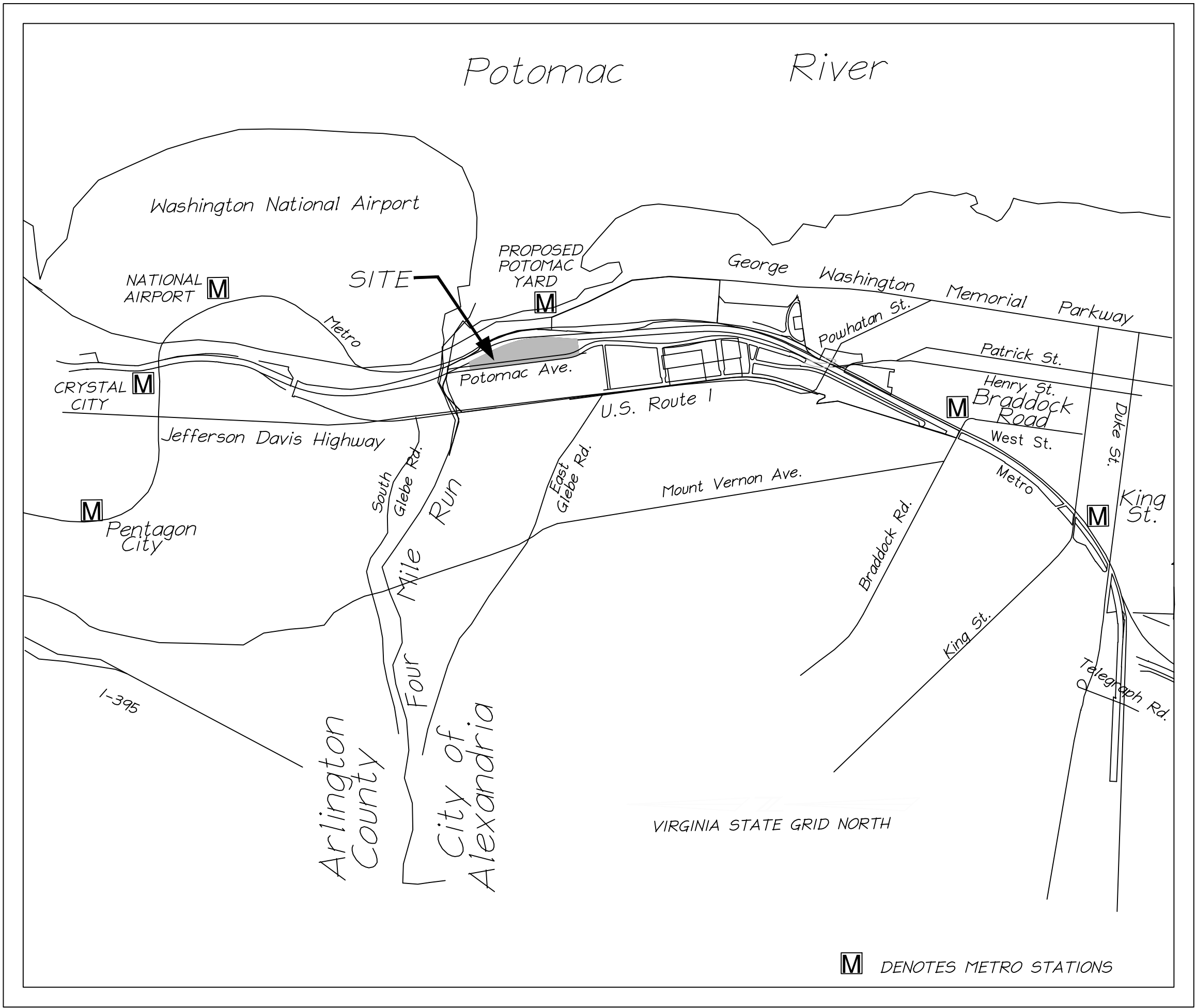


PROJECT NARRATIVE

THE PROPOSED REDEVELOPMENT IS AN URBAN, MIXED-USE DEVELOPMENT THAT WILL INCLUDE OFFICE, RESIDENTIAL, HOTEL, ENTERTAINMENT, RETAIL, ACADEMIC, AND RESTAURANT USES TO BE LOCATED WITHIN A NEW NETWORK OF STREETS AND OPEN SPACES. THE PROJECT WILL PROVIDE A NEW STREET NETWORK INCLUDING ENHANCED SIDEWALK AND STREETScape, BICYCLE AND PEDESTRIAN INFRASTRUCTURE, AND OPEN SPACES THROUGHOUT THE PROJECT. THE REDEVELOPMENT WILL ALSO INCLUDE A WATER MANAGEMENT MASTER PLAN, ENVIRONMENTAL SUSTAINABILITY MASTER PLAN, AND A CONCEPTUAL DESIGN PLAN, TO BE SUBMITTED UNDER SEPARATE COVER. THIS DSP IS FOR THE DEVELOPMENT OF THE NEW STREET NETWORK.

DSUP SITE PLAN
NORTH POTOMAC YARD
PHASE 1 INFRASTRUCTURE PLAN
ALEXANDRIA, VIRGINIA

VICINITY MAP
SCALE 1"= 2000'



LIST OF EXISTING APPROVALS:

- MASTER PLAN AMENDMENT #2019-00008
- REZONING #2009-0001
- CDD CONCEPTUAL DESIGN PLAN #2009-0001
- TRANSPORTATION MANAGEMENT PLAN SUP #2009-0061

LIST OF REQUESTED SITE PLANS AND AMEENDEMENT:

- CDD CONCEPTUAL DESIGN PLAN AMENDMENT
- DSUP WITH PRELIMINARY SITE PLAN FOR PUMP STATION
- DSP WITH PRELIMINARY INFRASTRUCTURE SITE PLAN

SHEET INDEX

- | | |
|-----|-------------------------------|
| P-1 | PUMP STATION GRADE LEVEL PLAN |
| P-2 | PUMP STATION LOWER LEVEL PLAN |
| P-3 | PUMP STATION SECTION |
| P-4 | PUMP STATION SECTION |
| P-5 | PUMP STATION SECTION |
| E-1 | POWER ONE LINE DIAGRAM |

PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION

OWNER/APPLICANT
CPYR THEATER LLC
712 Main Street
Suite 2500
Houston, TX 77002
(713) 533-5860
Info@LionstoneInvestments.com

CIVIL ENGINEER
christopher consultants,ltd.
9900 Main Street
Fourth Floor
Fairfax, Virginia 22031
(703) 273-6820

TRAFFIC ENGINEER
Kimley-Horn & Associates
11400 Commerce Park Drive
Suite 400
Reston, Virginia 22102
(703) 674-1300

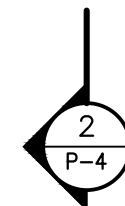
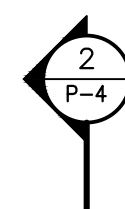
PUMP STATION ENGINEER
Gannett Fleming, Inc.
7133 Rutherford Road
Suite 300
Baltimore, Maryland 21244
(410) 907-2684

DEVELOPMENT MANAGER
JBG SMITH
4747 Bethesda Avenue
Suite 200
Bethesda, MD 20814
(240) 333-3600
Contact@JBG.com
MASTER PLANNER
Elkus Manfredi Architects
25 Drydock Avenue
Boston, Massachusetts 02210
(617) 426-1300

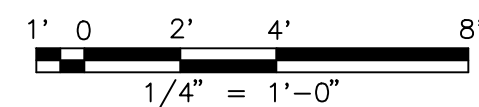
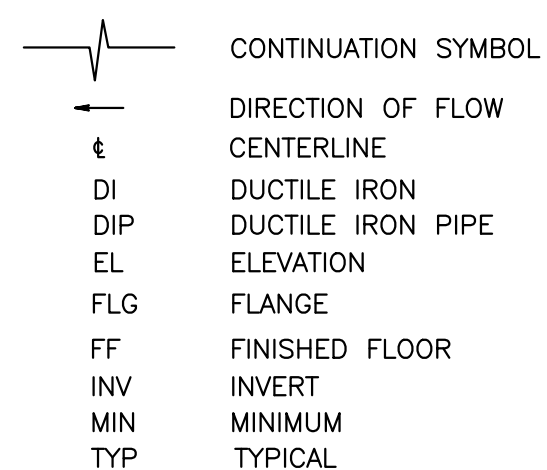
ATTORNEY
Walsh, Colucci, Lubeley & Walsh
Courthouse Plaza
2200 Clarendon Boulevard
Suite 1300
Arlington, VA 22201-3359
(703) 528-4700

APPROVED	
DEVELOPMENT SITE PLAN NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED _____	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

30% Design
Not for Construction



SCALE: 1/4" = 1'-0"



<p>APPROVED</p> <p>DEVELOPMENT SITE PLAN NO. _____</p> <p>DEPARTMENT OF PLANNING & ZONING</p>		
<p>DIRECTOR _____</p>		<p>DATE _____</p>
<p>DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES</p> <p>SITE PLAN NO. _____</p>		
<p>DIRECTOR _____</p>		<p>DATE _____</p>
<p>CHAIRMAN, PLANNING COMMISSION _____</p>		<p>DATE _____</p>
<p>DATE RECORDED _____</p>		
<p>INSTRUMENT NO. _____</p>	<p>DEED BOOK NO. _____</p>	<p>PAGE NO. _____</p>

SCALE:	
AS SHOWN	
DATE:	
MARCH 16, 20	
DESIGN:	BM
DRAWN:	BM
CHECKED:	EL
SHEET No.	

P-1
1 OF 6

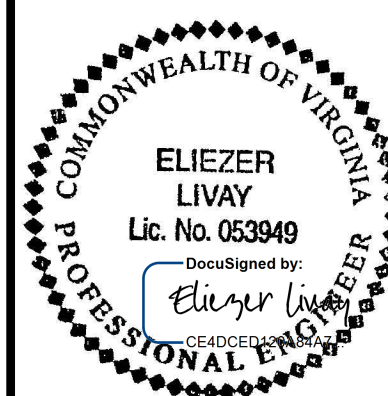
PROCESS

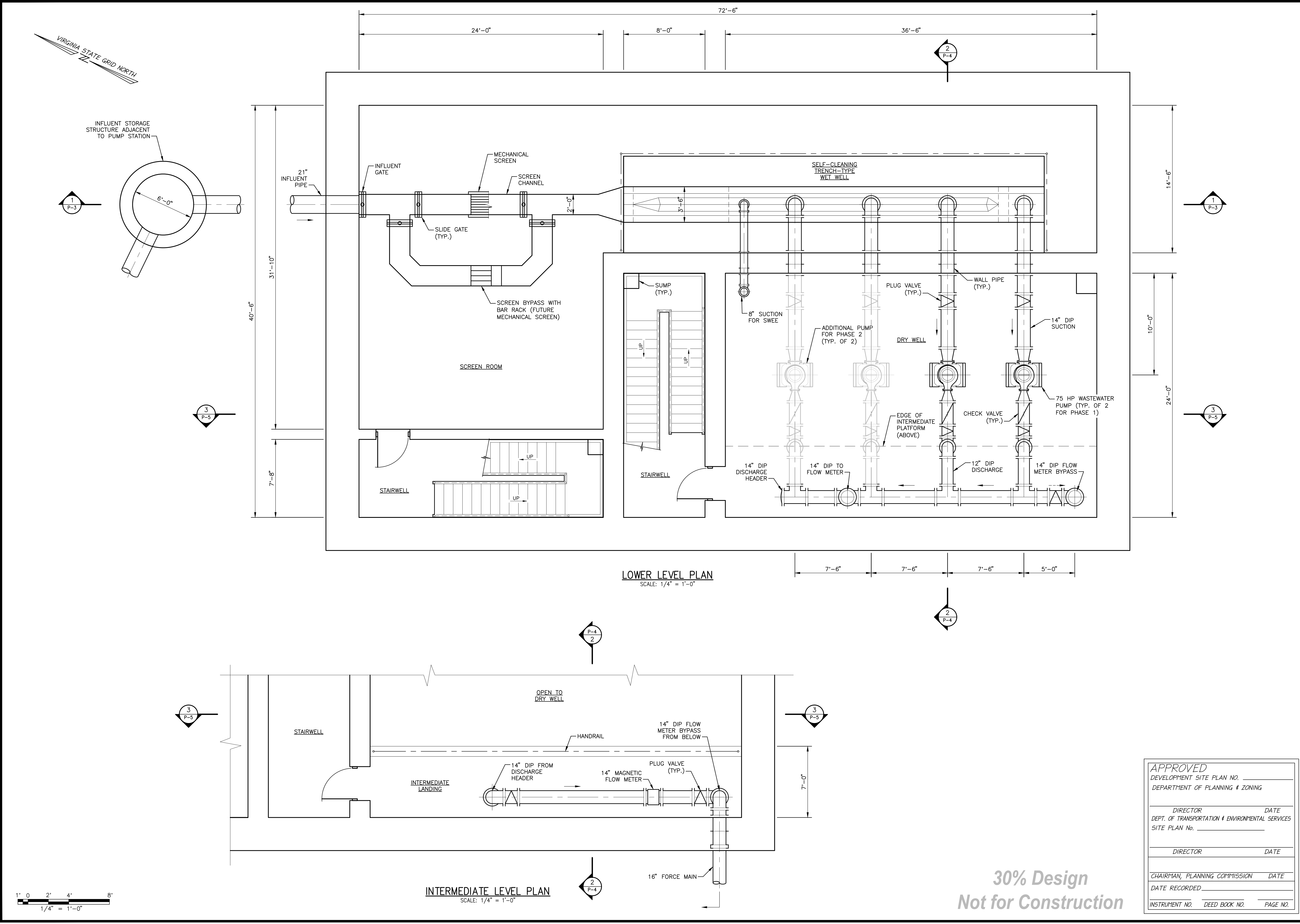
PUMP STATION

GRADE LEVEL PLAN

NORTH POTOMAC YARD
PUMP STATION
ALEXANDRIA, VIRGINIA

 **Gannett Fleming**
BALTIMORE, MARYLAND





BALTIMORE, MARYLAND

COMMONWEALTH OF VIRGINIA
ELIEZER LIVAY
Lic. No. 053949
Professional Engineer

PROCESS
PUMP STATION
LOWER LEVEL PLAN

NORTH POTOMAC YARD
PUMP STATION
ALEXANDRIA, VIRGINIA

SCALE:
AS SHOWN

DATE:
MARCH 16, 2019

DESIGN: BMJ
DRAWN: BMJ
CHECKED: EL

SHEET No.
P-2
2 OF 6

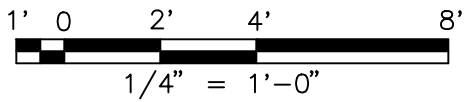
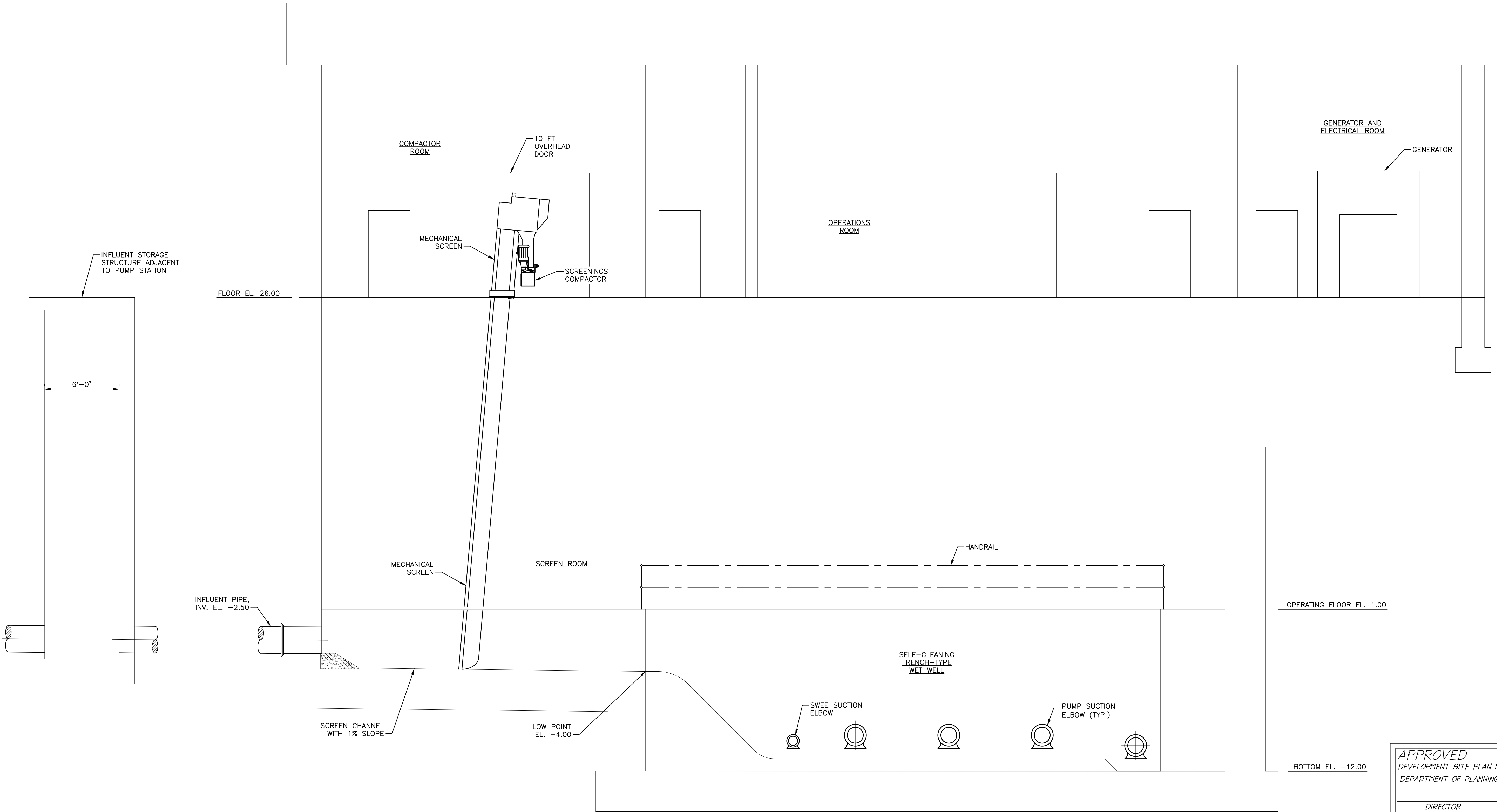
APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

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. _____



1 PUMP STATION SECTION
SCALE: 1/4" = 1'-0"

30% Design
Not for Construction

APPROVED	
DEVELOPMENT SITE PLAN NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED _____	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

BALTIMORE, MARYLAND

COMMONWEALTH OF VIRGINIA
ELIEZER LIVAY
Lic. No. 053949
Professional Engineer

PROCESS
PUMP STATION
SECTION

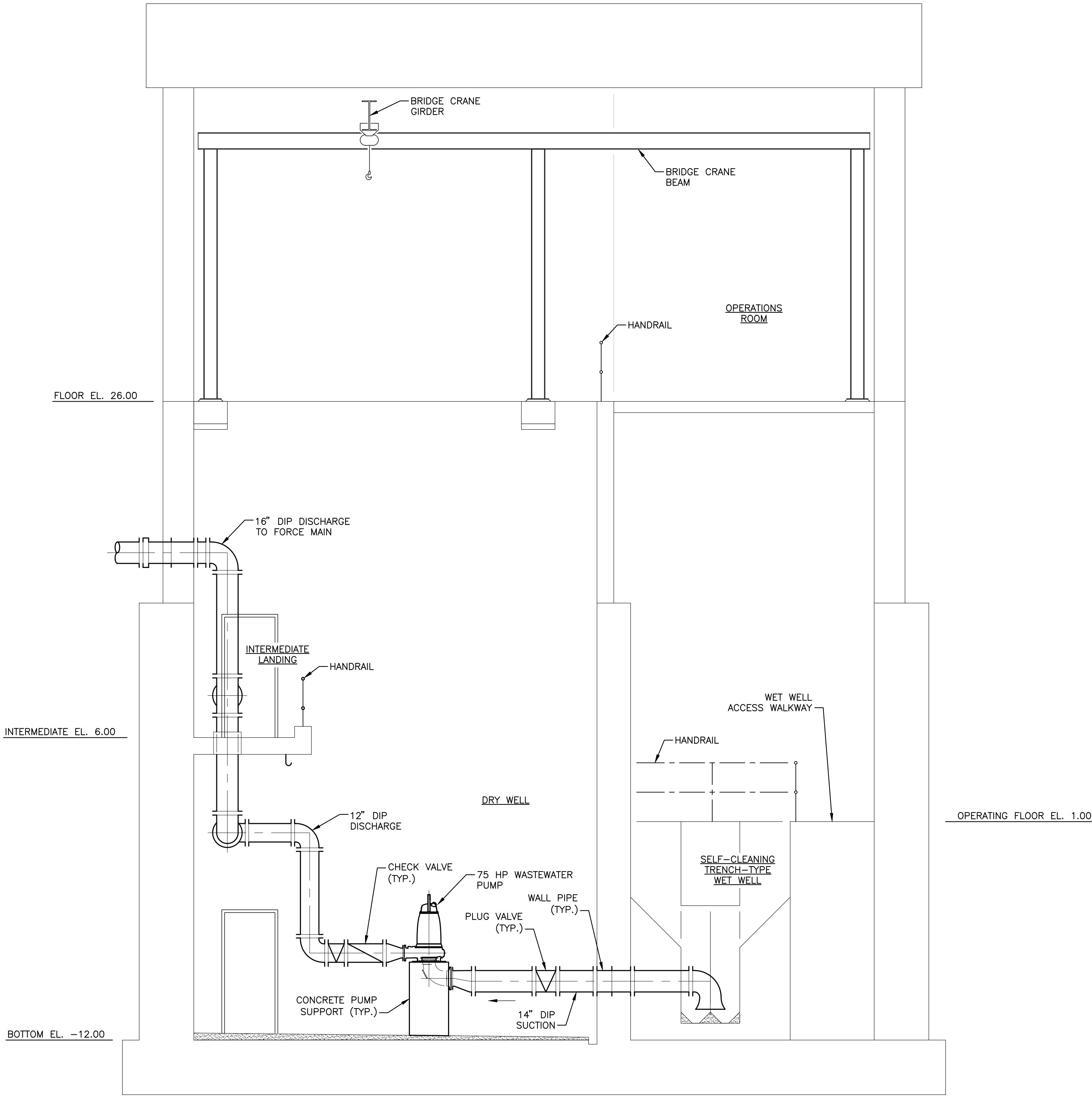
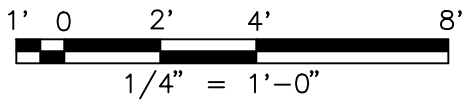
NORTH POTOMAC YARD
PUMP STATION
ALEXANDRIA, VIRGINIA

SCALE:
AS SHOWN

DATE:
MARCH 16, 2019

DESIGN: BMJ
DRAWN: BMJ
CHECKED: EL

SHEET No.
P-3
3 OF 6



2 P-4 PUMP STATION SECTION
SCALE: 1/4" = 1'-0"

30% Design
Not for Construction

APPROVED	
DEVELOPMENT SITE PLAN NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED _____	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

SCALE:
AS SHOWN

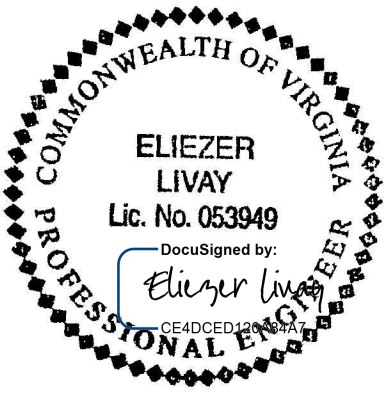
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MARCH 16, 2019

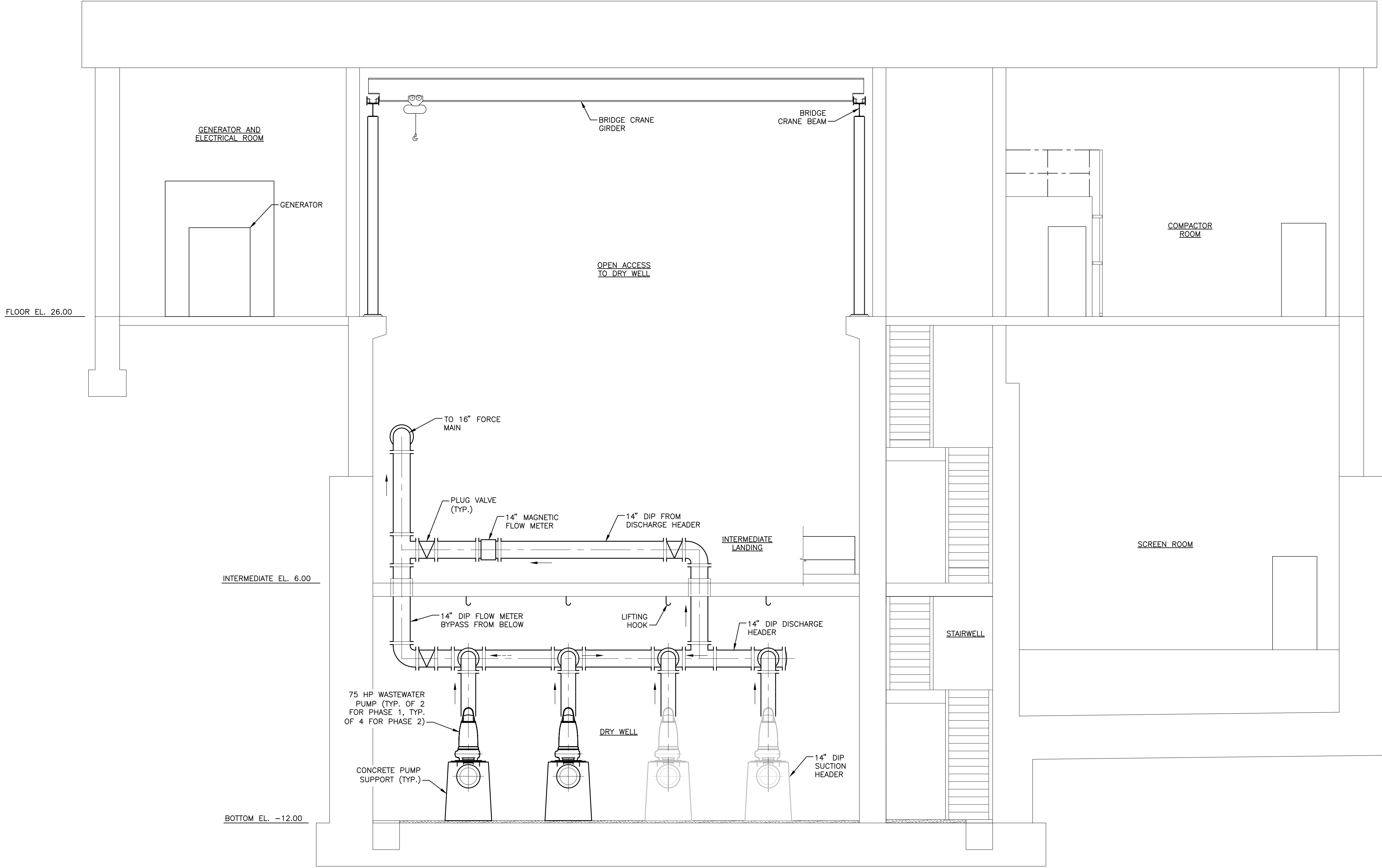
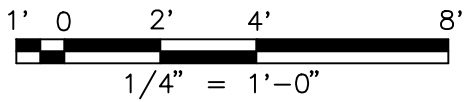
DESIGN: BMJ
DRAWN: BMJ
CHECKED: EL

SHEET No.
P-4
4 OF 6

PROCESS
PUMP STATION
SECTION

NORTH POTOMAC YARD
PUMP STATION
ALEXANDRIA, VIRGINIA

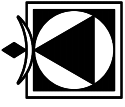


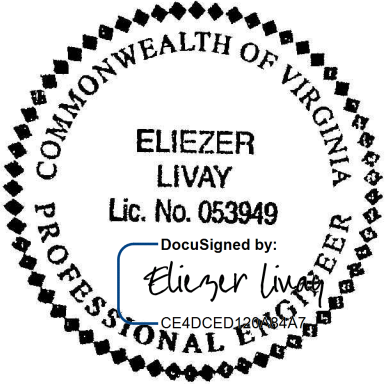


3 PUMP STATION SECTION
SCALE: 1/4" = 1'-0"

30% Design
Not for Construction

APPROVED	
DEVELOPMENT SITE PLAN NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

**Gannett Fleming**
BALTIMORE, MARYLAND



PROCESS
PUMP STATION
SECTION

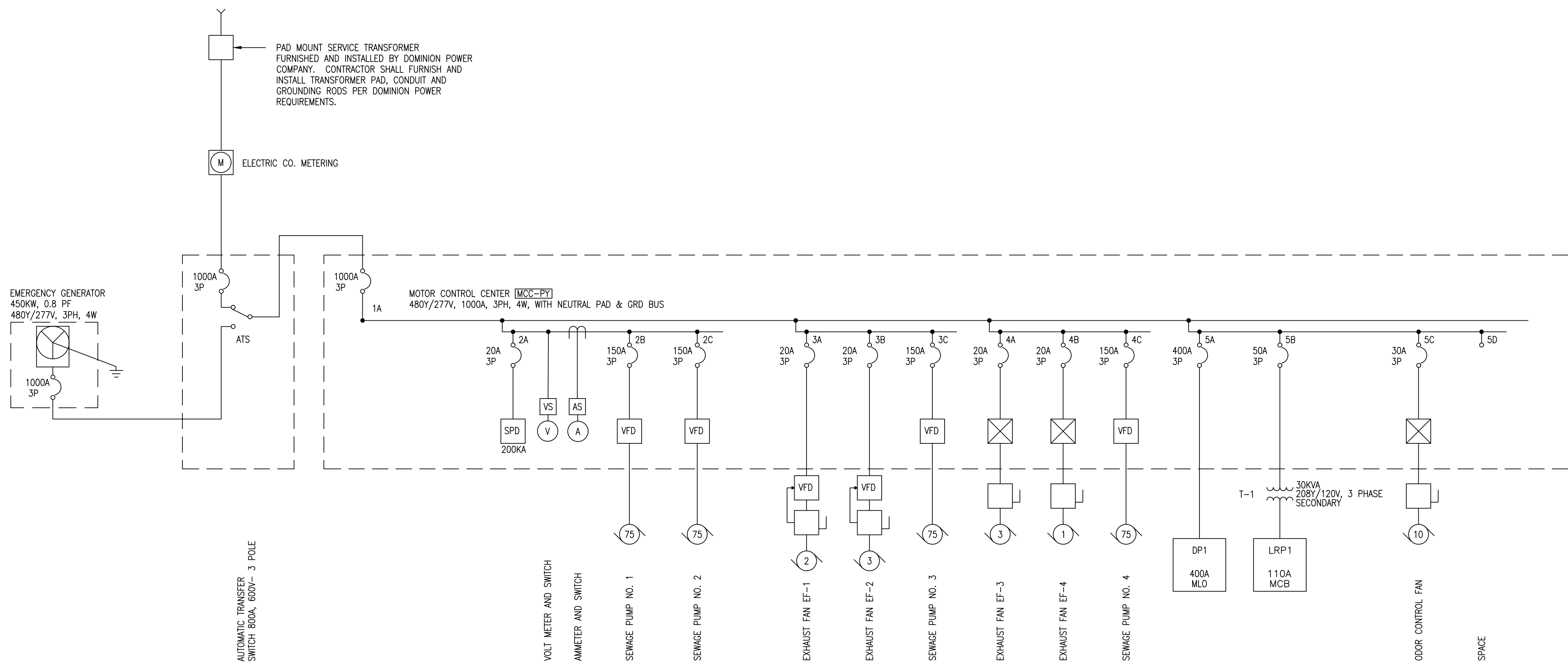
NORTH POTOMAC YARD
PUMP STATION
ALEXANDRIA, VIRGINIA

SCALE:
AS SHOWN

DATE:
MARCH 16, 2019

DESIGN: BMJ
DRAWN: BMJ
CHECKED: EL

SHEET No.
P-5
5 OF 6



ONE-LINE DIAGRAM
SCALE: NTS

APPROVED	
DEVELOPMENT SITE PLAN NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED _____	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

30% Design
Not for Construction

BALTIMORE, MARYLAND

COMMONWEALTH OF VIRGINIA
QAYYUM AHMED MOHAMED ABDUL
Lic. No. 053928
Professional Engineer

ELECTRICAL
POWER ONE LINE
DIAGRAM

NORTH POTOMAC YARD
PUMP STATION
ALEXANDRIA, VIRGINIA

SCALE:
AS SHOWN

DATE:
MARCH 16, 2019

DESIGN: QAM
DRAWN: BMJ
CHECKED: EL

SHEET No.
E-1
6 OF 6