

DOCKET ITEM #6

***City Charter Section 9.06 Case #2011-0001***  
***King Street/Beauregard Street Intersection Improvements***

Application	General Data	
<b>Request:</b> Consideration of a proposal by the City of Alexandria to acquire right-of-way for the King Street/Beauregard Street Intersection Improvement Project.	<b>Planning Commission Hearing:</b>	June 7, 2011
	<b>City Council Hearing</b>	N/A
<b>Address:</b> Intersection of King Street and North Beauregard Street; 4400-4700 Blocks of King Street	<b>Zone:</b>	Commercial, Office, Residential and Multi-use
<b>Applicant:</b> Transportation & Environmental Services – Engineering & Design Division	<b>Small Area Plan:</b>	Alexandria West

**Staff:**

Richard Baier, P.E., Director, T&ES; Emily A. Baker, P.E., Deputy Director of Engineering, T&ES; Maurice Daly, P.E., Division Chief – Engineering & Design, T&ES; Lisa Jaatinen, P.E., Civil Engineer IV, Engineering & Design

**Staff Recommendation:**

Staff recommends **approval** of the Section 9.06 action.

**PLANNING COMMISSION ACTION, JUNE 7, 2011:** On a motion by Ms. Fossum, seconded by Ms. Lyman, the Planning Commission approved the 9.06 case, finding that the proposal is consistent with the City's Master Plan. The motion passed on a vote of 6-0, with Mr. Robinson absent.

**Reason:** The Planning Commission agreed with the staff analysis and found that the proposed intersection improvements are consistent with the Alexandria West Small Area Plan, the Transportation Chapter of the Master Plan and the Master Plan as a whole.

**Speakers:**

Steven Kaufman, spoke in opposition, explaining that his medical practice will be negatively affected by the loss of parking.

Annabelle Fisher, Southern Towers resident, spoke in opposition.

Gerald Hopkins, owner of the shopping center at the corner of Beauregard and King Streets, spoke in opposition, and specifically discussed the potential hardship to businesses in the shopping center due to the loss of parking and access.

Tom Burke, Fairlington resident, spoke in opposition because of concerns about traffic.

PROPOSED RIGHT OF WAY



CITY OF ALEXANDRIA - KING STREET IMPROVEMENTS  
MAY 13, 2011

VOLKERT

**I. DISCUSSION**

REQUEST

The City is currently managing a capital improvement project in the 4400 – 4700 blocks of King Street. The design is 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. Funds for the acquisition will come from VDOT Urban funds. This funding was allocated by City Council in November 2010. Plats describing the right of way to be acquired are attached. This acquisition will follow state and federal requirements.

The Planning Commission is charged with ensuring that any such acquisition, sale or change is consistent with the City's Master Plan. T&ES is requesting that the Planning Commission consider the proposal by the City of Alexandria to acquire right-of-way for the King Street/Beauregard Street Intersection Improvement Project for use as a public street, pursuant to the provisions of Section 9.06 of the City Charter.

SITE DESCRIPTION

The King Street Corridor is a heavily traveled urban principal arterial roadway serving residents of Northern Virginia, the majority from the City of Alexandria, Arlington and Fairfax Counties. This area is comprised of high density office, commercial and residential uses. The projected traffic demands over the next twenty years show the existing intersection will experience unacceptable operating conditions.

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, a 10' shared use path on portions of King Street and North Beauregard Street, upgrading sidewalks and landscaped buffers between the street and sidewalks, eliminating slip lanes and installing pedestrian signals and a new signal on North Beauregard Street at Branch Avenue. The improvements will increase capacity and safety through the corridor and result in a reduction in delay of 31% in the morning rush hour and 19% in the evening rush hour. The improvements also include pedestrian and bicycle accommodations depicted in the approved Comprehensive Transportation Master Plan.

BACKGROUND

This project is in the VDOT Six Year Plan and in the City Capital Improvement Program. It is fully funded with VDOT Urban funds.

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

City Charter Section 9.06 Case #2011-0001  
King Street/Beauregard Street Intersection Improvements

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 FY2000 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.

City staff has held numerous meetings with the community and the adjoining municipalities of Arlington and Fairfax Counties and their input has 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.

A resolution supporting the project was approved by City Council in March 2010. Since that time, staff has been working to finalize the construction documents.

## **II. RECOMMENDATION**

Staff recommends that the Planning Commission approve this request, finding that the proposal is consistent with Section 9.06 of the City Charter of Alexandria, Virginia, for the acquisition of public land.

### STAFF:

Richard Baier, P.E., Director, T&ES

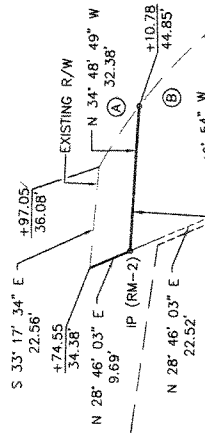
Emily A. Baker, P.E., Deputy Director of Engineering, T&ES

Maurice Daly, P.E., Division Chief – Engineering & Design, T&ES

Lisa Jaatinen, P.E., Civil Engineer IV, Engineering & Design

S 37° 37' 35.00" E

KING STREET  
R/W VARIES



GRADING AND TEMPORARY  
CONSTRUCTION EASEMENT

N. HAMPTON DRIVE  
R/W VARIES

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

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

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

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:

- 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 011.02 ((01)) PARCEL 05



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

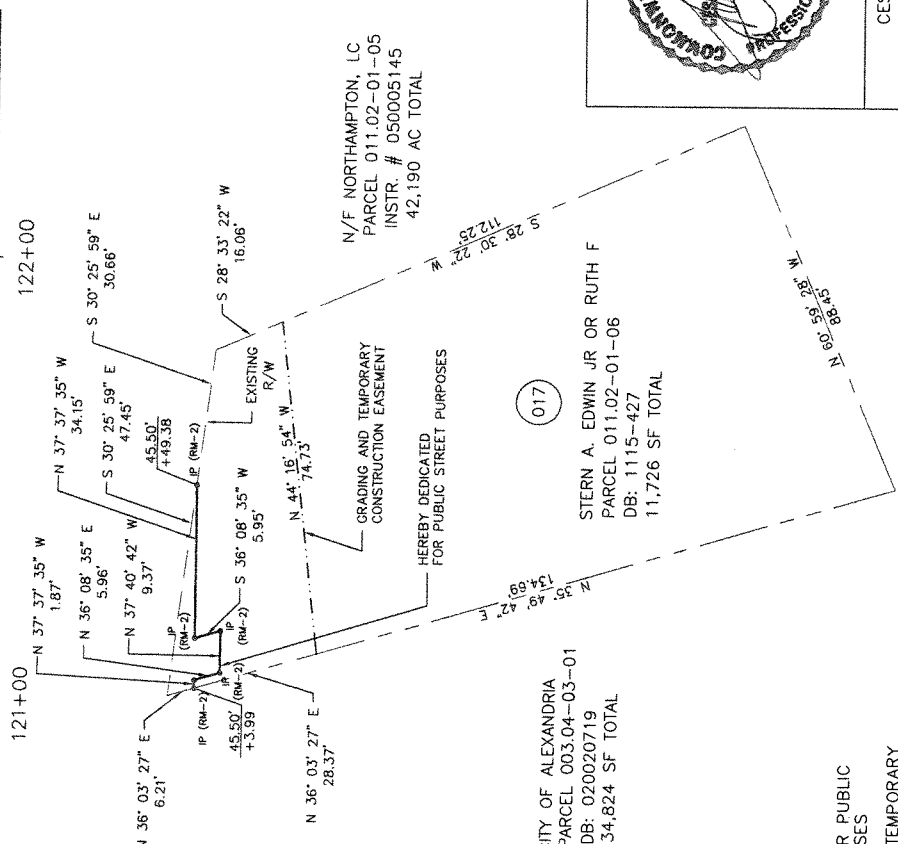
SCALE: 1"=25' DATE: 09/01/10 CADD BY: SM

**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

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

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS  
 CONTRACT (UPA) NUMBER: 08-04749  
 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 011.02-01-06

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

AREA TABULATION

- 189 SQ. FT. DEDICATION FOR PUBLIC STREET PURPOSES
- 1622 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.

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'

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

**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'

**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

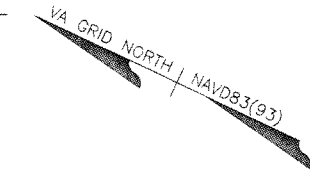
PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS  
 CONTRACT (UPA) NUMBER: 06-04749  
 VDOT PROJECT NUMBER: 0007-100-F04-R201

**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

CESAR VARGAS  
 VOLKERT INC.  
 ALEXANDRIA, VA  
 PROFESSIONAL ENGINEER



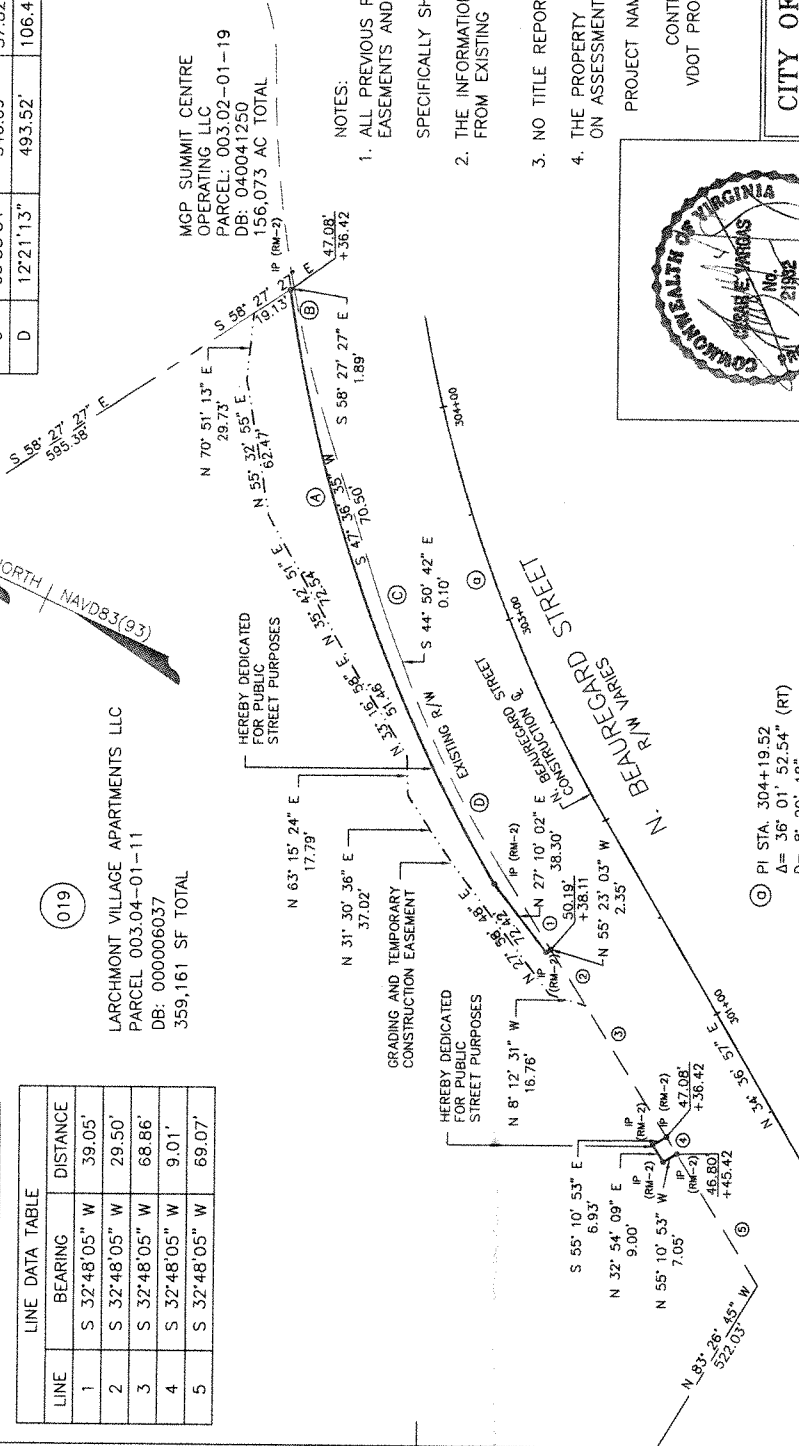
HEREBY DEDICATED FOR PUBLIC STREET PURPOSES

GRADING AND TEMPORARY CONSTRUCTION EASEMENT

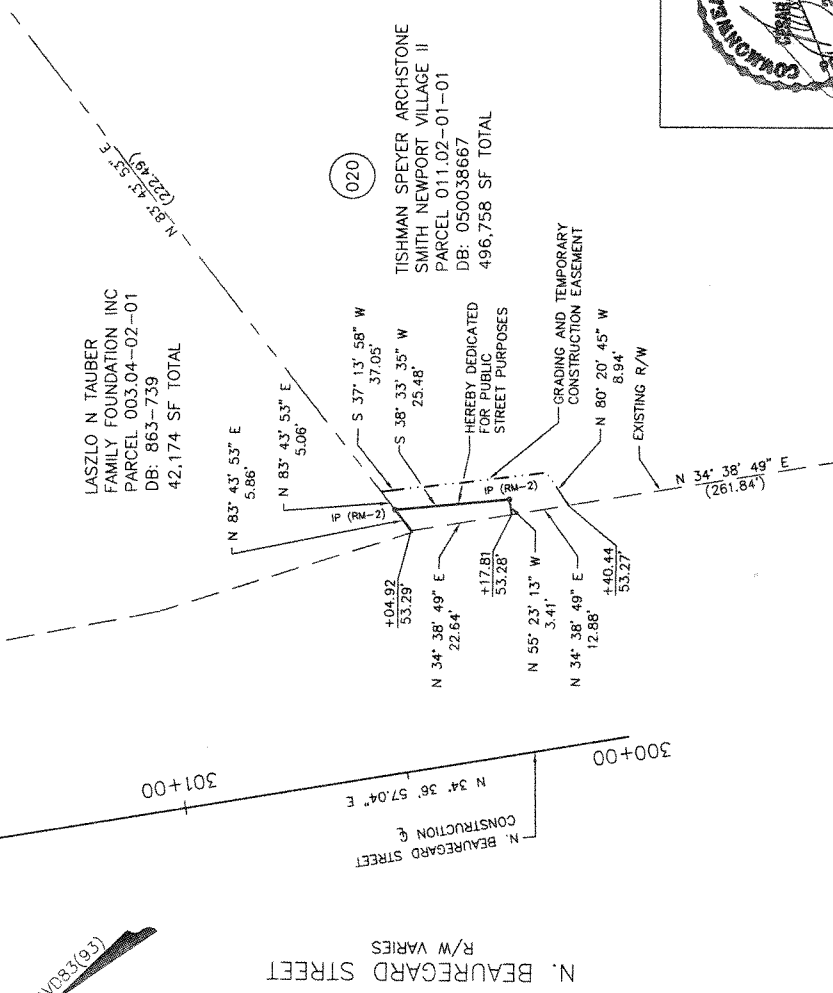
HEREBY DEDICATED FOR PUBLIC STREET PURPOSES

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

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



VA GRID NORTH 1145083(9.3)



020

LEGEND:

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

**RIGHT OF WAY PLANS**

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- NOTES:
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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

**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

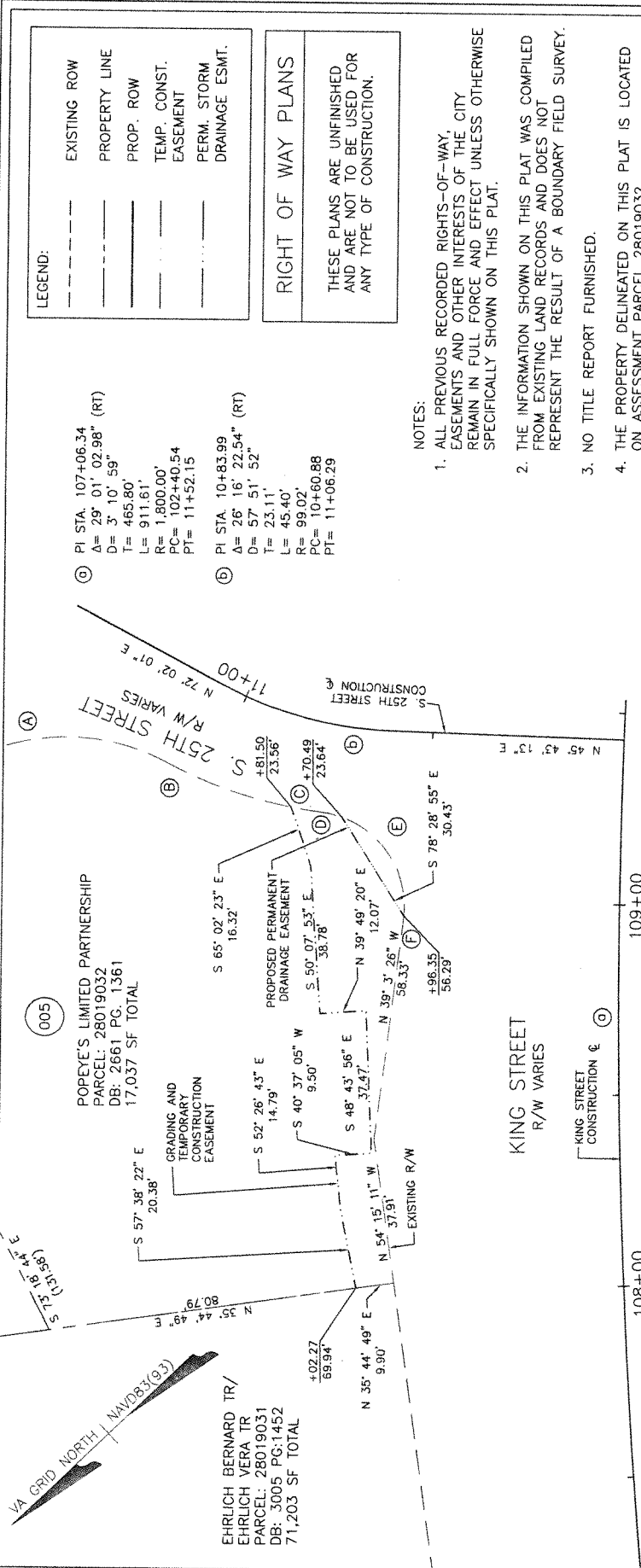
SCALE: 1"=25' DATE: 09/01/10 CADD BY: SM

CESAR VARGAS  
 VOLKERT INC.  
 ALEXANDRIA, VA  
 PROFESSIONAL ENGINEER

**AREA TABULATION**

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





**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	174°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	1°35'5"	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

**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

**LEGEND:**

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

**RIGHT OF WAY PLANS**

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- 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

PI STA. 107+06.34  
A= 29° 01' 02.98" (RT)  
D= 3' 10' 59"  
T= 465.80'  
L= 911.81'  
R= 1,800.00'  
PC= 102+40.54  
PT= 11+52.15

PI STA. 10+83.99  
A= 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

POPEY'S LIMITED PARTNERSHIP  
PARCEL: 28019032  
DB: 2661 PG. 1361  
17,037 SF TOTAL

EHRlich BERNARD TR/  
EHRlich VERA TR  
PARCEL: 28019031  
DB: 3005 PG:1452  
71,203 SF TOTAL

LEGEND:

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

**RIGHT OF WAY PLANS**

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Ⓒ 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  
 $E = 2.0\%$

**NOTES:**


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- NO TITLE REPORT FURNISHED.
- 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

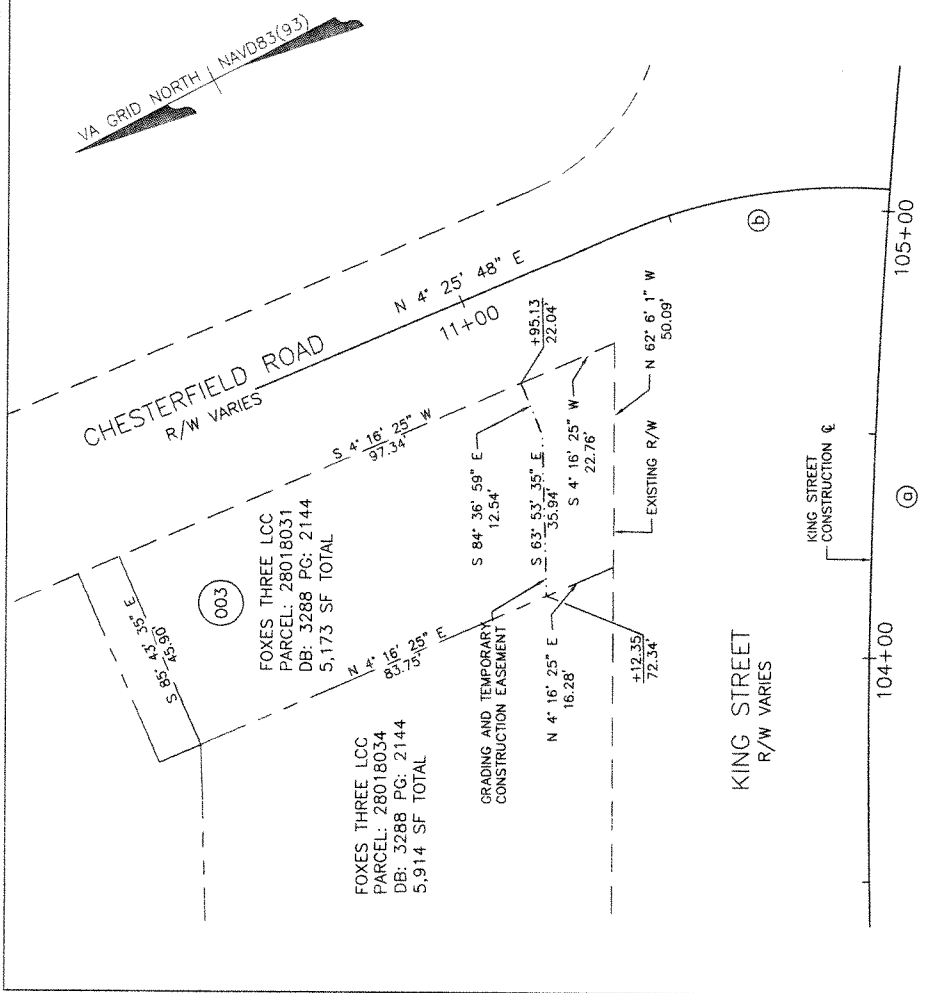
**CITY OF ALEXANDRIA, VIRGINIA**  
 DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES  
 OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 28018031

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



CESAR VARGAS  
 VOLKERT INC.  
 ALEXANDRIA, VA  
 PROFESSIONAL ENGINEER



**AREA TABULATION**

816 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

KING STREET CONSTRUCTION &

S 37° 37' 35.00" E

116+00

+46.82  
27.51'

IP (RM-2)

N 51° 22' 48"

92.73'

N 51° 22' 48"

130.03'

IP (RM-2)

N 51° 22' 48"

92.73'

N 51° 22' 48"

130.03'

IP (RM-2)

N 51° 22' 48"

92.73'

N 51° 22' 48"

130.03'

IP (RM-2)

N 51° 22' 48"

92.73'

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130.03'

IP (RM-2)

N 51° 22' 48"

92.73'

N 51° 22' 48"

130.03'

IP (RM-2)

N 51° 22' 48"

92.73'

N 51° 22' 48"

130.03'

IP (RM-2)

N 51° 22' 48"

92.73'

N 51° 22' 48"

130.03'

IP (RM-2)

N 51° 22' 48"

92.73'

N 51° 22' 48"

130.03'

S 37° 36' 21" E

31.72'

+78.54  
27.52'

EXISTING R/W

S 40° 25' 31" W

50.10'

IP (RM-2)

N 40° 25' 31" W

48.63'

IP (RM-2)

N 40° 25' 31" W

48.63'

IP (RM-2)

N 40° 25' 31" W

48.63'

IP (RM-2)

N 40° 25' 31" W

48.63'

IP (RM-2)

N 40° 25' 31" W

48.63'

IP (RM-2)

N 40° 25' 31" W

48.63'

IP (RM-2)

N 40° 25' 31" W

48.63'

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48.63'

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N 40° 25' 31" W

48.63'

IP (RM-2)

N 40° 25' 31" W

48.63'

IP (RM-2)

N 40° 25' 31" W

48.63'

IP (RM-2)

N 40° 25' 31" W

48.63'

IP (RM-2)

N 40° 25' 31" W

VA GRID NORTH NAVD83(93)

**LEGEND:**

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

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

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

**AREA TABULATION**

1049 SQ. FT. DEDICATION FOR PUBLIC STREET PURPOSES

5719 SQ. FT. GRADING AND TEMPORARY CONSTRUCTION EASEMENT

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

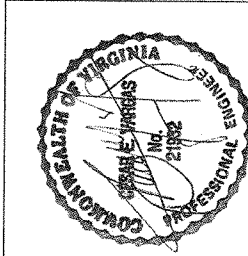
HEREBY DEDICATED FOR PUBLIC STREET PURPOSES

GRADING AND TEMPORARY CONSTRUCTION EASEMENT

013

LASLZO 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 07



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

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

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

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  
 $\Delta = 36^{\circ} 01' 52.54''$  (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

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:

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 ((022)) PARCEL 01



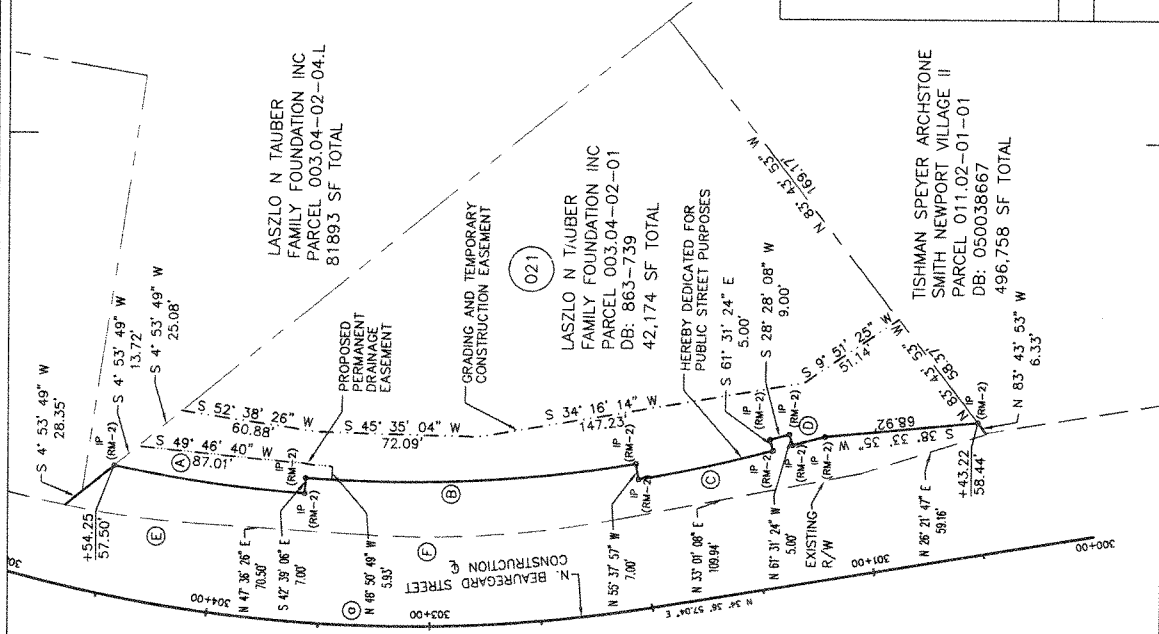
CESAR VARGAS  
 VOLKERT INC.  
 ALEXANDRIA, VA  
 PROFESSIONAL ENGINEER

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

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

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



VA GRID NORTH | NAVD83(93)

Ⓒ 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

RIGHT OF WAY PLANS

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

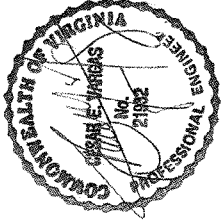
- NOTES:
1. ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
  2. THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
  3. NO TITLE REPORT FURNISHED.
  4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT PARCEL 28018034

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

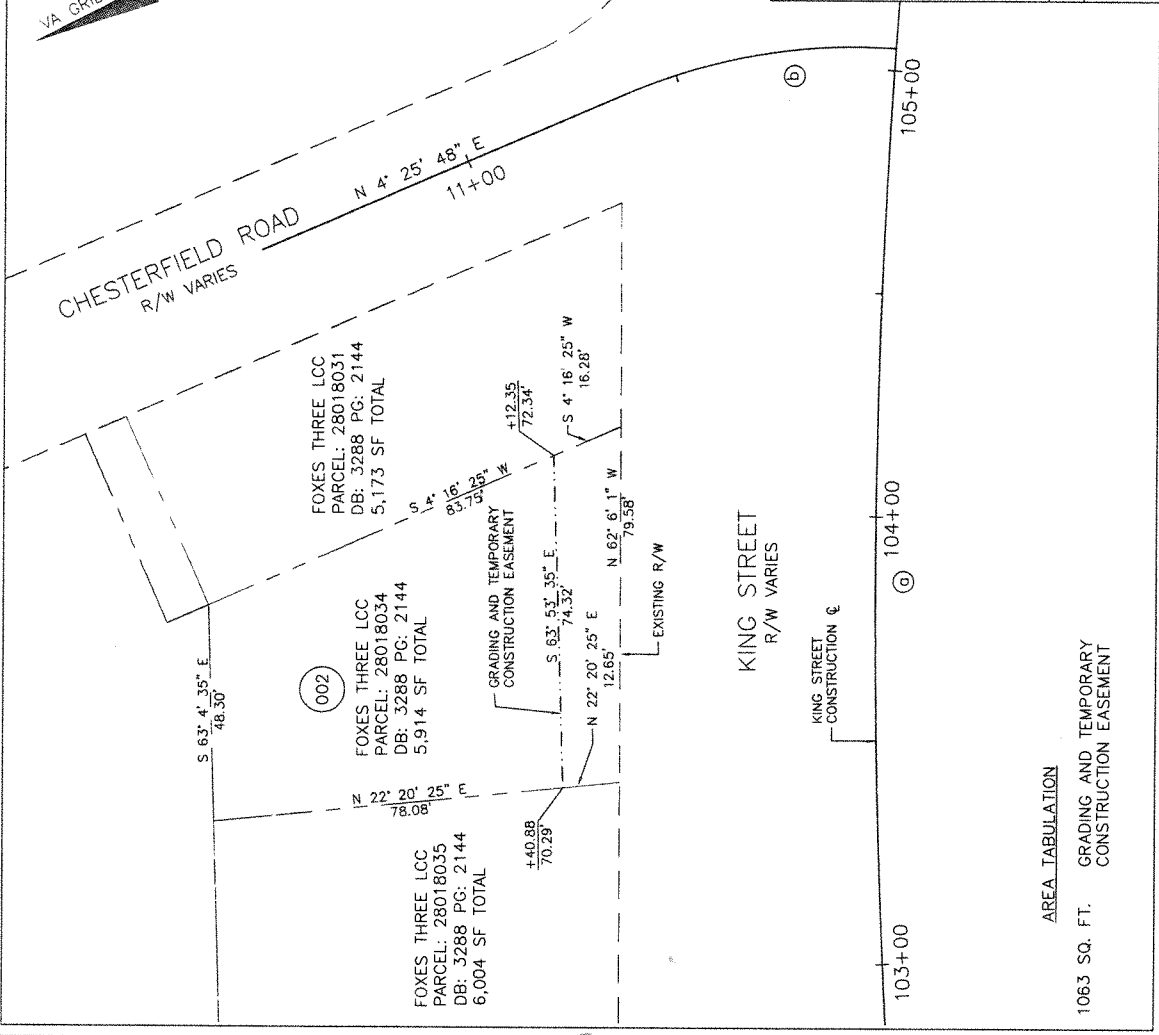
**CITY OF ALEXANDRIA, VIRGINIA**  
 DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES  
 OFFICE OF CAPITAL FACILITIES

PLAT SHOWING A GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 28018034

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



CESAR VARGAS  
 VOLKERT INC.  
 ALEXANDRIA, VA  
 PROFESSIONAL ENGINEER



13

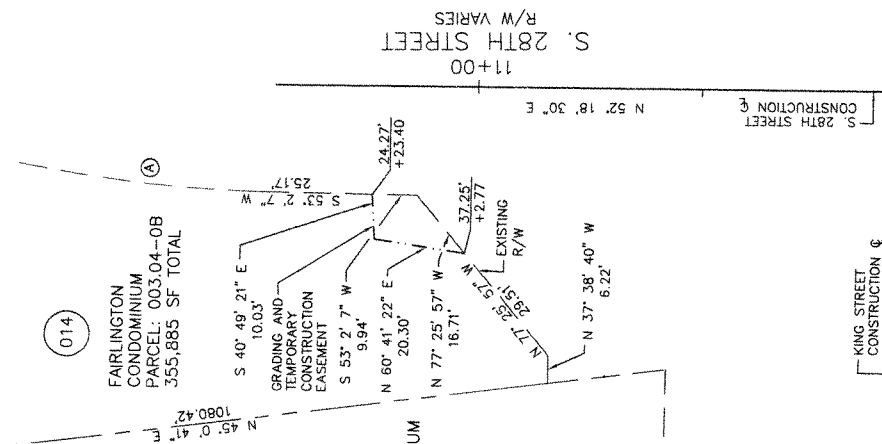
RIGHT OF WAY PLANS

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

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



AREA TABULATION  
163 SQ. FT. GRADING AND TEMPORARY CONSTRUCTION EASEMENT

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:
- 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
  - NO TITLE REPORT FURNISHED.
  - 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

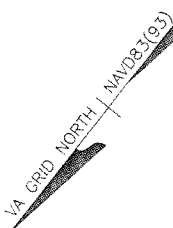
CITY OF ALEXANDRIA, VIRGINIA  
DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES  
OFFICE OF CAPITAL FACILITIES

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

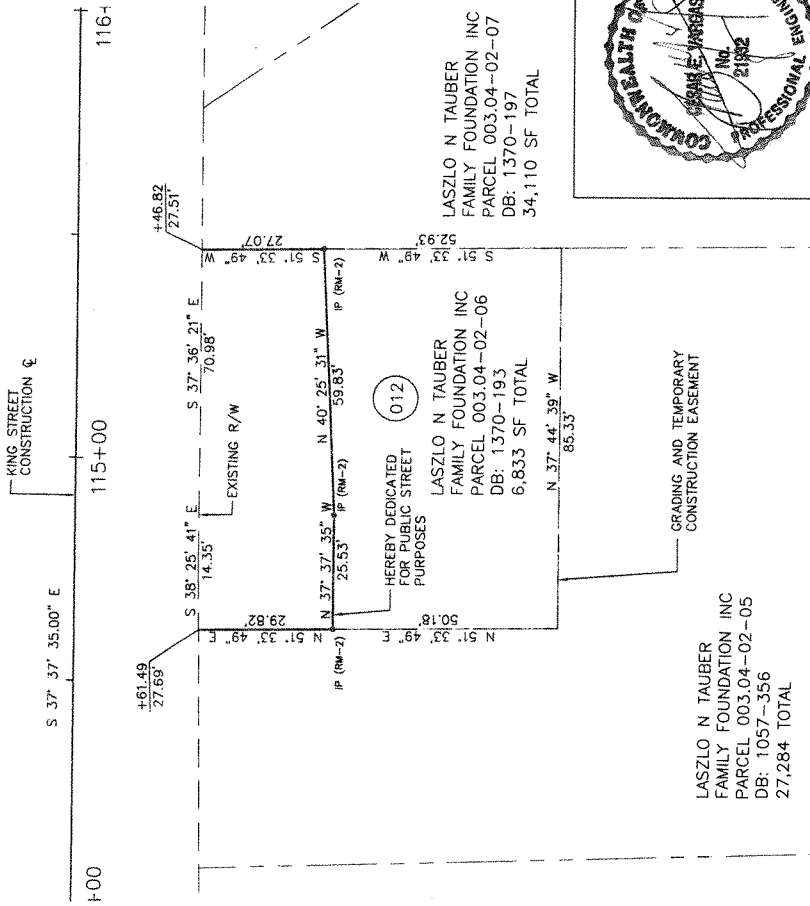
SCALE: 1"=25' DATE: 09/01/10 CADD BY: SM

**RIGHT OF WAY PLANS**

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



**KING STREET**  
R/W VARIES

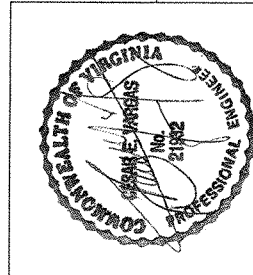


**LEGEND:**

- 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



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

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

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

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

LASZLO N TAUBER  
FAMILY FOUNDATION INC  
PARCEL 003.04-02-07  
DB: 1370-197  
34,110 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 003.04-02-05  
DB: 1057-356  
27,284 TOTAL

**AREA TABULATION**

**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	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.

ⓐ PI STA. 304+19.52  
 $\Delta = 36^\circ 01' 52.54"$  (RT)  
 $D = 8' 29' 18"$   
 $T = 219.52'$   
 $L = 424.48'$   
 $R = 675.00'$   
 $PC = 302+00.00$   
 $PT = 306+24.48$

**NOTES:**

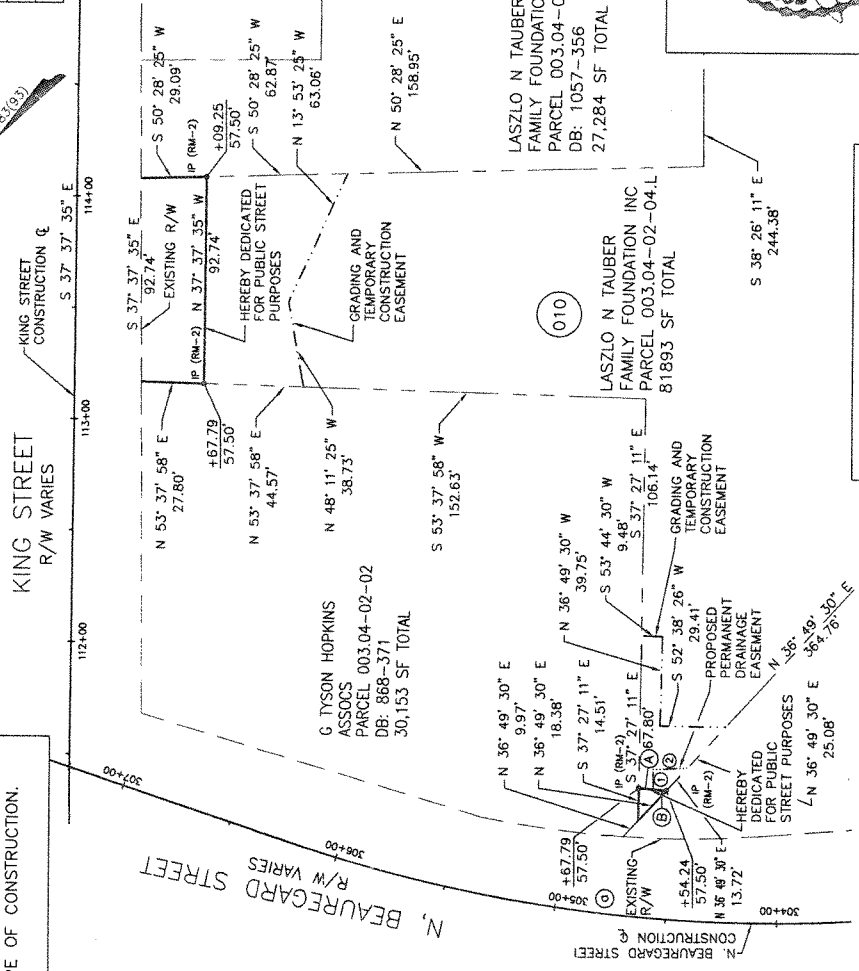
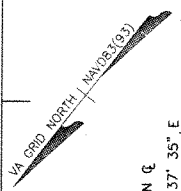
- ALL PREVIOUS RECORDED RIGHTS-OF-WAY EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
- THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
- NO TITLE REPORT FURNISHED.
- THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 003.04 (023) 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



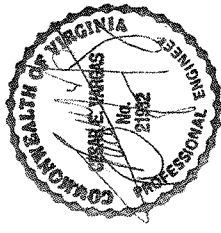
LASZLO N TAUBER  
 FAMILY FOUNDATION INC  
 PARCEL 003.04-02-05  
 DB: 1057-356  
 27,284 SF TOTAL

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

**LINE DATA TABLE**

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



CESAR VARGAS  
 VOLKERT INC.  
 ALEXANDRIA, VA  
 PROFESSIONAL ENGINEER

**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



**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	80°32'29"	25.00'	35.14'	40.60'	S 2° 38' 2" E	32.32'
B	24°45'35"	189.53'	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:**

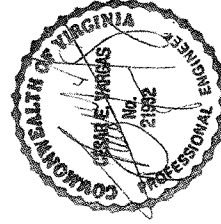
- ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
- THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
- 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: 08-04749  
 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 003.04-0A-00

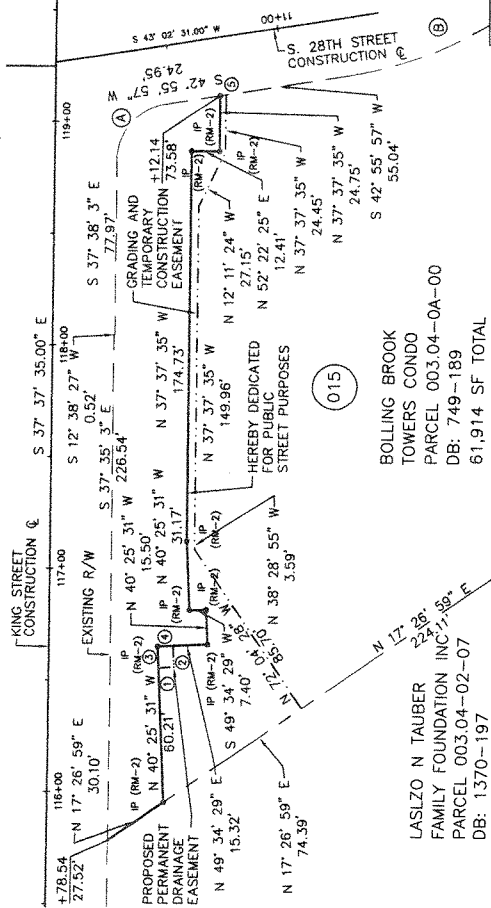
SCALE: 1"=50' DATE: 09/01/10 CADD BY: SM



CESAR VARGAS  
 VOLKERT INC.  
 ALEXANDRIA, VA  
 PROFESSIONAL ENGINEER

VA GRID NORTH | NAD 83 (93)

**KING STREET**  
 R/W VARIES



**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

S. 28TH STREET  
 R/W VARIES

**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 NAD83(93)

**KING STREET**  
R/W VARIES

KING STREET CONSTRUCTION E

S 37° 37' 35.00" E

114+00

115+00

116+1

S 38° 25' 41" E  
33.21'

N 37° 37' 35" W  
52.66'

57.50'  
+9.25'

57.50'  
+61.92'

57.50'  
+61.92'

57.50'  
+61.92'

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57.50'  
+61.92'

57.50'  
+61.92'

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

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

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

- 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 ((02)) 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 003.04-02-05

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

18

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:
- 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 (03) PARCEL 01

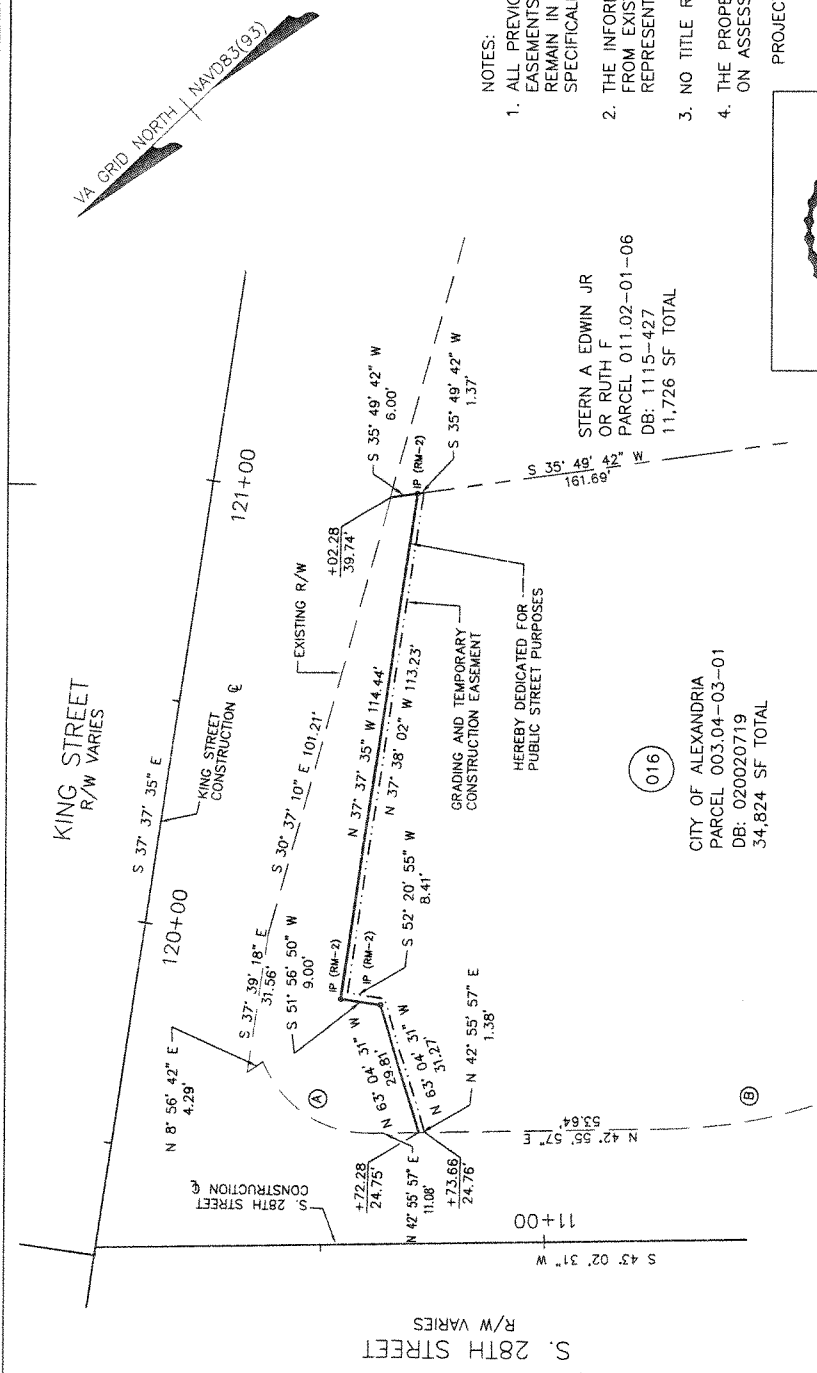
PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS  
 CONTRACT (UPA) NUMBER: 06-04749  
 VDOT PROJECT NUMBER: 0007-100-F04-R201

**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



AREA TABULATION

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'

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  
 - - - 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'	N 44°32'16" W	104.68'
B	13°44'60"	2,237.80'	537.03'	S 54°44'07" E	535.74'
C	00°15'17"	2,237.80'	9.95'	S 47°43'59" E	9.95'
D	01°58'60"	2,237.80'	77.46'	S 46°36'50" E	77.46'
E	25°54'51"	60.00'	27.14'	S 32°39'58" E	26.91'
F	30°01'29"	60.00'	31.44'	S 04°41'48" E	31.08'
G	54°53'32"	82.00'	78.56'	S 37°45'40" W	75.59'
H	10°34'07"	546.00'	100.71'	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

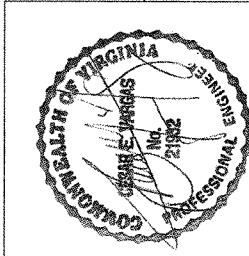
PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS  
 CONTRACT (UPA) NUMBER: 06-04749  
 VDOT PROJECT NUMBER: 0007-100-F04-R201

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

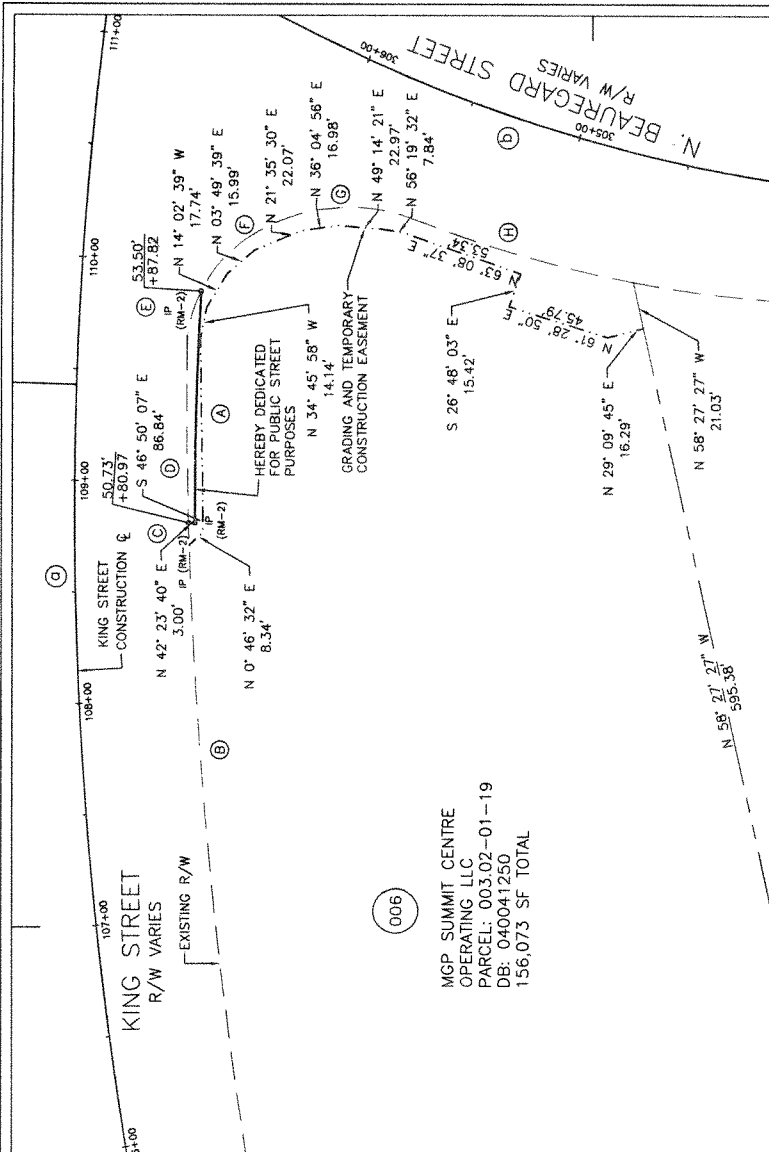
**AREA TABULATION**

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. 104+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

**CURVE DATA TABLE**

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

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

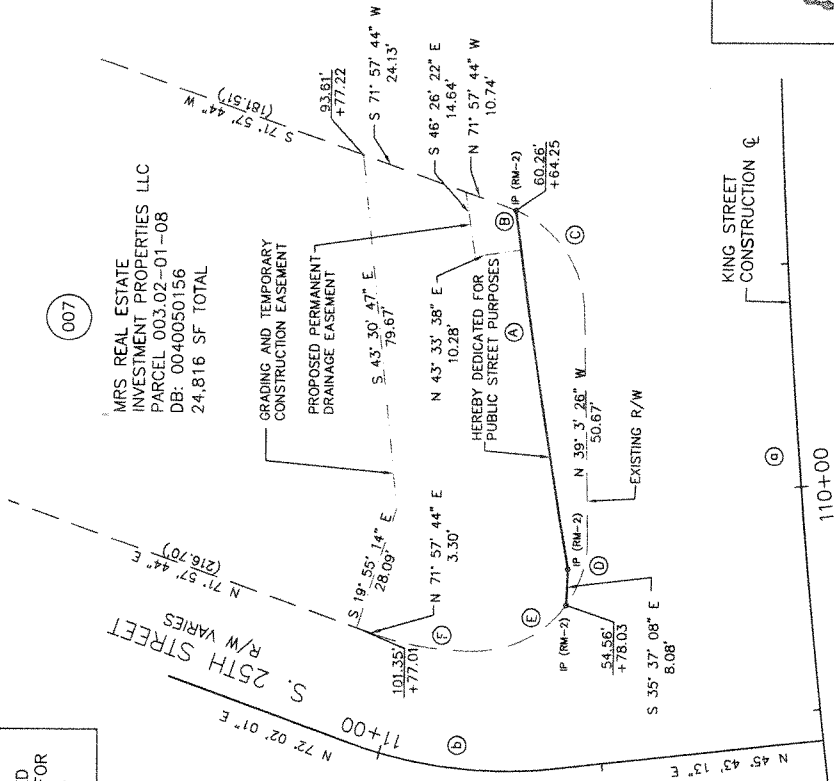
PLAT SHOWING A DEDICATION FOR PUBLIC STREET PURPOSES & GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 003.02-01-08

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



CESAR VARGAS

VOLKERT INC.  
 ALEXANDRIA, VA  
 PROFESSIONAL ENGINEER



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

S. 25TH STREET R/W VARIES

KING STREET R/W VARIES

LEGEND:

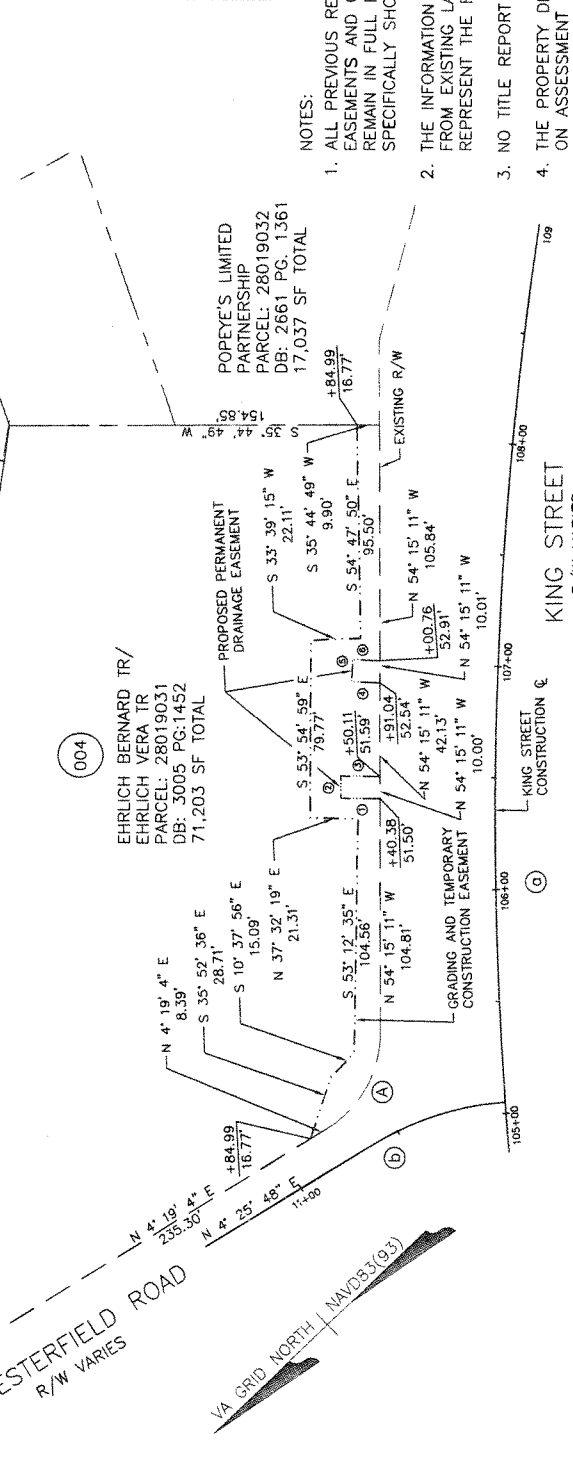
---	EXISTING ROW
---	PROPERTY LINE
---	PROP. ROW
---	TEMP. CONST. EASEMENT
---	PERM. STORM DRAINAGE ESMT.

**RIGHT OF WAY PLANS**

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

PI STA. 107+06.34  
 A= 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  
 A= 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



- 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

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

CEGAR VARGAS  
 VOLKERT INC.  
 ALEXANDRIA, VA  
 PROFESSIONAL ENGINEER

LINE DATA TABLE

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'

CURVE DATA TABLE

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'

**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

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

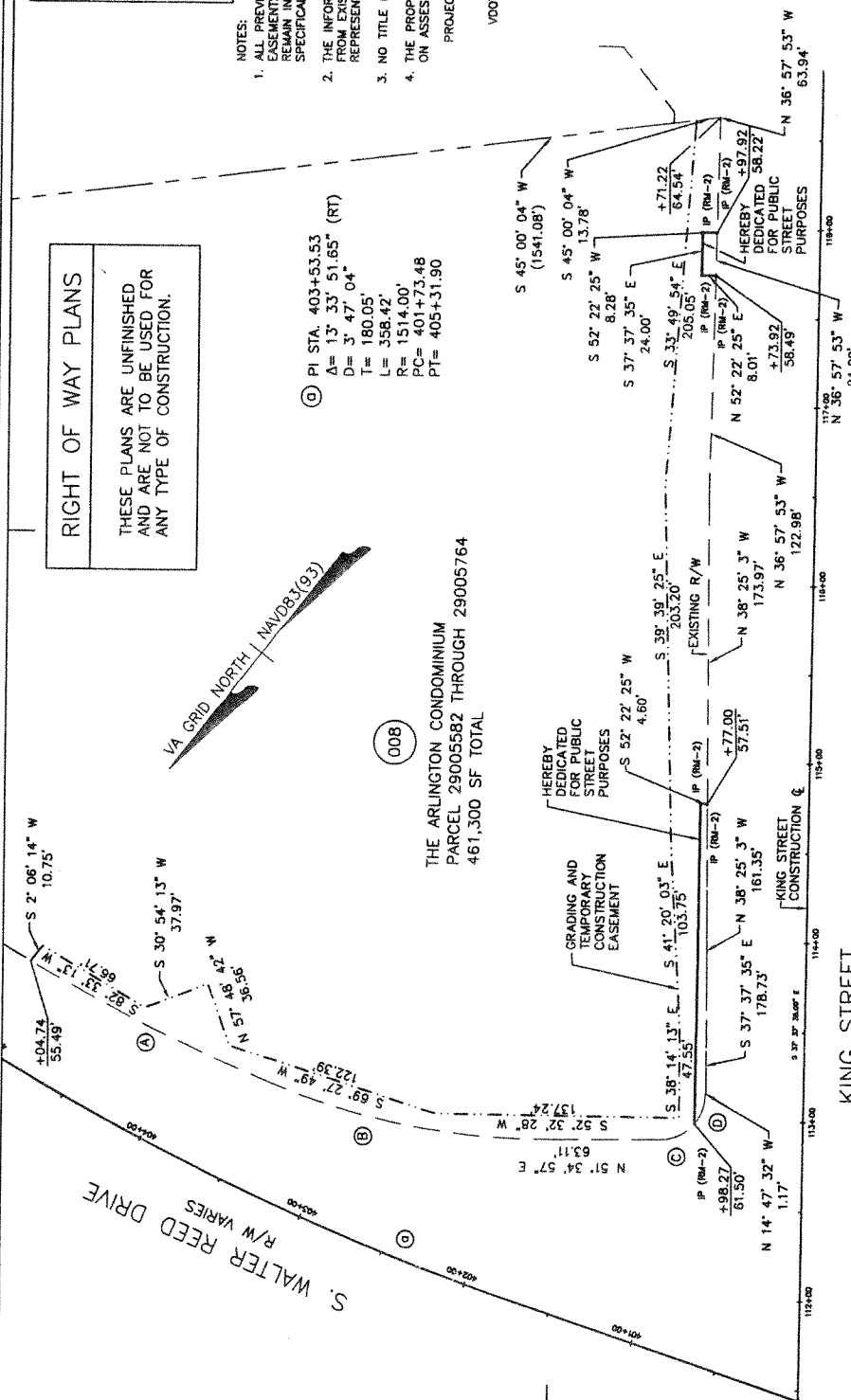
LEGEND:  
--- EXISTING ROW  
--- PROP. ROW  
--- TEMP. CONST.  
--- EASEMENT  
--- PROPERTY LINE

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: 08-04749  
VOOT PROJECT NUMBER: 0007-100-F04-R201

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

Ⓒ PI STA. 403+53.53  
A= 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

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



CURVE DATA TABLE

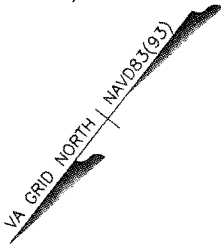
CURVE	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
A	10°29'7"	1040.00'	190.32'	95.43'	N 79°16'34" E	190.06'
B	22°27'3"	410.00'	160.65'	81.37'	N 62°48'29" E	159.63'
C	49°30'58"	25.00'	21.61'	11.53'	N 26°49'28" E	20.94'
D	40°29'2"	25.00'	17.66'	9.22'	N 18°10'32" W	17.30'

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

KING STREET  
R/W VARIES

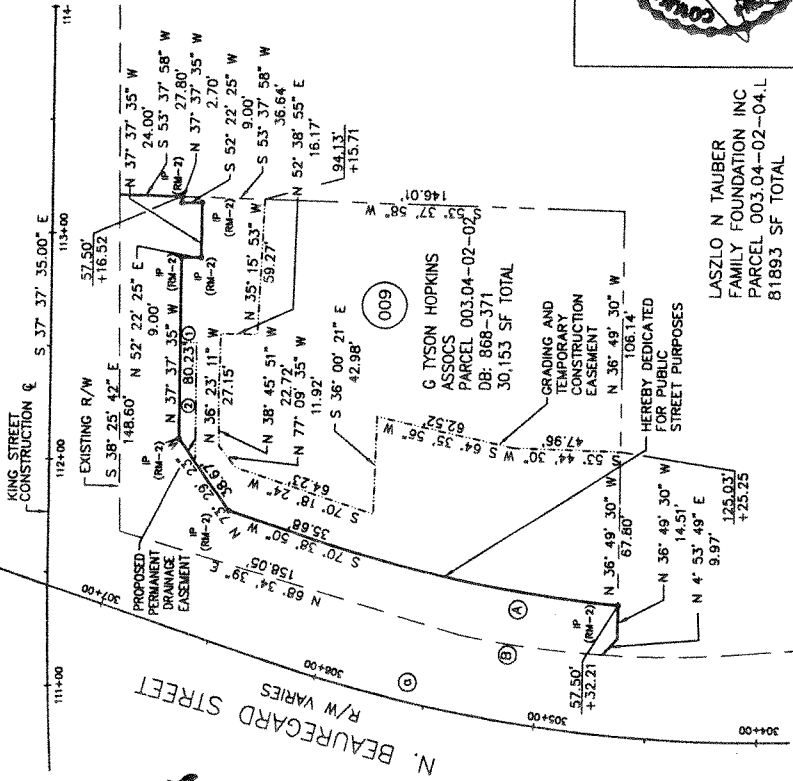
**RIGHT OF WAY PLANS**

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



① Pk STA. 304+19.52  
 A= 36° 01' 52.54" (RT)  
 D= 8' 29' 18"  
 T= 219.52'  
 L= 424.48'  
 R= 675.00'  
 PC= 302+00.00  
 PI= 306+24.48

**KING STREET**  
 R/W VARIES



**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

**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:**

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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 003.04 ((02)) PARCEL 02



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

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



⊙ 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= 111+52.15

VA GRID NORTH | NAVD83(93)

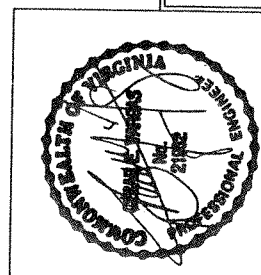
LEGEND:

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

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 28018035

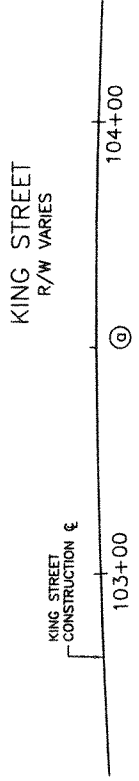
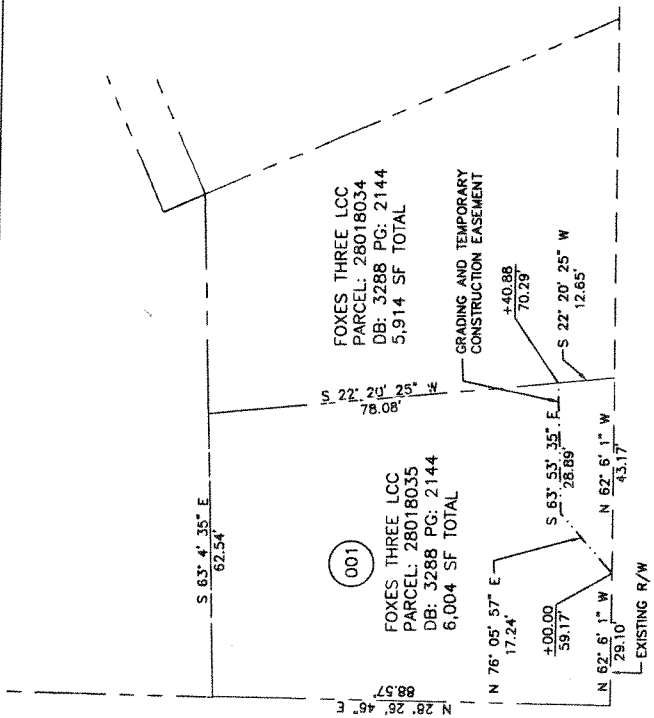


CESAR VARGAS  
 VOLKERT INC.  
 ALEXANDRIA, VA  
 PROFESSIONAL ENGINEER

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

PLAT SHOWING A GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 28018035

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



AREA TABULATION

426 SQ. FT. GRADING AND TEMPORARY CONSTRUCTION EASEMENT

My name is Stephen Kauffman  
3450 N. Beauregard St.  
Alexandria, Va. 22302

I am here tonight to address item 6 on tonight's agenda, namely the acquisition of land for the planned King and Beauregard project. I am opposed to the purchase of easements for this project as this plan will replace one half of a parking lot used for a primary care medical practice with a bicycle path that will not contribute anything to the impending traffic nightmare that will occur when the BRAC building at the Marc Center becomes operational.

I am also here for several other reasons. First, I am a physician that has been working in the Alexandria area for forty-five years and at the present location 3450 N. Beauregard Street for 29 years. Next, I am a small Business owner who employs 30 people of diverse backgrounds that may face a period of unemployment. I am also a real estate owner, The Beauregard Medical Building and I am a taxpayer that would hate to see 11 million dollars wasted on a project that will prove to be obsolete before it is finished.

It states in the notice for tonight's meeting that this project has been coordinated with Arlington County. It seems that Alexandria and Arlington do not agree as to what constitutes a bicycle path. Arlington feels that "on street space" is adequate for this purpose. Perhaps they feel that the taking of citizens' property for this is not in the best interests of the County or its taxpayers. You might want to consult with them some more to find out why they feel this way.

You should be aware that the continuation of this path on the east side of Beauregard up to Seminary Rd. would be an expensive and extensive undertaking, because there is not enough flat land to do this.

Another thing that our public servants have not been truthful about is the use and necessity of slip lanes. If you read, what they stated as the reason for wanting to eliminate the slip lanes going from King to Beauregard and from King to Walter Reed you will see that they really do not know what they are talking about. They state that they present a hazard to pedestrians.

If that is true, why has the project at Seminary and Beauregard seen the widening and improvement of slip lanes on the southwest and northeast corners of Seminary and Beauregard? Has the city no regard for the employees of the new BRAC building? Your statement that these are unsafe will leave the city open for a huge lawsuit if someone gets injured at this site.

It has been stated in the public record and the transcript of the last public hearing on this matter that there will be no taking of any business and that the Beauregard Medical Center will be assured adequate parking for its patients and employees.

To date we have not been presented with any plans for our survival as a treatment facility where patients with wheelchairs, walkers and other special needs will be accommodated. All that we have seen is plans for our destruction.

I think it is time for you to consider the needs of thousands of our patients and decide whether a bicycle path will be more important to the requirements of our aging population verses a medical practice that has treated well over 100,000 individuals in the past 30 years.

If after my objections, you vote to go ahead with the acquisition of land, as property owners of Beauregard Medical Center, we want to be apprised of any negotiations and meetings with the Tauber Foundation as we have an agreement with them on parking in that area.

Thank you.