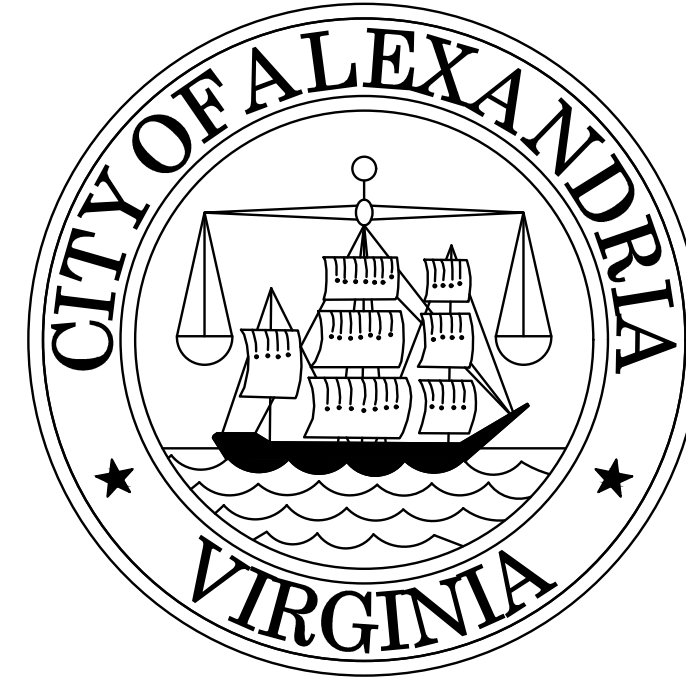
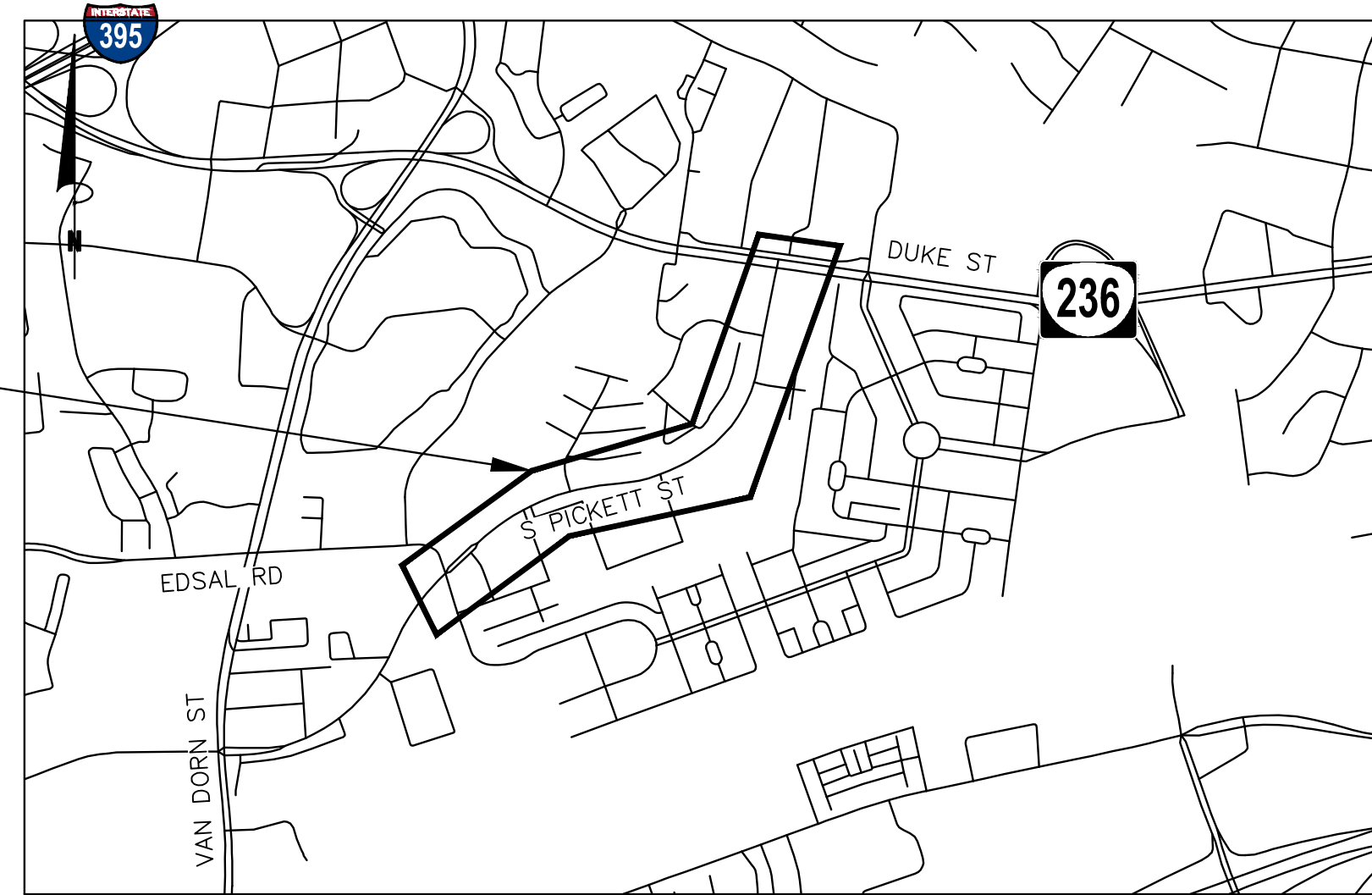


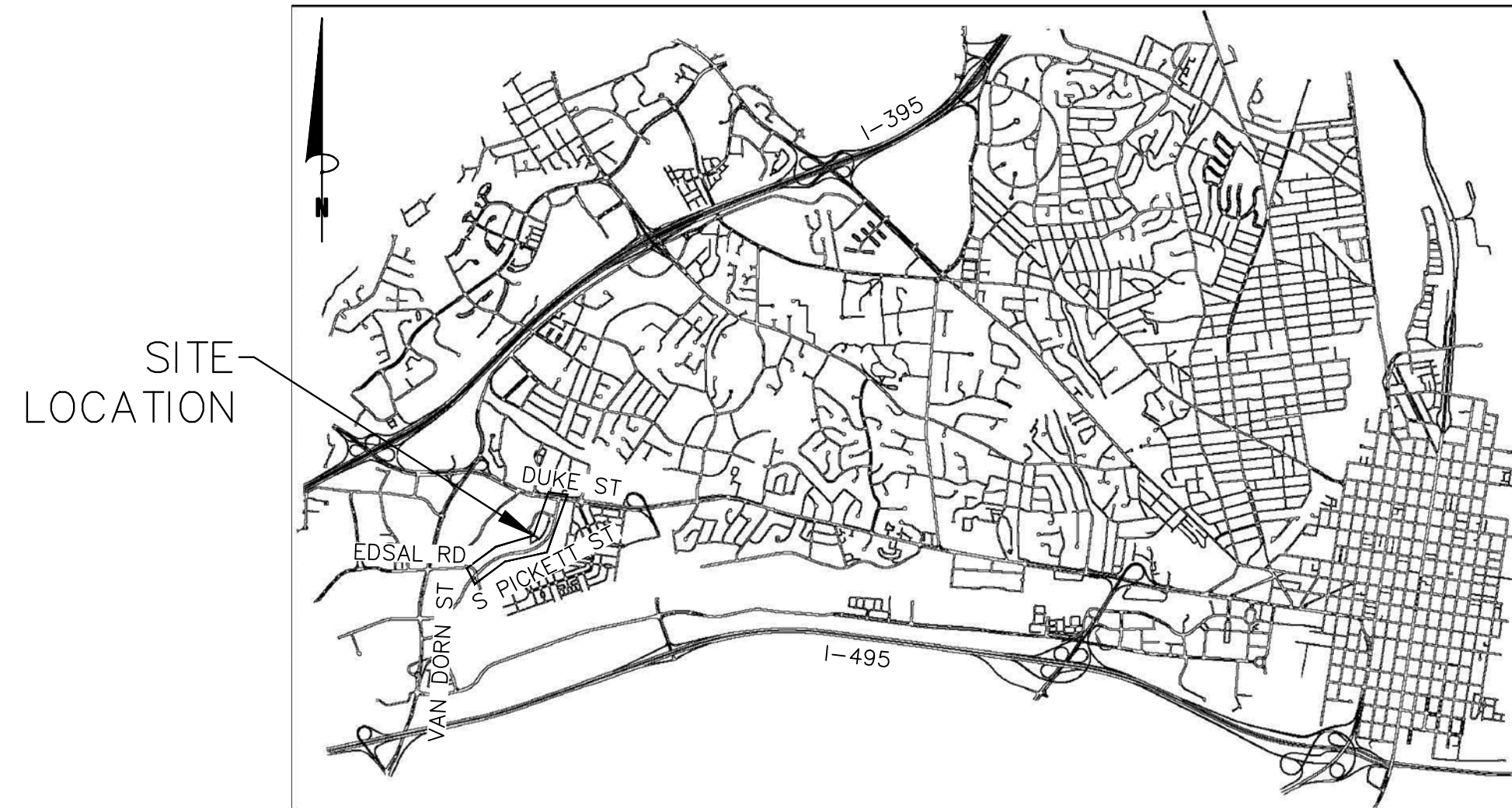
CITY OF ALEXANDRIA, VIRGINIA



SOUTH PICKETT STREET COMPLETE STREETS DESIGN 30% SUBMITTAL



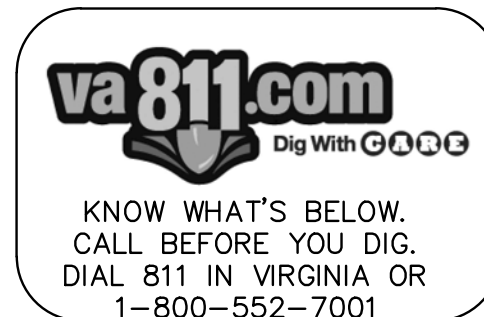
AREA MAP
SCALE 1" = 1000'



VICINITY MAP
SCALE 1" = 4000'

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NOT APPROVED FOR CONSTRUCTION
30% COMPLETED

	DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES.
APPROVED	
X _____ DATE: _____	DIRECTOR
RECOMMENDED FOR APPROVAL	
X _____ DATE: _____	DEPUTY DIRECTOR OF OPERATIONS
RECOMMENDED FOR APPROVAL	
X _____ DATE: _____	DEPUTY DIRECTOR OF INFRASTRUCTURE & ENVIRONMENTAL QUALITY
RECOMMENDED FOR APPROVAL	
X _____ DATE: _____	DEPUTY DIRECTOR OF RIGHT-OF-WAY & DEVELOPMENT SERVICES
RECOMMENDED FOR APPROVAL	
X _____ DATE: _____	DEPUTY DIRECTOR OF TRANSPORTATION
RECOMMENDED FOR APPROVAL	
X _____ DATE: _____	DIRECTOR
RECOMMENDED FOR APPROVAL	
X _____ DATE: _____	DIVISION CHIEF

30% SUBMITTAL



KITTELSON & ASSOCIATES
100 M STREET SE, SUITE 910
WASHINGTON, DC 20003
P 202.450.3710

REVISIONS	DESCRIPTION

ALEXANDRIA PROJECT NO.: XXXX/XXX
DATE OF PLAN ISSUANCE: X-XX-XX
CONSULTANT PROJECT ID: 25760.009
DESIGNED BY: SFX DATE: 10/24/25
DRAWN BY: PHB DATE: 10/24/25
CHECKED BY: ARM DATE: 10/24/25
APPROVED BY: _____ DATE: _____

SOUTH PICKETT STREET COMPLETE STREETS DESIGN

SOUTH PICKETT STREET
COMPLETE STREETS DESIGN
TITLE SHEET

SHEET
1 of 35
SCALE:

H:\25\25760 - Alexandria Traffic Safety and Design\009 - S. Pickett Street Design\design_CD\01 COVER SHEET_25760.009.dwg

GENERAL NOTES:

- ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL BE GOVERNED BY THE CITY OF ALEXANDRIA DESIGN AND CONSTRUCTION STANDARDS 2022.
- BASE MAPPING WAS PREPARED FOR GIS DATA PROVIDED BY THE CITY OF ALEXANDRIA. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO ORDERING MATERIALS FOR CONSTRUCTION. WHEN THESE PLANS ARE IN CONFLICT WITH ACTUAL SITE CONDITIONS, ANY DISCREPANCIES SHALL BE REPORTED TO THE CITY ENGINEER PRIOR TO BEGINNING WORK. PROPOSED PAVEMENT MARKINGS AND SIGNS MAY BE ADJUSTED AS DIRECTED BY THE CITY ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING VIRGINIA 811 PRIOR TO BEGINNING WORK. ANY DAMAGE TO UTILITIES MUST BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTION TO PROTECT ALL WALKS, GRADING, SIDEWALKS AND FEATURES OUTSIDE THE LIMITS OF WORK AND SHALL REPAIR AND REPLACE OR OTHERWISE MAKE GOOD AS DIRECTED BY THE CITY ENGINEER ANY OTHER DAMAGE SO CAUSED.

SIGNING AND PAVEMENT MARKING:

- ALL PAVEMENT MARKINGS AND SIGN WORK SHALL MEET ALL APPLICABLE VDOT, AND CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS, AND THE 11TH EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
- ALL EXISTING PAVEMENT MARKINGS MAY NOT BE SHOWN. ALL EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH PROPOSED PAVEMENT MARKINGS SHALL BE COMPLETELY ERADICATED.
- PARKING ZONE PAVEMENT MARKINGS, 4" SOLID WHITE TRANSVERSE PARKING LINES, SHALL BE ALIGNED WITH THE PARKING REGULATION SIGNS, WHERE PRESENT. IF NO SIGNS ARE PRESENT, LINES SHALL BE LOCATED ACCORDING TO THE CITY OF ALEXANDRIA PARKING REGULATIONS, OR AS DIRECTED BY THE CITY ENGINEER.
- NOT ALL DRIVEWAYS HAVE BEEN LOCATED FOR PAVEMENT MARKING PLANS. FIELD VERIFICATION OF DRIVEWAYS MAY BE NECESSARY BEFORE APPLYING PAVEMENT MARKINGS.
- ALL SIGNS SHALL BE HIGH INTENSITY SHEETING MEETING THE REQUIREMENTS OF AASHTO M268.
- PROPOSED SIGNS SHALL BE INSTALLED SO THAT NO PORTION OF THE SIGN PANEL OVERHANGS ADJACENT ROADWAY PAVEMENT, I.E. SHALL NOT EXTEND BEYOND THE FACE OF THE CURB. REFER TO THE 11TH EDITION OF THE MUTCD FOR LATERAL OFFSET GUIDELINES.
- ALL PROPOSED SIGN INSTALLATIONS SHALL BE AT LEAST 7' FROM TOP OF PAVEMENT TO THE BOTTOM OF THE SIGN PER 11TH EDITION OF THE MUTCD REQUIREMENTS.
- POST MOUNTED SIGNS AND OBJECT MARKERS SHALL BE CRASHWORTHY IF LOCATED WITHIN THE CLEAR ZONE PER THE 11TH EDITION OF THE MUTCD.
- PROPOSED SIGN POSTS SHALL BE LOCATED A MINIMUM OF 2' BEHIND ANY ADJACENT FACE OF CURB. IF LOCATED IN OR ADJACENT TO SIDEWALKS, A 30" MINIMUM CLEAR AND 48" PREFERRED PASSING SPACE ON EXISTING AND PROPOSED SIDEWALKS SHALL BE MAINTAINED.
- PROPOSED SIGNS AT NEW LOCATIONS SHALL BE INSTALLED SO THEY DO NOT BLOCK THE VISIBILITY OF ANY EXISTING SIGNS OR SIGNALS.
- PROPOSED SIGNS AND POSTS SHALL BE CLEAR OF EXISTING FIRE HYDRANTS, SURFACE UTILITY, AND OVERHEAD UTILITY EQUIPMENT A MINIMUM OF 10'.
- FOR NEW POST INSTALLATION, THE CONTRACTOR SHALL VERIFY THERE ARE NO CONFLICTING UNDERGROUND OR OVERHEAD UTILITIES
- SIGNS MOUNTED TO EXISTING LIGHT, SIGNAL, OR UTILITY POLES SHALL BE FASTENED WITH A MANUFACTURED STEEL BANDING SYSTEM. POLES SHALL NOT BE DRILLED DIRECTLY. THE CONTRACTOR SHALL SUBMIT MANUFACTURER INFORMATION ON THE BANDING SYSTEM TO THE CITY ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
- IF SIGN INSTALLATION IS SHOWN ON A POLE THAT IS NOT OWNED BY THE CITY, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER (UTILITY COMPANY OR PROPERTY OWNER). THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING REQUIRED PERMISSION.
- ALL SIGN LOCATIONS SHOWN ON THE PLANS ARE SCHEMATIC AND MAY NOT REFLECT ACTUAL FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY EACH LOCATION PRIOR TO INSTALLING A SIGN. IF AT ANY POINT THE CONTRACTOR FINDS A CONFLICT, THE CONTRACTOR SHALL CONTACT THE CITY ENGINEER PRIOR TO INSTALLING THE PROPOSED SIGN. PROPOSED SIGN LOCATIONS CAN BE ADJUSTED AS APPROVED BY THE CITY ENGINEER.

MAINTENANCE OF TRAFFIC:

- THE MUTCD, VDOT, AND CITY OF ALEXANDRIA STANDARD DETAILS AND PROCEDURES FOR MAINTENANCE OF TRAFFIC SHALL BE USED FOR INSTALLATION OF PROPOSED WORK.
- ALL EXISTING RESIDENTIAL AND COMMERCIAL DRIVEWAYS AND PUBLIC ALLEY ENTRANCES SHALL REMAIN OPEN AT ALL TIMES, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
- NO WORK SHALL BE DONE DURING THE HOURS OF STUDENT ARRIVAL AND DISMISSAL TIMES. CONTRACTOR SHALL COORDINATE WITH SCHOOL OFFICIALS FOR THESE HOURS.
- FOR LOCATIONS WHERE THE WORK WILL BE COMPLETE WITHIN ONE WORKING DAY, THE CONTRACTOR SHALL UTILIZE SIGNS, BARRICADES, CHANNELIZING DEVICES, PORTABLE CHANGEABLE MESSAGE BOARDS, AND WARNING LIGHTS AS NECESSARY TO COMPLY WITH VDOT AND MUTCD REQUIREMENTS FOR SHORT-TERM STATIONARY WORK AND MOBILE WORK.
- TEMPORARY "MOBILE" LANE CLOSURES UTILIZING VEHICLES WITH WARNING LIGHTS AND SIGNS PER THE MUTCD WILL BE ALLOWED FOR LANE CLOSURES WHERE THE WORK WILL BE COMPLETED WITHIN ONE WORKING DAY. FOR LOCATIONS WHERE THE WORK WILL NOT BE COMPLETE WITHIN ONE WORKING DAY, THE CONTRACTOR SHALL UTILIZE SIGNS, BARRICADES, CHANNELIZING DEVICES, PORTABLE CHANGEABLE MESSAGE BOARDS, AND WARNING LIGHTS AS NECESSARY TO COMPLY WITH VDOT AND MUTCD REQUIREMENTS FOR INTERMEDIATE-TERM STATIONARY WORK.
- SIGNS SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF WORK AND REMOVED IMMEDIATELY AFTER COMPLETION OF ACTIVITIES.
- FULL VIEW OF ADVANCE WARNING SIGNS SHALL BE CLEAR OF OBSTRUCTION ON APPROACH TO WORK ZONE AND THEY SHALL NOT IMPAIR THE VIEW OF EXISTING TRAFFIC SIGNS.
- THE CONTRACTOR SHALL OBTAIN THE NECESSARY NOISE PERMIT FOR WEEKEND AND NIGHT-TIME WORK IF NECESSARY.
- ALL AFFECTED TRAVEL LANES SHALL MAINTAIN A 10' MINIMUM WIDTH UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

STORMWATER NOTES:

PER DEQ GUIDANCE MEMO 15-2003, FOR LINEAR DEVELOPMENT PROJECTS SUCH AS THIS THAT WILL NOT RESULT IN SIGNIFICANT CHANGES TO THE PREDEVELOPMENT RUNOFF CHARACTERISTICS OF THE LAND SURFACE AFTER THE COMPLETION OF CONSTRUCTION AND FINAL STABILIZATION, THE REQUIREMENT FOR THE PREPARATION AND IMPLEMENTATION OF A STORMWATER MANAGEMENT PLAN IS WAIVED PROVIDED THE FOLLOWING LANGUAGE IS ADDED TO THE PLAN SET AND ADHERED TO IN THE FIELD:

THE DISTURBED LAND WHERE WORK HAS BEEN COMPLETED MUST BE ADEQUATELY STABILIZED ON A DAILY BASIS. THE CONSTRUCTION ACTIVITY OPERATOR MUST INSTALL, IMPLEMENT, AND MAINTAIN POLLUTION PREVENTION MEASURES TO:

- MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS;
- MINIMIZE THE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, AND OTHER MATERIALS PRESENT ON-SITE TO PRECIPITATION AND TO STORMWATER;
- MINIMIZE THE DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS AND IMPLEMENT CHEMICAL SPILL AND LEAK PREVENTION AND RESPONSE PROCEDURES;
- PROHIBIT THE DISCHARGE OF WASTEWATER FROM THE WASHOUT OF CONCRETE;
- PROHIBIT THE DISCHARGE OF WASTEWATER FROM THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS; AND
- PROHIBIT THE DISCHARGE OF FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE.

EROSION AND SEDIMENT CONTROL:

- EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND THE VIRGINIA REGULATIONS SECTION 4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES TO THE SATISFACTION OF THE CITY SITE INSPECTOR.
- EXISTING TREES ARE TO REMAIN AND BE PROTECTED FROM CONSTRUCTION ACTIVITIES UNLESS OTHERWISE SPECIFIED IN THESE PLANS.
- THE EROSION AND SEDIMENT CONTROL PLAN CONTAINED WITHIN THE CONSTRUCTION PLANS OF THIS SET MUST BE APPROVED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO ANY LAND DISTURBING ACTIVITY GREATER THAN 2,500 SF.
- A "CERTIFIED LAND DISTURBER" (CLD) SHALL BE NAMED IN A LETTER TO THE DIVISION CHIEF OF CONSTRUCTION AND INSPECTION (C&I), DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO ANY LANE DISTURBING ACTIVITIES. IF THE CLD CHANGES DURING THE PROJECT, THAT CHANGE MUST BE NOTED IN A LETTER TO THE DIVISION CHIEF. A NOTE TO THIS EFFECT SHALL BE PLACED ON THE EROSION AND SEDIMENT CONTROL SHEETS ON THE PLAN.
- THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, CONSTRUCTION AND INSPECTION (C&I) DIVISION MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENTS OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION. THE RESPONSIBLE CLD SHALL ATTEND THE PRE-CONSTRUCTION MEETINGS.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
- CONSTRUCTION SHALL BE SEQUENCED SUCH THAT GRADING OPERATION CAN BEGIN AND END AS QUICKLY AS POSSIBLE. AREAS NOT TO BE DISTURBED MUST BE CLEARLY MARKED OR FLAGGED.
- AN INSPECTION BY THE CITY OF ALEXANDRIA IS REQUIRED AFTER INITIAL INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND BEFORE ANY CLEARING OR GRADING CAN BEGIN.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN THOSE INDICATED ON THESE PLANS THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE CITY OF ALEXANDRIA.
- THE CONTRACTOR SHALL KEEP DENUDED AREAS TO A MINIMUM. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN 7 DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR. ANY STOCKPILED MATERIAL WHICH WILL REMAIN IN PLACE LONGER THAN 10 DAYS MUST BE SEEDED FOR TEMPORARY VEGETATION AND MULCHED WITH STRAW MULCH OR OTHERWISE STABILIZED.
- DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
- THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RUNOFF PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION AND AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES) OF THE CITY OF ALEXANDRIA.
- DENUDED SLOPES, EITHER DISTURBED OR CREATED BY THIS PLAN THAT EXCEED 2,500 SF ARE TO BE SODDED AND PEGGED FOR STABILITY AND EROSION CONTROL. AT THE COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF THE BOND, ALL DISTURBED AREAS SHALL BE STABILIZED PERMANENTLY AND ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED.
- INSTALL SILT FENCE AND TREE PROTECTION, WHERE APPLICABLE, TO THE EXTENT POSSIBLE. TREE PROTECTION SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE(S).
- DUST CONTROL SHALL BE ACCOMPLISHED BY TEMPORARY VEGETATIVE COVER AND BY IRRIGATION AS NEEDED.
- CONTRACTOR SHALL RESTORE/REPAIR DAMAGED AREAS OUTSIDE OF LIMITS OF DISTURBANCE TO EXISTING CONDITIONS AFTER CONSTRUCTION IS COMPLETED.

SURVEY NOTES:

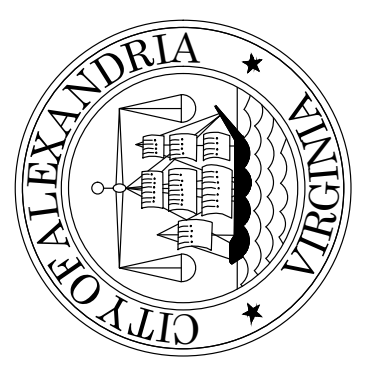
- SURVEY PREPARED BY:
CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES DEVELOPMENT AND RIGHT OF WAY SERVICES
SURVEY SECTION 2900-B BUSINESS CENTER DRIVE, ALEXANDRIA, VA. 22314
- SURVEY PROJECT #: 23-02-02
- HORIZONTAL DATUM FOR PROJECT CONTROL IS BASED UPON NAD 83 VIRGINIA NORTH ZONE (MYCS2), AND WAS ESTABLISHED BY RTK GPS OBSERVATION IN APRIL, 2023, PROJECT #: 23-02-02. PROJECT COORDINATES CAN BE MULTIPLIED BY THE APPROPRIATE COMBINED SCALE FACTOR FOR THIS LOCATION TO BETTER REPRESENT VALUES ON VIRGINIA GRID NORTH
- VERTICAL DATUM FOR PROJECT CONTROL IS BASED UPON NAVD 88 (GEOID 18), AND WAS ESTABLISHED BY RTK GPS OBSERVATION IN APRIL, 2023, PROJECT #: 23-02-02.

SUBSURFACE UTILITY DESIGNATION AND LOCATION WAS NOT PERFORMED IN CONJUNCTION WITH THIS SURVEY. STORM SEWER PIPES ARE SHOWN PER VISUAL OBSERVATIONS MADE AT THE MANHOLE OPENINGS (GROUND LEVEL), SANITARY SEWER PIPES ARE SHOWN PER GIS LOCATION ONLY. DO NOT INCLUDE STORM OR SANITARY 'LATERALS' AND ARE THE ONLY SUBSURFACE UTILITIES SHOWN ON THIS SURVEY. STORM AND SANITARY SEWER MANHOLES WERE FIELD SURVEYED BY CITY OF ALEXANDRIA IN JULY 2025. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED.

- EXISTING STRIPING/TRAFFIC PAINT IS SHOWN ON THIS SURVEY PER GIS AERIAL IMAGERY.
- RESOURCE PROTECTION AREAS AND FEMA FLOOD ZONES (IF ANY) ARE SHOWN PER GIS LOCATION ONLY. THIS TOPOGRAPHIC SURVEY DID NOT INCLUDE A FLOOD STUDY OR ENVIRONMENTAL STUDY.
- ALL BUILDING AND PROPERTY LINE LOCATIONS ARE SHOWN PER GIS ONLY, WERE NOT SURVEY VERIFIED AND MAY NOT MEET MINIMUM ACCURACY STANDARDS. DURING CONCEPT DESIGN, IF ANY PARTICULAR PROPOSED PHYSICAL IMPROVEMENTS WARRANT MORE PRECISE PROPERTY LINE LOCATION, ENGINEERS SHOULD NOTIFY CITY SURVEY TO REQUEST SUPPLEMENTAL INFORMATION. SURVEY DETERMINED ROW LINES SHOULD BE USED FOR PROPOSED PHYSICAL IMPROVEMENTS (PERHAPS EXCLUDING TRAFFIC STRIPING/PAINT) AT FINAL DESIGN STAGE, PLEASE COORDINATE WITH CITY SURVEY PRIOR TO.
- THIS SURVEY WAS PREPARED FOR THE CITY OF ALEXANDRIA (AND THEIR DIRECT ASSIGNS) ONLY. THIS SURVEY IS INTENDED FOR THE SPECIFIC CITY INITIATED PROJECT (CIRCA 2023) ONLY. ANY OTHER USE OF THIS DATA IS STRICTLY PROHIBITED.
- THE FOLLOWING NOTES PERTAIN TO INFORMATION SHOWN PER CITY OF ALEXANDRIA GIS:
PURSUANT TO SECTION 54.1-402 OF THE CODE OF VIRGINIA, ANY DETERMINATION OF TOPOGRAPHY OR CONTOURS, OR ANY DEPICTION OF PHYSICAL IMPROVEMENTS, PROPERTY LINES, OR BOUNDARIES IS FOR GENERAL INFORMATION ONLY AND SHALL NOT BE USED FOR THE DESIGN, MODIFICATION OR CONSTRUCTION OF IMPROVEMENTS TO REAL PROPERTY OR FOR FLOOD PLAIN DETERMINATION.
THE MAPS PROVIDED HEREUNDER ARE PROVIDED "AS IS" AND THE CITY EXPRESSLY DISCLAIMS ALL WARRANTIES, UCC AND OTHERWISE, EXPRESS OR IMPLIED, INCLUDING WARRANTIES AS TO ACCURACY OF THE MAPS AND MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, AND FURTHER EXPRESSLY DISCLAIMS RESPONSIBILITY FOR ALL INCIDENTAL, CONSEQUENTIAL OR SPECIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH THE USE OR PERFORMANCE OF THE MAPS.
- CONTOUR INTERVAL: 1'
- ANY BOUNDARY INFORMATION SHOWN HEREON WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT A FIELD RUN BOUNDARY SURVEY.

NOT APPROVED
30%
COMPLETED
FOR CONSTRUCTION

30% SUBMITTAL



REVISIONS	DESCRIPTION
DATE	
BY	

ALEXANDRIA PROJECT NO.: XXXX/XXX
DATE OF PLAN ISSUANCE: X-XX-XX
CONSULTANT PROJECT ID.: 25760.009
DESIGNED BY: SXP DATE: 10/24/25
DRAWN BY: PHB DATE: 10/24/25
CHECKED BY: ARM DATE: 10/24/25
APPROVED BY: _____ DATE: _____

SOUTH PICKETT STREET COMPLETE STREETS DESIGN

SOUTH PICKETT STREET
COMPLETE STREETS DESIGN

GENERAL NOTES

SHEET
2 of 35

SCALE:

ABBREVIATIONS

ABAN	ABANDON
ADJ	ADJUST
BC	BOTTOM OF CURB ELEVATION
BIT. CONC.	BITUMINOUS CONCRETE
BOW	BACK OF SIDEWALK
CONC.	CONCRETE
CIRC	CIRCLE
CLF	CHAIN LINK FENCE
CP	CONTROL POINT
CONC	CONCRETE
Δ	DEFLECTION ANGLE
D	DRAIN LINE
DI	DUCTILE IRON
DICB	DROP INLET CATCH CASIN
EHH	ELECTRICAL HANDHOLE
EL, ELEV=	ELEVATION
EMH	ELECTRIC MANHOLE
EXIST	EXISTING
FL	FLOWLINE
GAS	GAS VALVE
HYD	HYDRANT
H.E.S.	HIGH EARLY STRENGTH
INV=	INVERT ELEVATION
L	LENGTH
LOG	LIP OF GUTTER
LP	LIGHT POST
LT.	LEFT OFFSET
ME	MATCH EXISTING
MNT	MOUNT
NIC	NOT IN CONTRACT
O.C.	ON CENTER
PC	POINT ON CURVE
PCC	POINT ON CONTINUOUS CURVE
PI	POINT OF INTERSECTION
PR	PEDESTRIAN RAMP
PRC	POINT ON REVERSE CURVE
PROP	PROPOSED
PT	POINT ON TANGENT
PVMT	PAVEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
REM	REMOVE
RET	RETAIN
RIM=	RIM ELEVATION
R&R	REMOVE & RESET
R&S	REMOVE & STACK
RT.	RIGHT OFFSET
SC	SADDLE CONNECTION
SH	HIGH PRESSURE WATER LINE
SL	LOW PRESSURE WATER LINE
SMH	SEWER MANHOLE
SP	SIGN POST
SS	SANITARY SEWER LINE
STD	STANDARD
STR	STRAIGHT
SW	SIDEWALK
T	TANGENT
TC	TOP OF CURB ELEVATION
TBC	TOP BACK OF CURB
UP	UTILITY POLE
WV	WATER VALVE

LEGEND

EXISTING	PROPOSED	
		BUSH
		UTILITY POLE
		GUY WIRE
		TREE
		MANHOLE
		GRATE INLET
		UTILITY HAND BOX
		TRAVERSE
		LIGHT POLE
		SIGN
		WATER METER
		FLEX POST/BOLLARD
		QUICK CURB (ZICLAS)
		WATER VALVE
		FIRE HYDRANT
		UTILITY MAN HOLE
		PEDESTRIAN SIGNAL
		PROPERTY LINE/R.O.W. LINE
		SANITARY SEWER MANHOLE
		STORM SEWER MANHOLE
		BIKE RACK
		GROUND LIGHT
		UNKNOWN UTILITY STRUCTURE
		PEDESTRIAN RAMP
		TRUNCATED DOMES
		SWEL 4" SOLID WHITE EDGE LINE
		SWLL 6" SOLID WHITE LANE LINE
		DWLL 4" DOTTED WHITE LANE LINE (2' LINE, 4' SPACE)
		DYCL 2-4" DOUBLE YELLOW CENTER LINES
		SYEL 4" SINGLE YELLOW EDGE LINE
		8" SOLID WHITE CHANNELIZATION LINES AT 10' O.C.
		8" SOLID YELLOW CHANNELIZATION LINES AT 10' O.C.
		SL 12" MINIMUM WHITE STOP LINE (UNLESS OTHERWISE NOTED)
		CW 12" MINIMUM WHITE CROSSWALK LINES WITH 24" LONGITUDINAL LINES AT 4' O.C. (UNLESS OTHERWISE SHOWN)
		WHITE PAVEMENT ARROW AND LEGEND
		NEW OR RELOCATED SIGN

30% SUBMITTAL



KITTELSON & ASSOCIATES
 100 M STREET SE, SUITE 910
 WASHINGTON, DC 20003
 P 202.450.3710

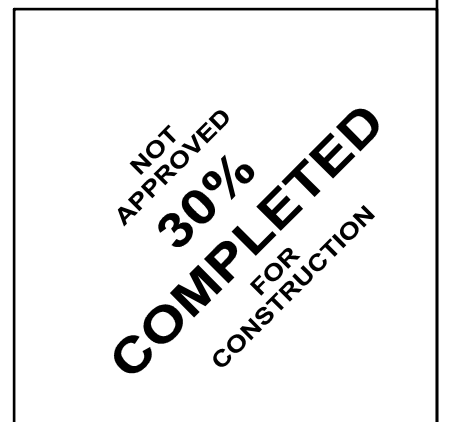
REVISIONS	DESCRIPTION
DATE	BY

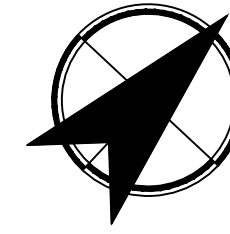
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SOUTH PICKETT STREET COMPLETE STREETS DESIGN

SOUTH PICKETT STREET
 COMPLETE STREETS DESIGN
 SYMBOLS, LEGEND &
 ABBREVIATIONS

SHEET
 3 of 35
 SCALE: 1" = 20'





30% SUBMITTAL



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 100 M STREET SE, SUITE 910
 WASHINGTON, DC 20003
 P 202.450.3710

REVISIONS	DATE	DESCRIPTION

ALEXANDRIA PROJECT NO. XXXX/XXX	DATE OF PLAN ISSUANCE: X-XX-XX
CONSULTANT PROJECT ID: 25760.009	DESIGNED BY: SXP DATE: 10/24/25
DRAWN BY: PHB DATE: 10/24/25	CHECKED BY: ARM DATE: 10/24/25
APPROVED BY: _____	DATE: _____

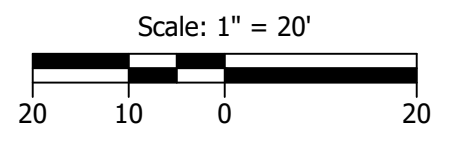
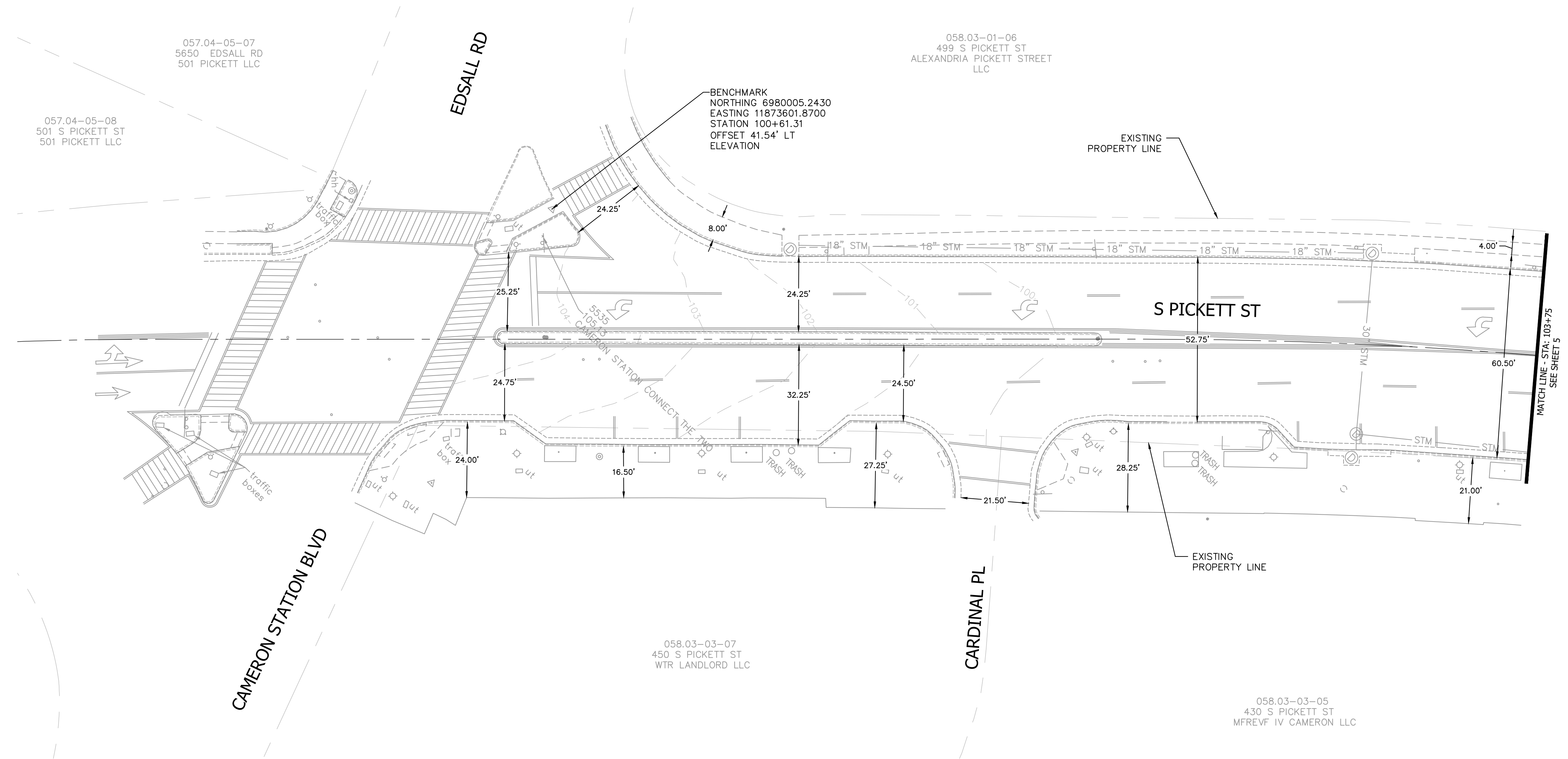
SOUTH PICKETT STREET COMPLETE STREETS DESIGN

SOUTH PICKETT STREET
 COMPLETE STREETS DESIGN
 EXISTING CONDITIONS
 PLAN

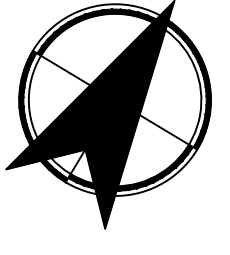
SHEET
 4 of 35
 SCALE: 1"=20'

H:\25\25760 - Alexandria Traffic Safety and Design\009 - S. Pickett Street Design\design\CD\03 EXISTING CONDITIONS PLAN 25760.009.dwg

- UTILITY POLE
- GUY WIRE
- TREE
- MANHOLE
- GRATE INLET
- UTILITY HAND BOX
- TRAVERSE
- LIGHT POLE
- SIGN
- WATER METER
- POST/BOLLARD
- WATER VALVE
- FIRE HYDRANT
- UTILITY MAN HOLE
- BUSH
- EDGE OF VEGETATION
- PEDESTRIAN SIGNAL
- PROPERTY LINE/R.O.W. LINE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- BIKE RACK
- GROUND LIGHT
- UNKNOWN UTILITY STRUCTURE



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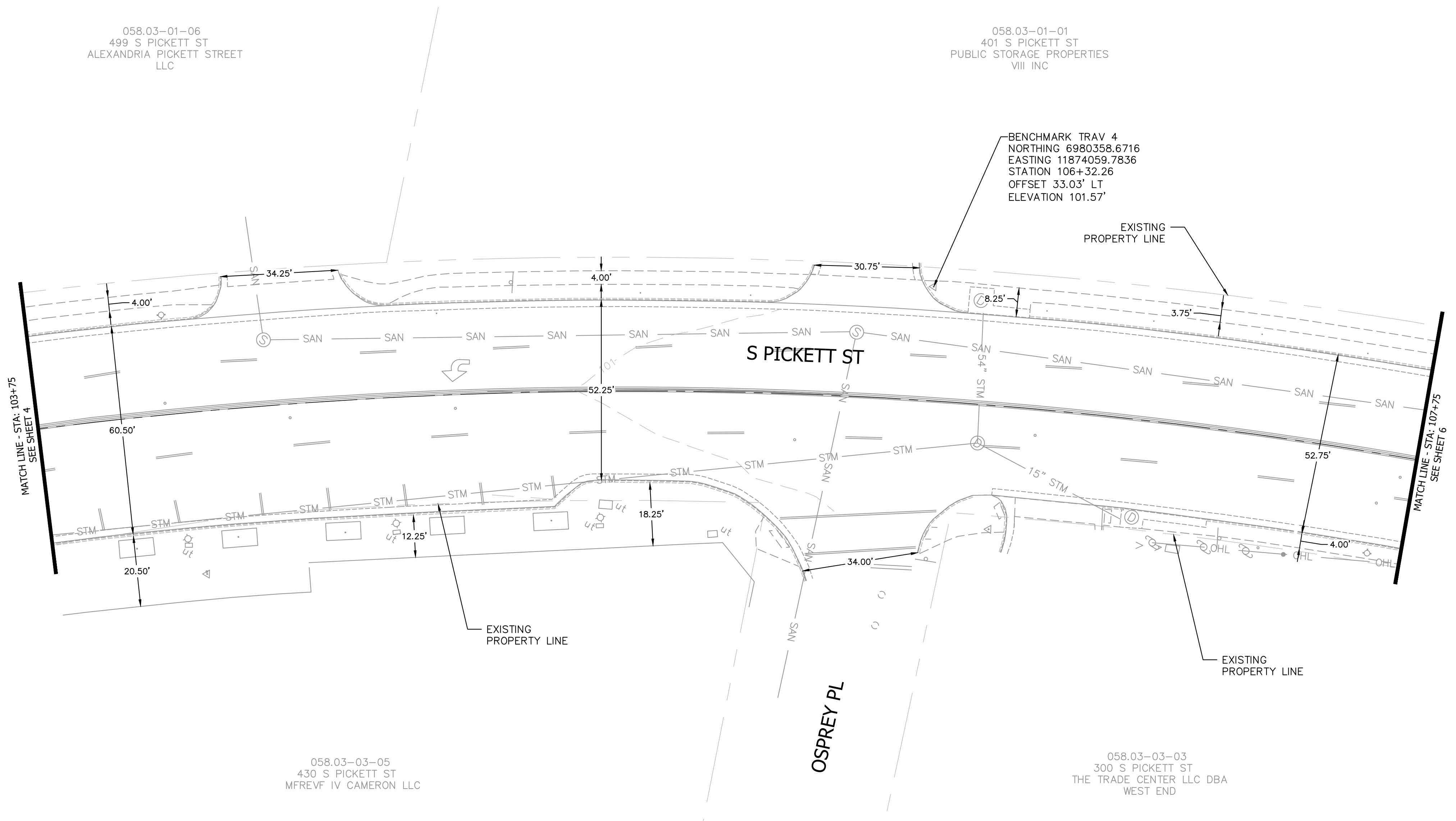
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SOUTH PICKETT STREET COMPLETE STREETS DESIGN

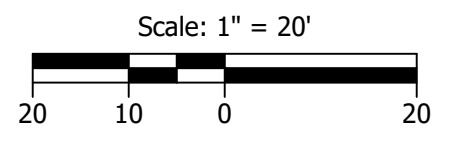
SOUTH PICKETT STREET
 COMPLETE STREETS DESIGN
 EXISTING CONDITIONS
 PLAN

SHEET
 5 of 35
 SCALE: 1" = 20'


























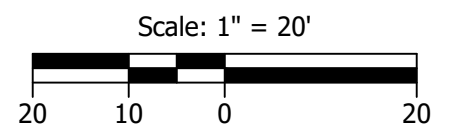
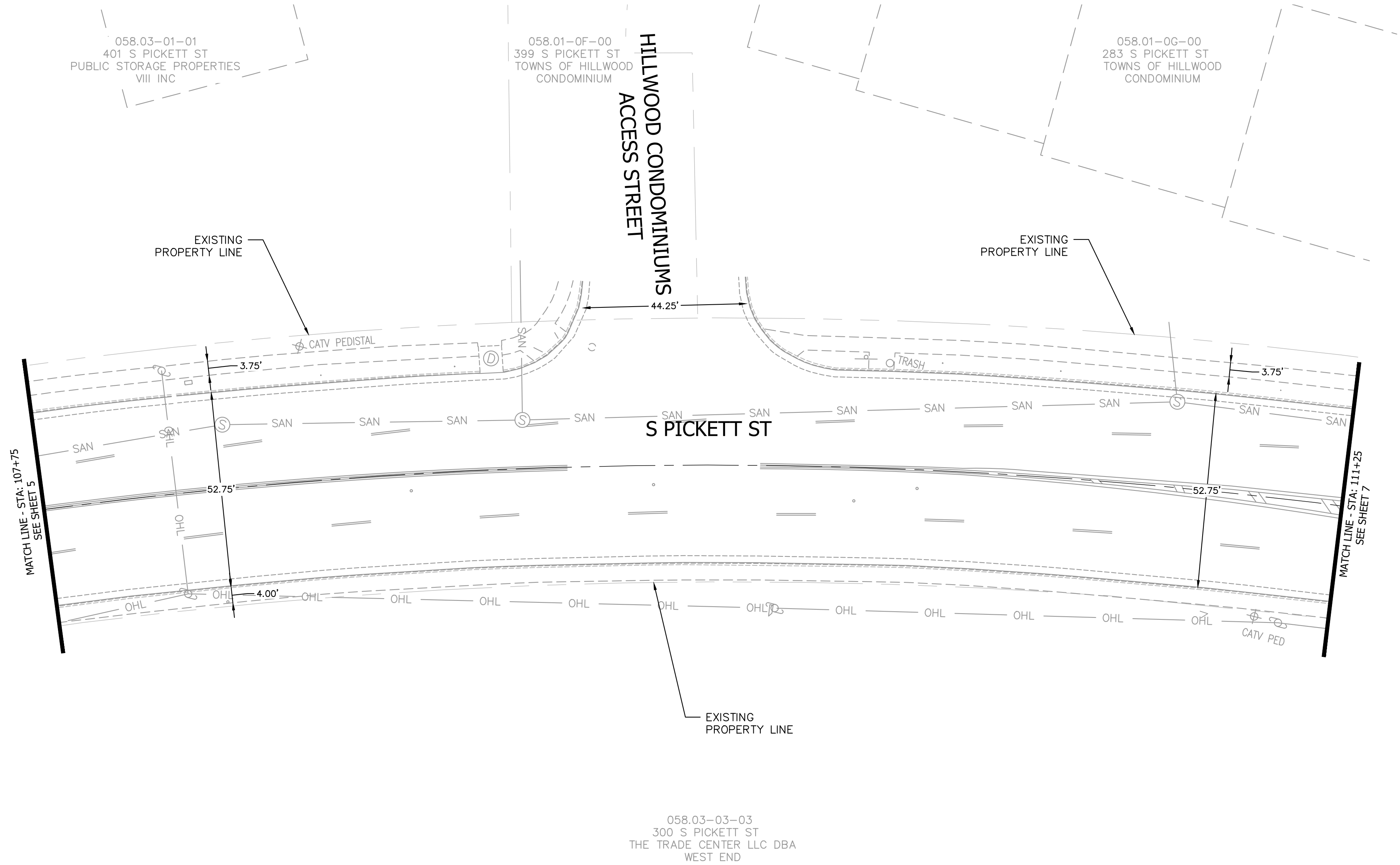
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- UTILITY POLE
- GUY WIRE
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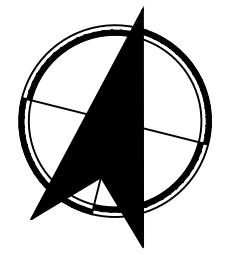


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- UP  UTILITY POLE
-  GUY WIRE
-  TREE
-  MANHOLE
-  GRATE INLET
-  UTILITY HAND BOX
-  TRAVERSE
-  LIGHT POLE
-  SIGN
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SOUTH PICKETT STREET COMPLETE STREETS DESIGN

SOUTH PICKETT STREET
COMPLETE STREETS DESIGN
EXISTING CONDITIONS
PLAN

SHEET
6 of 35
SCALE: 1"=20'

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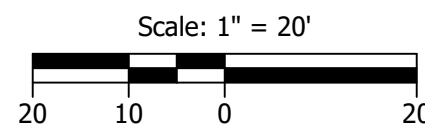
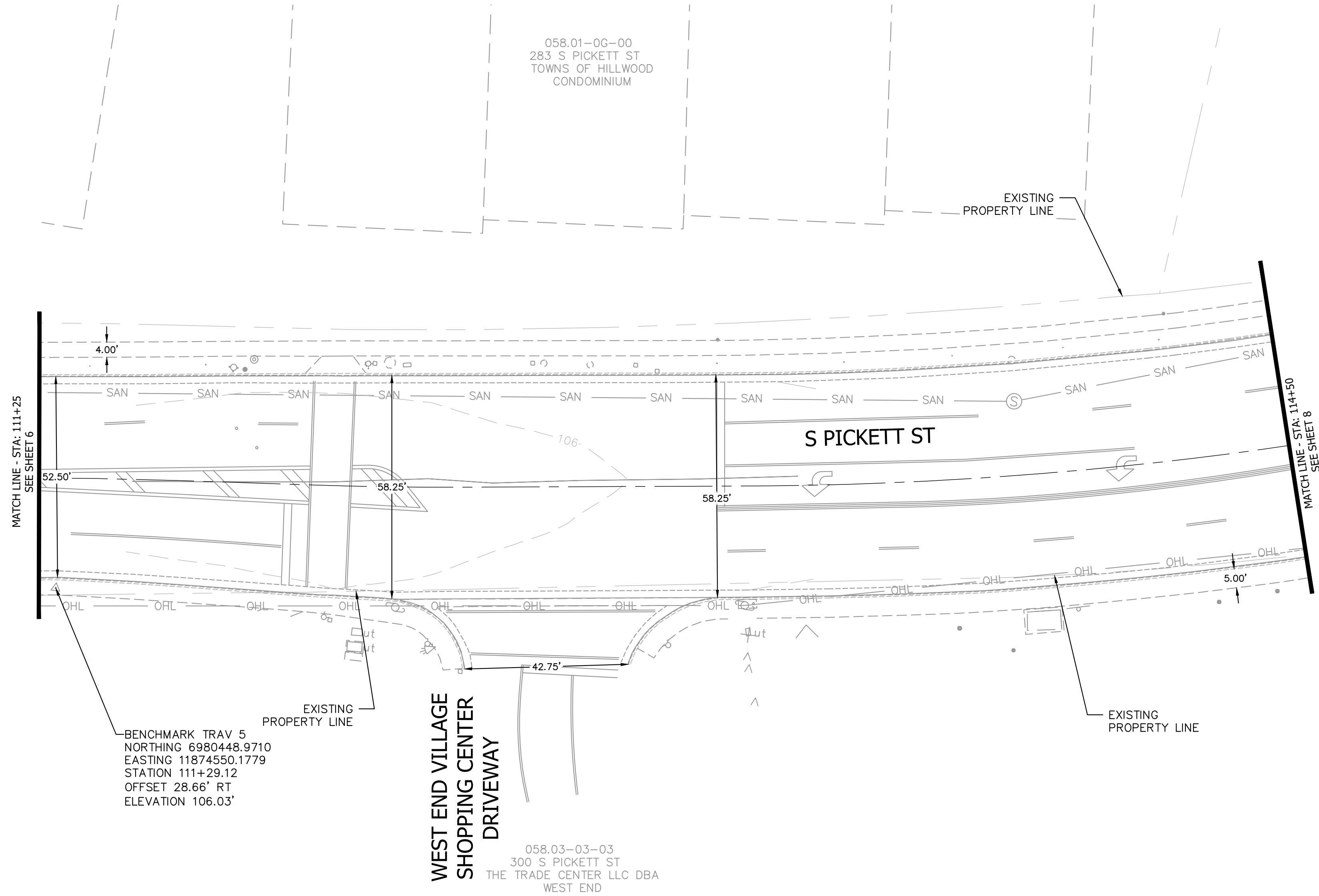
REVISIONS	DESCRIPTION
DATE	BY

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WASHINGTON, DC 20003
P 202.450.3710

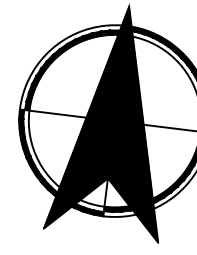


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- UP
- UTILITY POLE
- GUY WIRE
- TREE
- MANHOLE
- GRATE INLET
- UTILITY HAND BOX
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- LIGHT POLE
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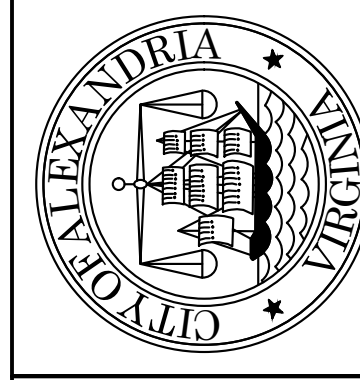
SOUTH PICKETT STREET COMPLETE STREETS DESIGN

SOUTH PICKETT STREET
COMPLETE STREETS DESIGN
EXISTING CONDITIONS
PLAN

SHEET
7 of 35
SCALE: 1"=20'

DATE	REVISIONS DESCRIPTION

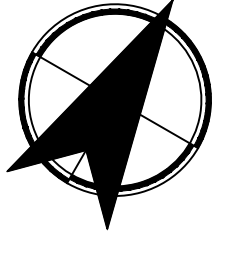
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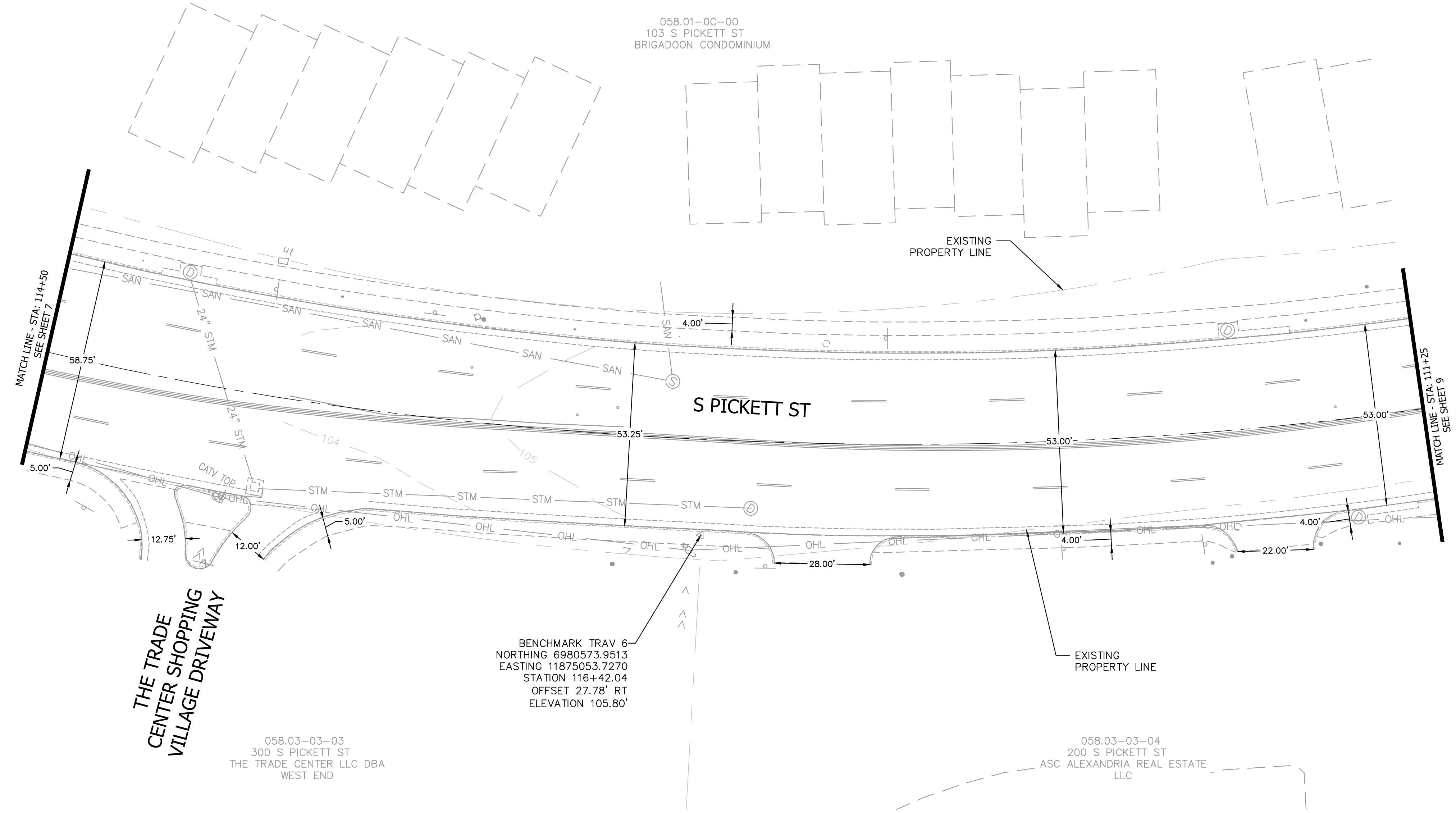
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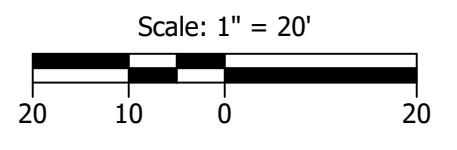
SOUTH PICKETT STREET COMPLETE STREETS DESIGN

SOUTH PICKETT STREET
 COMPLETE STREETS DESIGN
 EXISTING CONDITIONS
 PLAN

SHEET
 8 of 35
 SCALE: 1"=20'



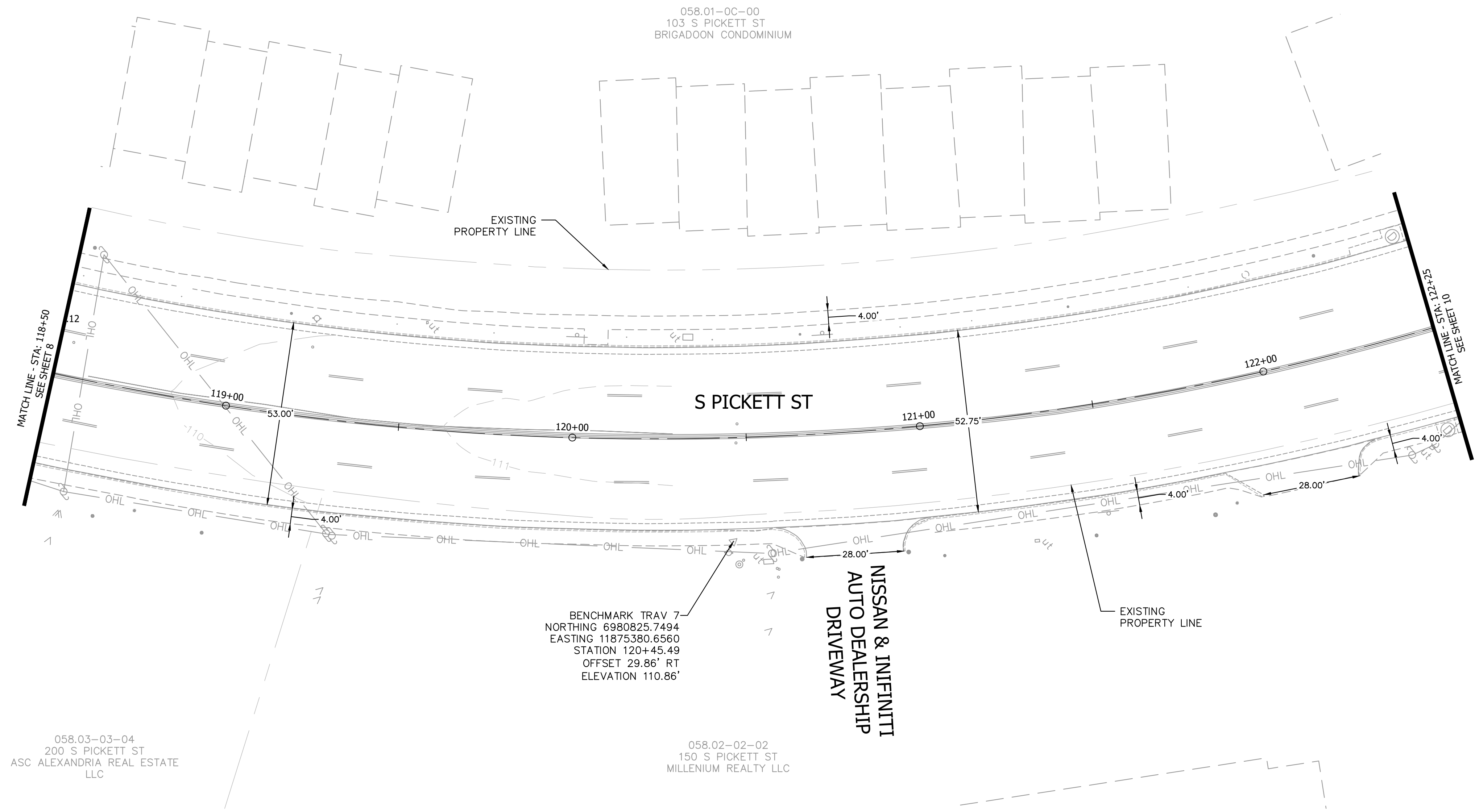
- UTILITY POLE
- GUY WIRE
- TREE
- MANHOLE
- GRATE INLET
- UTILITY HAND BOX
- TRAVERSE
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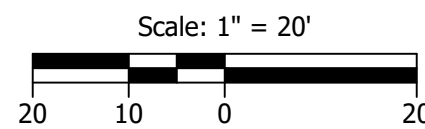


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ASC ALEXANDRIA REAL ESTATE LLC

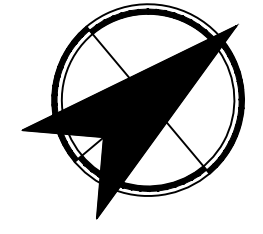
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EASTING 11875380.6560
STATION 120+45.49
OFFSET 29.86' RT
ELEVATION 110.86'

058.02-02-02
150 S PICKETT ST
MILLENIUM REALTY LLC

058.01-0C-00
103 S PICKETT ST
BRIGADOON CONDOMINIUM



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SOUTH PICKETT STREET COMPLETE STREETS DESIGN

SOUTH PICKETT STREET
COMPLETE STREETS DESIGN
EXISTING CONDITIONS
PLAN

SHEET
9 of 35
SCALE: 1"=20'









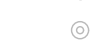













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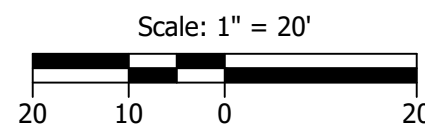
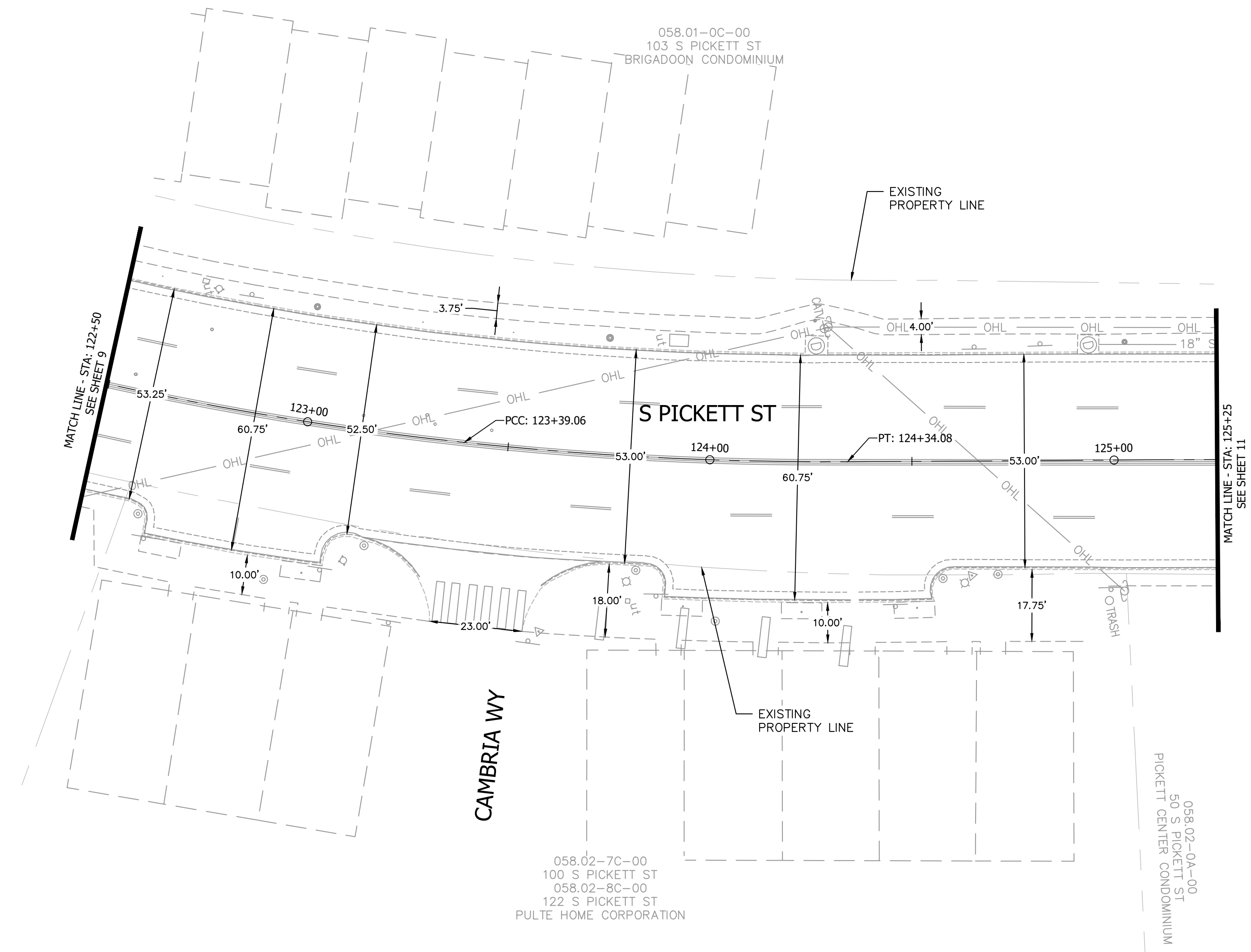
REVISIONS	DATE	DESCRIPTION

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-  UTILITY POLE
-  GUY WIRE
-  TREE
-  MANHOLE
-  GRATE INLET
-  UTILITY HAND BOX
-  TRAVERSE
-  LIGHT POLE
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-  GROUND LIGHT
-  UNKNOWN UTILITY STRUCTURE



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SOUTH PICKETT STREET COMPLETE STREETS DESIGN

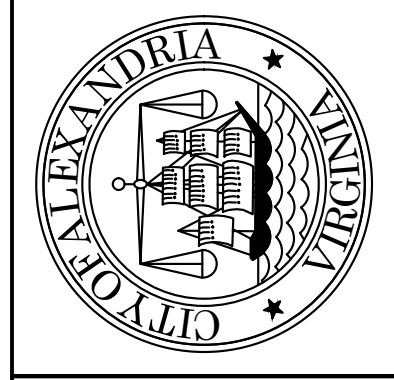
SOUTH PICKETT STREET
 COMPLETE STREETS DESIGN
 EXISTING CONDITIONS
 PLAN

SHEET
 10 of 35
 SCALE: 1" = 20'

ALEXANDRIA PROJECT NO.: XXXX/XXX	DATE OF PLAN ISSUANCE: X-XX-XX	CONSULTANT PROJECT ID.: 25760.009	DESIGNED BY: SXP DATE: 10/24/25
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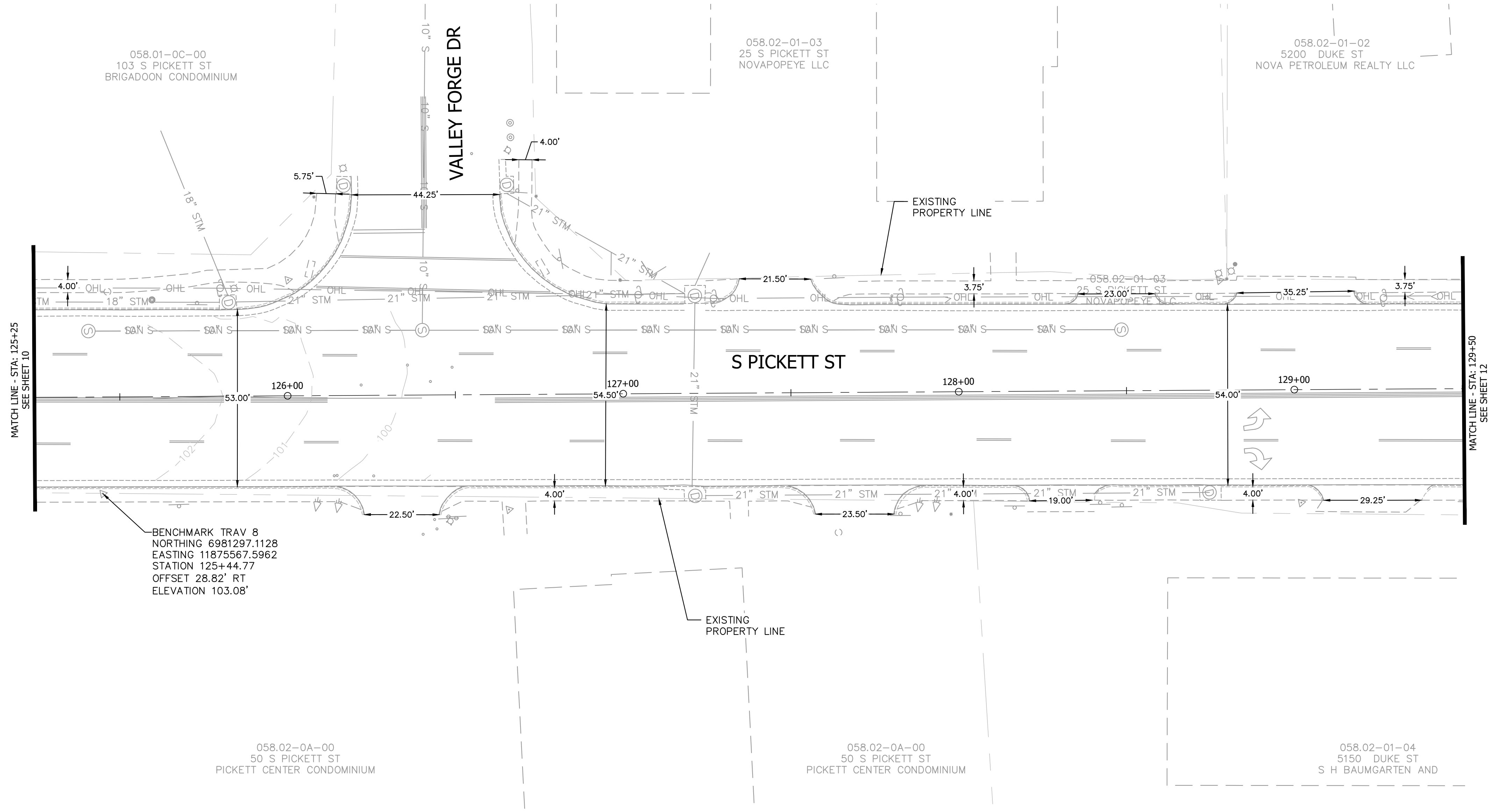
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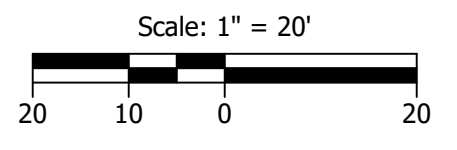


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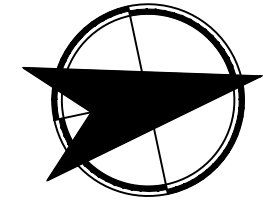
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- UTILITY POLE
- GUY WIRE
- TREE
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BENCHMARK TRAV 8
 NORTHING 6981297.1128
 EASTING 11875567.5962
 STATION 125+44.77
 OFFSET 28.82' RT
 ELEVATION 103.08'



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SOUTH PICKETT STREET COMPLETE STREETS DESIGN

SOUTH PICKETT STREET
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 EXISTING CONDITIONS
 PLAN

SHEET
 11 of 35
 SCALE: 1"=20'
















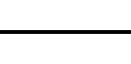

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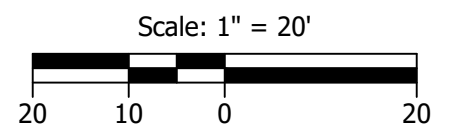
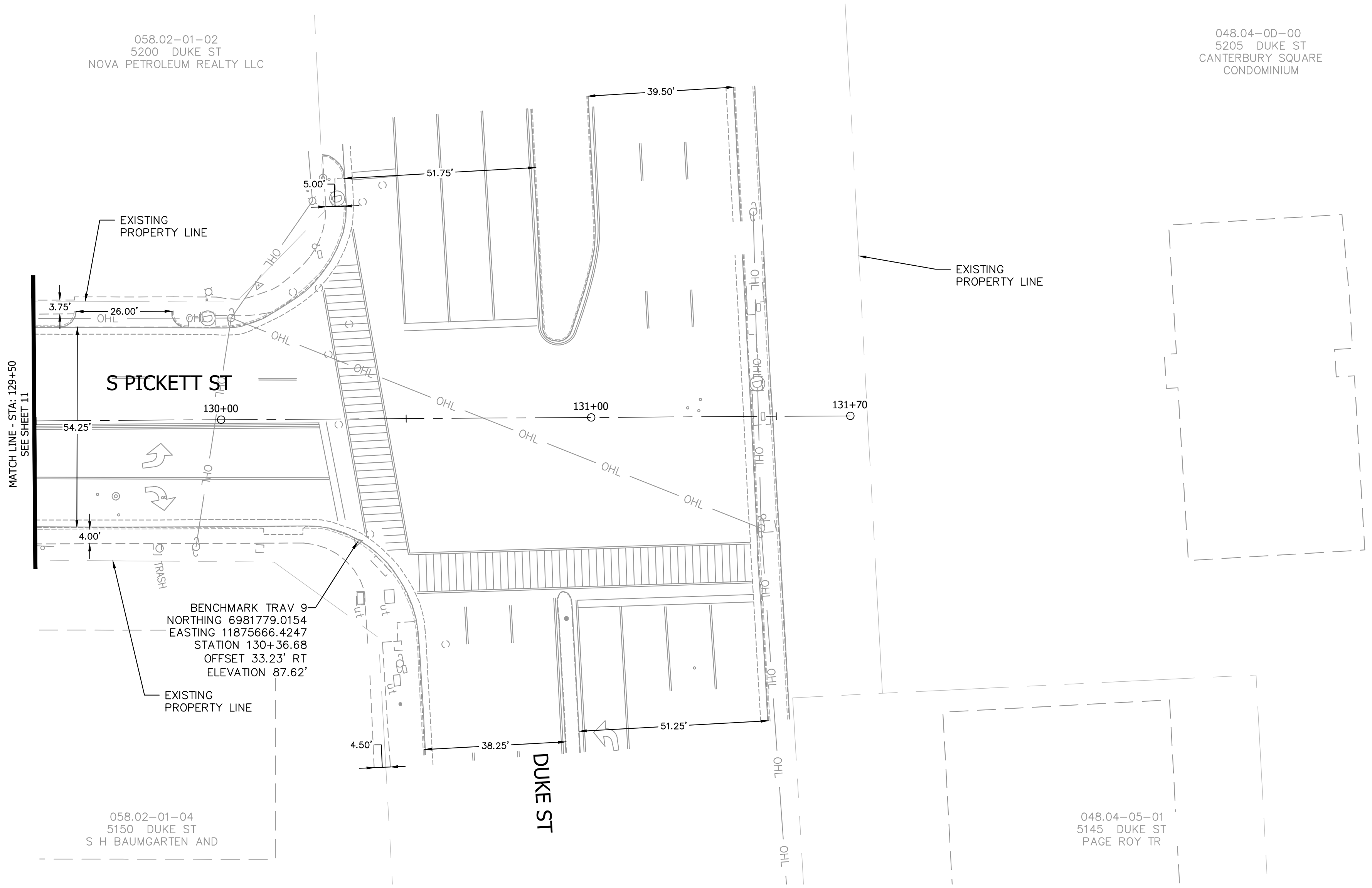
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 WASHINGTON, DC 20003
 P 202.450.3710

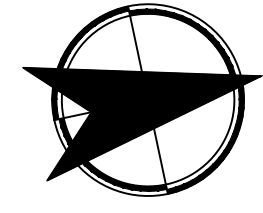
30% SUBMITTAL



- UP  UTILITY POLE
-  GUY WIRE
-  TREE
-  MANHOLE
-  GRATE INLET
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-  TRAVERSE
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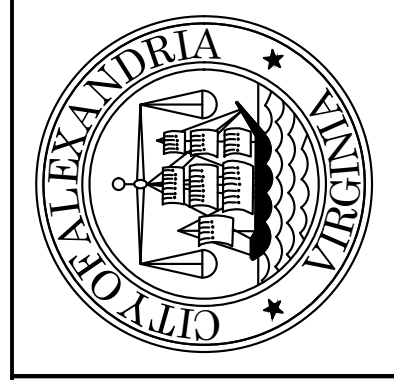
SOUTH PICKETT STREET
COMPLETE STREETS DESIGN
EXISTING CONDITIONS
PLAN

SHEET
12 of 35
SCALE: 1"=20'

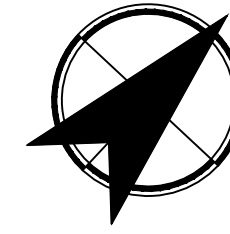
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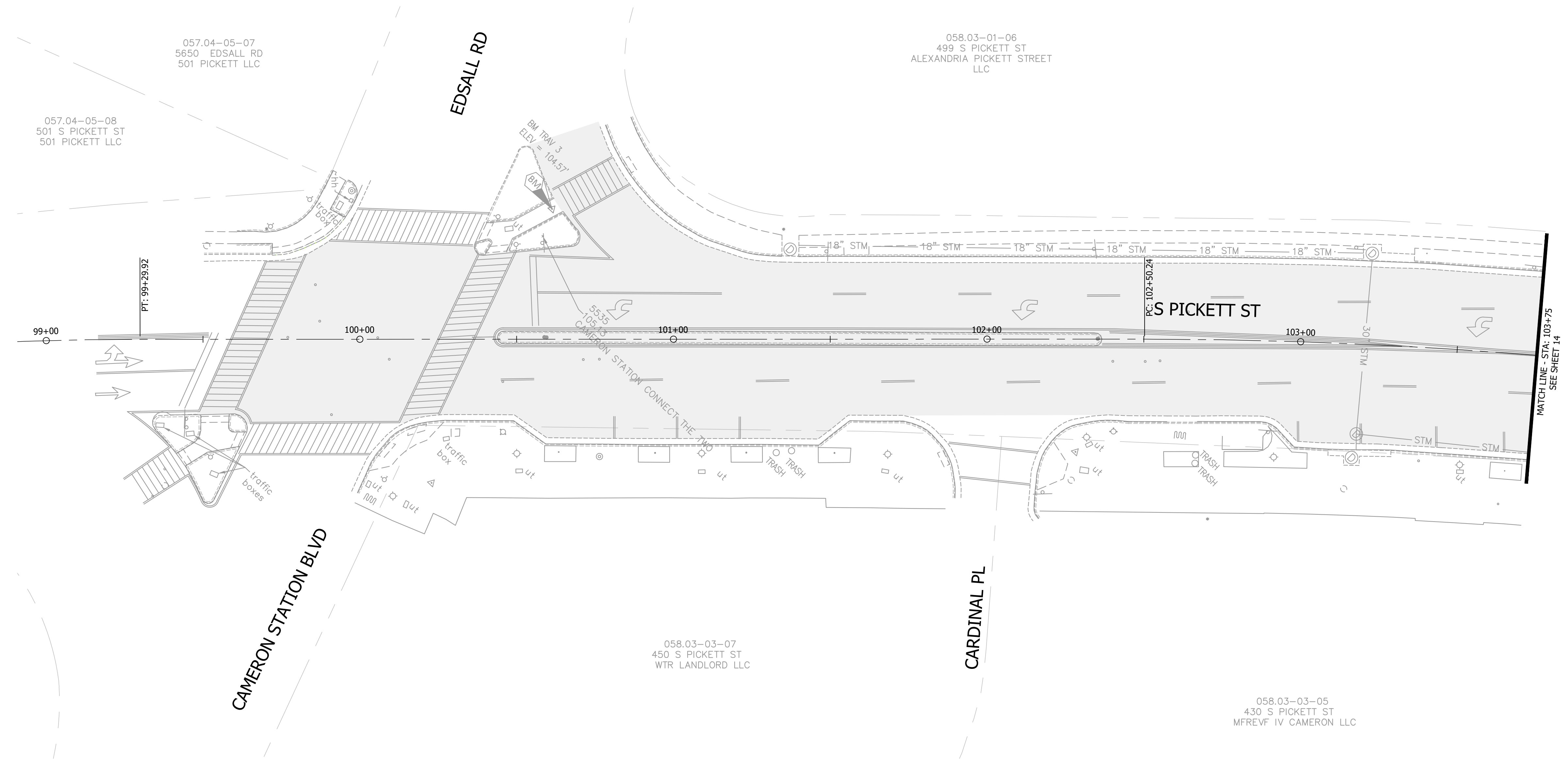
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SOUTH PICKETT STREET
 COMPLETE STREETS DESIGN
 CONSTRUCTION PLAN

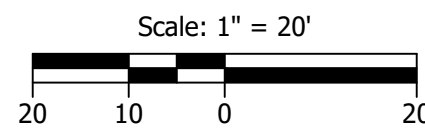
SHEET
 13 of 35
 SCALE: 1" = 20'

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CONSTRUCTION NOTES:

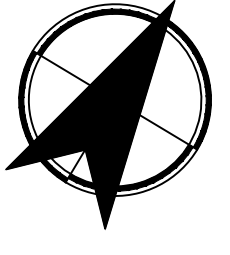
- A** INSTALL 6" COMBINATION CURB AND GUTTER PER CITY OF ALEXANDRIA DESIGN AND CONSTRUCTION STANDARDS 2022 (CSCG-1)
- B** ASPHALT REPAIR PER DETAIL ON SHEET 22
- C** TYPE A CURB RAMP PER VDOT ROAD AND BRIDGE STANDARDS 204.01
- D** TYPE B CURB RAMP PER VDOT ROAD AND BRIDGE STANDARDS 204.01
- E** TYPE C CURB RAMP PER VDOT ROAD AND BRIDGE STANDARDS 204.01
- F** CG-12 DETECTABLE WARNING SURFACE PER VDOT ROAD AND BRIDGE STANDARDS 204.01-07
- G** CONCRETE MEDIAN PER CITY DESIGN AND CONSTRUCTION STANDARDS (CSCM-1)



LEGEND

- PROPOSED MICROSURFACING
- PROPOSED CONCRETE SIDEWALK
- ASPHALT REPAIR
- LANDSCAPE REPAIR (SOD)
- DETECTABLE WARNING SURFACE

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30% SUBMITTAL



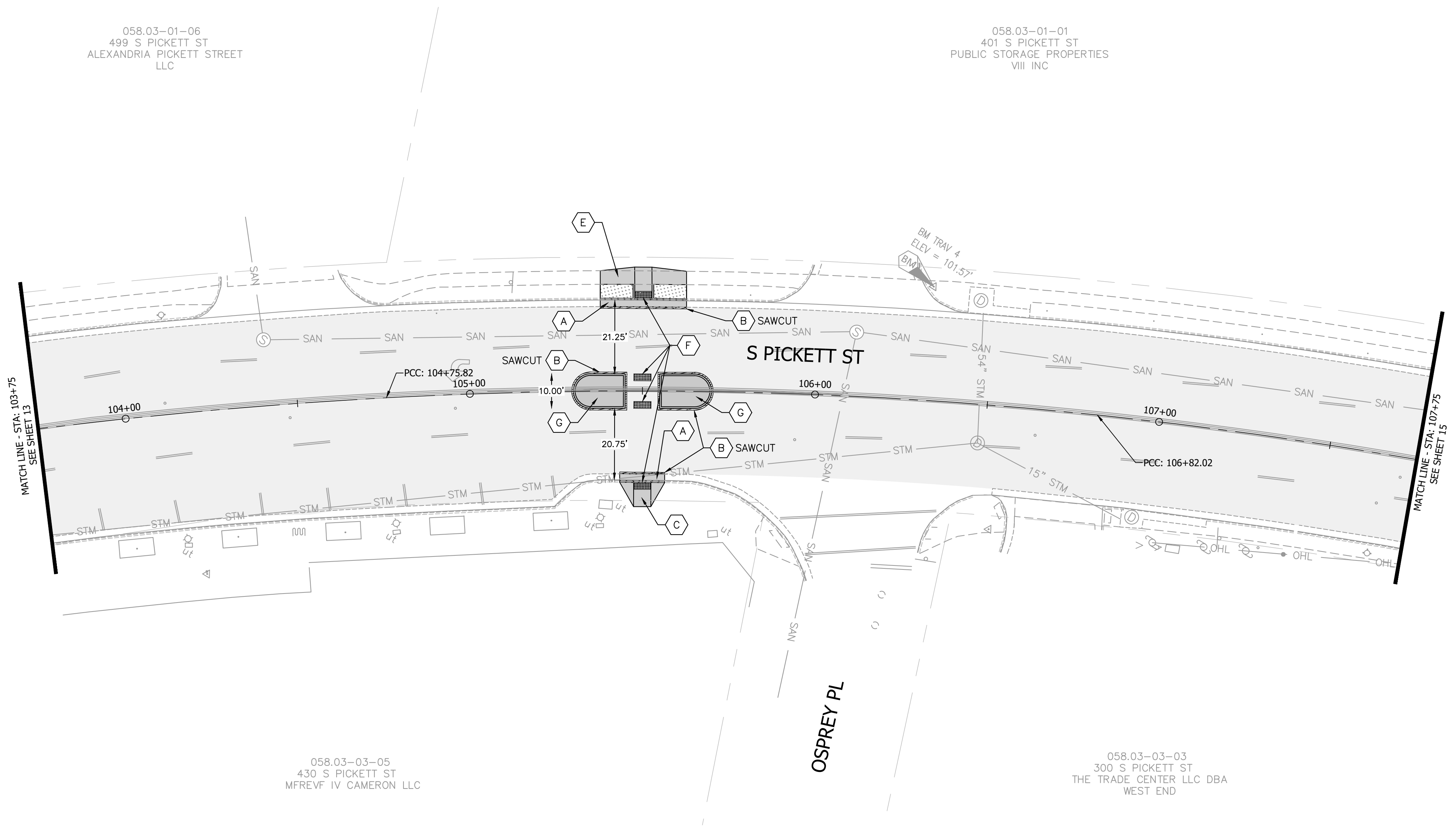
KITTELSON & ASSOCIATES
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 WASHINGTON, DC 20003
 P 202.450.3710

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SOUTH PICKETT STREET
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 CONSTRUCTION PLAN

SHEET
 14 of 35
 SCALE: 1"=20'

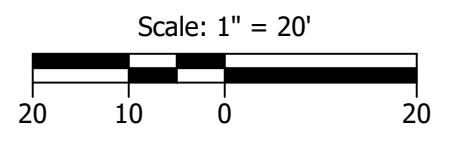


LEGEND

	PROPOSED MICRORESURFACING
	PROPOSED CONCRETE SIDEWALK
	ASPHALT REPAIR
	LANDSCAPE REPAIR (SOD)
	DETECTABLE WARNING SURFACE

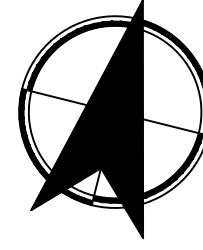
CONSTRUCTION NOTES:

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- G** CONCRETE MEDIAN PER CITY DESIGN AND CONSTRUCTION STANDARDS (CSCM-1)



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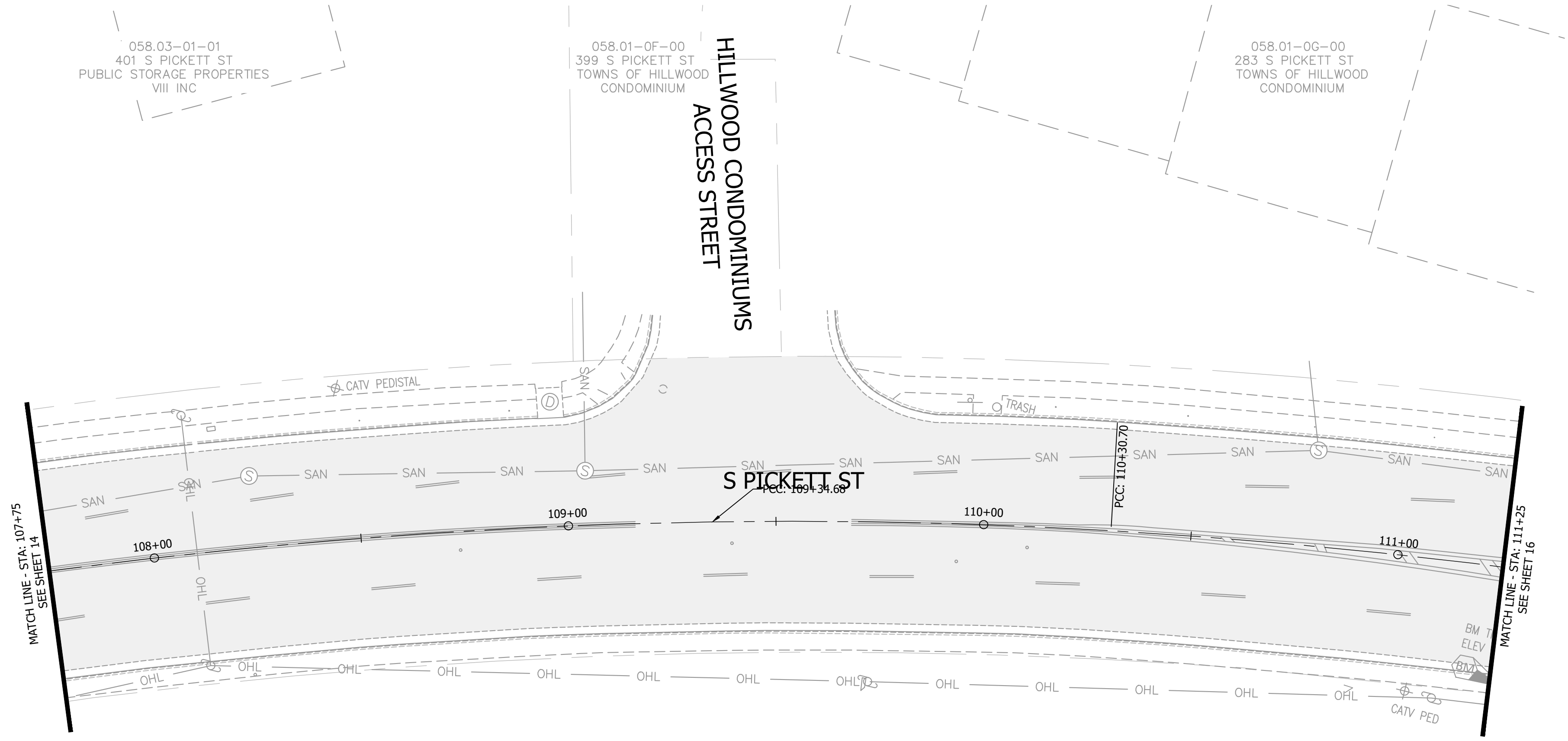
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CONSULTANT PROJECT ID.: 25760.009	DESIGNED BY: PHB DATE: 10/24/25
DRAWN BY: PHB DATE: 10/24/25	CHECKED BY: ARM DATE: 10/24/25
APPROVED BY: _____	DATE: _____

SOUTH PICKETT STREET COMPLETE STREETS DESIGN

SOUTH PICKETT STREET
 COMPLETE STREETS DESIGN
 CONSTRUCTION PLAN

SHEET
 15 of 35
 SCALE: 1"=20'



058.03-01-01
 401 S PICKETT ST
 PUBLIC STORAGE PROPERTIES
 VIII INC

058.01-0F-00
 399 S PICKETT ST
 TOWNS OF HILLWOOD
 CONDOMINIUM

HILLWOOD CONDOMINIUMS
 ACCESS STREET

058.01-0G-00
 283 S PICKETT ST
 TOWNS OF HILLWOOD
 CONDOMINIUM

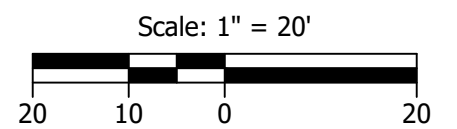
058.03-03-03
 300 S PICKETT ST
 THE TRADE CENTER LLC DBA
 WEST END

LEGEND

- PROPOSED MICRORESURFACING
- PROPOSED CONCRETE SIDEWALK
- ASPHALT REPAIR
- LANDSCAPE REPAIR (SOD)
- DETECTABLE WARNING SURFACE

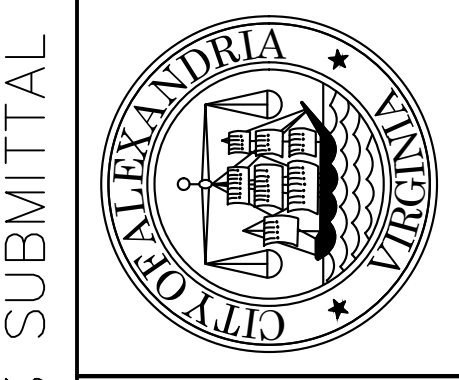
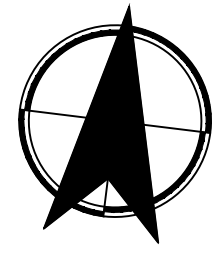
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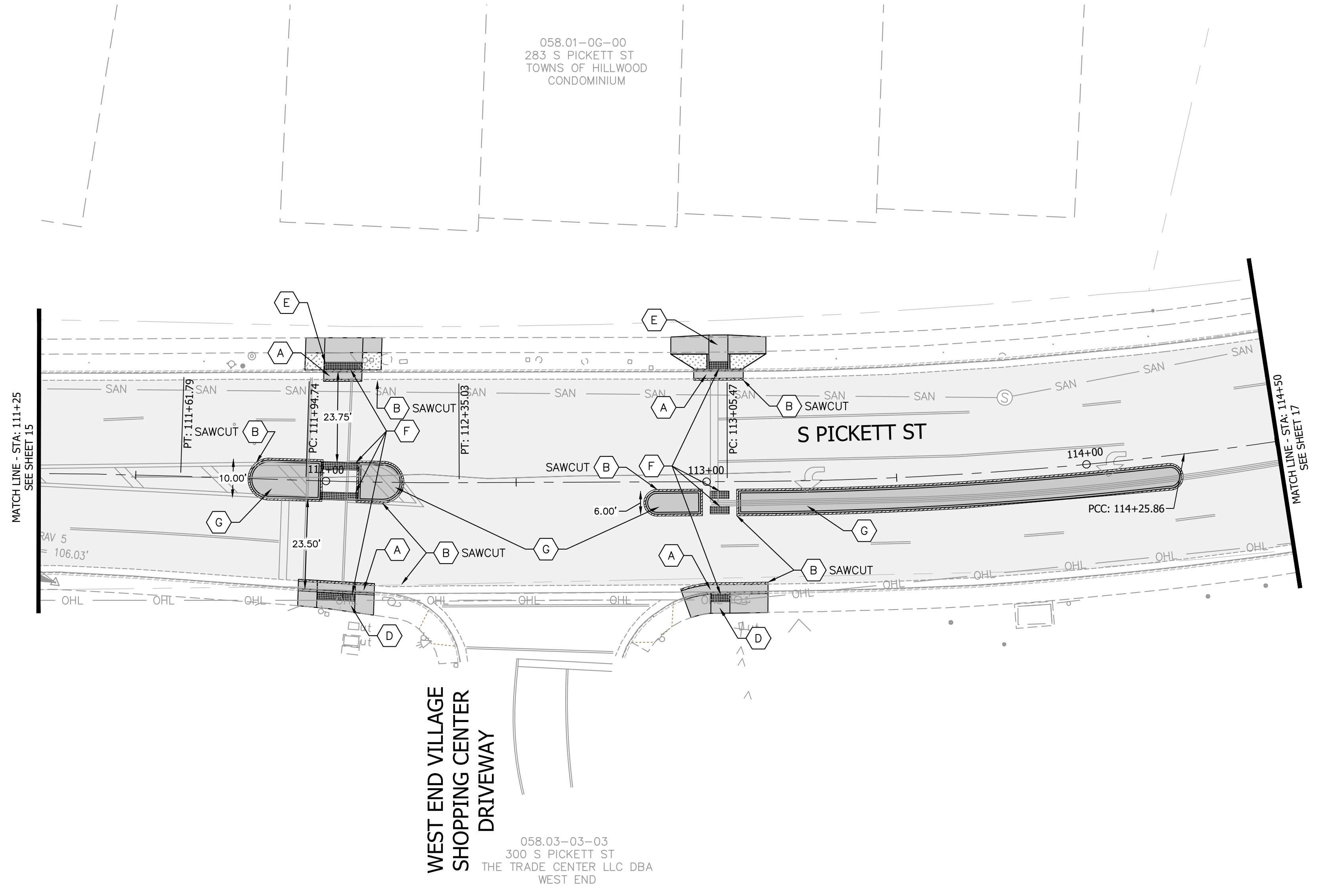
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SOUTH PICKETT STREET COMPLETE STREETS DESIGN
 SOUTH PICKETT STREET COMPLETE STREETS DESIGN
 CONSTRUCTION PLAN
 SHEET 16 of 35
 SCALE: 1"=20'

30% SUBMITTAL

SOUTH PICKETT STREET COMPLETE STREETS DESIGN

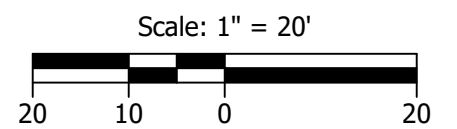


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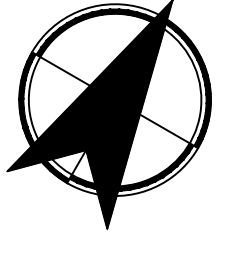
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	PROPOSED CONCRETE SIDEWALK
	ASPHALT REPAIR
	LANDSCAPE REPAIR (SOD)
	DETECTABLE WARNING SURFACE

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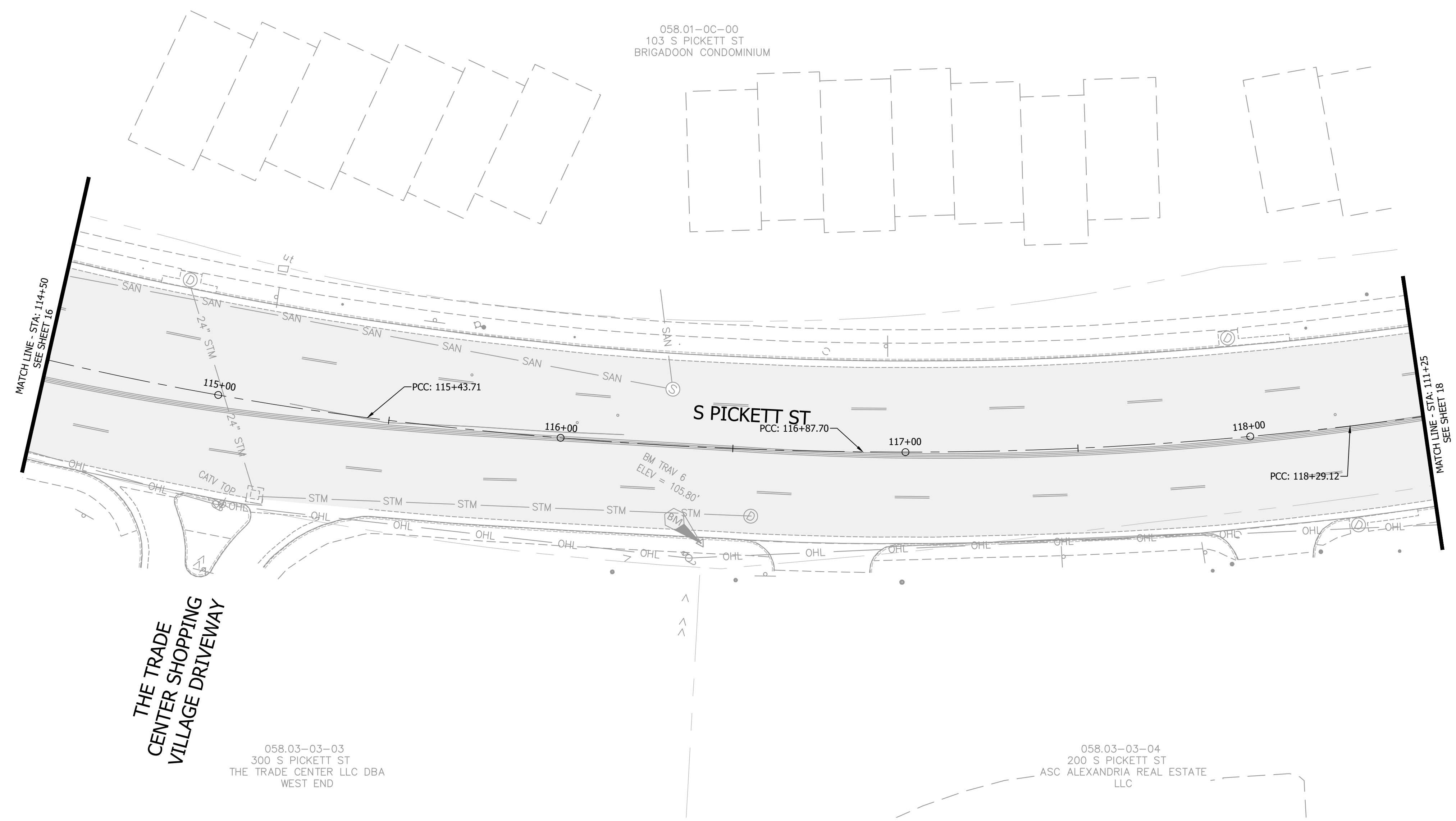
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SOUTH PICKETT STREET COMPLETE STREETS DESIGN

SOUTH PICKETT STREET
 COMPLETE STREETS DESIGN
 CONSTRUCTION PLAN

SHEET
 17 of 35
 SCALE: 1"=20'

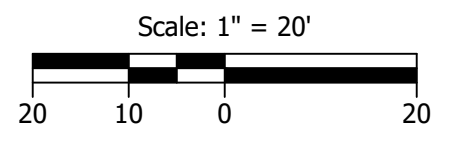


LEGEND

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- PROPOSED CONCRETE SIDEWALK
- ASPHALT REPAIR
- LANDSCAPE REPAIR (SOD)
- DETECTABLE WARNING SURFACE

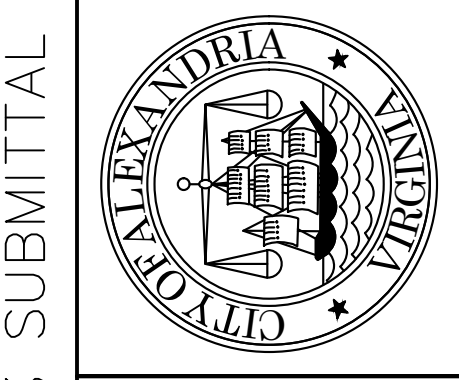
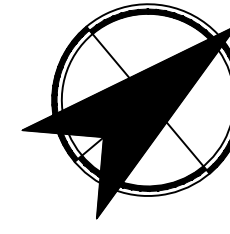
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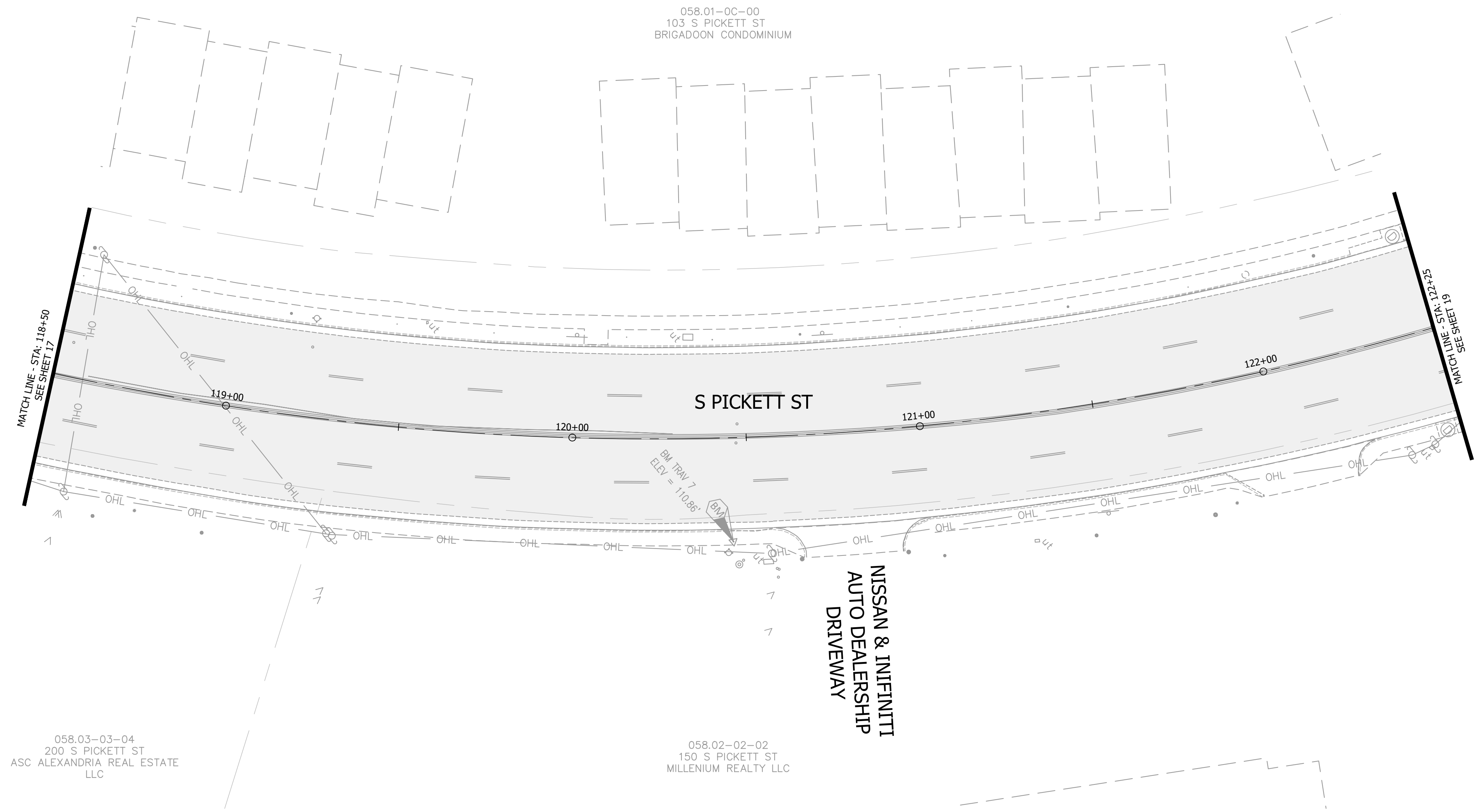
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SOUTH PICKETT STREET COMPLETE STREETS DESIGN

SOUTH PICKETT STREET
COMPLETE STREETS DESIGN
CONSTRUCTION PLAN

SHEET
18 of 35
SCALE: 1"=20'

30% SUBMITTAL

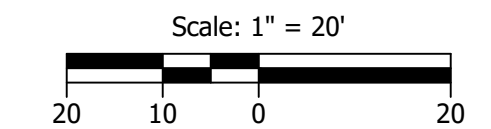


LEGEND

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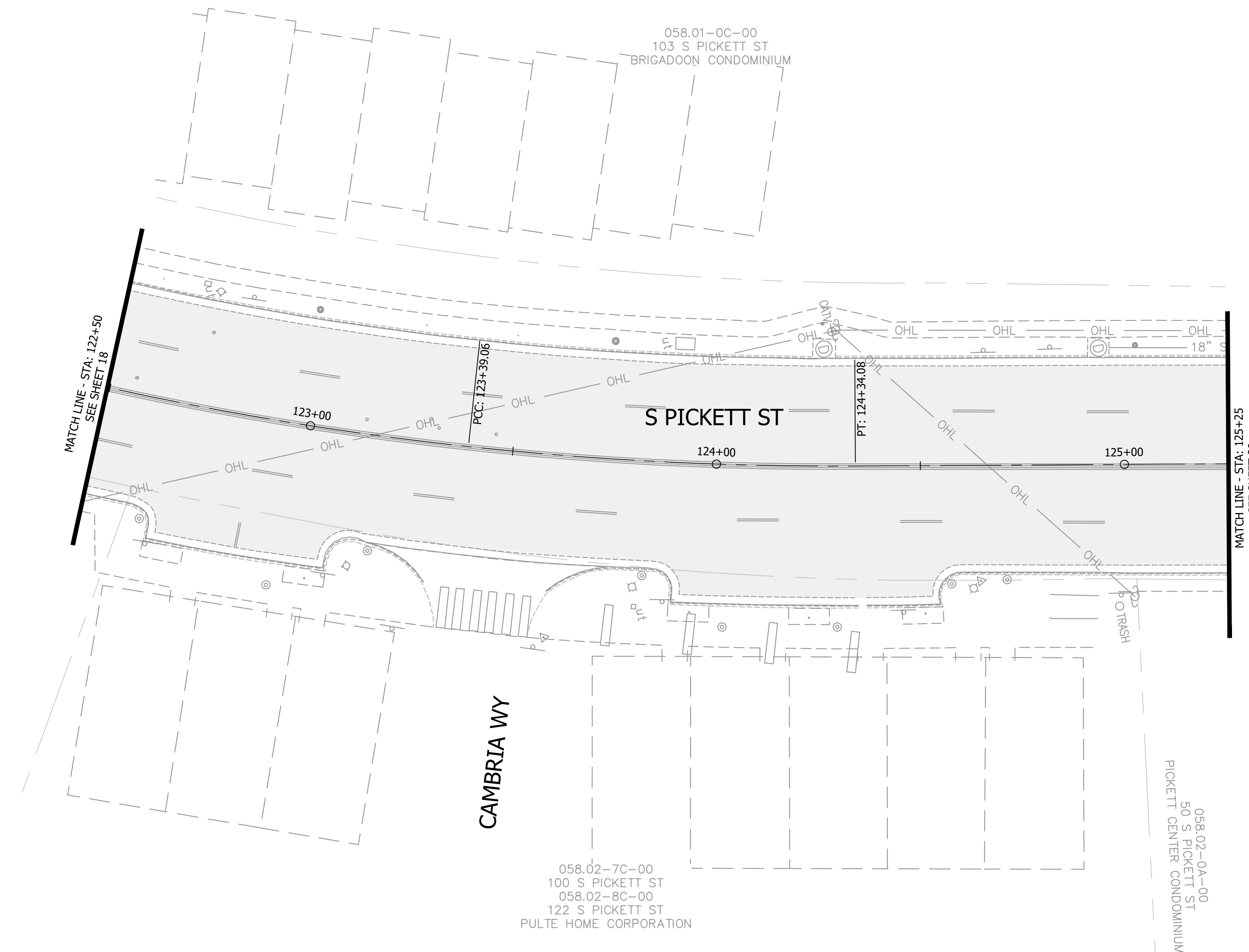


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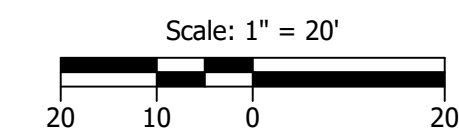
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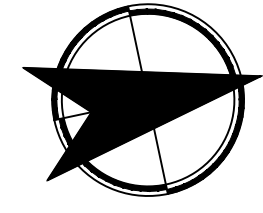


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SOUTH PICKETT STREET COMPLETE STREETS DESIGN

SOUTH PICKETT STREET
COMPLETE STREETS DESIGN
CONSTRUCTION PLAN

SHEET
19 of 35
SCALE: 1"=20'

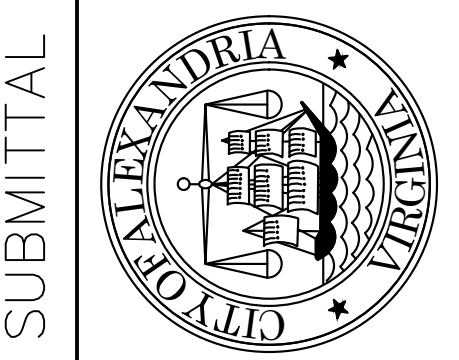
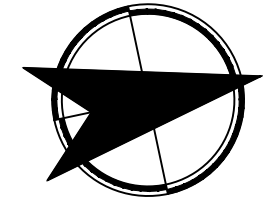
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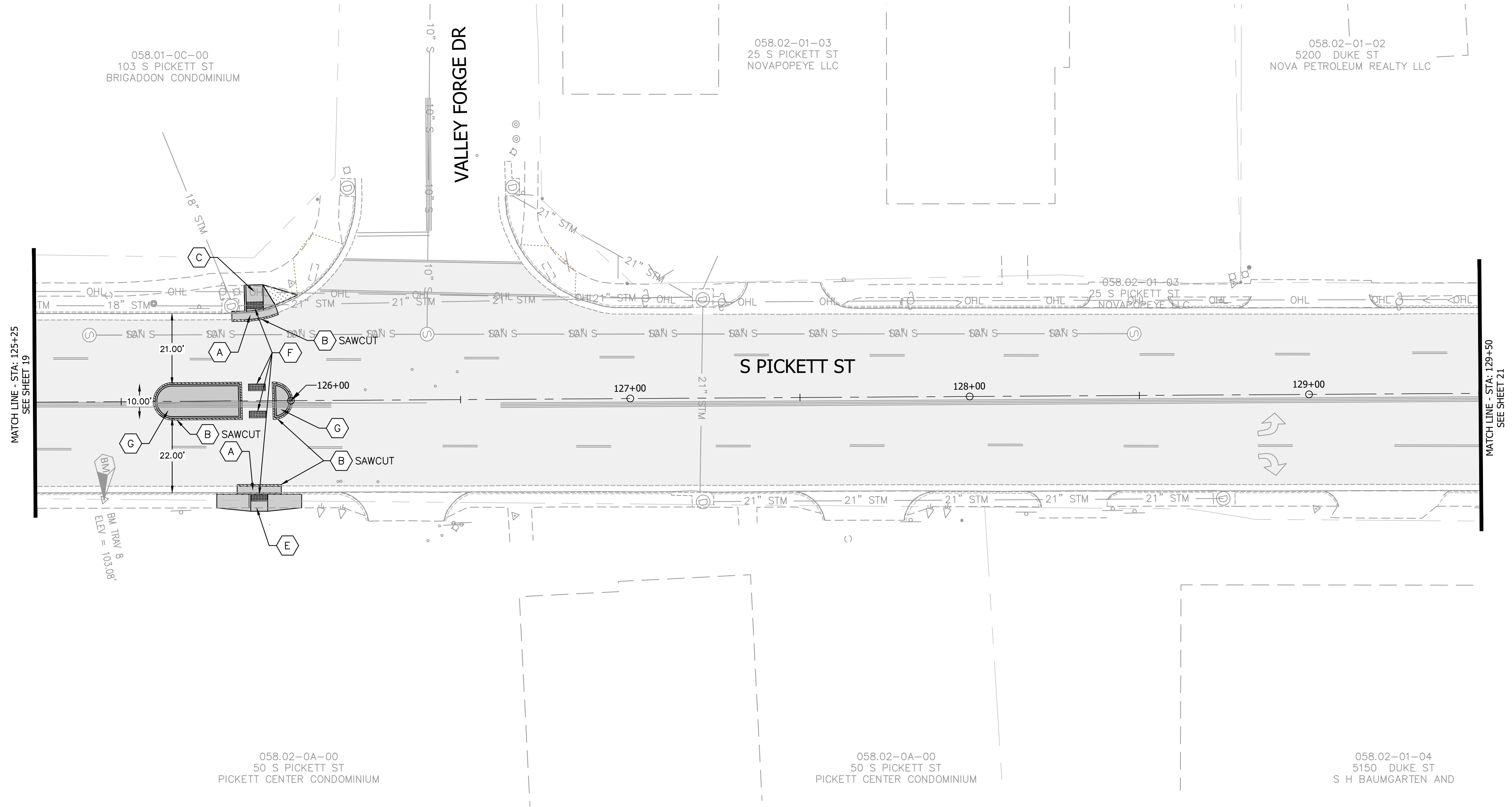
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SOUTH PICKETT STREET COMPLETE STREETS DESIGN
 SOUTH PICKETT STREET
 COMPLETE STREETS DESIGN
 CONSTRUCTION PLAN

SHEET
 20 of 35
 SCALE: 1"=20'

30% SUBMITTAL

SOUTH PICKETT STREET COMPLETE STREETS DESIGN

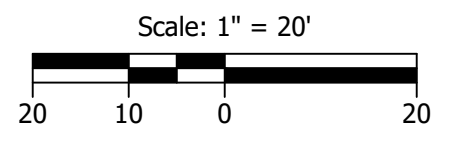


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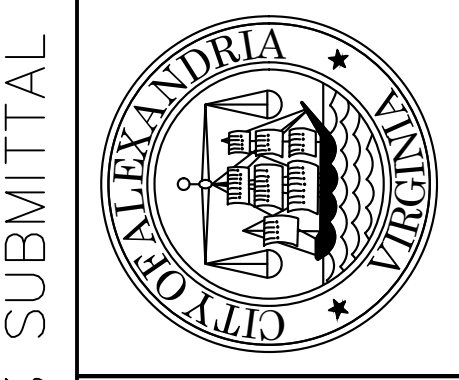
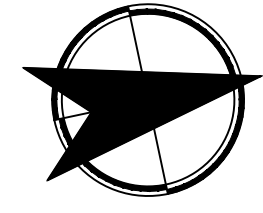
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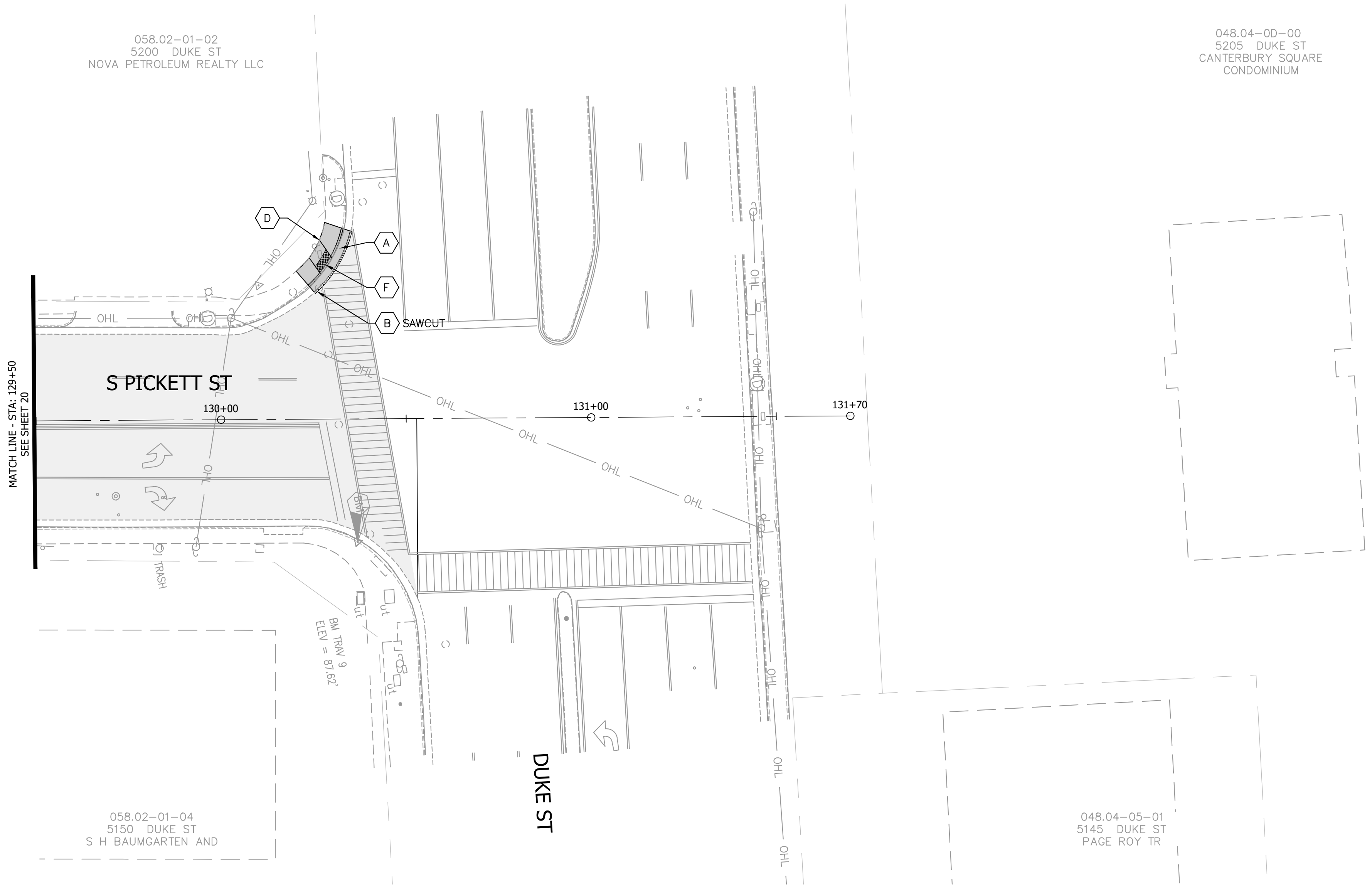
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SOUTH PICKETT STREET COMPLETE STREETS DESIGN
 SOUTH PICKETT STREET
 COMPLETE STREETS DESIGN
 CONSTRUCTION PLAN

SHEET
 21 of 35
 SCALE: 1"=20'

30% SUBMITTAL

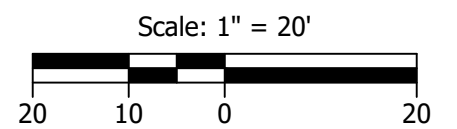


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CONSTRUCTION NOTES:

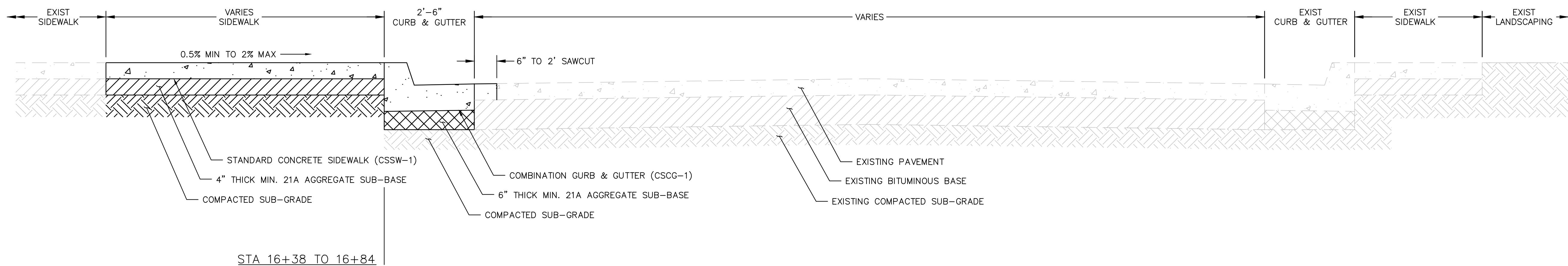
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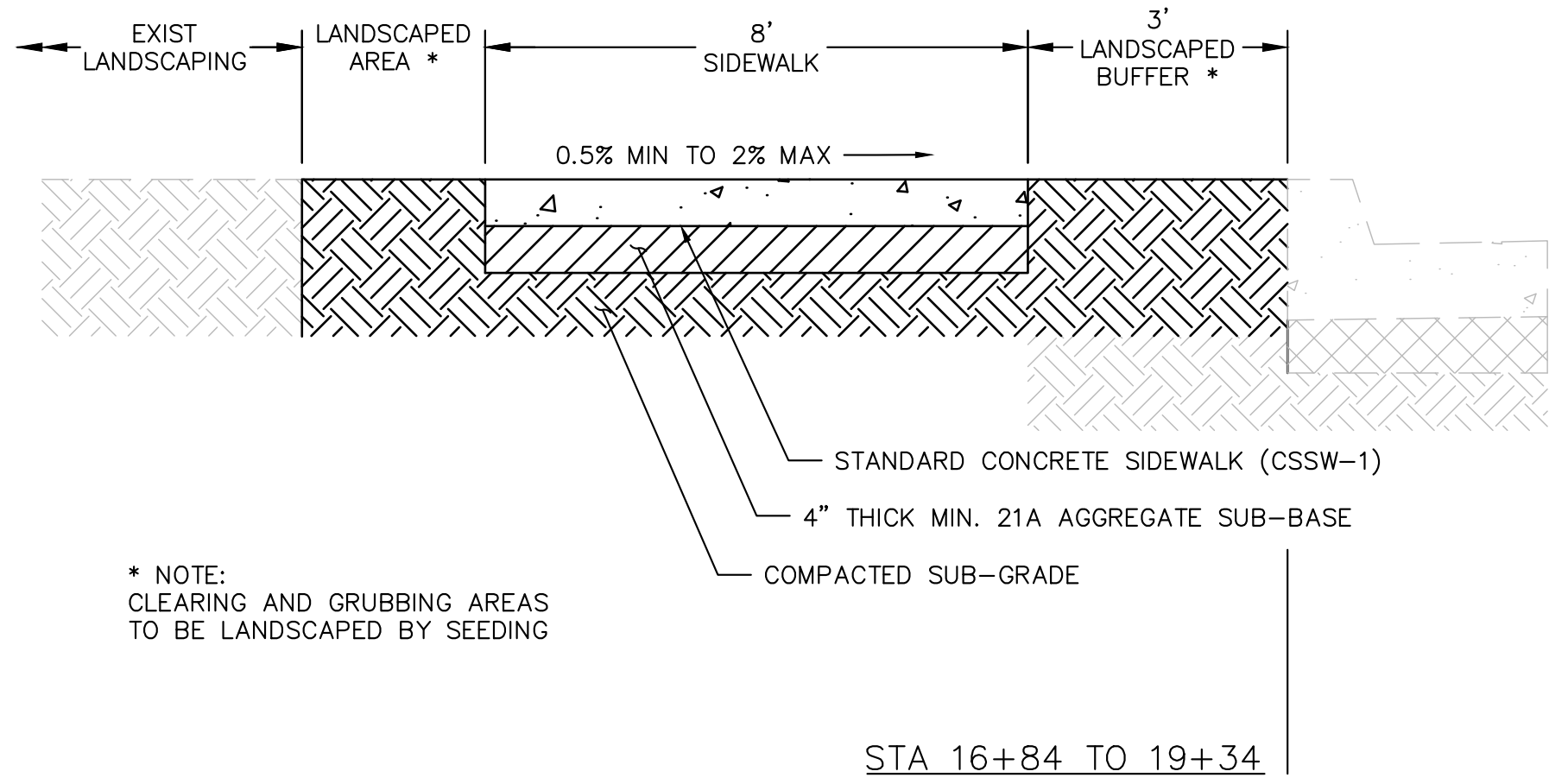
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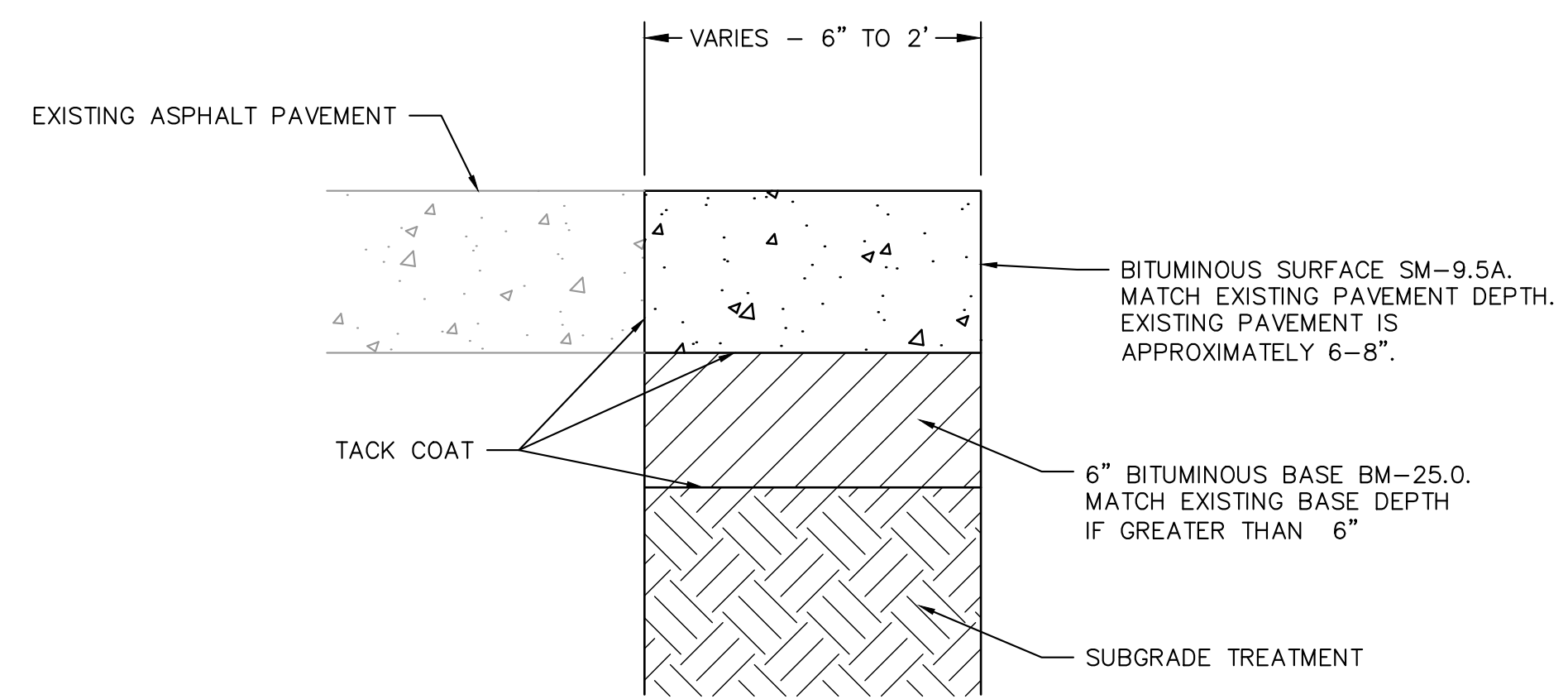
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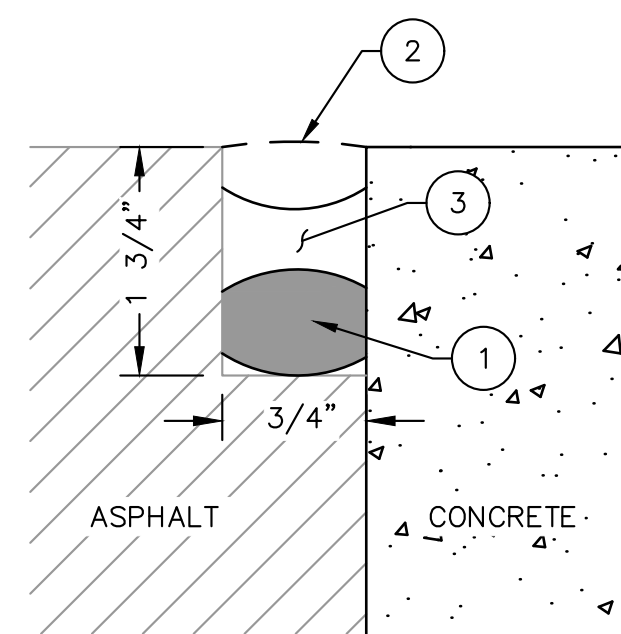
TYPICAL SECTION (LOOKING NORTH)
NOT TO SCALE



* NOTE:
CLEARING AND GRUBBING AREAS
TO BE LANDSCAPED BY SEEDING



ASPHALT REPAIR DETAIL
NOT TO SCALE



CONCRETE TO ASPHALT JOINT DETAIL
NOT TO SCALE

CONSTRUCTION NOTES:

- 1 THE BACKER ROD MUST BE COMPATIBLE WITH THE SEALANT AND SLIGHTLY OVERSIZED TO RESIST MOVEMENT DURING SEALING OPERATION.
- 2 HOT POURED SEALANT - ASTM D 3405 FLUSH WITH SURFACE.
- 3 APPROVED SILICONE SEALANT 1/4" - 3/8" BELOW SURFACE.

NOTES:

- 1. THE PAVEMENT EDGE IS TO BE PLACED APPROXIMATELY VERTICAL.
- 2. SEALANTS AND PREFORMED SEALS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS.
- 3. MAKE A VERTICAL SAW CUT IN THE ASPHALT TO SERVE AS A FORM FOR THE END OF THE CONCRETE PAVEMENT.
- 4. BACKER ROD, JOINT SEALANT, PRIMER AND EPOXY SHALL CONFORM TO THE CITY OF ALEXANDRIA STANDARD CONSTRUCTION SPECIFICATIONS

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REVISIONS	DESCRIPTION
BY	
DATE	

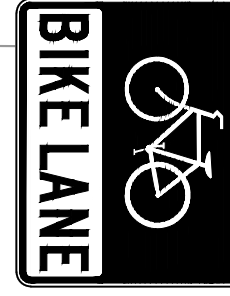
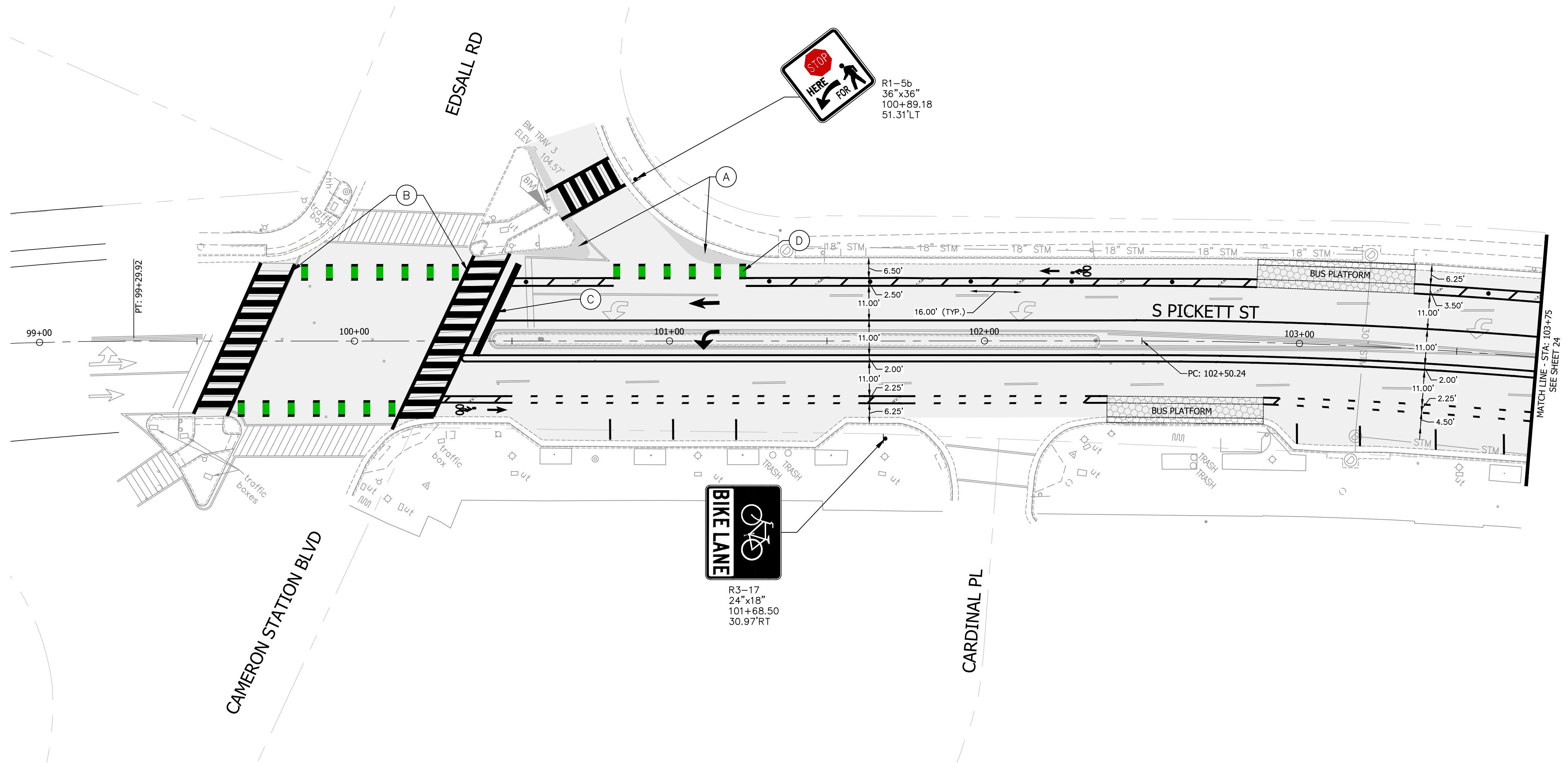
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SOUTH PICKETT STREET COMPLETE STREETS DESIGN

SOUTH PICKETT STREET
COMPLETE STREETS DESIGN
CONSTRUCTION DETAILS

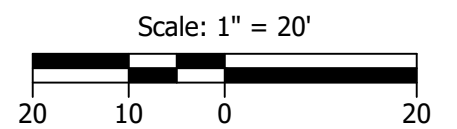
SHEET
22 of 35
SCALE: N.T.S.

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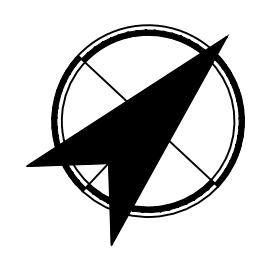


PAVEMENT MARKING KEYNOTES

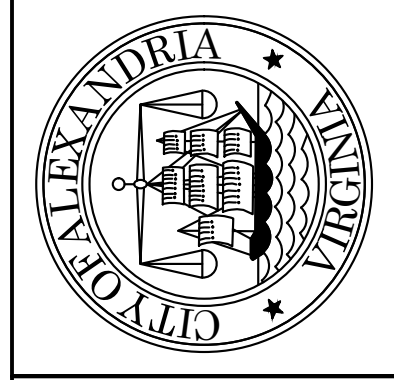
- (A) INSTALL PAINTED CURB EXTENSION, SEE DETAIL ON SHEET 32
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- (C) TYPE B, CLASS I, 24" STOP BAR
- (D) BIKE LANE CONFLICT ZONE STRIPING



NOT APPROVED
30% COMPLETED
FOR CONSTRUCTION



SOUTH PICKETT STREET COMPLETE STREETS DESIGN



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WASHINGTON, DC 20003
P 202.450.3710

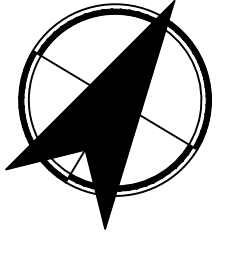
REVISIONS	DESCRIPTION

ALEXANDRIA PROJECT NO.: XXXX/XXX	DATE OF PLAN ISSUANCE: X-XX-XX
CONSULTANT PROJECT ID: 25760.009	DESIGNED BY: PHB DATE: 10/24/25
DRAWN BY: PHB DATE: 10/24/25	CHECKED BY: ARM DATE: 10/24/25
APPROVED BY: _____	DATE: _____

SOUTH PICKETT STREET
COMPLETE STREETS DESIGN
SIGNING & STRIPING
PLAN

SHEET
23 of 35
SCALE: 1"=20'

30% SUBMITTAL



30% SUBMITTAL



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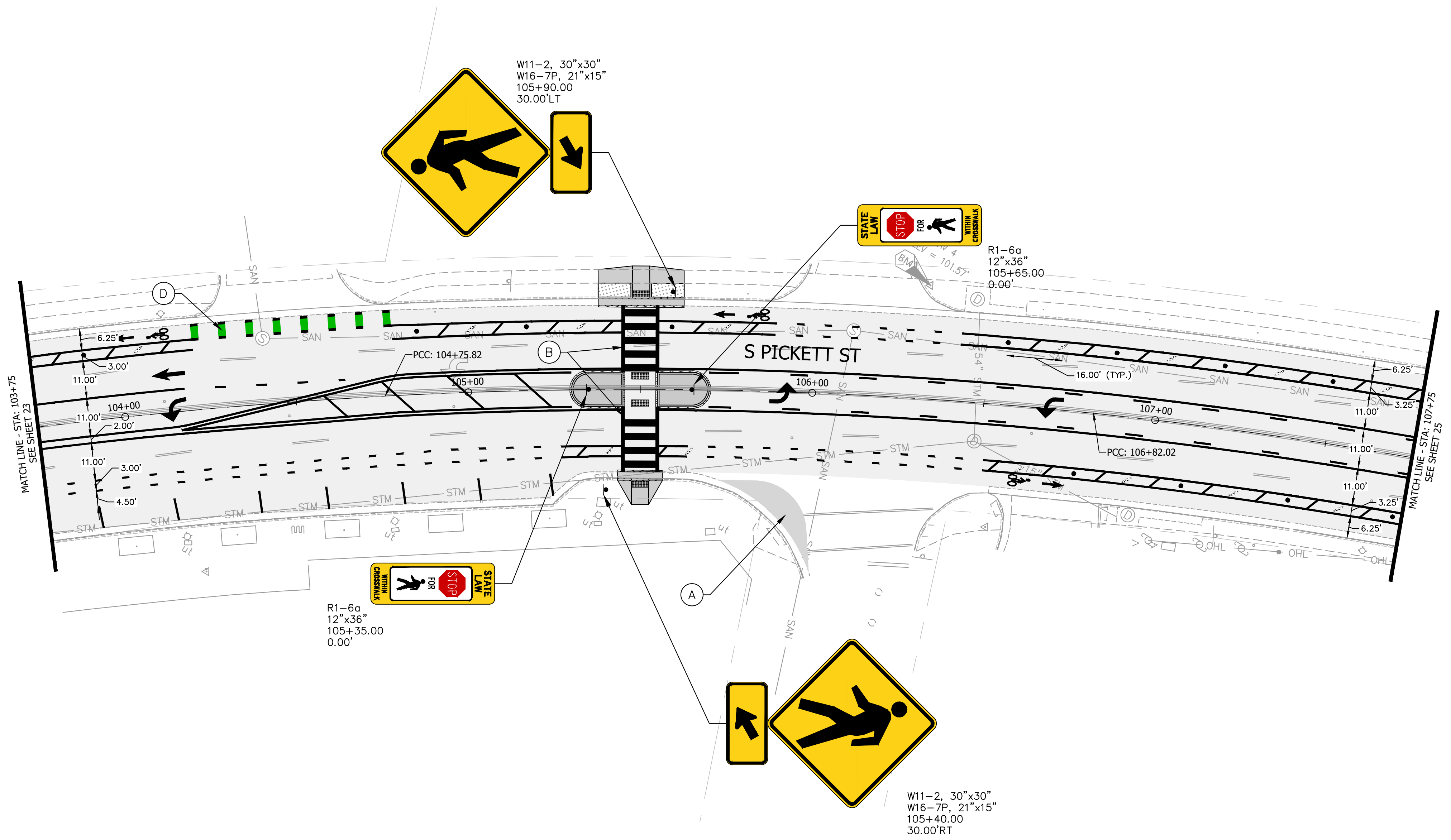
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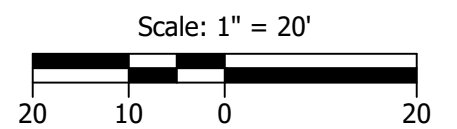
SOUTH PICKETT STREET
 COMPLETE STREETS DESIGN
 SIGNING & STRIPING
 PLAN

SHEET
 24 of 35
 SCALE: 1"=20'

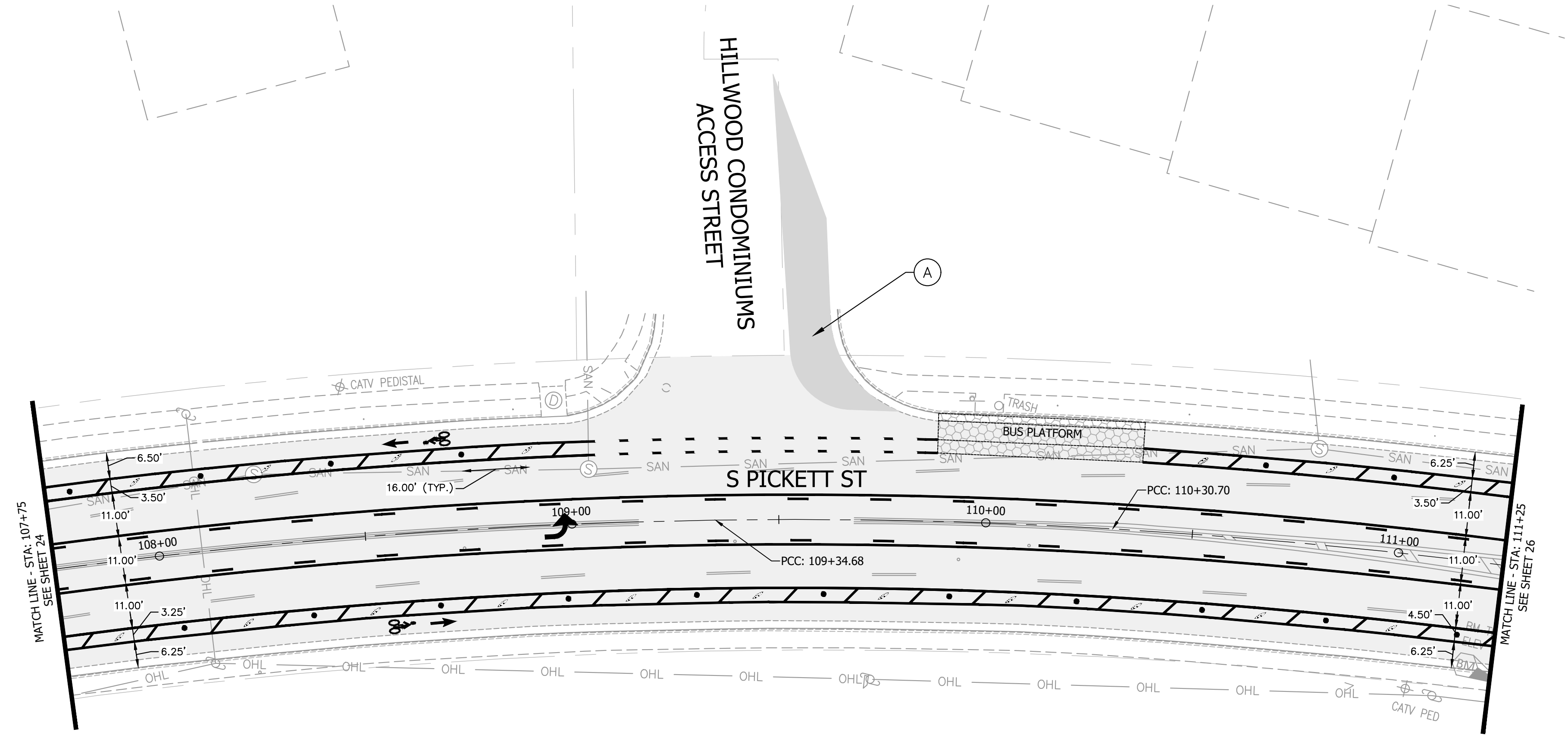


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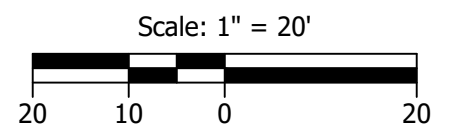


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 FOR CONSTRUCTION

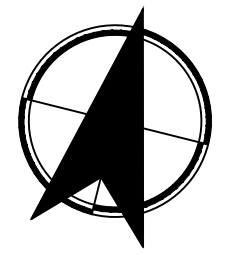


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CONSTRUCTION



SOUTH PICKETT STREET COMPLETE STREETS DESIGN

SOUTH PICKETT STREET
COMPLETE STREETS DESIGN
SIGNING & STRIPING
PLAN

SHEET
25 of 35
SCALE: 1"=20'

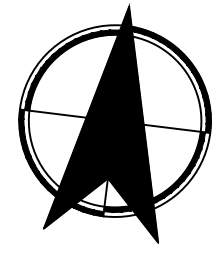
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REVISIONS	DATE	DESCRIPTION

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30% SUBMITTAL



30% SUBMITTAL



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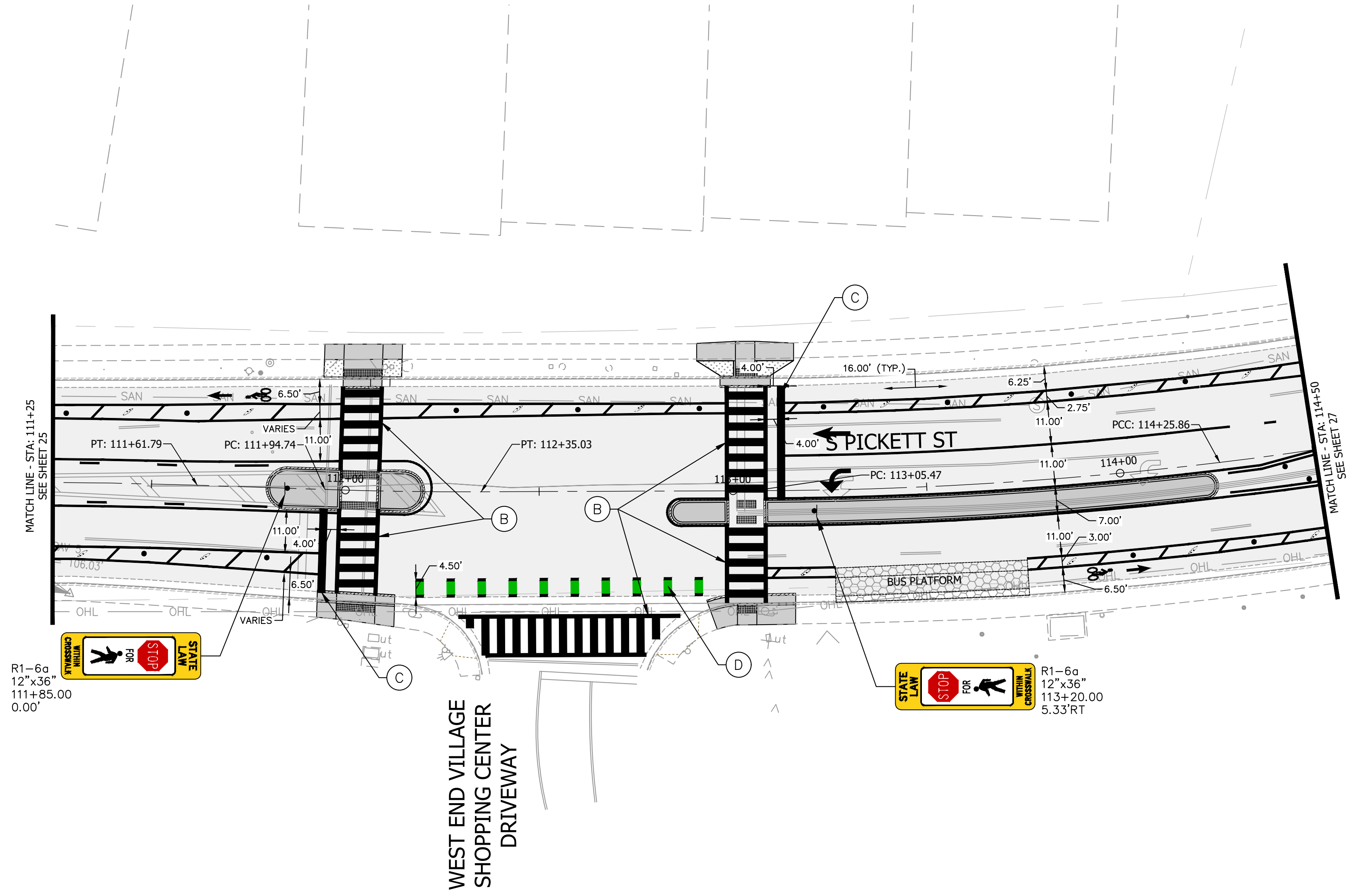
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SOUTH PICKETT STREET COMPLETE STREETS DESIGN

SOUTH PICKETT STREET
 COMPLETE STREETS DESIGN
 SIGNING & STRIPING
 PLAN

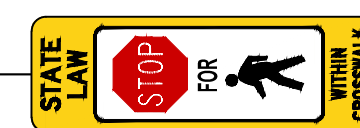
SHEET
 26 of 35
 SCALE: 1" = 20'



R1-6a
 12"x36"
 111+85.00
 0.00'

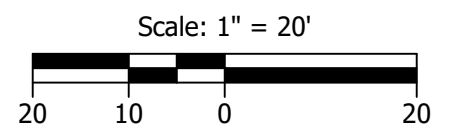


R1-6a
 12"x36"
 113+20.00
 5.33'RT

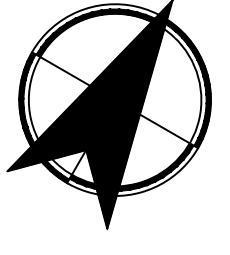


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30% SUBMITTAL



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SOUTH PICKETT STREET COMPLETE STREETS DESIGN

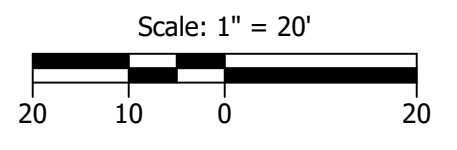
SOUTH PICKETT STREET
 COMPLETE STREETS DESIGN
 SIGNING & STRIPING
 PLAN

SHEET
 27 of 35
 SCALE: 1"=20'

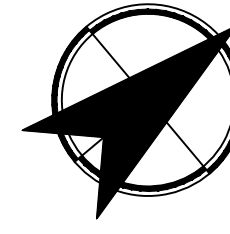


PAVEMENT MARKING KEYNOTES

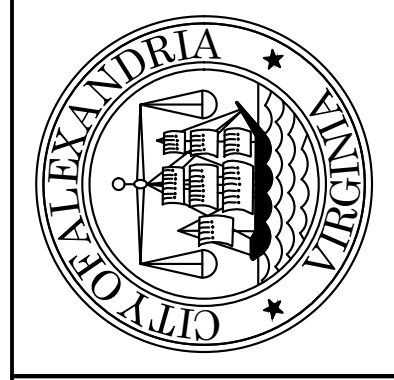
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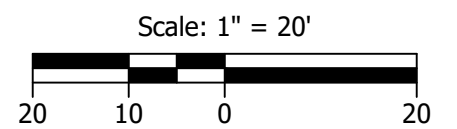
SOUTH PICKETT STREET
 COMPLETE STREETS DESIGN
 SIGNING & STRIPING
 PLAN

SHEET
 28 of 35
 SCALE: 1"=20'

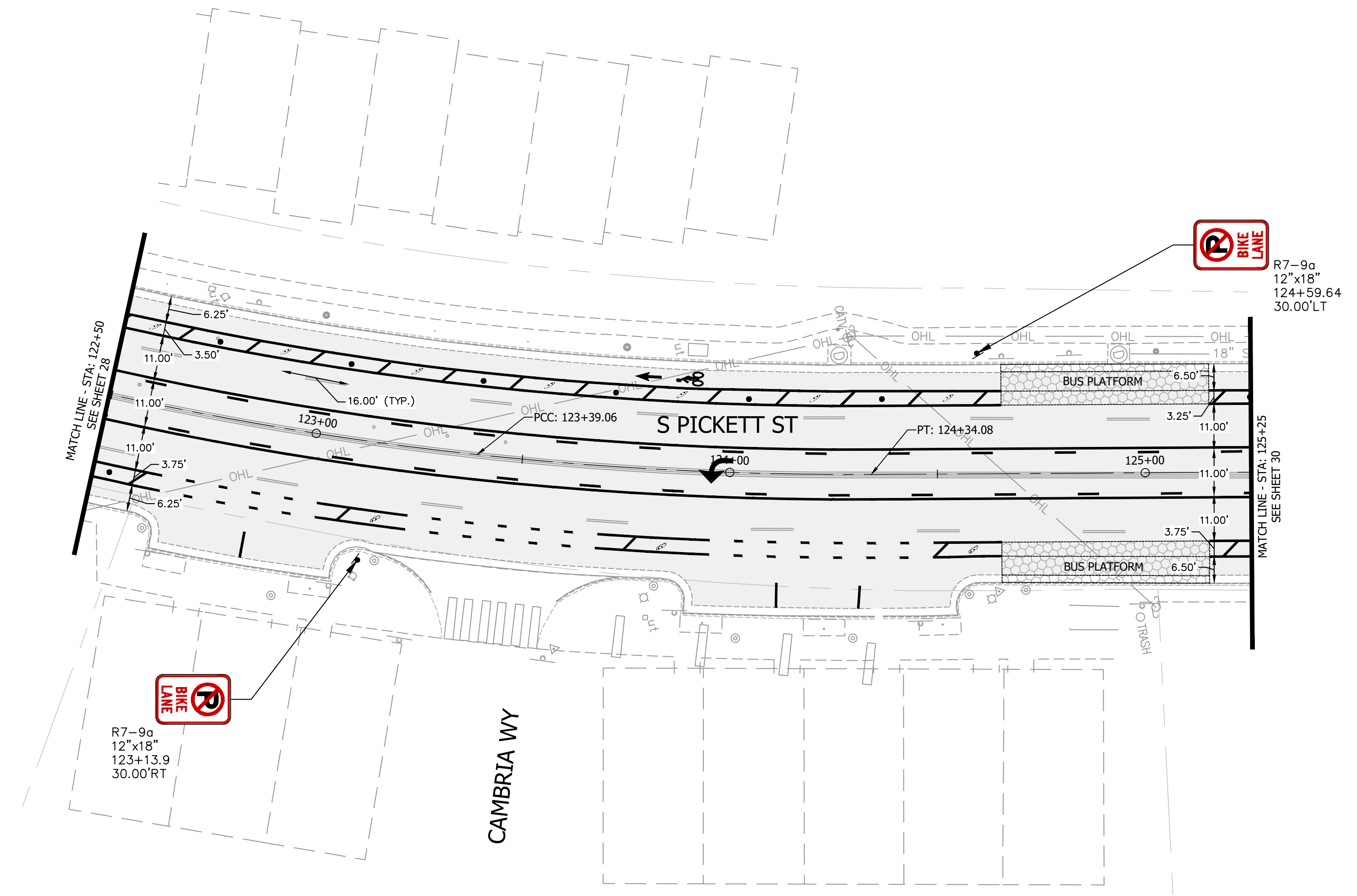


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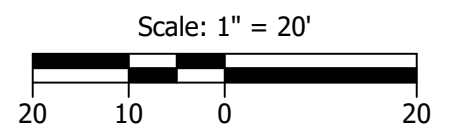


R7-9a
12"x18"
123+13.9
30.00'RT

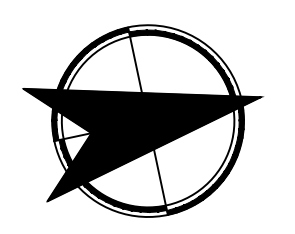
R7-9a
12"x18"
124+59.64
30.00'LT

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SOUTH PICKETT STREET COMPLETE STREETS DESIGN

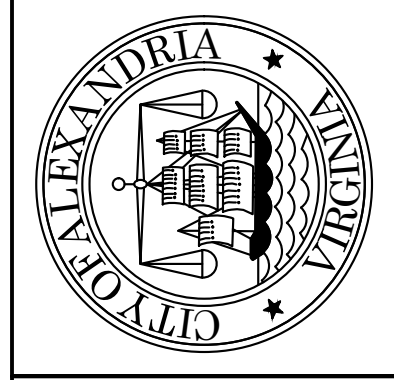
SOUTH PICKETT STREET
COMPLETE STREETS DESIGN
SIGNING & STRIPING
PLAN

SHEET
29 of 35
SCALE: 1"=20'

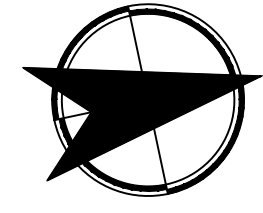
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30% SUBMITTAL



30% SUBMITTAL



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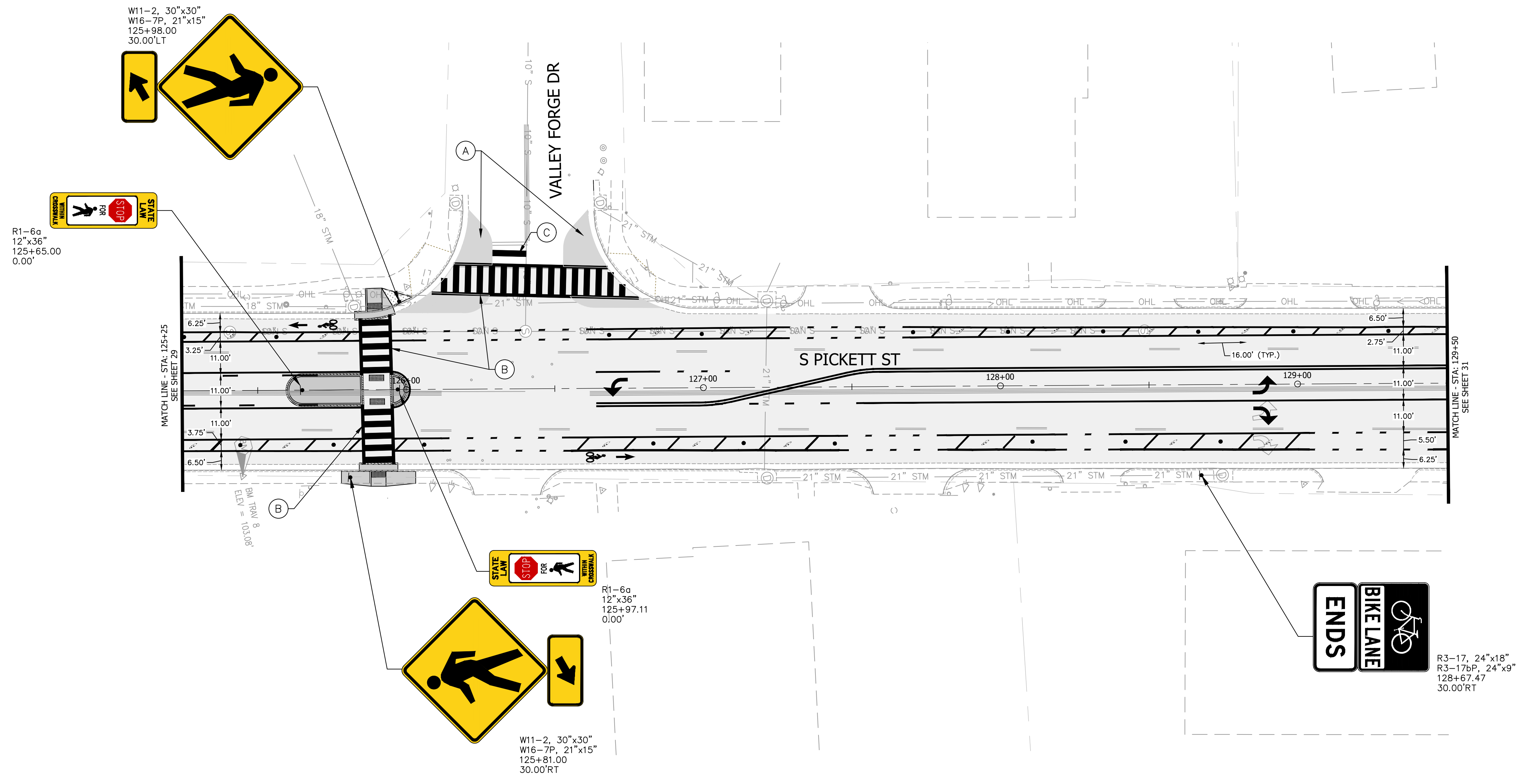
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SOUTH PICKETT STREET COMPLETE STREETS DESIGN SIGNING & STRIPING PLAN

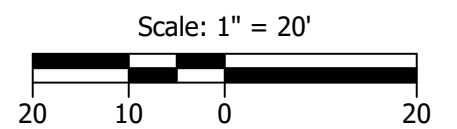
SHEET 30 of 35
 SCALE: 1"=20'

SOUTH PICKETT STREET COMPLETE STREETS DESIGN

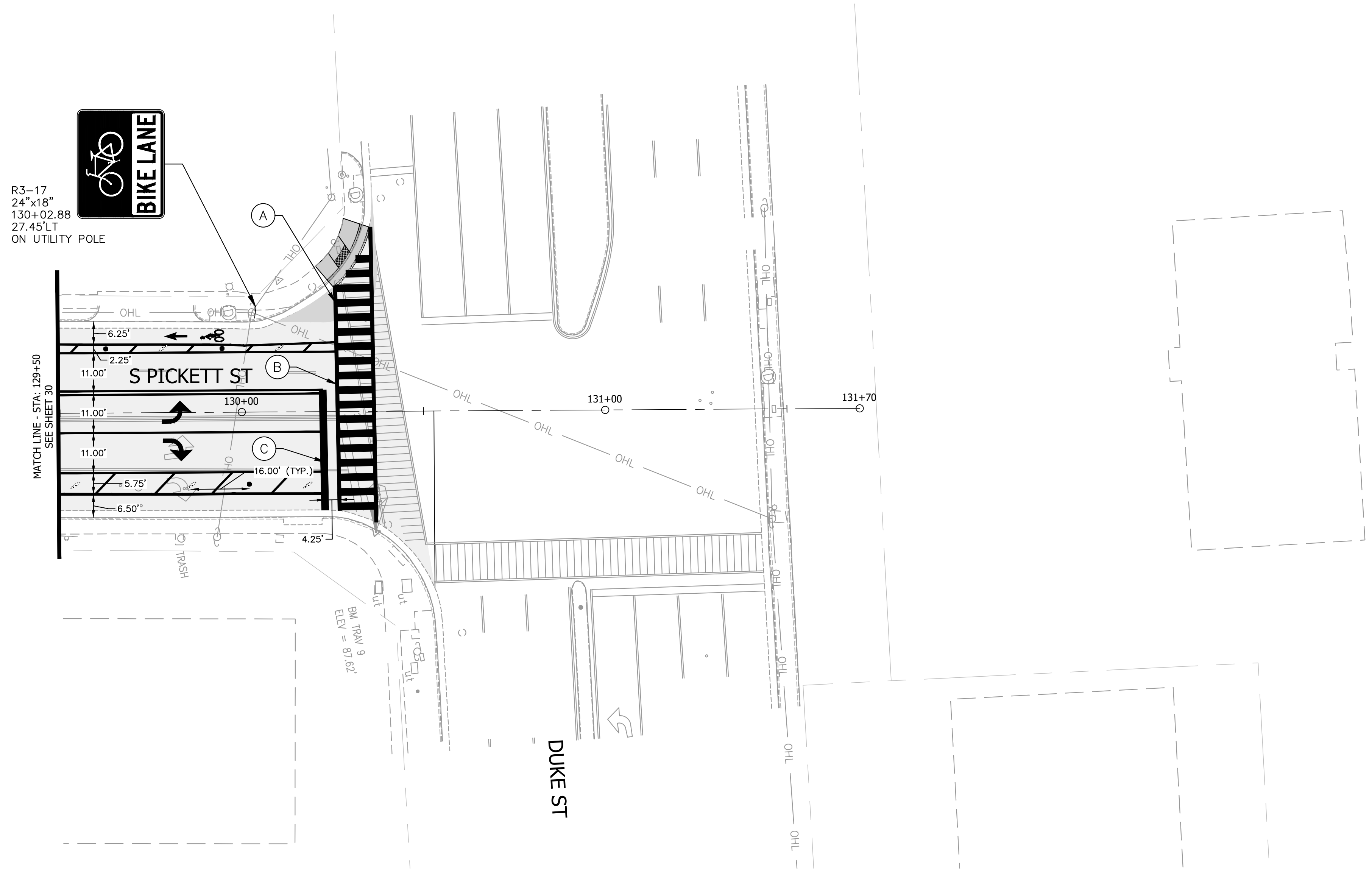


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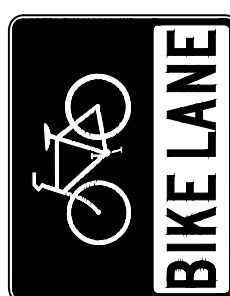


NOT APPROVED
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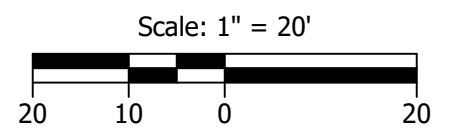
R3-17
24"x18"
130+02.88
27.45'LT
ON UTILITY POLE

MATCH LINE - STA. 129+50
SEE SHEET 30

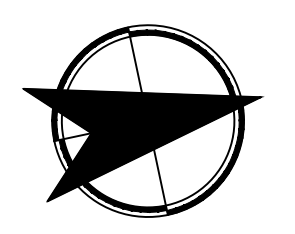


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SOUTH PICKETT STREET COMPLETE STREETS DESIGN

SOUTH PICKETT STREET
COMPLETE STREETS DESIGN
SIGNING & STRIPING
PLAN

SHEET
31 of 35
SCALE: 1" = 20'

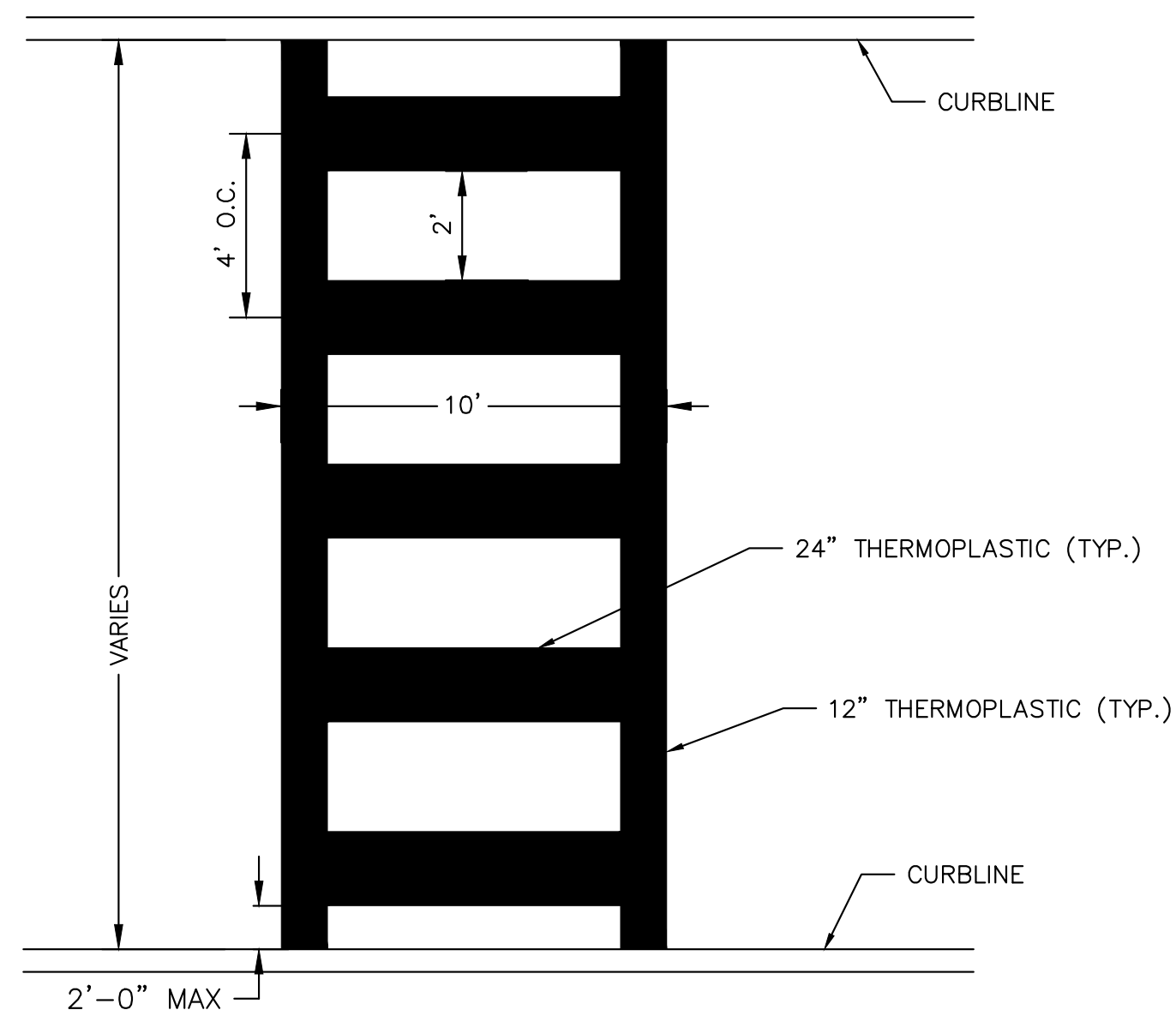
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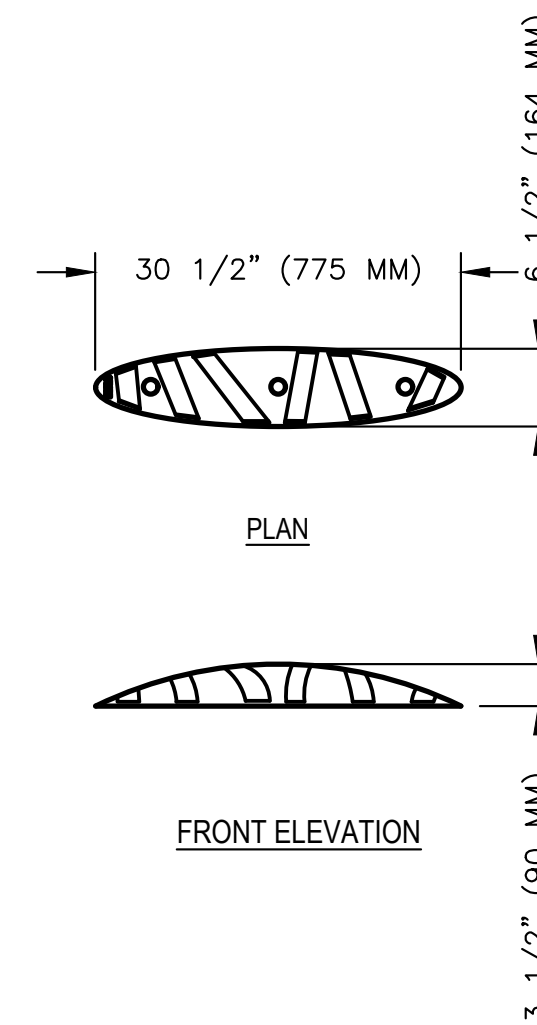


STANDARD
N.T.S.

HIGH VISIBILITY CROSSWALK

HIGH VISIBILITY CROSSWALK NOTES:

1. ALL TWELVE (12") & TWENTY FOUR INCH (24") THERMOPLASTIC LINES SHALL BE APPLIED IN ONE (1) APPLICATION, NO COMBINATION OF LINES (I.E. TWO - 6" LINES) WILL BE ACCEPTED.
2. LAYOUT OF CROSSWALKS SHALL BE APPROVED BY A CITY OF ALEXANDRIA ENGINEER PRIOR TO APPLICATION.
3. CROSSWALK BARS SHALL BE PLACED OUTSIDE THE VEHICULAR WHEEL PATH WHEREVER POSSIBLE.



ZICLA ZEBRA 9 (4.5 KG) DETAIL

SPECIFICATIONS:

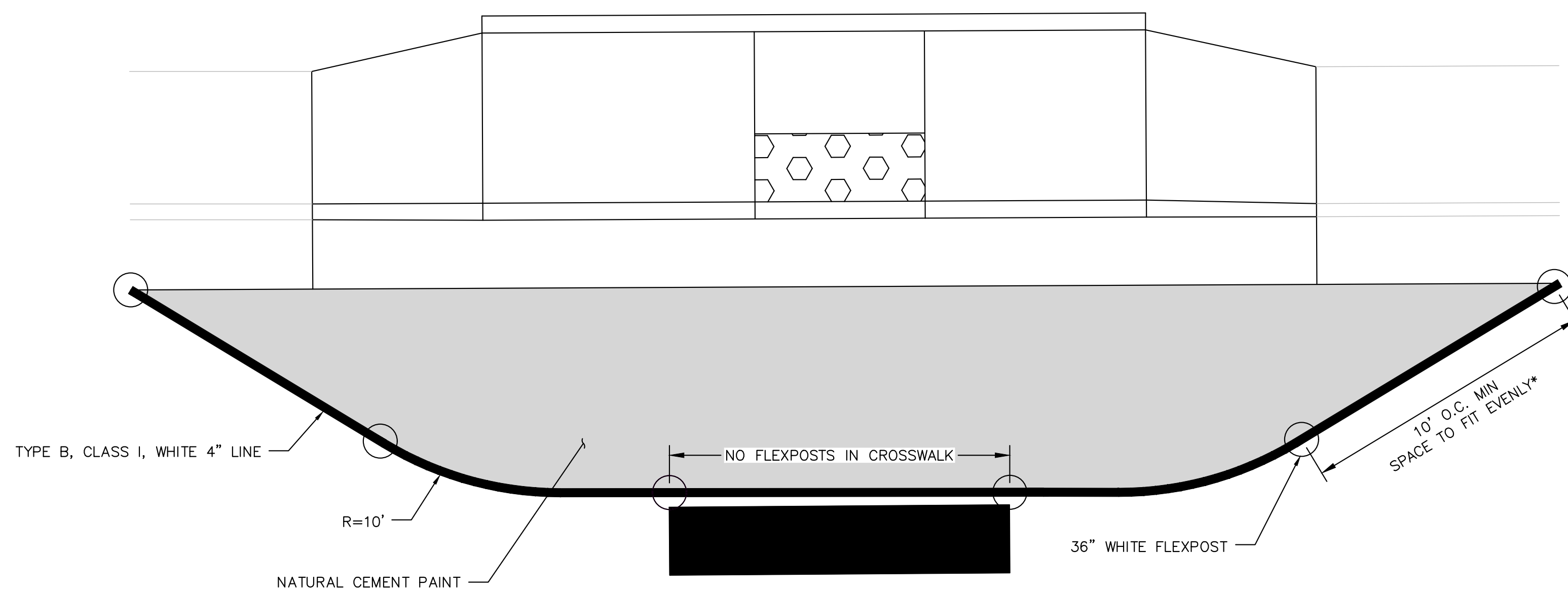
MATERIAL: 100% RECYCLED PLASTIC

FINISH: 40% RETRO-REFLECTIVE SURFACE WITH ANTI-SLIP TEXTURED FINISH

FIXING METHOD: SURFACE MOUNTED WITH ANCHORAGE POINTS

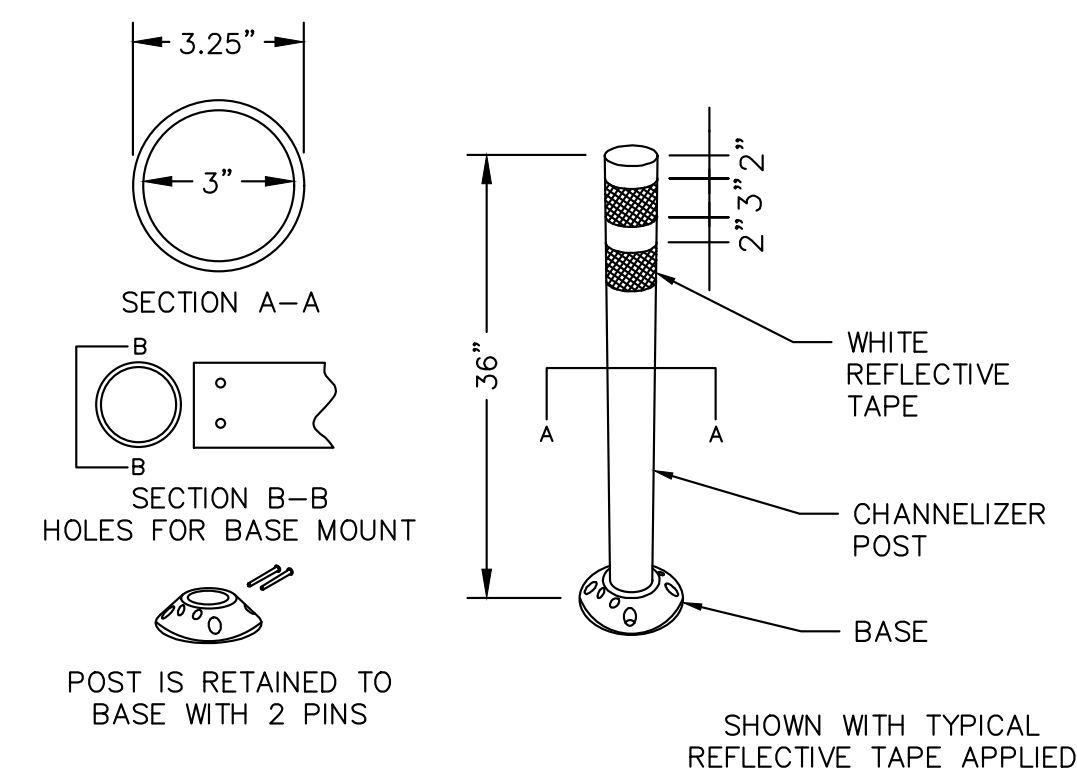
NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER.



PAINTED CURB EXTENSION DETAIL
N.T.S.

* WHERE 10' O.C. SPACING IS NOT ACHIEVABLE, USE A MIN SPACING OF 5'-8" O.C.



FLEXPOST NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DIMENSIONS, MATERIALS, AND ATTACHMENTS MAY VARY BETWEEN MANUFACTURERS.
3. COLOR OF POST SHALL BE WHITE.
4. PER CITY OF ALEXANDRIA SPECS FOR MOUNTED BASE FLEXTPOST

36" WHITE FLEXPOST DETAIL
N.T.S.

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DATE	

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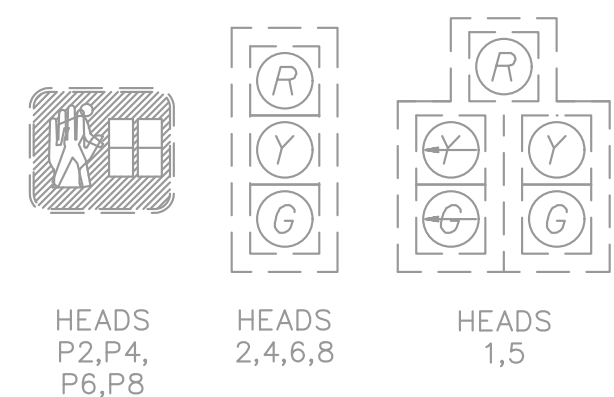
30% SUBMITTAL

SOUTH PICKETT STREET COMPLETE STREETS DESIGN

SOUTH PICKETT STREET
COMPLETE STREETS DESIGN
SIGNING & STRIPING
DETAILS

SHEET
32 of 35
SCALE: N.T.S.

EXISTING SIGNALS
(TO REMAIN)

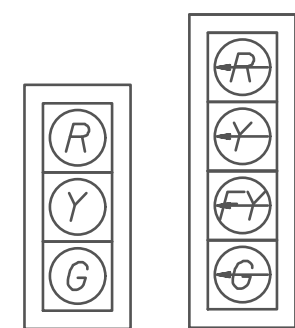


HEADS
P2,P4,
P6,P8

HEADS
2,4,6,8

HEADS
1,5

PROPOSED SIGNALS



HEADS
8A

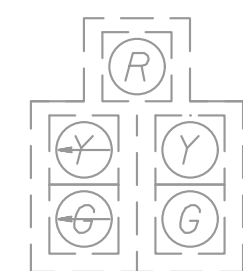
HEADS
3A

EXISTING SIGNALS
(TO BE RELOCATED)

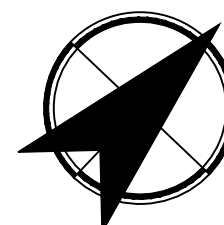


HEADS
4

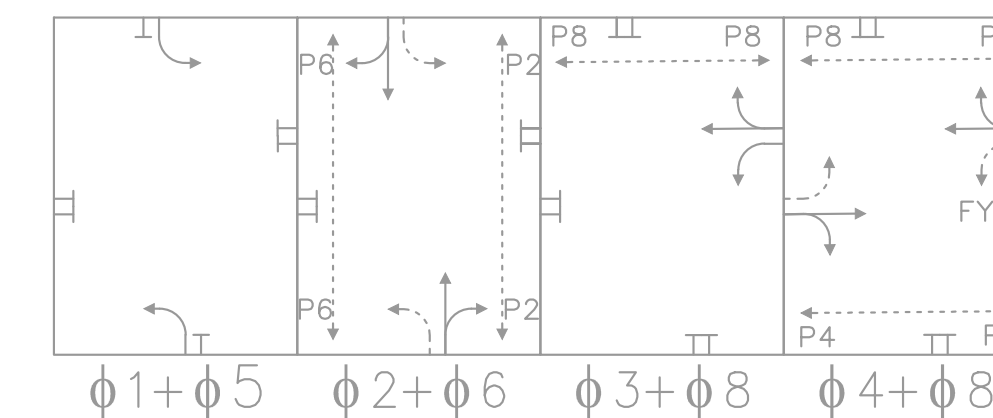
EXISTING SIGNALS
(TO BE REMOVED)



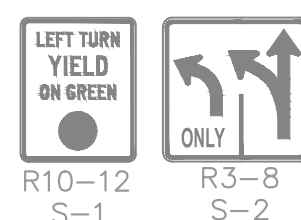
HEADS
3



PHASING DIAGRAM



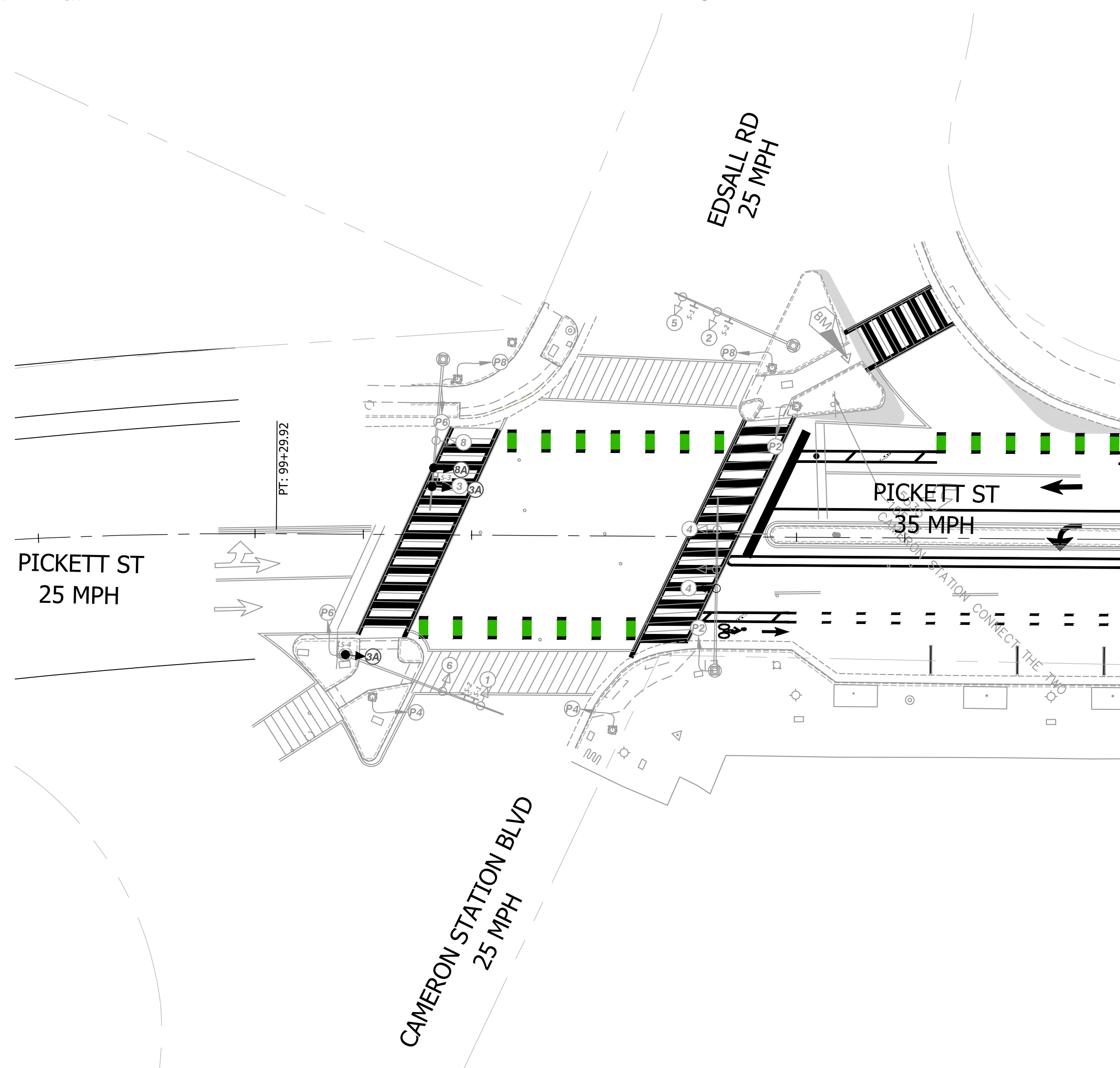
EXISTING SIGNS
(TO REMAIN)



EXISTING SIGNS
(TO BE REMOVED)

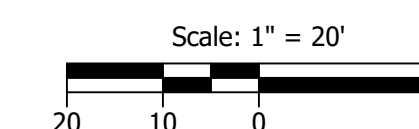


PROPOSED SIGNS



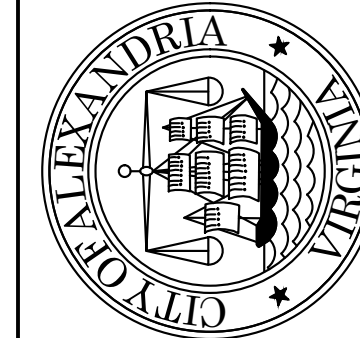
GENERAL NOTES:

- EXISTING SIGNAL POLES, PEDESTRIAN POLES, JUNCTION BOXES ARE BASED ON AVAILABLE SURVEY DATA AND INFORMATION OBTAINED DURING SITE VISITS. THESE ITEMS ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED ON THE AVAILABLE INFORMATION.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF ANY CONFLICTS BETWEEN THE PLANS AND THE FIELD CONDITIONS AND OBTAIN WRITTEN AUTHORIZATION FROM THE CITY TO DEVIATE FROM THE PLANS TO PROVIDE THE PROPOSED SIGNAL CONFIGURATION SHOWN ON THESE PLANS.
- CONTRACTOR SHALL REMOVE UNUSED SIGNAL CABLE FROM EXISTING CONDUITS IF NO LONGER BEING USED TO OPERATE THE TRAFFIC SIGNAL.
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FOR
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**KITTELSON
& ASSOCIATES**
100 M STREET SE, SUITE 910
WASHINGTON, DC 20003
P 202.450.3710

REVISIONS	DESCRIPTION
DATE	
BY	

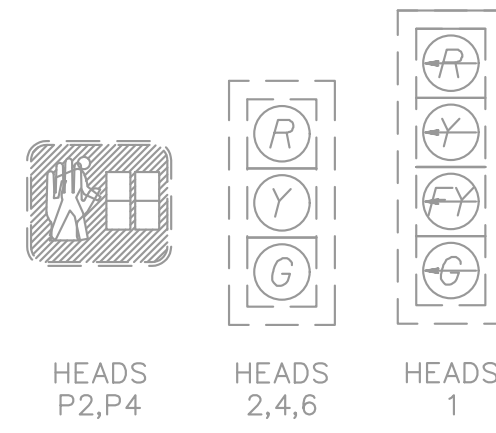
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DATE OF PLAN ISSUANCE: X-XX-XX
CONSULTANT PROJECT ID.: 25760.009
DESIGNED BY: PHB DATE: 10/24/25
DRAWN BY: PHB DATE: 10/24/25
CHECKED BY: ARM DATE: 10/24/25
APPROVED BY: _____ DATE: _____

SOUTH PICKETT STREET COMPLETE STREETS DESIGN

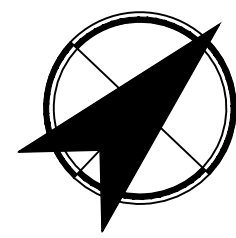
SOUTH PICKETT STREET
COMPLETE STREETS DESIGN
PICKETT ST & EDSALL ST
SIGNAL PLAN

SHEET
33 of 35
SCALE: 1"=20'

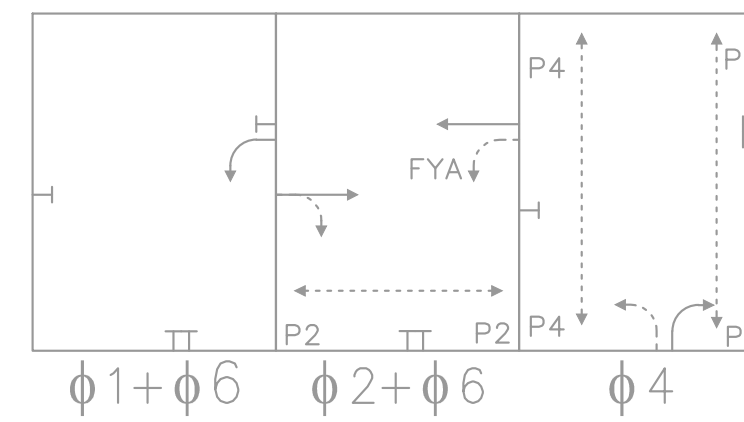
EXISTING SIGNALS (TO REMAIN)



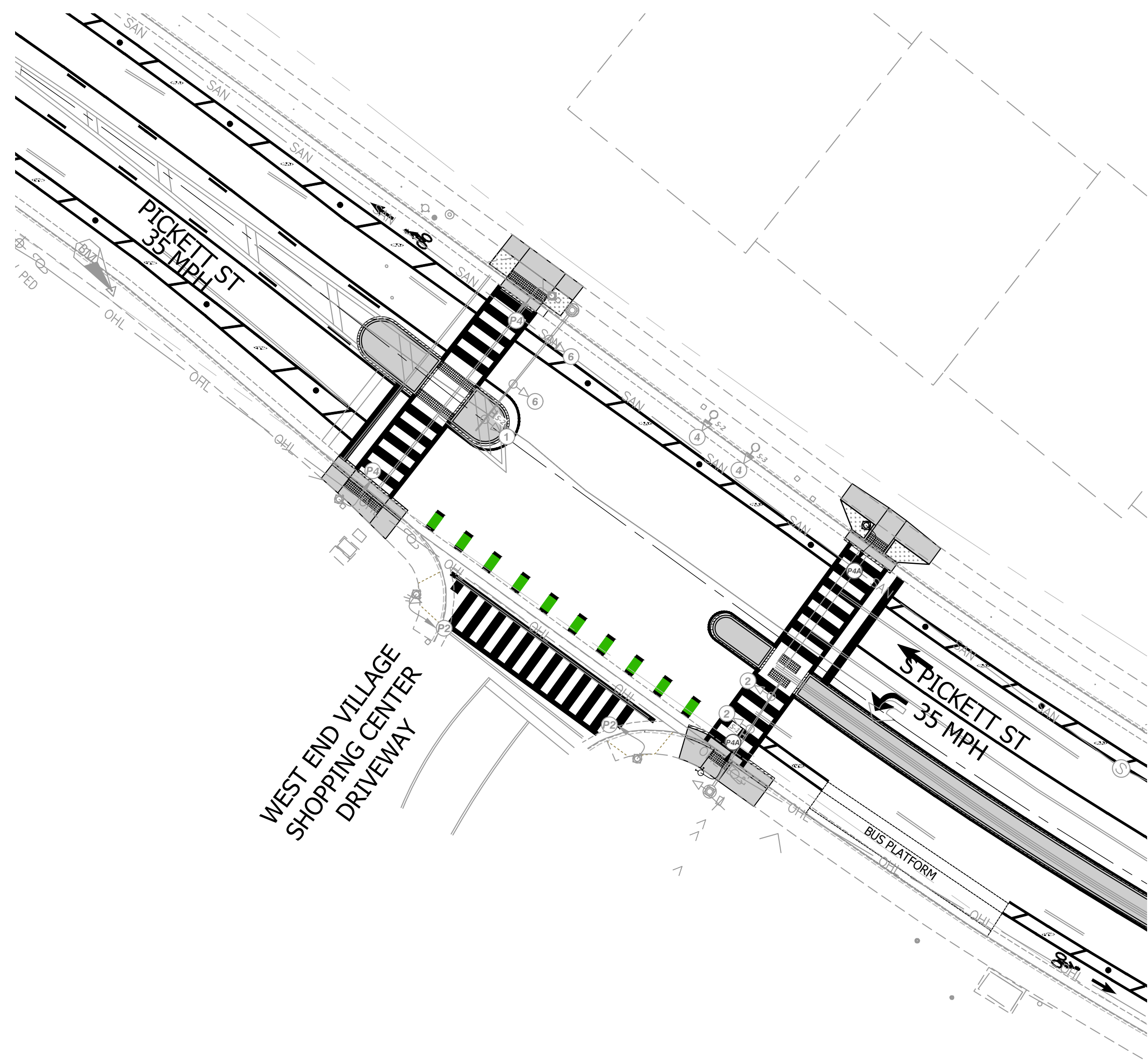
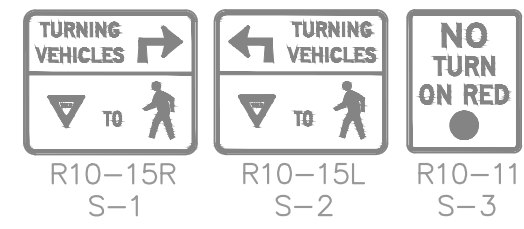
PROPOSED SIGNALS



PHASING DIAGRAM

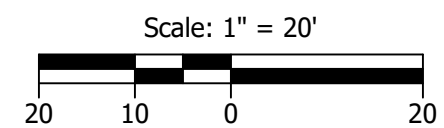


EXISTING SIGNS (TO REMAIN)



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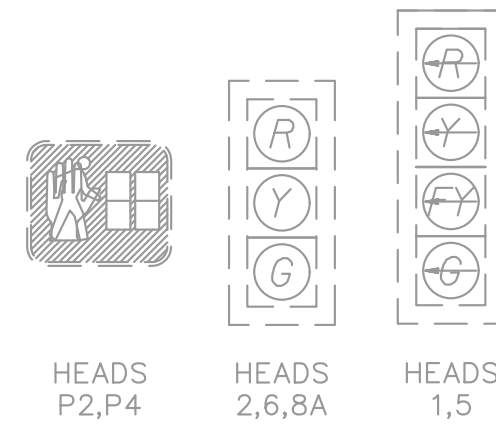
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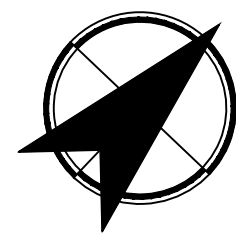
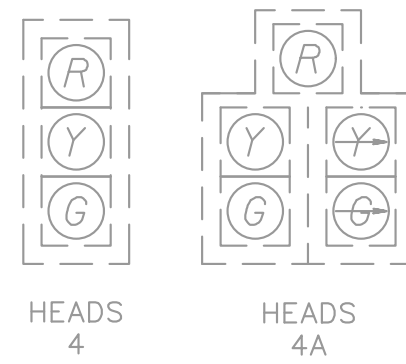
SOUTH PICKETT STREET
COMPLETE STREETS DESIGN
PICKETT ST & WEST END
VILLAGE DRIVEWAY SIGNAL PLAN

SHEET
34 of 35
SCALE: 1"=20'

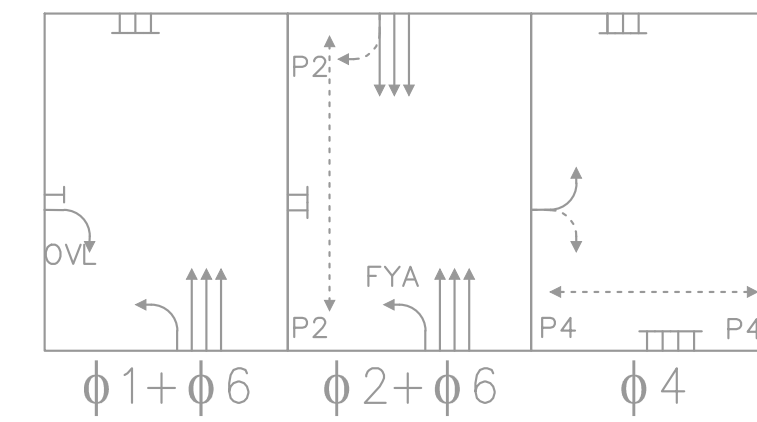
EXISTING SIGNALS (TO REMAIN)



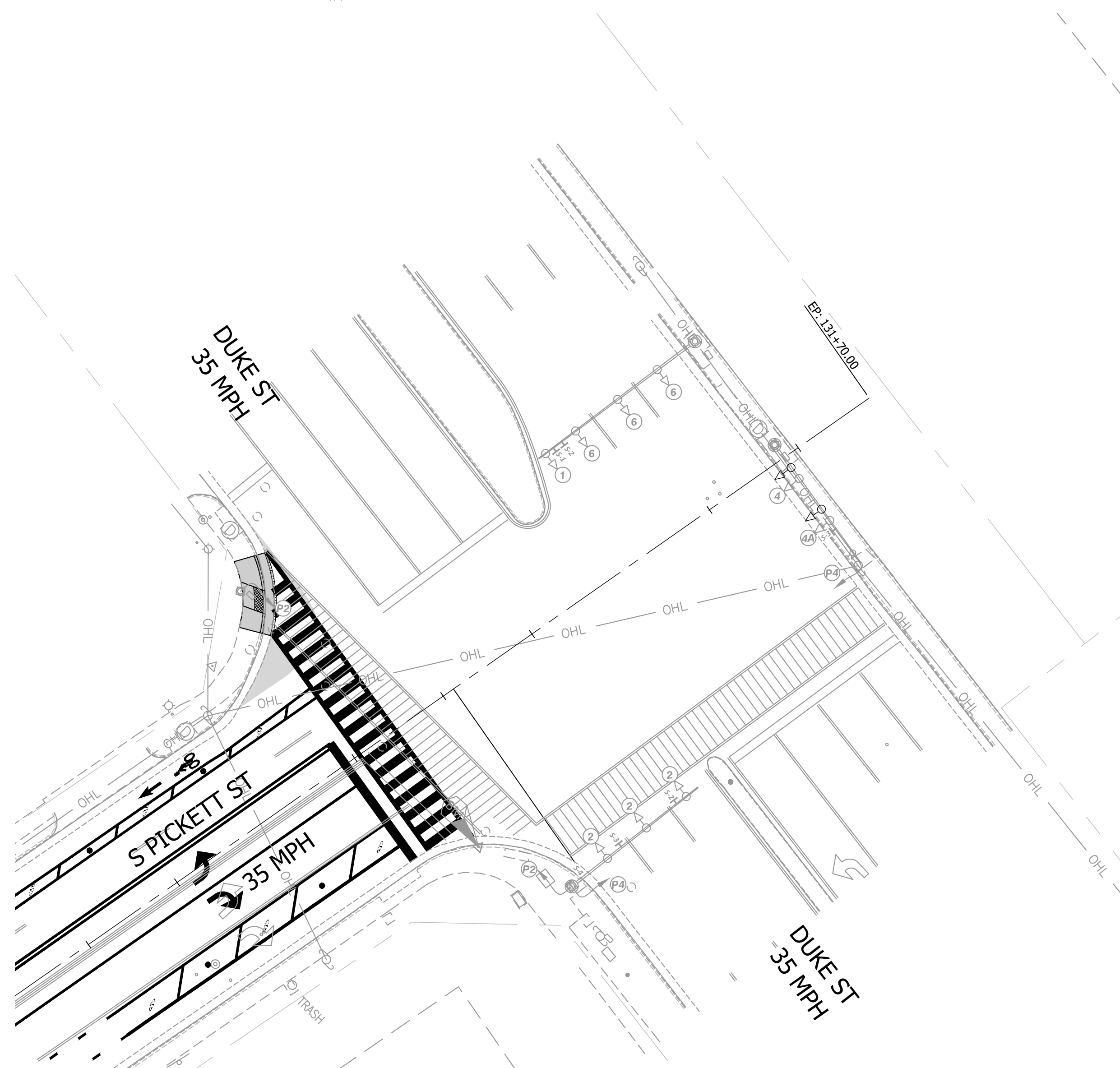
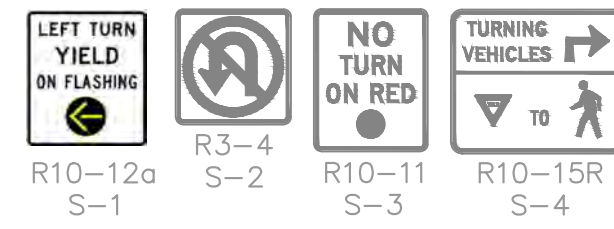
EXISTING SIGNALS
(TO BE RELOCATED)



PHASING DIAGRAM

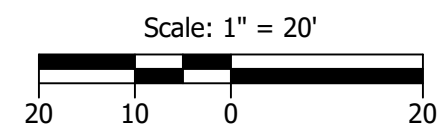


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SOUTH PICKETT STREET
COMPLETE STREETS DESIGN
PICKETT ST & DUKE ST
SIGNAL PLAN

SHEET
35 of 35
SCALE: 1"=20'