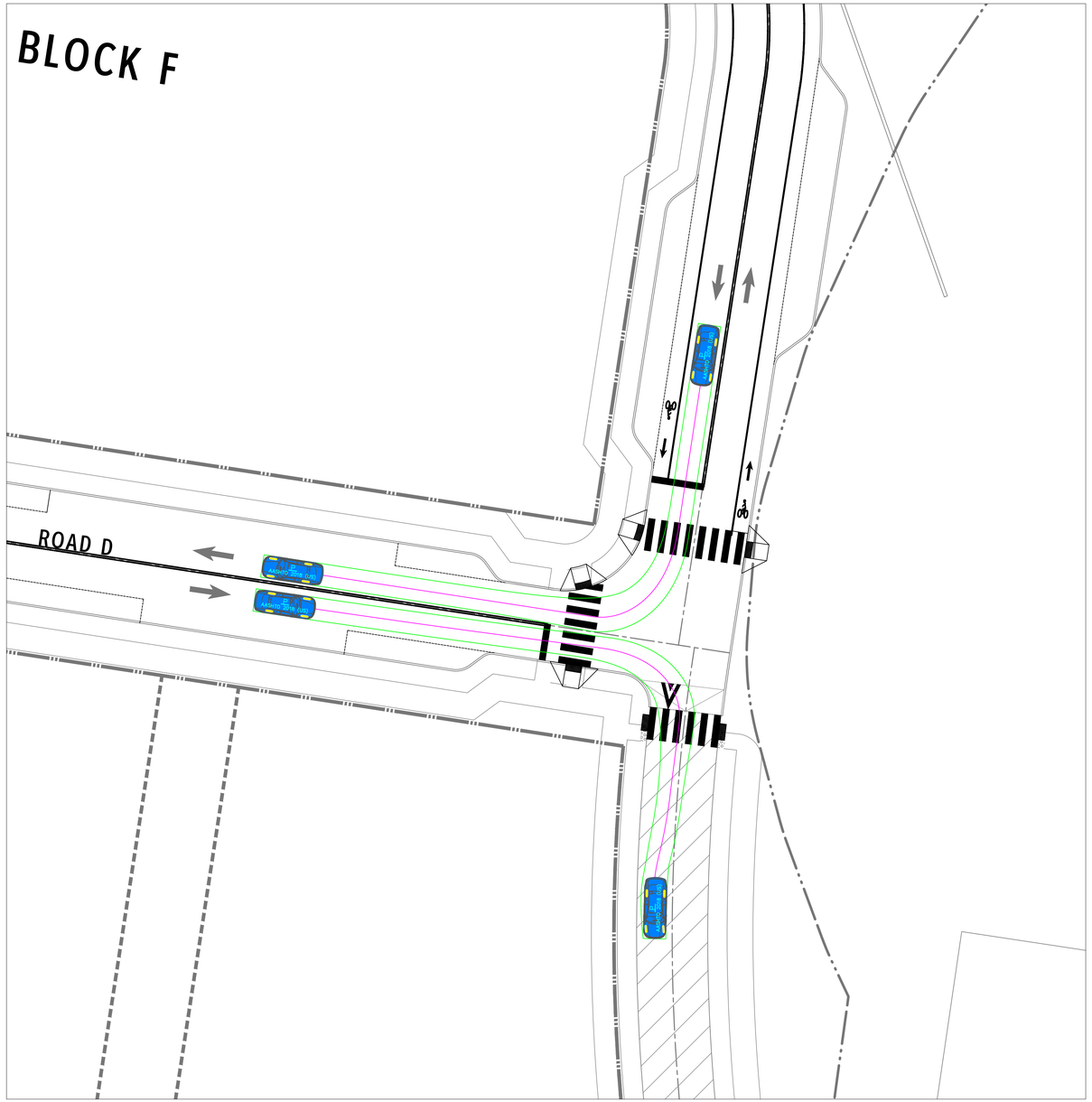
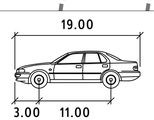
PROJECT NO. 2994-001

SHEET C802

INTERNAL INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO P VEHICLE





P

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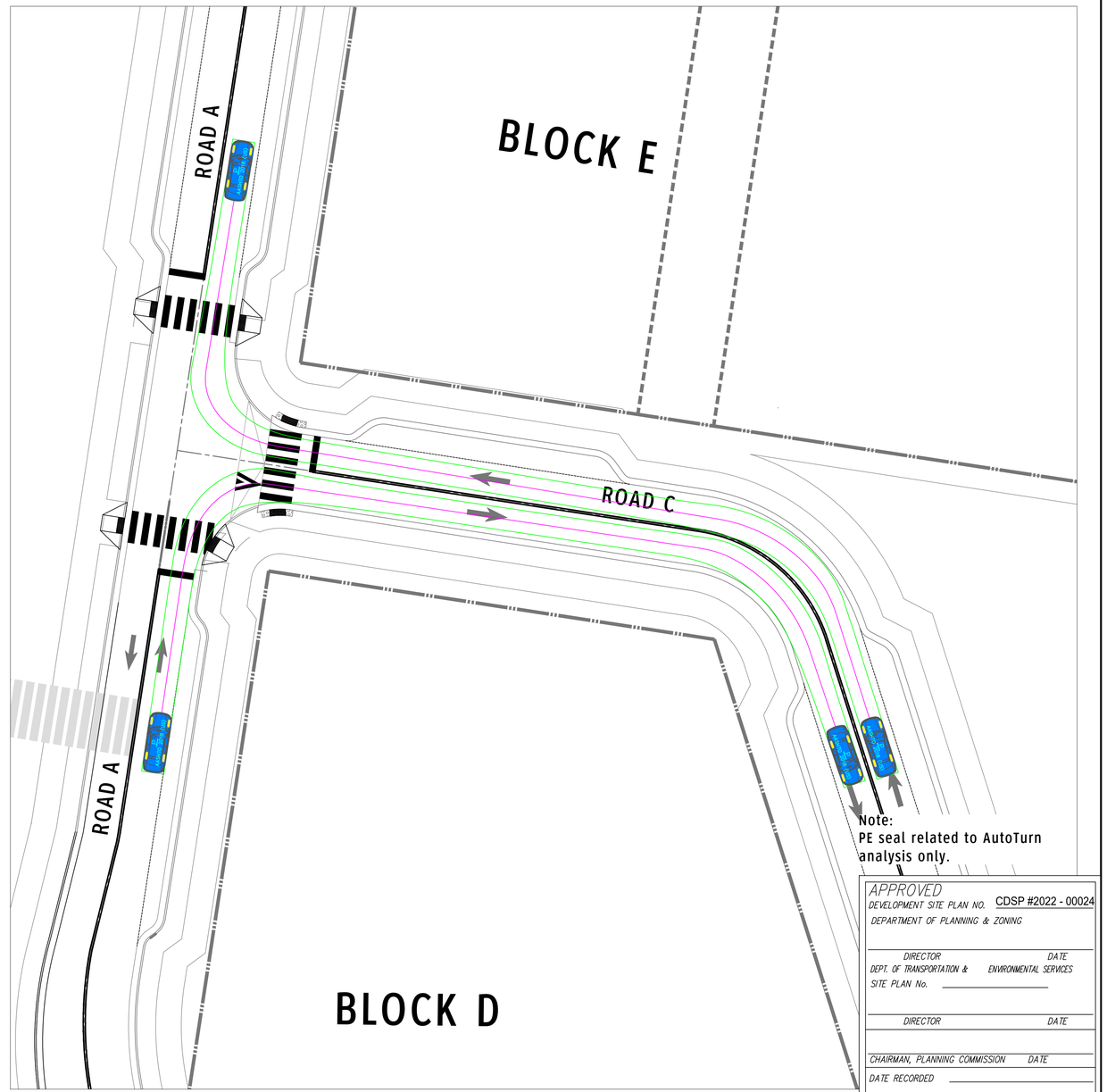
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

INTERNAL INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO P VEHICLE



Note:
PE seal related to AutoTurn analysis only.

APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DRAWING SCALE	DATE	10.7.2022
0 20' 40'	REV.1	
DRAWN MEP / DESIGNED MEP / CHECKED DS	REV.2	
	REV.3	

GOROVE SLADE
Transportation Planners and Engineers

INTERSECTION
MANEUVERING STUDY
POTOMAC RIVER GENERATING STATION

Alexandria, Virginia

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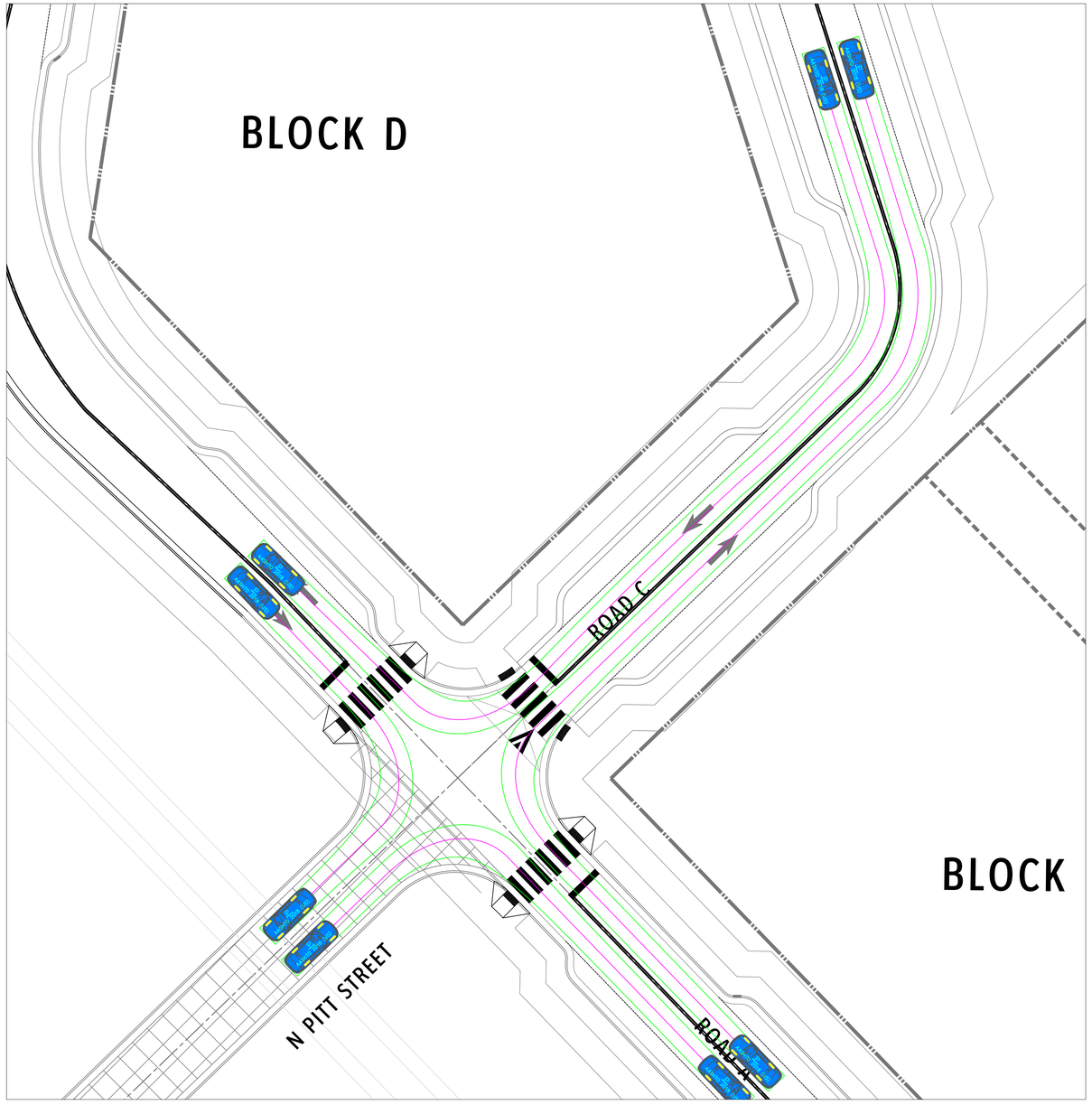
COMMONWEALTH OF VIRGINIA
DANIEL B. VANPELTA
Lic. No. 037160
10/7/22
PROFESSIONAL ENGINEER

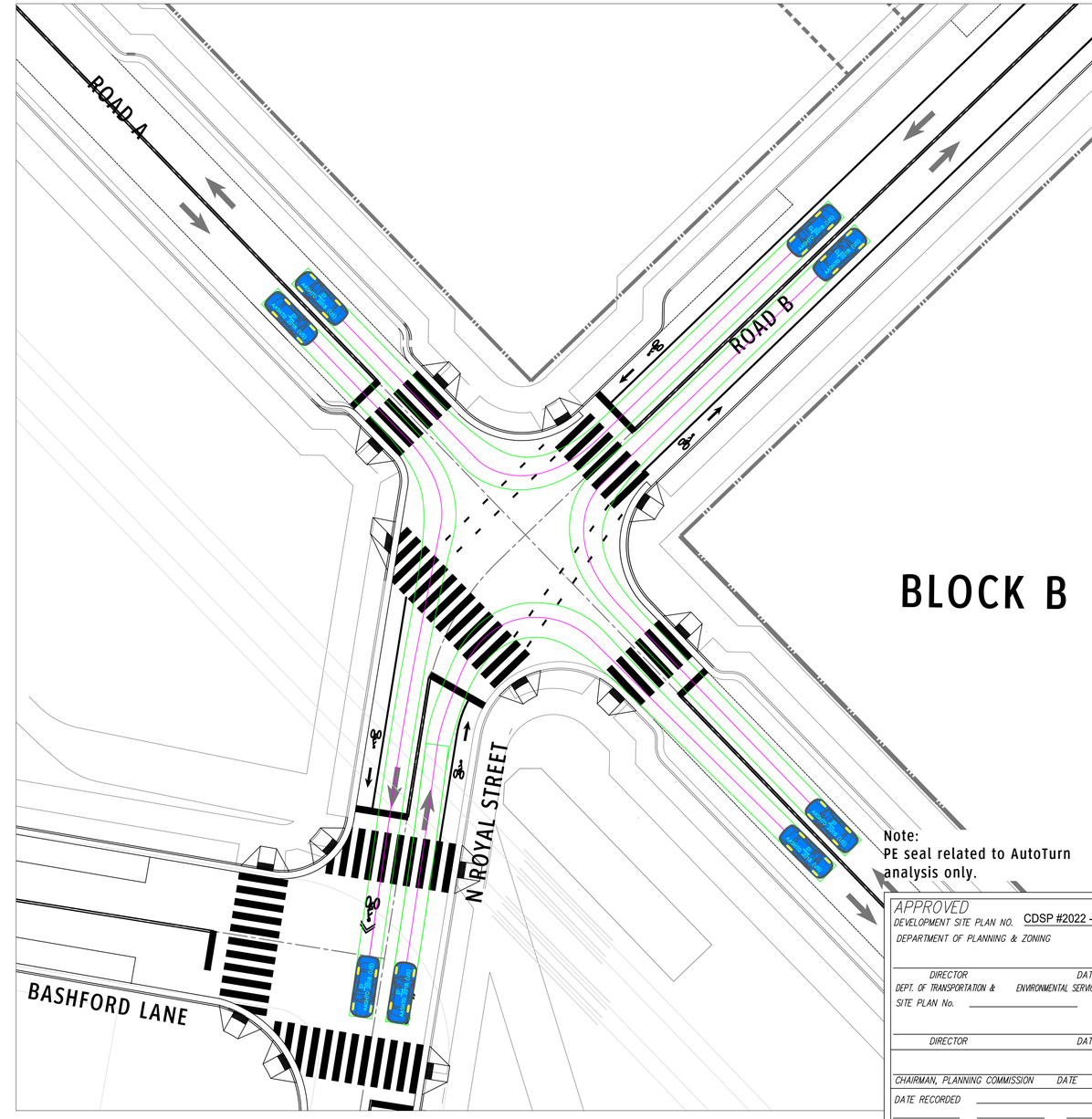
PROJECT NO. 2994-001

SHEET C803

N PITT STREET INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO P VEHICLE



N ROYAL STREET INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO P VEHICLE



Note:
PE seal related to AutoTurn analysis only.

APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024
DEPARTMENT OF PLANNING & ZONING

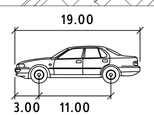
DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



P

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Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

DRAWING SCALE			DATE	10.7.2022
0 20' 40'			REV.1	
			REV.2	
DRAWN MEP	DESIGNED MEP	CHECKED DS	REV.3	

GOROVE SLADE
Transportation Planners and Engineers

INTERSECTION MANEUVERING STUDY
POTOMAC RIVER GENERATING STATION

Alexandria, Virginia

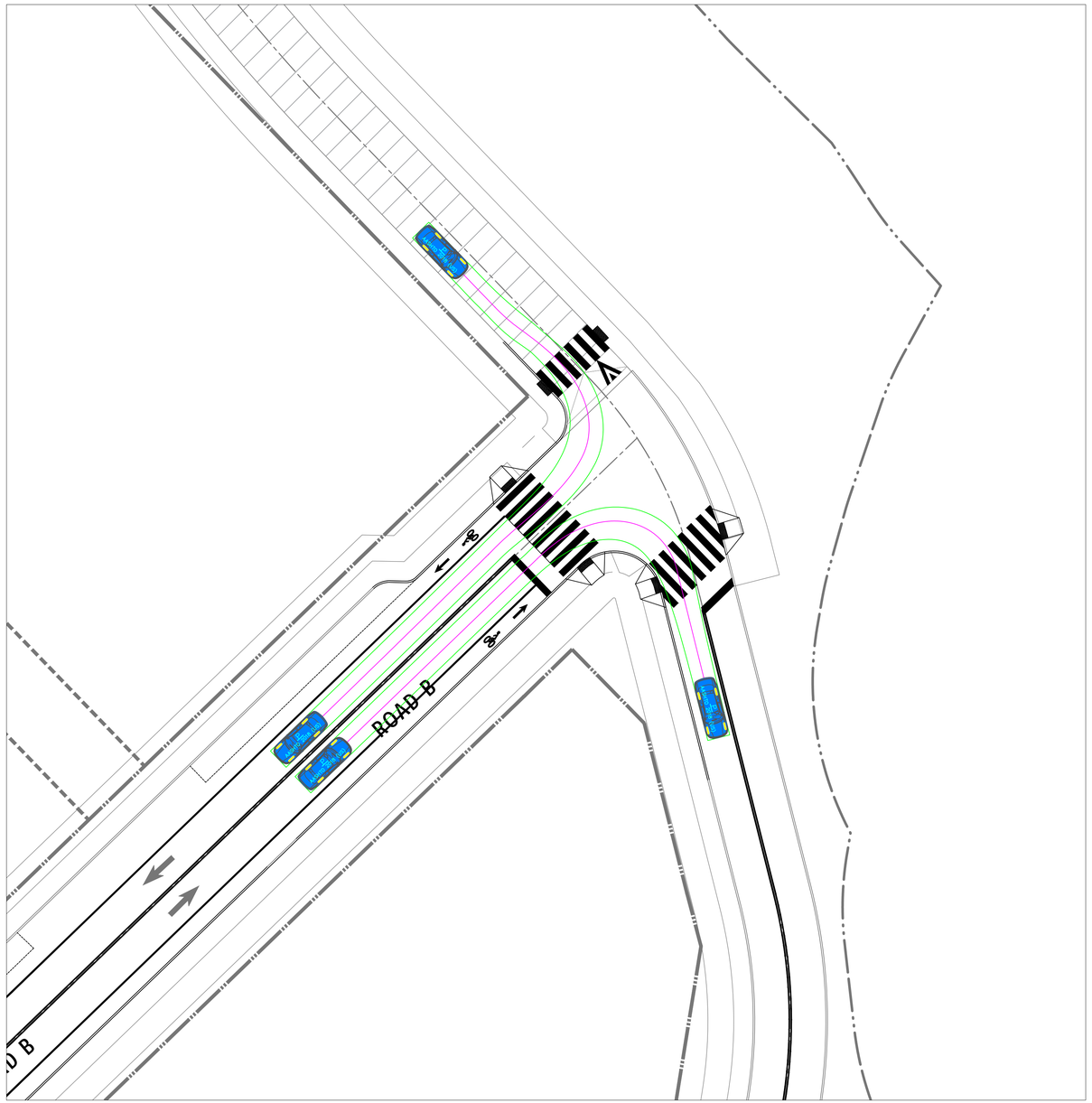
- [x] 1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625
- [ ] 225 Reinekers Lane / Suite 750 / Alexandria VA / 20314 / 703.721.3044
- [ ] 4114 Legato Road / Suite 650 / Fairfax VA / 22033 / 703.787.9595
- [ ] 4951 Lake Brook Drive / Suite 250 / Glen Allen VA / 23060 / 804.362.0578

COMMONWEALTH OF VIRGINIA
DANIEL B. VANPELTA
Lic. No. 037160
10/7/22
PROFESSIONAL ENGINEER

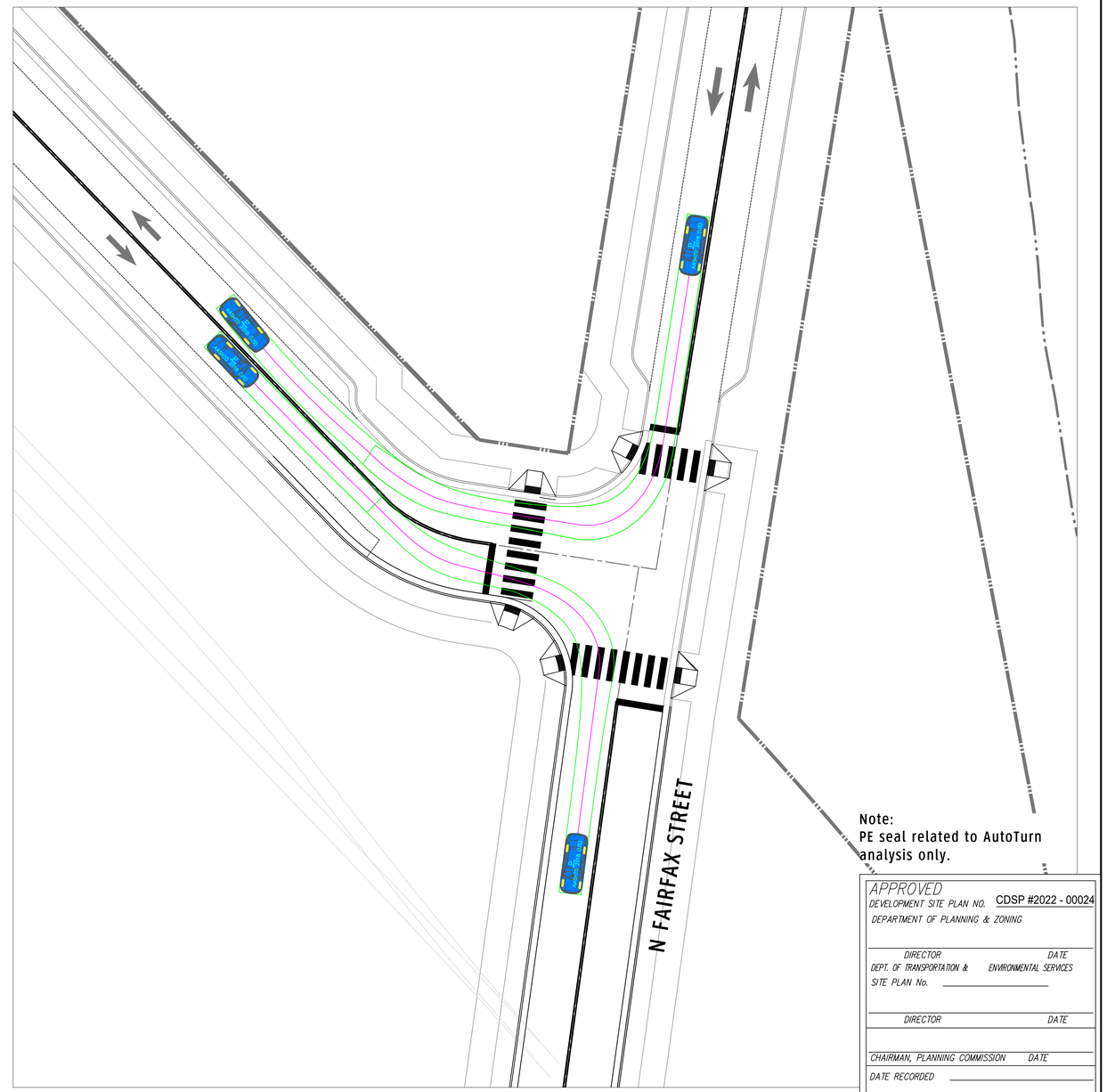
PROJECT NO. 2994-001

SHEET C804

INTERNAL INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO P VEHICLE



N FAIRFAX STREET INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO P VEHICLE



Note:
PE seal related to AutoTurn analysis only.

APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024
DEPARTMENT OF PLANNING & ZONING

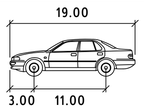
DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



P

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Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

DRAWING SCALE			DATE	10.7.2022
0 20' 40'			REV.1	
			REV.2	
DRAWN MEP	DESIGNED MEP	CHECKED DS	REV.3	

GOROVE SLADE
Transportation Planners and Engineers

INTERSECTION MANEUVERING STUDY
POTOMAC RIVER GENERATING STATION

Alexandria, Virginia

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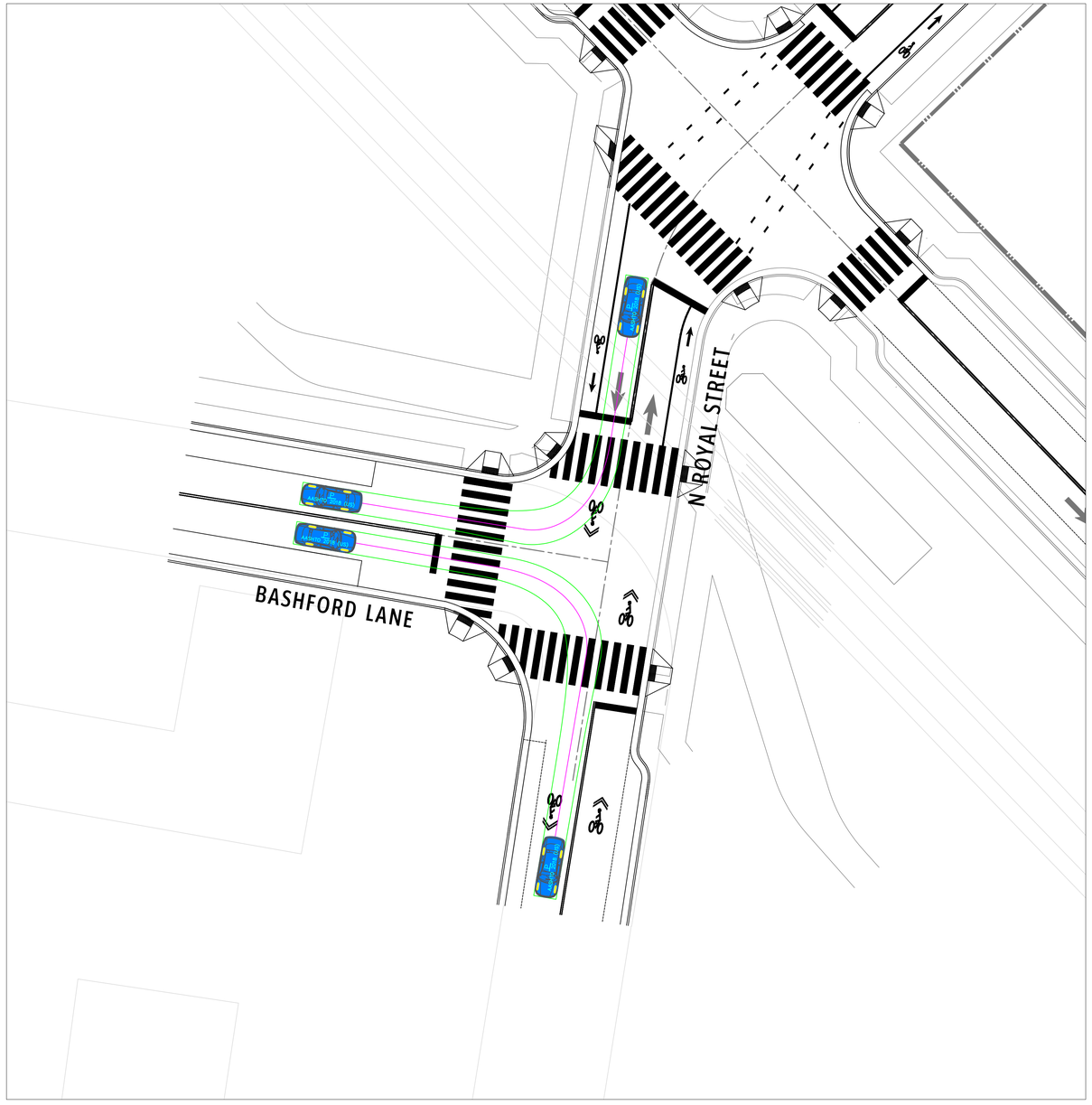
COMMONWEALTH OF VIRGINIA
DANIEL B. VANPELT
Lic. No. 037160
10/7/22
PROFESSIONAL ENGINEER

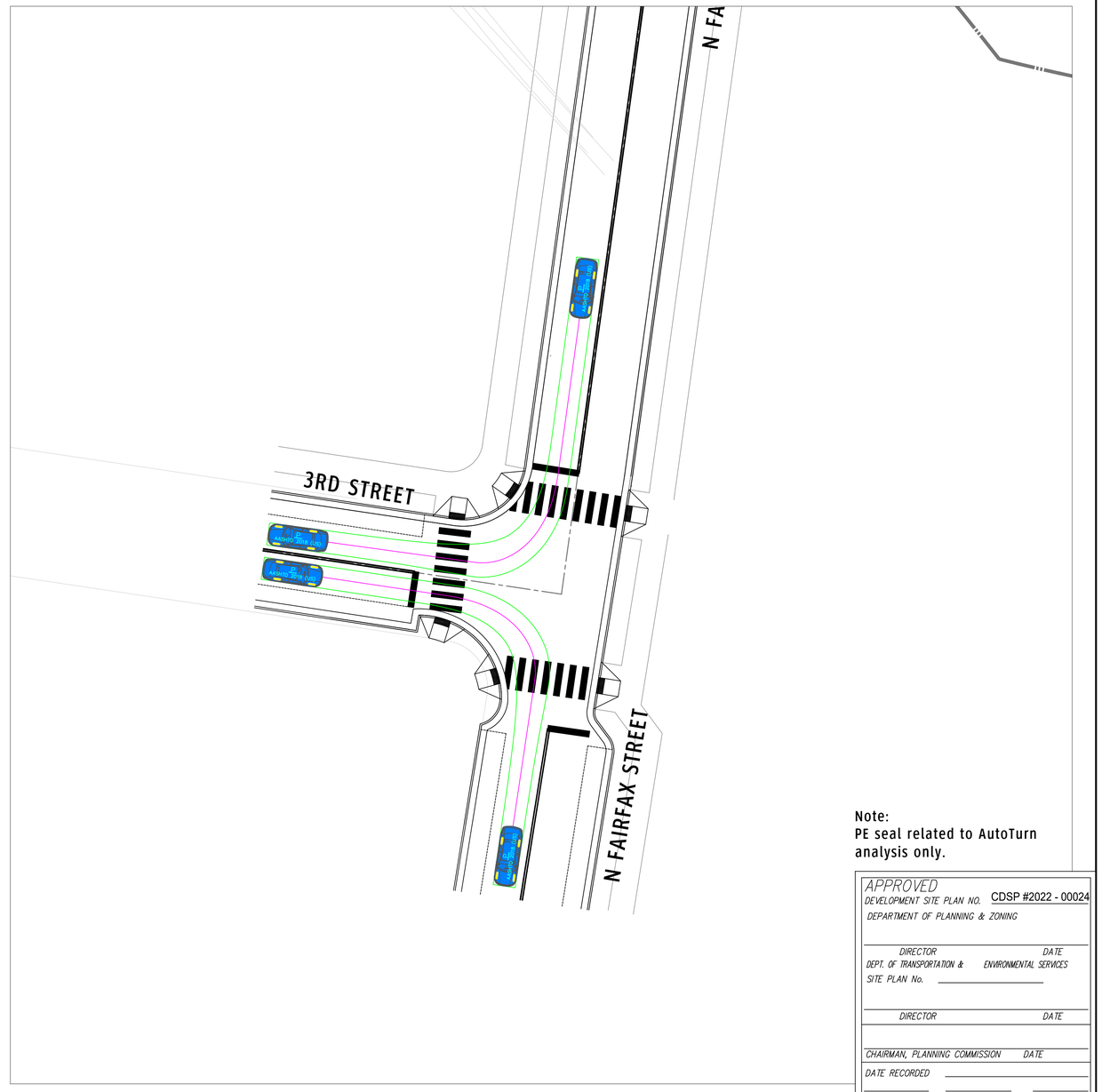
PROJECT NO. 2994-001

SHEET C805

N ROYAL STREET & BASHFORD LANE INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO P VEHICLE



N FAIRFAX STREET & 3RD STREET INTERSECTION
INTERSECTION MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO P VEHICLE



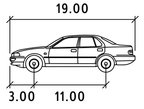
Note:
PE seal related to AutoTurn analysis only.

APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.



P

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Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

DRAWING SCALE			DATE	10.7.2022
0 20' 40'			REV.1	
			REV.2	
DRAWN MEP	DESIGNED MEP	CHECKED DS	REV.3	

GOROVE SLADE
Transportation Planners and Engineers

INTERSECTION MANEUVERING STUDY
POTOMAC RIVER GENERATING STATION

Alexandria, Virginia

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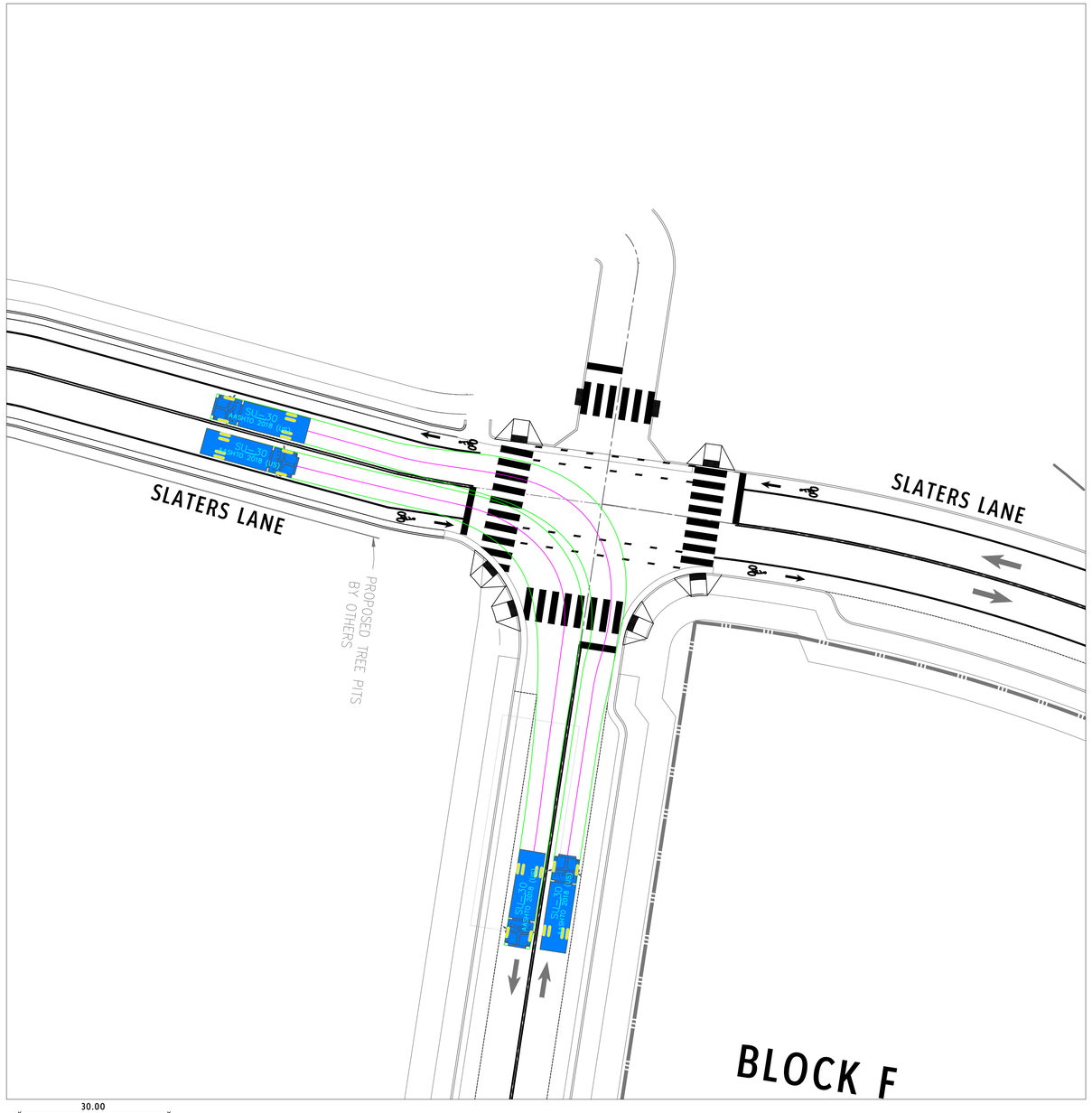
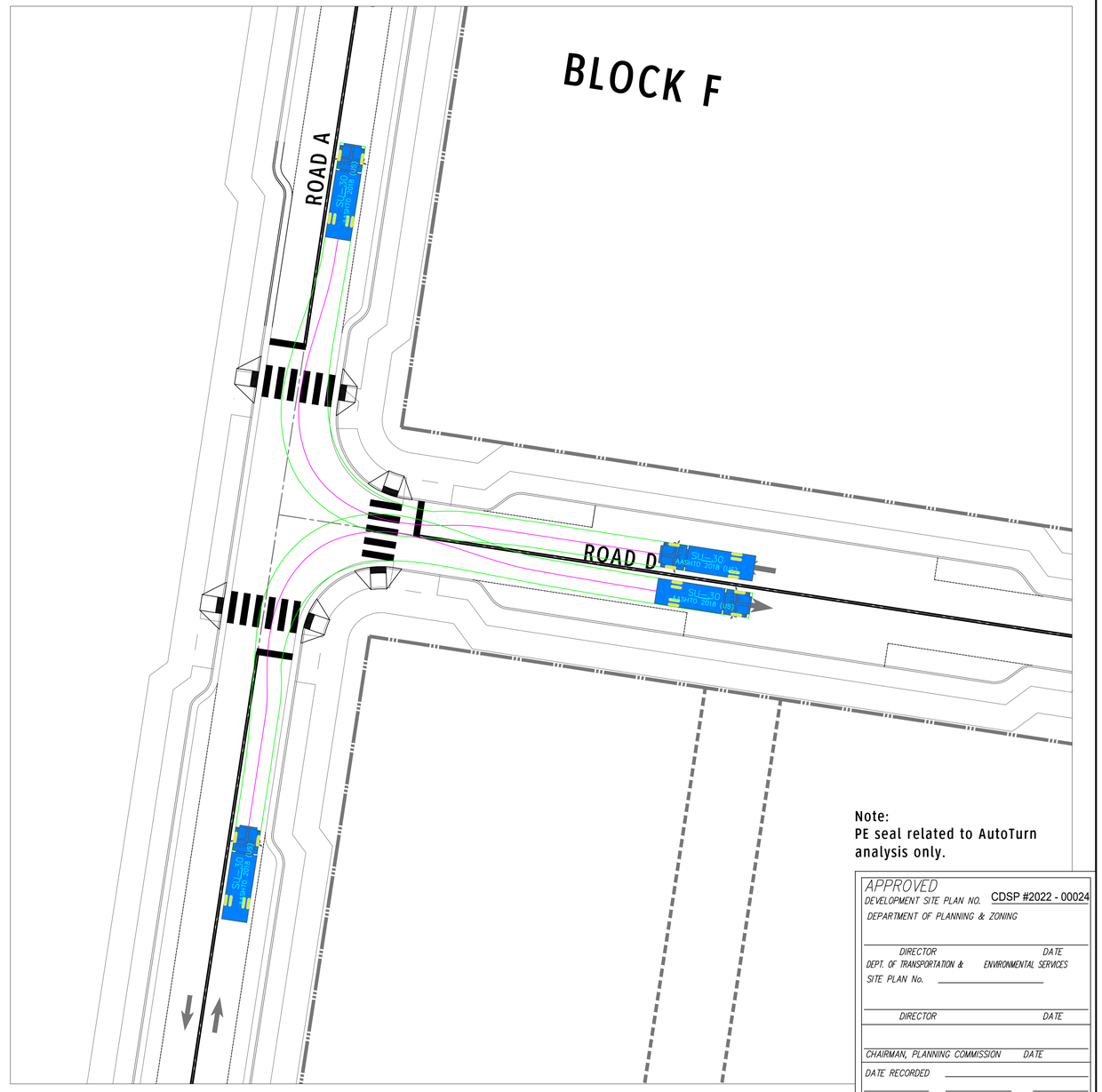
COMMONWEALTH OF VIRGINIA
DANIEL B. VANPELTA
Lic. No. 037160
10/7/22
PROFESSIONAL ENGINEER

PROJECT NO. 2994-001
SHEET C806

SLATERS LANE INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO SU-30



INTERNAL INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO SU-30



Note:
PE seal related to AutoTurn analysis only.

APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
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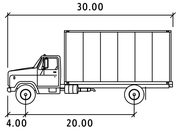


SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

DRAWING SCALE
0 20' 40'

DRAWN	DESIGNED	CHECKED
MEP	MEP	DS

DATE	10.7.2022
REV.1	
REV.2	
REV.3	

GOROVE SLADE
Transportation Planners and Engineers

INTERSECTION MANEUVERING STUDY
POTOMAC RIVER GENERATING STATION

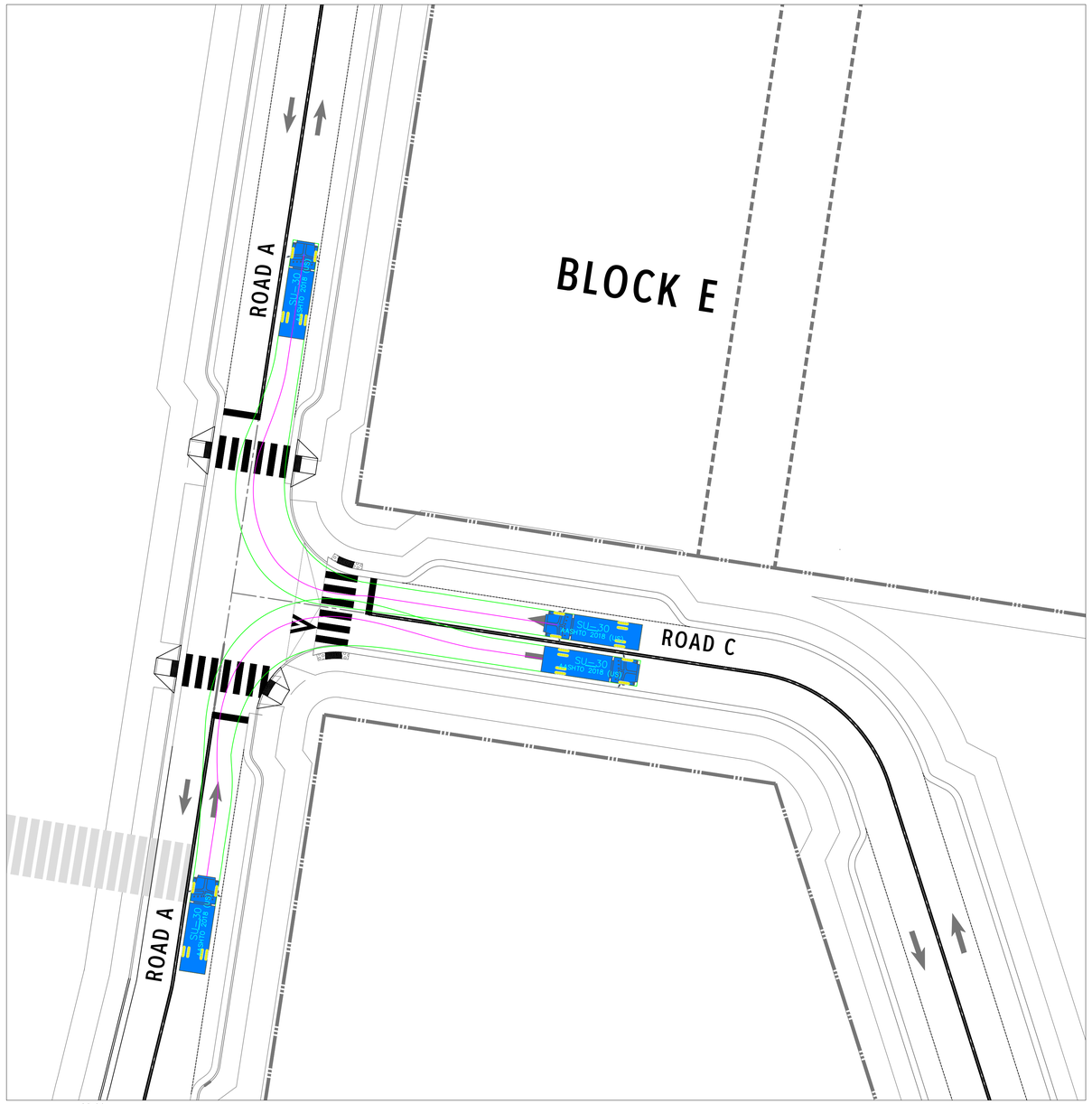
Alexandria, Virginia

1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625
225 Reinekers Lane / Suite 750 / Alexandria VA / 20314 / 703.721.3044
4114 Legato Road / Suite 650 / Fairfax VA / 22033 / 703.787.9595
4951 Lake Brook Drive / Suite 250 / Glen Allen VA / 23060 / 804.362.0578

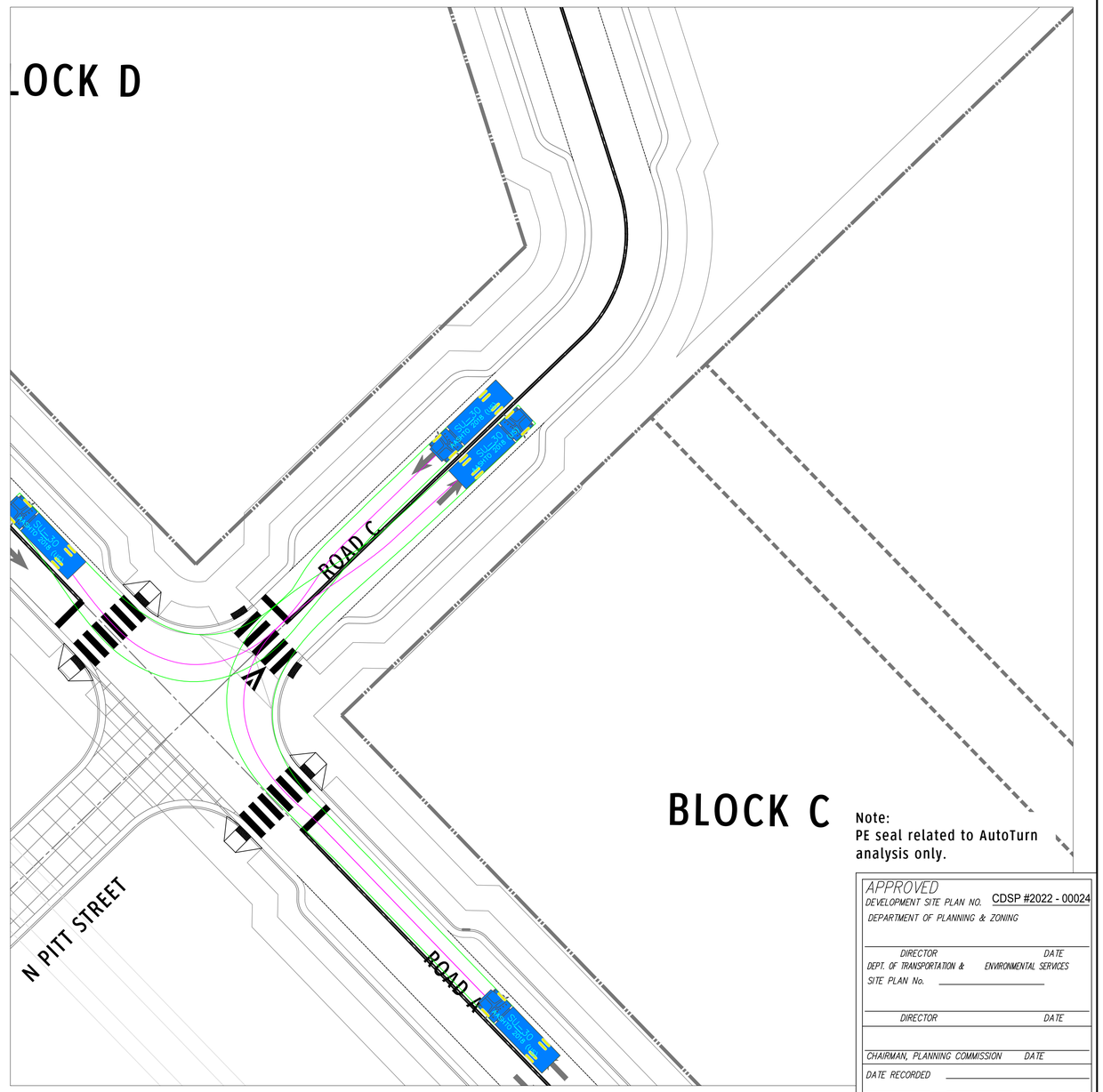
COMMONWEALTH OF VIRGINIA
DANIEL B. VANPELTA
Lic. No. 037160
10/7/22
PROFESSIONAL ENGINEER

PROJECT NO. 2994-001
SHEET C807

INTERNAL INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO SU-30



N PITT STREET INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO SU-30



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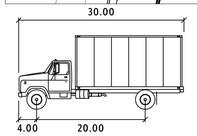

SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

DRAWING SCALE			DATE	10.7.2022
0 20' 40'			REV.1	
			REV.2	
DRAWN MEP	DESIGNED MEP	CHECKED DS	REV.3	

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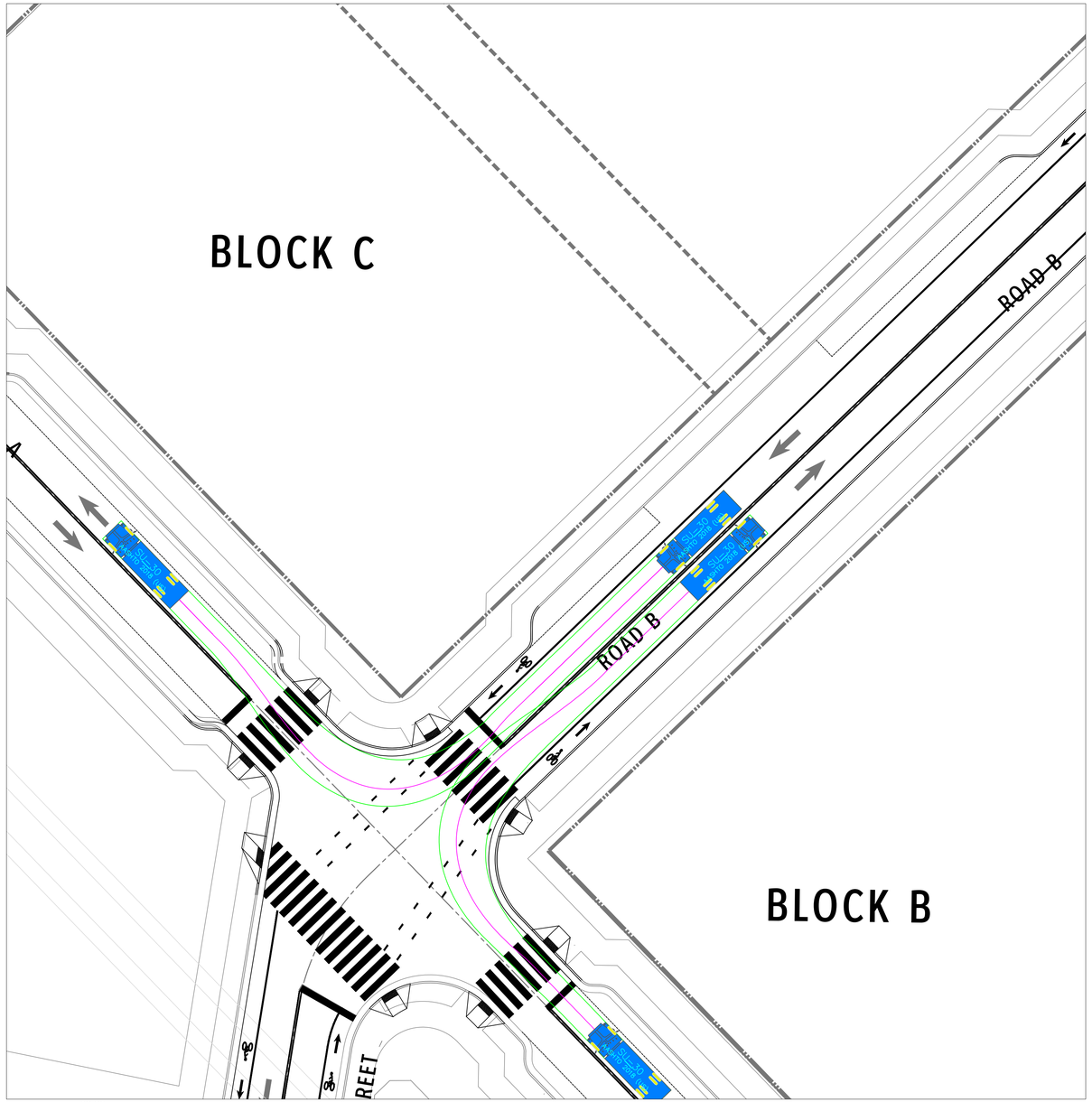
COMMONWEALTH OF VIRGINIA
DANIEL B. VANPELT
Lic. No. 037160
10/7/22
PROFESSIONAL ENGINEER

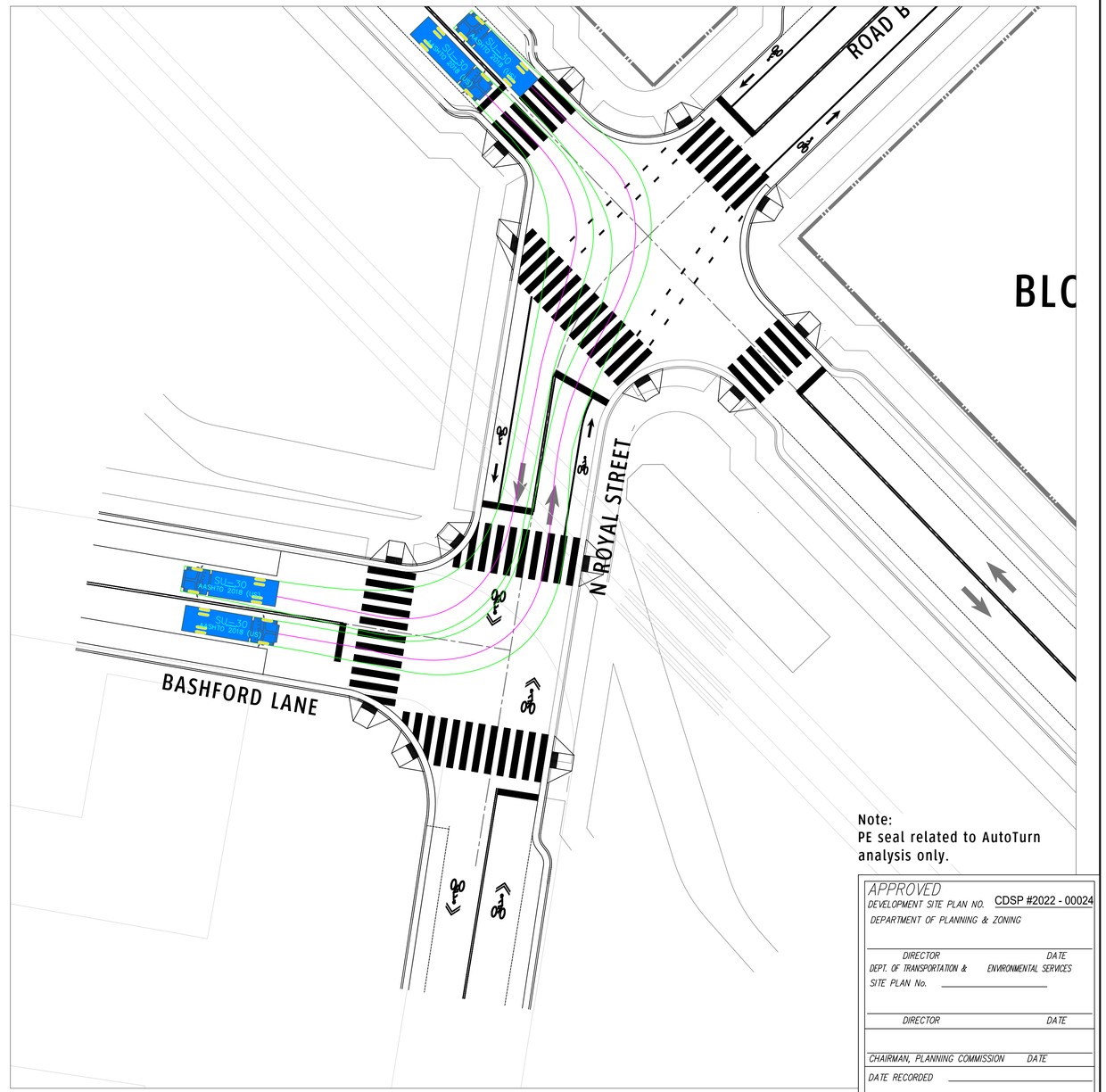
PROJECT NO. 2994-001

SHEET
C808

N ROYAL STREET INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO SU-30



N ROYAL STREET & BASHFORD LANE INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO SU-30



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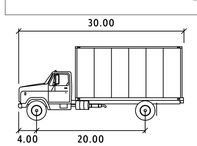

SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

DRAWING SCALE
0 20' 40'

DRAWN MEP | DESIGNED MEP | CHECKED DS

DATE	10.7.2022
REV.1	
REV.2	
REV.3	

GOROVE SLADE
Transportation Planners and Engineers

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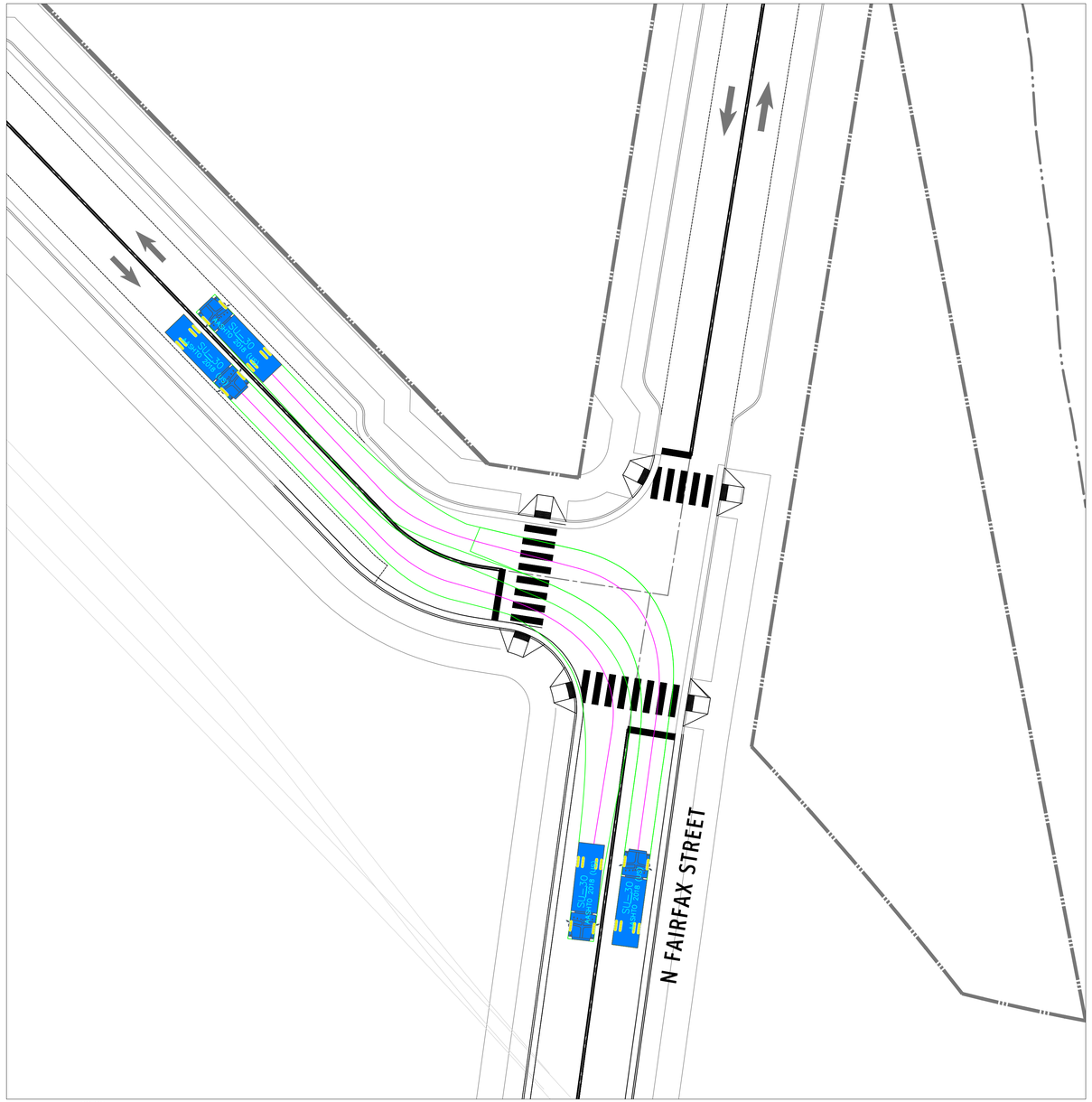
COMMONWEALTH OF VIRGINIA
DANIEL B. VANPELT
Lic. No. 037160
10/7/22
PROFESSIONAL ENGINEER

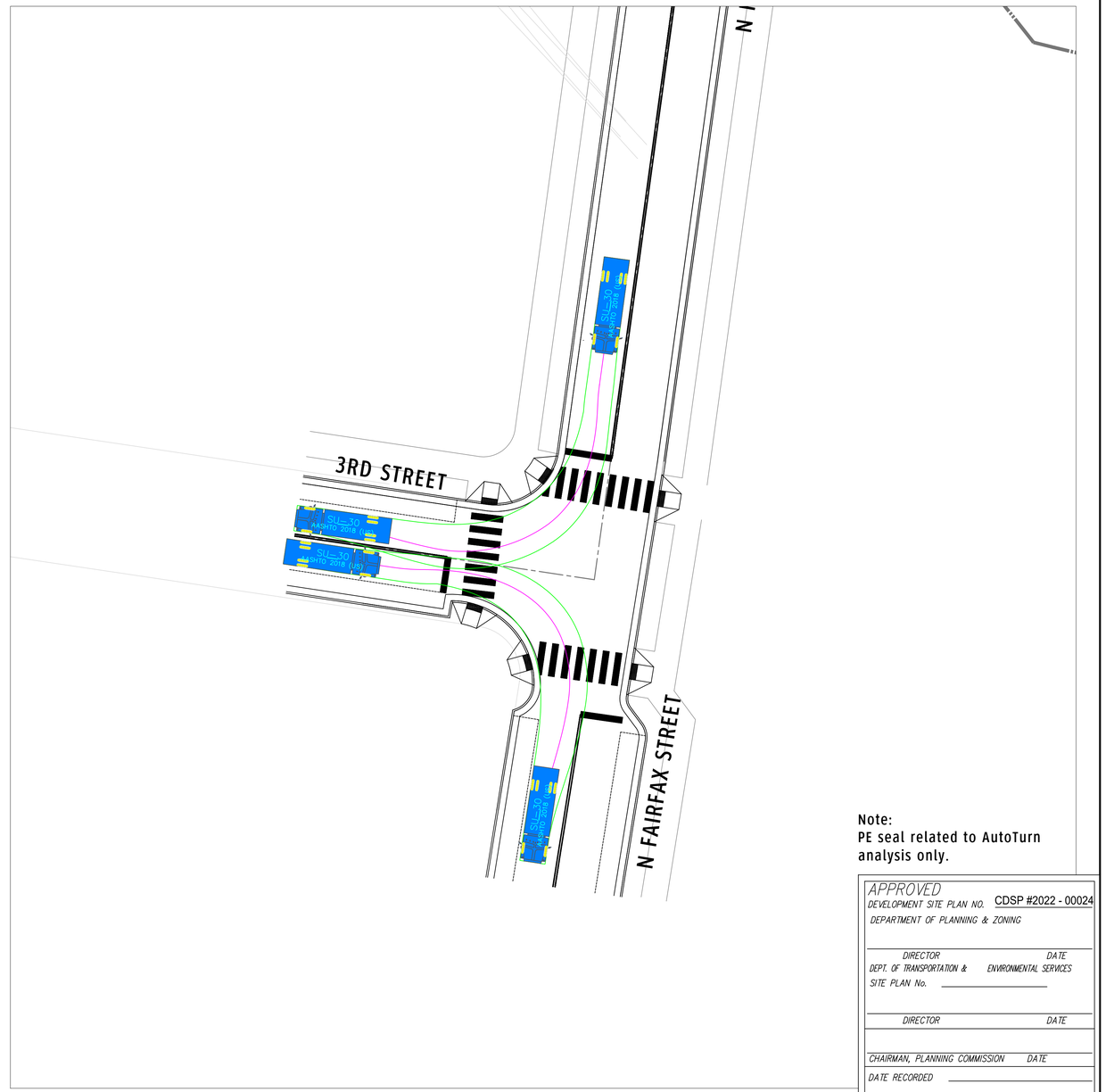
PROJECT NO. 2994-001

SHEET C809

N FAIRFAX STREET INTERSECTION MANEUVERING DETAIL DESIGN VEHICLE: AASHTO SU-30



N FAIRFAX STREET & 3RD STREET INTERSECTION MANEUVERING DETAIL DESIGN VEHICLE: AASHTO SU-30



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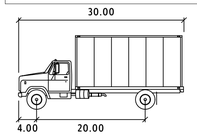

SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

DRAWING SCALE
0 20' 40'

DRAWN	DESIGNED	CHECKED
MEP	MEP	DS

	DATE	10.7.2022
	REV.1	
	REV.2	
	REV.3	

GOROVE SLADE
Transportation Planners and Engineers

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POTOMAC RIVER GENERATING STATION

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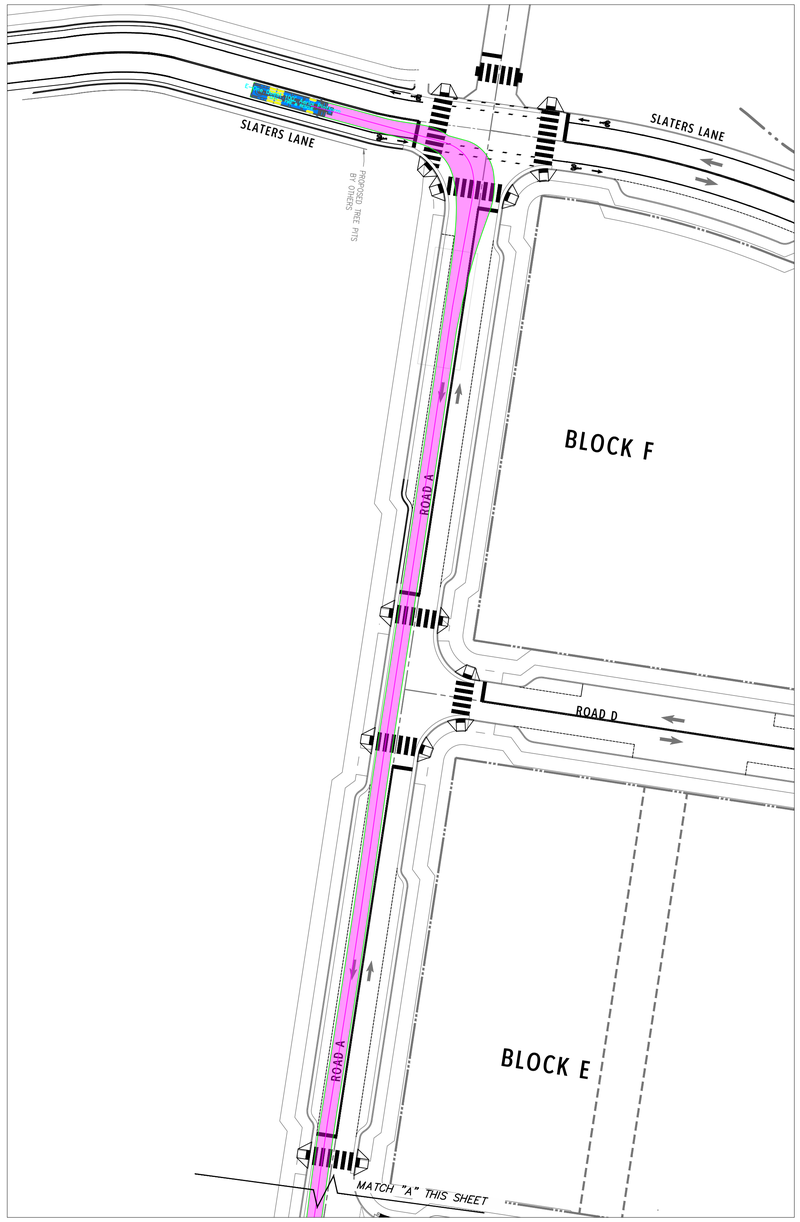
COMMONWEALTH OF VIRGINIA
DANIEL B. VANPELT
Lic. No. 037160
10/7/22
PROFESSIONAL ENGINEER

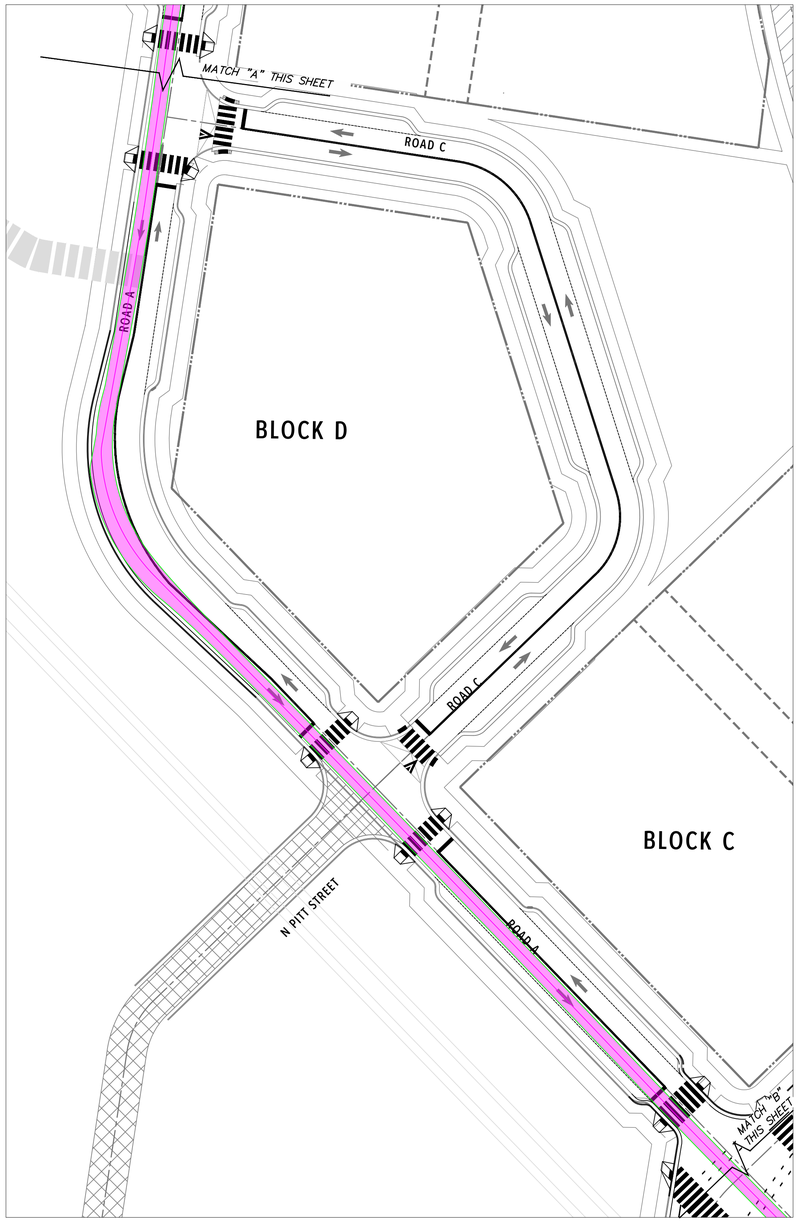
PROJECT NO. 2994-001

SHEET
C810

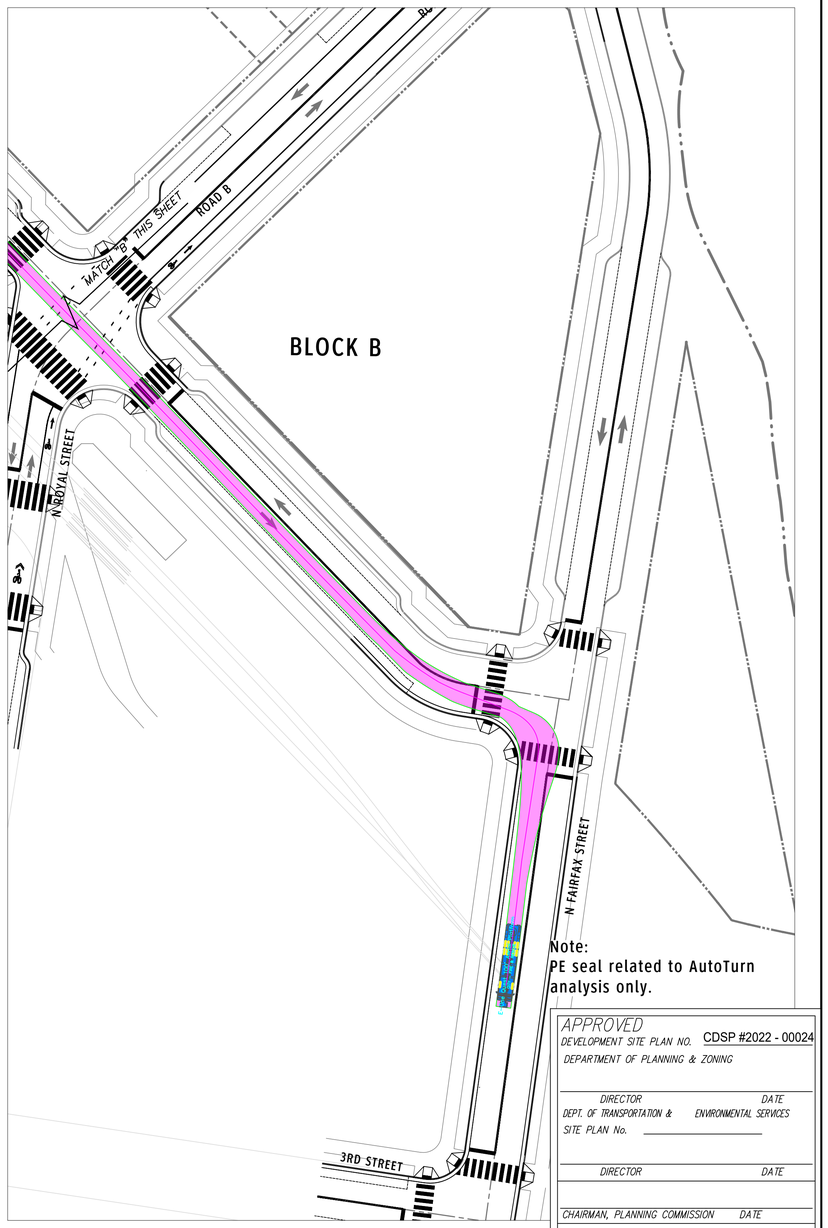
ROAD A
MANEUVERING DETAIL
DESIGN VEHICLE: FIRE TRUCK



ROAD A
MANEUVERING DETAIL
DESIGN VEHICLE: FIRE TRUCK



ROAD A
MANEUVERING DETAIL
DESIGN VEHICLE: FIRE TRUCK



Note:
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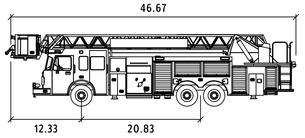

E-One Quest 100' Aerial Platform

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 6.0
Steering Angle	: 38.3

DRAWING SCALE			DATE	10.7.2022
0 40' 80'			REV.1	
			REV.2	
DRAWN MEP	DESIGNED MEP	CHECKED DS	REV.3	

GOROVE SLADE
Transportation Planners and Engineers

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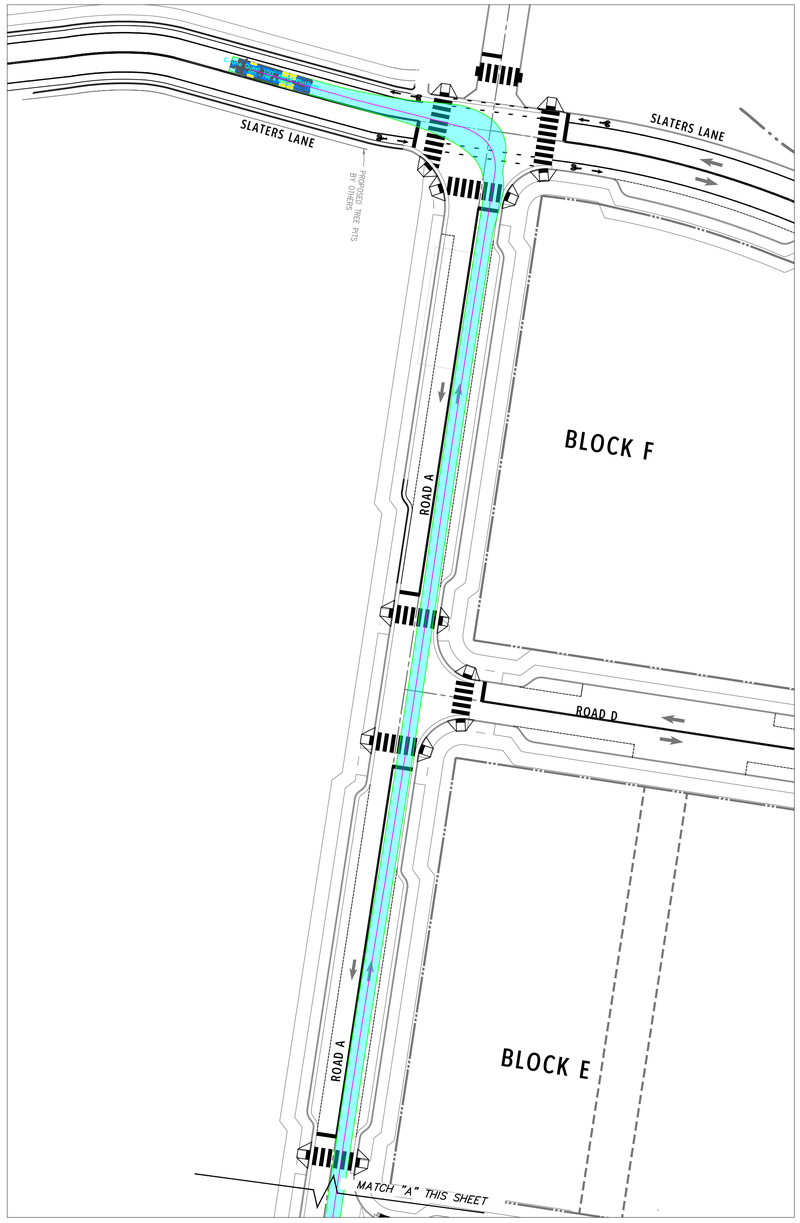
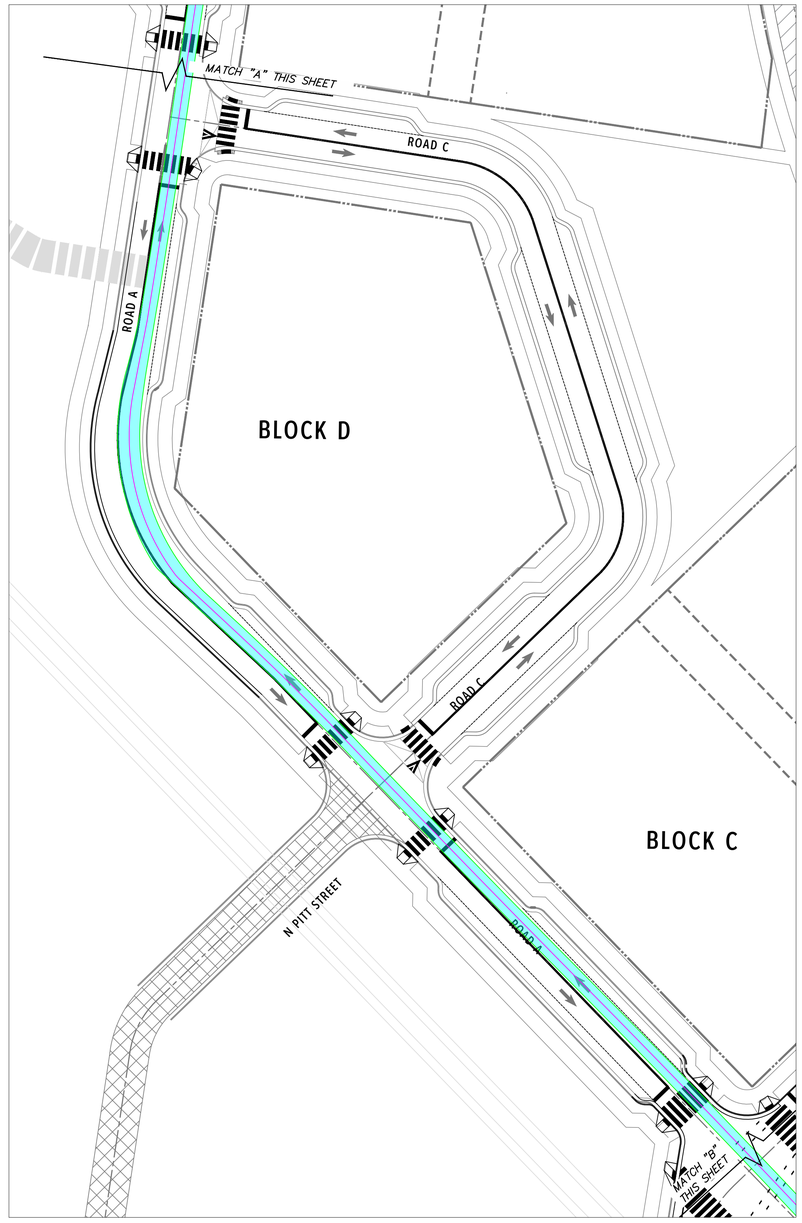
COMMONWEALTH OF VIRGINIA
DANIEL B. VANPELT
Lic. No. 037160
10/7/22
PROFESSIONAL ENGINEER

PROJECT NO. 2994-001
SHEET C811

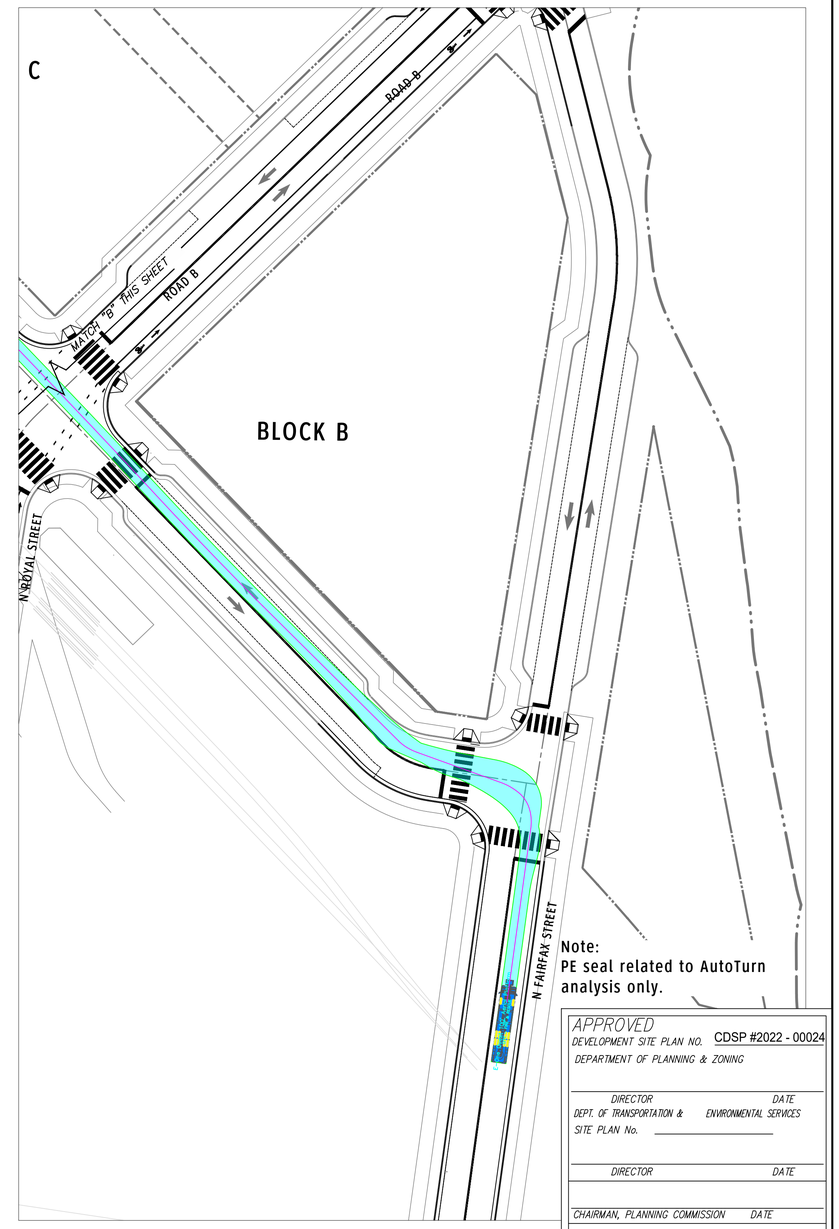
ROAD A
MANEUVERING DETAIL
DESIGN VEHICLE: FIRE TRUCK



ROAD A
MANEUVERING DETAIL
DESIGN VEHICLE: FIRE TRUCK



ROAD A
MANEUVERING DETAIL
DESIGN VEHICLE: FIRE TRUCK



Note:
PE seal related to AutoTurn analysis only.

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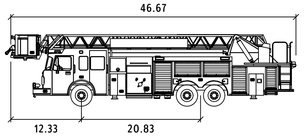

E-One Quest 100' Aerial Platform

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 6.0
Steering Angle	: 38.3

DRAWING SCALE			DATE	10.7.2022
0 20' 40'			REV.1	
			REV.2	
DRAWN MEP	DESIGNED MEP	CHECKED DS	REV.3	

GOROVE SLADE
Transportation Planners and Engineers

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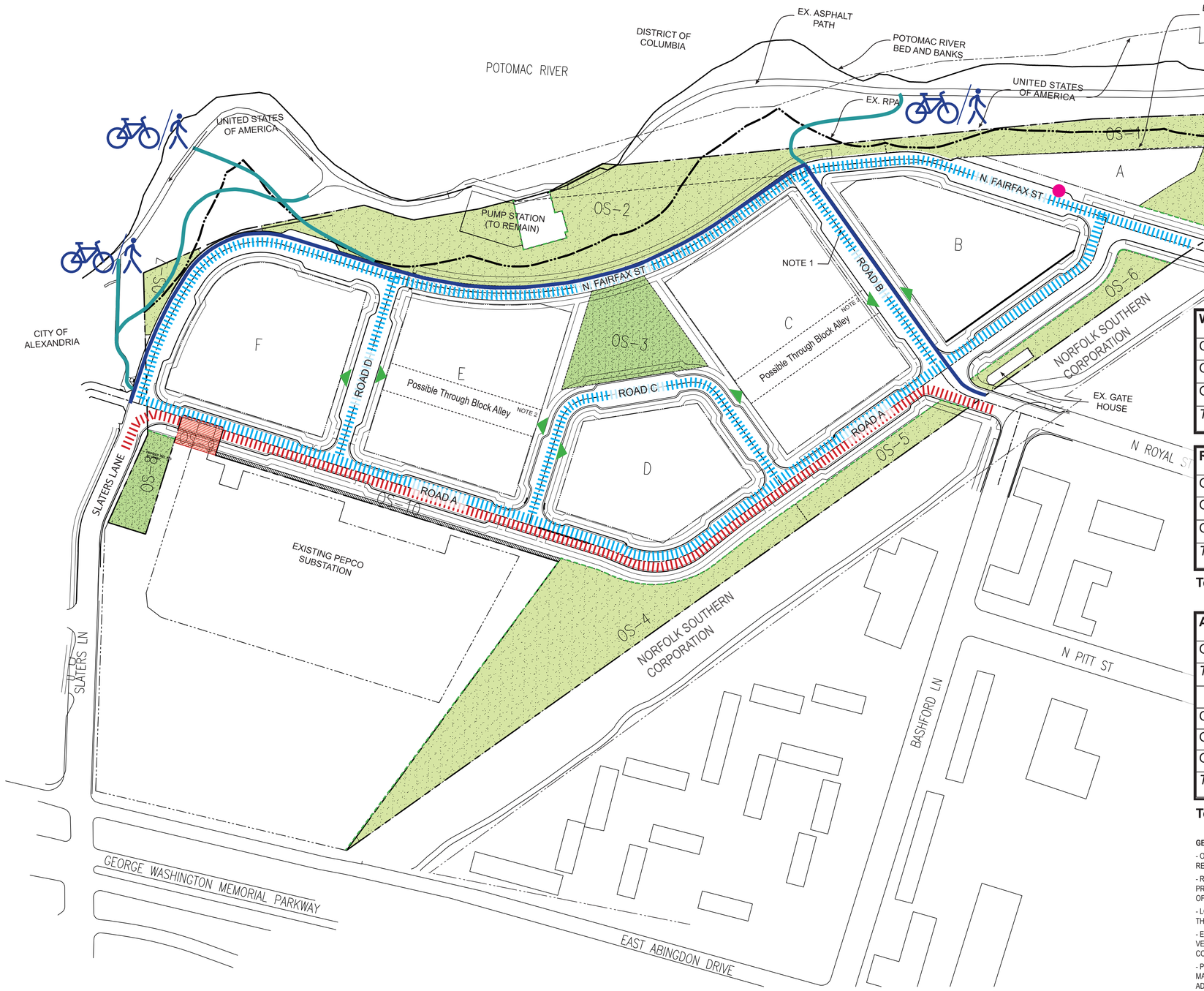
COMMONWEALTH OF VIRGINIA
DANIEL B. VANPELT
Lic. No. 037160
10/7/22
PROFESSIONAL ENGINEER

PROJECT NO. 2994-001

SHEET C812



Waterfront Park	acres
OS-1	0.95
OS-2	1.81
OS-7	0.10
Total area (up to)	**2.86**

Rail Corridor Park	acres
OS-4	1.48
OS-5	0.22
OS-6	0.25
Total area (up to)	**1.95**

Total Open Space (ac) 4.81

Additional On-Site Open Space	acres
OS-3 Waterfront Plaza	0.52
Total area (up to)	**0.52**
OS-8	0.18
OS-9	N/A
OS-10	N/A
Total area (up to)	**0.18**

Total Open Space (ac) 5.51

GENERAL NOTES:

- OPEN SPACE MEASUREMENTS ARE APPROXIMATE AND WILL BE FURTHER REFINED IN THE OPEN SPACE OR BLOCK DSUPS ASSOCIATED THEREWITH.
- REFER TO COMPREHENSIVE OPEN SPACE PLAN (SHEET L001) & OPEN SPACE PRECEDENTS (SHEET L002) 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 OF CONNECTIONS TO NATIONAL PARK SERVICE MOUNT VERNON TRAIL TO BE REFINED AS PART OF SUBSEQUENT DSUPS AND FURTHER COORDINATION WITH NATIONAL PARK SERVICE.
- POTENTIAL CONNECTIONS TO EAST ABINGDON DRIVE AND N. PITT STREET MAY BE INCLUDED IN FUTURE SUBMISSION SUBJECT TO COOPERATION WITH ADJACENT PROPERTY OWNERS.

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

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

NOTE 3: OPEN SPACE CALCULATION HAS BEEN REVISED TO ALIGN WITH THE CITY OF ALEXANDRIA OPEN SPACE STANDARDS REFLECTING THE SIDEWALK ADJACENT TO ROAD A BEING PUBLIC.

NOTE 4: ALL GROUND LEVEL OPEN SPACE WITHIN THE CDD AREA IS PRIVATE WITH A PARK AND RECREATION EASEMENT OR PUBLIC ACCESS EASEMENT.

60 30 0 60 120
GRAPHIC SCALE
1"=60'

VCS 1983 GRID NORTH

ON-SITE PUBLICLY ACCESSIBLE OPEN SPACE NOT RELATED TO WATERFRONT PARK OR LINEAR PARK.

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.

TO BE CONVEYED TO HRP POTOMAC LLC AS PART OF SEPARATE RESUBDIVISION
A PORTION WILL BE DEDICATED TO THE CITY FOR THE ROAD A RIGHT-OF-WAY

POTENTIAL PEDESTRIAN & BICYCLE CONNECTION TO NATIONAL PARK SERVICE MOUNT VERNON TRAIL

TWO-WAY BICYCLE ROUTE

POTENTIAL CONNECTION FOR BIKE AND PEDESTRIAN

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

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SITE PLAN No. _____

DIRECTOR *DATE*

CHAIRMAN, PLANNING COMMISSION *DATE*

DATE RECORDED _____

INSTRUMENT NO. *DEED BOOK NO.* *PAGE NO.*

PRGS Redevelopment

Infrastructure DSP Concept II Plan

Hilco Redevelopment Partners

OWNER/APPLICANT
HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314

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

△	Date	Description
	10-07-2022	DSP Concept II Submission

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name
Potomac River Generating Station

Project Number
09.9145.000

Scale
See Drawings

Description
OPEN SPACE & CIRCULATION PLAN

A300

ROADS & OPEN SPACE PHASING: PHASE 1

NOTE:

① GWMP intersections: Operational and signal improvements (subject to coordination with City's traffic operations)

② Temporary road: with temporary sidewalks

③ Open Space improvements:

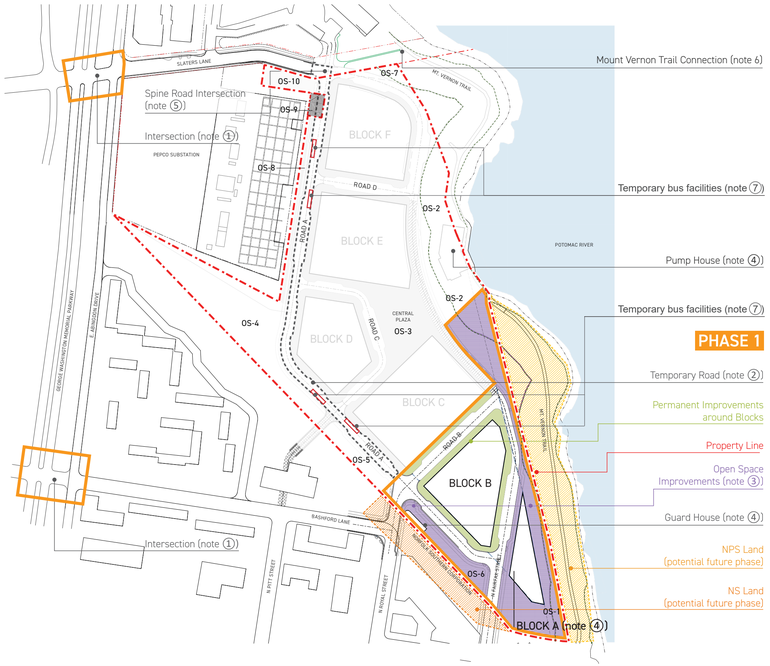
- Interim improvements may be made at these locations until approval from adjacent landowners allows for coordinated permanent improvements to be implemented.
- Future DSUP's will include detail on proposed final and interim conditions improvements.

④ Block A, Pump House and Guard House may be developed with any Phase.

⑤ Temporary spine road & Slaters Lane intersection: final geometry and interim finish condition.

⑥ Removed locked gate, repair existing stairs and add a bicycle track, extend sidewalk to new driveway.

⑦ Temporary bus facilities to be developed as part of Block DSUPs.



01 ROADS & OPEN SPACE PHASING PLAN: PHASE 1

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N

LEGEND

- Property Line
- Phase Line
- Temporary Road
- Building Blocks
- Norfolk Southern Land (potential future phase, subject to landowners' approval)
- National Park Service Land (potential future phase, subject to landowners' approval)
- Permanent Improvements (including adjacent roadway)
- Open Space Improvements (note ③)
- To be conveyed to HRP POTOMAC LLC as part of separate resubdivision

NOTE:

- The intent of these Phasing Plans is to describe the Road and Open Space Improvements to be associated with each Phase of development.
- The exact order of Block and Building phasing may vary.
- In-kind contributions for the cost of design and improvements of the publicly accessible parks will be accounted for at the end of each phase pursuant to CDD Condition No.116.
- Improvements associated with each phase will be completed as each phase is completed.

ROADS & OPEN SPACE PHASING: PHASE 2

NOTE:

① GWMP intersections: Multimodal operational, physical, and signal improvements identified as part of the Phase 2 MTS

- to be completed as part of Phase 2, subject to coordination with City and NPS approval

② The permanent/final condition of improvements to Slaters Lane may be delayed if potential construction traffic impacts make interim conditions more appropriate subject to the determination and satisfaction of the Director of T&ES.

③ Open Space improvements:

- If it is infeasible for the Waterfront Park area north of the Great Lawn area (exclusive of the Pump House) to be fully completed by the end of Phase 2, a revised schedule may be submitted and approved for park delivery to the satisfaction of the Directors of P&Z and RP&CA prior to issuance of the first certificate of occupancy for the last building in Phase 2.
- Interim improvements may be made at these locations until approval from adjacent landowners allows for coordinated permanent improvements to be implemented.
- Future DSUP's will include detail on proposed final and interim conditions improvements.

④ Block A, Pump House and Guard House may be developed with any Phase.

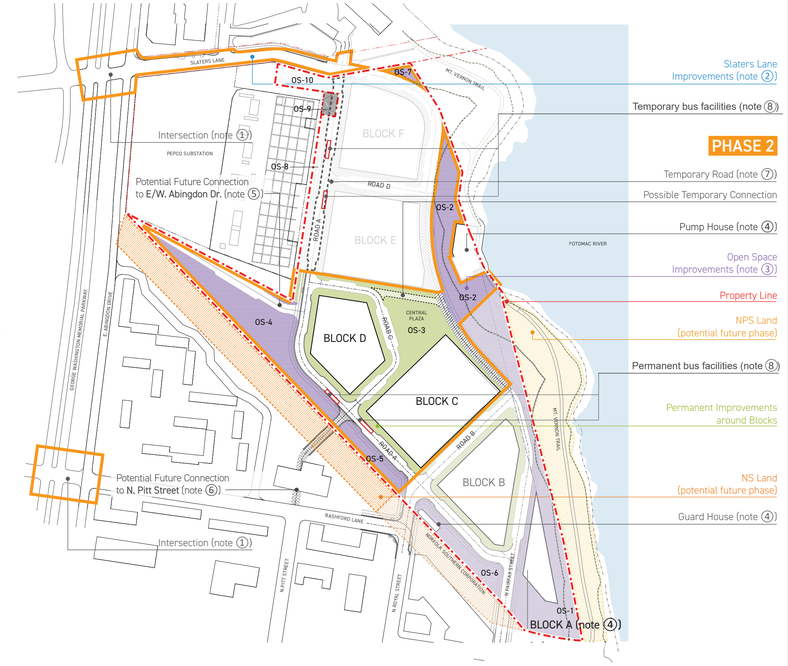
⑤ Potential future connection to E/W. Abingdon Dr. is subject to cooperation of abutting property owners. The applicant does not control these parcels.

- 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.

⑥ Potential future connection to North Pitt St. is subject to cooperation of abutting property owners. The applicant does not control these parcels.

⑦ Temporary road: with temporary sidewalks

⑧ Temporary and permanent bus facilities to be developed as part of Block DSUPs



02 ROADS & OPEN SPACE PHASING PLAN: PHASE 2

ROADS & OPEN SPACE PHASING: PHASE 3

NOTE:

① GWMP intersection improvements completed in previous phases

② Slaters Lane improvements: Subject to coordination with City and adjacent landowners

③ Open Space improvements:

- Interim improvements may be made at these locations until approval from adjacent landowners allows for coordinated permanent improvements to be implemented.
- Future DSUP's will include detail on proposed final and interim conditions improvements.

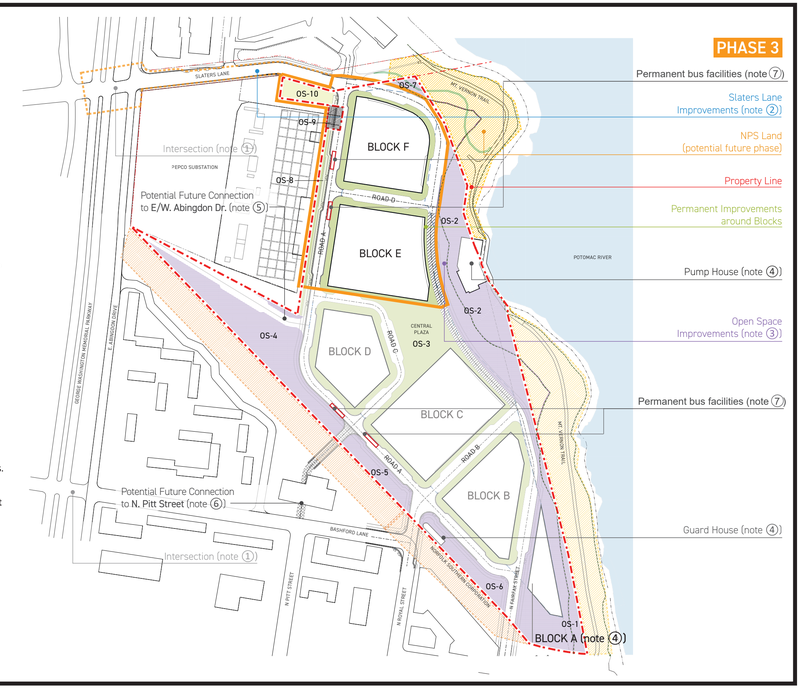
④ Block A, Pump House and Guard House may be developed with any Phase.

⑤ Potential future connection to E/W. 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.

⑥ Potential future connection to North Pitt St. is subject to cooperation of abutting property owners. The applicant does not control these parcels.

⑦ Permanent bus facilities to be developed as part of Block DSUPs



03 ROADS & OPEN SPACE PHASING PLAN: PHASE 3

PRGS Redevelopment

INFRASTRUCTURE DSP CONCEPT II PLAN

1300 North Royal Street
Alexandria VA 22314

Hilco. Redevelopment Partners

HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
Fax xxx.xxx.xxxx

Gensler

2020 K Street NW
Suite 200
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	Date	Description
	10-07-2022	DSP Concept II Plan

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name
PRGS Redevelopment

Project Number
09.9145.000

Scale

Description
ROADWAY & OPEN SPACE SPECIFIC PHASING PLAN

A900

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Item #		Item # in Conditions	Description	Drawing Reference	Remarks
1	G. Infrastructure	30	The applicant shall construct future development within the CDD Conceptual Design Plan area in the phases. The phases may be revised at the election of the applicant through a future submission of a Supplemental Phasing Plan to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services. Each building DSUP is placed in the phases below based on their order of approval. Each phase is considered completed when the first certificates of occupancy are sought for the last building in a given phase. The following conditions contemplate the phasing, unless revised through a future Supplemental Phasing Plan: a.Phase 1 – Approval of 400,000 square feet of GFA across the CDD site. b.Phase 2 – Blocks C and D or approval of 1.25 million square feet of GFA across the CDD site. c.Phase 3 – Blocks E and F or approval of up to 2.5 million square feet of GFA (on the last block to be developed) across the CDD site. (P&Z, T&ES)	A900	
2		31	In addition to any improvements or requirements outlined in these conditions, the applicant shall provide the following physical improvements with the completion of Phase 1. Phase 1 will be considered complete at the first request for a certificate of occupancy for the last building constructed in Phase 1. a.Road A constructed in interim condition (including roadway, sidewalks and interim multimodal facilities to the satisfaction of the Director of T&ES) from southern property line to Slaters Lane. b.The extension of N. Fairfax Street northward into the site from the N. Fairfax Street and Third Street intersection and the extension of N. Royal Street northeastward into the site (Road B) from the N. Royal Street and Bashford Lane intersection shall be constructed in the final condition and fully operational. c.In the event that Block B is not included in Phase 1, construct all roads adjacent to the Phase 1 block(s) in final condition and fully operational. d.Implementation of a final design for the southern half of Waterfront Park which includes interim improvements up to the Great Lawn area that ends approximately at the northern boundary of Block C with interim connections to the Mount Vernon Trail, pending approval from NPS for off-site connections and to the satisfaction of the Directors of RP&CA, T&ES and P&Z. e.Completion of operational and signal improvements to the intersections of Slaters Lane and Bashford Lane with the George Washington Memorial Parkway (GWMP) identified in the Multimodal Transportation Study (MTS) completed with the CDD. These improvements would be limited to signal timing and phasing improvements and not include physical or signal equipment upgrades. (Pending City and NPS approval) (P&Z) (T&ES) (RP&CA) (PC)	A900	
3		32	In addition to any improvements or requirements outlined in these conditions, the applicant shall provide the following improvements with the completion of Phase 2 of the CDD. Phase 2 will be considered complete with the first request for a certificate of occupancy for the last building in Phase 2: a.N. Fairfax Street (including Woonerf section) in final condition (including roadway and sidewalks) from southern property line to southern parcel line of Block E. b.A Feasibility Study as more particularly described in Condition 37 below. c.The completion of all improvements in final condition to Waterfront Park and interim improvements to Rail Corridor Park. If it is infeasible for the Waterfront Park area north of the Great Lawn area (exclusive of the Pump House) to be fully completed by the end of Phase 2, a revised schedule may be submitted and approved for park delivery to the satisfaction of the Directors of P&Z and RP&CA prior to issuance of the first certificate of occupancy for the last building in Phase 2. d.Completion of the improvements in permanent/final condition to Slaters Lane east of the GWMP and the intersection with Road A and N. Fairfax Street, and the multimodal trail connection between the Slaters Lane end and the Mount Vernon Trail if NPS approval has been granted. The permanent/final condition of improvements to Slaters Lane may be delayed if potential construction traffic impacts make interim conditions more appropriate subject to the determination and satisfaction of the Director of T&ES. e.Improvements to Slaters Lane shall include the Slaters Lane and GWMP intersection (including E. and W. Abingdon Drive) in coordination with National Park Service approval. Completion of the multimodal operational, physical, and signal improvements at the intersections of Slaters Lane and Bashford Lane with the GWMP (including E. and W. Abingdon Drive) identified as part of the CDD MTS, Infrastructure DSP, Feasibility Study and/or subsequent studies, excluding the potential future connection to E. Abingdon Drive, in coordination with the City and pending NPS approval. (P&Z) (T&ES) (RP&CA) (P&Z)	A900	
4		33	In addition to any improvements or requirements outlined in these conditions, the applicant shall provide the following improvements with the completion of Phase 3. Phase 3 will be considered complete with the first request for a certificate of occupancy for the last building In Phase 3: a.All improvements to the public realm (dedicated public and public access easement) shall be constructed in finalized condition. b.Construction of the Pepco Liner open space in final condition. c.A construction of an east-west road connection to the GWMP if determined to be feasible and viable by the Feasibility Study described in Condition 37 below and if approved by NPS and other adjacent property owner(s). d.Improvements to Rail Corridor Park in final condition and improvements to the Old Town North Linear Park consistent with the Contributions section below. (P&Z) (T&ES) (RP&CA)	A900	
5		47	The Infrastructure Development Site Plan (DSP) for the entire CDD plan area shall be approved by the Planning Commission prior to the first preliminary Development Special Use Permit approval for any block with the CDD plan area. The final infrastructure site plan shall be approved prior to the release of the first final site plan for any development block for the site. The infrastructure plan shall at a minimum include the following and additional information deemed necessary for review of the infrastructure plan to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services	-	Acknowledged.
6		47a	The entire final road surface, parking lanes, traffic signs and signals, and necessary roadway markings for all required new streets or portions thereof, including connections to existing streets	C312	Will be included in DSP concept II submission and refined through final site plan.
7		47b	Curbs and gutters for all streets	-	Curb cuts for loading dock entrances & alleys will be further expanded with Block DSUPs.
8		47c	ADA-compliant curb ramps	-	Details for curb cuts and ramps including ADA ramps will be provided in the Block DSUP submissions.
9		47d	Any revised traffic signs, traffic signals, or roadway markings that may be necessary, as determined by the Directors of Planning & Zoning and Transportation & Environmental Services, along existing streets adjacent to the CDD Conceptual Design Plan area	-	Will be included in final site plan.
10		47e	The approved streetscape dimensions as generally shown on the CDD Final Site Plan	-	Streetscape dimensions are generally shown on the final CDD plan.
11		47f	All grading, topography, and spot elevation necessary to review the proposed infrastructure	C400-C403	Included in DSP concept II submission and will be refined through final site plan.
12		47g	All necessary above and below-grade utilities, including stormwater, sanitary, water and electrical connection	C300-C309	Included in DSP concept II submission and will be refined through final site plan.
13		47h	Any necessary temporary facilities related to transit facilities. (P&Z) (T&ES)	A900	Will be included in DSP concept II submission and refined through final site plan.
14		48	The entire length of the proposed Road A, between Slaters Lane and the N. Fairfax Street extension, shall be designed and shown on the Infrastructure DSP. (T&ES)	C300-C309	Will be included in DSP concept II submission and refined through final site plan.
15		49	Improvements to Slaters Lane between E. Abingdon Drive and the intersection to Road A as well as the trail connection between Slaters Lane and the Mount Vernon Trail shall be designed and shown in the Infrastructure DSP Plan to the satisfaction of the Director of T&ES. a.Any improvements located within NPS property are subject to NPS approval and absence of that approval will not delay approval of the Infrastructure DSP. (T&ES)	C300-C309	Will be included in DSP concept II submission and refined through final site plan.
16		50	The N. Fairfax Street and N. Royal Street extension intersecting Road A shall be designed and shown on the Infrastructure DSP to the satisfaction of the Director of T&ES. (T&ES)	C303	
17		51	The Infrastructure DSP shall include interim as well as proposed final conditions and operations of each roadway improvement and new intersection. (T&ES)	C300-C314 & A900	Will be included in DSP concept II submission and refined through final site plan.
18		52	Hydrants on public streets are the responsibility of the city. Hydrants on private streets shall be included within public easements and are the responsibility of the City. (Fire)	-	Hydrants will be indicated on Block DSUPs or Completeness Submission
19		53	All infrastructure within future public rights-of-way shall be designed and constructed to City Standards while materials used within private streets may be alternate materials to the satisfaction of the Directors of T&ES and P&Z and determined during the Infrastructure DSP and amended as applicable in related development block Development Special Use Permits to the satisfaction of the Directors of T&ES and P&Z. (P&Z) (T&ES)	-	Acknowledged.
20		54a	A fully detailed traffic signal design plan for all proposed and/or modified signalized intersections shall be included in the Infrastructure DSP final site plan submission and shall be fully operational prior to opening the streets associated with the Infrastructure DSP subject to the phasing of those streets as indicated herein. All associated equipment, devices, and features of each signalized intersection that would optimize the performance of the signal, provide safe pedestrian and bicycle crossing, and prioritize transit and emergency vehicle throughput shall be included to the satisfaction of the Director of T&ES. a.Any work associated with the construction of new or modification of existing signals shall include two 3-inch conduits of schedule 80 PVC or HDPE, at a depth of 3 feet with a pull wire and tracer cable, connecting to each signal cabinet location along E. Abingdon Drive, W. Abingdon Drive, and the GWMP pending approval from the National Park Service.	A312-A314	Will be included in DSP concept II submission and refined through final site plan.
21		54b	Due to the signals' location along NPS land, the applicant shall coordinate with the NPS on all required processes and complete the required documentation. Any required submission shall be reviewed and to the satisfaction of the Director of T&ES, prior to submission to NPS. (T&ES)	-	Understood. We are in the process of collaborating with NPS.
22	L. Transportation/Traffic	72	The applicant will be required to provide dedicated bicycle facilities on Road B and N. Fairfax Street north of the Woonerf, to be discussed with City staff. (T&ES)	C312	Included in DSP concept II submission and will be refined through final site plan.
23		73	Provide bicycle infrastructure with the Slaters Lane connection with the Mount Vernon Trail subject to NPS approval. Details shall be provided with the Infrastructure DSP in coordination with NPS. (T&ES)	-	Will be included in DSP concept II submission and refined through final site plan.
24		74	A minimum of two (2) Capital Bikeshare stations shall be located on the site to the satisfaction of the Director of T&ES. The first station shall be provided in Phase 1 and the second shall be provided in Phase 3. (T&ES)	-	Specific locations will be included in future block DSUPs.
25		75	Additional on or off-street bicycle facilities may be added to Road B and/or the Pepco Liner open space (OS-8, OS-9 and OS-10) to the satisfaction of the Directors of T&ES, RP&CA and P&Z during the Infrastructure DSP and/or the DSUP tied to the Pepco Liner plan. (T&ES) (P&Z) (RP&CA)	-	Acknowledged.
26		76	N. Fairfax Street north of the Woonerf shall have a minimum 50-foot right-of-way width. (T&ES) (P&Z)	C300 & C301	Included in DSP concept II submission .
27		77	The applicant shall remove the gate and fencing within the Slaters Lane public right-of-way leading to the Mount Vernon Trail prior to the certificate of occupancy for the first building subject to approval of appropriate permits by the City. The applicant shall also provide temporary or permanent bicycle infrastructure within the right-of-way to connect Slaters Lane with the Mount Vernon Trail until the permanent infrastructure is installed per the conditions of approval. (P&Z) (T&ES)	C312 & A900	
28	M. Transit	78	Provide a total of four transit stops along Road A, two in each direction. Bus bulb-outs should be included at all four transit stops given the width of Road A (H-H). (T&ES/DASH)	C312	Will be included in DSP concept II submission and refined through final site plan.
29		79	Bus bulb-outs should extend out into the street beyond any adjacent on-street parallel parking spaces, so buses are able to pull up to the bulb-out curb even when all parking spaces are occupied. (T&ES/DASH)	C312	Will be included in DSP concept II submission and refined through final site plan.
30	N. Parks and Open Space	87	With the initial Concept-level Infrastructure DSP submission, the applicant shall submit a Comprehensive Open Space Plan, identifying the open space use types for each publicly accessible open space anticipated throughout the CDD plan area. At the request of the Director of RP&CA, this plan shall be amended, if necessary, with subsequent DSUP applications. The open space plan shall provide a mix of active and passive recreation amenities and event/festival space to serve the proposed development subject to the following: a. Active recreation amenities may include volleyball courts, tennis courts, basketball courts, playgrounds, climbing walls/gyms, splash grounds, ice skating rinks, pools, and dog exercise areas. b. An event space/festival area for small concerts or community events, play areas, and dog exercise areas shall be provided at grade, along with other active amenities determined through the DSUP plans. c. Passive recreation amenities may include trails, promenades, plazas, fountains, restrooms, overlooks, open lawn areas, seating, public art, and gardens. d. All publicly accessible open space shall be designed with high quality special paving, furnishings, lighting, electrical service, and irrigation, active and passive amenities to achieve their design intent. e.Interim open space conditions and programming for each space. f.CDD#30 shall incorporate a network of private and public open space that is integrated with adjacent park property and the regional park system. g.The design of the open spaces shall be coordinated with approved plans for the adjacent portion of the future Old Town North Linear Park and improvements to the Mount Vernon Trail (in coordination with the National Park Service). (RP&CA) (P&Z)	L001	Further details related to specific open spaces will be included in future relevant DSUP's.
31		89	Support infrastructure for events and park and open space maintenance shall be provided. Include utilities such as power and water, storage, maintenance access and other accommodations to ensure long-term maintenance. (RP&CA)	-	Will be included in a future preliminary DSP submission.
32		90	Infrastructure to allow for Wi-Fi and the City fiber optics may be incorporated with each appropriate open space plan to the satisfaction of the Director of RPCA. (RP&CA)	-	Will be included in a future preliminary DSP submission.
33		97	When feasible, existing and future utilities shall not be located in the public and publicly accessible open space because of the limitations they may pose on the design and programming of the open spaces, recognizing that a significant amount of the open spaces planned are located in areas that contain existing utilities and infrastructure in existing easements to remain. Utilities in these open spaces shall be coordinated with the Infrastructure DSP. (RP&CA) (P&Z)	-	Acknowledged.
34		116	Pursuant to the Old Town North Small Area Plan Implementation Developer Contributions Policy, a developer contribution shall be provided by the Applicant to the Old Town North Implementation Fund. The developer contribution amount shall be subject to the following:	-	Acknowledged.
35		116a	A total developer contribution amount of $21,495,167 (2022$) shall be provided for the site based on a developer contribution rate of $11.05 (2022$) for the total amount of 2,150,000 base GFA for the site, which includes a credit for the 204,736 GFA that is available under the existing UT zoning and which excludes the additional GFA (maximum of 350,000) used for the provision of affordable housing and arts and cultural uses.	-	Acknowledged.
36		116b	The developer contributions shall be used for the following: i.The Linear Park Norfolk Southern Railroad Corridor (Segment 2 in OTN Plan) and OS-4 as generally depicted in Exhibit 1. ii.Waterfront Park As generally depicted in the CDD Concept Plan submission as parcels OS-1, OS-2, and OS-7, as well as improvements made to the adjacent Waterfront Park land controlled by National Park Service (NPS), if approved by the National Park Service (NPS). Improvements to the Pumphouse not related to open space improvements will not count towards the contribution.	-	Acknowledged.
37		116c	The developer contributions as required herein shall be paid prior to the release of the first certificate of occupancy permit for each building(s) unless contributions are being made subject to paragraph d below.	-	Acknowledged.

APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PRGS Redevelopment

INFRASTRUCTURE DSP
CONCEPT II PLAN

1300 North Royal Street
Alexandria VA 22314

Hilco Redevelopment Partners

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Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

	Date	Description
	10-07-2022	DSP Concept II Submission

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES KRIEGER
Lic. No. 0401018114
ARCHITECT

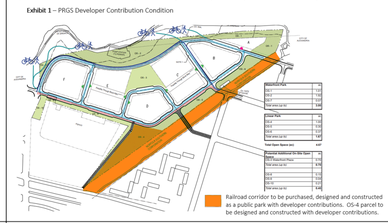
Project Name
PRGS Redevelopment

Project Number
09.9145.000

Scale

Description
INFRASTRUCTURE CONDITIONS

A901-1

38	Q. Contributions	116d	In lieu of the monetary contributions required herein, the condition may be fulfilled by the applicant through an in-kind contribution for the acquisition (as it relates to Norfolk Southern – Segment 2), design and construction of the Linear Park and Waterfront Park as defined herein in a manner consistent with the intent of the OTNSAP. The applicant shall submit an agreed upon scope of work and cost estimate to the City prior to the release of the final site plan for the Waterfront Park and/or the Linear Park (approval process pending). The final costs for each phase of these improvements will be finalized at the time of final inspection of each phase of these improvements. The work shall be completed in accordance with the CDD phasing requirements in the conditions of approval. The Linear Park improvements shall be completed prior to the end of Phase 3, pending acquisition of the Norfolk Southern Segment 2 by the City. If the in-lieu work costs less than the contribution amount, as demonstrated by the confirmed final costs provided at the completion of each of the phased improvements, the remainder shall be provided to the City as a monetary contribution, prior to approval of final certificate of occupancy for Phase 3. For purposes of clarity, the value of the developer contribution will be calculated at the then current rates at the time the in-kind phased improvements are delivered. The City and the Applicant will continue to work together to coordinate and fund acquisition of the NS corridor.	-	Acknowledged.
39		116e	The contribution rate(s) outlined herein are subject to an annual escalation clause equivalent to the CPI-U for the Washington Metro area. Contribution rates will be recalculated January of each year. The final contribution amount shall be calculated and verified by the Neighborhood Planning and Community Development Division of the Department of Planning and Zoning at the time of Certificate of Occupancy.	-	Acknowledged.
40		116f	All contributions shall be made via wire transfer to the City of Alexandria or other approach as required by the City. Instructions will be provided by the Planning and Zoning Department prior to the time of deposit. Wire transfer documentation must include the source name, receiving department name (Planning & Zoning), applicable fund reference code and the condition number being fulfilled. Payments shall be made prior to the release of the first certificate of occupancy permit.	-	Acknowledged.
41			The applicant will provide an inception-to-date summary on the amount of Developer Contributions received and status of improvements as required herein, as part of each preliminary Development Special Use Permit process within the CDD Conceptual Design Plan area. (P&Z) **Exhibit 1** – PRGS Developer Contribution Condition  	-	Acknowledged.
42	R. Utilities	117	All proposed storm sewers located within private roads and or land shall be privately owned and maintained. All proposed storm sewers located within public roads or land shall be publicly owned and maintained. (T&ES)	-	Acknowledged.
43		118	All proposed sanitary sewer mains shall be public owned and maintained. All sanitary mains located within private roads and land shall have a public sanitary sewer easement. (T&ES)	-	Acknowledged.
44		119a	All electrical transformers and associated utilities shall be provided in underground vaults which shall comply with all applicable Dominion Virginia Power (DVP) standards. Ventilation grates shall not be located within public open space, sidewalks or streets - public right-of-way, or shall be provided with inlaid paving materials equivalent to those in the surrounding field paving according to Dominion Virginia Power standards and to the satisfaction of the Directors of P&Z, T&ES and RP&CA. The final location of the transformers and/or vaults shall be approved as part of the preliminary Development Special Use Permit review for each building/block. a.No building transformers shall be located within any proposed or future public right-of-way. (P&Z) (T&ES) (RP&CA)	-	Two utility routing options are indicated in concept II. Will be included in a future building DSUP.
45		120	The project site is located in the combined sewer system area and shall be in compliance with the Combined Sewer System Management Policy set forth in the Memo to Industry 07-14. Stormwater and sanitary flows from the project site shall be discharged to fully separated sewer systems. Sanitary flow shall be discharged to a separate sanitary sewer system which connects to the Potomac Interceptor.	-	Will be included in a future building DSUP.
46		122	All new utilities serving the CDD, whether located within or outside of the CDD, shall be placed underground at the cost of applicant. All utilities with the exception of those having a franchise agreement with the City shall be located outside the public right-of-way; however, no transformers or switch gears shall be placed in the public right-of-way. (T&ES)	-	Acknowledged.
47		123	A connected underground conduit grid shall be installed in preparation of fiber and cable installation to provide high-speed communication and connectivity to all buildings and traffic signals within the site. The conduits shall be the satisfaction of the Director of T&ES. This shall either be shown as part of Development Special Use Permits for individual buildings or within the Infrastructure DSP. (T&ES)	-	Will be included in a future preliminary DSP submission.
48	S. Stormwater	124	The applicant shall meet the requirements set forth in the Environmental Management Ordinance (Chesapeake Bay Preservation Act) as adopted by the City of Alexandria at the time of the submittal of each preliminary Development Special Use Permit. (T&ES)	-	Acknowledged.
49		125	For projects that implement a Stormwater Master Plan (SWMP), each phase of the development must meet the water quality requirements adopted by the City of Alexandria at the time of the submittal of each preliminary Development Site Plan/Development Special Use Permit. This includes the 1) state phosphorus reduction and 2) Alexandria water quality volume default (WQVD) requirements. The SWMP must be updated prior to the release of each individual DSP/DSUP. (T&ES)	-	Stormwater master plan will be coordinated between concept I & concept II.
50		126	The applicant shall meet the requirements as set forth in Memorandum to Industry 01-18, Use of Manufactured/Proprietary Stormwater BMPs or applicable City Policy at the time of approval for each Development Special Use Permit. In addition, all development shall meet the green infrastructure requirements of the Old Town North Small Area Plan. Underground sand filters and proprietary BMPs may be used a case-by-case basis only if the selected BMPs from the Small Area Plan are proven to be infeasible and after approval by the director of T&ES or his or her designee. (T&ES)	-	Acknowledged.
51		127	The stormwater runoff from impervious surfaces within new public rights-of-way shall receive treatment from stormwater Best Management Practice (BMP) facilities in accordance with Memo to Industry 21-02 or applicable City policy at the time of approval. (T&ES)	-	Acknowledged.
52		128	All stormwater treatment facilities (BMPs) and detention facilities shall be maintained by the property owner, Community Development Authority, Business Improvement District, Master Association, or similar entity. This includes facilities installed in public rights of way. (T&ES)	-	Acknowledged.
53		129	The RPA adjacent to the Potomac River within the CDD area shall be revegetated in a manner compatible with riparian buffer areas. All impervious surfaces must be removed from the RPA with the exception of the existing Pump House, new or existing retaining walls and new or existing trails and stairs constructed for the purpose of connecting the CDD area to the Mount Vernon Trail. No new impervious surfaces may be placed within the RPA except for allowable uses per the City's Environmental Management Ordinance subject to the approval of the director of T&ES. (T&ES)	-	Acknowledged.
54		130	A landscape management plan must be submitted with the infrastructure DSP for removal of invasive species plantings from the RPA in the CDD area and future maintenance of the RPA buffer plantings in the CDD area. (T&ES)	-	A landscape management plan will be submitted with the completeness submission. As discussed with staff, any replanting required within the RPA will be provided with the Waterfront Park DSUP.
55		131	A minimum of approximately 75 percent of the total surface area of the building roofs after deducting amenity space and any rooftop mechanical equipment including elevator overruns/air handlers, etc. in each phase shall be used for sustainable practices. Unless otherwise approved by the Director of T&ES, approximately half of that available building roof area after deducting amenity space and any rooftop mechanical equipment including elevator overruns/air handlers, etc. shall be vegetated green roof where feasible and approximately half shall be used for solar energy, or a combination of these practices. Per the Old Town North Small Area Plan, all buildings with flat rooftops must have some portion of vegetated green roof where feasible. Artistic/Visually appealing designs when viewed from overhead are encouraged due to the site's location within the DCA flight path. (T&ES)	-	Will be included in a future building DSUP or final site plan.
56		134	Above ground critical infrastructure must be located outside of the 500-year floodplain. (T&ES)	-	Acknowledged.
57		135	All stormwater must ultimately discharge directly to the Potomac River. No stormwater connections will be allowed to the existing combined sewer system. (T&ES)	-	Acknowledged.
58		136	Prior to approval of the Infrastructure DSP, the existing outfall must be evaluated for structural integrity and pending the outcome of that evaluation, will be replaced or lined only if the existing outfall is determined to be compromised or have a remaining useful life of less than 30 years. The assessment must be signed and sealed by a professional engineer and the results reviewed and approved by the Director of T&ES. Ownership and adequate maintenance access must be coordinated and provided by the applicant to allow the City access to maintain the portion of the outfall located on National Park Service property in perpetuity to the satisfaction of the Director of T&ES. (T&ES)	-	Acknowledged.
59		137	Educational signage and/or creative educational exhibits that provide information about water quality and/or the RPA must be incorporated into the site. (T&ES)	-	Acknowledged.
60	T. Sustainability	144	**Coordinated Sustainability Strategy (Sustainability Master Plan):** Prior to the 2nd concept submission of the Infrastructure Development Site Plan (Infrastructure DSP), the Applicant shall develop and submit the Coordinated Sustainability Strategy (CSS) and include the evaluation of approaches for on-site energy generation as part of the review of the Infrastructure DSP. This CSS shall be reviewed and endorsed by City Council prior to or concurrent with the approval of the Infrastructure DSP and implemented through DSP/DSUP approvals.	-	The Coordinated Sustainability Strategy will be submitted prior to the DSP concept II submission.
61	V. Interim uses and Interim Conditions	158	The applicant shall provide interim infrastructure improvements in the CDD Conceptual Design Plan area to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services when necessary in order to access to a given block from existing public right-of-way. (P&Z) (T&ES)	A900	Will be included in DSP concept II submission and refined through final site plan.
62	Coordination for Offsite Improvements	165a	As the applicant works through the National Park Service approval process for improvements or modifications to the GWMP within the Slaters Lane and Bashford Lane intersections, the applicant shall coordinate with T&ES staff prior to any submission to the National Park Service: a.At the concept 1 submission of the Infrastructure DSP, the applicant shall designate a point of contact to manage communication and ensure all requirements are met throughout the process.	-	Acknowledged. **Point of Contact:** Michelle Beaman Chang Vice President, Mixed-Use Development Hilco Redevelopment Partners (HRP) 1199 N Fairfax St, Suite 808 Alexandria, VA 22314 Mobile: 202 210-9981 mchang@hilcoglobal.com
63		165b	At the concept 2 submission of the Infrastructure DSP, the applicant shall submit scope, design plans, supportive documents, and any other required documentation to the City thirty (30) business days prior to National Park Service submission for City's review and comments.	-	Coordinating with NPS on those documents & will be shared with the city in advance.
64		165c	By the preliminary plan submission of the Infrastructure DSP, the applicant shall begin coordination with the National Park Service pertaining to improvements associated with this site.	-	Acknowledged.
65		165d	The applicant shall share and/or include the City in any correspondence with the National Park Service.	-	Acknowledged.
66		165e	In the event the improvements are approved by National Park Service, the developer shall continue coordination with the City for implementation/construction prior to the first building Development Special Use Permit of Phase II as shown in the CDD Site Plan. (T&ES)	-	Acknowledged.

APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PRGS Redevelopment

INFRASTRUCTURE DSP
CONCEPT II PLAN

1300 North Royal Street
Alexandria VA 22314

Hilco Redevelopment Partners

HRP Potomac, LLC
1199 N Fairfax St, Suite 808
Alexandria, VA 22314
Tel 312.796.6564
Fax xxx.xxx.xxxx

Gensler

2020 K Street NW
Suite 200
Washington, DC 20006
United States
Tel 202.721.5200
Fax 202.872.8587

	Date	Description
	10-07-2022	DSP Concept II Submission

Seal / Signature

COMMONWEALTH OF VIRGINIA
JAMES KRIEGER
Lic. No. 0401018114
ARCHITECT

Project Name
PRGS Redevelopment

Project Number
09.9145.000

Scale

Description
INFRASTRUCTURE CONDITIONS

A901-2

BIM 360://009.9145.000 - Hilco – Potomac River Generating Station/Architecture - 09.9145.000 - Hilco – PRGS.rvt
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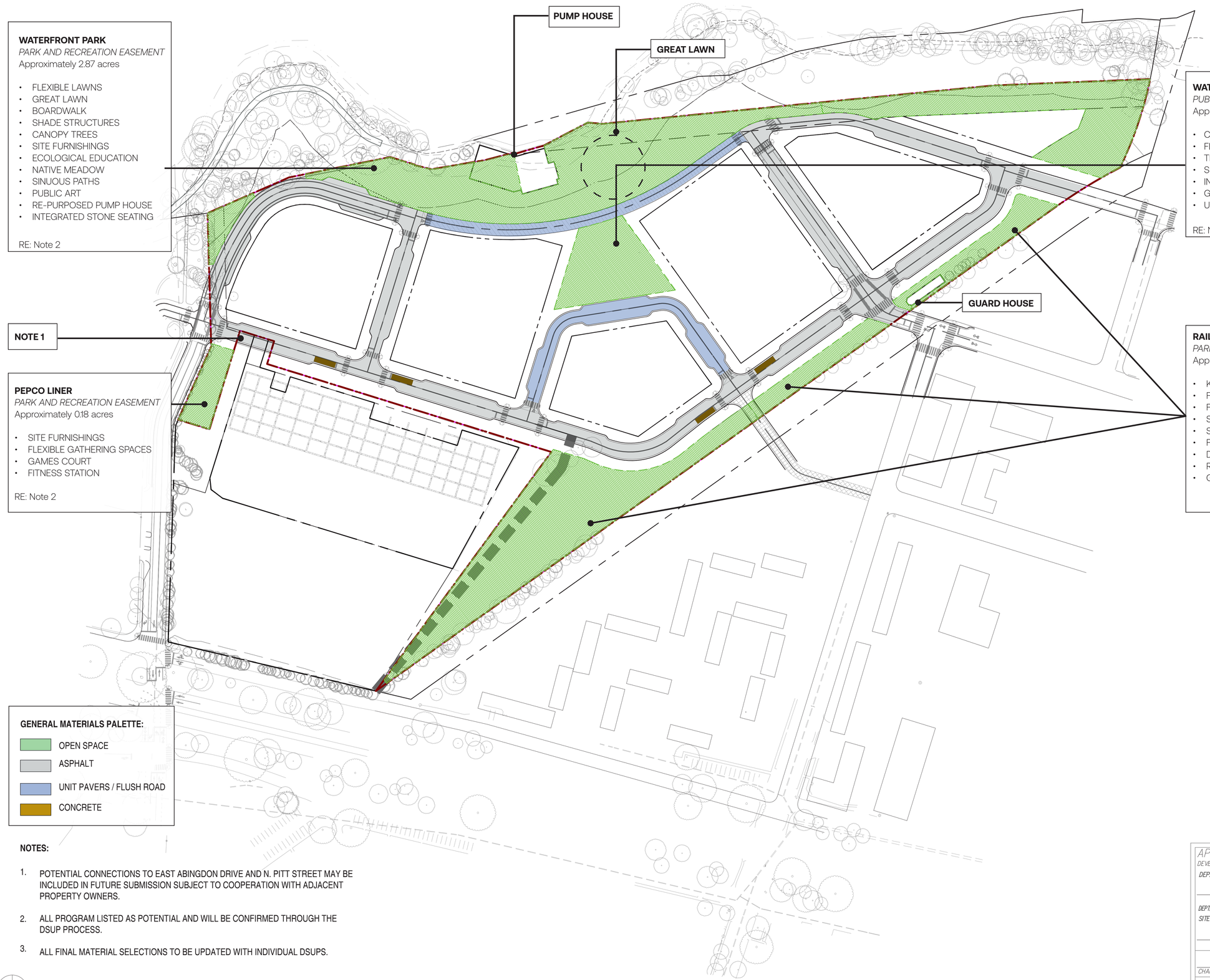

WATERFRONT PARK
PARK AND RECREATION EASEMENT
Approximately 2.87 acres

- FLEXIBLE LAWNS
- GREAT LAWN
- BOARDWALK
- SHADE STRUCTURES
- CANOPY TREES
- SITE FURNISHINGS
- ECOLOGICAL EDUCATION
- NATIVE MEADOW
- SINUOUS PATHS
- PUBLIC ART
- RE-PURPOSED PUMP HOUSE
- INTEGRATED STONE SEATING

RE: Note 2

PEPCO LINER
PARK AND RECREATION EASEMENT
Approximately 0.18 acres

- SITE FURNISHINGS
- FLEXIBLE GATHERING SPACES
- GAMES COURT
- FITNESS STATION

RE: Note 2

WATERFRONT PLAZA
PUBLIC ACCESS EASEMENT
Approximately 0.52 acres

- CANOPY TREES
- FLEXIBLE PLAZA
- TREE GROVES
- SHADE STRUCTURE / PAVILION
- INTERACTIVE WATER FEATURE
- GAME FURNITURE
- UNIQUE FURNISHINGS

RE: Note 2

RAIL CORRIDOR PARK
PARK AND RECREATION EASEMENT
Approximately 1.95 acres

- KIDS PLAY
- FLEXIBLE GAME COURTS
- FLEXIBLE LAWNS
- SHADE STRUCTURE
- STORM WATER INFRASTRUCTURE
- FITNESS LOOP
- DOG RUN
- RE-PURPOSED INFRASTRUCTURE
- GATHERING TERRACE

GENERAL MATERIALS PALETTE:

- OPEN SPACE
- ASPHALT
- UNIT PAVERS / FLUSH ROAD
- CONCRETE

NOTES:

1. POTENTIAL CONNECTIONS TO EAST ABINGDON DRIVE AND N. PITT STREET MAY BE INCLUDED IN FUTURE SUBMISSION SUBJECT TO COOPERATION WITH ADJACENT PROPERTY OWNERS.
2. ALL PROGRAM LISTED AS POTENTIAL AND WILL BE CONFIRMED THROUGH THE DSUP PROCESS.
3. ALL FINAL MATERIAL SELECTIONS TO BE UPDATED WITH INDIVIDUAL DSUPS.

APPROVED
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PRGS REDEVELOPMENT

INFRASTRUCTURE DSP

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tel 857.233.5171

COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

REV.	DATE	DESCRIPTION
1	CONCEPT 1 SUBMISSION	7.8.2022
2	CONCEPT 2 SUBMISSION	10.07.2022

Job Number: AL-PGS
Issue Date: OCTOBER 07, 2022

COMPREHENSIVE OPEN SPACE PLAN

L001

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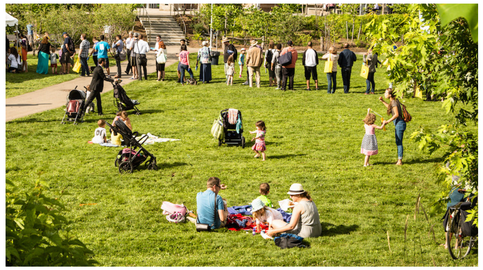
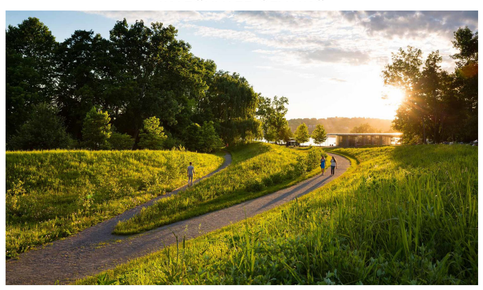
WATERFRONT PARK



FLEXIBLE LAWN

NATIVE MEADOWS & ECOLOGICAL EDUCATION

INTEGRATED SEATING



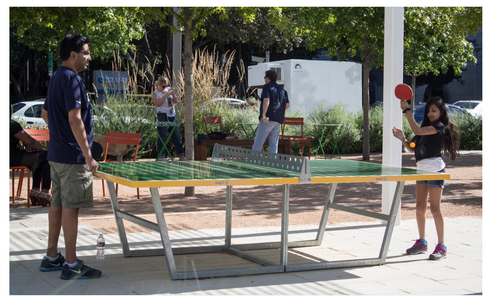
SINUOUS PATHS

SHADE STRUCTURES

WATERFRONT PLAZA

TREE GROVES

INTERACTIVE WATER FEATURE



GAME FURNITURE

PAVILION

UNIQUE FURNISHINGS

RAIL CORRIDOR PARK

STORM WATER INFRASTRUCTURE

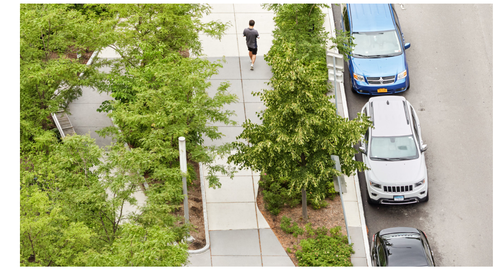
FLEXIBLE LAWNS

RE-PURPOSED INFRASTRUCTURE

FLEXIBLE GAME COURTS

GAMES COURTS

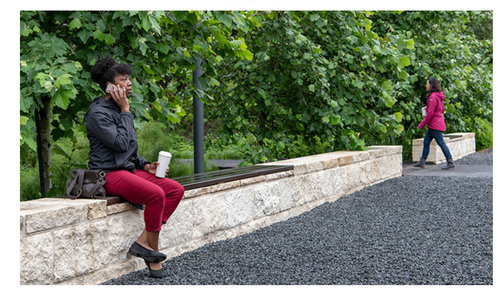
PEPCO LINER



VARIED STREETSCAPE

FITNESS STATION

DOG RUN



FLEXIBLE GATHERING SPACES

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COMMONWEALTH OF VIRGINIA
JAMES BURNETT
No. 001105
LANDSCAPE ARCHITECT

1	CONCEPT 1 SUBMISSION	7.8.2022
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REV.	DATE	DESCRIPTION

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OPEN SPACE PRECEDENTS

L002

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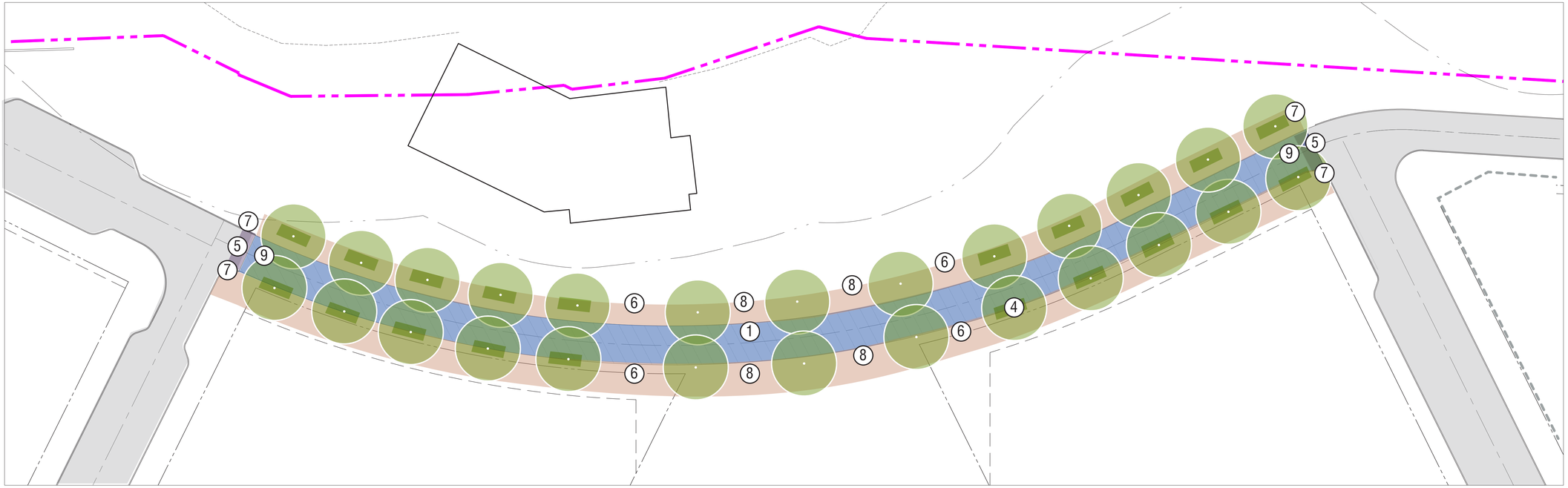

1 UNIT PAVING

2 BOLLARDS AS VEHICULAR DETERRENTS

3 NATURAL STONE AS VEHICULAR DETERRENTS

4 LUSH PLANTING & CANOPY TREES

5 TRANSITION SLOPE AT INTERSECTIONS

6 FIXED SEATING ELEMENTS

7 TACTILE PAVING. TO BE LOCATED AT ALL CROSSINGS

8 MOVABLE PLANTERS. TO BE LOCATED AT ENDS OF WOONERF FOR CLOSING OF WOONERF FOR EVENTS.

9 CROSS WALK DELINEATION. TO BE LOCATED AT ALL CROSSINGS

NOTES:

1. FINAL WOONERF DESIGN TO BE REFINED IN BLOCKS DSUPS.

APPROVED
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WOONERF

L003

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