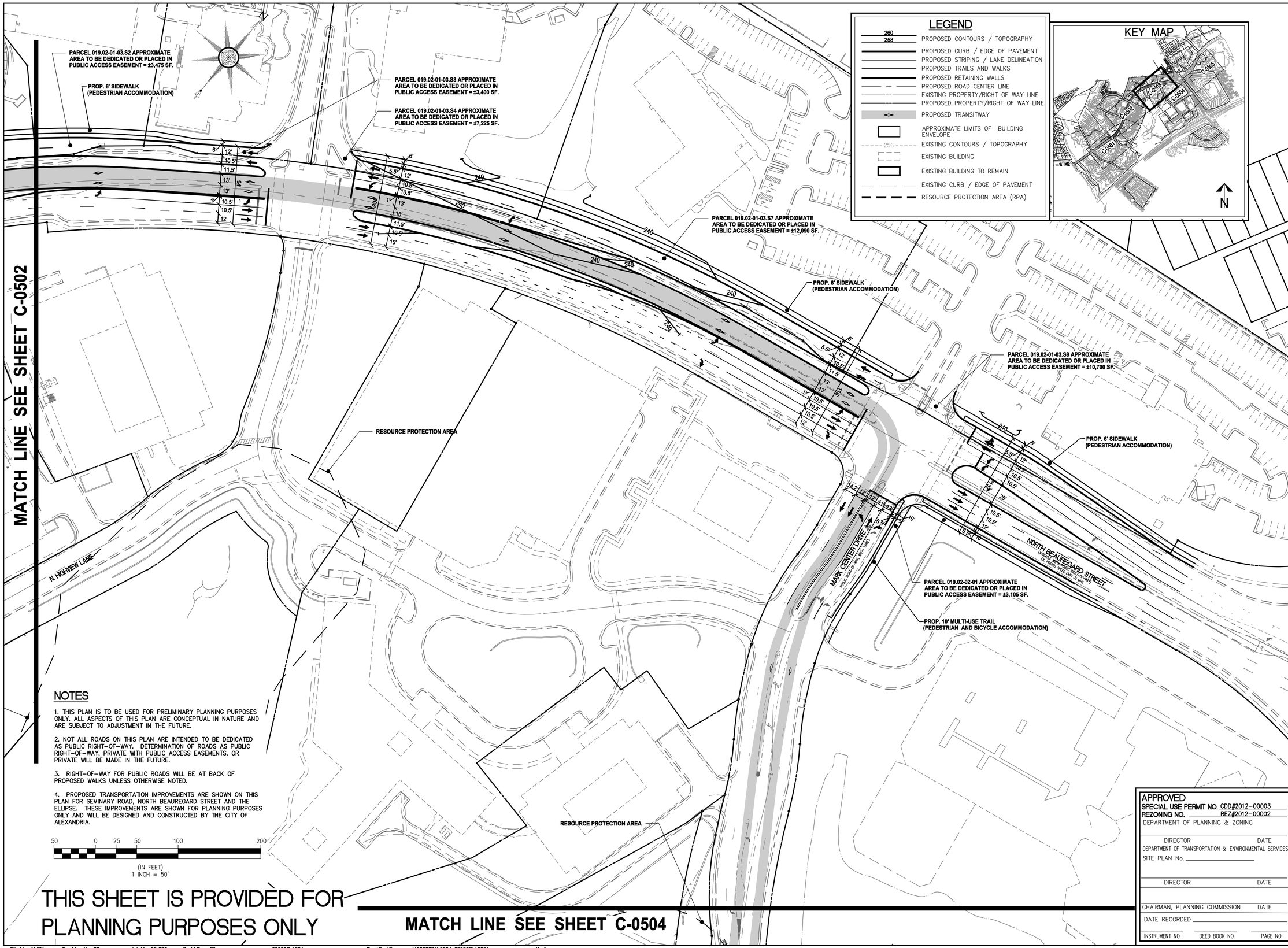

WALTER L. PHILLIPS INCORPORATED
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(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

COMMONWEALTH OF VIRGINIA
AARON M. VINSON
Lic. No.041851
06/21/13
PROFESSIONAL ENGINEER

DATE: 06/22/12, 11/02/12, 02/21/2013, 06/21/2013
SCALE: 1" = 50'
DRAWN: DCV
CHECKED: BF

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

INTERIM TRANSITWAY PLAN

BEAUREGARD CORRIDOR
COORDINATED DEVELOPMENT DISTRICT #21
CONCEPT PLAN
CITY OF ALEXANDRIA, VIRGINIA

File No. ALEX Tax Map No. 00 Job No. 09-025 Cadd Dwg. File: 09025C-1201 Dwg\Eng\Framework\09025BX-0004, 09025BX-0001 Xref:

SHEET: P-0503

MATCH LINE SEE SHEET C-0503

RESOURCE PROTECTION AREA

MARK CENTER AVENUE
RIGHT-OF-WAY VARIES
DB 1078 PG 474
EX. POSTED SPEED LIMIT 25 MPH

4900 SEMINARY ROAD
EX BUILDING
12-STORIES (HT. 150')
FF = 248.00

PARCEL 501
D.B. 1178 P. 935

SEMINARY ROAD
(VARIES 80' - 85' R/W)
EX. POSTED SPEED LIMIT 35 MPH

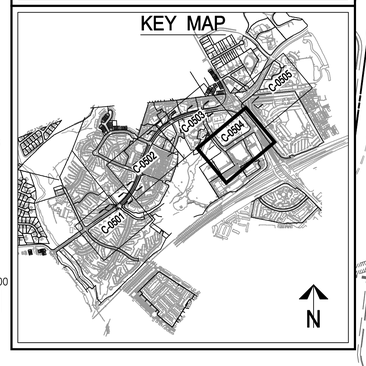
EX. GARAGE
4-STORIES (HT. 40')
4890 SEMINARY ROAD

MATCH LINE SEE SHEET C-0505

LEGEND

260 / 258	PROPOSED CONTOURS / TOPOGRAPHY
	PROPOSED CURB / EDGE OF PAVEMENT
	PROPOSED STRIPING / LANE DELINEATION
	PROPOSED TRAILS AND WALKS
	PROPOSED RETAINING WALLS
	PROPOSED ROAD CENTER LINE
	EXISTING PROPERTY/RIGHT OF WAY LINE
	PROPOSED PROPERTY/RIGHT OF WAY LINE
	PROPOSED TRANSITWAY
	APPROXIMATE LIMITS OF BUILDING ENVELOPE
256	EXISTING CONTOURS / TOPOGRAPHY
	EXISTING BUILDING
	EXISTING BUILDING TO REMAIN
	EXISTING CURB / EDGE OF PAVEMENT
	RESOURCE PROTECTION AREA (RPA)

KEY MAP



NOTES

1. THIS PLAN IS TO BE USED FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL ASPECTS OF THIS PLAN ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO ADJUSTMENT IN THE FUTURE.

2. NOT ALL ROADS ON THIS PLAN ARE INTENDED TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY. DETERMINATION OF ROADS AS PUBLIC RIGHT-OF-WAY, PRIVATE WITH PUBLIC ACCESS EASEMENTS, OR PRIVATE WILL BE MADE IN THE FUTURE.

3. RIGHT-OF-WAY FOR PUBLIC ROADS WILL BE AT BACK OF PROPOSED WALKS UNLESS OTHERWISE NOTED.

4. PROPOSED TRANSPORTATION IMPROVEMENTS ARE SHOWN ON THIS PLAN FOR SEMINARY ROAD, NORTH BEAUREGARD STREET AND THE ELLIPSE. THESE IMPROVEMENTS ARE SHOWN FOR PLANNING PURPOSES ONLY AND WILL BE DESIGNED AND CONSTRUCTED BY THE CITY OF ALEXANDRIA.

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50 0 25 50 100 200
(IN FEET)
1 INCH = 50'

APPROVED
SPECIAL USE PERMIT NO. CDD#2012-00003
REZONING NO. REZ#2012-00002
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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INTERIM TRANSITWAY PLAN

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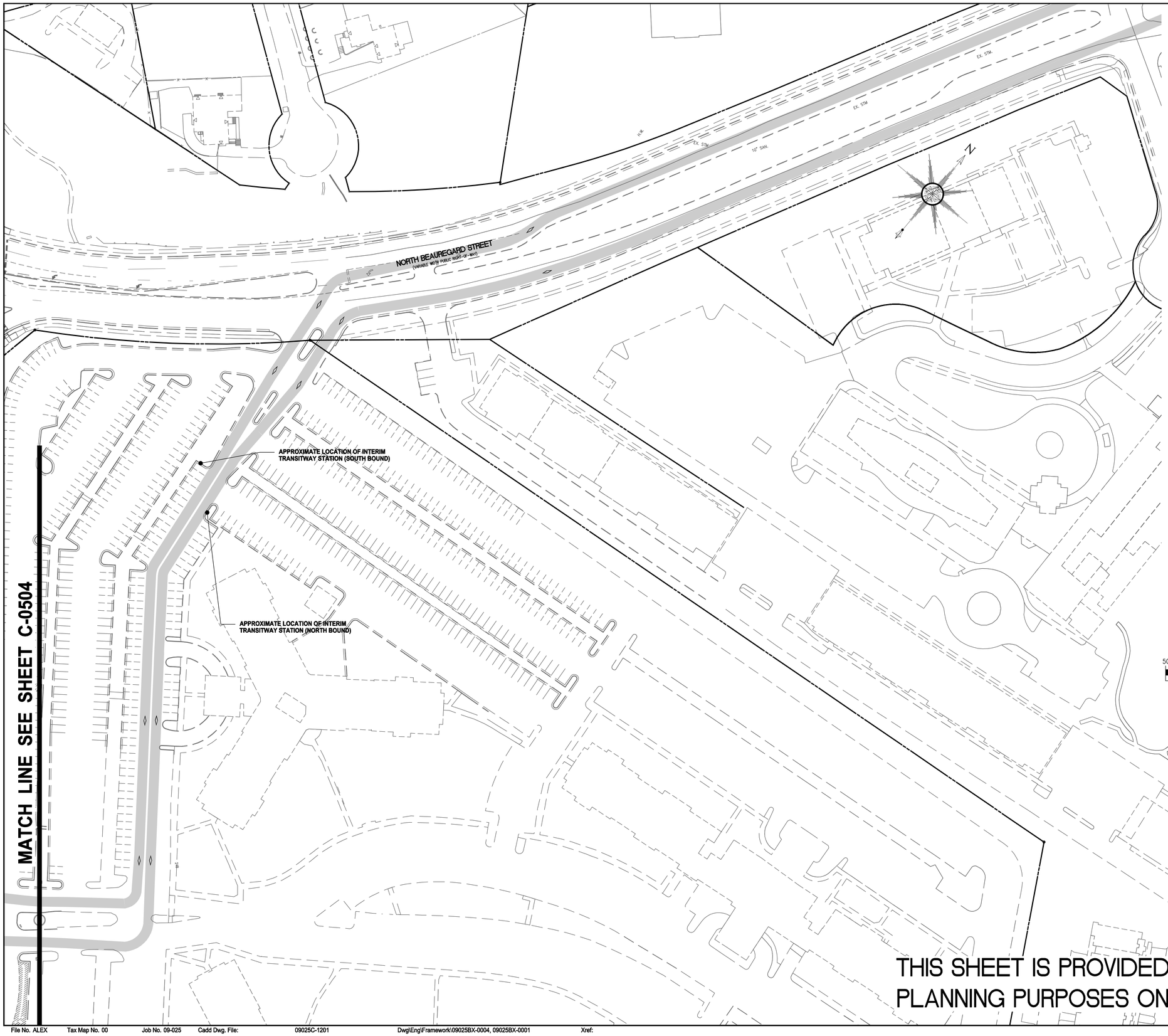

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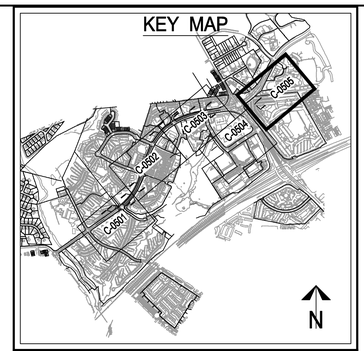

LEGEND

- 260 / 258 — PROPOSED CONTOURS / TOPOGRAPHY
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SHEET: P-0505