

DOCKET ITEM #6
City Charter Section 9.06 Case #2011-0001
King Street/Beauregard Street Intersection Improvements

CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

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

PROPOSED RIGHT OF WAY



LEGEND:
Existing Right of Way and Property Line
Proposed Right of Way
Proposed Temporary Easement

NOTE:
ADDITIONAL EASEMENTS FOR UTILITY RELOCATIONS MAY BE REQUIRED BEYOND THE PROPOSED RIGHT OF WAY LIMITS SHOWN ON THIS DRAWING.

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.

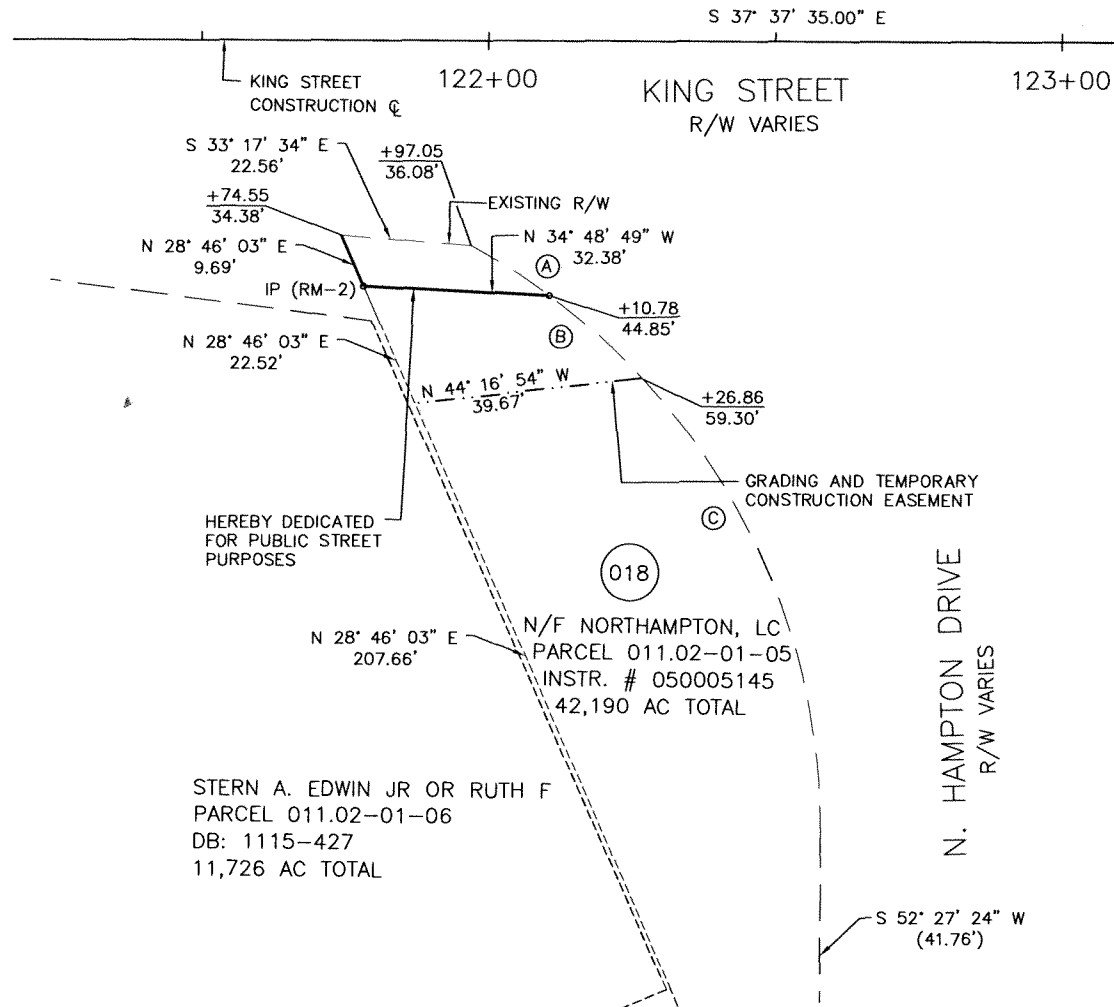
STAFF:

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



LEGEND:

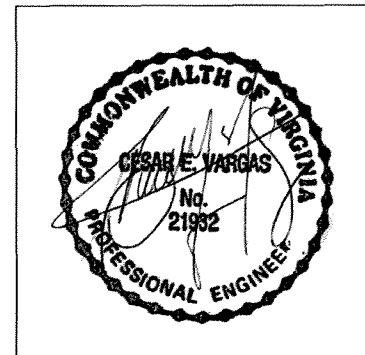
-----	EXISTING ROW
—————	PROP. ROW
- - - - -	TEMP. CONST. EASEMENT
—————	PROPERTY LINE

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

07

RIGHT OF WAY PLANS

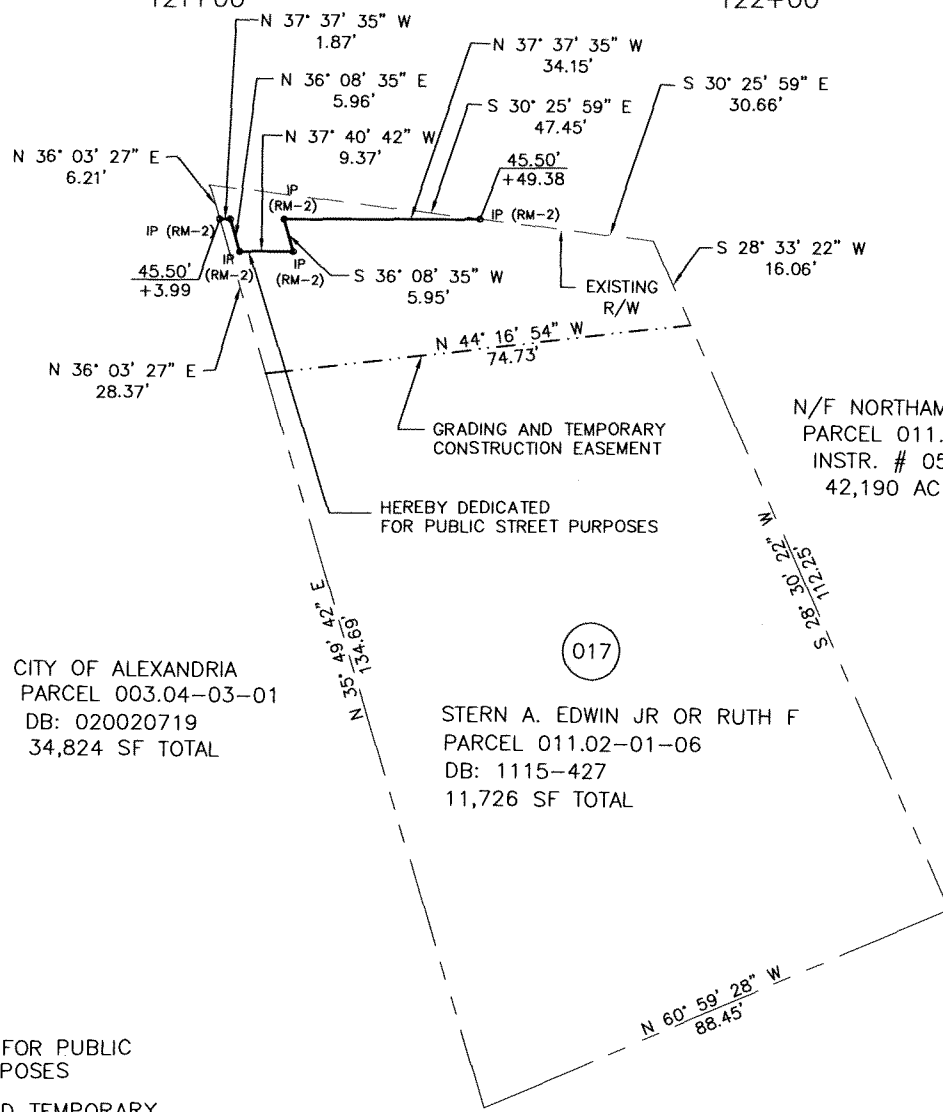
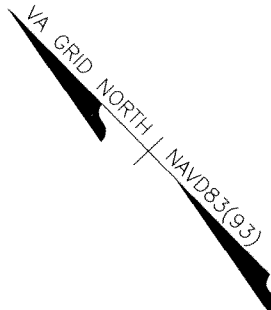
THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

LEGEND:

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

KING STREET
CONSTRUCTION ϕ
KING STREET
R/W VARIES

S 37° 37' 35.00" E
121+00
122+00



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 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

CEGAR VARGAS
No. 21932

CEGAR 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

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

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 PURPOSES & GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 003.04-01-11

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



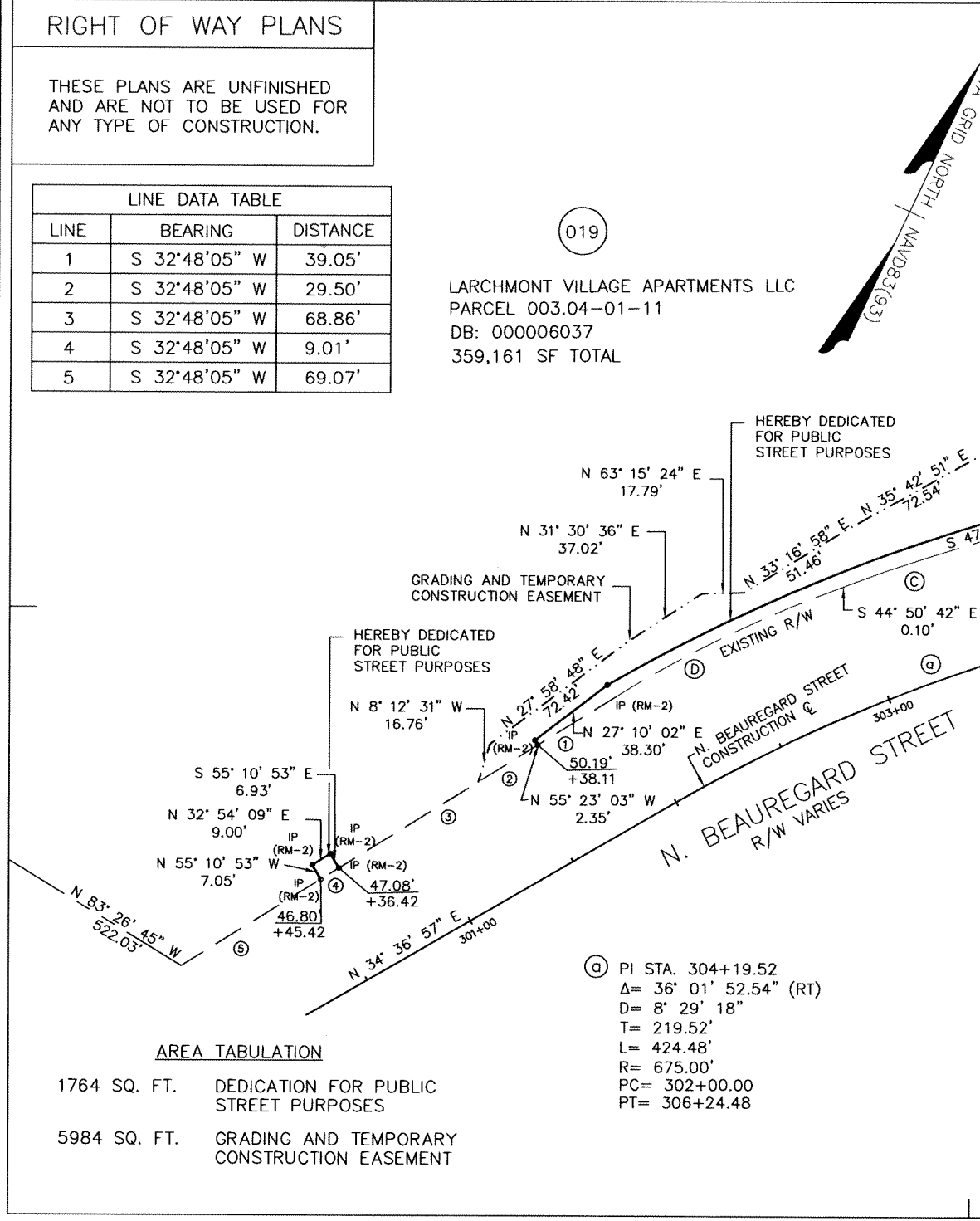
CESAR VARGAS

VOLKERT INC.
 ALEXANDRIA, VA
 PROFESSIONAL ENGINEER

ⓐ 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

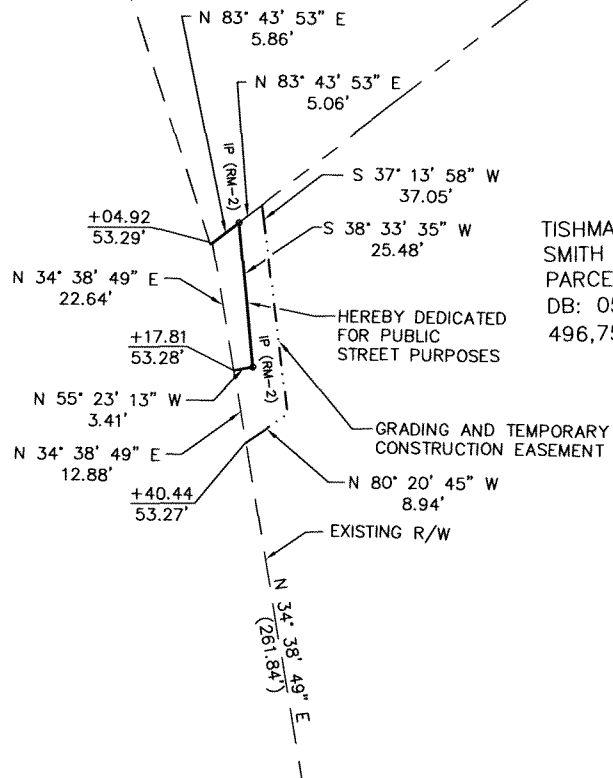
N. BEAUREGARD STREET
CONSTRUCTION &
N 34° 36' 57.04" E
301+00
300+00

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

N 83° 43' 53" E
(222.49)

020

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



LEGEND:

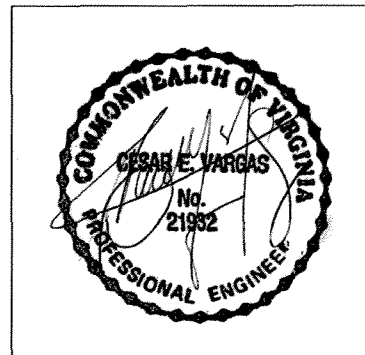
-----	EXISTING ROW
—————	PROP. ROW
-----	TEMP. CONST. EASEMENT
-----	PROPERTY LINE

RIGHT OF WAY PLANS

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 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

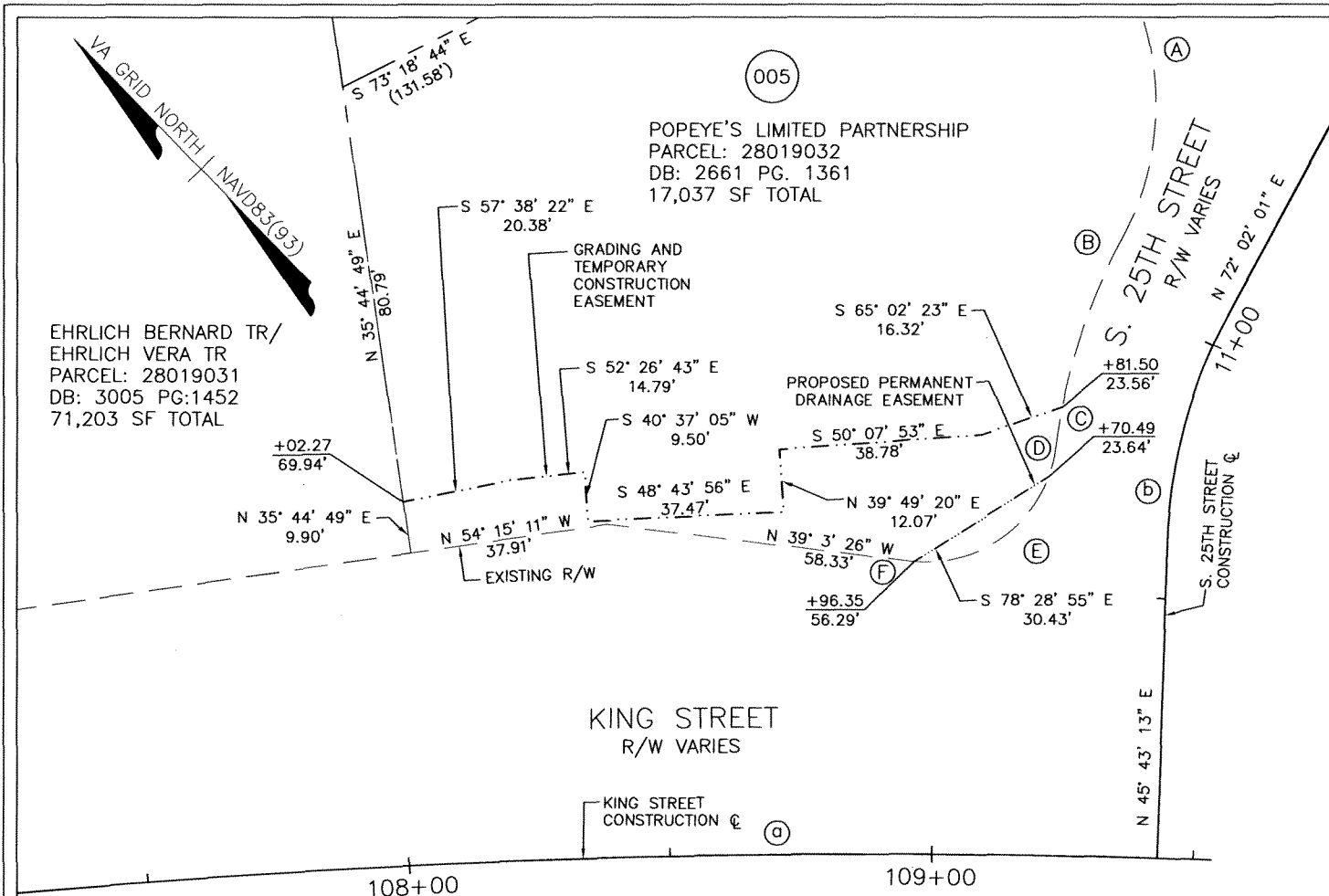
CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF TRANSPORTATION
AND ENVIRONMENTAL SERVICES
OFFICE OF CAPITAL FACILITIES

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

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

AREA TABULATION

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



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

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

LEGEND:

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

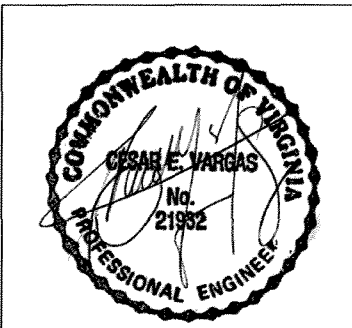
RIGHT OF WAY PLANS

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- (A) 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
- (B) 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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 3. NO TITLE REPORT FURNISHED.
 4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT PARCEL 28019032

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



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VOLKERT INC.
ALEXANDRIA, VA
PROFESSIONAL ENGINEER

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

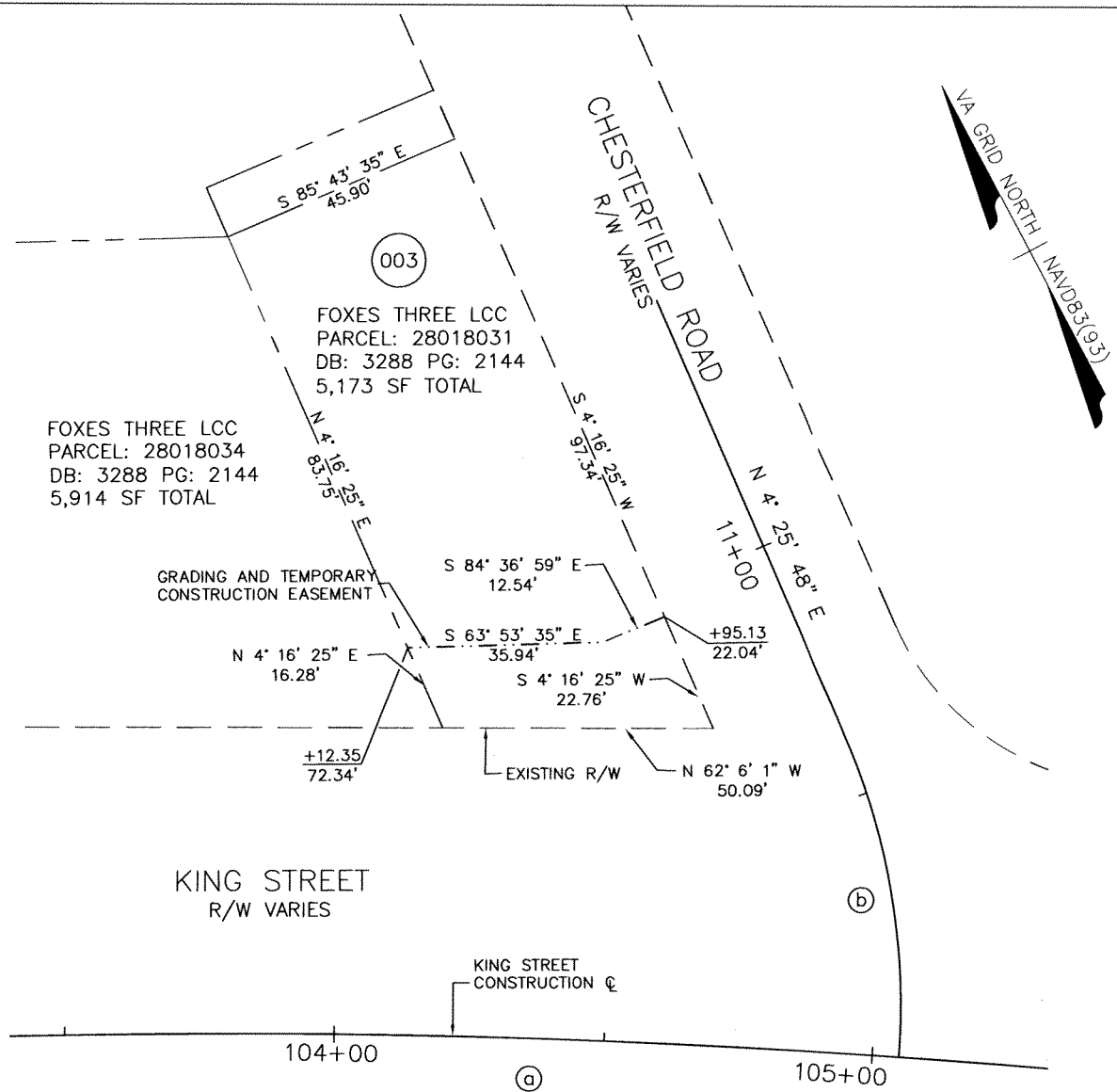
PLAT SHOWING A GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 28019032
SCALE: 1"=25' | DATE: 06/23/10 | CADD BY: PO

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



ⓐ 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:

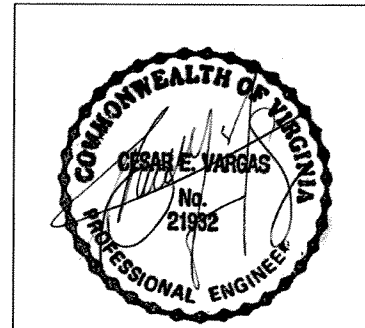
-----	EXISTING ROW
-----	PROPERTY LINE
-----	PROP. ROW
-----	TEMP. CONST. EASEMENT

RIGHT OF WAY PLANS

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 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



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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

RIGHT OF WAY PLANS

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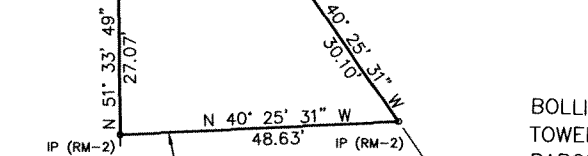
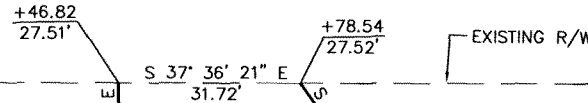
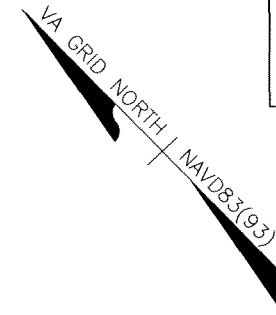
KING STREET
R/W VARIES

KING STREET
CONSTRUCTION ϕ
S 37° 37' 35.00" E

116+00

LEGEND:

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



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

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

HEREBY DEDICATED
FOR PUBLIC STREET PURPOSES

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

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.
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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



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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

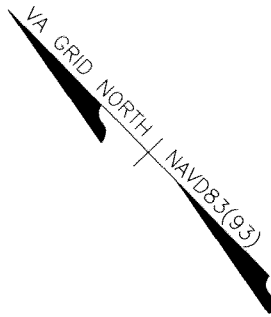
AREA TABULATION

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.

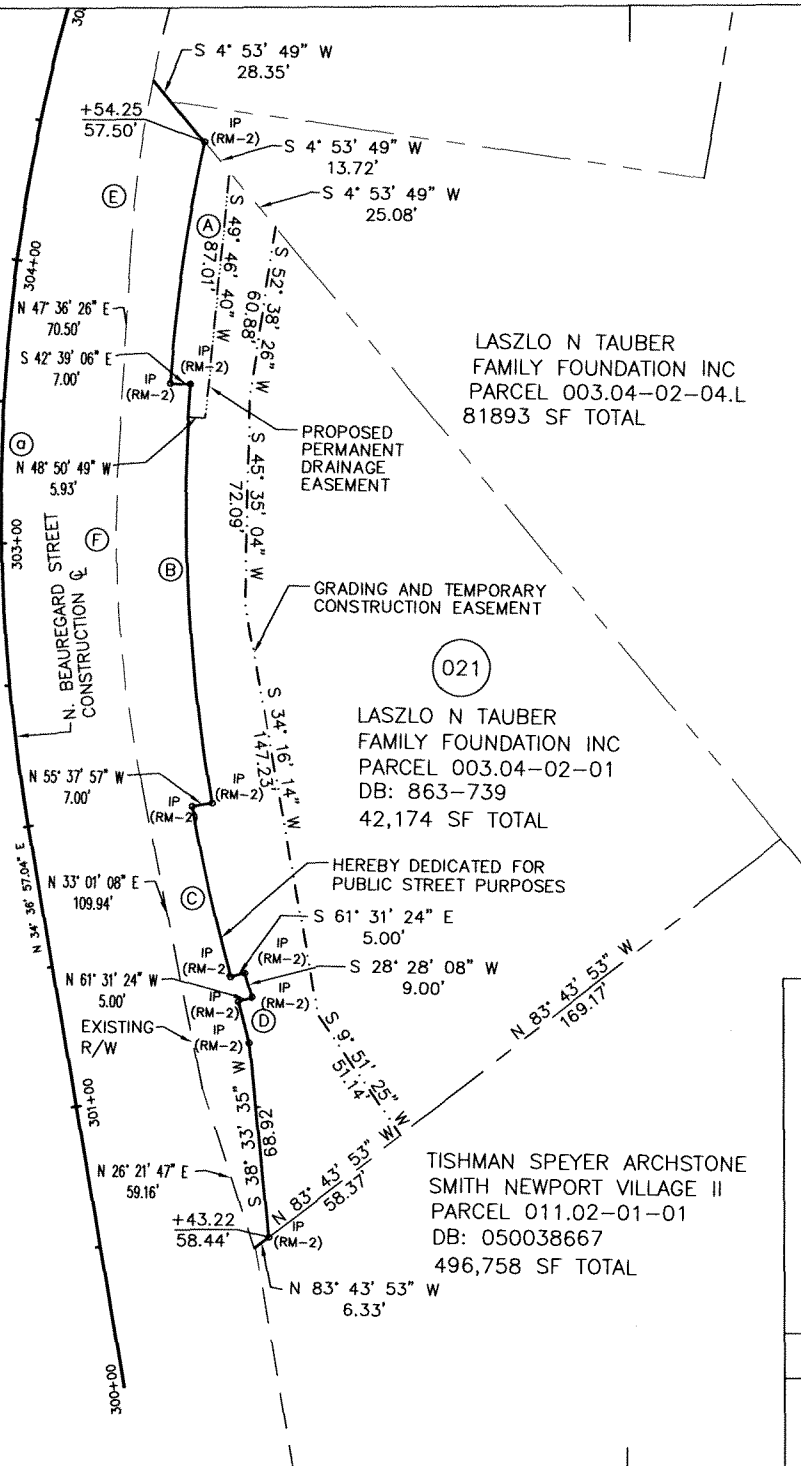


N. BEAUREGARD STREET
R/W VARIES

Ⓐ 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

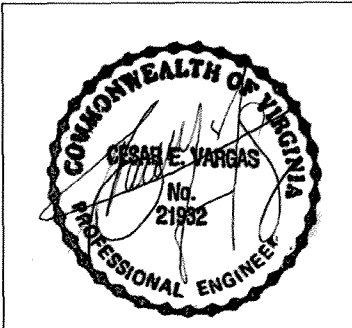


CURVE DATA TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
A	7°57'30"	617.50'	85.77'	42.95'	S 52°13'03" W	85.70'
B	13°52'51"	610.50'	147.90'	74.32'	S 41°18'29" W	147.54'
C	5°41'19"	617.50'	61.31'	30.68'	S 31°31'24" W	61.28'
D	1°03'08"	821.50'	15.09'	7.54'	S 29°12'43" W	15.09'
E	7°51'08"	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:
- 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 01

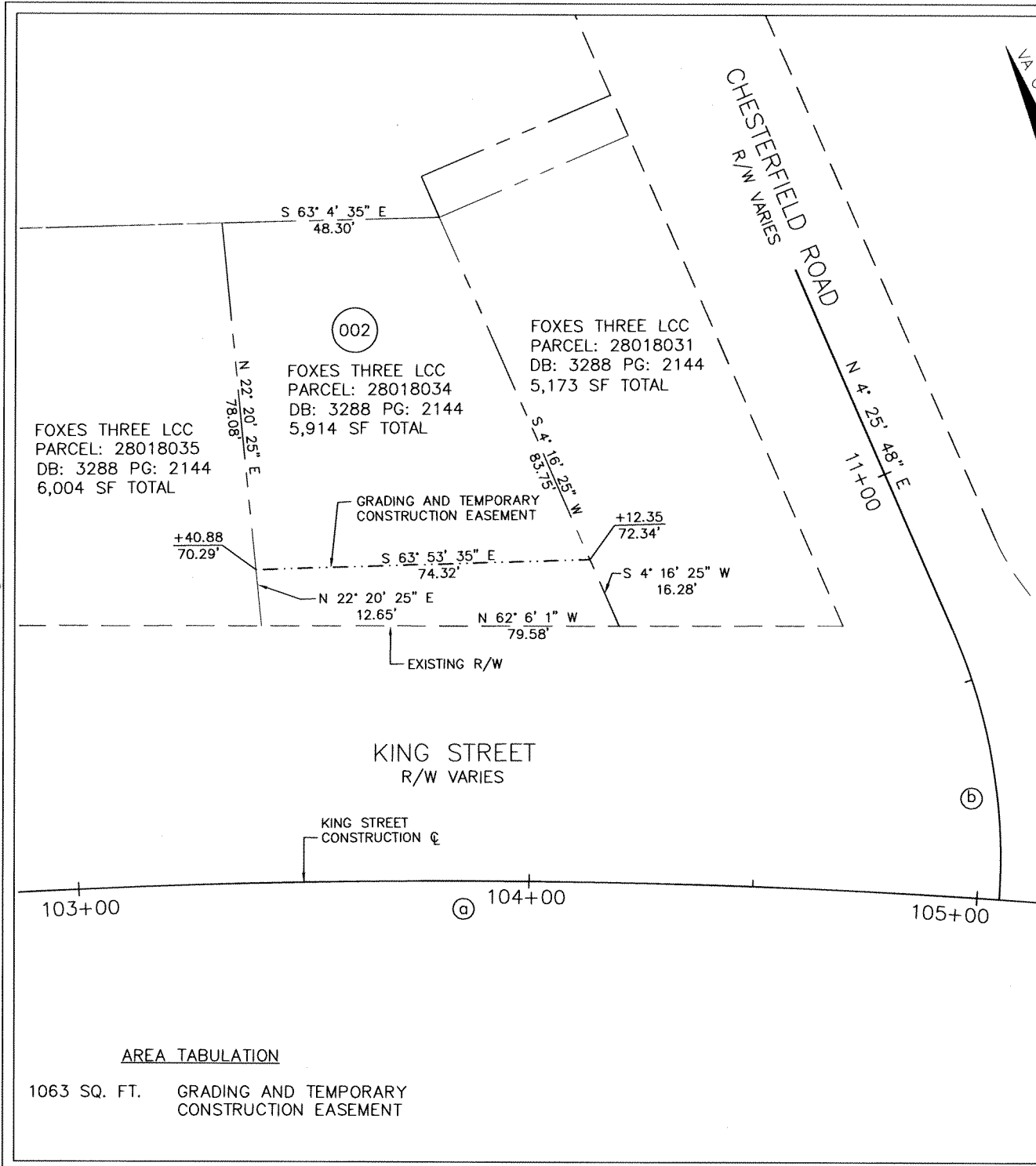
PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
 CONTRACT (UPA) NUMBER: 06-04749
 VDOT PROJECT NUMBER: 0007-100-F04-R201



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



FOXES THREE LCC
PARCEL: 28018035
DB: 3288 PG: 2144
6,004 SF TOTAL

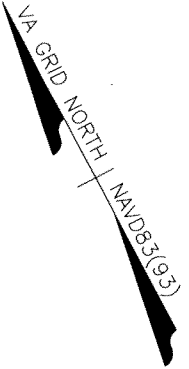
FOXES THREE LCC
PARCEL: 28018034
DB: 3288 PG: 2144
5,914 SF TOTAL

FOXES THREE LCC
PARCEL: 28018031
DB: 3288 PG: 2144
5,173 SF TOTAL

GRADING AND TEMPORARY
CONSTRUCTION EASEMENT

KING STREET
R/W VARIES

CHESTERFIELD ROAD
R/W VARIES



Ⓐ 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

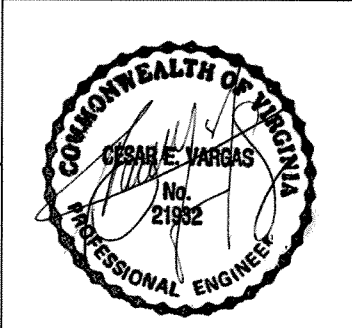
RIGHT OF WAY PLANS

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



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

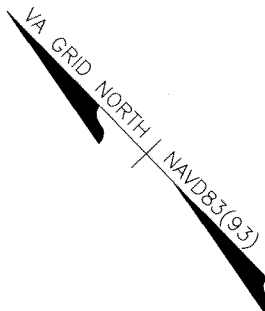
SCALE: 1"=25' | DATE: 09/01/10 | CADD BY: SM

AREA TABULATION

1063 SQ. FT. GRADING AND TEMPORARY
CONSTRUCTION EASEMENT

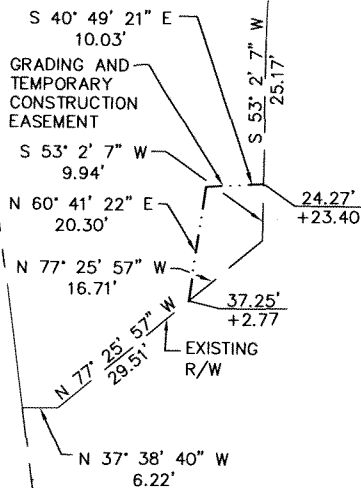
RIGHT OF WAY PLANS

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



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

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



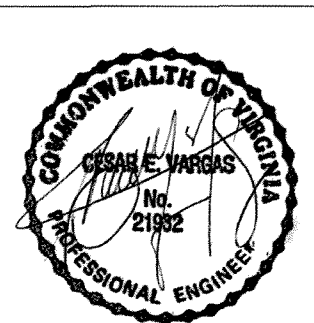
CURVE DATA TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
A	26°59'58"	315.24'	148.55'	75.68'	N 67°7'44" E	147.18'

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

119+00

S. 28TH STREET CONSTRUCTION

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

RIGHT OF WAY PLANS

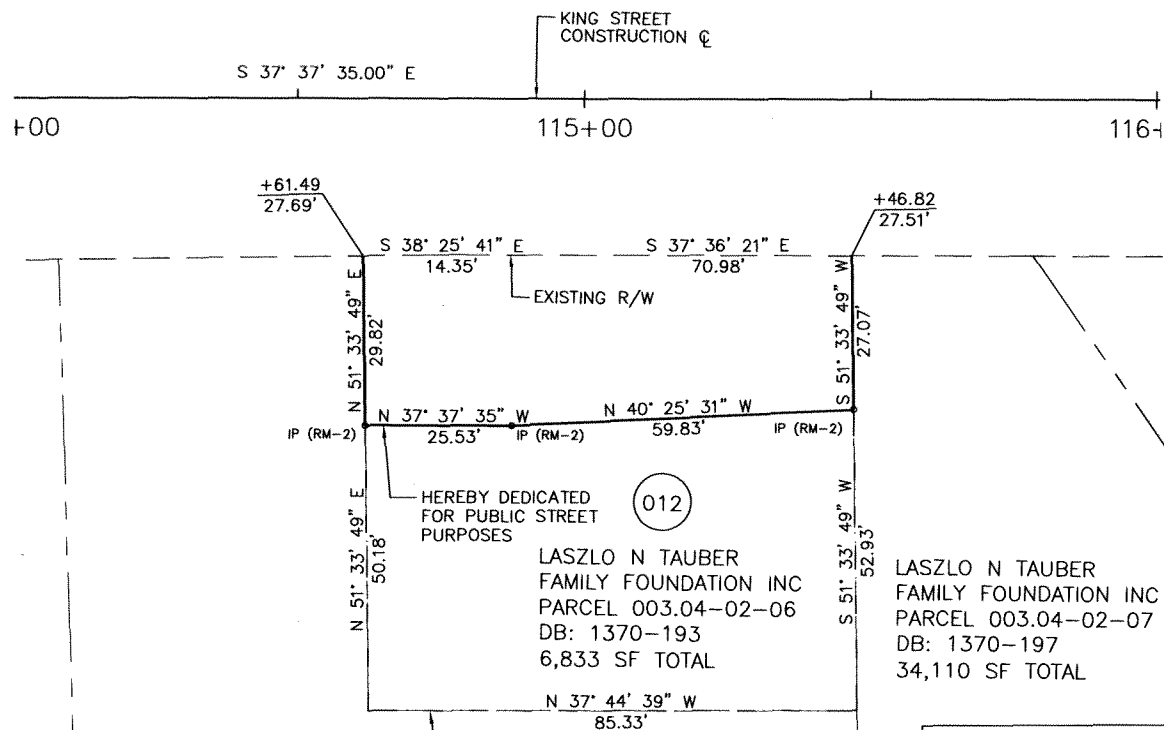
THESE PLANS ARE UNFINISHED
AND ARE NOT TO BE USED FOR
ANY TYPE OF CONSTRUCTION.

**KING STREET
R/W VARIES**

LEGEND:

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

VA GRID NORTH / NAVD83(93)



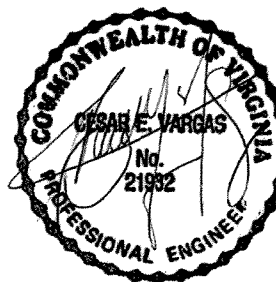
NOTES:

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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 06

GRADING AND TEMPORARY CONSTRUCTION EASEMENT

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

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

AREA TABULATION

- 2472 SQ. FT. DEDICATION FOR PUBLIC STREET PURPOSES
- 4362 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 CL

VA GRID NORTH | NAVD83(93)

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:

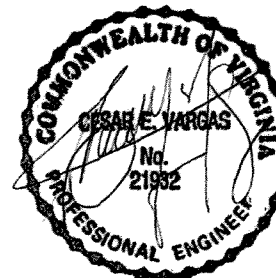
- EXISTING ROW
- _____ PROP. ROW
- TEMP. CONST. EASEMENT
- PROPERTY LINE
- PERM. STORM DRAINAGE ESMT.

⊙ PI STA. 304+19.52
 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

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 04.L

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 003.04-02-04.L

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

N, BEAUREGARD STREET
R/W VARIES

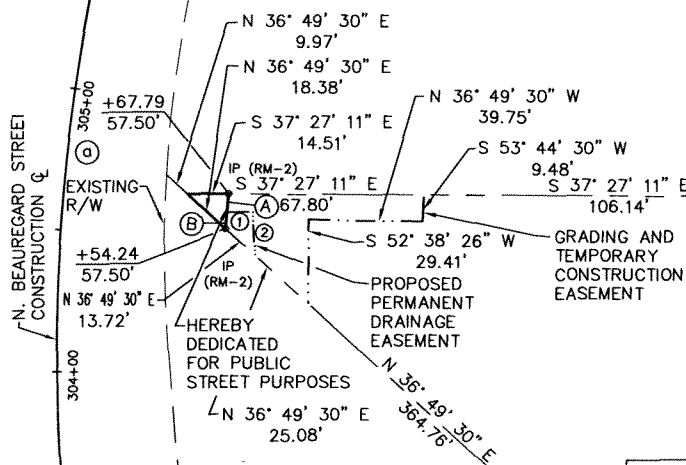
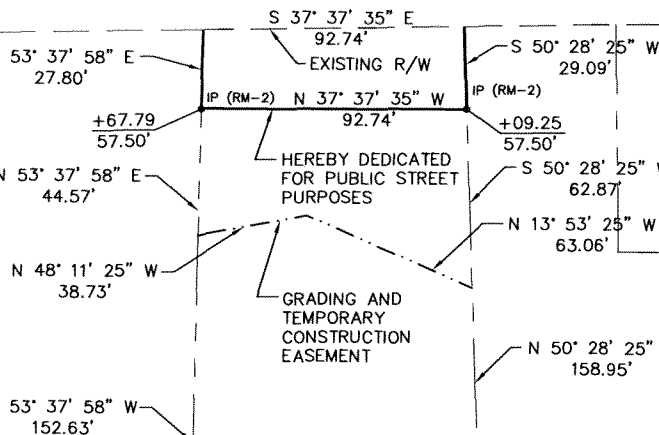
N. BEAUREGARD STREET
CONSTRUCTION CL

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

GRADING AND TEMPORARY CONSTRUCTION EASEMENT

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



AREA TABULATION

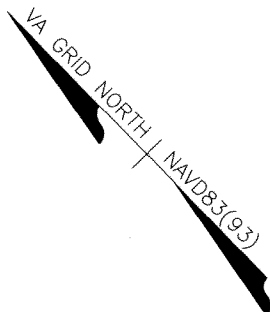
- 2704 SQ. FT. DEDICATION FOR PUBLIC STREET PURPOSES
- 5362 SQ. FT. GRADING AND TEMPORARY CONSTRUCTION EASEMENT
- 101 SQ. FT. PROPOSED PERMANENT DRAINAGE EASEMENT

LINE DATA TABLE

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

RIGHT OF WAY PLANS

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

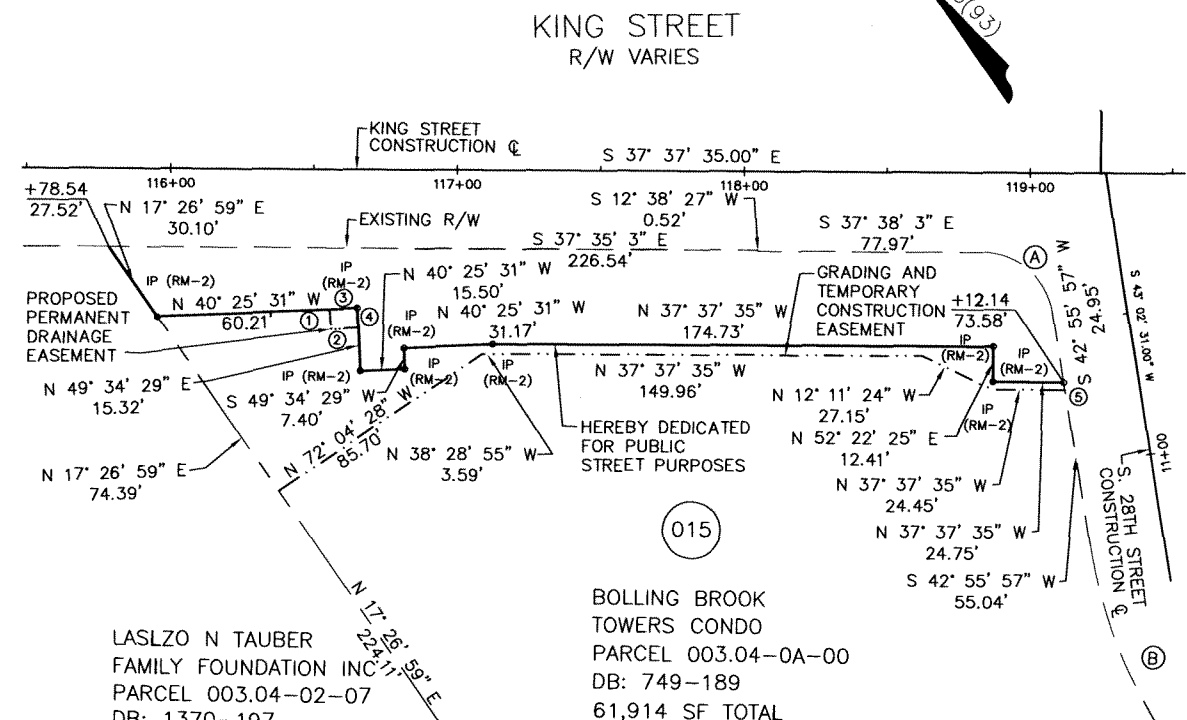


CURVE DATA TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CH. BEARING	CHORD
A	80°32'29"	25.00'	35.14'	40.60'	S 2° 38' 2" E	32.32'
B	24°45'35"	169.53'	73.26'	37.21'	S 30°33'10" E	72.69'

LINE DATA TABLE		
	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.



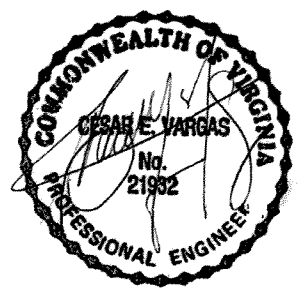
LASLZO N TAUBER
FAMILY FOUNDATION INC
PARCEL 003.04-02-07
DB: 1370-197
34,110 SF TOTAL

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

- 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 ((0A)) PARCEL 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



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 003.04-0A-00

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.

KING STREET
R/W VARIES

KING STREET CONSTRUCTION ϵ

S 37° 37' 35.00" E

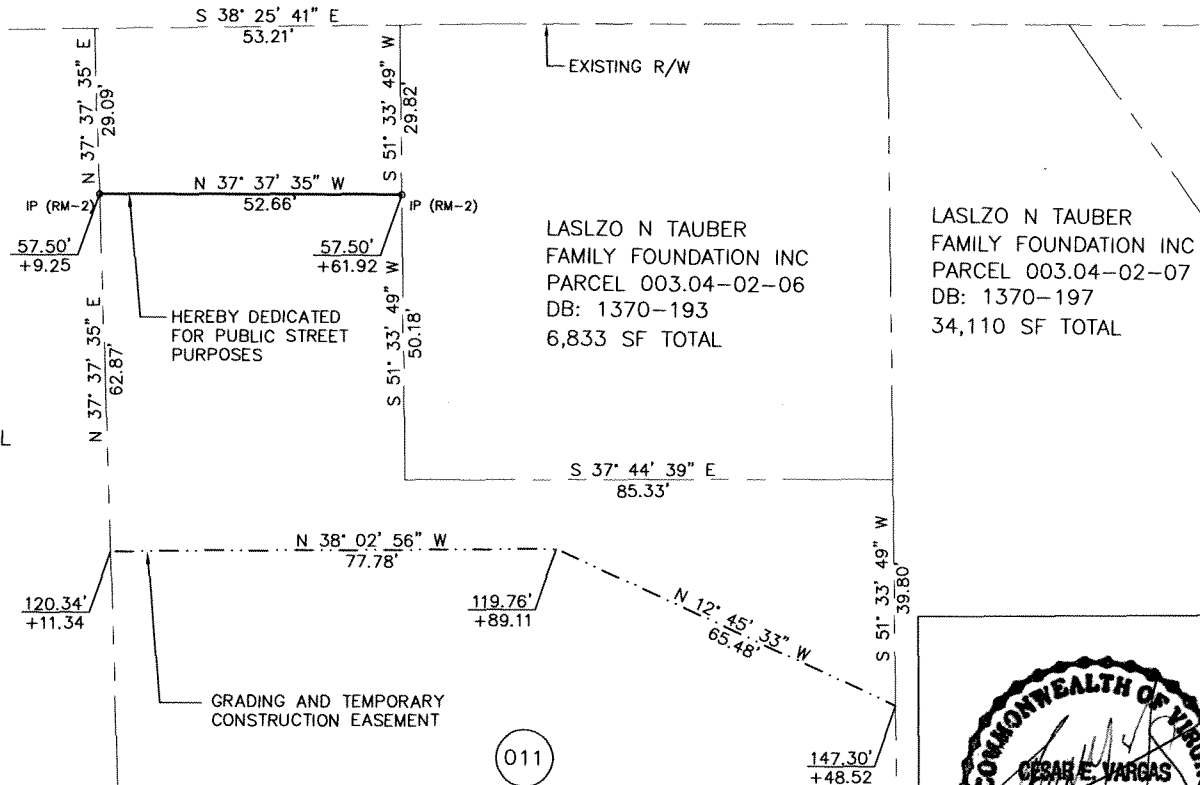
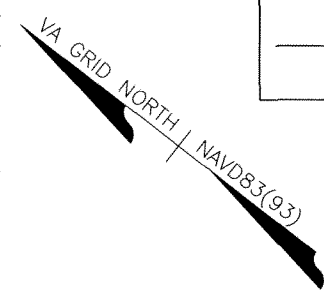
114+00

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

HEREBY DEDICATED
FOR PUBLIC STREET
PURPOSES

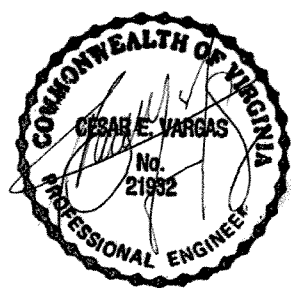
GRADING AND TEMPORARY
CONSTRUCTION EASEMENT

011

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



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

AREA TABULATION

1559 SQ. FT.	DEDICATION FOR PUBLIC STREET PURPOSES
5116 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.

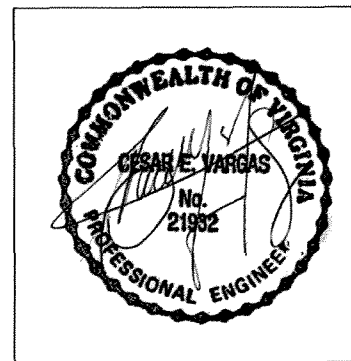
- NOTES:**
1. ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
 2. THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY 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

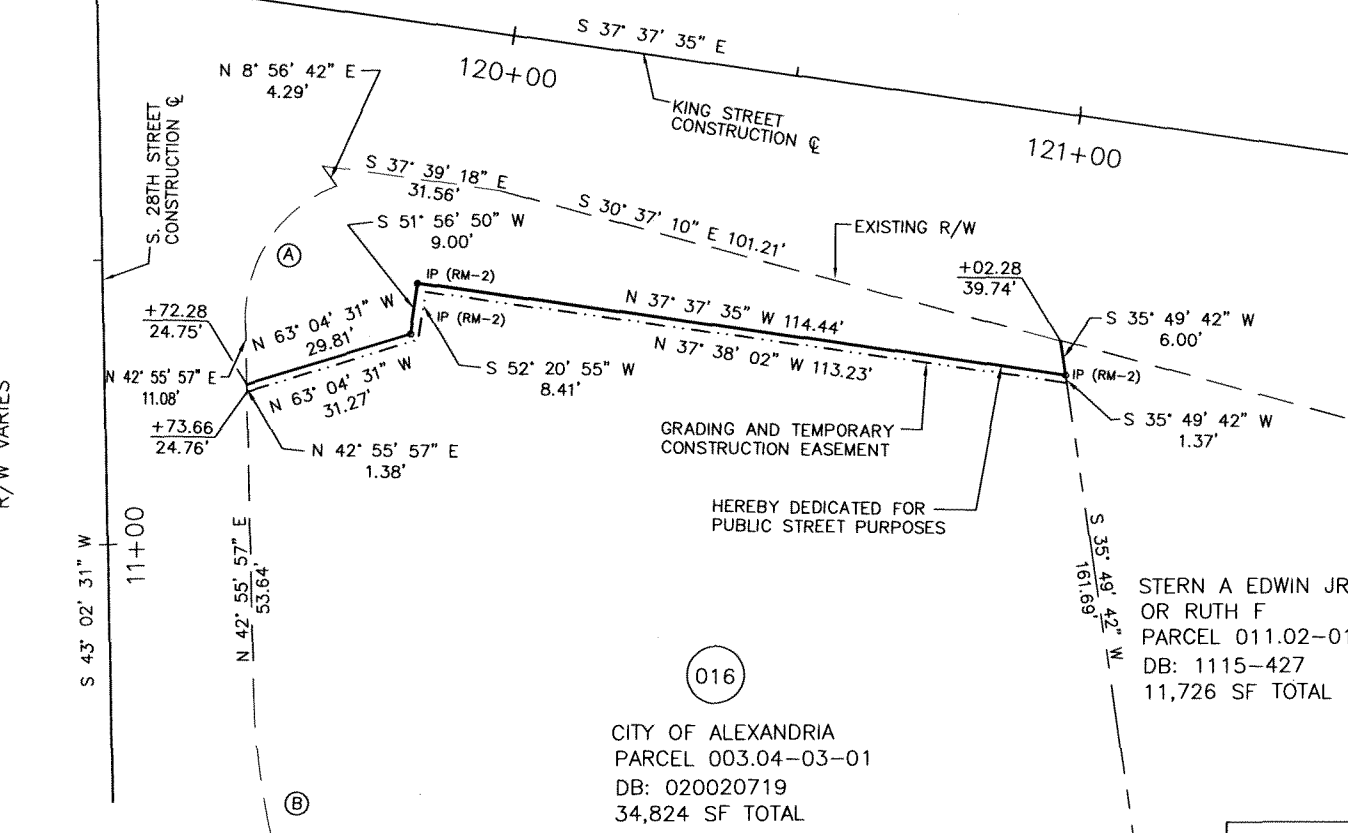
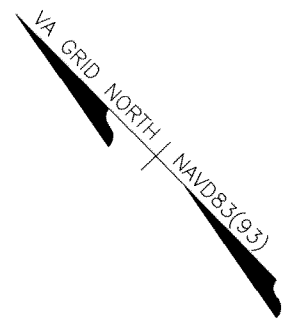
PLAT SHOWING A DEDICATION FOR PUBLIC STREET PURPOSES & GRADING AND TEMPORARY CONSTRUCTION EASEMENT THROUGH PARCEL 003.04-03-01

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



CESAR VARGAS
 VOLKERT INC.
 ALEXANDRIA, VA
 PROFESSIONAL ENGINEER

KING STREET
 R/W VARIES



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

b1

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:

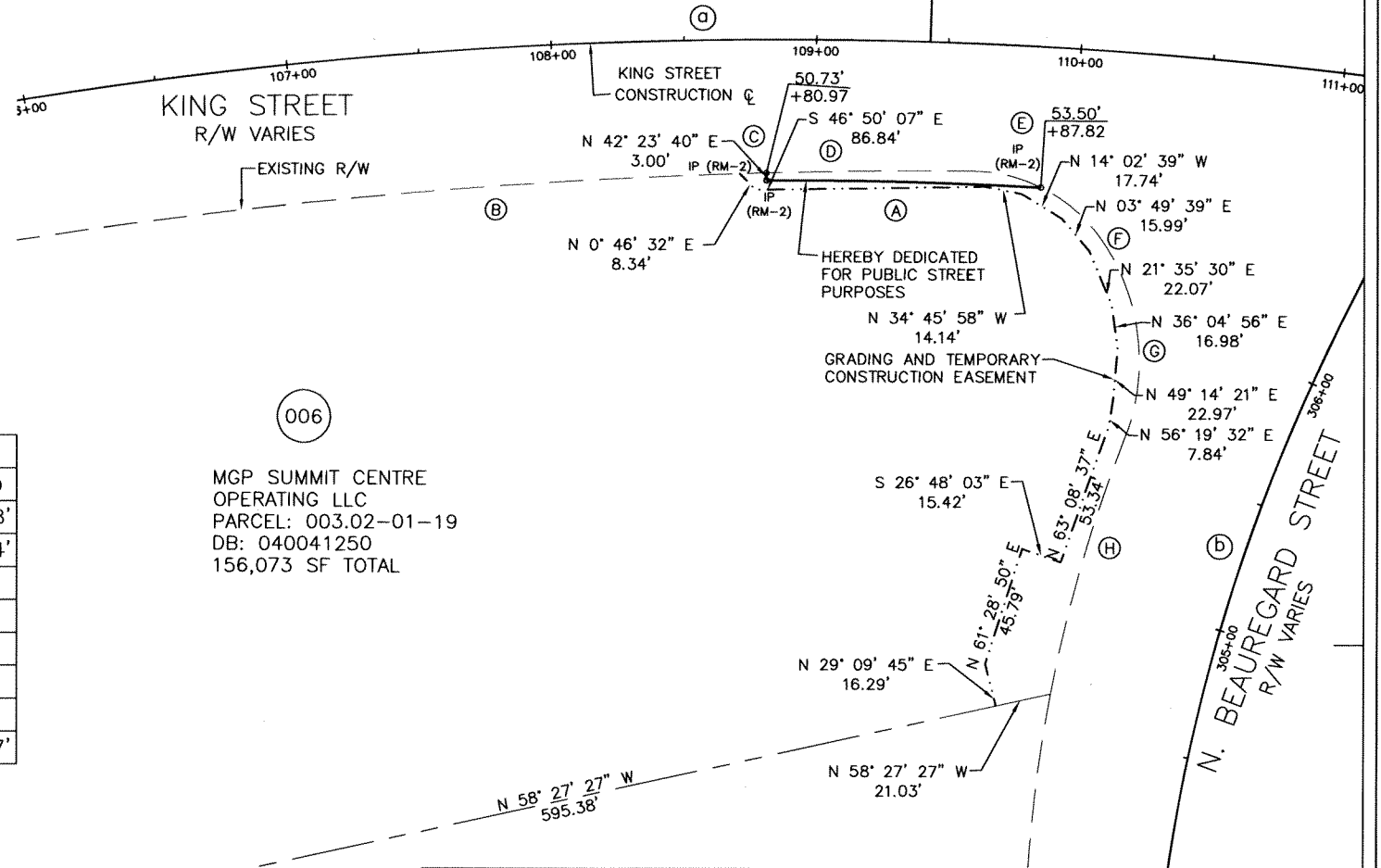
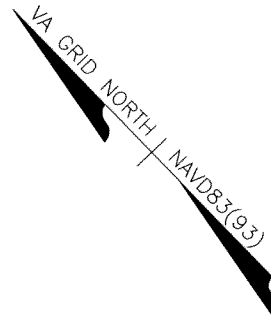
- ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.
- THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
- NO TITLE REPORT FURNISHED.
- THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 003.02 ((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
 $\Delta = 29^\circ 01' 02.98''$ (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. 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

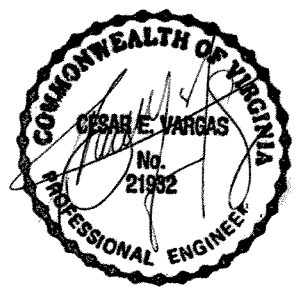
LARCHMONT VILLAGE APARTMENTS LLC
 PARCEL 003.04-01-11
 DB: 000006037
 359,161 SF TOTAL

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



AREA TABULATION

- 386 SQ. FT. DEDICATION FOR PUBLIC STREET PURPOSES
- 3176 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 003.02-01-19

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.

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.

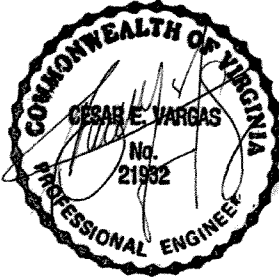
- NOTES:
- ALL PREVIOUS RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY SPECIFICALLY SHOWN ON THIS PLAT.
 - THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.
 - NO TITLE REPORT FURNISHED.
 - THE PROPERTY 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

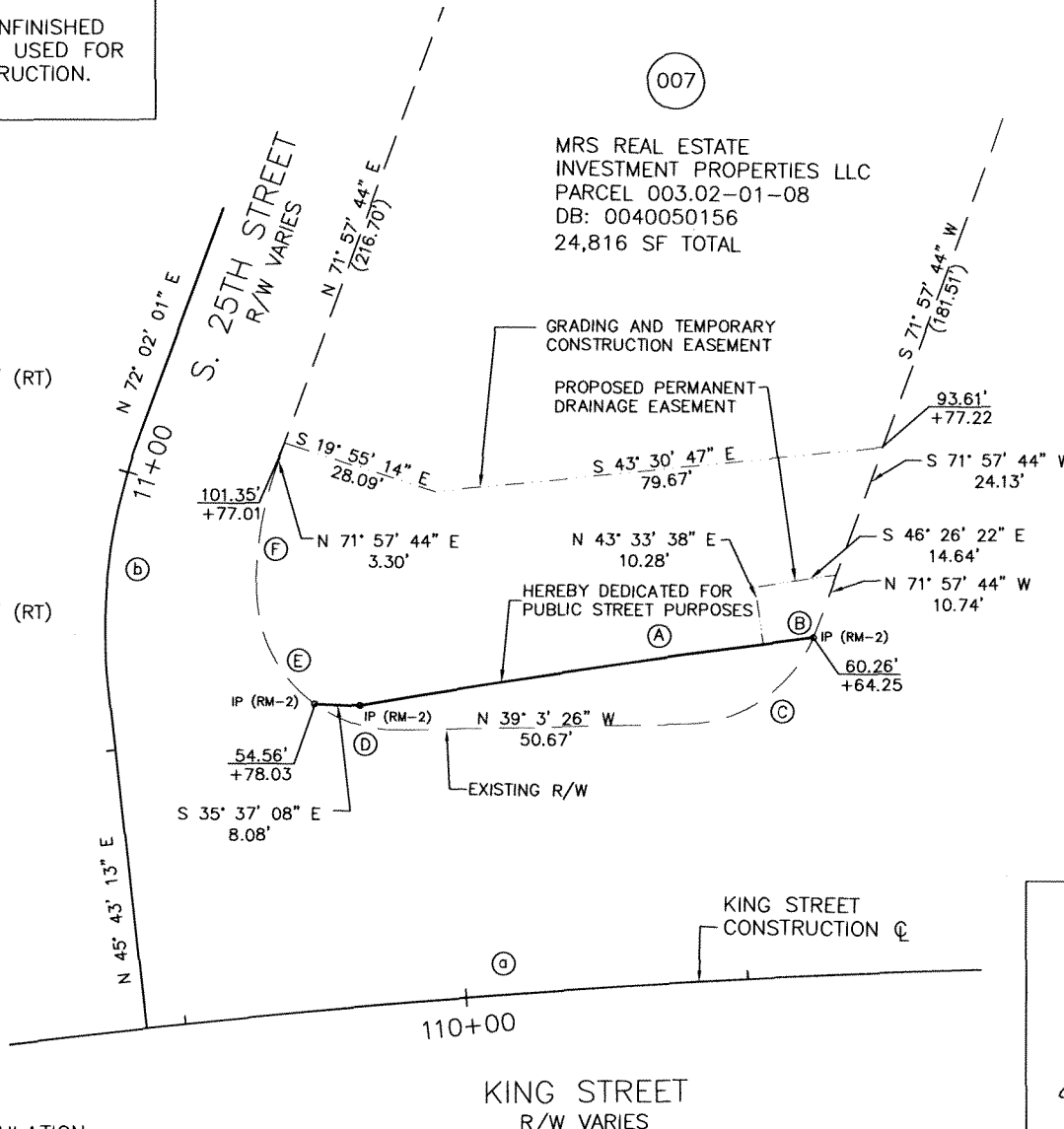
SCALE: 1"=25' | DATE: 09/01/10 | CADD BY: SM



CEGAR VARGAS
 No. 21992
 PROFESSIONAL ENGINEER

CEGAR VARGAS

VOLKERT INC.
 ALEXANDRIA, VA
 PROFESSIONAL ENGINEER

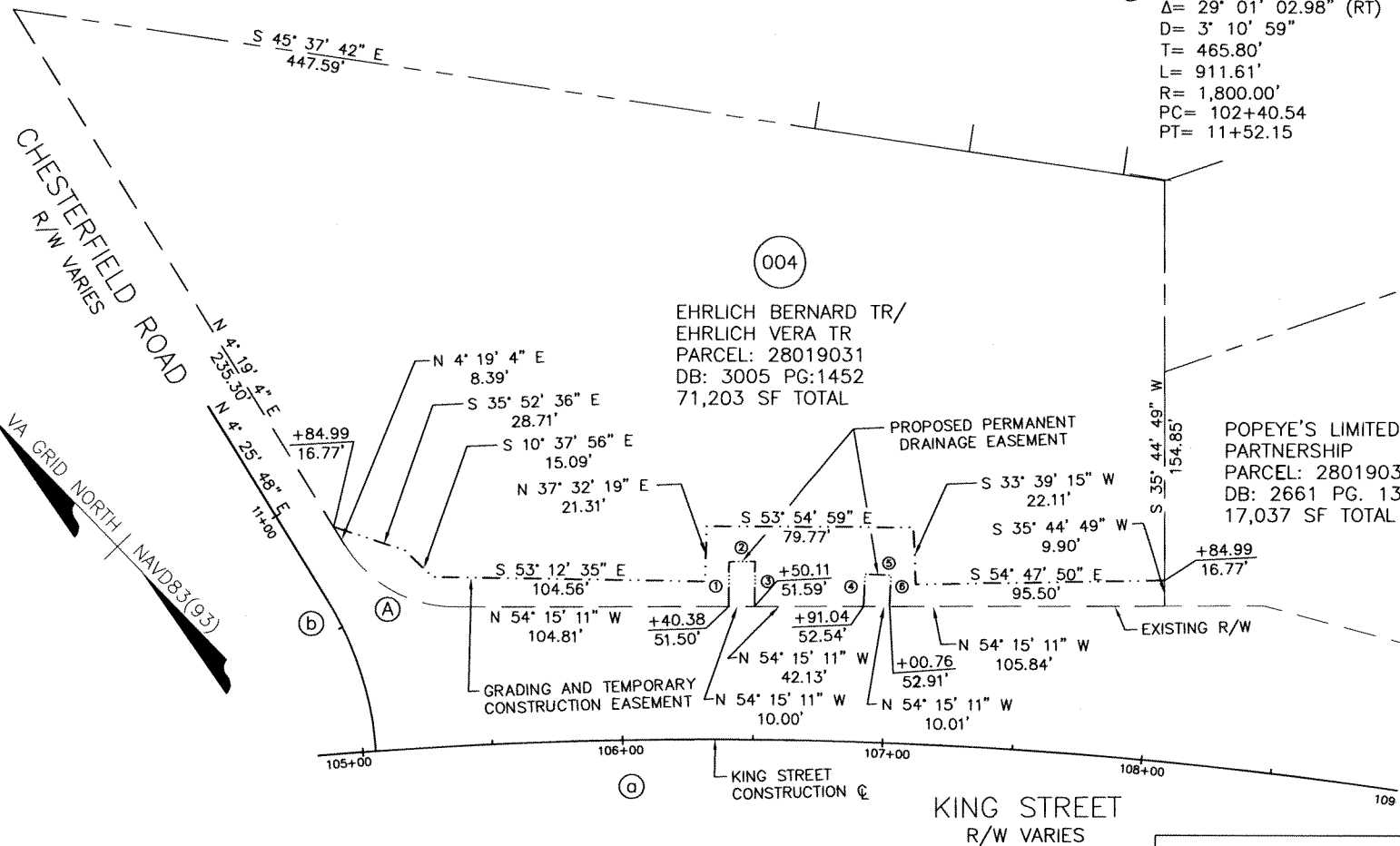


(a) PI STA. 107+06.34
 Δ= 29° 01' 02.98" (RT)
 D= 3' 10' 59"
 T= 465.80'
 L= 911.61'
 R= 1,800.00'
 PC= 102+40.54
 PT= 11+52.15

(b) 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

AREA TABULATION

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



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

Ⓑ 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
-----	PERM. STORM DRAINAGE ESMT.

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 PARCEL 28019031

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'

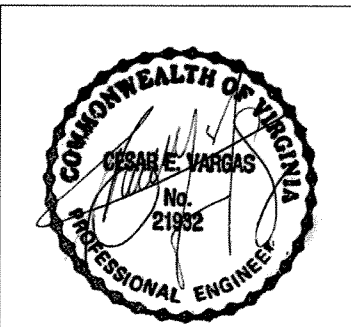
LINE DATA TABLE

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'

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

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:**
- 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 PARCEL 29005582 THROUGH 29005764
- PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
 CONTRACT (UPA) NUMBER: 06-04749
 VDOT PROJECT NUMBER: 0007-100-F04-R201

Ⓒ PI STA. 403+53.53
 $\Delta = 13^\circ 33' 51.65''$ (RT)
 $D = 3' 47' 04''$
 $T = 180.05'$
 $L = 358.42'$
 $R = 1514.00'$
 $PC = 401+73.48$
 $PT = 405+31.90$

008

THE ARLINGTON CONDOMINIUM
 PARCEL 29005582 THROUGH 29005764
 461,300 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 29005582-29005584

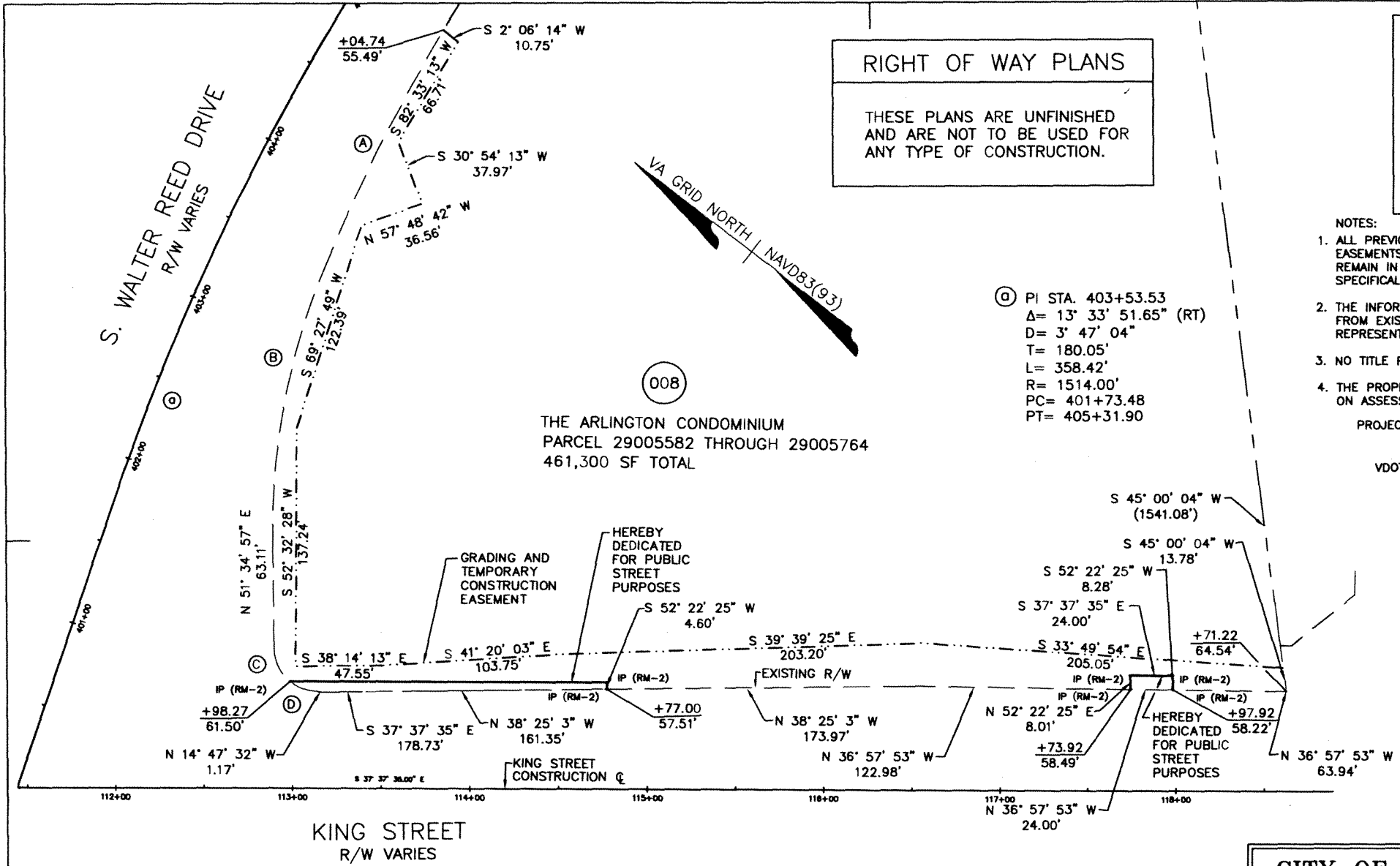
SCALE: 1"=60' | DATE: 09/01/10 | CADD BY: SM

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

33



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

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

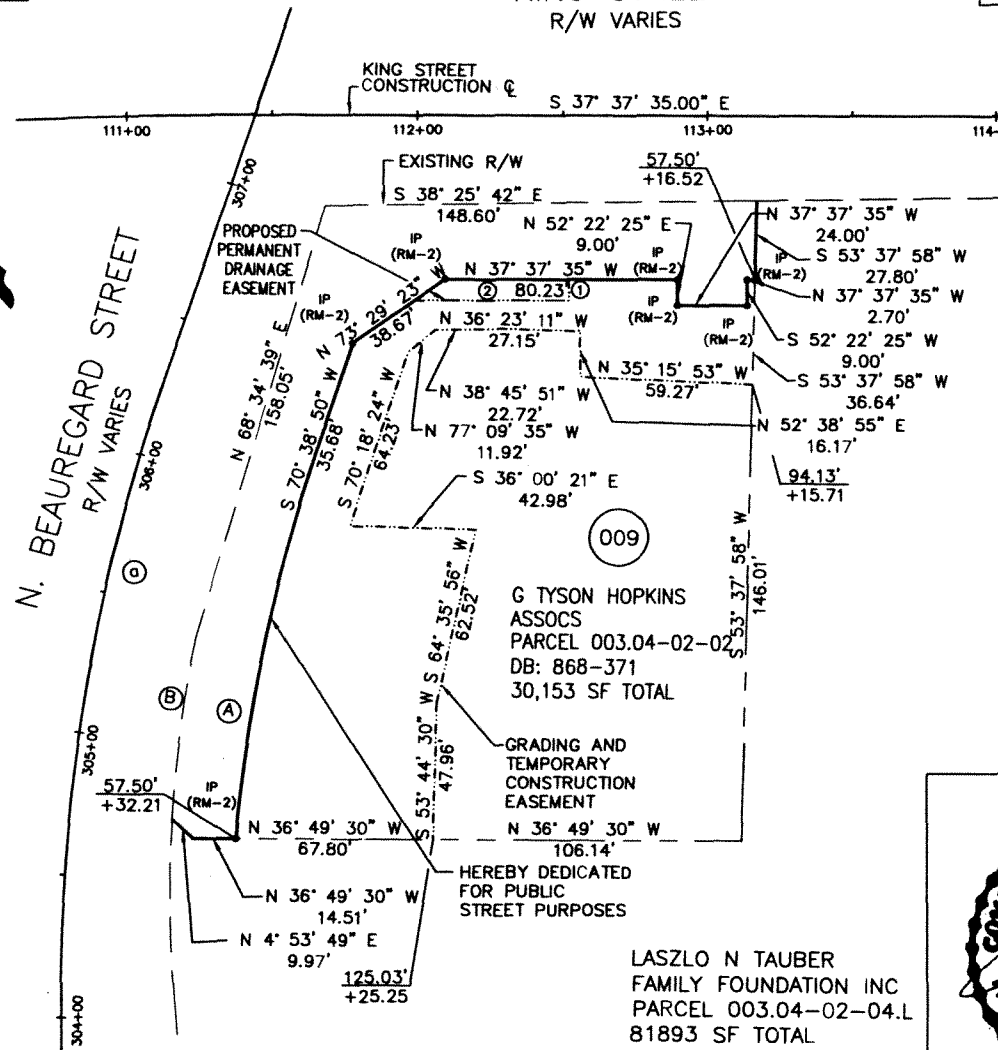
SCALE: 1"=50' DATE: 09/01/10 CADD BY: SM



CESAR VARGAS

VOLKERT INC.
 ALEXANDRIA, VA
 PROFESSIONAL ENGINEER

KING STREET R/W VARIES



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

HEREBY DEDICATED FOR PUBLIC STREET PURPOSES

GRADING AND TEMPORARY CONSTRUCTION EASEMENT

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

009

PROPOSED PERMANENT DRAINAGE EASEMENT

KING STREET CONSTRUCTION

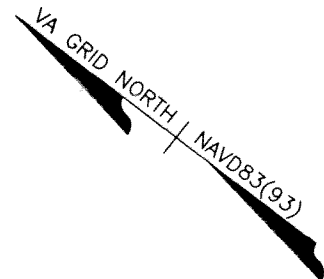
N. BEAUREGARD STREET
R/W VARIES

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

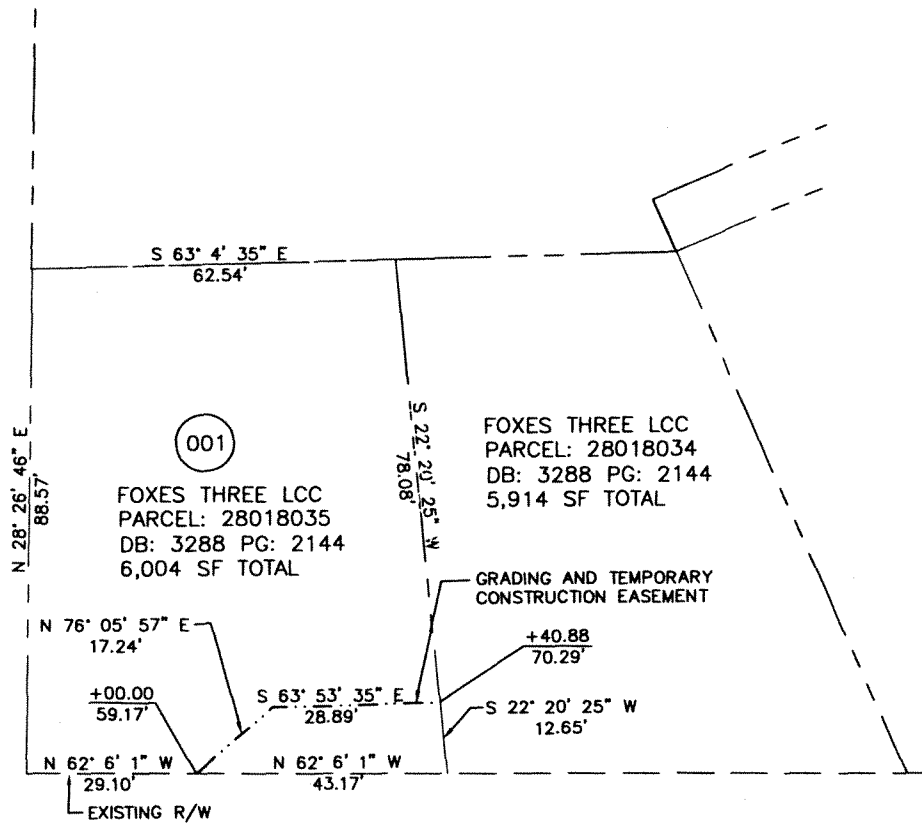
AREA TABULATION

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

hg



55



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

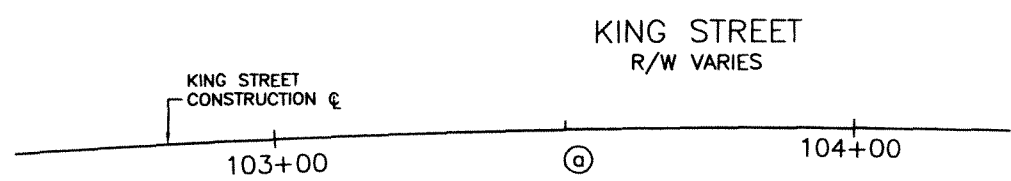
LEGEND:

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

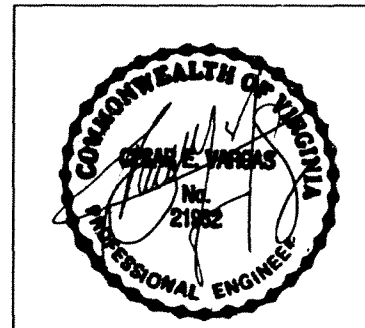
RIGHT OF WAY PLANS

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ANY TYPE OF CONSTRUCTION.

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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 PARCEL 28018035



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 28018035

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

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