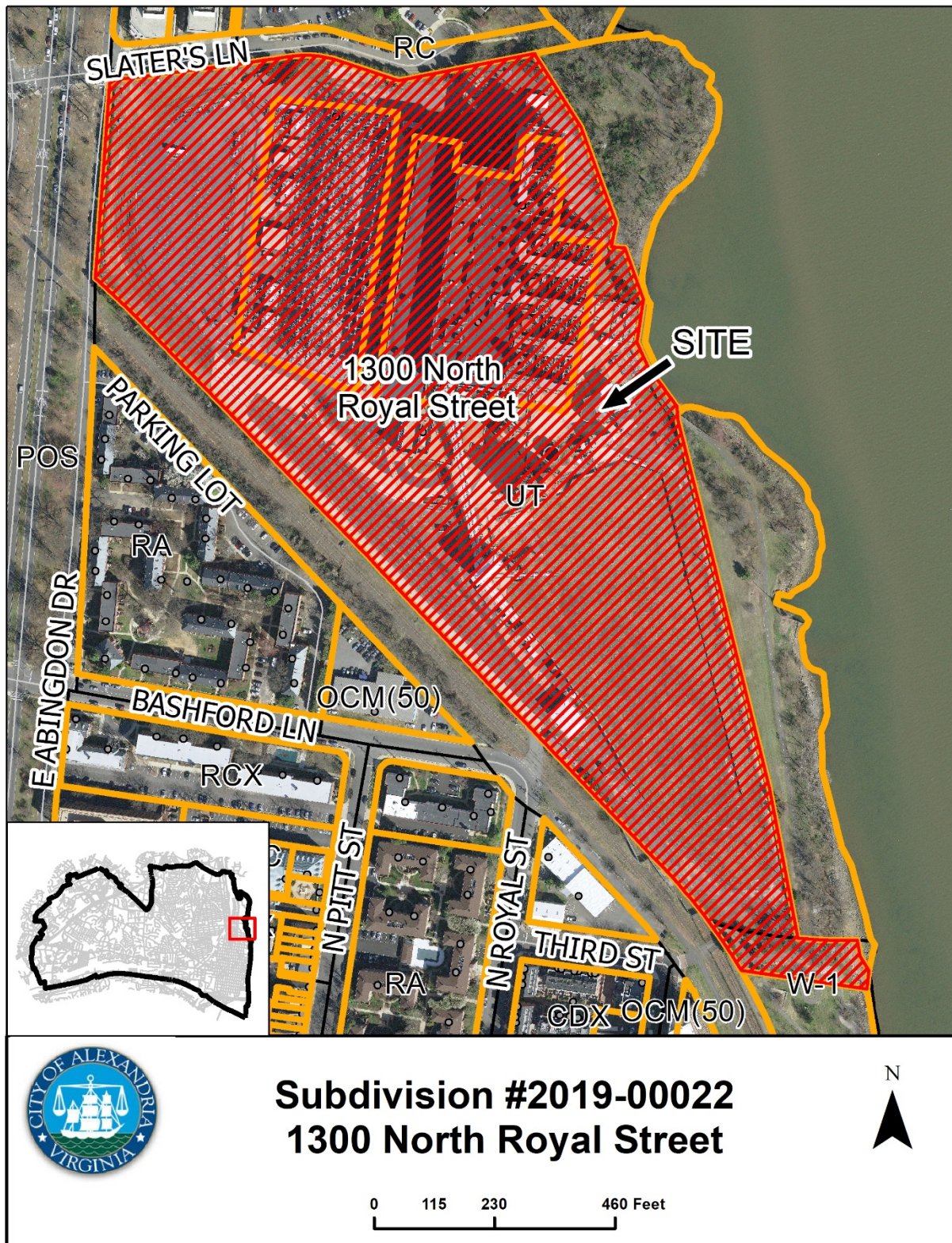


DOCKET ITEM #11
Subdivision #2019-0022
1300 North Royal Street

| Application | General Data | |
|---|---|---------------------------------|
| Request: Public hearing and consideration of a request for a subdivision with a variation to subdivide one existing lot into three lots. | Planning Commission Hearing: | March 3, 2020 |
| | Approved Plat must be recorded by: | September 3, 2021 |
| Address: 1300 North Royal Street | Zone: | UT/Utilities and Transportation |
| Applicant: Potomac Electric Power Company represented by Duncan Blair, attorney | Small Area Plan: | Old Town North |

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Sam Shelby, sam.shelby@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov



I. DISCUSSION

REQUEST

The applicant, Potomac Electric Power Company (PEPCO), represented by Duncan Blair, attorney, requests a subdivision with a variation to subdivide one lot into three lots at 1300 North Royal Street.

SITE DESCRIPTION/BACKGROUND

The subject property is one, irregularly shaped lot of record with 25.36646 acres of lot area and with 349.19 and 806.54 feet of frontage along East Abingdon Drive and Slater Lane, respectively. Because of the subject property's shape and size, a significant portion of it does not have street frontage. City records indicate the subject property exists in its current configuration due to consolidation of several lots within the current boundary lines. A mix of uses surround the subject property. Predominately residential uses are located across East Abingdon Drive/George Washington Parkway to the west. The Norfolk Southern Corporation's railroad tracks run along the property's south lot line. Harbor Terrace, a low-rise residential condominium complex and an auto repair shop are located across the railroad tracks to the south. Marina Towers, a high-rise multifamily building and an office complex are located across Slaters Lane to the north. The Mount Vernon Trail and Potomac River run along the subject property's east side. Access to the site is provided at the terminus of North Royal Street where it intersects with Bashford Lane. Figure one, below shows an aerial image of the subject property.



Figure 1 - Subject Property

The subject property contains the Potomac River Generation Station, a coal-fired power plant, which operated from October 1949 to October 2012. Over time, City Council approved several special use permits and site plans to allow modifications to the power station. Historical City maps, dating to 1931, indicate that, although planned, the Old Town street grid was never constructed to extend northward beyond Bashford Lane into the subject property. On September 26, 1939, City Council approved Ordinance #297 which vacated several planned public streets that would have run through the subject property.

The Planning Commission approved a subdivision of the subject property in June 2016. The final plat was not recorded, and the approval lapsed pursuant to Zoning Ordinance section 11-1714. As such, the applicant's request would represent the first time the subject property has been subdivided.

PROPOSAL

The applicant proposes to subdivide the existing lot into three lots which would allow ownership by different parties. The proposed subdivision would represent necessary lot line configurations to facilitate ownership transfers of specific structures associated with the former power plant. Lots one and three would contain several utility and ingress/egress easements. The applicant has not proposed new streets, infrastructure or land development of any kind at the time of application. The following table summarizes the configuration of the proposed lots:

| | Size | Street Frontage |
|--------------|-------------------------------------|---|
| Lot 1 | 18.80037 acres (818,944 Sq. Ft.) | 394.3 Ft. (Slaters Lane) |
| Lot 2 | 2.78432 acres (121,285 Sq. Ft.) | None |
| Lot 3 | 3.78177 acres (164,734 Sq. Ft.) | 399.8 Ft. (Slaters Lane) 394.2 Ft. (East Abingdon Drive) |

The figure below shows the proposed preliminary subdivision plat with Proposed Lot One in green, Proposed Lot Two in blue and Proposed Lot Three in orange.

Further, Zoning Ordinance section 2-166 defines a lot as follows, emphasis added:

A unit of land at all times above elevation +3.0 feet mean sea level, U.S. Coast and Geodetic Survey, usable as a building site, **having frontage on a public street** and in compliance with the requirements of the zone in which it is situated and recorded. Ground which through accretion or fill is raised to a level so that it is at all times above elevation +3.0 feet mean sea level, U.S. Coast and Geodetic Survey, shall be deemed land for purposes of this definition.

The applicant's Proposed Lot Two would not have street frontage and would not meet either the aforementioned criterion for subdivision approval or the definition of a lot. Because of this, section 11-1713, below, applies and sets criteria for relief from the subdivision and lot requirements.

11-1713 – Variations.

- (1) The commission may, by vote of a majority of its members, authorize specific variations from the provisions of this section 11-1700, when the commission finds that (i) a strict adherence to such provisions would result in substantial injustice (ii) the use and character of the resulting lots or parcels in such a subdivision would not be inconsistent with the use provisions of the zone in which the property is situated and with the existing development in the immediate area; (iii) and one or more of the following special circumstances exists:
 - (1) Extremely rugged topography.
 - (2) Irregularity in shape of parcel preventing conformance with normal lot area or frontage requirements.
 - (3) Insufficient frontage on existing street where the interior of the tract can be served only by a street substandard in width when not serving more than five lots, provided the street is not less than 30 feet in width. If only a single lot is served, the width may be less than 30 feet. A turn around area may be required.
 - (4) Streets along border of the subdivision where the subdivision borders on unsubdivided land and the remaining street width will be provided from adjacent land.
 - (5) Resubdivision of lots in subdivisions of record as of January 1, 1952, where, because of existing structures or gross area of land involved, the subdivided lots would not conform to all of the requirements of the zone in which the subdivision is located.
- (B) As used in this section, "substantial injustice" means that the strict application of this ordinance would create an unreasonable burden on the development, use and enjoyment of the property which outweighs the land use or land development purposes served by the specific zoning provision or provisions of this ordinance at issue....

II. STAFF ANALYSIS

Staff recommends approval of the applicant's request because it meets the subdivision and variation requirements. The subdivision would represent an early step to redevelopment of the former power plant site by facilitating the transfer of newly created lots within the subject property between different landowners associated with the former power plant.

NEIGHBORHOOD CHARACTER ANALYSIS

Zoning Ordinance section 11-1710(B) ordinarily requires a comparison of proposed lots in terms of suitability for residential use, area, orientation, frontage, alignment and use restrictions with other lots within the same subdivision and the same zone. Because the subject property and surrounding properties were not created under the same subdivision, neighborhood character analysis would not be required in this case. Further, the subject property is unique in that it is the only one among its surroundings zoned UT. All surrounding properties are zoned for medium to high-density residential, mixed or commercial uses.

PROPOSED LOT TWO'S LACK OF STREET FRONTAGE

The proposed subdivision would comply with all subdivision requirements except that lot two would not have street frontage. Although required by the subdivision criteria and Zoning Ordinance's definition of a lot, the UT zone itself does not require lots to have frontage. Proposed Lot Two would thus not conflict with the specific requirements of the UT zone. Access to Proposed Lot Two would still be provided via a proposed access easement from Slaters Lane.

The OTN SAP also envisions that the Old Town street grid would eventually extend northward from its current terminus. When these extensions occur, lot two would then have frontage on these public streets.

CONFORMANCE WITH VARIATION CRITERIA

Staff found that the proposal would comply with the variation criteria in Zoning Ordinance section 11-1713 as follows:

Substantial Injustice:

Staff found that strict application of the frontage requirements would create a barrier to the development, use and enjoyment of the property. Frontage requirements exist to ensure that a property has vehicular access and to establish yard requirements based on the property's orientation. Because Proposed Lot Two would provide access to Slaters Lane through a proposed access easement, and because the UT zone has no yard or frontage requirements, the essential purposes of a frontage requirement would be upheld. The unreasonable burden on the development, use and enjoyment of the property caused by strict application of the frontage requirement would therefore be arbitrary. The applicant requested the subdivision to facilitate the initial steps necessary for redevelopment of the subject property as envisioned by the OTN SAP. Because of this, strict application of the frontage requirement would delay redevelopment of property. This would create an unnecessary barrier to implementation of the OTN SAP's goals and objectives. As such, a substantial injustice, as defined by section 11-1713 would occur.

Consistency with UT zone and existing development

The proposed subdivision would create lots that comply with all requirements of the UT zone. The proposed lots would be consistent with existing development on the lot.

Irregularly shaped parcel

The irregular shape of the existing parcel and location of existing streets prevents conformance with technical frontage requirements. The applicant's Proposed Lot Two would be irregularly shaped to accommodate ownership issues. Because of the subject property's shape and size, a significant portion of it is unable to provide street access.

III. CONCLUSION

In summary, the proposed lots would adhere to all subdivision and variation requirements. Therefore, staff recommends approval of the request subject to the conditions contained in Section IV of this report.

IV. RECOMMENDED CONDITIONS

Staff recommends approval subject to compliance with all applicable codes and ordinances and the following conditions:

1. The final plat shall include location of underground storage tanks. If not known, the final plat shall include a note stating that location of underground storage tanks is unknown. (T&ES)
2. The final plat shall indicate areas that can reasonably be expected to or which do contain soils or materials contaminated with, but not limited to heavy metals, petroleum products, PCB's, pesticide, flyash or other toxic or hazardous materials. If these areas are not known, the final plat shall include a note stating the areas containing the foregoing are unknown. (T&ES)
3. The final subdivision plat shall comply with the requirements of Section 11-1700 of the Zoning Ordinance. (P&Z)
4. No application(s) for the development of any parcel(s) created by this subdivision, including but not limited to, through land use approvals, grading plans, or building permits, shall be accepted until a site plan containing publicly dedicated rights of way consistent with the Old Town North Small Area Plan for the parcel(s) is proposed to the City or until the City's rights with respect to public rights of way on the parcel(s) is determined. (P&Z)

STAFF: Tony LaColla, AICP, Division Chief
Ann Horowitz, Principal Planner
Sam Shelby, Urban Planner

Staff Note: This plat will expire 18 months from the date of approval (September 3, 2021) unless recorded sooner.

V. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

F-1 D-ROW, Traffic and Transportation Planning have no comments.

F-2 The plat provides the owner's address as 1900 Pennsylvania Avenue, NW, Washington, DC 20068. Owner address per City of Alexandria's Real Estate Assessment system is:

ATTN PROPERTY TAX 804 CARNEGIE CENTER
Princeton, NJ 08540.

Also, Pepco's website lists their corporate contact information as:

Corporate Correspondence
Pepco
PO Box 97274

The applicant should reconcile the address shown on the plat with the appropriate owner address. (Survey)

C-1 Plat comments (Survey):

- a. Provide a statement or note regarding the location of underground storage tanks and the status of the possible existence of tanks.
- b. Please clarify if the Proposed Access Easement is to be granted to the City and label the easement as either Private or Public.
- c. Please address the condition requiring that the plat show areas where there is a reasonable expectation of the existence of contaminated soils, per section 11-710 of the City Code.
- d. On tax map key, sheet 1, the depiction of Parcel ID 045.01-01-04.S1 does not match City tax map. Please ensure that all Parcel ID boundaries are depicted correctly, and remove any proposed parcel shapes from tax map key on sheet 1. If it's imperative that proposed parcels are shown on tax map key, then include separate maps for existing and proposed, and clearly label them as such.
- e. Please confirm that Parcel ID 045.01-01-04.S1 does not represent an existing subdivision lot/land parcel.
- f. Sheet 1, note 8 specifies a 5 year old survey upon which all information on subdivision plat is based. Please verify that current data is being depicted on this preliminary subdivision plat.
- g. Please show limits of flood plain, and add flood plain note to sheet 1.
- h. Please add proposed street grade data, if any, per requirements of section 11-710 of the City Code.

Code Enforcement:

No comments.

Recreation, Parks and Cultural Activities:

F-1 Ensure that the National Park Service is involved. This impacts a park service easement of theirs.

Police Department:

No comments received.

Office of Historic Alexandria (Archaeology):

F-1 Because this project involves no ground disturbance, no archaeological oversight is required.



APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

PROPERTY LOCATION: 1300 N. Royal Street, Alexandria, Virginia

TAX MAP REFERENCE: 045.01 01 04**

ZONE: UT

APPLICANT:

Name: Potomac Electric Power Company

Address: 701 Ninth Street, N.W., 10th Floor, Washington, DC 20068

PROPERTY OWNER:

Name: Potomac Electric Power Company

Address: 701 Ninth Street, N.W., 10th Floor, Washington, DC 20068

SUBDIVISION DESCRIPTION

Request approval of a plat of subdivision to divide the property into three (3) new legal lots of land for future sale or development.

- ☒ **THE UNDERSIGNED**, hereby applies for Subdivision in accordance with the provisions of Section 11-700 of the Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ **THE UNDERSIGNED**, also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Duncan W. Blair

Print Name of Applicant or Agent

524 King Street

Mailing/Street Address

Alexandria, Virginia

City and State

22314

Zip Code

Signature

703 836-1000

Telephone #

703 549-3335

Fax #

d Blair@landcarroll.com

Email address

December 16, 2019

Date

**** Tax Map Reference**

Application of: PEPCO, a wholly-owned subsidiary of Pepco Holdings, LLC.

Date: December 16, 2019

For administrative purposes of real estate taxation, the City Assessors Office has administratively created three (3) sub-parcels.

Parcels:

45.01-01-04.A1

1300 H North Royal Street
(generating station improvements)

45.01-01-04.L1

1300 J North Royal Street
(leased land)

45.01-01-04.S1

1300 K North Royal Street
(switch yard)

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (*check one*)

☒ the Owner ☐ Contract Purchaser ☐ Lessee or ☐ Other: _____ of
the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

Potomac Electric Power Company (PEPCO) is a wholly-owned subsidiary of Pepco Holdings LLC, a Delaware corporation. Pepco Holdings LLC owns 100% of the share of PEPCO. The corporate address of Pepco Holdings LLC is 701 Ninth Street N. W., 10th floor, Washington, DC 20068.

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- ☒ **Yes.** Provide proof of current City business license.
☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|------------------|---------|----------------------|
| 1. See attached. | | |
| 2. | | |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 701 Ninth Street, N.W., 10th Floor, Washington, DC (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|-----------------|--|----------------------|
| 1. See Attached | | |
| 2. | | |
| 3. | 701 Ninth Street, N.W., 10th Floor, Washington, DC 20068 | |

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

| Name of person or entity | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|--------------------------|---|---|
| 1. See attached | none | |
| 2. | | |
| 3. | | |

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

December 16, 2019

Duncan W. Blair

Date

Printed Name



Signature

Ownership and Disclosure Statement Supplement

Application of: PEPCO, a wholly-owned subsidiary of Pepco Holdings, LLC.

Date: December 16, 2019

1. APPLICANT:

| | | |
|---|---|----------------|
| Potomac Electric Power Company (PEPCO), a wholly-owned subsidiary of Pepco Holdings, LLC, a Delaware corporation. | 701 Ninth St., N.W., 10 th floor, Washington, DC 20068 | 100% Ownership |
|---|---|----------------|

2. PROPERTY:

| | | |
|---|---|----------------|
| Potomac Electric Power Company (PEPCO), a wholly-owned subsidiary of Pepco Holdings, LLC, a Delaware corporation. | 701 Ninth St., N.W., 10 th floor, Washington, DC 20068 | 100% Ownership |
|---|---|----------------|

3. BUSINESS OR FINANCIAL RELATIONSHIPS:

| | | |
|---|------|---------------------|
| Potomac Electric Power Company (PEPCO), a wholly-owned subsidiary of Pepco Holdings, LLC, a Delaware corporation. | None | Planning Commission |
|---|------|---------------------|

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

**SUBMITTED TO
THE DEPARTMENT OF PLANNING & ZONING
CITY OF ALEXANDRIA, VIRGINIA**

PROJECT NAME: 1300 N. Royal Street Subdivision

PROJECT ADDRESS: 1300 N. Royal Street, Alexandria, Virginia

DESCRIPTION OF REQUEST:

Request aproval of a plat of subdivision to create three (3) new legal lots of land.

THE UNDERSIGNED, hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above for the number of days between December 26, 2019 and March 3, 2020 that are in excess of 45 days.

December 16, 2019

Date: _____

☐ Applicant

☒ Agent

Signature: _____



Printed Name: Duncan W. Blair, Attorney



2019 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria
301 King Street, Room 1700, Alexandria, VA 22314
Phone: 703.746.3903 <http://www.alexandriava.gov/>

License Number: 110827-2019
Account Number: 110827
Tax Period: 2019
Business Name: Land, Carroll & Blair PC
Trade Name: Land, Carroll & Blair PC
Business Location: 524 KING ST
Alexandria, VA 22314

LAND, CARROLL & BLAIR PC
524 KING ST
Alexandria, VA 22314-3104

License Classification(s):

Professional Occupations/Businesses
9-071-007
Attorney-At-Law

January 28, 2019

Dear Taxpayer:

This is your 2019 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.3903.

Finance Department, Revenue Administration Division, City of Alexandria

Keep this letter for your records.

City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314

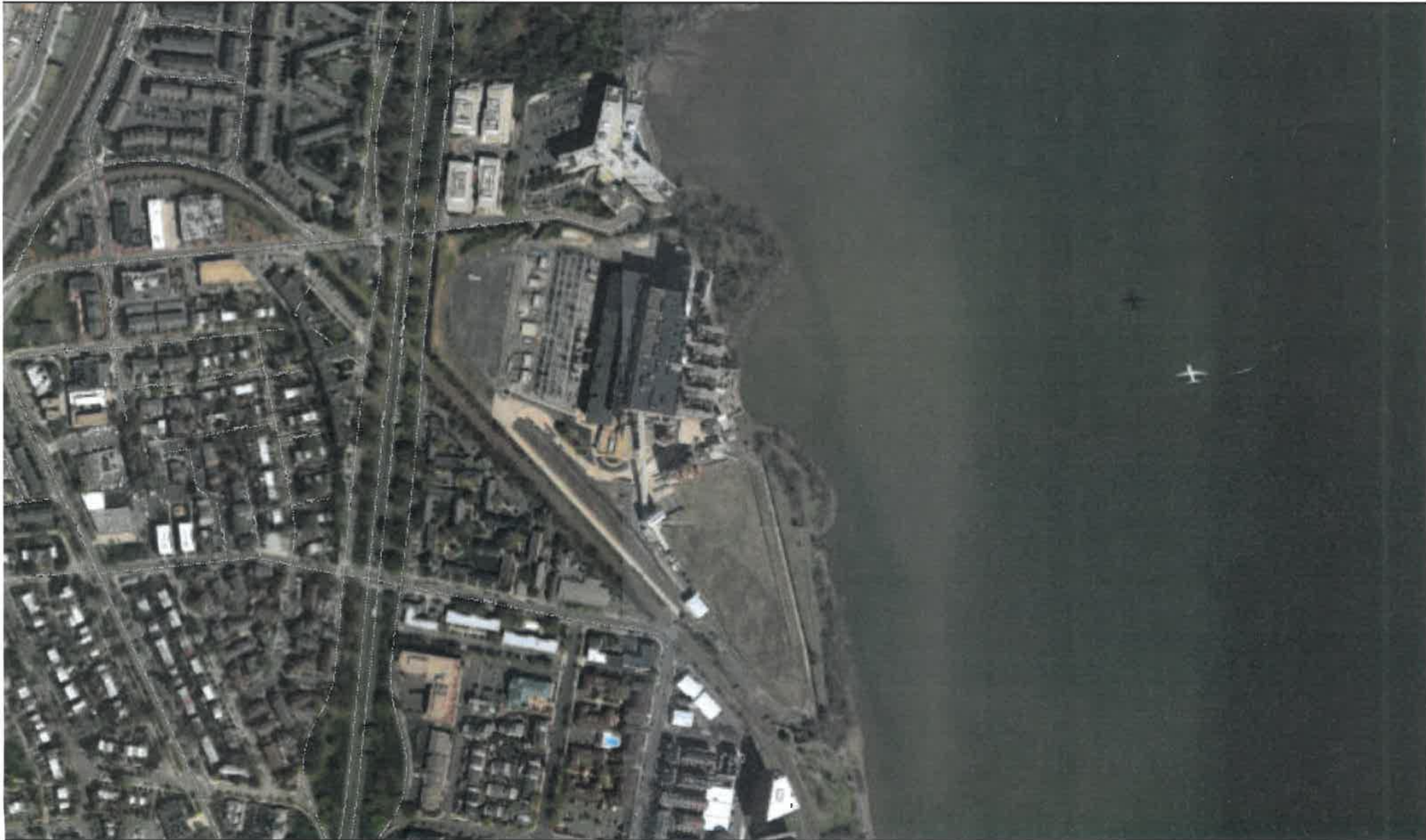


This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

Land, Carroll & Blair PC
524 KING ST
Alexandria, VA 22314

License Number: 110827-2019
Account Number: 110827
Tax Period: 2019
Business Name: Land, Carroll & Blair PC
Trade Name: Land, Carroll & Blair PC
Business Location: 524 KING ST
Alexandria, VA 22314
License Classification(s): Professional Occupations/Businesses
9-071-007
Attorney-At-Law

Portal GIS Map



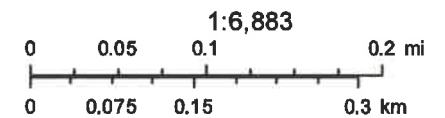
December 12, 2019

Underground Primary

Yellow <all other values>

Orange Replace, C

Orange Replace, B

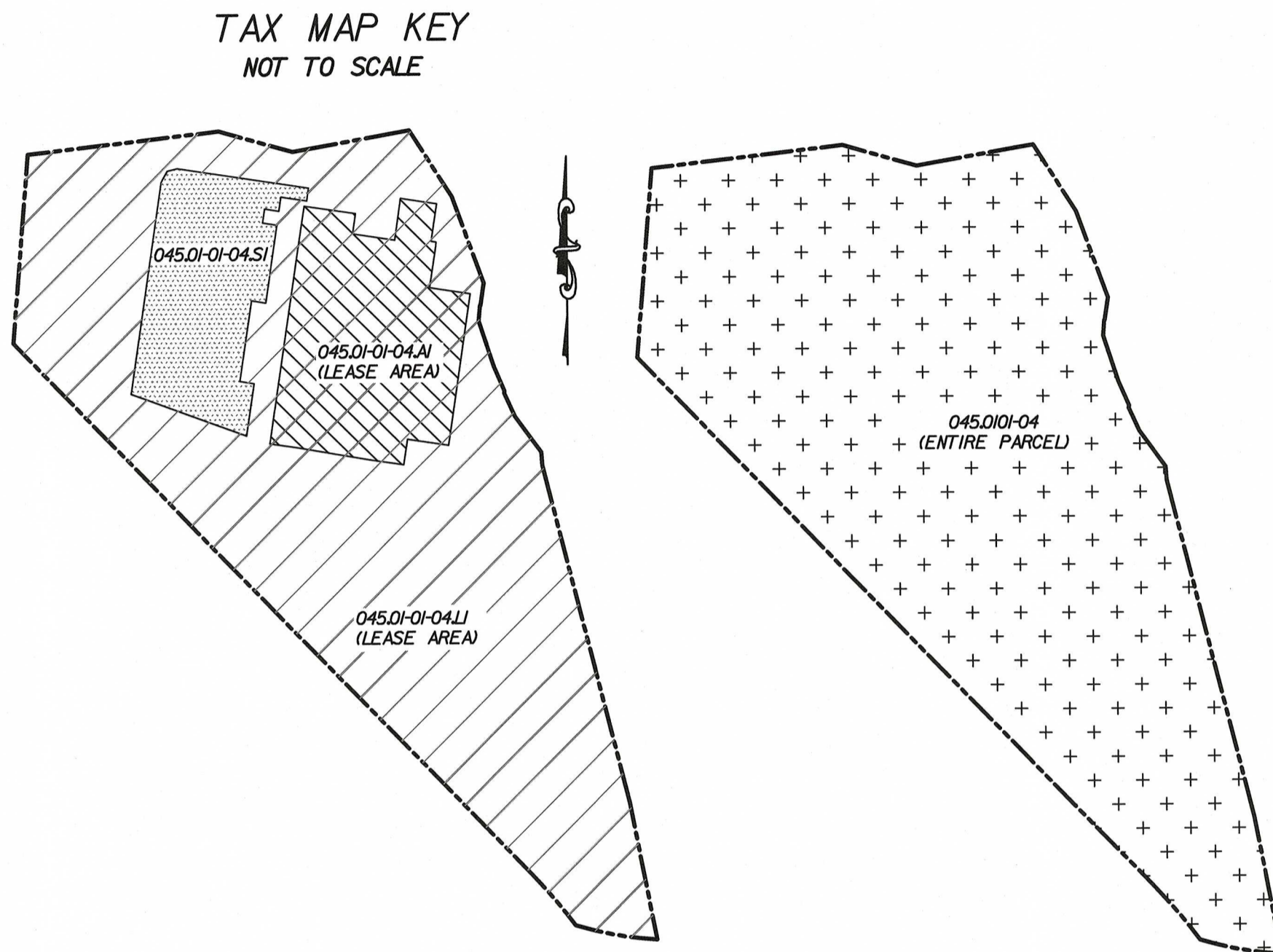
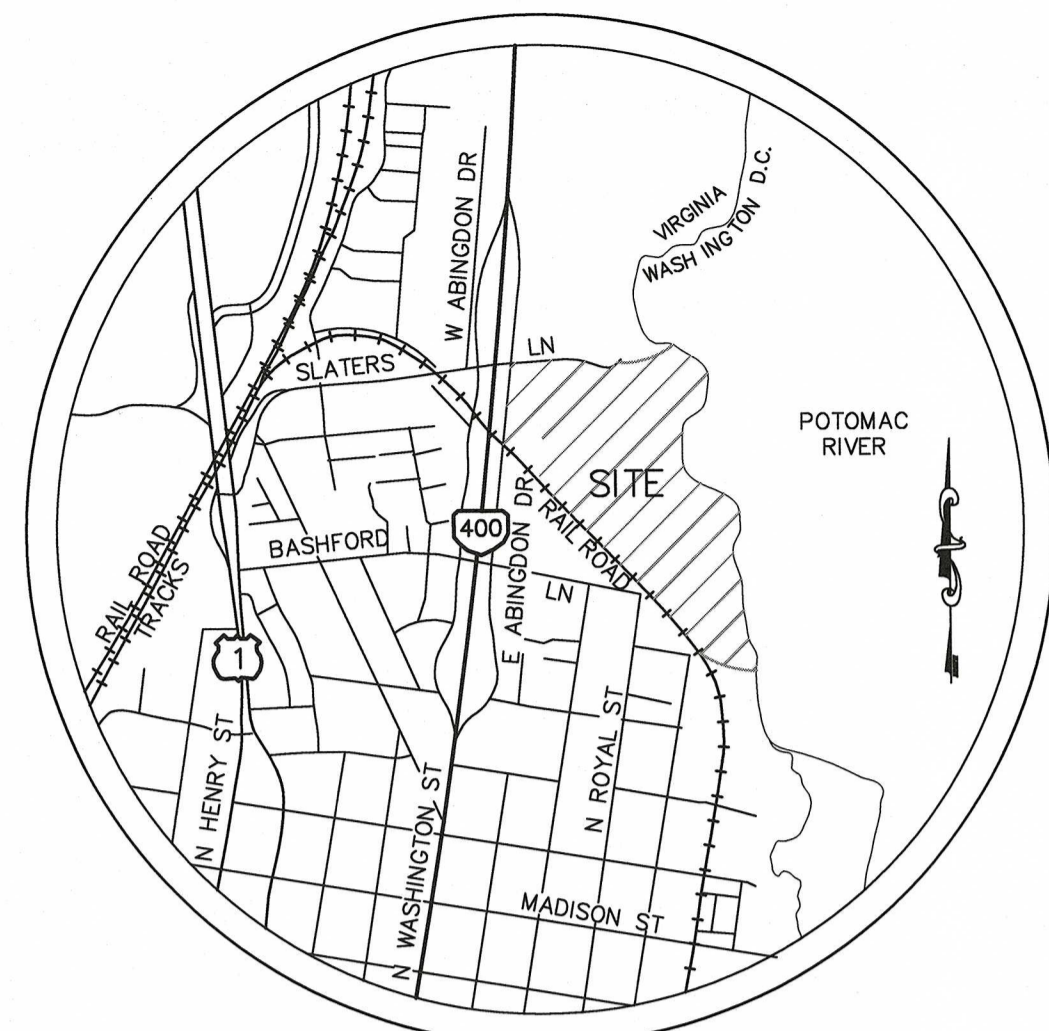


MD IMAP, MDP, SDAT
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS
USDA, USGS, AeroGRID, IGN, and the GIS User Community

| LINE DATA TABLE | | |
|-----------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S 74°16'22" E | 160.00' |
| L2 | N 79°57'05" E | 246.79' |
| L3 | S 32°12'19" E | 163.73' |
| L4 | S 19°53'43" E | 191.03' |
| L5 | S 08°41'55" W | 47.57' |
| L6 | N 84°16'20" W | 1.02' |
| L7 | S 04°54'52" W | 32.08' |
| L8 | S 18°11'45" E | 80.09' |
| L9 | S 18°11'45" E | 19.93' |
| L10 | S 23°08'10" E | 54.76' |
| L11 | S 08°45'54" W | 4.97' |
| L12 | S 24°25'54" E | 52.70' |
| L13 | S 36°05'16" E | 91.82' |
| L14 | S 03°53'58" E | 27.69' |
| L15 | S 08°42'34" W | 59.73' |
| L16 | S 81°09'07" E | 190.85' |
| L17 | S 08°42'34" W | 65.95' |
| L18 | N 81°17'26" W | 44.00' |
| L19 | N 28°48'10" E | 26.40' |
| L20 | N 75°36'10" E | 21.62' |
| L21 | S 08°42'34" W | 27.00' |
| L22 | N 81°17'26" W | 54.00' |
| L23 | S 08°42'34" W | 29.59' |
| L24 | N 81°17'26" W | 30.23' |
| L25 | S 08°42'34" W | 29.33' |
| L26 | S 81°17'26" E | 30.23' |
| L27 | S 08°42'34" W | 162.63' |
| L28 | N 81°17'26" W | 29.99' |
| L29 | S 08°42'34" W | 169.37' |
| L30 | S 81°17'26" E | 29.99' |
| L31 | S 08°42'34" W | 109.97' |
| L32 | S 08°42'34" W | 28.00' |
| L33 | S 08°42'34" W | 10.95' |

| ACCESS EASEMENT LINE DATA TABLE | | |
|---------------------------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| E1 | S 12°41'04" W | 45.45' |
| E2 | S 81°09'07" E | 209.60' |
| E3 | S 08°42'34" W | 28.00' |
| E4 | N 81°09'07" W | 251.42' |
| E5 | N 08°33'04" E | 60.96' |
| E6 | N 83°29'23" E | 46.78' |

| CURVE DATA TABLE | | | | | | |
|------------------|----------|------------|--------------|---------------|-------------|---------|
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | TANGENT |
| C1 | 723.28' | 172.83' | 172.42' | N 79°45'11" W | 13°41'27" | 86.83' |
| C2 | 1005.37' | 139.73' | 139.62' | N 39°59'19" W | 7°57'48" | 69.98' |



NOTES:

1. THE PROPERTY DELINEATED HEREON IS ON CITY OF ALEXANDRIA TAX MAP NO 045.01-01-04 (ENTIRE PARCEL), 045.01-01-04.LI (LEASE AREA), 045.01-01-04.LI (LEASE AREA), 045.01-01-04.SI (LESS AND EXCEPT) AND ARE ZONED UT.
2. TOTAL AREA OF PARCEL = 25.36646 ACRES.
3. THE PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
4. THERE ARE EIGHTEEN VARIOUS BUILDINGS AND ONE LOT.
5. THERE ARE NO FLOOD PLAIN AREAS ON THIS PROPERTY.
6. THERE IS NO OBSERVED EVIDENCE OF ANY GRAVE OR OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS PROPERTY.
7. THERE ARE NO KNOWN FORMER SANITARY LANDFILLS, DUMPS OR DISPOSAL AREAS WITHIN 1000 FEET OF THIS PROPERTY.
8. BOUNDARY, EXISTING EASEMENTS AND PHYSICAL FEATURES SHOWN HEREON IS PER THE ALTA SURVEY DATED JULY 18, 2014. PREPARED BY DEWBERRY ENGINEERS INC. FORMERLY DEWBERRY CONSULTANTS LLC, LANHAM MARYLAND
9. THIS SURVEY IS BASED ON VIRGINIA STATE GRID NORTH (NAD83) AND AS SUCH HAS A SLIGHT AND CONSISTENT BEARING ROTATION FROM THE RECORDED DESCRIPTION.

REVISION BLOCK

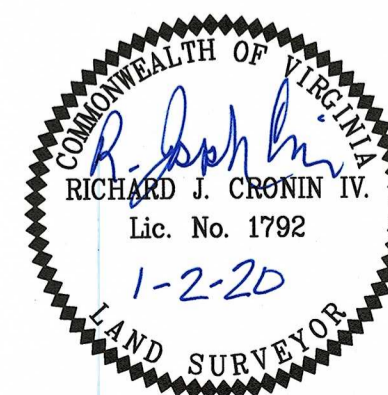
| II | CITY COMMENTS | 1/2/2020 |
|--------|--------------------------|-----------|
| 10 | REV. LOTS, ADD NEW ESMT | 8/6/2019 |
| 9 | REV. PROPERTY, LOT 1 & 2 | 7/23/2019 |
| 8 | REMOVE SHEET 3 | 7/28/2016 |
| 7 | FINAL PLAT | 7/19/2016 |
| 6 | ADD SHEET 3 | 5/06/2016 |
| 5 | REV. ESMT LANGUAGE | 3/25/2016 |
| 4 | ADD PROPOSED ESMT | 3/23/2016 |
| 3 | REV. PROPERTY, LOT 1 & 2 | 3/16/2016 |
| 2 | ADD N. ROYAL STREET | 3/14/2016 |
| 1 | CHANGE TRAILER LABEL | 2/25/2016 |
| NUMBER | DESCRIPTION | DATE |

OWNERS:
POTOMAC ELECTRIC POWER COMPANY
1900 PENNSYLVANIA AVE NW
WASHINGTON DC 20068
DEED 188 PAGE 484, DEED BOOK 191 PAGE 259, DEED BOOK 191 PAGE 334, DEED BOOK 212 PAGE 159, DEED BOOK 227 PAGE 184, DEED BOOK 263 PAGE 520, DEED BOOK 329 PAGE 158 DEED BOOK 1044 PAGE 813 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA AND ORDINANCE NO. 297 AND ORDINANCE NO 672.

SURVEYOR'S CERTIFICATE

I, RICHARD J. CRONIN IV, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED HEREON; AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF THE LAND CONVEYED TO POTOMAC ELECTRIC POWER COMPANY AS RECORDED IN DEED 188 PAGE 484, DEED BOOK 191 PHAGE 259, DEED BOOK 191 AT PAGE 334, DEED BOOK 212 AT PAGE 159, DEED BOOK 227 AT PAGE 184, DEED BOOK 263 AT PAGE 520, DEED BOOK 329 AT PAGE 158 DEED BOOK 1044 AT PAGE 813 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA AND ORDINANCE NO. 297 AND ORDINANCE NO 672, AND IS WITHIN THOSE BOUNDARIES.

I FURTHER CERTIFY THAT ALL COURSES ARE REFERENCED TO VIRGINIA STATE GRID NORTH AND THAT PROPERTY CORNERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF THE COMMONWEALTH OF VIRGINIA.



| APPROVED | |
|--------------------------|------|
| CITY PLANNING COMMISSION | |
| ALEXANDRIA, VIRGINIA | |
| CHAIRMAN | DATE |
| DIRECTOR OF PLANNING | DATE |
| DIRECTOR T & E.S. | DATE |

SUBDIVISION PLAT OF THE PROPERTY OF POTOMAC ELECTRIC POWER COMPANY

TAX MAPS 045.01-01-04,
045.01-01-A1, 045.01-01-04.L1
AND 045.01-01-04.S1

CITY OF ALEXANDRIA
VIRGINIA

SCALE: 1" = 100' DATE: FEBRUARY 5, 2016
REVISED: JULY 19, 2016
REVISED: JULY 28, 2016
REVISED: JULY 23, 2019
REVISED: AUGUST 6, 2019
REVISED: JANUARY 2, 2020

Dewberry
Dewberry Engineers Inc.

13575 HEATHCOTE BLVD, SUITE 130
GAINESVILLE, VIRGINIA 20155
PHONE : 703.468.2211
FAX : 703.468.2212

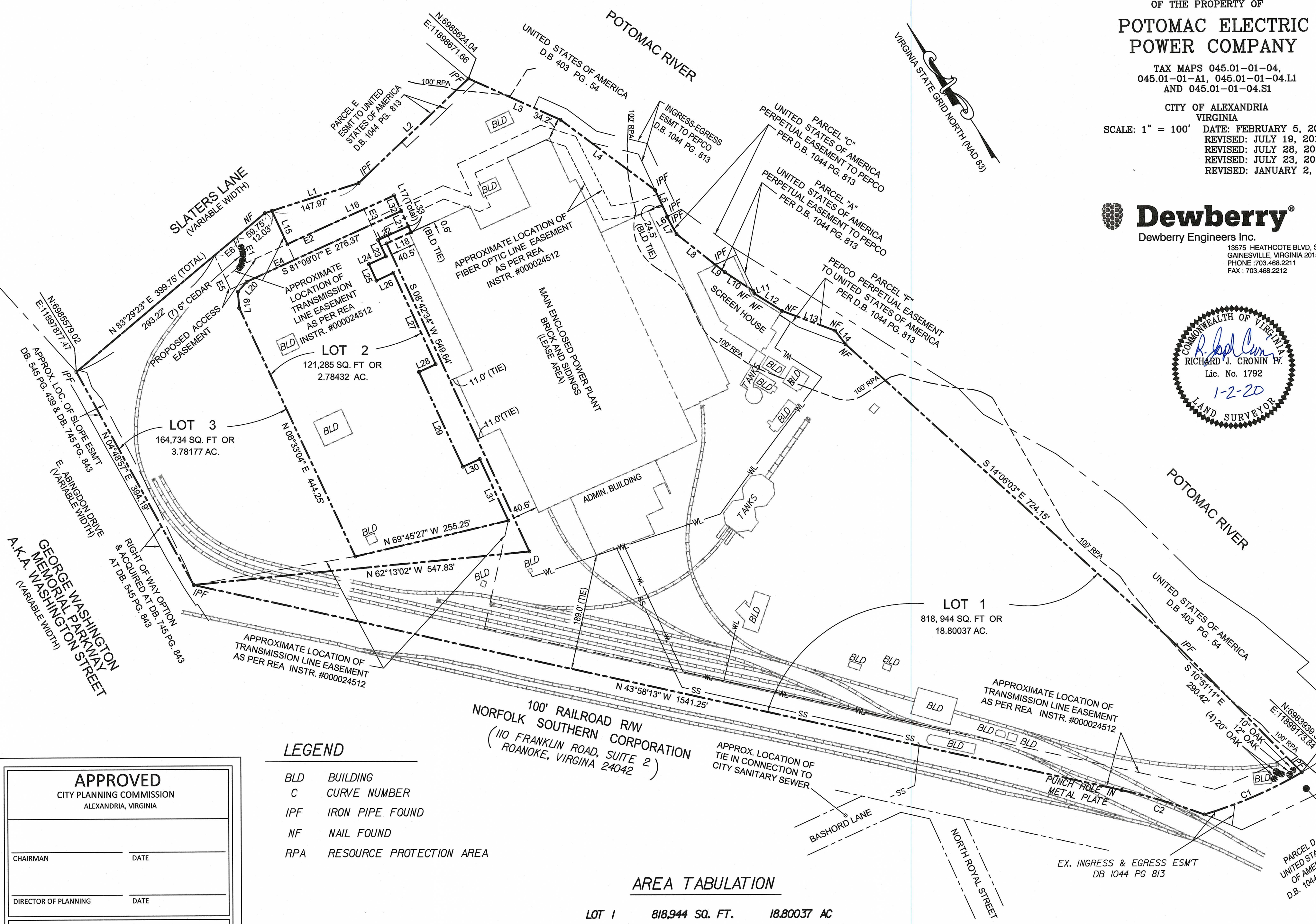
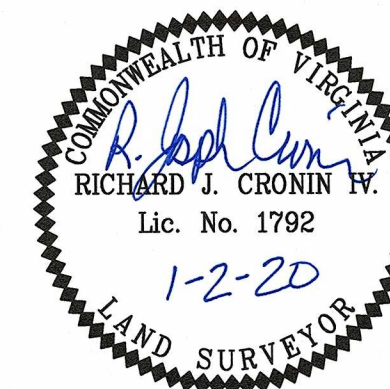
SUBDIVISION PLAT
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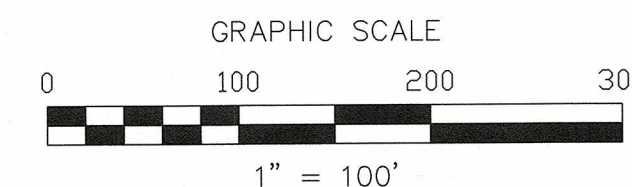


LEGEND

- BLD BUILDING
- C CURVE NUMBER
- IPF IRON PIPE FOUND
- NF NAIL FOUND
- RPA RESOURCE PROTECTION AREA

AREA TABULATION

| | | |
|--------------|--------------------------|--------------------|
| LOT 1 | 818,944 SQ. FT. | 18.80037 AC |
| LOT 2 | 121,285 SQ. FT. | 2.78432 AC |
| LOT 3 | 164,734 SQ. FT. | 3.78177 AC |
| TOTAL | 1,104,963 SQ. FT. | 25.36646 AC |



| APPROVED | |
|--|------|
| CITY PLANNING COMMISSION ALEXANDRIA, VIRGINIA | |
| CHAIRMAN | DATE |
| DIRECTOR OF PLANNING | DATE |
| DIRECTOR T & E.S. | DATE |