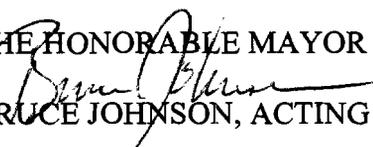


City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 17, 2011

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:  BRUCE JOHNSON, ACTING CITY MANAGER

SUBJECT: CONSIDERATION OF A RESOLUTION TO PROCEED WITH THE ACQUISITION OF RIGHT-OF-WAY FOR CONSTRUCTION OF THE KING/NORTH BEAUREGARD INTERSECTION IMPROVEMENT PROJECT

ISSUE: Adoption of a Resolution to proceed with the acquisition of right of way for construction of the intersection improvements at the intersection of King Street and North Beauregard Street.

RECOMMENDATION: That the City Council adopt the attached Resolution (Attachment 1) approving the acquisition required to construct the intersection improvements at the intersection of King Street and North Beauregard Street as presented at the November 18, 2009, public hearing held by City staff at the Minnie Howard School and approved by Council Resolution.

DISCUSSION: Since the 1990s, the City of Alexandria and Arlington County have been jointly working on transportation solutions for the intersection of King and North Beauregard Streets (Attachment 2). In joint meetings, City and County staff, as well as elected officials from both jurisdictions, identified the subsequent intersection constraints:

1. Lack of intersection capacity, primarily due to turning traffic and poor access management;
2. Lack of accommodation of non-motorized modes of travel (Pedestrian and bicycle modes); and
3. Poor accommodation of transit.

These project goals were revisited in FY 2000 as the cost, desirability and realization of separated grade interchange came into question. By this time, elected officials and staff reconvened to re-examine design alternatives which could accomplish the project goals, minimize right-of-way acquisition and improve aesthetics at this City gateway. After several meetings and considerable public input in 2003, the project was scaled back to a major intersection improvement project.

The proposed at-grade improvements will create a multi-modal environment and promote safety for pedestrians and motorists by adding an additional left turn lane in each direction on King

Street, medians, and a 10' shared use path on portions of King Street and North Beauregard Street. The improvements will increase capacity and safety through the corridor. City staff has held numerous meetings with the community and the adjoining municipalities of Arlington and Fairfax Counties and their input have been considered during the development of the plans. City staff met with the affected property owners in April 2007 and a citizen information meeting was held in May 2007. City staff met again with the affected property owners on October 14, 2009, to discuss the process for acquiring the necessary easements and right of way and held a public meeting on November 19, 2009. At the public meeting, 60% design plans, showing necessary right of way to be acquired was presented. A completed environmental document for the project was also available for discussion at that time.

The design is now approximately 90% complete and staff is preparing to proceed with the right-of-way acquisition phase of the project. The City proposes to purchase right-of-way, permanent easements and temporary easements for public roadway purposes (Attachment 3).

The Planning Commission approved a City Charter 9.06 case to consider the proposal to acquire right-of-way for the King Street/North Beauregard Street Intersection Improvement Project for use as a public street on June 7, 2010. We will return to Council with the necessary ordinance in the fall once we know the actual acquisition costs for the properties. Funds for the acquisition will come from VDOT Urban funds. The money was allocated by City Council in November 2010. This acquisition will follow state and federal requirements.

FISCAL IMPACT: The appraisals for the land acquisition are higher than earlier projected, and this is not unexpected for a project of this type. The funding required for right-of-way acquisition is \$4.85 million. This is \$850,000 more than we anticipated when we had the funds allocated (\$4 million) for the right-of-way phase to begin. VDOT Urban Funds will be shifted, as necessary, to address any shortfall for the acquisition or construction. Urban funds that were shifted from the Eisenhower Avenue Widening Project to DASH buses during the FY 2012 budget process will be used to fund additional acquisition costs.

ATTACHMENTS:

Attachment 1: Resolution
Attachment 2: Right of Way Exhibit
Attachment 3: Plats

STAFF:

Mark Jinks, Deputy City Manager
Richard J. Baier, P.E., LEEDS AP, Director, T&ES
Emily A. Baker, P.E., City Engineer, T&ES
Abi Lerner, P.E., Deputy Director of Transportation and Transit, T&ES
Maurice Daly, P.E., Division Chief – Engineering & Design, T&ES

RESOLUTION NO.

RESOLUTION TO PROCEED WITH THE ACQUISITION OF RIGHT OF WAY TO
CONSTRUCT IMPROVEMENTS AT THE INTERSECTION OF KING STREET AND
NORTH BEAUREGARD STREET

WHEREAS, City Council is of the opinion that a public necessity exists for the construction of improvements to the intersection of King Street and North Beauregard Street to increase corridor capacity and safety; and

WHEREAS, City Council has requested the Virginia Department of Transportation to program this VDOT Urban Funds project; and

WHEREAS, on November 18, 2009, a public hearing, as required by law, was held at Minnie Howard School on VDOT Project Number 0007-100-F04, B603,C-501, P101, which afforded all interested parties to make known their views with respect to the project; and

WHEREAS, on March 9, 2010, City Council adopted a Resolution to approve the major design features of the project as presented at the Location and Design Public Hearing; and

WHEREAS, on June 7, 2011, Planning Commission approved the proposed King Street / North Beauregard Street right of way acquisitions as consistent with the City's Master Plan pursuant to Section 9.06 of the City Charter;

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Alexandria, Virginia hereby authorizes City Staff and its consultants to proceed with the right of way acquisition program for this project in accordance with approved policies and procedures of the Virginia Department of Transportation and the Federal Highway Administration.

Adopted:

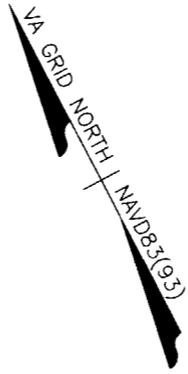
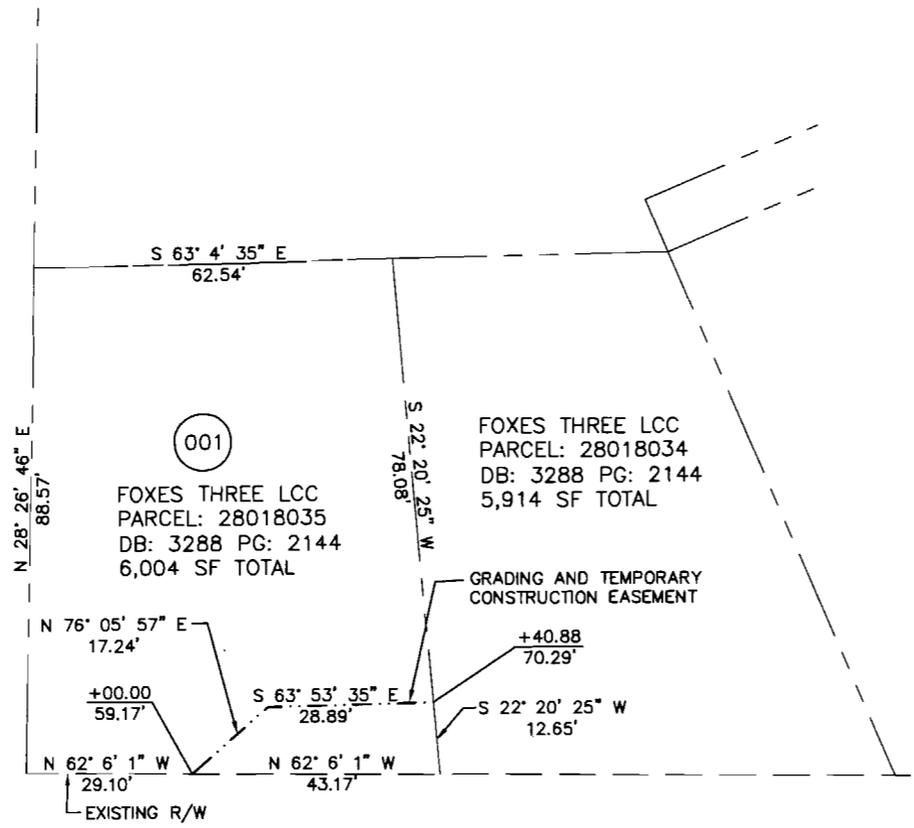
WILLIAM D. EUILLE, MAYOR

ATTEST:

Jacqueline M. Henderson, MMC- City Clerk

PROPOSED RIGHT OF WAY





⊙ PI STA. 107+06.34
 $\Delta = 29^\circ 01' 02.98''$ (RT)
 D= 3' 10' 59"
 T= 465.80'
 L= 911.61'
 R= 1,800.00'
 PC= 102+40.54
 PT= 11+52.15

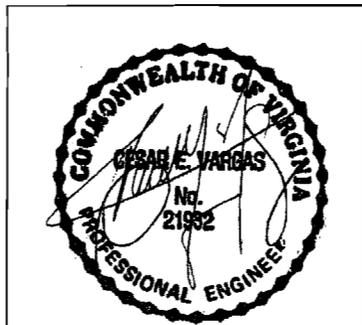
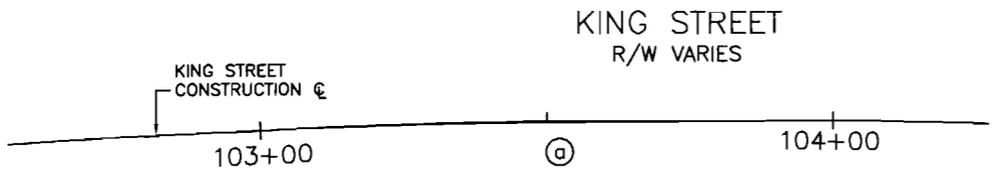
LEGEND:

-----	EXISTING ROW
-----	PROPERTY LINE
-----	PROP. ROW
-----	TEMP. CONST. EASEMENT

RIGHT OF WAY PLANS

THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

- NOTES:
1. ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
 2. THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
 3. NO TITLE REPORT FURNISHED.
 4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT PARCEL 28018035



CESAR VARGAS
 VOLKERT INC.
 ALEXANDRIA, VA
 PROFESSIONAL ENGINEER

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
 CONTRACT (UPA) NUMBER: 06-04749
 VDOT PROJECT NUMBER: 0007-100-F04-R201

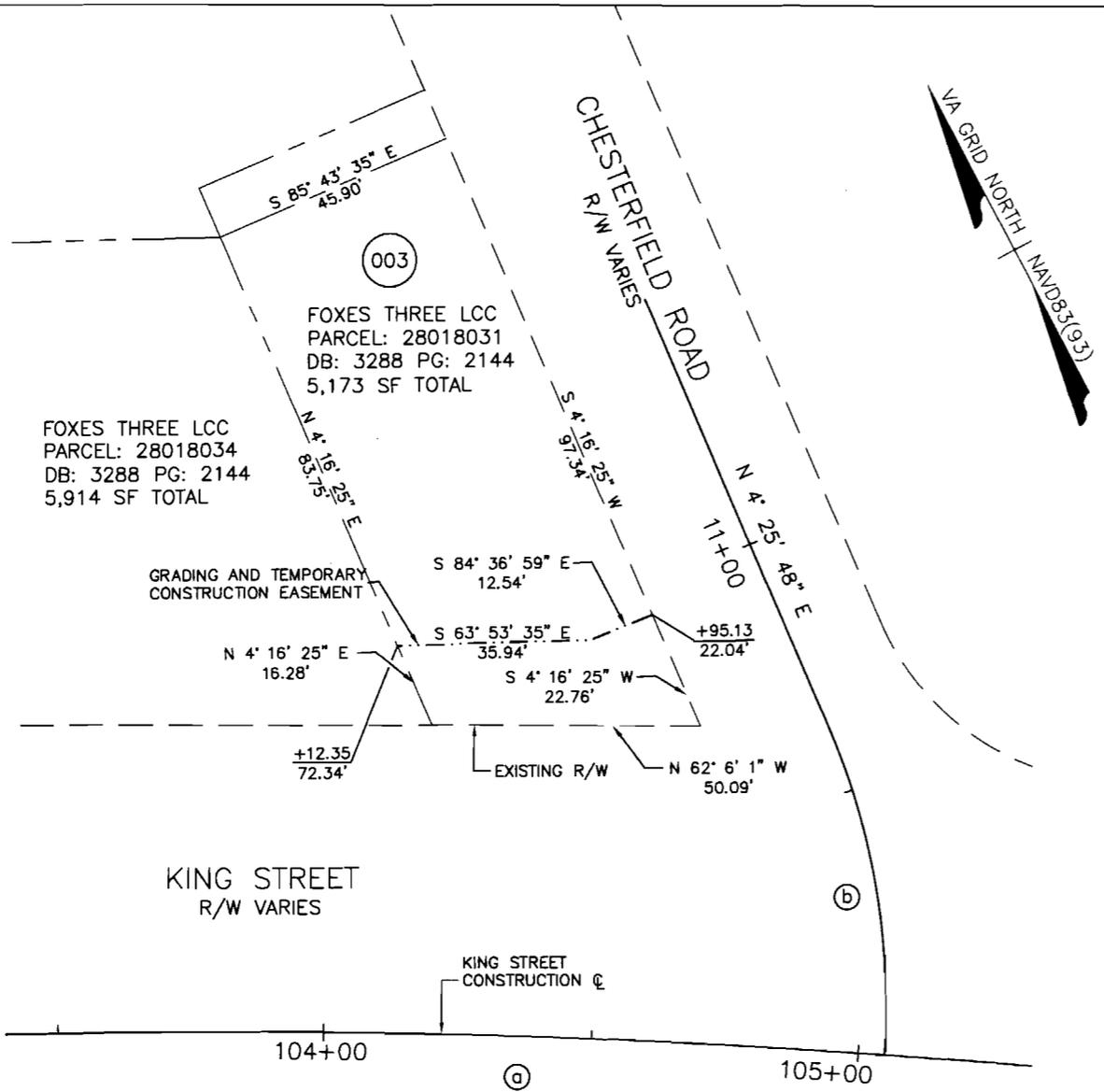
CITY OF ALEXANDRIA, VIRGINIA
 DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
 OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 28018035

SCALE: 1"=25' DATE: 09/01/10 CADD BY: SM

AREA TABULATION

426 SQ. FT. GRADING AND TEMPORARY CONSTRUCTION EASEMENT



Ⓐ PI STA. 107+06.34
 $\Delta = 29^\circ 01' 02.98''$ (RT)
 D= 3' 10' 59"
 T= 465.80'
 L= 911.61'
 R= 1,800.00'
 PC= 102+40.54
 PT= 11+52.15
 V= 40 MPH
 E= 2.8%

Ⓑ PI STA. 10+31.64
 $\Delta = 27^\circ 20' 16.78''$ (LT)
 D= 44' 02' 17"
 T= 31.64'
 L= 62.08'
 R= 130.10'
 PC= 10+00.00
 PT= 10+62.08
 V= 35 mph
 E= 2.0%

LEGEND:

-----	EXISTING ROW
-----	PROPERTY LINE
-----	PROP. ROW
-----	TEMP. CONST. EASEMENT

RIGHT OF WAY PLANS

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 AND ARE NOT TO BE USED FOR
 ANY TYPE OF CONSTRUCTION.

- NOTES:
1. ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
 2. THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
 3. NO TITLE REPORT FURNISHED.
 4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT PARCEL 28018031

PROJECT NAME: KING STREET/ BEAUREGARD STREET
 INTERSECTION IMPROVEMENTS
 CONTRACT (UPA) NUMBER: 06-04749
 VDOT PROJECT NUMBER: 0007-100-F04-R201



CESAR VARGAS
 VOLKERT INC.
 ALEXANDRIA, VA
 PROFESSIONAL ENGINEER

CITY OF ALEXANDRIA, VIRGINIA
 DEPARTMENT OF TRANSPORTATION
 AND ENVIRONMENTAL SERVICES
 OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A GRADING AND TEMPORARY
 CONSTRUCTION EASEMENT THROUGH
 PARCEL 28018031

SCALE: 1"=25' | DATE: 09/01/10 | CADD BY: SM

AREA TABULATION

816 SQ. FT. GRADING AND TEMPORARY
 CONSTRUCTION EASEMENT

Ⓐ PI STA. 107+06.34
 Δ= 29° 01' 02.98" (RT)
 D= 3' 10' 59"
 T= 465.80'
 L= 911.61'
 R= 1,800.00'
 PC= 102+40.54
 PT= 11+52.15

Ⓑ PI STA. 10+31.64
 Δ= 27° 20' 16.78" (LT)
 D= 44' 02' 17"
 T= 31.64'
 L= 62.08'
 R= 130.10'
 PC= 10+00.00
 PT= 10+62.08

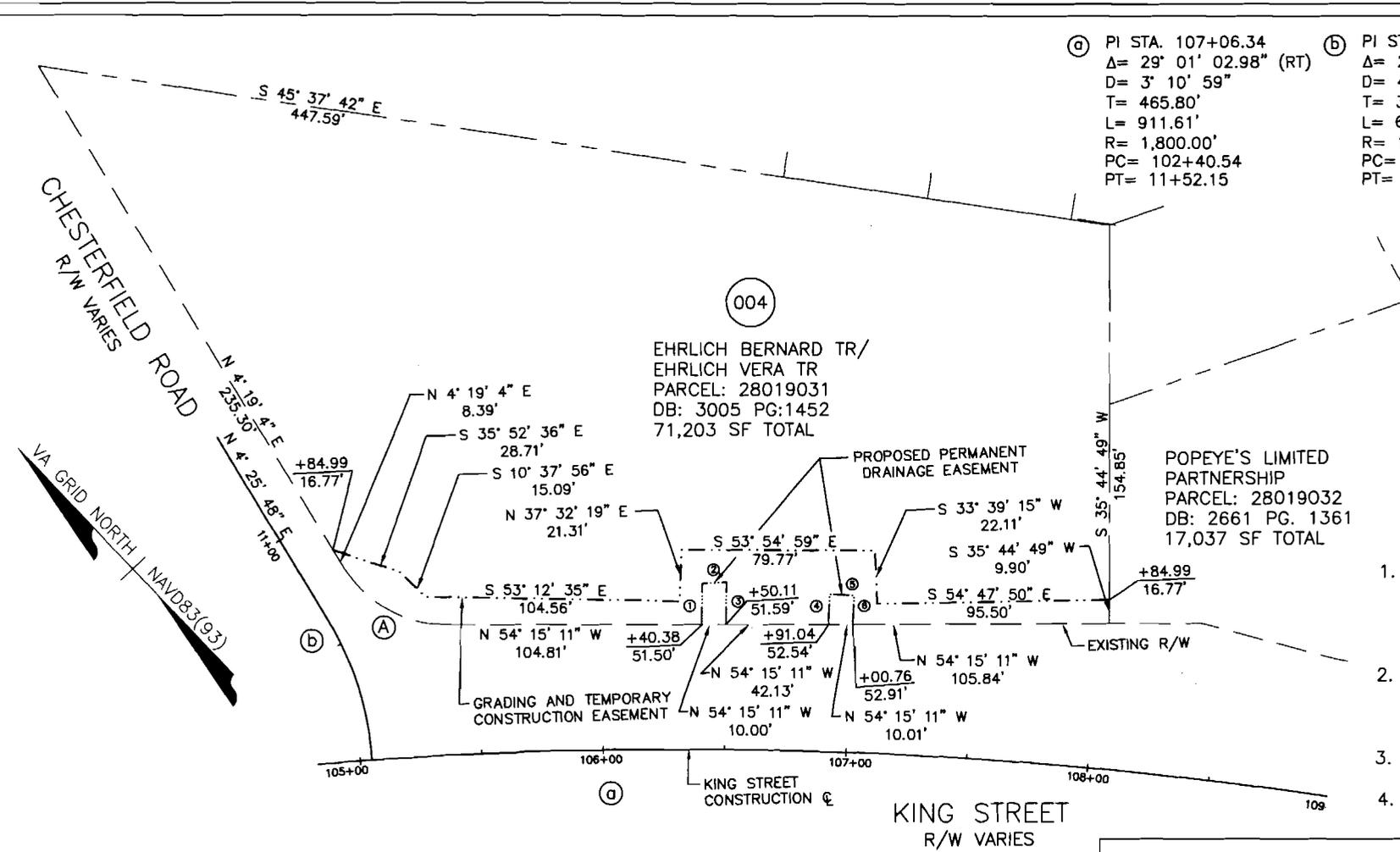
LEGEND:

-----	EXISTING ROW
-----	PROPERTY LINE
-----	PROP. ROW
-----	TEMP. CONST. EASEMENT
-----	PERM. STORM DRAINAGE ESMT.

RIGHT OF WAY PLANS

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- NOTES:
1. ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
 2. THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
 3. NO TITLE REPORT FURNISHED.
 4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT PARCEL 28019031



CURVE	DELTA	RADIUS	ARC
A	58°34'34"	50.00'	51.12'
	TANGENT	CH. BEARING	CHORD
	28.04'	N 24°58'3" W	48.92'

LINE	BEARING	DISTANCE
1	N 36°14'18" E	17.28'
2	S 55°18'58" E	10.00'
3	S 36°14'18" W	17.46'
4	N 37°51'3" E	12.48'
5	S 52°8'57" E	10.00'
6	S 37°51'3" W	12.11'

AREA TABULATION

4673 SQ. FT. GRADING AND TEMPORARY CONSTRUCTION EASEMENT

297 SQ. FT. PROPOSED PERMANENT DRAINAGE EASEMENT



CESAR VARGAS

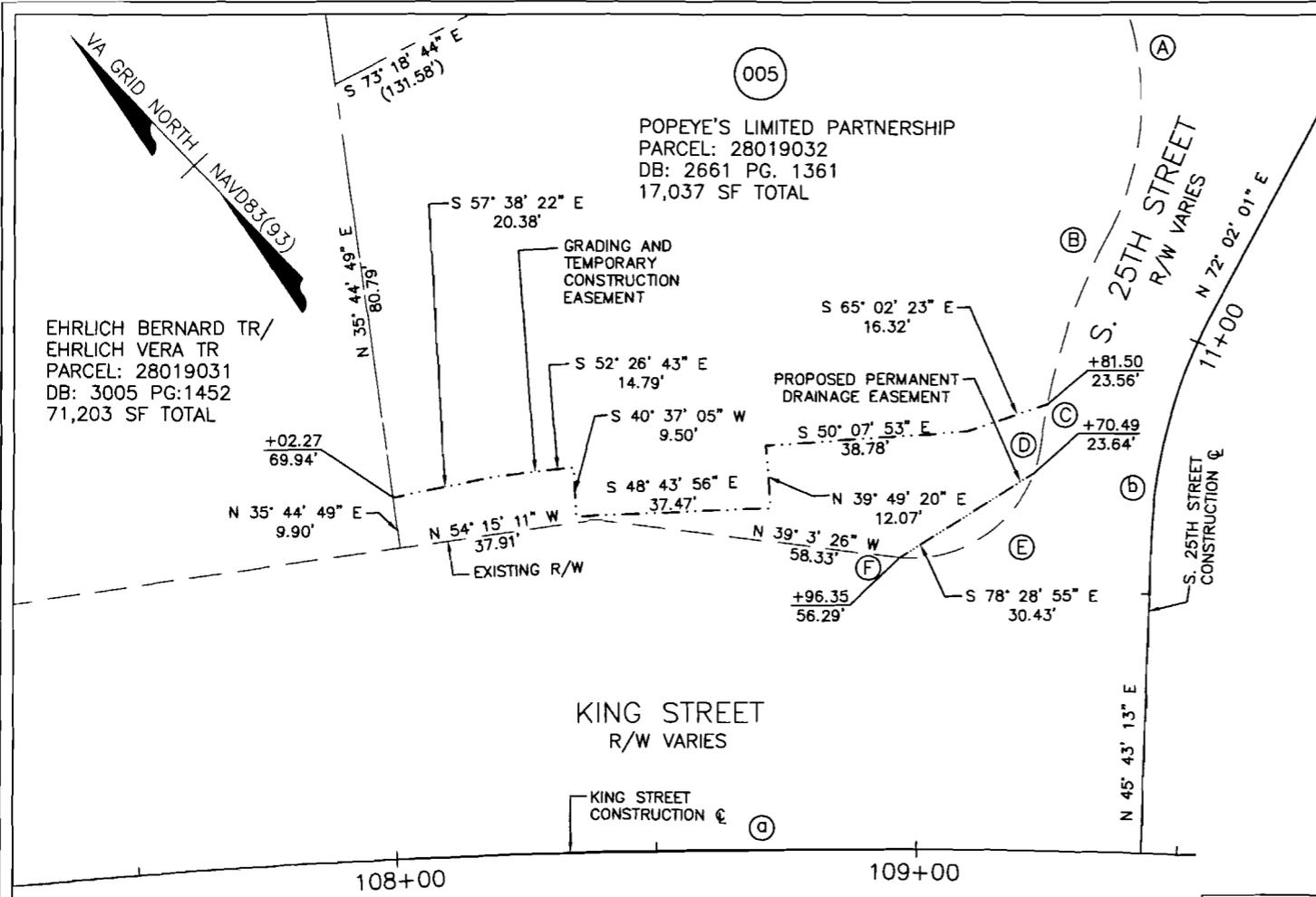
VOLKERT INC.
 ALEXANDRIA, VA
 PROFESSIONAL ENGINEER

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
 CONTRACT (UPA) NUMBER: 06-04749
 VDOT PROJECT NUMBER: 0007-100-F04-R201

CITY OF ALEXANDRIA, VIRGINIA
 DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
 OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 28019031

SCALE: 1"=50' DATE: 06/23/10 CADD BY: SM



LEGEND:

---	EXISTING ROW
----	PROPERTY LINE
=====	PROP. ROW
.....	TEMP. CONST. EASEMENT
-----	PERM. STORM DRAINAGE ESMT.

RIGHT OF WAY PLANS

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- Ⓐ PI STA. 107+06.34
Δ= 29° 01' 02.98" (RT)
D= 3' 10' 59"
T= 465.80'
L= 911.61'
R= 1,800.00'
PC= 102+40.54
PT= 11+52.15
- Ⓑ PI STA. 10+83.99
Δ= 26° 16' 22.54" (RT)
D= 57' 51' 52"
T= 23.11'
L= 45.40'
R= 99.02'
PC= 10+60.88
PT= 11+06.29

- NOTES:
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 - THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
 - NO TITLE REPORT FURNISHED.
 - THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT PARCEL 28019032

CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
A	73°0'26"	55.41'	70.60'	41.01'	S 35°28'6" W	65.92'
B	17°4'54"	115.60'	34.46'	17.36'	S 63°25'17" W	34.34'
C	3°56'16"	115.60'	7.95'	3.97'	S 52°54'42" W	7.94'
D	13°5'5"	25.00'	5.71'	2.88'	S 57°29'6" W	5.70'
E	74°58'53"	25.00'	32.72'	19.18'	N 78°28'53" W	30.43'
F	1°56'2"	25.00'	0.84'	0.42'	N 40°1'27" W	0.84'

AREA TABULATION

1487 SQ. FT.	GRADING AND TEMPORARY CONSTRUCTION EASEMENT
107 SQ. FT.	PROPOSED PERMANENT DRAINAGE EASEMENT

CESAR VARGAS
VOLKERT INC.
ALEXANDRIA, VA
PROFESSIONAL ENGINEER

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
CONTRACT (UPA) NUMBER: 06-04749
VDOT PROJECT NUMBER: 0007-100-F04-R201

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 28019032

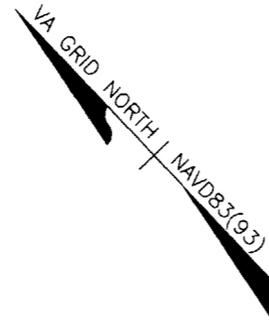
SCALE: 1"=25' | DATE: 06/23/10 | CADD BY: PO

RIGHT OF WAY PLANS

THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

LEGEND:

- EXISTING ROW
- PROPERTY LINE
- PROP. ROW
- TEMP. CONST. EASEMENT



CURVE DATA TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
A	03°26'09"	1,746.00'	104.70'	52.37'	N 44°32'16" W	104.68'
B	13°44'60"	2,237.80'	537.03'	269.81'	S 54°44'07" E	535.74'
C	00°15'17"	2,237.80'	9.95'	4.98'	S 47°43'59" E	9.95'
D	01°58'60"	2,237.80'	77.46'	38.73'	S 46°36'50" E	77.46'
E	25°54'51"	60.00'	27.14'	13.80'	S 32°39'58" E	26.91'
F	30°01'29"	60.00'	31.44'	16.09'	S 04°41'48" E	31.08'
G	54°53'32"	82.00'	78.56'	42.59'	S 37°45'40" W	75.59'
H	10°34'07"	546.00'	100.71'	50.50'	S 59°55'24" W	110.57'

NOTES:

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- THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
- NO TITLE REPORT FURNISHED.
- THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 003.02 ((01)) PARCEL 19

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
 CONTRACT (UPA) NUMBER: 06-04749
 VDOT PROJECT NUMBER: 0007-100-F04-R201

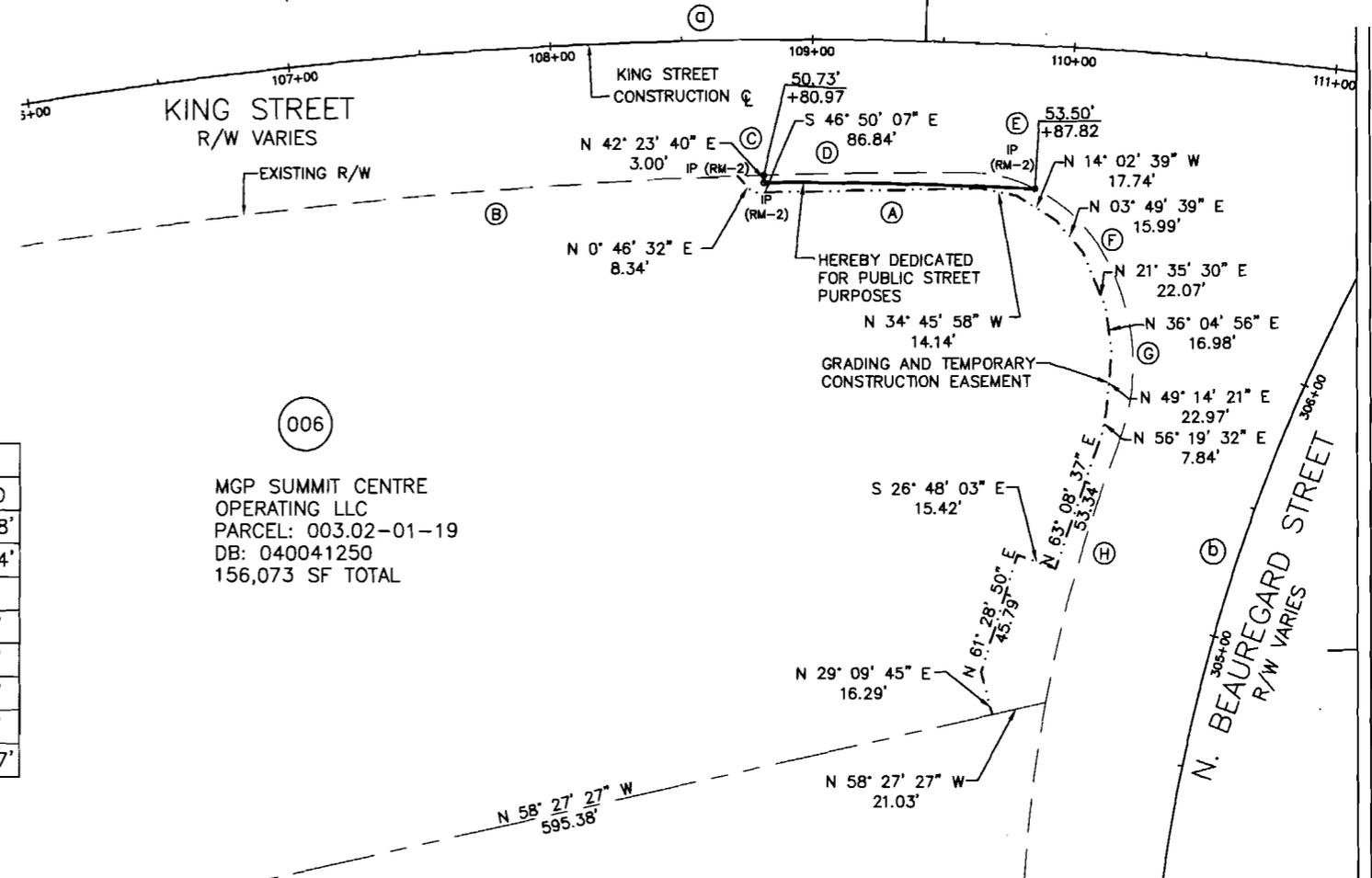
Ⓒ PI STA. 107+06.34
 Δ= 29° 01' 02.98" (RT)
 D= 3' 10' 59"
 T= 465.80'
 L= 911.61'
 R= 1,800.00'
 PC= 102+40.54
 PT= 11+52.15

Ⓓ PI STA. 304+19.52
 Δ= 36° 01' 52.54" (RT)
 D= 8' 29' 18"
 T= 219.52'
 L= 424.48'
 R= 675.00'
 PC= 302+00.00
 PT= 306+24.48

LARCHMONT VILLAGE APARTMENTS LLC
 PARCEL 003.04-01-11
 DB: 000006037
 359,161 SF TOTAL

MGP SUMMIT CENTRE OPERATING LLC
 PARCEL: 003.02-01-19
 DB: 040041250
 156,073 SF TOTAL

CESAR VARGAS
 VOLKERT INC.
 ALEXANDRIA, VA
 PROFESSIONAL ENGINEER



AREA TABULATION

- 386 SQ. FT. DEDICATION FOR PUBLIC STREET PURPOSES
- 3176 SQ. FT. GRADING AND TEMPORARY CONSTRUCTION EASEMENT

CITY OF ALEXANDRIA, VIRGINIA
 DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
 OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A DEDICATION FOR PUBLIC STREET PURPOSES & GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 003.02-01-19

SCALE: 1"=50' DATE: 09/01/10 CADD BY: SM

RIGHT OF WAY PLANS

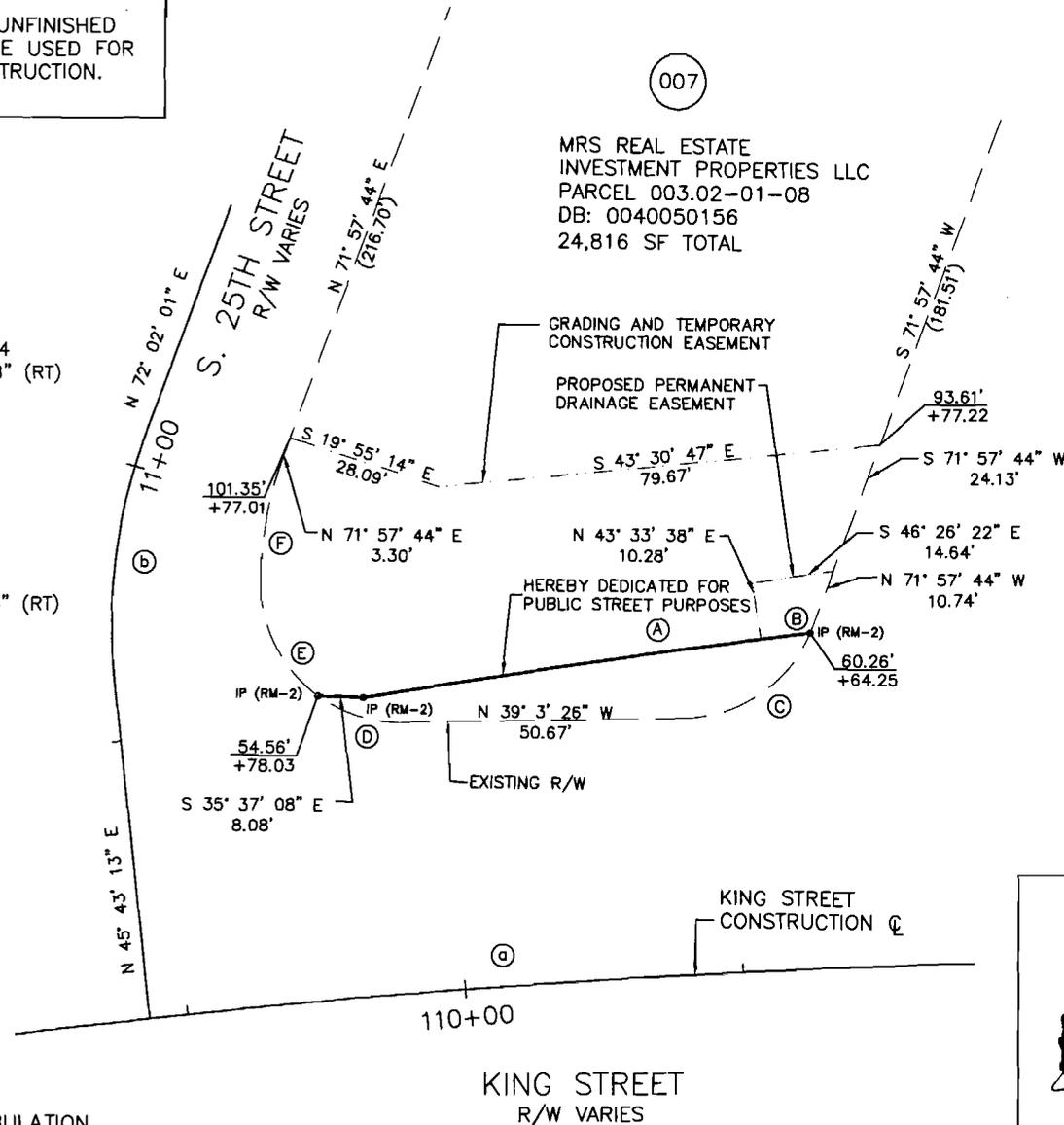
THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

Ⓒ PI STA. 107+06.34
 $\Delta = 29^\circ 01' 02.98''$ (RT)
 D= 3' 10' 59"
 T= 465.80'
 L= 911.61'
 R= 1,800.00'
 PC= 102+40.54
 PT= 11+52.15

Ⓓ PI STA. 10+83.99
 $\Delta = 26^\circ 16' 22.54''$ (RT)
 D= 57' 51' 52"
 T= 23.11'
 L= 45.40'
 R= 99.02'
 PC= 10+60.88
 PT= 11+06.29

AREA TABULATION

728 SQ. FT.	DEDICATION FOR PUBLIC STREET PURPOSES
3607	GRADING AND TEMPORARY CONSTRUCTION EASEMENT
123 SQ. FT.	PROPOSED PERMANENT DRAINAGE EASEMENT



007
 MRS REAL ESTATE INVESTMENT PROPERTIES LLC
 PARCEL 003.02-01-08
 DB: 0040050156
 24,816 SF TOTAL

CURVE	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
A	2°31'51"	1838.22'	81.20'	40.60'	S 46°26'19" E	81.19'
B	2°39'45"	25.00'	1.16'	0.58'	N 73°17'36" W	1.16'
C	66°19'18"	25.00'	28.94'	16.33'	N 72°12'52" W	27.35'
D	36°54'52"	25.00'	16.11'	8.34'	N 20°35'48" W	15.83'
E	53°5'10"	25.00'	23.16'	12.49'	N 24°24'13" E	22.34'
F	21°31'10"	65.60'	24.07'	12.17'	N 61°27'8" E	23.93'

LEGEND:

- EXISTING ROW
- PROP. ROW
- TEMP. CONST. EASEMENT
- PROPERTY LINE
- PERM. STORM DRAINAGE ESMT.

NOTES:

- ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY SPECIFICALLY SHOWN ON THIS PLAT.
- THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
- NO TITLE REPORT FURNISHED.
- THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 003.02 ((01)) PARCEL 08

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
 CONTRACT (UPA) NUMBER: 06-04749
 VDOT PROJECT NUMBER: 0007-100-F04-R201



CESAR VARGAS

VOLKERT INC.
 ALEXANDRIA, VA
 PROFESSIONAL ENGINEER

CITY OF ALEXANDRIA, VIRGINIA
 DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
 OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A DEDICATION FOR PUBLIC STREET PURPOSES & GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 003.02-01-08

SCALE: 1"=25' | DATE: 09/01/10 | CADD BY: SM

RIGHT OF WAY PLANS

THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

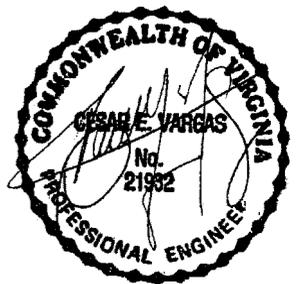
LEGEND:

- EXISTING ROW
- PROP. ROW
- - - TEMP. CONST. EASEMENT
- PROPERTY LINE

NOTES:

1. ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
2. THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
3. NO TITLE REPORT FURNISHED.
4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT PARCEL 29005582 THROUGH 29005764

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
 CONTRACT (UPA) NUMBER: 06-04749
 VDOT PROJECT NUMBER: 0007-100-F04-R201



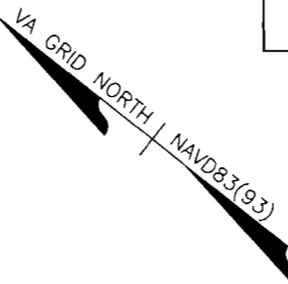
CESAR VARGAS

VOLKERT INC.
 ALEXANDRIA, VA
 PROFESSIONAL ENGINEER

CITY OF ALEXANDRIA, VIRGINIA
 DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
 OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A DEDICATION FOR PUBLIC STREET PURPOSES & GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 29005582-29005584

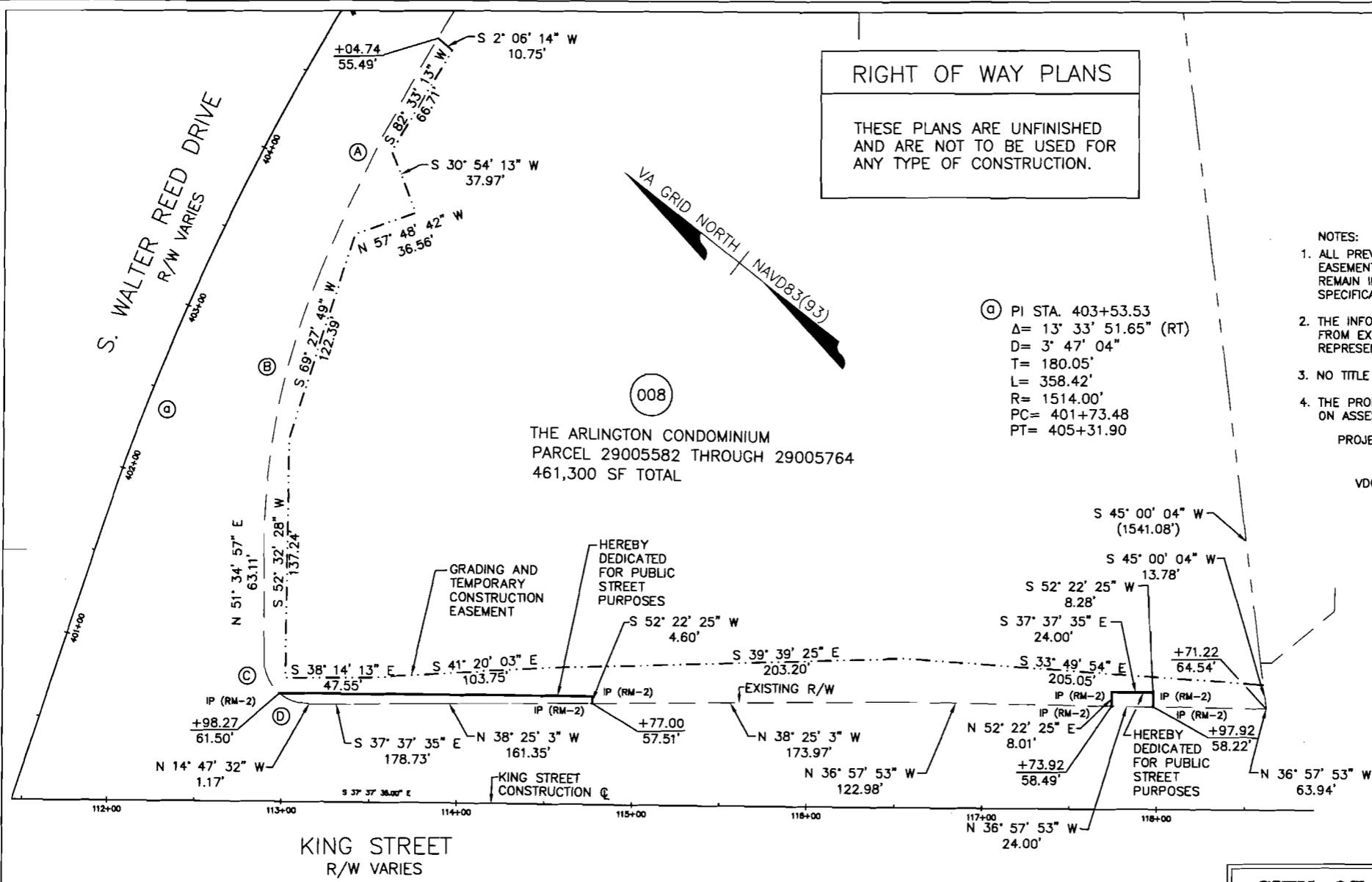
SCALE: 1"=60' | DATE: 09/01/10 | CADD BY: SM



008

THE ARLINGTON CONDOMINIUM
 PARCEL 29005582 THROUGH 29005764
 461,300 SF TOTAL

ⓐ PI STA. 403+53.53
 Δ= 13° 33' 51.65" (RT)
 D= 3' 47' 04"
 T= 180.05'
 L= 358.42'
 R= 1514.00'
 PC= 401+73.48
 PT= 405+31.90



CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
A	10°29'7"	1040.00'	190.32'	95.43'	N 79°16'34" E	190.06'
B	22°27'3"	410.00'	160.65'	81.37'	N 62°48'29" E	159.63'
C	49°30'58"	25.00'	21.61'	11.53'	N 26°49'28" E	20.94'
D	40°29'2"	25.00'	17.66'	9.22'	N 18°10'32" W	17.30'

AREA TABULATION

- 1090 SQ. FT. DEDICATION FOR PUBLIC STREET PURPOSES
- 15114 SQ. FT. GRADING AND TEMPORARY CONSTRUCTION EASEMENT

RIGHT OF WAY PLANS

THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

CURVE DATA TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
A	13°18'02"	617.50'	143.35'	72.00'	S 63°59'48" W	143.02'
B	08°07'10"	454.00'	64.34'	32.32'	N 59°31'09" E	64.34'

LINE DATA TABLE		
	BEARING	CHORD
1	S 52°22'25" W	7.41'
2	N 37°36'46" W	58.22'

LEGEND:	
-----	EXISTING ROW
—————	PROP. ROW
-----	TEMP. CONST. EASEMENT
-----	PROPERTY LINE
-----	PERM. STORM DRAINAGE ESMT.

NOTES:

1. ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
2. THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
3. NO TITLE REPORT FURNISHED.
4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 003.04 ((02)) PARCEL 02

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
 CONTRACT (UPA) NUMBER: 06-04749
 VDOT PROJECT NUMBER: 0007-100-F04-R201



CESAR VARGAS

VOLKERT INC.
 ALEXANDRIA, VA
 PROFESSIONAL ENGINEER

CITY OF ALEXANDRIA, VIRGINIA
 DEPARTMENT OF TRANSPORTATION
 AND ENVIRONMENTAL SERVICES
 OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A DEDICATION FOR PUBLIC STREET PURPOSES & GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 003.04-02-02

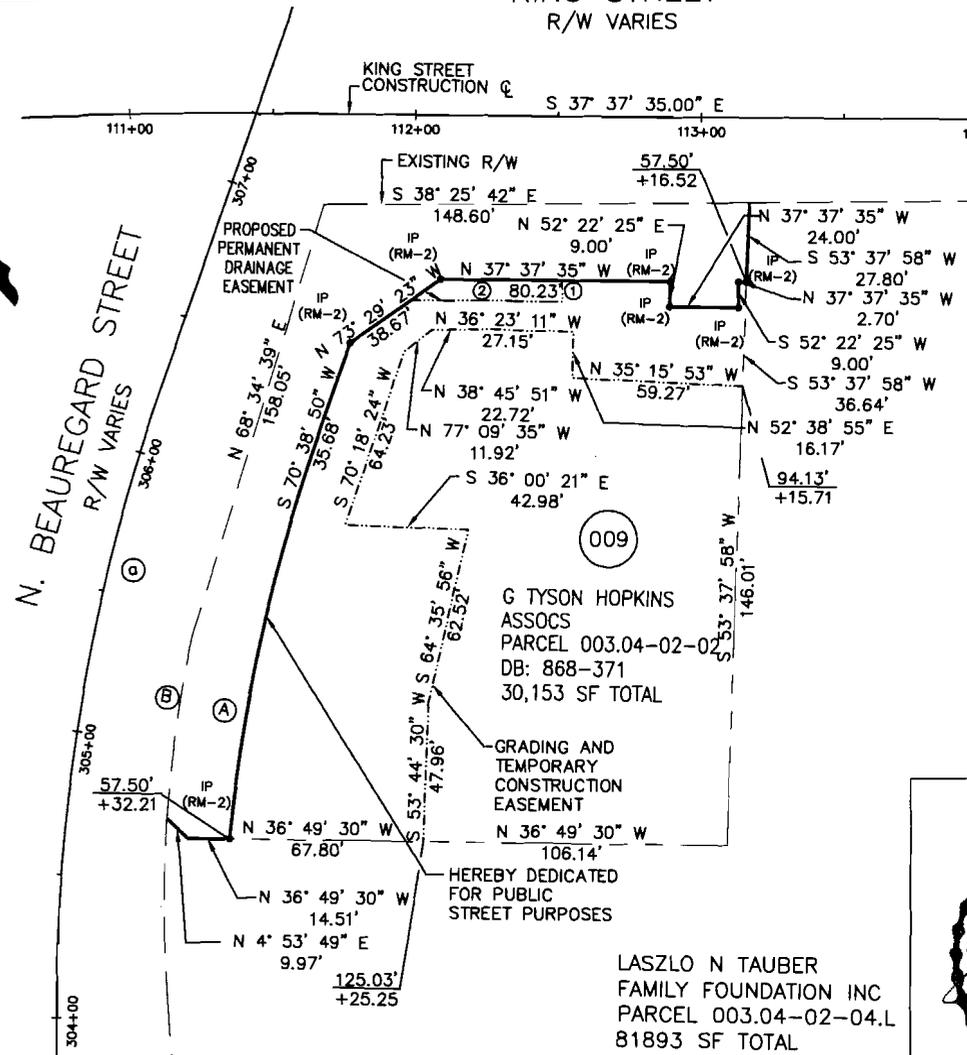
SCALE: 1"=50' DATE: 09/01/10 CADD BY: SM

KING STREET
 R/W VARIES

⊙ PI STA. 304+19.52
 Δ= 36° 01' 52.54" (RT)
 D= 8' 29' 18"
 T= 219.52'
 L= 424.48'
 R= 675.00'
 PC= 302+00.00
 PT= 306+24.48

AREA TABULATION

- 9080 SQ. FT. DEDICATION FOR PUBLIC STREET PURPOSES
- 11046 SQ. FT. GRADING AND TEMPORARY CONSTRUCTION EASEMENT
- 353 SQ. FT. PROPOSED PERMANENT DRAINAGE EASEMENT



LASZLO N TAUBER
 FAMILY FOUNDATION INC
 PARCEL 003.04-02-04.L
 81893 SF TOTAL

G TYSON HOPKINS ASSOCS
 PARCEL 003.04-02-02
 DB: 868-371
 30,153 SF TOTAL

HEREBY DEDICATED FOR PUBLIC STREET PURPOSES

RIGHT OF WAY PLANS

THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

CURVE	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
A	0°36'0"	617.50'	6.47'	3.23'	S 57°2'47" W	6.47'
B	0°32'59"	617.50'	5.93'	2.96'	S 56°28'18" W	5.93'

LEGEND:

-----	EXISTING ROW
—————	PROP. ROW
-----	TEMP. CONST. EASEMENT
-----	PROPERTY LINE
-----	PERM. STORM DRAINAGE ESMT.

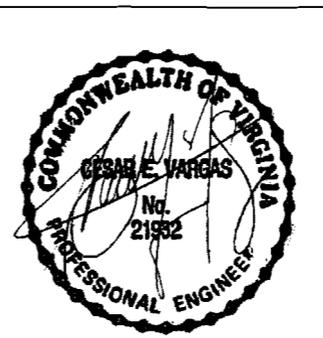
- NOTES:
1. ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
 2. THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
 3. NO TITLE REPORT FURNISHED.
 4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 003.04 ((02)) PARCEL 04.L

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
 CONTRACT (UPA) NUMBER: 06-04749
 VDOT PROJECT NUMBER: 0007-100-F04-R201

CITY OF ALEXANDRIA, VIRGINIA
 DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
 OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A DEDICATION FOR PUBLIC STREET PURPOSES & GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 003.04-02-04.L

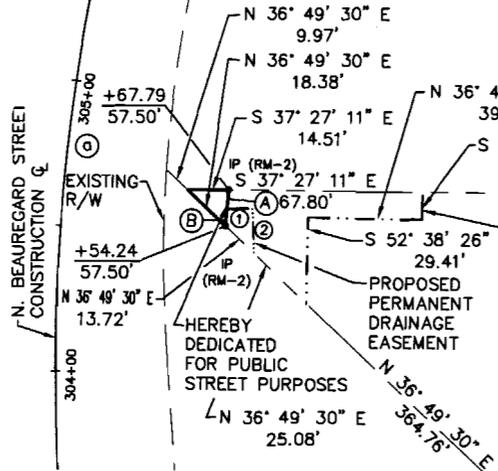
SCALE: 1"=50' DATE: 09/01/10 CADD BY: SM



CESAR VARGAS
 VOLKERT INC.
 ALEXANDRIA, VA
 PROFESSIONAL ENGINEER

KING STREET
 R/W VARIES

N, BEAUREGARD STREET
 R/W VARIES



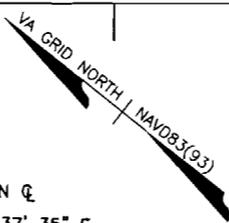
AREA TABULATION

2704 SQ. FT.	DEDICATION FOR PUBLIC STREET PURPOSES
5362 SQ. FT.	GRADING AND TEMPORARY CONSTRUCTION EASEMENT
101 SQ. FT.	PROPOSED PERMANENT DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
1	S 38°34'28" E	9.01'
2	S 49°46'41" W	15.33'

⊙ PI STA. 304+19.52
 Δ= 36° 01' 52.54" (RT)
 D= 8' 29' 18"
 T= 219.52'
 L= 424.48'
 R= 675.00'
 PC= 302+00.00
 PT= 306+24.48

010



RIGHT OF WAY PLANS

THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

KING STREET
R/W VARIES

KING STREET
CONSTRUCTION C

S 37° 37' 35.00" E

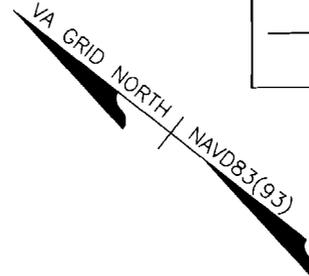
114+00

115+00

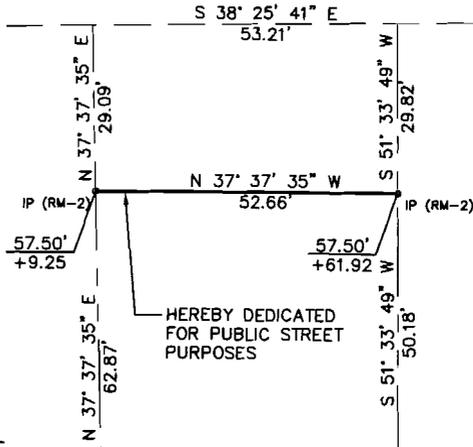
116+

LEGEND:

- EXISTING ROW
- PROP. ROW
- · - · - TEMP. CONST. EASEMENT
- PROPERTY LINE



LASZLO N TAUBER
FAMILY FOUNDATION INC
PARCEL 003.04-02-04.L
81893 SF TOTAL



LASZLO N TAUBER
FAMILY FOUNDATION INC
PARCEL 003.04-02-06
DB: 1370-193
6,833 SF TOTAL

LASZLO N TAUBER
FAMILY FOUNDATION INC
PARCEL 003.04-02-07
DB: 1370-197
34,110 SF TOTAL

NOTES:

1. ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
2. THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
3. NO TITLE REPORT FURNISHED.
4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 003.04 ((02)) PARCEL 05

PROJECT NAME: KING STREET/ BEAUREGARD STREET
INTERSECTION IMPROVEMENTS
CONTRACT (UPA) NUMBER: 06-04749
VDOT PROJECT NUMBER: 0007-100-F04-R201

AREA TABULATION

1559 SQ. FT. DEDICATION FOR PUBLIC STREET PURPOSES
5116 SQ. FT. GRADING AND TEMPORARY CONSTRUCTION EASEMENT

011

LASZLO N TAUBER
FAMILY FOUNDATION INC
PARCEL 003.04-02-05
DB: 1057-356
27,284 SF TOTAL



CESAR VARGAS

VOLKERT INC.
ALEXANDRIA, VA
PROFESSIONAL ENGINEER

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF TRANSPORTATION
AND ENVIRONMENTAL SERVICES
OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A DEDICATION FOR PUBLIC STREET PURPOSES & GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 003.04-02-05

SCALE: 1"=25' | DATE: 09/01/10 | CADD BY: SM

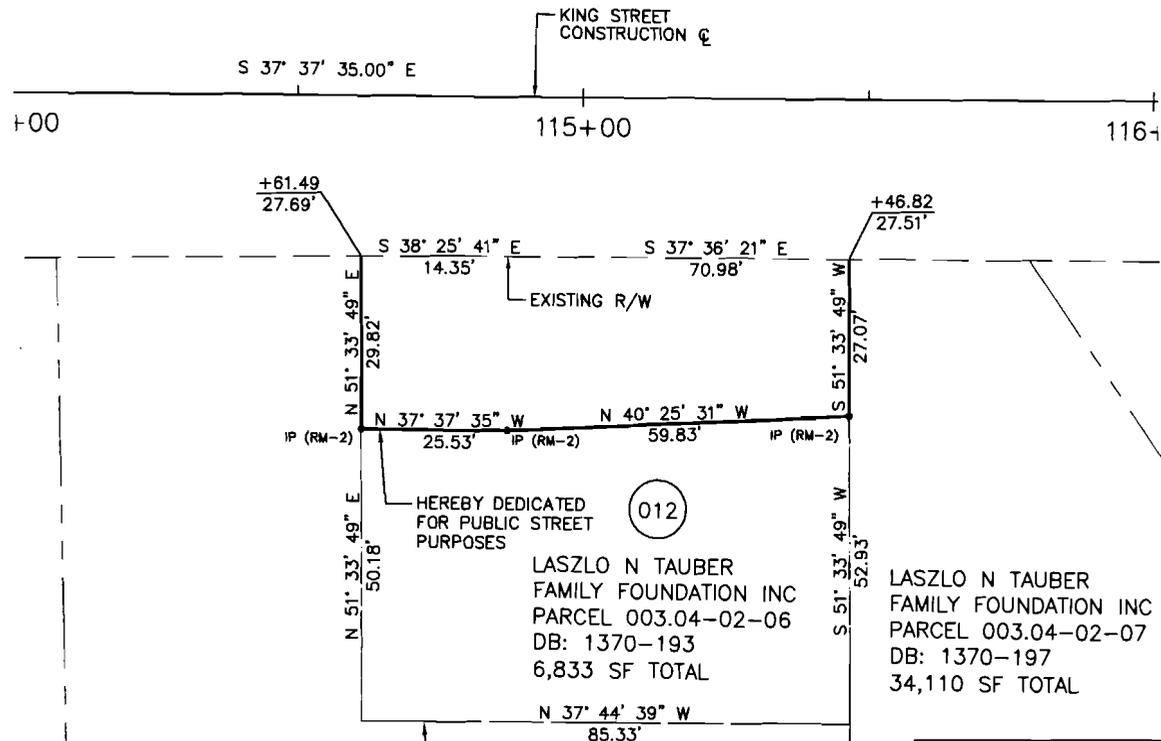
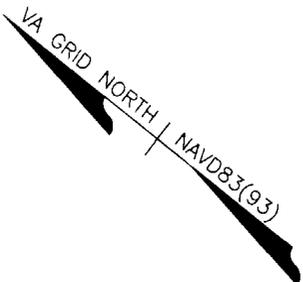
RIGHT OF WAY PLANS

THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

KING STREET
R/W VARIES

LEGEND:

- EXISTING ROW
- PROP. ROW
- - - - - TEMP. CONST. EASEMENT
- PROPERTY LINE



NOTES:

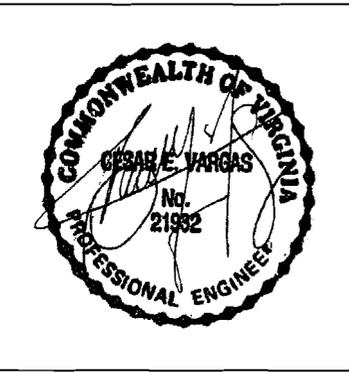
1. ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
2. THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
3. NO TITLE REPORT FURNISHED.
4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 003.04 ((02)) PARCEL 06

LASZLO N TAUBER
FAMILY FOUNDATION INC
PARCEL 003.04-02-05
DB: 1057-356
27,284 TOTAL

GRADING AND TEMPORARY
CONSTRUCTION EASEMENT

LASZLO N TAUBER
FAMILY FOUNDATION INC
PARCEL 003.04-02-07
DB: 1370-197
34,110 SF TOTAL

PROJECT NAME: KING STREET/ BEAUREGARD STREET
INTERSECTION IMPROVEMENTS
CONTRACT (UPA) NUMBER: 06-04749
VDOT PROJECT NUMBER: 0007-100-F04-R201



CESAR VARGAS
VOLKERT INC.
ALEXANDRIA, VA
PROFESSIONAL ENGINEER

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF TRANSPORTATION
AND ENVIRONMENTAL SERVICES
OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A DEDICATION FOR PUBLIC STREET
PURPOSES & GRADING AND TEMPORARY CONSTRUCTION
EASEMENT THROUGH PARCEL 003.04-02-06

AREA TABULATION

- 2472 SQ. FT. DEDICATION FOR PUBLIC STREET PURPOSES
- 4362 SQ. FT. GRADING AND TEMPORARY CONSTRUCTION EASEMENT

SCALE: 1"=25' DATE: 09/01/10 CADD BY: SM

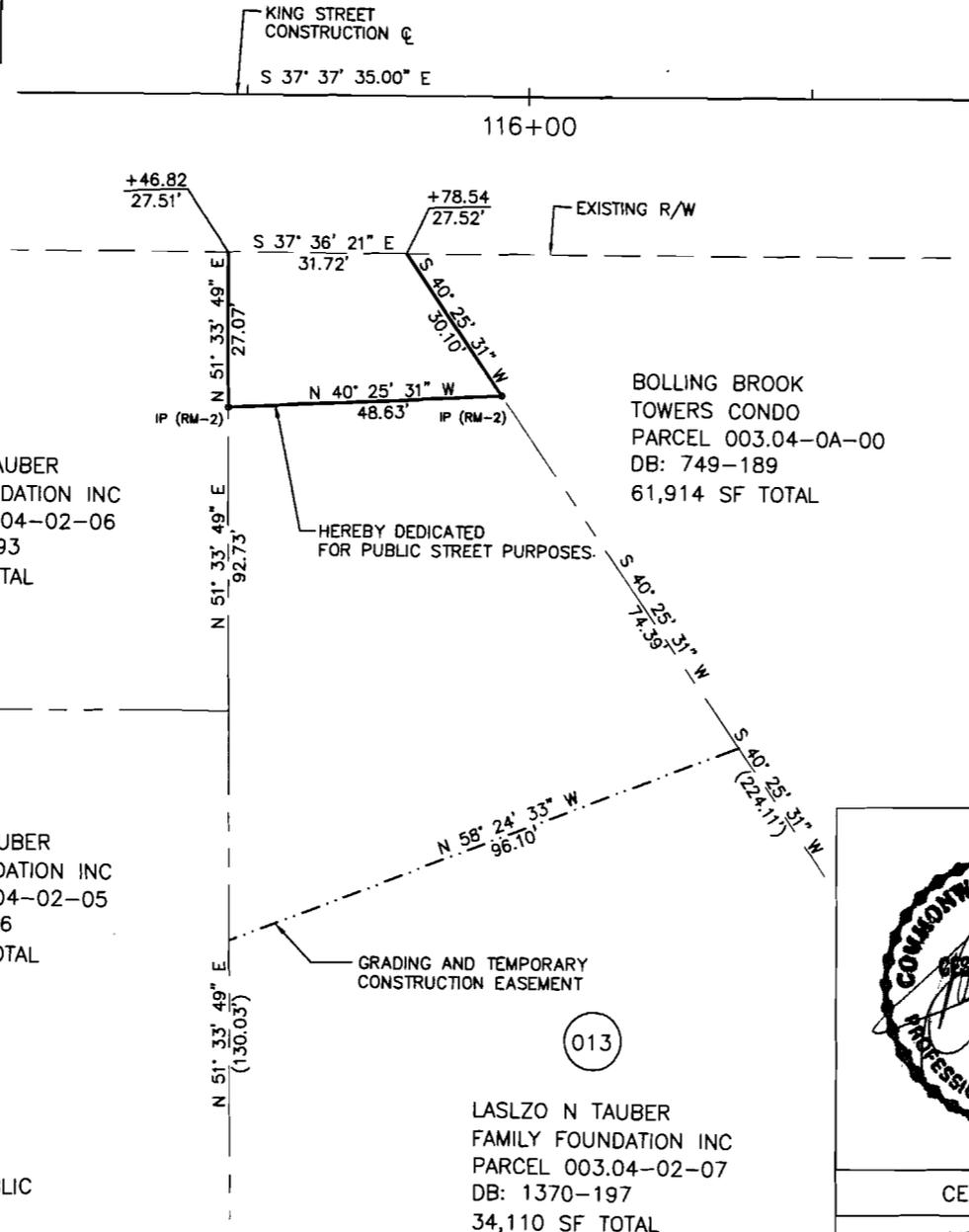
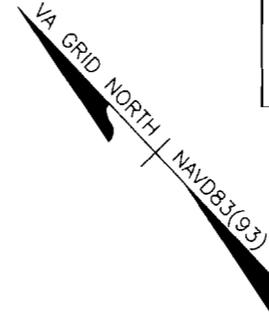
RIGHT OF WAY PLANS

THESE PLANS ARE UNFINISHED
AND ARE NOT TO BE USED FOR
ANY TYPE OF CONSTRUCTION.

KING STREET
R/W VARIES

LEGEND:

- EXISTING ROW
- PROP. ROW
- TEMP. CONST. EASEMENT
- PROPERTY LINE



NOTES:

1. ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
2. THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
3. NO TITLE REPORT FURNISHED.
4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 003.04 ((02)) PARCEL 07

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
CONTRACT (UPA) NUMBER: 06-04749
VDOT PROJECT NUMBER: 0007-100-F04-R201



CESAR VARGAS

VOLKERT INC.
ALEXANDRIA, VA
PROFESSIONAL ENGINEER

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF TRANSPORTATION
AND ENVIRONMENTAL SERVICES
OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A DEDICATION FOR PUBLIC STREET PURPOSES & GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 003.04-02-07

AREA TABULATION

- 1049 SQ. FT. DEDICATION FOR PUBLIC STREET PURPOSES
- 5719 SQ. FT. GRADING AND TEMPORARY CONSTRUCTION EASEMENT

SCALE: 1"=25' DATE: 09/01/10 CADD BY: PO

RIGHT OF WAY PLANS

THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

VA GRID NORTH | NAVD83(93)

THE ARLINGTON CONDOMINIUM
PARCEL 29005582
THROUGH 29005764
461,300 SF TOTAL

014
FAIRLINGTON CONDOMINIUM
PARCEL: 003.04-0B
355,885 SF TOTAL

S 40° 49' 21" E
10.03'
GRADING AND
TEMPORARY
CONSTRUCTION
EASEMENT

S 53° 2' 7" W
9.94'

N 60° 41' 22" E
20.30'

N 77° 25' 57" W
16.71'

N 77° 25' 57" W
29.51'

N 37° 38' 40" W
6.22'

EXISTING
R/W

KING STREET
CONSTRUCTION

S. 28TH STREET
CONSTRUCTION

11+00
S. 28TH STREET
R/W VARIES

N 52° 18' 30" E

119+00

CURVE DATA TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
A	26°59'58"	315.24'	148.55'	75.68'	N 67°7'44" E	147.18'

LEGEND:

- EXISTING ROW
- PROP. ROW
- TEMP. CONST. EASEMENT
- PROPERTY LINE

NOTES:

1. ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
2. THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT
3. NO TITLE REPORT FURNISHED.
4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 003.04 PARCEL 0B

PROJECT NAME: KING STREET/ BEAUREGARD STREET
INTERSECTION IMPROVEMENTS
CONTRACT (UPA) NUMBER: 06-04749
VDOT PROJECT NUMBER: 0007-100-F04-R201



CESAR VARGAS

VOLKERT INC.
ALEXANDRIA, VA
PROFESSIONAL ENGINEER

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF TRANSPORTATION
AND ENVIRONMENTAL SERVICES
OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A GRADING AND TEMPORARY
CONSTRUCTION EASEMENT THROUGH
PARCEL 003.04-0B

SCALE: 1"=25' DATE: 09/01/10 CADD BY: SM

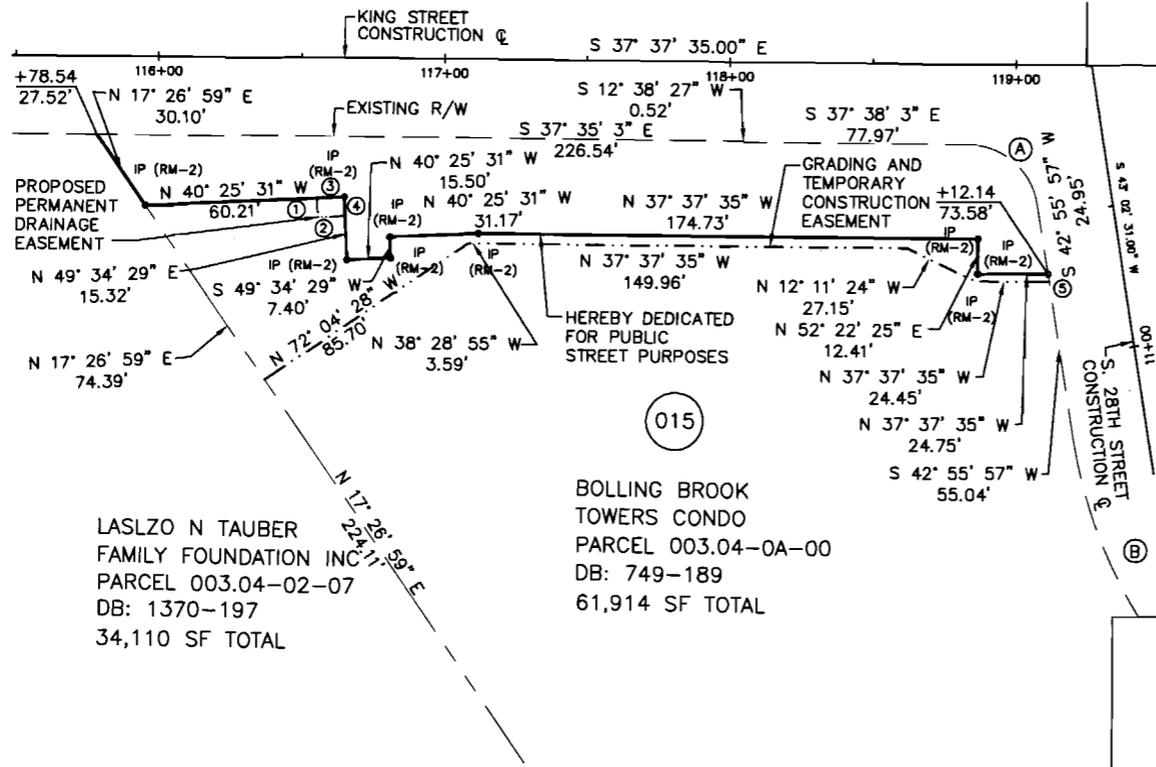
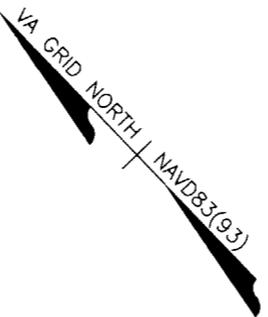
AREA TABULATION

163 SQ. FT. GRADING AND TEMPORARY
CONSTRUCTION EASEMENT

RIGHT OF WAY PLANS

THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

KING STREET
R/W VARIES



LASLZO N TAUBER
FAMILY FOUNDATION INC
PARCEL 003.04-02-07
DB: 1370-197
34,110 SF TOTAL

015
BOLLING BROOK
TOWERS CONDO
PARCEL 003.04-0A-00
DB: 749-189
61,914 SF TOTAL

CURVE	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
A	80°32'29"	25.00'	35.14'	40.60'	S 2° 38' 2" E	32.32'
B	24°45'35"	169.53'	73.26'	37.21'	S 30°33'10" E	72.69'

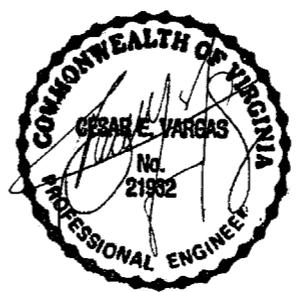
	BEARING	CHORD
1	N 49°34'29" E	6.75'
2	N 40°25'31" W	9.58'
3	N 40°25'31" W	9.58'
4	N 49°34'29" E	6.75'
5	S 42°55'57" W	2.79'

LEGEND:

- EXISTING ROW
- PROP. ROW
- TEMP. CONST. EASEMENT
- PROPERTY LINE
- PROP. STORM DRAINAGE ESMT.

- NOTES:
- ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
 - THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
 - NO TITLE REPORT FURNISHED.
 - THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 003.04 ((0A)) PARCEL 00

PROJECT NAME: KING STREET/ BEAUREGARD STREET
INTERSECTION IMPROVEMENTS
CONTRACT (UPA) NUMBER: 06-04749
VDOT PROJECT NUMBER: 0007-100-F04-R201



CESAR VARGAS
VOLKERT INC.
ALEXANDRIA, VA
PROFESSIONAL ENGINEER

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF TRANSPORTATION
AND ENVIRONMENTAL SERVICES
OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A DEDICATION FOR PUBLIC STREET PURPOSES & GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 003.04-0A-00

AREA TABULATION

10244 SQ. FT.	DEDICATION FOR PUBLIC STREET PURPOSES
4235 SQ. FT.	GRADING AND TEMPORARY CONSTRUCTION EASEMENT
65 SQ. FT.	PROPOSED PERMANENT DRAINAGE EASEMENT

SCALE: 1"=50' DATE: 09/01/10 CADD BY: SM

LEGEND:

-----	EXISTING ROW
—————	PROP. ROW
-----	TEMP. CONST. EASEMENT
-----	PROPERTY LINE

RIGHT OF WAY PLANS

THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

NOTES:

1. ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
2. THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
3. NO TITLE REPORT FURNISHED.
4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 003.04 ((03)) PARCEL 01

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
 CONTRACT (UPA) NUMBER: 06-04749
 VDOT PROJECT NUMBER: 0007-100-F04-R201

CITY OF ALEXANDRIA, VIRGINIA
 DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
 OFFICE OF CAPITAL FACILITIES

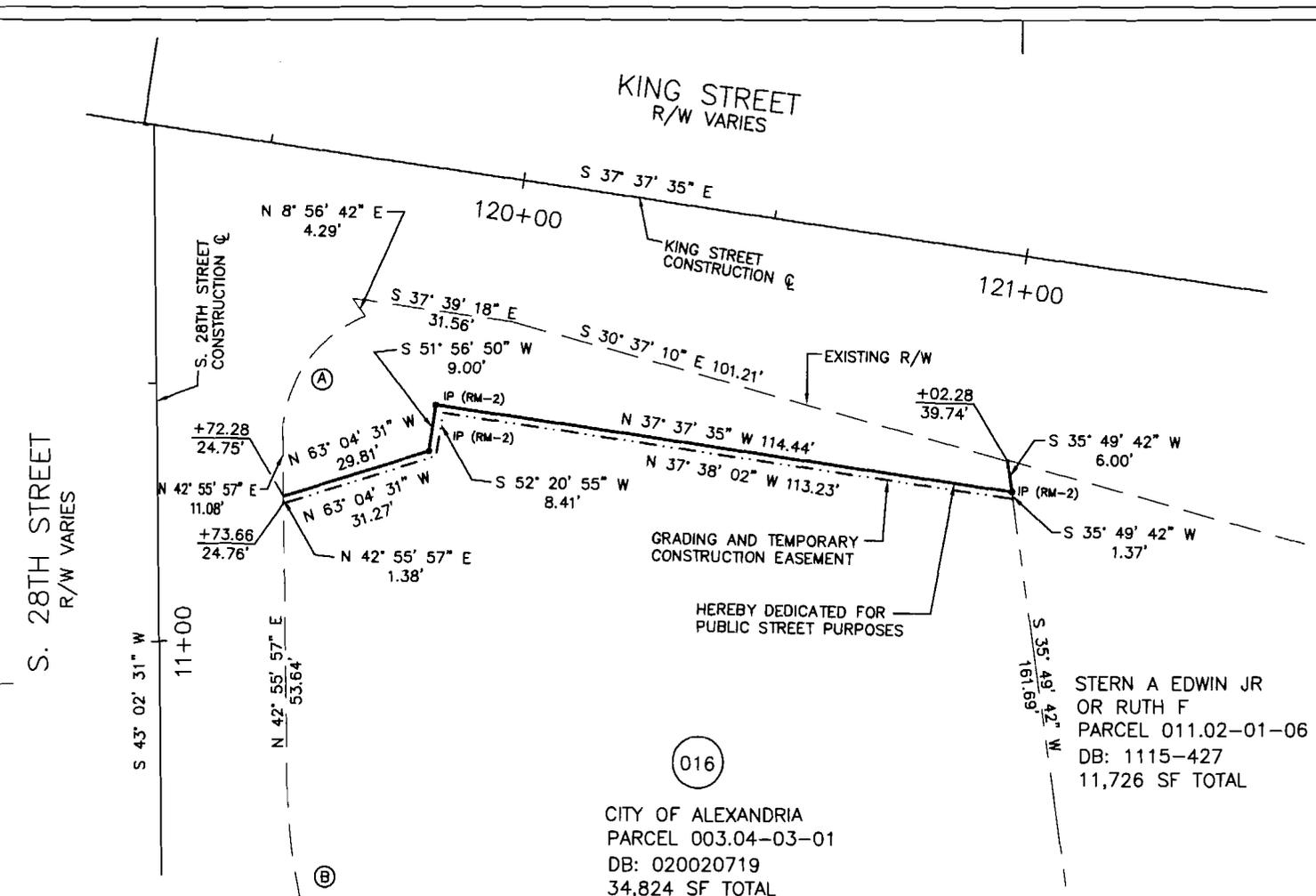
PLAT SHOWING A DEDICATION FOR PUBLIC STREET PURPOSES & GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 003.04-03-01

SCALE: 1"=25' DATE: 09/01/10 CADD BY: PO



CESAR VARGAS

VOLKERT INC.
 ALEXANDRIA, VA
 PROFESSIONAL ENGINEER



016
 CITY OF ALEXANDRIA
 PARCEL 003.04-03-01
 DB: 020020719
 34,824 SF TOTAL

STERN A EDWIN JR
 OR RUTH F
 PARCEL 011.02-01-06
 DB: 1115-427
 11,726 SF TOTAL

CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
A	69°53'29"	25.00'	30.50'	17.47'	N 77°52'30" E	28.64'
B	82°59'23"	119.53'	173.13'	105.73'	N 51°26'20" E	158.39'

AREA TABULATION

- 2283 SQ. FT. DEDICATION FOR PUBLIC STREET PURPOSES
- 204 SQ. FT. GRADING AND TEMPORARY CONSTRUCTION EASEMENT

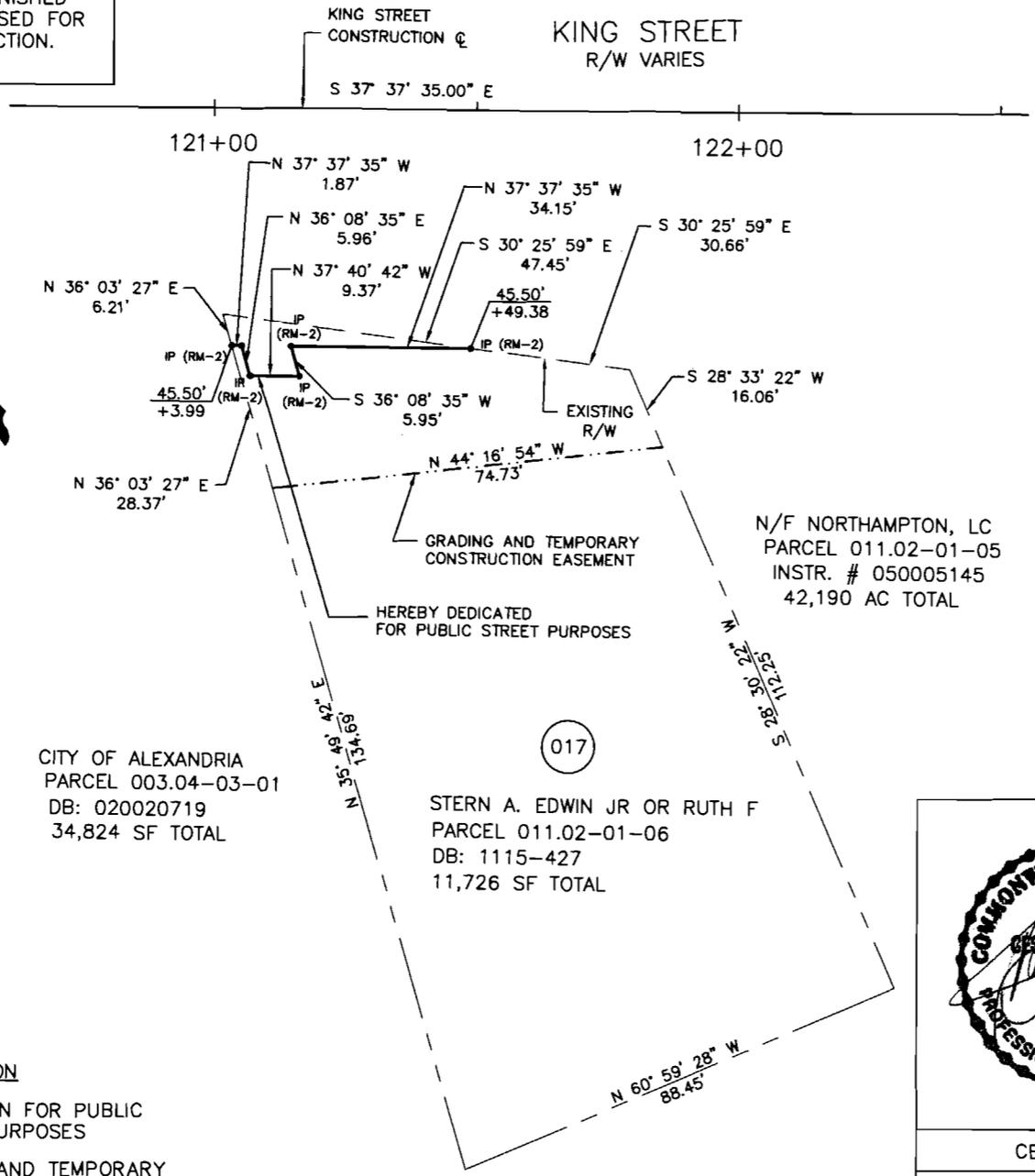
RIGHT OF WAY PLANS

THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

LEGEND:

-----	EXISTING ROW
—————	PROP. ROW
- · - · -	TEMP. CONST. EASEMENT
-----	PROPERTY LINE

VA GRID NORTH NAVD83(93)



- NOTES:
1. ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
 2. THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT
 3. NO TITLE REPORT FURNISHED. REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
 4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 011.02 ((01)) PARCEL 06

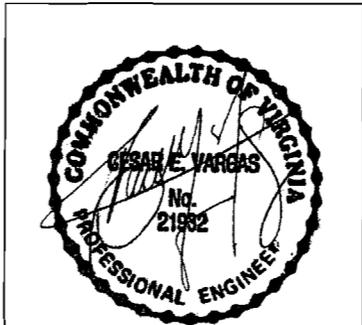
CITY OF ALEXANDRIA
 PARCEL 003.04-03-01
 DB: 020020719
 34,824 SF TOTAL

017
 STERN A. EDWIN JR OR RUTH F
 PARCEL 011.02-01-06
 DB: 1115-427
 11,726 SF TOTAL

N/F NORTHAMPTON, LC
 PARCEL 011.02-01-05
 INSTR. # 050005145
 42,190 AC TOTAL

AREA TABULATION

189 SQ. FT.	DEDICATION FOR PUBLIC STREET PURPOSES
1622 SQ. FT.	GRADING AND TEMPORARY CONSTRUCTION EASEMENT



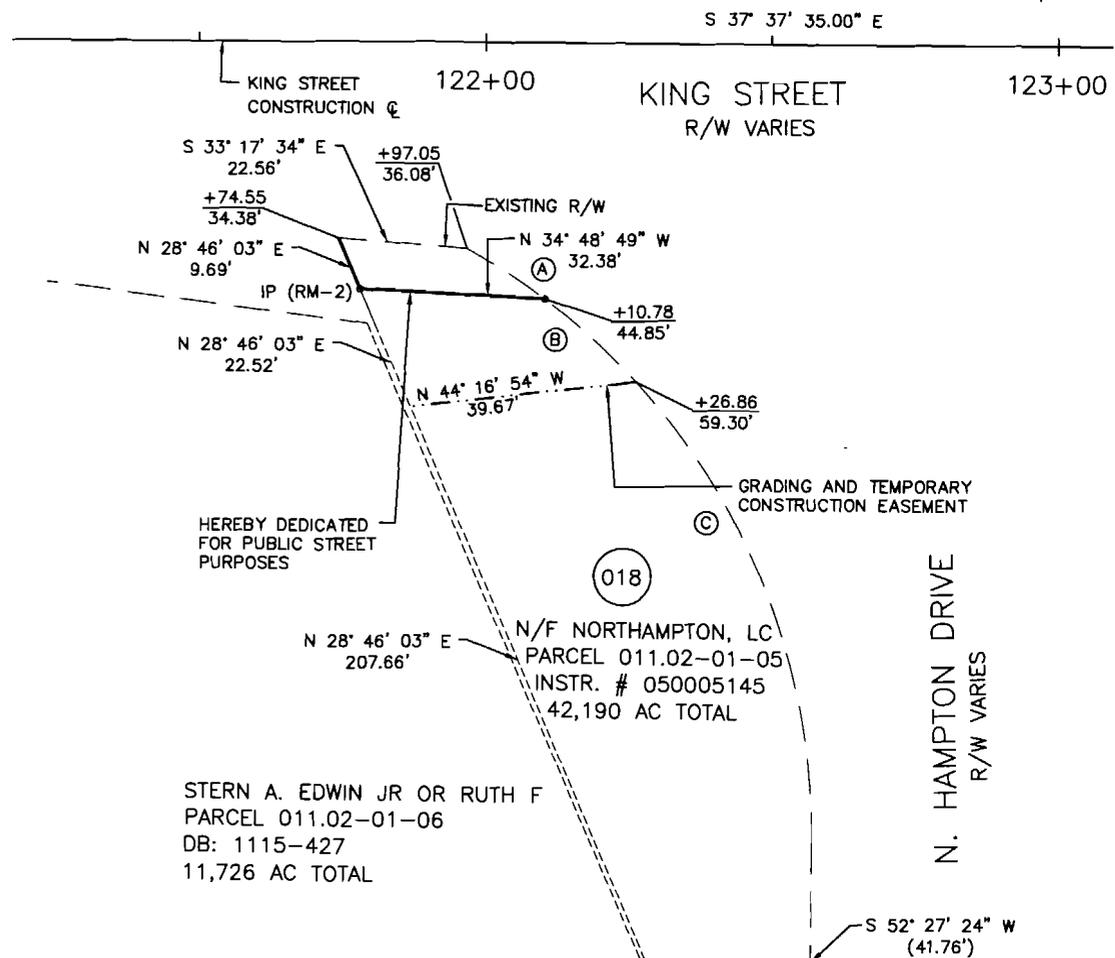
CESAR VARGAS
 VOLKERT INC.
 ALEXANDRIA, VA
 PROFESSIONAL ENGINEER

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
 CONTRACT (UPA) NUMBER: 06-04749
 VDOT PROJECT NUMBER: 0007-100-F04-R201

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A DEDICATION FOR PUBLIC STREET PURPOSES & GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 011.02-01-06

SCALE: 1"=25' | DATE: 09/01/10 | CADD BY: SM



LEGEND:

-----	EXISTING ROW
—————	PROP. ROW
-----	TEMP. CONST. EASEMENT
-----	PROPERTY LINE

RIGHT OF WAY PLANS

THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

- NOTES:
1. ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
 2. THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
 3. NO TITLE REPORT FURNISHED.
 4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 011.02 ((01)) PARCEL 05

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
 CONTRACT (UPA) NUMBER: 06-04749
 VDOT PROJECT NUMBER: 0007-100-F04-R201



CESAR VARGAS
 VOLKERT INC.
 ALEXANDRIA, VA
 PROFESSIONAL ENGINEER

CITY OF ALEXANDRIA, VIRGINIA
 DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
 OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A DEDICATION FOR PUBLIC STREET PURPOSES & GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 011.02-01-05

SCALE: 1"=25' DATE: 09/01/10 CADD BY: SM

CURVE DATA TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
A	7°54'43"	118.03'	16.30'	8.16'	S 5°3'36" E	16.29'
B	10°32'8"	118.03'	21.70'	10.88'	S 4°9'50" W	21.67'
C	43°1'36"	118.03'	88.64'	46.52'	S 30°56'42" W	86.57'

AREA TABULATION

230 SQ. FT.	DEDICATION FOR PUBLIC STREET PURPOSES
656 SQ. FT.	GRADING AND TEMPORARY CONSTRUCTION EASEMENT

RIGHT OF WAY PLANS

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LINE DATA TABLE		
LINE	BEARING	DISTANCE
1	S 32°48'05" W	39.05'
2	S 32°48'05" W	29.50'
3	S 32°48'05" W	68.86'
4	S 32°48'05" W	9.01'
5	S 32°48'05" W	69.07'

CURVE DATA TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
A	22°11'22"	732.50'	283.68'	143.64'	N 45°42'01" E	281.91'
B	07°00'25"	546.00'	66.77'	33.43'	S 51°06'47" W	66.73'
C	03°58'04"	546.09'	37.82'	18.92'	S 45°37'33" W	37.81'
D	12°21'13"	493.52'	106.41'	53.41'	S 38°58'42" W	106.20'

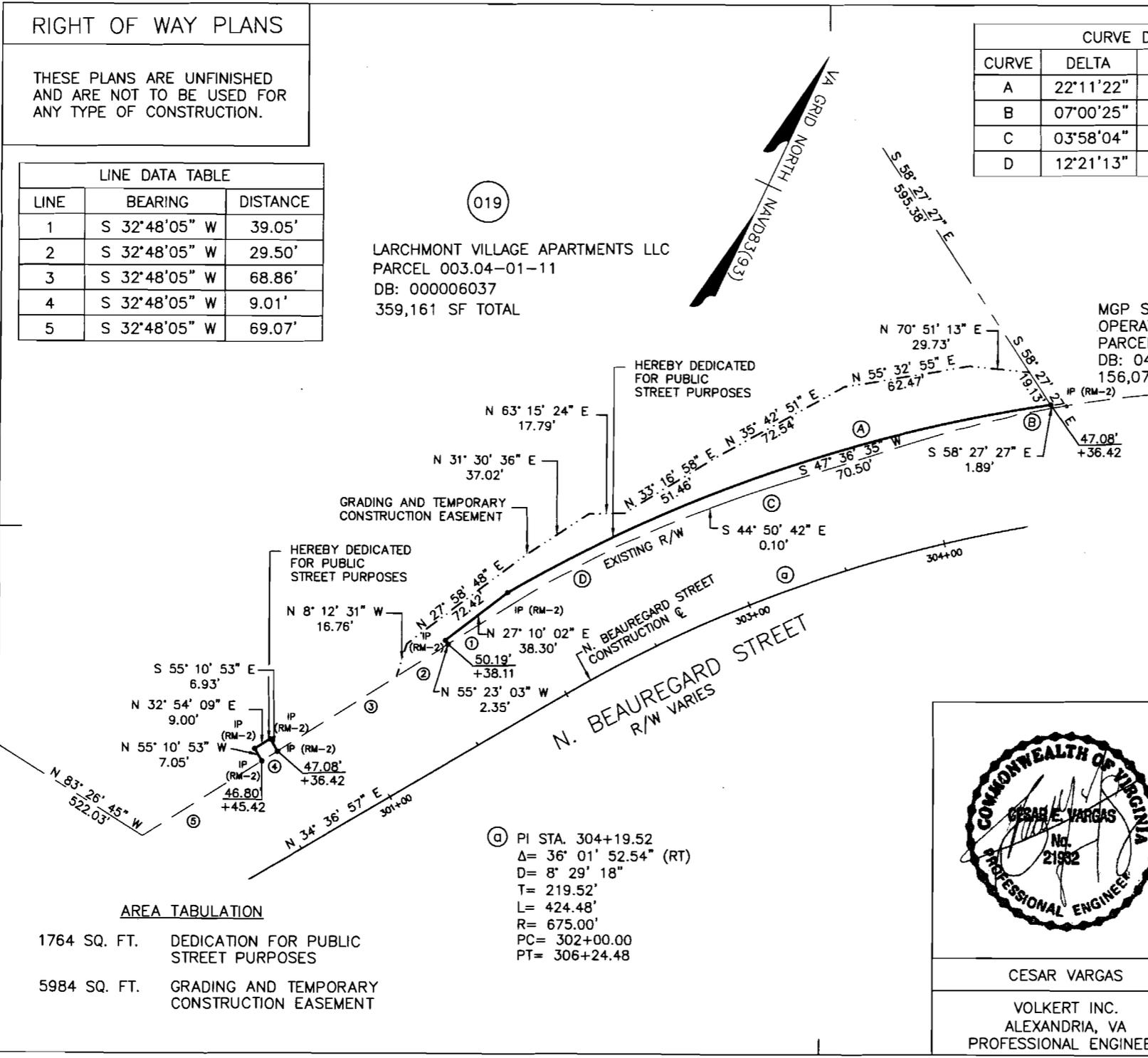
019
 LARCHMONT VILLAGE APARTMENTS LLC
 PARCEL 003.04-01-11
 DB: 000006037
 359,161 SF TOTAL

MGP SUMMIT CENTRE
 OPERATING LLC
 PARCEL: 003.02-01-19
 DB: 040041250
 156,073 AC TOTAL

LEGEND:

- EXISTING ROW
- _____ PROP. ROW
- TEMP. CONST. EASEMENT
- PROPERTY LINE

- NOTES:
- ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY SPECIFICALLY SHOWN ON THIS PLAT.
 - THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT
 - NO TITLE REPORT FURNISHED.
 - THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 003.04 ((01)) PARCEL 11



PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
 CONTRACT (UPA) NUMBER: 06-04749
 VDOT PROJECT NUMBER: 0007-100-F04-R201

CITY OF ALEXANDRIA, VIRGINIA
 DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
 OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A DEDICATION FOR PUBLIC STREET PURPOSES & GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 003.04-01-11

SCALE: 1"=50' | DATE: 09/01/10 | CADD BY: SM

COMMONWEALTH OF VIRGINIA
 CESAR VARGAS
 No. 21982
 PROFESSIONAL ENGINEER

CESAR VARGAS

VOLKERT INC.
 ALEXANDRIA, VA
 PROFESSIONAL ENGINEER

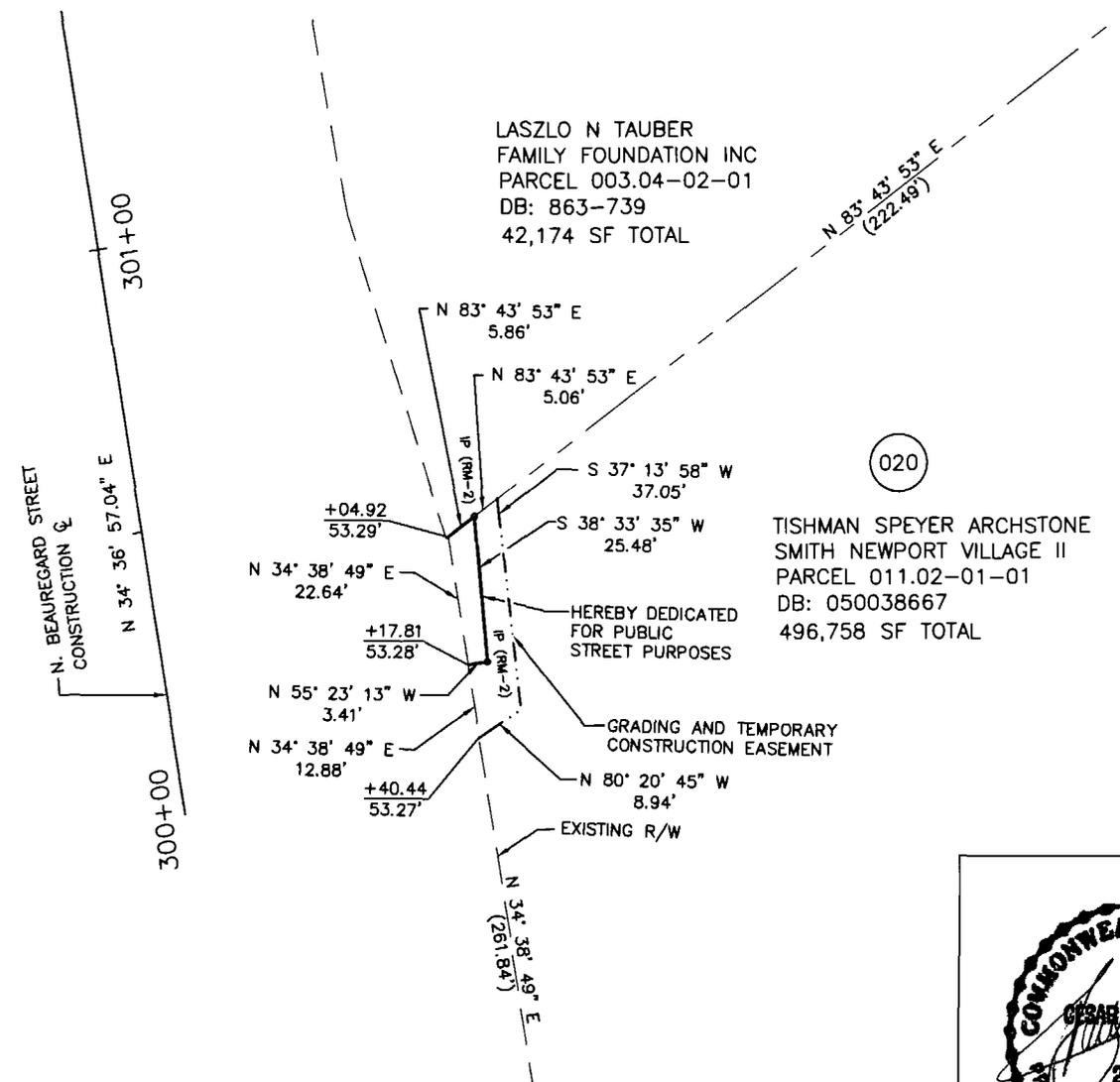
Q PI STA. 304+19.52
 Δ= 36° 01' 52.54" (RT)
 D= 8' 29' 18"
 T= 219.52'
 L= 424.48'
 R= 675.00'
 PC= 302+00.00
 PT= 306+24.48

AREA TABULATION

1764 SQ. FT. DEDICATION FOR PUBLIC STREET PURPOSES
 5984 SQ. FT. GRADING AND TEMPORARY CONSTRUCTION EASEMENT

VA GRID NORTH NAVD83(93)

N. BEAUREGARD STREET
R/W VARIES



LASZLO N TAUBER
FAMILY FOUNDATION INC
PARCEL 003.04-02-01
DB: 863-739
42,174 SF TOTAL

TISHMAN SPEYER ARCHSTONE
SMITH NEWPORT VILLAGE II
PARCEL 011.02-01-01
DB: 050038667
496,758 SF TOTAL

LEGEND:

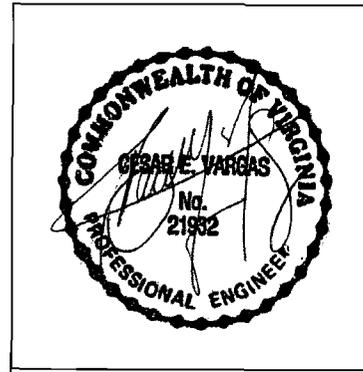
-----	EXISTING ROW
————	PROP. ROW
— · — · —	TEMP. CONST. EASEMENT
-----	PROPERTY LINE

RIGHT OF WAY PLANS

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 2. THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
 3. NO TITLE REPORT FURNISHED.
 4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 011.02 ((01)) PARCEL 01

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
CONTRACT (UPA) NUMBER: 06-04749
VDOT PROJECT NUMBER: 0007-100-F04-R201



CESAR VARGAS
VOLKERT INC.
ALEXANDRIA, VA
PROFESSIONAL ENGINEER

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A DEDICATION FOR PUBLIC STREET PURPOSES & GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 011.02-01-01

AREA TABULATION

102 SQ. FT.	DEDICATION FOR PUBLIC STREET PURPOSES
213 SQ. FT.	GRADING AND TEMPORARY CONSTRUCTION EASEMENT

SCALE: 1"=25' | DATE: 09/01/10 | CADD BY: SM

RIGHT OF WAY PLANS

THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

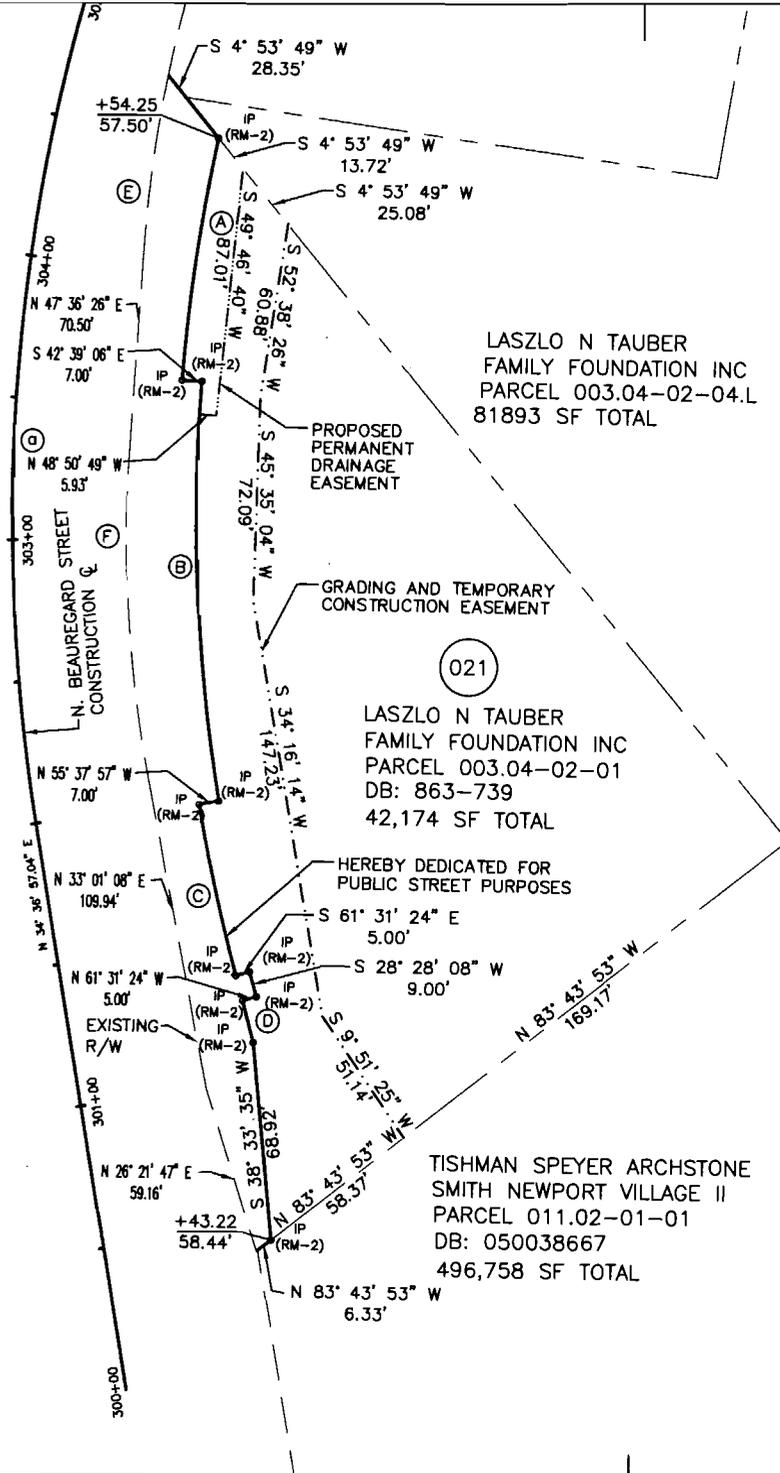
VA GRID NORTH NAVD83(93)

N. BEAUREGARD STREET
R/W VARIES

Ⓐ PI STA. 304+19.52
Δ= 36° 01' 52.54" (RT)
D= 8' 29' 18"
T= 219.52'
L= 424.48'
R= 675.00'
PC= 302+00.00
PT= 306+24.48

AREA TABULATION

7846 SQ. FT.	DEDICATION FOR PUBLIC STREET PURPOSES
8809 SQ. FT.	GRADING AND TEMPORARY CONSTRUCTION EASEMENT
1093 SQ. FT.	PROPOSED PERMANENT DRAINAGE EASEMENT



Page 21

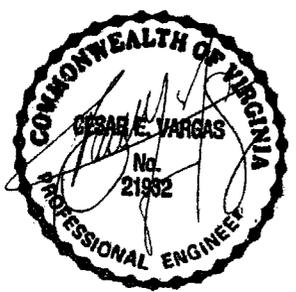
CURVE DATA TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
A	7°57'30"	617.50'	85.77'	42.95'	S 52°13'03" W	85.70'
B	13°52'51"	610.50'	147.90'	74.32'	S 41°18'29" W	147.54'
C	5°41'19"	617.50'	61.31'	30.68'	S 31°31'24" W	61.28'
D	1°03'08"	821.50'	15.09'	7.54'	S 29°12'43" W	15.09'
E	7°51'08"	454.00'	62.22'	31.16'	N 51°30'00" E	61.28'
F	14°35'18"	454.00'	115.60'	58.11'	N 40°18'47" E	115.28'

LEGEND:

-----	EXISTING ROW
—————	PROP. ROW
.....	TEMP. CONST. EASEMENT
—————	PROPERTY LINE
-----	PERM. STORM DRAINAGE ESMT.

- NOTES:
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 - THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
 - NO TITLE REPORT FURNISHED.
 - THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 003.04 ((02)) PARCEL 01

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
 CONTRACT (UPA) NUMBER: 06-04749
 VDOT PROJECT NUMBER: 0007-100-F04-R201



CESAR VARGAS
 VOLKERT INC.
 ALEXANDRIA, VA
 PROFESSIONAL ENGINEER

CITY OF ALEXANDRIA, VIRGINIA
 DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
 OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A DEDICATION FOR PUBLIC STREET PURPOSES & GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 003.04-02-01

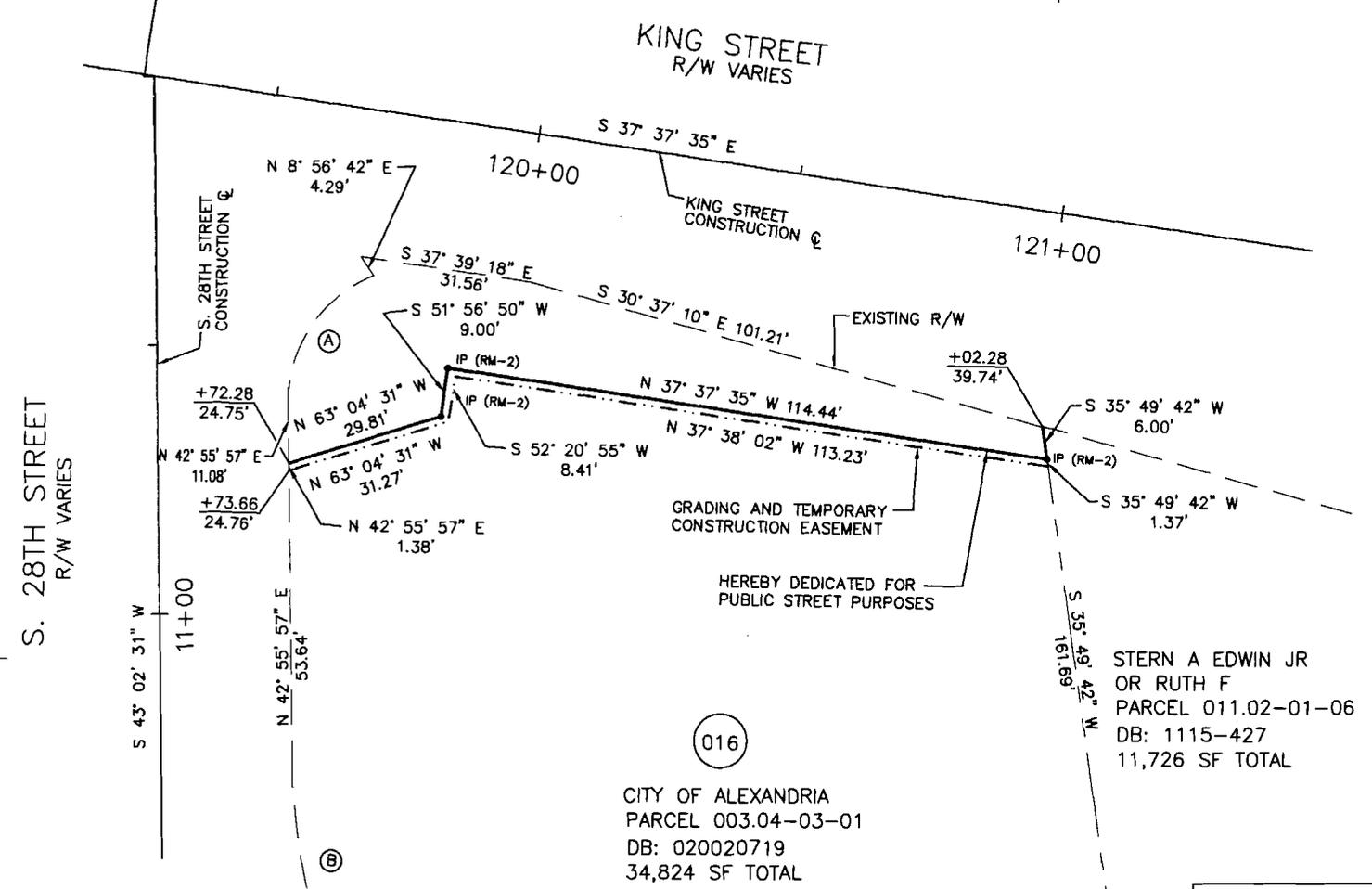
SCALE: 1"=50' DATE: 09/01/10 CADD BY: SM

LEGEND:

---	EXISTING ROW
—	PROP. ROW
- - -	TEMP. CONST. EASEMENT
---	PROPERTY LINE

RIGHT OF WAY PLANS

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NOTES:

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4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 003.04 ((03)) PARCEL 01

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
 CONTRACT (UPA) NUMBER: 06-04749
 VDOT PROJECT NUMBER: 0007-100-F04-R201

CURVE	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
A	69°53'29"	25.00'	30.50'	17.47'	N 77°52'30" E	28.64'
B	82°59'23"	119.53'	173.13'	105.73'	N 51°26'20" E	158.39'

AREA TABULATION

2283 SQ. FT. DEDICATION FOR PUBLIC STREET PURPOSES

204 SQ. FT. GRADING AND TEMPORARY CONSTRUCTION EASEMENT

CESAR VARGAS
No. 21932
PROFESSIONAL ENGINEER

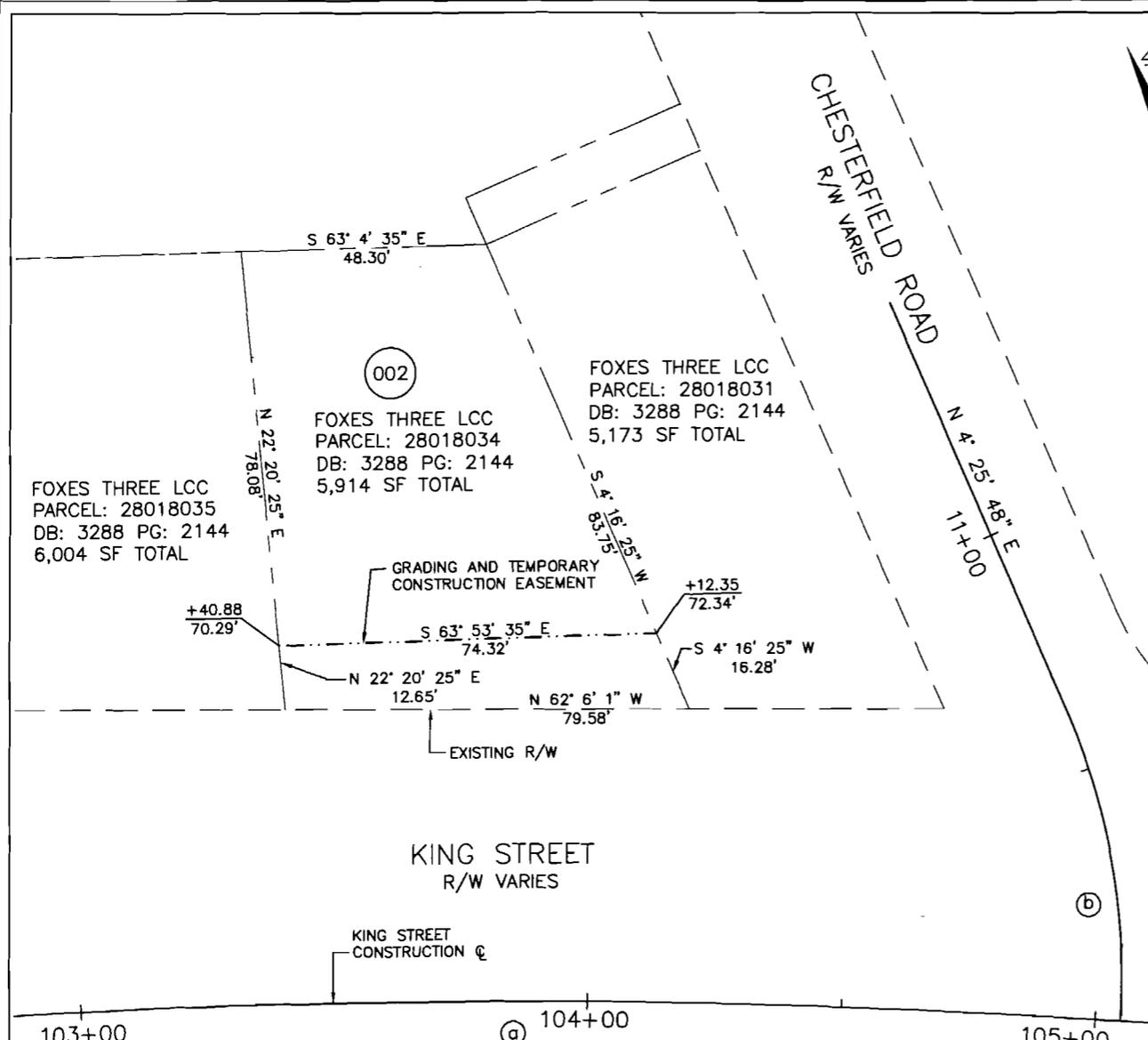
CESAR VARGAS

VOLKERT INC.
ALEXANDRIA, VA
PROFESSIONAL ENGINEER

CITY OF ALEXANDRIA, VIRGINIA
 DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
 OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A DEDICATION FOR PUBLIC STREET PURPOSES & GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 003.04-03-01

SCALE: 1"=25' DATE: 09/01/10 CADD BY: PO



- Ⓐ PI STA. 107+06.34
 $\Delta = 29^\circ 01' 02.98''$ (RT)
 $D = 3' 10' 59''$
 $T = 465.80'$
 $L = 911.61'$
 $R = 1,800.00'$
 $PC = 102+40.54$
 $PT = 11+52.15$
- Ⓑ PI STA. 10+31.64
 $\Delta = 27^\circ 20' 16.78''$ (LT)
 $D = 44' 02' 17''$
 $T = 31.64'$
 $L = 62.08'$
 $R = 130.10'$
 $PC = 10+00.00$
 $PT = 10+62.08$

LEGEND:

-----	EXISTING ROW
-----	PROPERTY LINE
-----	PROP. ROW
-----	TEMP. CONST. EASEMENT

RIGHT OF WAY PLANS

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 3. NO TITLE REPORT FURNISHED.
 4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT PARCEL 28018034

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
 CONTRACT (UPA) NUMBER: 06-04749
 VDOT PROJECT NUMBER: 0007-100-F04-R201

CESAR VARGAS
 No. 21982
 PROFESSIONAL ENGINEER

CESAR VARGAS
 VOLKERT INC.
 ALEXANDRIA, VA
 PROFESSIONAL ENGINEER

CITY OF ALEXANDRIA, VIRGINIA
 DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
 OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 28018034

SCALE: 1"=25' DATE: 09/01/10 CADD BY: SM

AREA TABULATION

1063 SQ. FT.	GRADING AND TEMPORARY CONSTRUCTION EASEMENT
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RESOLUTION NO. 2463

**RESOLUTION TO PROCEED WITH THE ACQUISITION OF RIGHT OF WAY TO
CONSTRUCT IMPROVEMENTS AT THE INTERSECTION OF KING STREET AND
NORTH BEAUREGARD STREET**

WHEREAS, City Council is of the opinion that a public necessity exists for the construction of improvements to the intersection of King Street and North Beauregard Street to increase corridor capacity and safety; and

WHEREAS, City Council has requested the Virginia Department of Transportation to program this VDOT Urban Funds project; and

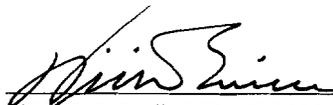
WHEREAS, on November 18, 2009, a public hearing, as required by law, was held at Minnie Howard School on VDOT Project Number 0007-100-F04, B603,C-501, P101, which afforded all interested parties to make known their views with respect to the project; and

WHEREAS, on March 9, 2010, City Council adopted a Resolution to approve the major design features of the project as presented at the Location and Design Public Hearing; and

WHEREAS, on June 7, 2011, Planning Commission approved the proposed King Street / North Beauregard Street right of way acquisitions as consistent with the City's Master Plan pursuant to Section 9.06 of the City Charter;

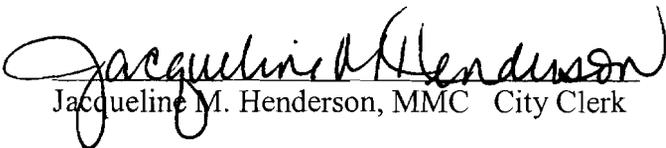
NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Alexandria, Virginia hereby authorizes City Staff and its consultants to proceed with the right of way acquisition program for this project in accordance with approved policies and procedures of the Virginia Department of Transportation and the Federal Highway Administration.

Adopted: June 28, 2011



WILLIAM D. EUILLE MAYOR

ATTEST:



Jacqueline M. Henderson, MMC City Clerk