

FOR INDEX OF SHEETS SEE SHEET 1B

THIS PROJECT WAS DEVELOPED UTILIZING THE DEPARTMENT'S ENGINEERING DESIGN PACKAGE OPEN ROADS DESIGN (ORD)
Open Roads Designer Identification No. U50037866.5030

30% PLANS SUBMITTAL
UPDATED APRIL 2026

THESE PLANS ARE UNFINISHED AND UNAPPROVED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION OR THE ACQUISITION OF RIGHT-OF-WAY.

ADDITIONAL EASEMENTS FOR UTILITY RELOCATIONS MAY BE REQUIRED BEYOND THE PROPOSED RIGHT-OF-WAY SHOWN ON THESE PLANS.

THE COMPLETE ELECTRONIC PDF VERSION OF THE PLAN ASSEMBLY AS AWARDED, INCLUDING ALL SUBSEQUENT REVISIONS, WILL BE THE OFFICIAL CONSTRUCTION PLANS. FOR INFORMATION RELATIVE TO ELECTRONIC FILES AND LAYERED PLANS, SEE GENERAL NOTES.

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

THIS PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE THE DEPARTMENT'S ROAD AND BRIDGE SPECIFICATIONS, DATED 2020 AND 2022 SUPPLEMENT 2016 ROAD AND BRIDGE STANDARDS, REVISED MARCH 2025 VIRGINIA MUTCD - JANUARY 2026 (PENDING FINAL APPROVAL) VIRGINIA WORK AREA PROTECTION MANUAL - JANUARY 2026 (PENDING FINAL APPROVAL) AND AS AMENDED BY CONTRACT PROVISIONS AND THESE PLANS.

ALL CURVES ARE TO BE SUPERELEVATED, TRANSITIONED AND WIDENED IN ACCORDANCE WITH STANDARD TC-5.11U, EXCEPT WHERE OTHERWISE NOTED.

THE ORIGINAL APPROVED TITLE SHEET(S), INCLUDING ORIGINAL SIGNATURES, IS FILED IN THE VDOT CENTRAL OFFICE PLAN LIBRARY. ANY MISUSE OF ELECTRONIC FILES, INCLUDING SCANNED SIGNATURES, IS ILLEGAL AND ENFORCED TO THE FULL EXTENT OF THE LAW.

COMMONWEALTH OF VIRGINIA



PLAN AND PROFILE OF PROPOSED STATE HIGHWAY

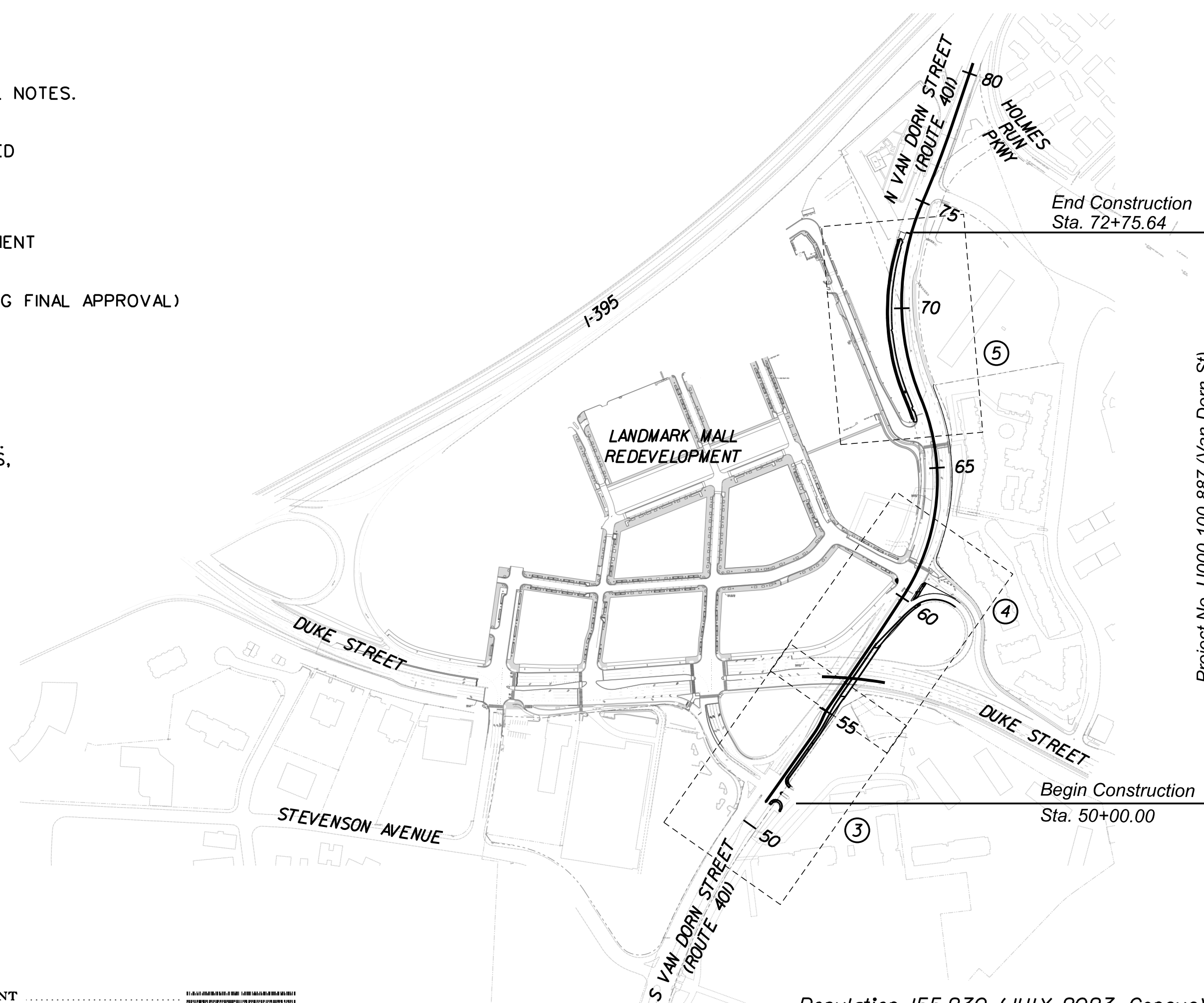
CITY OF ALEXANDRIA
ACCESS IMPROVEMENTS AT LANDMARK
CITY PROJECT NUMBER - ORG#50413454

FHWA-534 DATA-35028
UPC 115530

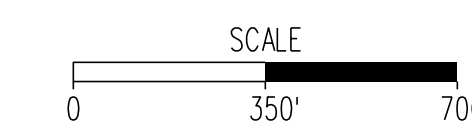
| STATE | FEDERAL AID PROJECT | | STATE PROJECT | | SHEET NO. |
|-------|---|-------|---|--|-----------|
| | PROJECT | ROUTE | PROJECT | | |
| VA. | RSTP-5B01(XXX) SEE TABULATIONS BELOW FOR SECTION NUMBERS | 401 | U000-100-887 SEE TABULATIONS BELOW FOR SECTION NUMBERS | | 1 |

| FUNCTIONAL CLASSIFICATION AND TRAFFIC DATA | | |
|--|----------------------|----------------------|
| | DUKE STREET | VAN DORN STREET |
| From: | | |
| To: | | |
| FUNCTIONAL CLASSIFICATION | COMMERCIAL CONNECTOR | COMMERCIAL CONNECTOR |
| MIN. DESIGN SPEED | 35 mph | 35 mph |
| ADT (2024) | 47,584 | 20,892 |
| ADT (Design Year) | | |
| DHV | | |
| D (%) (design hour) | | |
| T (%) (design hour) | | |
| V (MPH) | 35 mph | 35 mph |

PROJECT MANAGER H. DEMOND FRAZIER, PE, (703) 746-4632 (CITY OF ALEXANDRIA)
SURVEYED BY, DATE PRECISION MEASUREMENTS, INC., (703) 434-2676, 01/31/2025
DESIGN BY WSP USA, (703) 742-5831
SUBSURFACE UTILITY BY, DATE PRECISION MEASUREMENTS, INC., (703) 434-2676, 01/10/2025



ALL FEATURES WITHIN THE PROJECT LIMITS ARE TO BE MAINTAINED BY THE CITY OF ALEXANDRIA



Population 155,230 (JULY, 2023 Census)

CONVENTIONAL SIGNS

| | |
|-----------------------------|------------------------------|
| STATE LINE | LEVEE OR EMBANKMENT |
| COUNTY LINE | BRIDGES |
| CITY/TOWN OR VILLAGE | CULVERTS |
| RIGHT OF WAY/ PROPERTY LINE | DROP INLET |
| FENCE LINE | POWER POLES |
| WATER LINE | TELEPHONE OR TELEGRAPH POLES |
| SANITARY SEWER LINE | TELEPHONE OR TELEGRAPH LINES |
| GAS LINE | HEDGE |
| ELECTRIC UNDERGROUND CABLE | TREES |
| TRAVELED WAY | HEAVY WOODS |
| GUARD RAIL | GROUND ELEVATION |
| RETAINING WALL | GRADE ELEVATION |
| RAILROADS | |
| BASE OR SURVEY LINE | |

| STATE PROJECT NO. | SECTION | FEDERAL AID PROJECT NO. | TYPE CODE | UPC NO. | LENGTH INCLUDING BRIDGE(S) | | LENGTH EXCLUDING BRIDGE(S) | | BRIDGE PLAN NO. | TYPE PROJECT | DESCRIPTION |
|-------------------|---------|-------------------------|-----------|---------|----------------------------|-------|----------------------------|-------|-----------------|--------------|---|
| | | | | | FEET | MILES | FEET | MILES | | | |
| U000-100-887 | P101 | RSTP-5B01 (602) | | 115530 | 2,941 | 0.56 | 2,769 | 0.52 | | PREL. ENG | ACCESS IMPROVEMENTS AT LANDMARK ALONG DUKE STREET AND NORTH VAN DORN STREET |
| | R201 | RSTP-5B01 (603) | | 115530 | | | | | | | |
| | C501 | RSTP-5B01 (602) | | 115530 | 2,941 | 0.56 | 2,769 | 0.52 | | CONSTRUCTION | |

Project Lengths are based on Construction Baseline.

TIER 1 PROJECT

LOCALLY ADMINISTERED PROJECTS

NAME OF LOCALITY

(SIGNATURE)

NAME OF RESPONSIBLE LOCAL GOVERNMENT OFFICIAL (TYPED)

RECOMMENDED FOR APPROVAL FOR RIGHT OF WAY ACQUISITION

DATE TITLE OF POSITION

(SIGNATURE)

NAME OF RESPONSIBLE LOCAL GOVERNMENT OFFICIAL (TYPED)

RECOMMENDED FOR APPROVAL FOR CONSTRUCTION

DATE TITLE OF POSITION

RECOMMENDED FOR APPROVAL FOR RIGHT OF WAY ACQUISITION

DISTRICT PLANNING AND INVESTMENT MANAGER

DISTRICT PROJECT DEVELOPMENT ENGINEER

APPROVED FOR RIGHT OF WAY ACQUISITION

DISTRICT ENGINEER/ADMINISTRATOR

RECOMMENDED FOR APPROVAL FOR CONSTRUCTION

DISTRICT PLANNING AND INVESTMENT MANAGER

DISTRICT PROJECT DEVELOPMENT ENGINEER

APPROVED FOR CONSTRUCTION

DISTRICT ENGINEER/ADMINISTRATOR

Copyright 2025, Commonwealth of Virginia

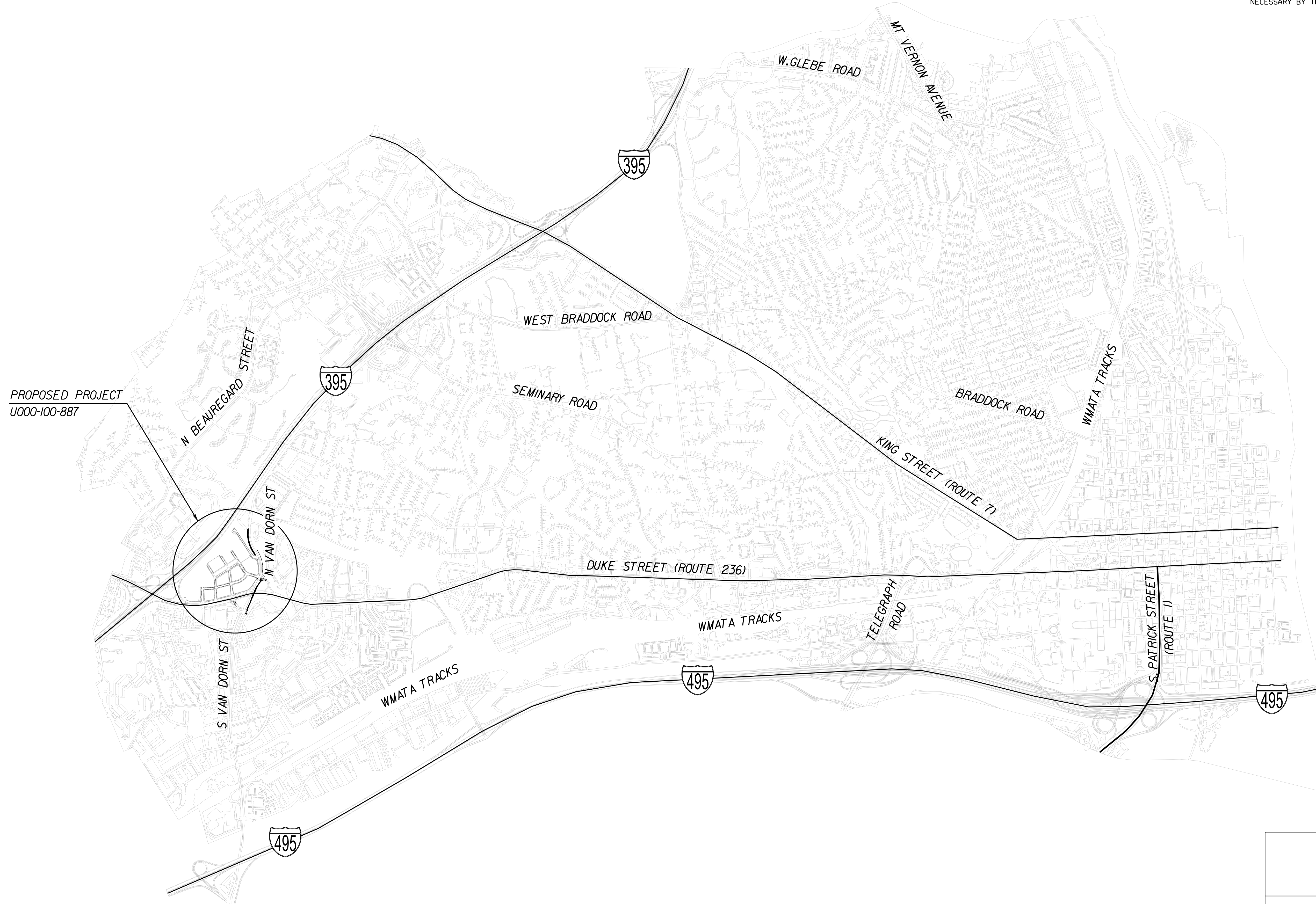
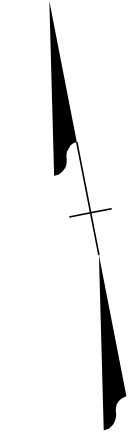
PROJECT MANAGER H. DEMOND FRAZIER, PE (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY, DATE PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
 DESIGN BY MARTHA ALUNKAL, PE (703) 742-5831 (WSP, USA, INC.)
 SUBSURFACE UTILITY BY, DATE PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

LOCATION MAP

CITY OF ALEXANDRIA

| REVISED | STATE | STATE | | SHEET NO. |
|---------|-------|---------|--------------|-----------|
| | ROUTE | PROJECT | | |
| | VA. | 401 | U000-100-887 | 1A |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



LOCATION MAP

| | | |
|------------------------|-------------------------|-----------------|
| SCALE 0 1250' 2500' | PROJECT U000-100-887 | SHEET NO. 1A |
|------------------------|-------------------------|-----------------|

PROJECT MANAGER H. DEMOND FRAZIER, PE (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY, DATE PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
 DESIGN BY MARTHA ALUNKAL, PE (703) 742-5831 (WSP, USA, INC.)
 SUBSURFACE UTILITY BY, DATE PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 30, 2025

INDEX OF SHEETS

| | | | | | |
|---------|-------|-------|--------------|---------|-----------|
| REVISED | STATE | ROUTE | STATE | PROJECT | SHEET NO. |
| | VA. | 401 | U000-100-887 | | |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT

| SHEET NO. | DESCRIPTION |
|--|---|
| 1 | TITLE SHEET (VDOT) |
| 1 | TITLE SHEET (CITY OF ALEXANDRIA) |
| 1A | LOCATION MAP |
| 1B | INDEX OF SHEETS |
| 1C | RIGHT OF WAY DATA SHEET |
| 1D(1) | SURVEY ALIGNMENT DATA SHEET |
| 1D(2) AND 1D(3) | CONSTRUCTION ALIGNMENT DATA SHEET |
| 1E(1) THRU 1E(3) | EXISTING CONDITIONS PLAN SHEETS |
| 1F(1) THRU 1F(3) | DEMOLITION PLAN SHEETS |
| * 1G SERIES | GEOMETRY PLAN SHEETS |
| * 1H SERIES | TRANSPORTATION MANAGEMENT PLAN MAINTENANCE OF TRAFFIC PLANS |
| | |
| * 2 | GENERAL NOTES |
| 2A(1) THRU 2A(3) | TYPICAL SECTIONS |
| * 2B SERIES | CG-12 RAMP DETAILS, CURB RETURN PROFILES |
| * 2C SERIES | CITY OF ALEXANDRIA STANDARD DETAILS |
| * 2D | GEOMETRY PLAN SHEETS |
| * 2E | EROSION AND SEDIMENT CONTROL NARRATIVE & DETAILS |
| | |
| 3, 4, 5 | PRELIMINARY SITE PLAN SHEETS |
| 3A, 4A, 5A | PRELIMINARY PROFILE SHEETS |
| * 3B, 4B, 5B | PHASED EROSION AND SEDIMENT CONTROL PLANS |
| 6(1) THRU 6(3) | PRELIMINARY GRADING PLAN SHEETS |
| * 7 | TRAFFIC SIGNAL PLAN |
| | |
| 10 | DRAINAGE CALCULATIONS |
| 10A(1) THRU 10A(3) | EXISTING SITE AREA MAPS |
| 10B(1) THRU 10B(3) | PROPOSED SITE AREA MAPS |
| 10C(1) AND 10C(2) | OUTFALL AREA MAPS |
| * 10D SERIES | DRAINAGE DESCRIPTIONS |
| * 10E SERIES | STORM SEWER PROFILES |
| * 11 SERIES | SIGNING AND PAVEMENT MARKING PLANS |
| 12 SERIES | LIGHTING PLANS |
| * 13 SERIES | STRUCTURAL PLANS AND DETAILS (RETAINING WALLS) |
| | |
| | LANDSCAPE PLANS (IF NEEDED) |
| | UTILITY PLANS (IF NEEDED) |
| | |
| TOTAL CROSS SECTION SHEETS XI THRU X38 | |
| | |
| * DENOTES "NOT INCLUDED IN THIS SUBMITTAL" | |

INDEX OF SHEETS

| | | |
|----------|-------------------------|-----------------|
| NO SCALE | PROJECT U000-100-887 | SHEET NO. IB |
|----------|-------------------------|-----------------|

PROJECT MANAGER H. DEMOND FRAZIER, PE, (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY, DATE PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
 DESIGN BY MARTHA ALUNKAL, PE, (703) 742-5831 (WSP USA, INC.)
 SUBSURFACE UTILITY BY, DATE PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

| | | | | | |
|---------|-------|-------|-------|--------------|-----------|
| REVISED | STATE | ROUTE | STATE | PROJECT | SHEET NO. |
| | VA. | 401 | | U000-100-887 | IC |

PRELIMINARY RIGHT OF WAY DATA SHEET

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT

City/County:
UPC No.:

WSP USA
Herndon, Virginia
(ROADWAY ENGINEER)

| PARCEL NO. | LANDOWNER | SHEET NO. | AREA (Areas greater than or equal to 1 acre will be shown in acres to 3 decimal places (x.xxx). Areas less than 1 acre will be shown to square feet (x,xxx).) | | | | | | | | | |
|------------|---|-----------|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------|
| | | | TOTAL | FEE TAKING | PRESCRIPTIVE R/W | FEE REMAINDER | EASEMENTS | | | | PROFFERS | |
| | | | | | | | PERMANENT | UTILITY | TEMPORARY | TEMPORARY(ENTRANCES) | | |
| | | | ACRES OR SQUARE FEET | ACRES OR SQUARE FEET | ACRES OR SQUARE FEET | ACRES OR SQUARE FEET | ACRES OR SQUARE FEET | ACRES OR SQUARE FEET | ACRES OR SQUARE FEET | ACRES OR SQUARE FEET | ACRES OR SQUARE FEET | YES / NO |
| 003 | ALEXANDRIA LAND CONDOMINIUM LAND UNIT B INST. *040032720 BRIDGE WF IIVA MASON VAN DORN LLC INST. *240002597 T.M. 57.02-0A-0B | 3, 4 | 1,268,706 SF | 1096 SF | | 1,267,610 SF | | | | 3,469 SF | | |
| 004 | EOS TWENTY ONE CONDOMINIUMS INST. *060022112 T.M. 48.03-0A-00 | 3, 4 | 474,712 SF | | | 474,712 SF | | | | | | |
| 008 | LANDMARK LAND HOLDINGS, LLC INST. *230009477 T.M. 47.02-03-22 | 5 | 966,615 SF | 2,771 SF | | 963,844 SF | | | | 5,693 SF | | |
| 010 | COMBINED VAN DORN TOWERS LLC INST. *190016436 T.M. 38.03-14-01 | 5 | 157,208 SF | | | 157,208 SF | | | | 1,274 SF | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
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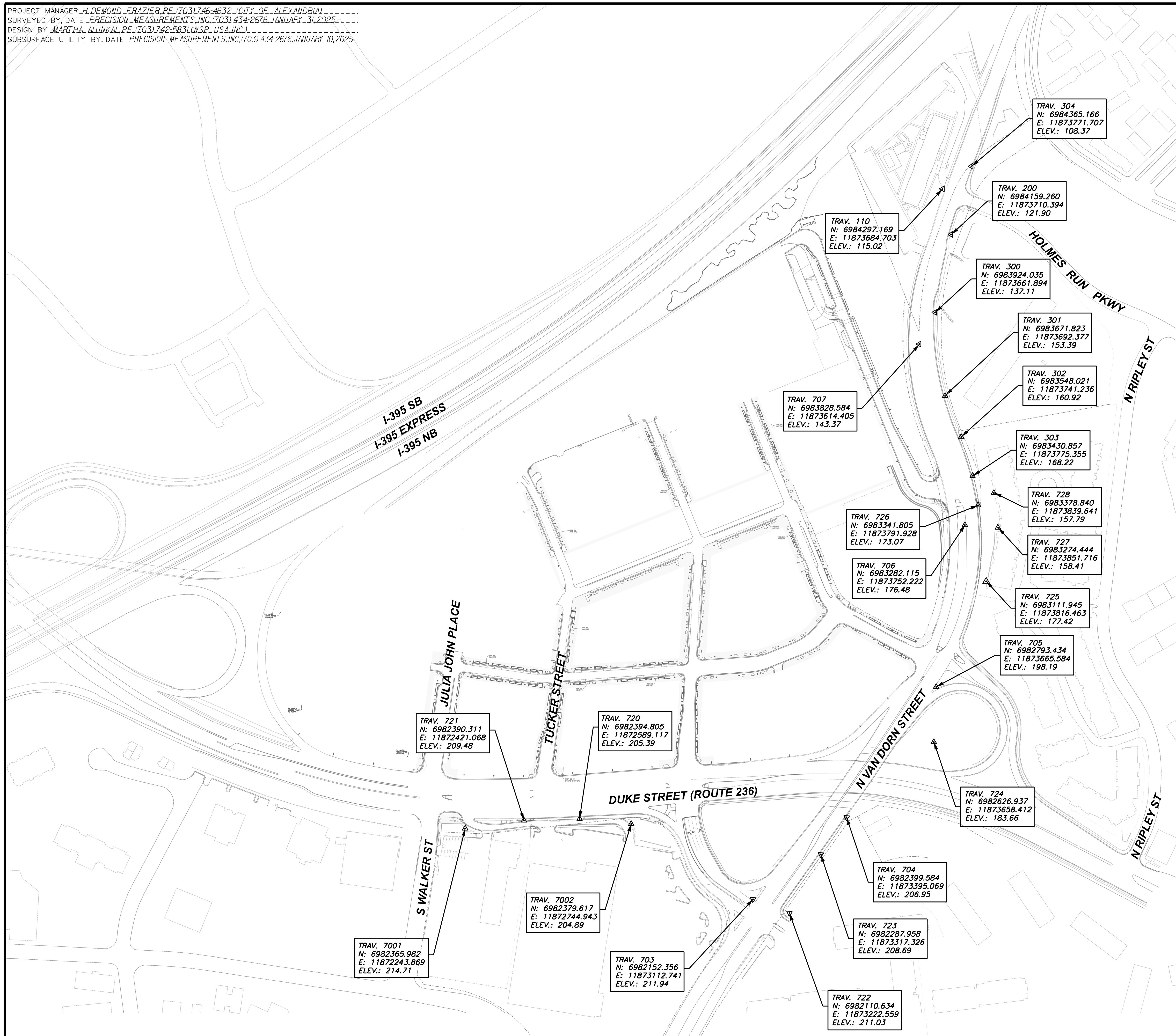
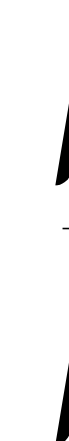
*PRELIMINARY
RIGHT OF WAY DATA SHEET*

| | | |
|----------|-------------------------|-----------------|
| NO SCALE | PROJECT U000-100-887 | SHEET NO. IC |
|----------|-------------------------|-----------------|

PROJECT MANAGER H. DEMOND FRAZIER, PE. (703) 746-4632 (CITY OF ALEXANDRIA)
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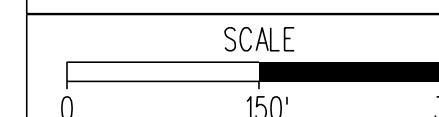
| REVISED | STATE | ROUTE | STATE | PROJECT | SHEET NO. |
|---------|-------|-------|-------|--------------|-----------|
| | VA. | 401 | | U000-100-887 | ID(1) |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



- NOTES:
1. THE MERIDIAN SOURCE OF THIS TOPOGRAPHIC SURVEY IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (2011). THE PROJECT MERIDIAN WAS ESTABLISHED USING GPS METHODS.
 2. ELEVATIONS REFER TO NAVD 1988 (GEOID18) AND WERE ESTABLISHED USING GPS METHODS.
 3. THIS SURVEY WAS PREPARED TO SHOW EXISTING FEATURES AS OF JANUARY 08, 2025 AND DOES NOT CERTIFY TO CHANGES TO SITE CONDITIONS WHICH OCCUR SUBSEQUENT TO THESE DATES AND/OR TO PROPOSED IMPROVEMENTS.

SURVEY ALIGNMENT DATA



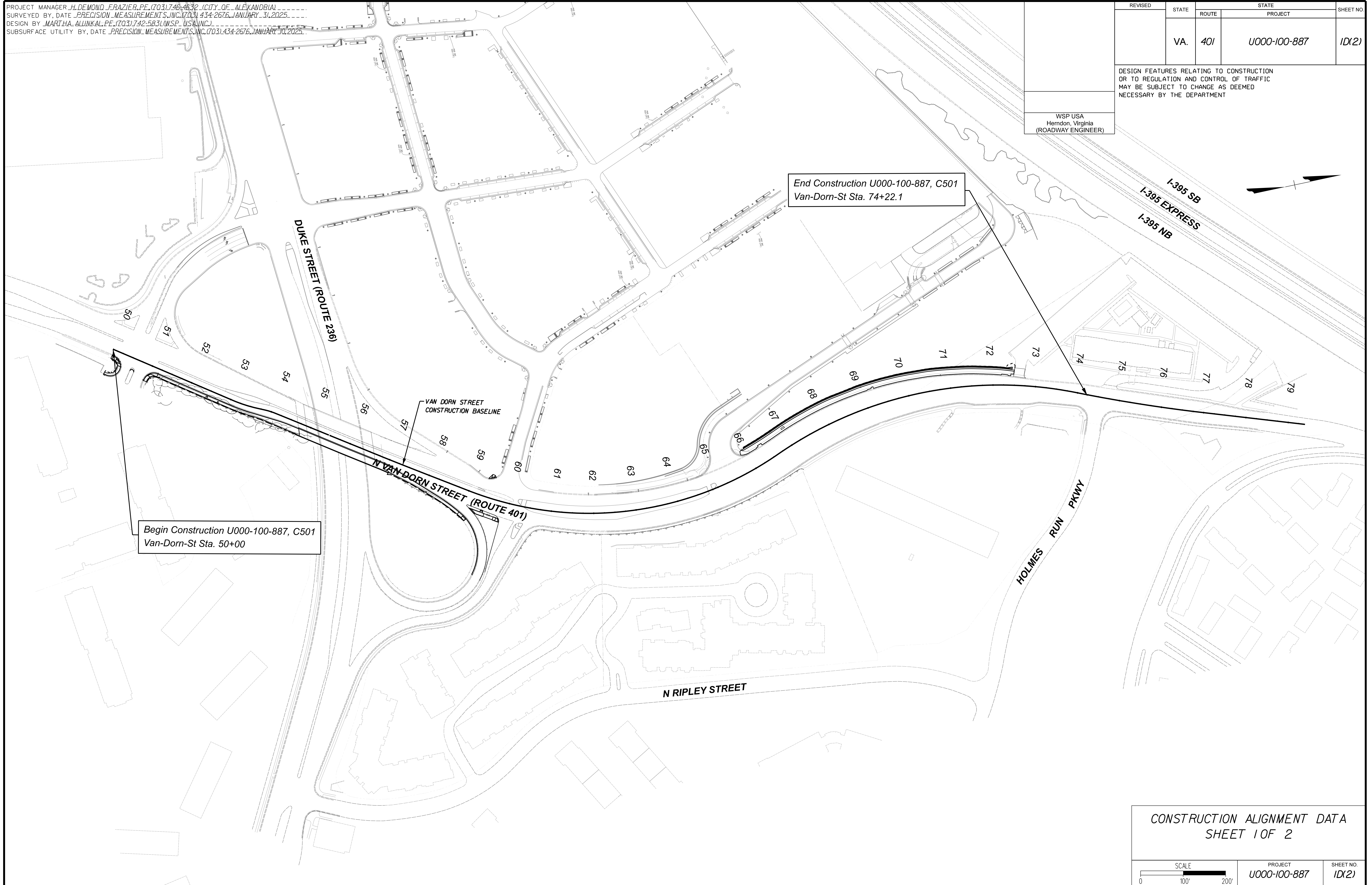
| PROJECT | SHEET NO. |
|--------------|-----------|
| U000-100-887 | ID(1) |

PROJECT MANAGER H. DEMOND FRAZIER, PE (703) 746-4632 (CITY OF ALEXANDRIA)
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 DESIGN BY MARTHA ALUNKAL, PE (703) 742-5831 (WSP USA, INC.)
 SUBSURFACE UTILITY BY, DATE PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

| REVISED | STATE | ROUTE | STATE | PROJECT | SHEET NO. |
|---------|-------|-------|-------|--------------|-----------|
| | VA. | 401 | | U000-100-887 | ID(2) |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT

WSP USA
Herndon, Virginia
(ROADWAY ENGINEER)



Begin Construction U000-100-887, C501
Van-Dorn-St Sta. 50+00

End Construction U000-100-887, C501
Van-Dorn-St Sta. 74+22.1

VAN DORN STREET
CONSTRUCTION BASELINE

CONSTRUCTION ALIGNMENT DATA
SHEET 1 OF 2

SCALE 0 100' 200'

| | |
|--------------|-----------|
| PROJECT | SHEET NO. |
| U000-100-887 | ID(2) |

PROJECT MANAGER H. DEMOND FRAZIER, PE (703) 746-4632 (CITY OF ALEXANDRIA)
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 SUBSURFACE UTILITY BY, DATE PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

| | | | | |
|---------|-------|-------|--------------|-----------|
| REVISED | STATE | STATE | | SHEET NO. |
| | | ROUTE | PROJECT | |
| | VA. | 401 | U000-100-887 | 10X31 |

DESIGN FEATURES RELATING TO CONSTRUCTION
 OR TO REGULATION AND CONTROL OF TRAFFIC
 MAY BE SUBJECT TO CHANGE AS DEEMED
 NECESSARY BY THE DEPARTMENT

* BENTLEY HORIZONTAL ALIGNMENT REVIEW
 *
 * Alignment name: Van-Dorn-St
 * Alignment description:
 * Alignment style: Linear\Road Design\Alignments\Horizontal\25 Scale Baselines
 *

| Element: Linear | | STATION | NORTHING | EASTING |
|-----------------------|--|-----------|-------------|--------------|
| START (START) | | 50+00.000 | 6982041.648 | 11873120.651 |
| PC (PC) | | 53+05.053 | 6982290.888 | 11873296.541 |
| Tangential Direction: | | N35.211°E | | |
| Tangential Length: | | 305.053 | | |

| | | | | |
|----------------------------|--------------|-----------|-------------|--------------|
| Element: Circular | | | | |
| PC (PC) | | 53+05.053 | 6982290.888 | 11873296.541 |
| HPI (HPI) | | 53+35.407 | 6982315.688 | 11873314.042 |
| CC (CC) | | | 6982481.162 | 11873026.919 |
| PT (PT) | | 53+65.590 | 6982343.264 | 11873326.726 |
| Radius: | | 330.000 | | |
| Delta: | 10.511° Left | | | |
| Degree of Curvature (Arc): | 17.362° | | | |
| Length: | 60.537 | | | |
| Tangent: | 30.354 | | | |
| Chord: | 60.452 | | | |
| Middle Ordinate: | 1.387 | | | |
| External: | 1.393 | | | |
| Tangent Direction: | N35.211°E | | | |
| Radial Direction: | S54.789°E | | | |
| Chord Direction: | N29.956°E | | | |
| Radial Direction: | S65.300°E | | | |
| Tangent Direction: | N24.700°E | | | |

| | | | | |
|-----------------------|--|-----------|-------------|--------------|
| Element: Linear | | | | |
| PT (PT) | | 53+65.590 | 6982343.264 | 11873326.726 |
| PC (PC) | | 53+83.231 | 6982359.291 | 11873334.098 |
| Tangential Direction: | | N24.700°E | | |
| Tangential Length: | | 17.641 | | |

| | | | | |
|----------------------------|--------------|-----------|-------------|--------------|
| Element: Circular | | | | |
| PC (PC) | | 53+83.231 | 6982359.291 | 11873334.098 |
| HPI (HPI) | | 53+96.559 | 6982371.400 | 11873339.667 |
| CC (CC) | | | 6982292.432 | 11873479.459 |
| PT (PT) | | 54+09.826 | 6982382.420 | 11873347.163 |
| Radius: | | 160.000 | | |
| Delta: | 9.523° Right | | | |
| Degree of Curvature (Arc): | 35.810° | | | |
| Length: | 26.594 | | | |
| Tangent: | 13.328 | | | |
| Chord: | 26.564 | | | |
| Middle Ordinate: | 0.552 | | | |
| External: | 0.554 | | | |
| Tangent Direction: | N24.700°E | | | |
| Radial Direction: | S65.300°E | | | |
| Chord Direction: | N29.462°E | | | |
| Radial Direction: | S55.776°E | | | |
| Tangent Direction: | N34.224°E | | | |

| | | | | |
|-----------------------|--|-----------|-------------|--------------|
| Element: Linear | | | | |
| PT (PT) | | 54+09.826 | 6982382.420 | 11873347.163 |
| PC (PC) | | 56+59.582 | 6982588.930 | 11873487.632 |
| Tangential Direction: | | N34.224°E | | |
| Tangential Length: | | 249.756 | | |

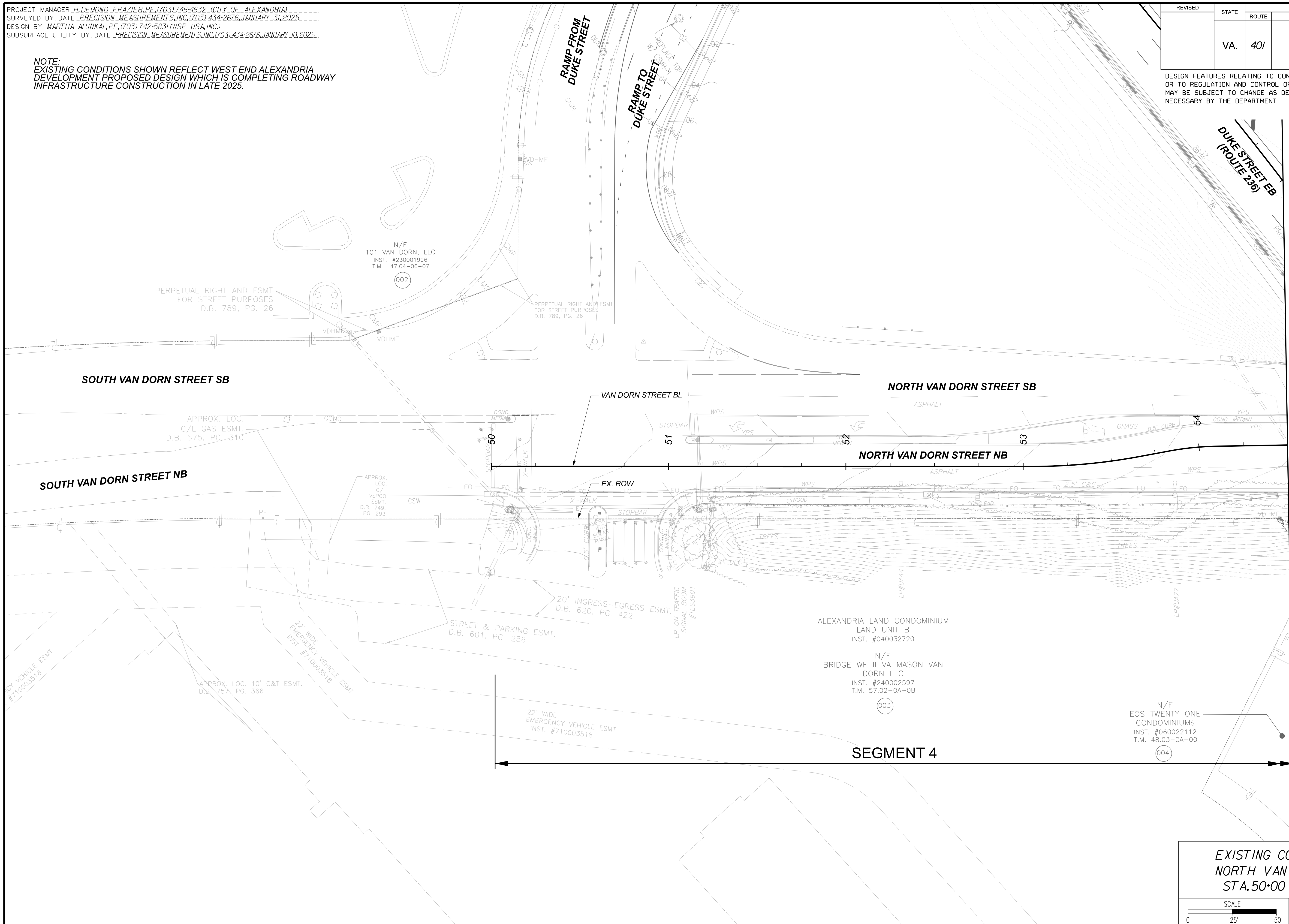
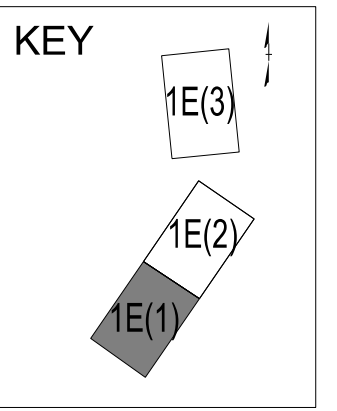
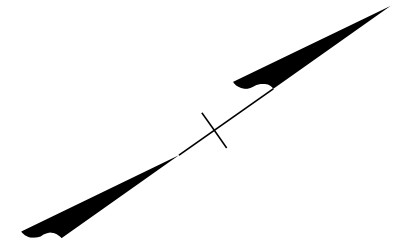
CONSTRUCTION ALIGNMENT DATA
 SHEET 2 OF 2

PROJECT MANAGER H. DEMOND FRAZIER, PE, (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY, DATE PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
 DESIGN BY MARTHA ALUNKAL, PE, (703) 742-5831 (WSP, USA, INC.)
 SUBSURFACE UTILITY BY, DATE PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

NOTE:
 EXISTING CONDITIONS SHOWN REFLECT WEST END ALEXANDRIA
 DEVELOPMENT PROPOSED DESIGN WHICH IS COMPLETING ROADWAY
 INFRASTRUCTURE CONSTRUCTION IN LATE 2025.

| | | | | | |
|---------|-------|-------|-------|--------------|-----------|
| REVISED | STATE | ROUTE | STATE | PROJECT | SHEET NO. |
| | VA. | 401 | | U000-100-887 | 1E(1) |

DESIGN FEATURES RELATING TO CONSTRUCTION
 OR TO REGULATION AND CONTROL OF TRAFFIC
 MAY BE SUBJECT TO CHANGE AS DEEMED
 NECESSARY BY THE DEPARTMENT



Match Line Sta. 54+50 - Sheet 1E(2)

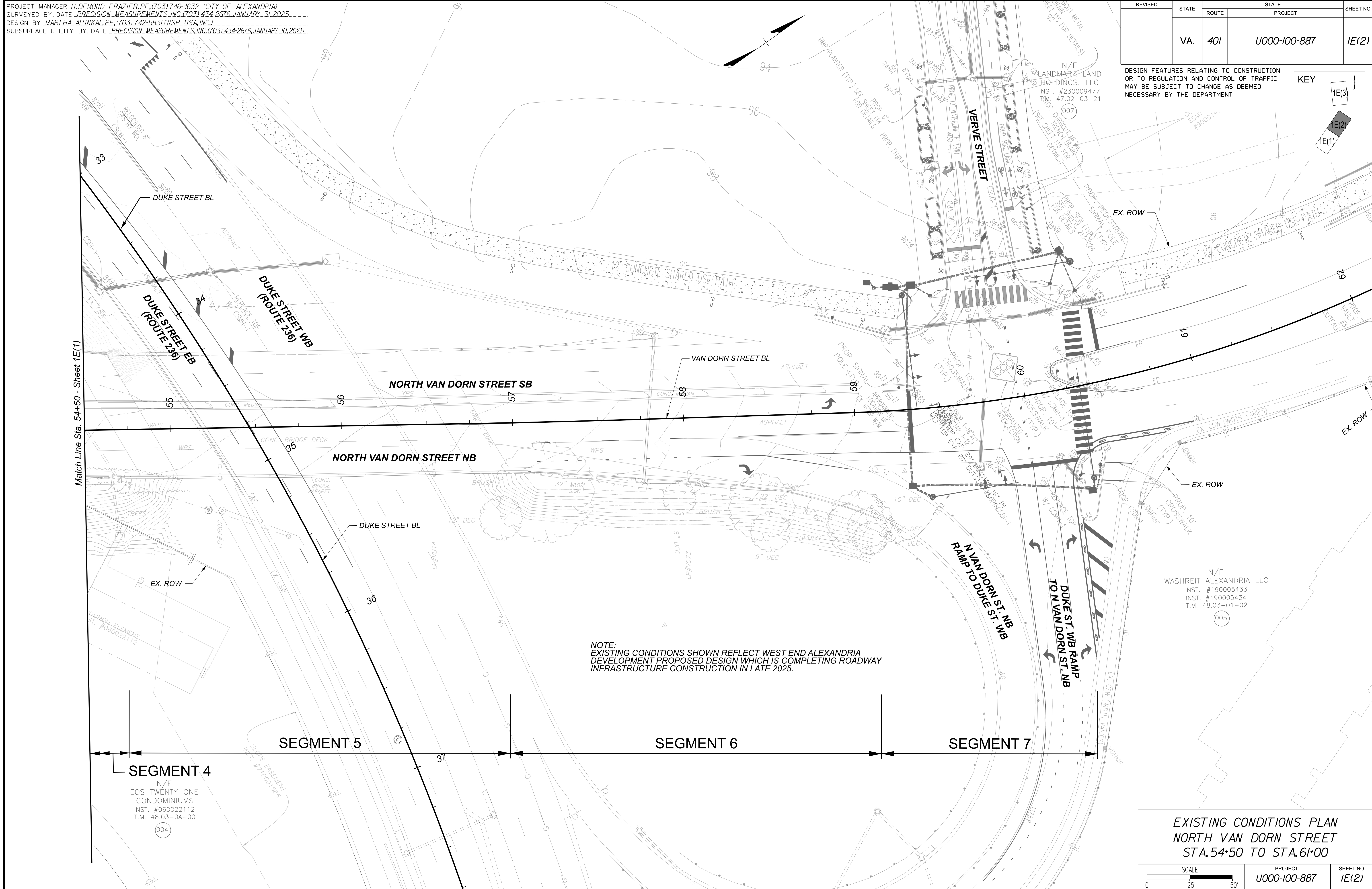
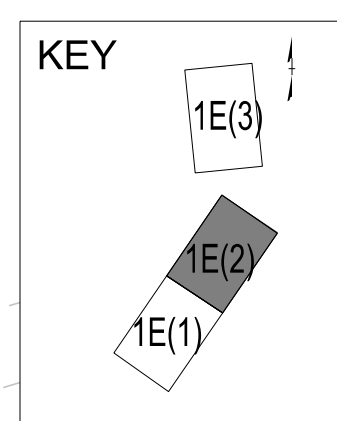
EXISTING CONDITIONS PLAN
 NORTH VAN DORN STREET
 STA. 50+00 TO STA. 54+50

| | | |
|--------------------|-------------------------|--------------------|
| SCALE 0 25' 50' | PROJECT U000-100-887 | SHEET NO. 1E(1) |
|--------------------|-------------------------|--------------------|

PROJECT MANAGER: H. DEMOND FRAZIER, PE, (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
 DESIGN BY: MARTHA ALUNKAL, PE, (703) 742-5831 (WSP, USA, INC.)
 SUBSURFACE UTILITY BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

| REVISED | STATE | ROUTE | STATE | PROJECT | SHEET NO. |
|---------|-------|-------|-------|--------------|-----------|
| | VA. | 401 | | U000-100-887 | 1E(2) |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



NOTE:
 EXISTING CONDITIONS SHOWN REFLECT WEST END ALEXANDRIA DEVELOPMENT PROPOSED DESIGN WHICH IS COMPLETING ROADWAY INFRASTRUCTURE CONSTRUCTION IN LATE 2025.

N/F
 WASHREIT ALEXANDRIA LLC
 INST. #190005433
 INST. #190005434
 T.M. 48.03-01-02
 (005)

N/F
 EOS TWENTY ONE CONDOMINIUMS
 INST. #060022112
 T.M. 48.03-0A-00
 (004)

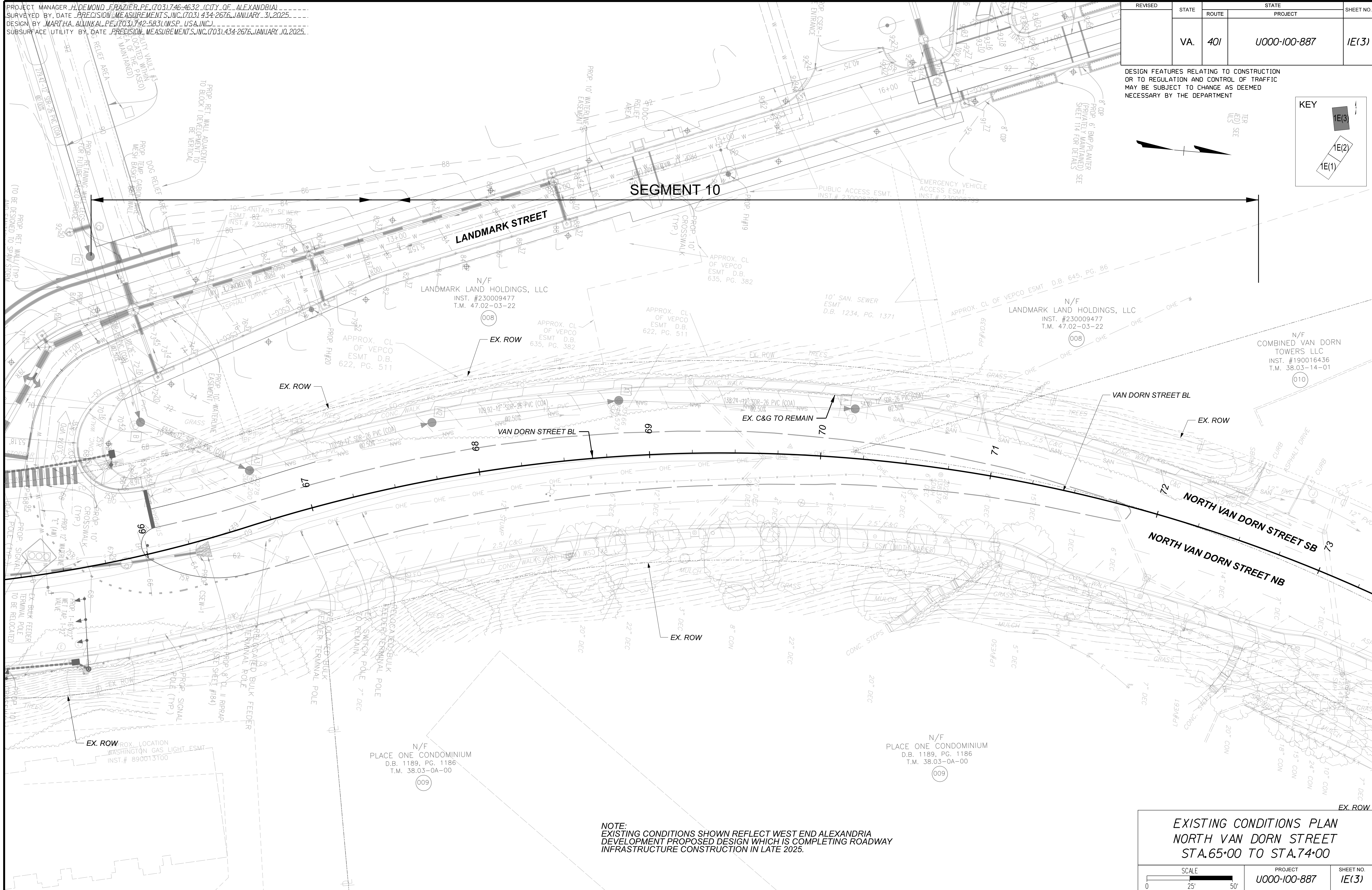
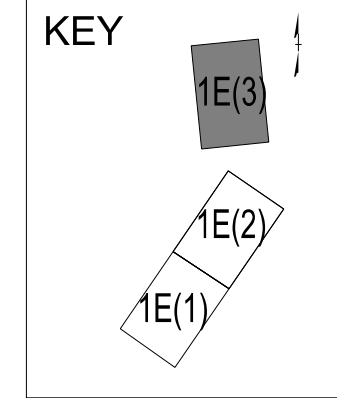
EXISTING CONDITIONS PLAN
 NORTH VAN DORN STREET
 STA. 54+50 TO STA. 61+00

| | | |
|--------------------|-------------------------|--------------------|
| SCALE 0 25' 50' | PROJECT U000-100-887 | SHEET NO. 1E(2) |
|--------------------|-------------------------|--------------------|

PROJECT MANAGER H. DEMOND FRAZIER, PE. (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY DATE PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
 DESIGN BY MARTHA ALUNKAL, PE. (703) 742-5831 (WSP, USA, INC.)
 SUBSURFACE UTILITY BY DATE PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

| REVISED | STATE | ROUTE | STATE | PROJECT | SHEET NO. |
|---------|-------|-------|-------|--------------|-----------|
| | VA. | 401 | | U000-100-887 | 1E(3) |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



NOTE:
 EXISTING CONDITIONS SHOWN REFLECT WEST END ALEXANDRIA DEVELOPMENT PROPOSED DESIGN WHICH IS COMPLETING ROADWAY INFRASTRUCTURE CONSTRUCTION IN LATE 2025.

EXISTING CONDITIONS PLAN
NORTH VAN DORN STREET
STA. 65+00 TO STA. 74+00

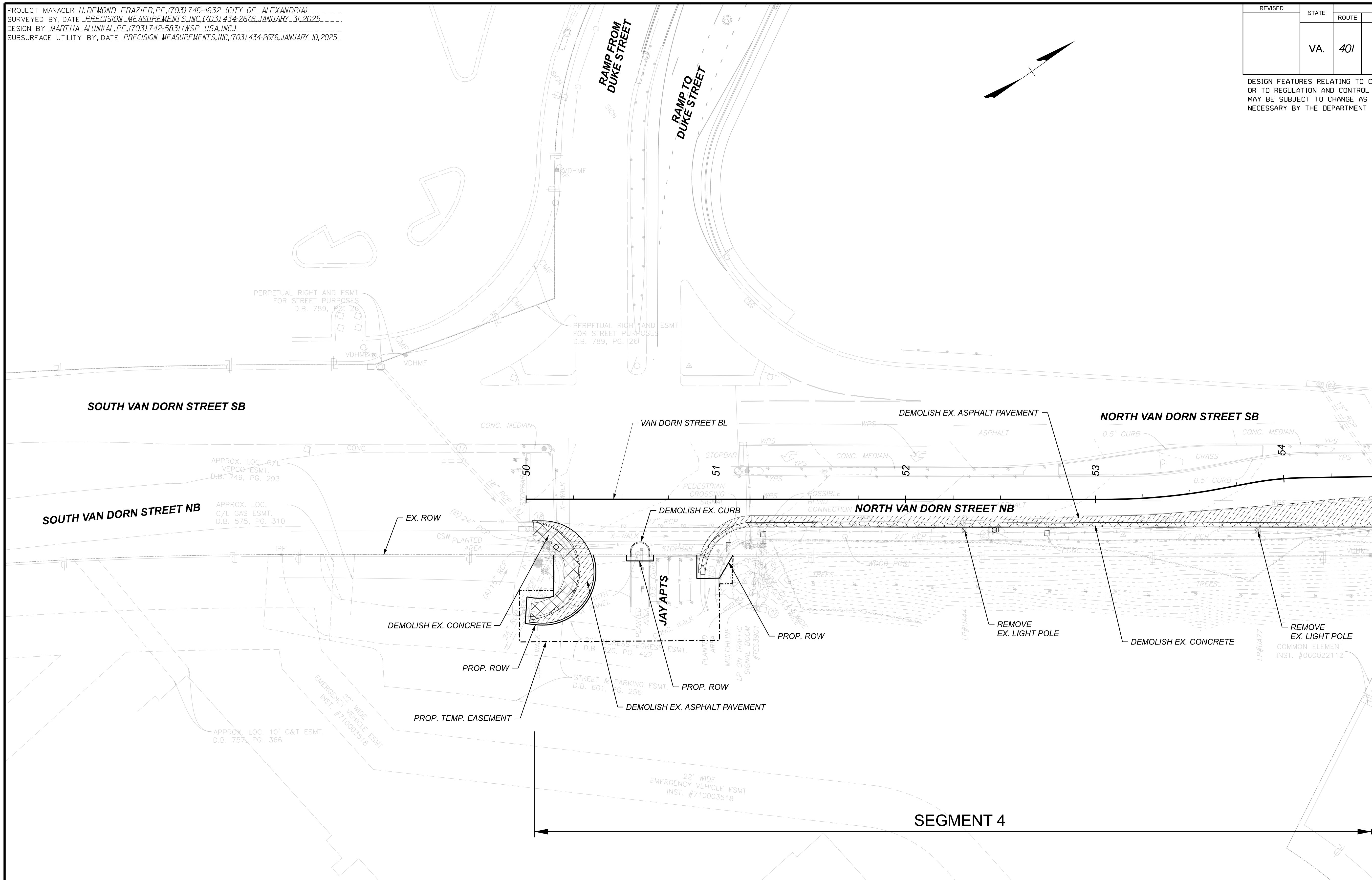
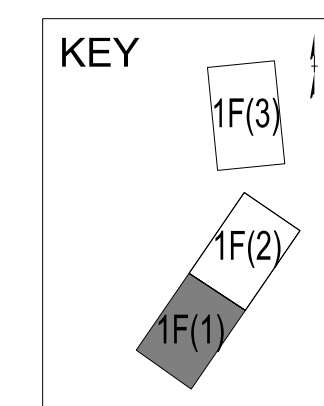
SCALE 0 25' 50'

| | |
|--------------|-----------|
| PROJECT | SHEET NO. |
| U000-100-887 | 1E(3) |

PROJECT MANAGER H. DEMOND, FRAZIER, PE, (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY, DATE PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
 DESIGN BY MARTHA ALUNKAL, PE, (703) 742-5831 (WSP, USA, INC.)
 SUBSURFACE UTILITY BY, DATE PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

| REVISED | STATE | STATE | | SHEET NO. |
|---------|-------|---------|--------------|-----------|
| | ROUTE | PROJECT | | |
| | VA. | 401 | U000-100-887 | 1F(1) |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT

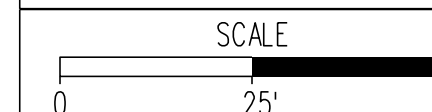


Match Line Sta. 54+50 - Sheet 1F(2)

LEGEND

- DEMOLISH ASPHALT PAVEMENT
- DEMOLISH CONCRETE (SIDEWALK, CURB RAMPS, CURB AND GUTTER)
- REMOVE EXISTING STRUCTURE, LIGHT POLE, SIGN

**DEMOLITION PLAN
NORTH VAN DORN STREET
STA. 50+00 TO STA. 54+50**



PROJECT
U000-100-887

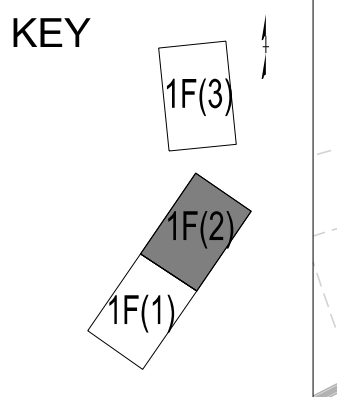
SHEET NO.
1F(1)

SEGMENT 4

PROJECT MANAGER: H. DEMOND FRAZIER, PE, (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
 DESIGN BY: MARTHA ALUNKAL, PE, (703) 742-5831 (WSP, USA, INC.)
 SUBSURFACE UTILITY BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

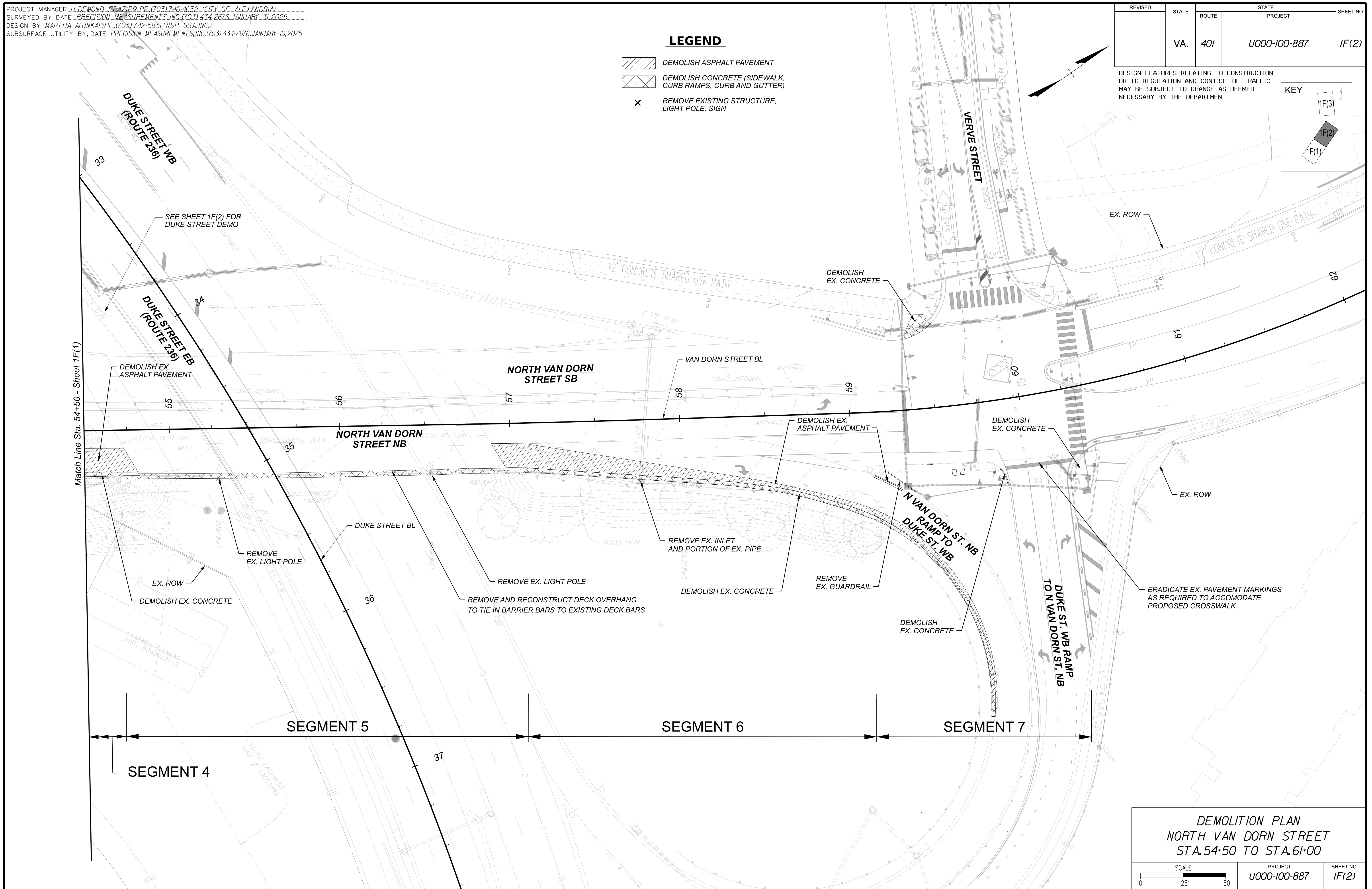
| REVISED | STATE | ROUTE | STATE | PROJECT | SHEET NO. |
|---------|-------|-------|-------|--------------|-----------|
| | VA. | 401 | | U000-100-887 | 1F(2) |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



LEGEND

- DEMOLISH ASPHALT PAVEMENT
- DEMOLISH CONCRETE (SIDEWALK, CURB RAMPS, CURB AND GUTTER)
- REMOVE EXISTING STRUCTURE, LIGHT POLE, SIGN



DEMOLITION PLAN
NORTH VAN DORN STREET
STA. 54+50 TO STA. 61+00

| | |
|--------------------|-------------------------|
| SCALE | PROJECT U000-100-887 |
| SHEET NO. 1F(2) | |

PROJECT MANAGER: H. DEMOND FRAZIER, PE, (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
 DESIGN BY: MARTHA ALUNKAL, PE, (703) 742-5831 (WSP USA, INC.)
 SUBSURFACE UTILITY BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

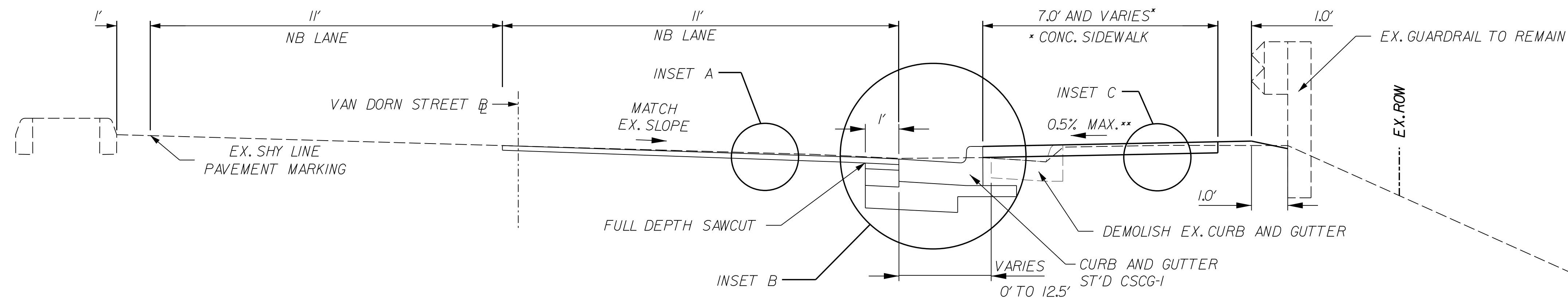
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|---------|-------|-------|-------|--------------|-----------|
| REVISED | STATE | ROUTE | STATE | PROJECT | SHEET NO. |
| | VA. | 401 | | U000-100-887 | 2A(1) |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT

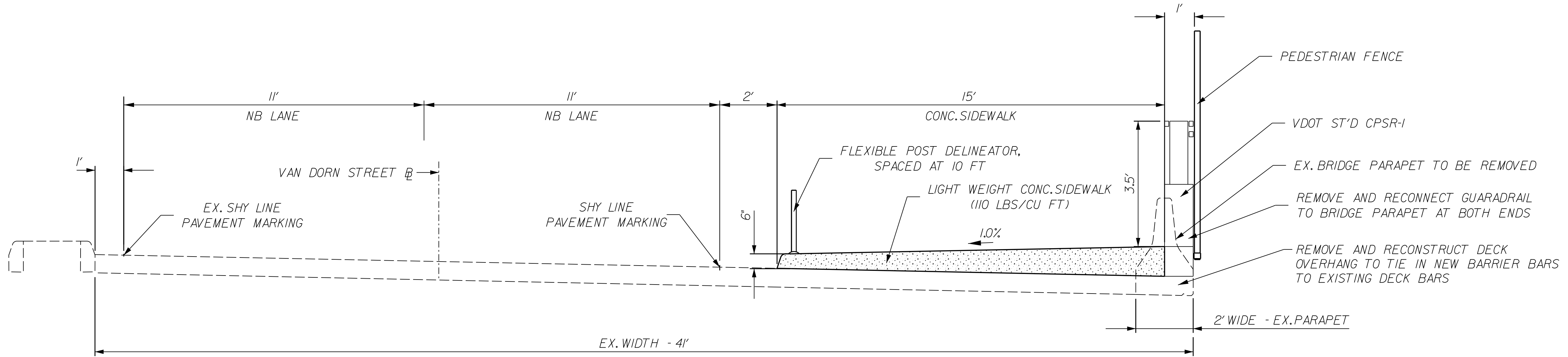
WSP USA
Herndon, Virginia
(ROADWAY ENGINEER)

** SIDEWALK CROSS SLOPE: 0.50% TO 1.0%
STA. 54+61 TO STA. 54+73

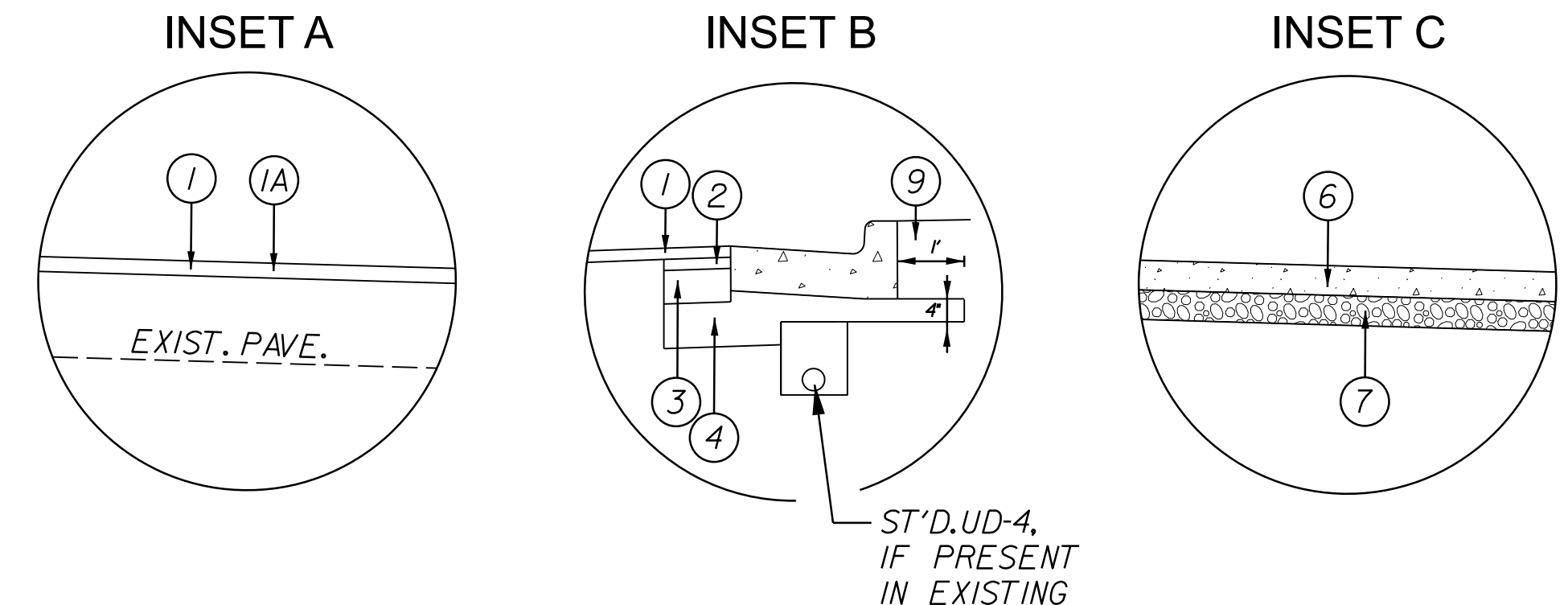
* SIDEWALK WIDTH VARIES - 7' TO 15'
STA. 53+79 TO STA. 54+73



STA. 51+19 TO STA. 54+73
NORTH VAN DORN STREET BASELINE
SEGMENT - 4



STA. 54+73 TO STA. 56+98 - BRIDGE & APPROACHES
NORTH VAN DORN STREET BASELINE
SEGMENT - 5



- INSET DESIGN LEGEND**
- ① SURFACE COURSE - 2" ASPHALT CONCRETE, TYPE SM-9.5D, EST. @ 230 LBS/SY
 - ①A 2" MILL EXISTING PAVEMENT
 - ② INTERMEDIATE COURSE - 2" ASPHALT CONCRETE, TYPE IM-19.0A, EST. @ 235 LBS/SY
 - ③ BASE COURSE - 6" ASPHALT CONCRETE, TYPE BM-25.0A
 - ④ SUBBASE COURSE - MIN. 8" AGGREGATE BASE MATERIAL, TYPE I, SIZE NO. 21B OR EXTENDED TO THE BOTTOM OF EXISTING AGGREGATE, WHICHEVER IS GREATER.
 - ⑥ 4" HYDRAULIC CEMENT CONCRETE, CLASS A4, ST'D CSSW-1
 - ⑦ 4" AGGREGATE SUB-BASE MATERIAL, TYPE I, NO. 21A
 - ⑨ REGULAR FILL MATERIAL TO BE COMPACTED IN ACCORDANCE WITH VDOT ROAD AND BRIDGE SPECIFICATIONS.

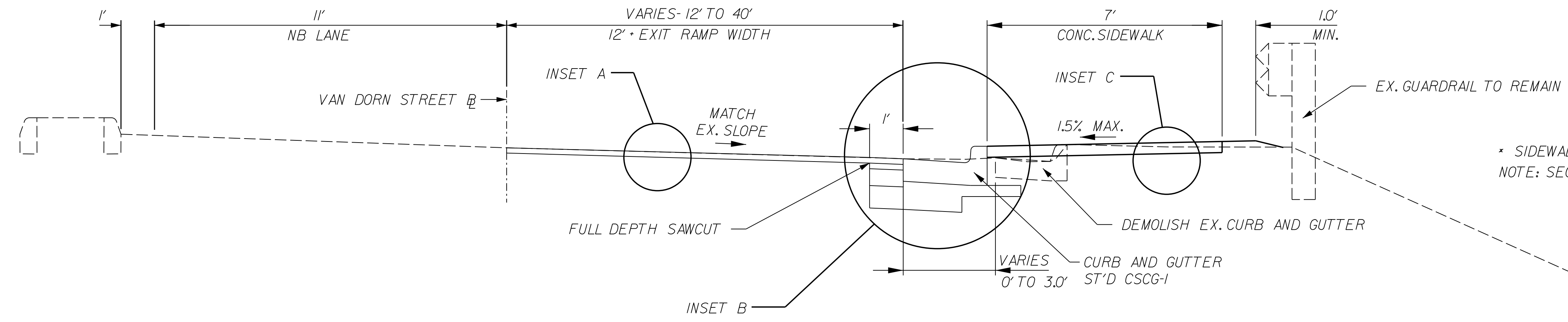
| | | |
|---|-------------------------|--------------------|
| TYPICAL SECTIONS NORTH VAN DORN STREET SEGMENTS 4 AND 5 | | |
| NO SCALE | PROJECT U000-100-887 | SHEET NO. 2A(1) |

PROJECT MANAGER: H. DEMOND FRAZIER, PE, (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
 DESIGN BY: MARTHA ALUNKAL, PE, (703) 742-5831 (WSP USA, INC.)
 SUBSURFACE UTILITY BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

| REVISED | STATE | ROUTE | STATE PROJECT | SHEET NO. |
|---------|-------|-------|---------------|-----------|
| | VA. | 401 | U000-100-887 | 2A(2) |

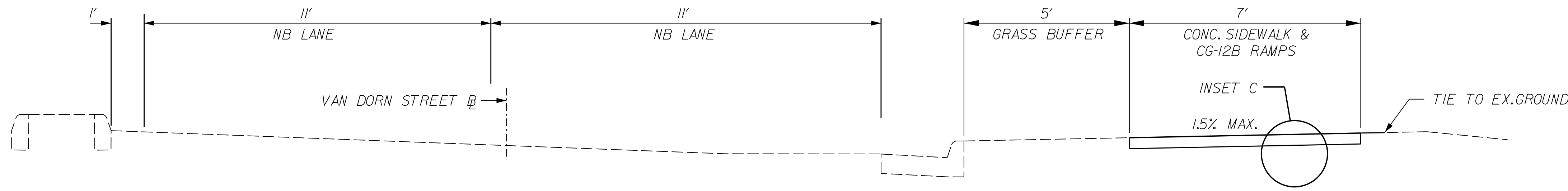
DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT

WSP USA
Herndon, Virginia
(ROADWAY ENGINEER)

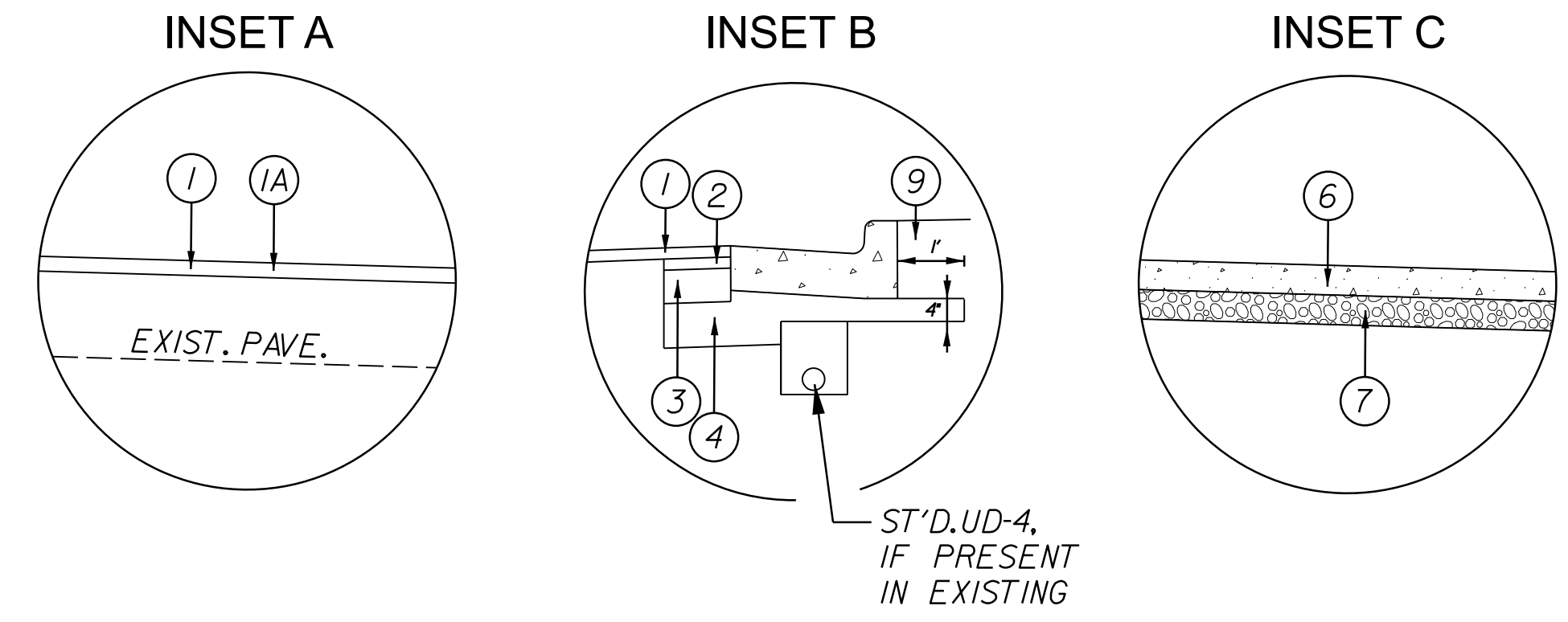


* SIDEWALK WIDTH VARIES - 15' TO 7' STA. 57+10 TO STA. 57+73
 NOTE: SEGMENT 6 CONSTRUCTION IS FULLY WITHIN EXISTING RIGHT OF WAY.

STA. 56+98 TO STA. 58+94
NORTH VAN DORN STREET BASELINE
SEGMENT - 6



STA. 59+13 TO STA. 59+87
NORTH VAN DORN STREET BASELINE
SEGMENT - 7



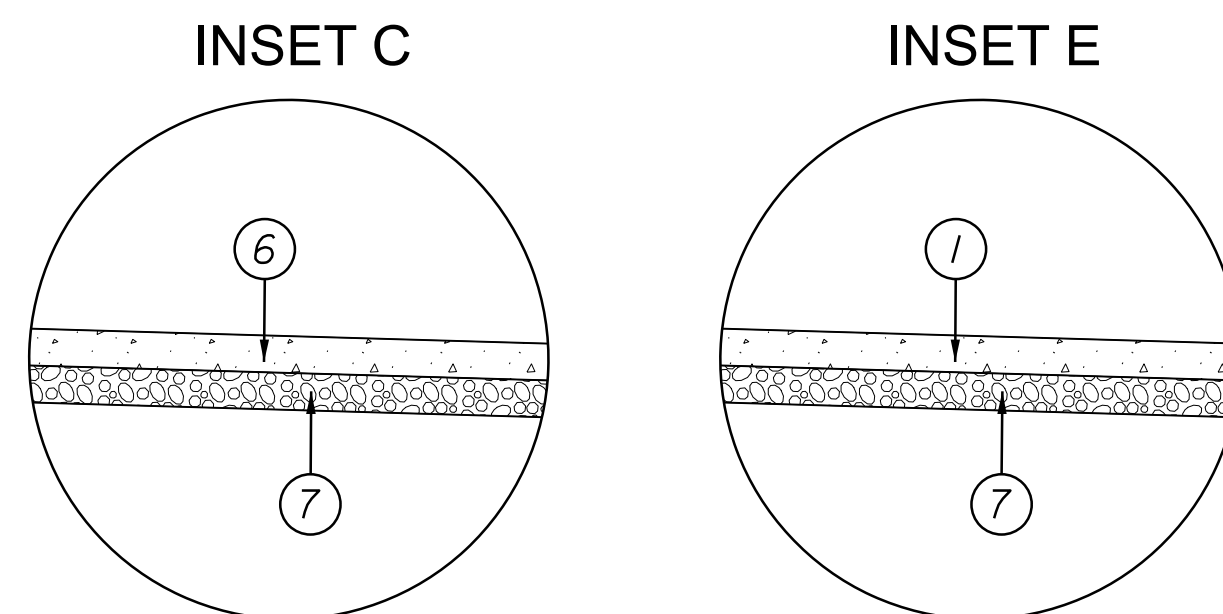
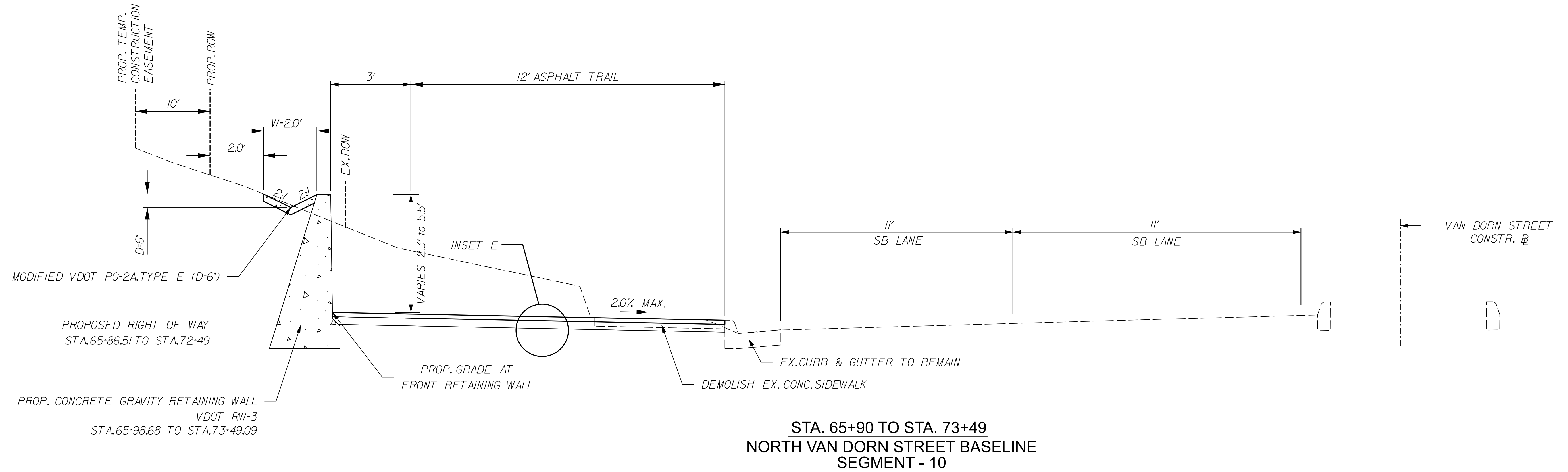
- INSET DESIGN LEGEND**
- ① SURFACE COURSE - 2" ASPHALT CONCRETE, TYPE SM-9.5D, EST. @ 230 LBS/SY
 - ①A 2" MILL EXISTING PAVEMENT
 - ② INTERMEDIATE COURSE - 2" ASPHALT CONCRETE, TYPE IM-19.0A, EST. @ 235 LBS/SY
 - ③ BASE COURSE - 6" ASPHALT CONCRETE, TYPE BM-25.0A
 - ④ SUBBASE COURSE - MIN. 8" AGGREGATE BASE MATERIAL, TYPE 1, SIZE NO. 21B OR EXTENDED TO THE BOTTOM OF EXISTING AGGREGATE, WHICHEVER IS GREATER.
 - ⑥ 4" HYDRAULIC CEMENT CONCRETE, CLASS A4, ST'D CSSW-1
 - ⑦ 4" AGGREGATE SUB-BASE MATERIAL, TYPE 1, NO. 21A
 - ⑨ REGULAR FILL MATERIAL TO BE COMPACTED IN ACCORDANCE WITH VDOT ROAD AND BRIDGE SPECIFICATIONS.

TYPICAL SECTIONS
NORTH VAN DORN STREET
SEGMENTS 6 AND 7

| | | |
|----------|----------------------|-----------------|
| NO SCALE | PROJECT U000-100-887 | SHEET NO. 2A(2) |
|----------|----------------------|-----------------|

PROJECT MANAGER H. DEMOND FRAZIER, PE (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY, DATE PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
 DESIGN BY MARTHA ALUNKAL, PE (703) 742-5831 (WSP USA, INC.)
 SUBSURFACE UTILITY BY, DATE PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

| | | | | |
|---|-------|-------|--------------|-----------|
| REVISED | STATE | ROUTE | PROJECT | SHEET NO. |
| | VA. | 401 | U000-100-887 | |
| DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT | | | | |
| WSP USA Herndon, Virginia (ROADWAY ENGINEER) | | | | |



INSET DESIGN LEGEND

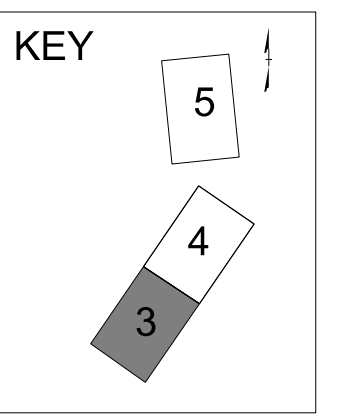
- ① SURFACE COURSE - 2" ASPHALT CONCRETE, TYPE SM-9.5D, EST. @ 230 LBS/SY
- ⑥ 4" HYDRAULIC CEMENT CONCRETE, CLASS A4, ST'D CSSW-1
- ⑦ 4" AGGREGATE SUB-BASE MATERIAL, TYPE 1, NO. 21A

| | | |
|---|-------------------------|--------------------|
| TYPICAL SECTIONS NORTH VAN DORN STREET SEGMENT 10 | | |
| NO SCALE | PROJECT U000-100-887 | SHEET NO. 2A(3) |

PROJECT MANAGER: H. DEMOND FRAZIER, PE, (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
 DESIGN BY: MARTHA ALUNKAL, PE, (703) 742-5831 (WSP, USA, INC.)
 SUBSURFACE UTILITY BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

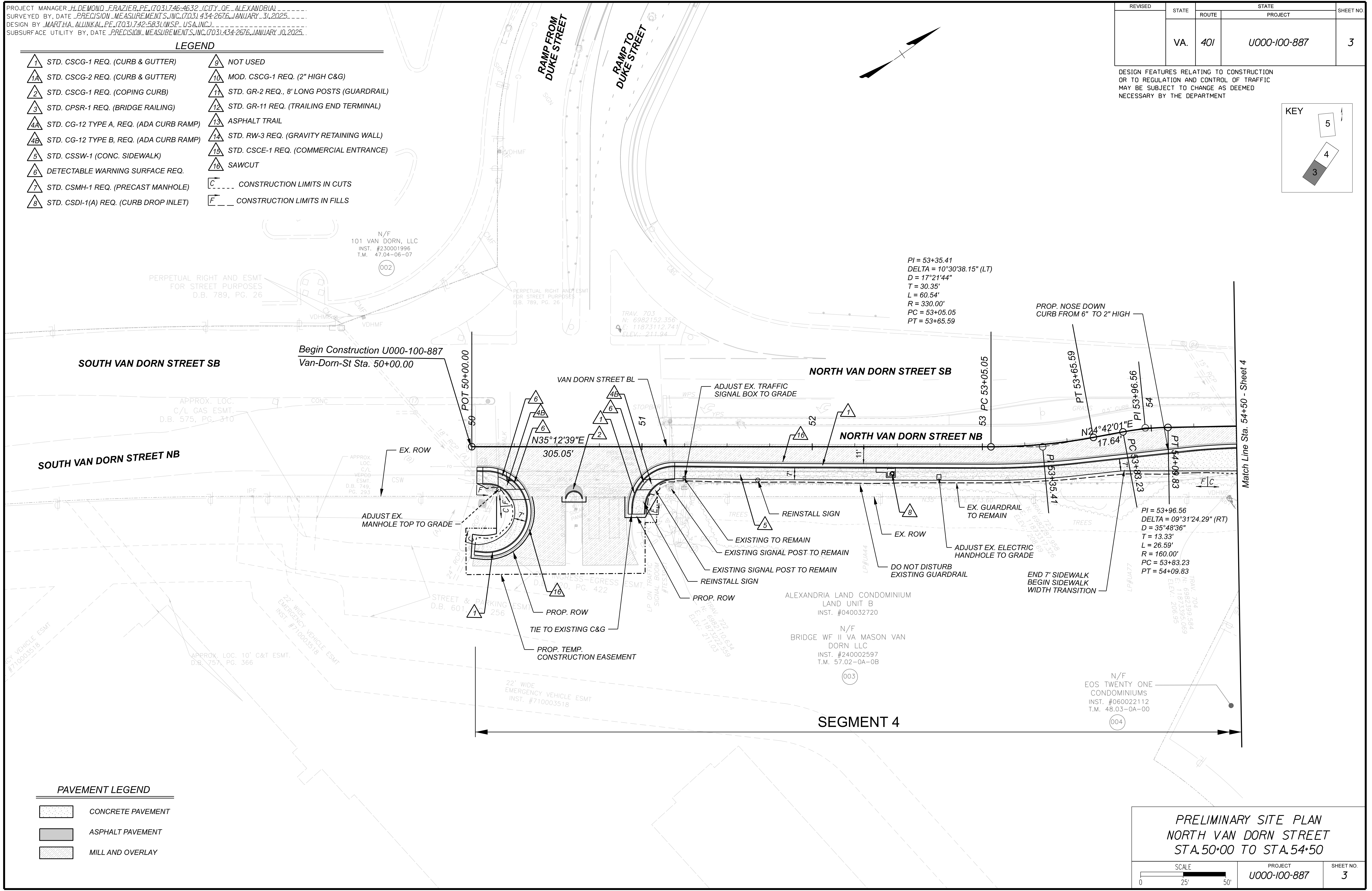
| REVISED | STATE | ROUTE | STATE | PROJECT | SHEET NO. |
|---------|-------|-------|-------|--------------|-----------|
| | VA. | 401 | | U000-100-887 | 3 |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



LEGEND

| | | | |
|----|---|----|---|
| 1 | STD. CSCG-1 REQ. (CURB & GUTTER) | 9 | NOT USED |
| 1A | STD. CSCG-2 REQ. (CURB & GUTTER) | 10 | MOD. CSCG-1 REQ. (2" HIGH C&G) |
| 2 | STD. CSCG-1 REQ. (COPING CURB) | 11 | STD. GR-2 REQ., 8' LONG POSTS (GUARDRAIL) |
| 3 | STD. CPSR-1 REQ. (BRIDGE RAILING) | 12 | STD. GR-11 REQ. (TRAILING END TERMINAL) |
| 4A | STD. CG-12 TYPE A, REQ. (ADA CURB RAMP) | 13 | ASPHALT TRAIL |
| 4B | STD. CG-12 TYPE B, REQ. (ADA CURB RAMP) | 14 | STD. RW-3 REQ. (GRAVITY RETAINING WALL) |
| 5 | STD. CSSW-1 (CONC. SIDEWALK) | 15 | STD. CSCE-1 REQ. (COMMERCIAL ENTRANCE) |
| 6 | DETECTABLE WARNING SURFACE REQ. | 16 | SAWCUT |
| 7 | STD. CSMH-1 REQ. (PRECAST MANHOLE) | C | CONSTRUCTION LIMITS IN CUTS |
| 8 | STD. CSDI-1(A) REQ. (CURB DROP INLET) | F | CONSTRUCTION LIMITS IN FILLS |



PAVEMENT LEGEND

| | |
|--|-------------------|
| | CONCRETE PAVEMENT |
| | ASPHALT PAVEMENT |
| | MILL AND OVERLAY |

PRELIMINARY SITE PLAN
NORTH VAN DORN STREET
STA. 50+00 TO STA. 54+50

SCALE: 0 25' 50'

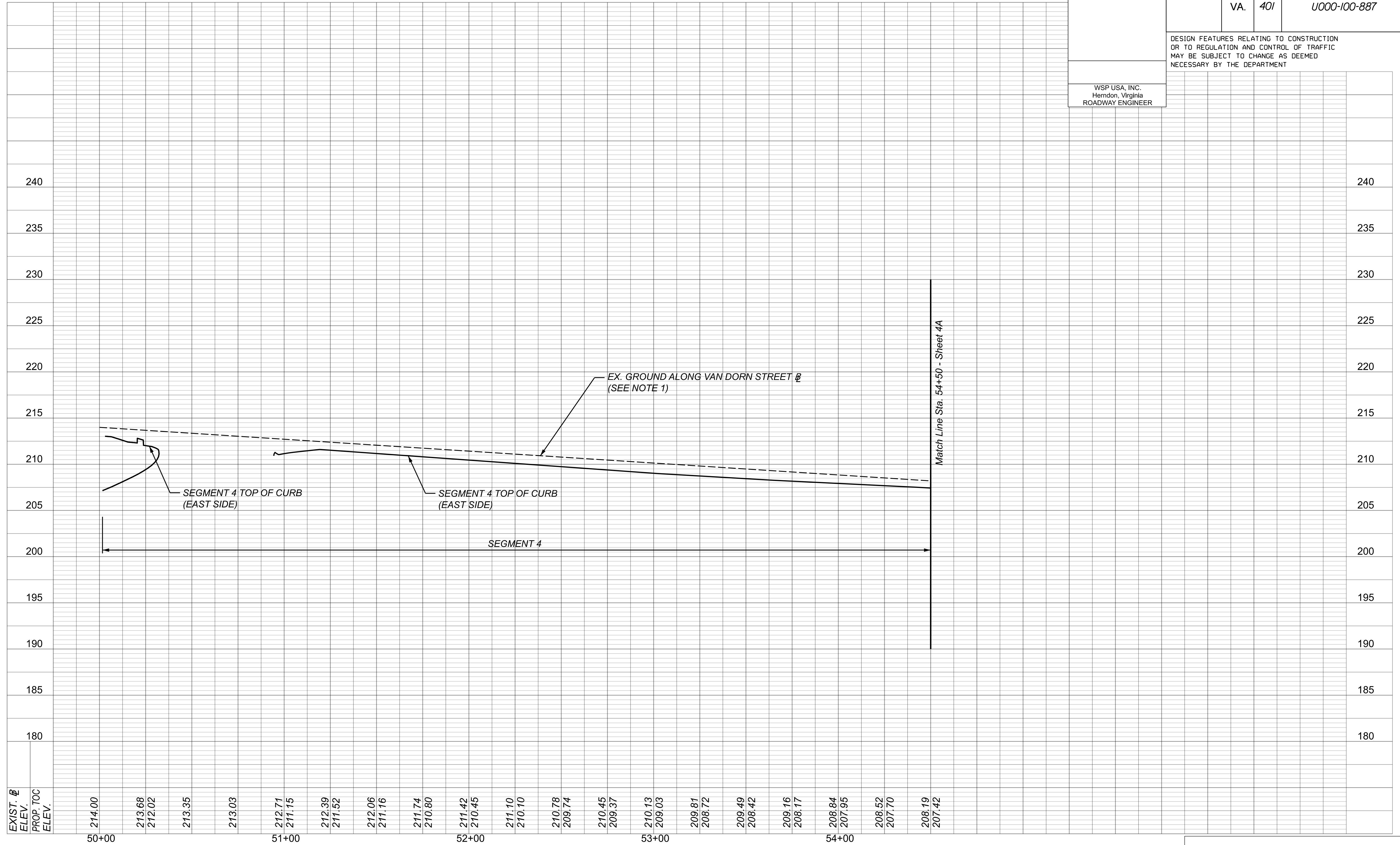
PROJECT: U000-100-887 SHEET NO. 3

PROJECT MANAGER H. DEMOND FRAZIER, PE, (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY, DATE PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
 DESIGN BY MARTHA ALUNKAL, PE, (703) 742-5831 (WSP USA, INC.)
 SUBSURFACE UTILITY BY, DATE PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

| | | | | |
|---------|-------|---------|--------------|-----------|
| REVISED | STATE | STATE | | SHEET NO. |
| | ROUTE | PROJECT | | |
| | VA. | 401 | U000-100-887 | 3A |

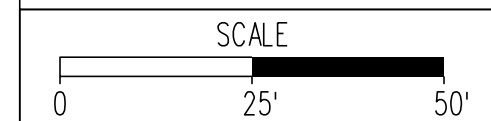
DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT

WSP USA, INC.
Herndon, Virginia
ROADWAY ENGINEER



NOTE
1. ROADWAY BASELINE IS OUTSIDE AVAILABLE SURVEY LIMITS. EXISTING GROUND IS APPROXIMATE AND INCLUDED FOR REFERENCE.

PRELIMINARY PROFILE
NORTH VAN DORN STREET
STA. 50+00 TO STA. 54+50



PROJECT
U000-100-887

SHEET NO.
3A

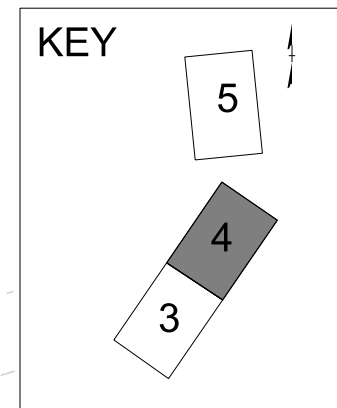
PROJECT MANAGER: H. DEMOND FRAZIER, PE, (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
 DESIGN BY: MARTHA ALUNKAL, PE, (703) 742-5831 (WSP, USA, INC.)
 SUBSURFACE UTILITY BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 30, 2025

| REVISED | STATE | ROUTE | STATE | PROJECT | SHEET NO. |
|---------|-------|-------|-------|--------------|-----------|
| | VA. | 401 | | U000-100-887 | 4 |

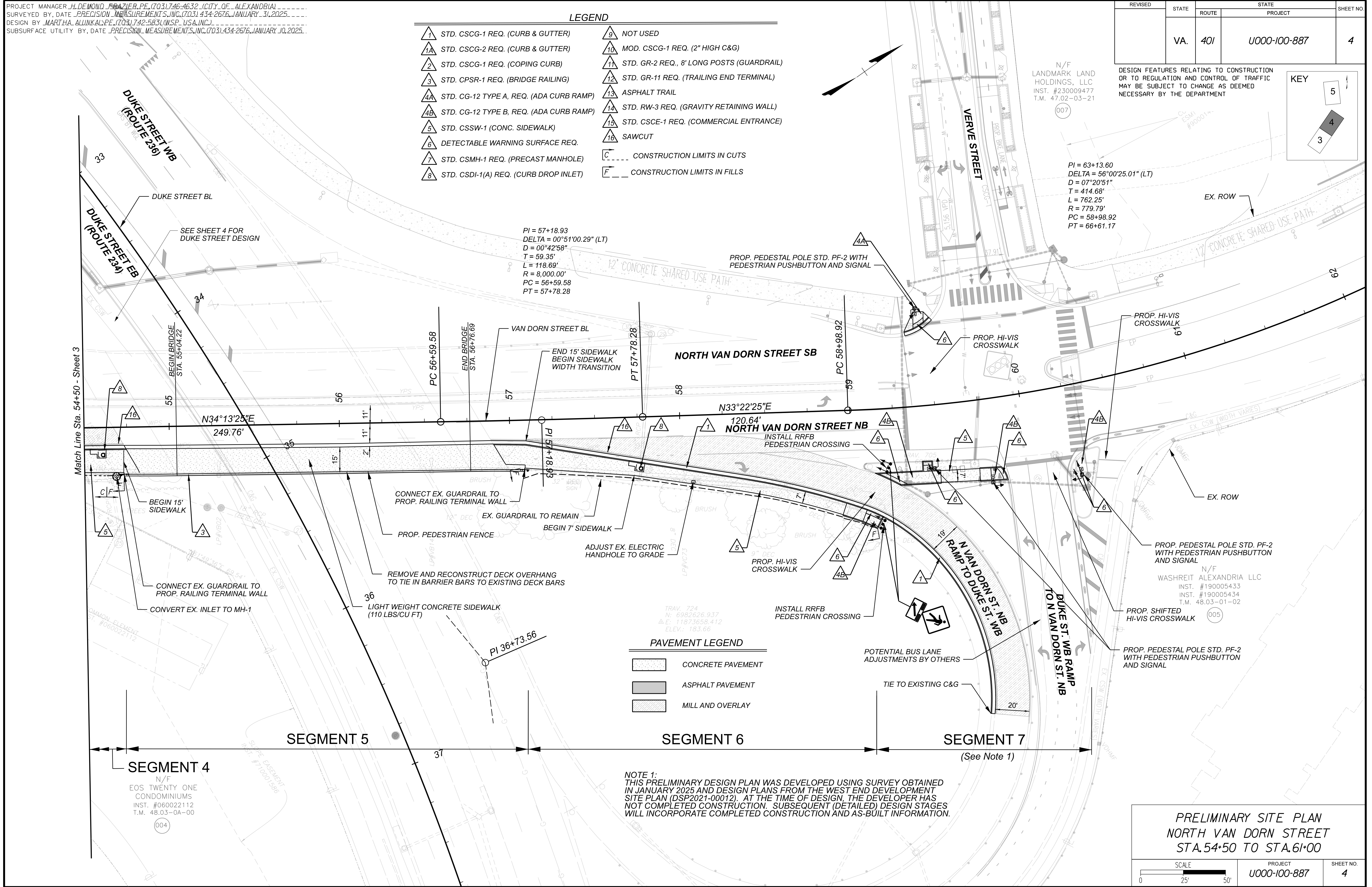
LEGEND

- | | | | |
|----|---|----|---|
| 1 | STD. CSCG-1 REQ. (CURB & GUTTER) | 9 | NOT USED |
| 1A | STD. CSCG-2 REQ. (CURB & GUTTER) | 10 | MOD. CSCG-1 REQ. (2" HIGH C&G) |
| 2 | STD. CSCG-1 REQ. (COPING CURB) | 11 | STD. GR-2 REQ., 8' LONG POSTS (GUARDRAIL) |
| 3 | STD. CPSR-1 REQ. (BRIDGE RAILING) | 12 | STD. GR-11 REQ. (TRAILING END TERMINAL) |
| 4A | STD. CG-12 TYPE A, REQ. (ADA CURB RAMP) | 13 | ASPHALT TRAIL |
| 4B | STD. CG-12 TYPE B, REQ. (ADA CURB RAMP) | 14 | STD. RW-3 REQ. (GRAVITY RETAINING WALL) |
| 5 | STD. CSSW-1 (CONC. SIDEWALK) | 15 | STD. CSCE-1 REQ. (COMMERCIAL ENTRANCE) |
| 6 | DETECTABLE WARNING SURFACE REQ. | 16 | SAWCUT |
| 7 | STD. CSMH-1 REQ. (PRECAST MANHOLE) | C | CONSTRUCTION LIMITS IN CUTS |
| 8 | STD. CSDI-1(A) REQ. (CURB DROP INLET) | F | CONSTRUCTION LIMITS IN FILLS |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



PI = 63+13.60
 DELTA = 56°00'25.01" (LT)
 D = 07°20'51"
 T = 414.68'
 L = 762.25'
 R = 779.79'
 PC = 58+98.92
 PT = 66+61.17



PAVEMENT LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- MILL AND OVERLAY

PRELIMINARY SITE PLAN
NORTH VAN DORN STREET
STA. 54+50 TO STA. 61+00

SCALE: 0 25' 50'

PROJECT: U000-100-887

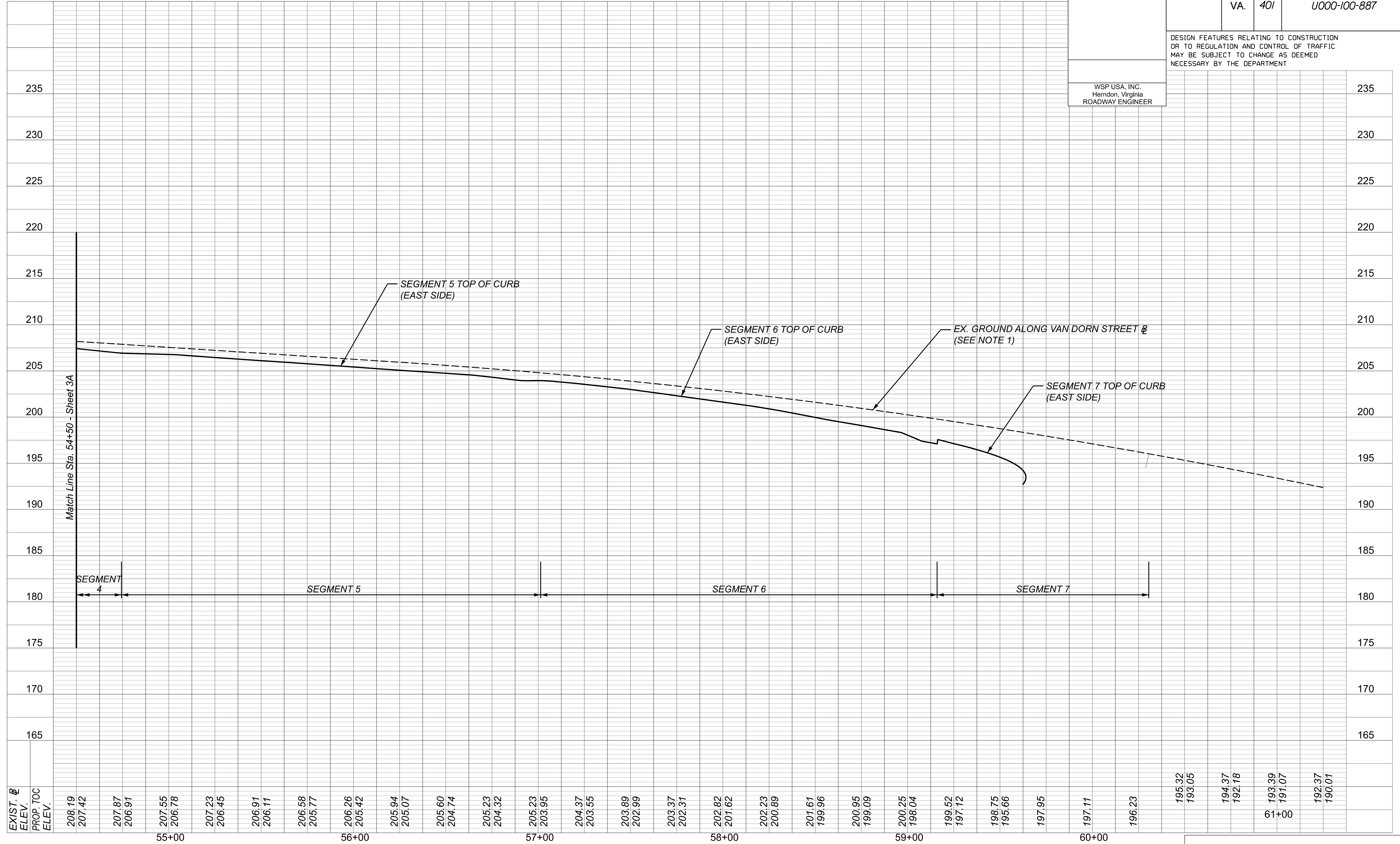
SHEET NO.: 4

PROJECT MANAGER: H. DEMOND FRAZIER, PE, (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
 DESIGN BY: MARTHA ALUNKAL, PE, (703) 742-5831 (WSP, USA, INC.)
 SUBSURFACE UTILITY BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

| | | | | | |
|---------|-------|-------|-------|--------------|-----------|
| REVISED | STATE | ROUTE | STATE | PROJECT | SHEET NO. |
| | VA. | 401 | | U000-100-887 | 4A |

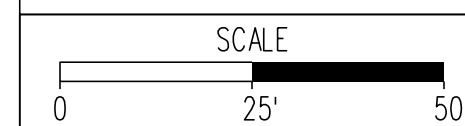
DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT

WSP USA, INC.
Herndon, Virginia
ROADWAY ENGINEER



NOTE
1. ROADWAY BASELINE IS OUTSIDE AVAILABLE SURVEY LIMITS. EXISTING GROUND IS APPROXIMATE AND INCLUDED FOR REFERENCE.

PRELIMINARY PROFILE
NORTH VAN DORN STREET
STA. 54+50 TO STA. 61+00



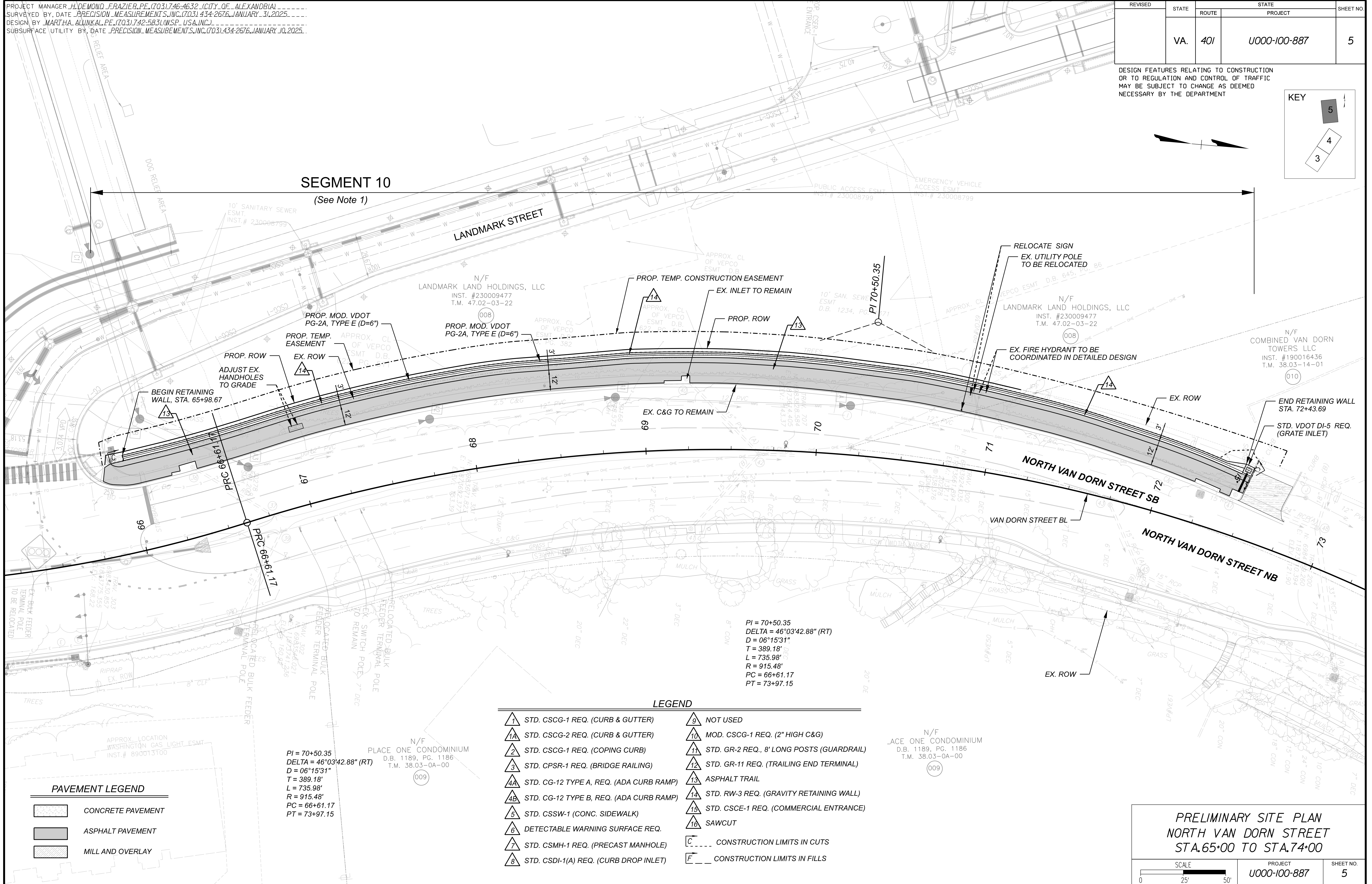
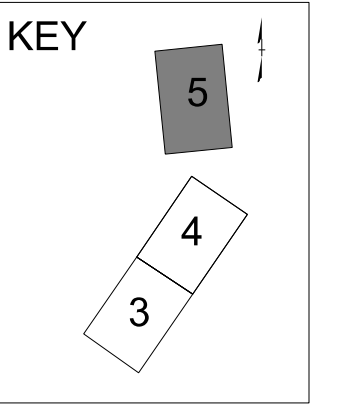
PROJECT
U000-100-887

SHEET NO.
4A

PROJECT MANAGER: H. DEMOND FRAZIER, PE, (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
 DESIGN BY: MARTHA ALUNKAL, PE, (703) 742-5831 (WSP, USA, INC.)
 SUBSURFACE UTILITY BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

| REVISED | STATE | ROUTE | STATE | PROJECT | SHEET NO. |
|---------|-------|-------|-------|--------------|-----------|
| | VA. | 401 | | U000-100-887 | 5 |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



SEGMENT 10
(See Note 1)

PI = 70+50.35
 DELTA = 46°03'42.88" (RT)
 D = 06°15'31"
 T = 389.18'
 L = 735.98'
 R = 915.48'
 PC = 66+61.17
 PT = 73+97.15

PI = 70+50.35
 DELTA = 46°03'42.88" (RT)
 D = 06°15'31"
 T = 389.18'
 L = 735.98'
 R = 915.48'
 PC = 66+61.17
 PT = 73+97.15

PAVEMENT LEGEND

| | |
|--|-------------------|
| | CONCRETE PAVEMENT |
| | ASPHALT PAVEMENT |
| | MILL AND OVERLAY |

LEGEND

| | | | |
|--|---|--|---|
| | STD. CSCG-1 REQ. (CURB & GUTTER) | | NOT USED |
| | STD. CSCG-2 REQ. (CURB & GUTTER) | | MOD. CSCG-1 REQ. (2" HIGH C&G) |
| | STD. CSCG-1 REQ. (COPING CURB) | | STD. GR-2 REQ., 8' LONG POSTS (GUARDRAIL) |
| | STD. CPSR-1 REQ. (BRIDGE RAILING) | | STD. GR-11 REQ. (TRAILING END TERMINAL) |
| | STD. CG-12 TYPE A, REQ. (ADA CURB RAMP) | | ASPHALT TRAIL |
| | STD. CG-12 TYPE B, REQ. (ADA CURB RAMP) | | STD. RW-3 REQ. (GRAVITY RETAINING WALL) |
| | STD. CSSW-1 (CONC. SIDEWALK) | | STD. CSCE-1 REQ. (COMMERCIAL ENTRANCE) |
| | DETECTABLE WARNING SURFACE REQ. | | SAWCUT |
| | STD. CSMH-1 REQ. (PRECAST MANHOLE) | | CONSTRUCTION LIMITS IN CUTS |
| | STD. CSDI-1(A) REQ. (CURB DROP INLET) | | CONSTRUCTION LIMITS IN FILLS |

PRELIMINARY SITE PLAN
NORTH VAN DORN STREET
 STA. 65+00 TO STA. 74+00

SCALE: 0 25' 50'

PROJECT: U000-100-887
 SHEET NO.: 5

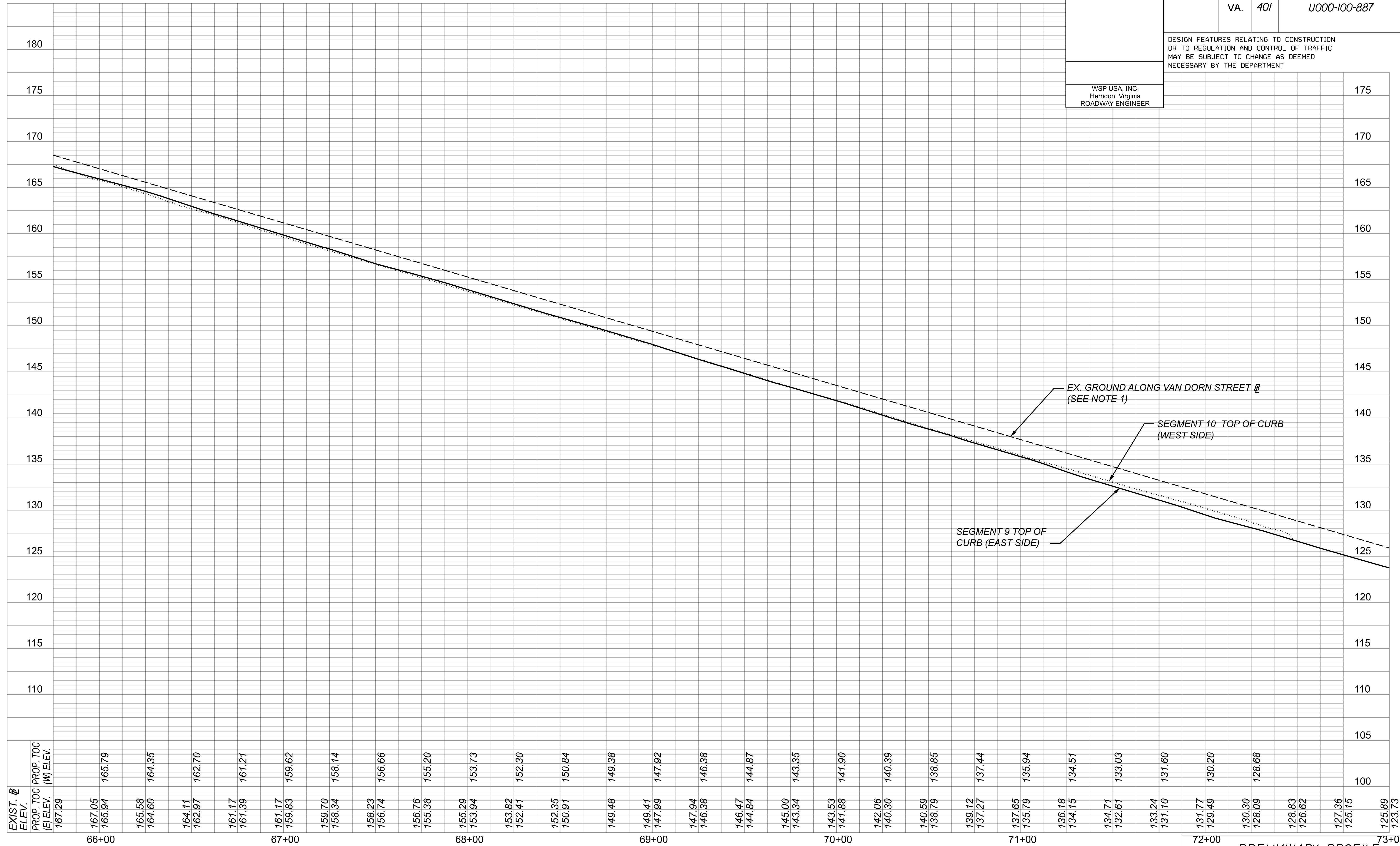
NOTE 1:
 THIS PRELIMINARY DESIGN PLAN WAS DEVELOPED USING SURVEY OBTAINED IN JANUARY 2025 AND DESIGN PLANS FROM THE WEST END DEVELOPMENT SITE PLAN (DSP2021-00012). AT THE TIME OF DESIGN, THE DEVELOPER HAS NOT COMPLETED CONSTRUCTION. SUBSEQUENT (DETAILED) DESIGN STAGES WILL INCORPORATE COMPLETED CONSTRUCTION AND AS-BUILT INFORMATION.

PROJECT MANAGER H. DEMOND FRAZIER, PE, (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY, DATE PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
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 SUBSURFACE UTILITY BY, DATE PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

| | | | | | |
|---------|-------|-------|-------|--------------|-----------|
| REVISED | STATE | ROUTE | STATE | PROJECT | SHEET NO. |
| | VA. | 401 | | U000-100-887 | 5A |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT

WSP USA, INC.
Herndon, Virginia
ROADWAY ENGINEER



NOTE
1. ROADWAY BASELINE IS OUTSIDE AVAILABLE SURVEY LIMITS. EXISTING GROUND IS APPROXIMATE AND INCLUDED FOR REFERENCE.

PRELIMINARY PROFILE
NORTH VAN DORN STREET
STA. 65+50 TO STA. 73+00



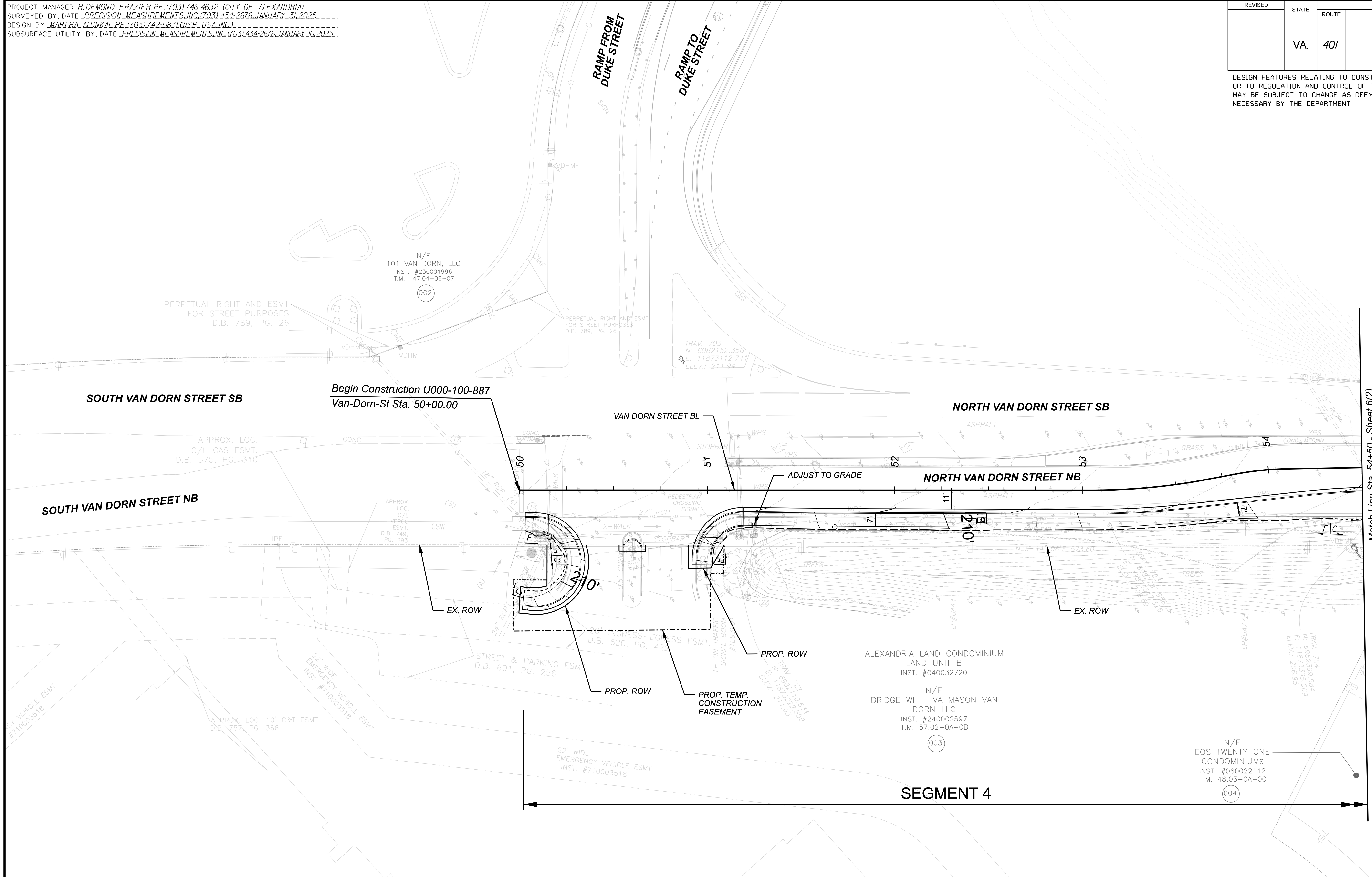
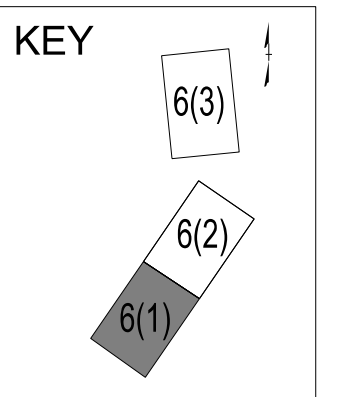
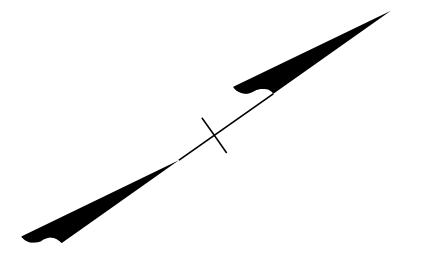
PROJECT
U000-100-887

SHEET NO.
5A

PROJECT MANAGER: H. DEMOND FRAZIER, PE, (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
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| REVISED | STATE | STATE | | SHEET NO. |
|---------|-------|---------|--------------|-----------|
| | ROUTE | PROJECT | | |
| | VA. | 401 | U000-100-887 | 6(1) |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



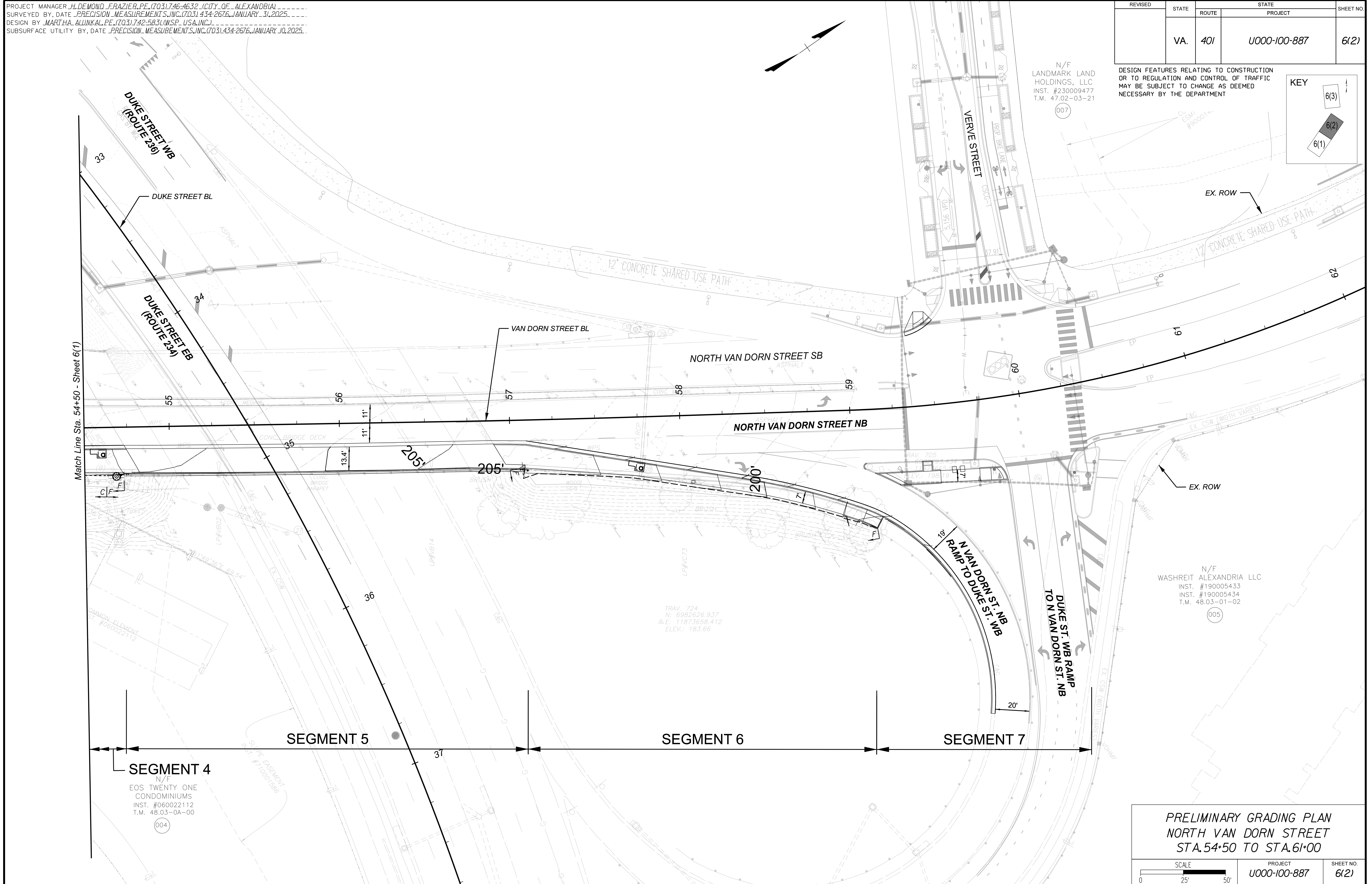
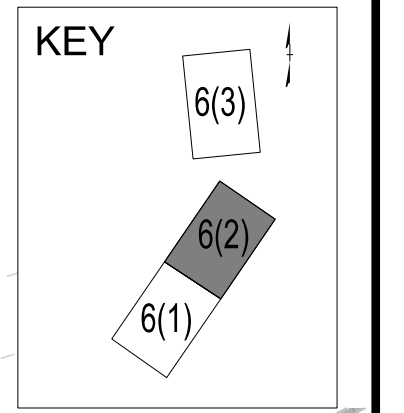
**PRELIMINARY GRADING PLAN
NORTH VAN DORN STREET
STA. 50+00 TO STA. 54+50**

| | | |
|--------------------|-------------------------|-------------------|
| SCALE 0 25' 50' | PROJECT U000-100-887 | SHEET NO. 6(2) |
|--------------------|-------------------------|-------------------|

PROJECT MANAGER: H. DEMOND FRAZIER, PE. (703) 746-4632 (CITY OF ALEXANDRIA)
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| REVISED | STATE | ROUTE | STATE | PROJECT | SHEET NO. |
|---------|-------|-------|-------|--------------|-----------|
| | VA. | 401 | | U000-100-887 | 6(2) |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



Match Line Sta. 54+50 - Sheet 6(1)

SEGMENT 4
 N/F
 EOS TWENTY ONE
 CONDOMINIUMS
 INST. #060022112
 T.M. 48.03-0A-00
 004

TRAV. 724
 N: 6982626.937
 E: 11873658.412
 ELEV.: 183.66

N/F
 WASHREIT ALEXANDRIA LLC
 INST. #190005433
 INST. #190005434
 T.M. 48.03-01-02
 005

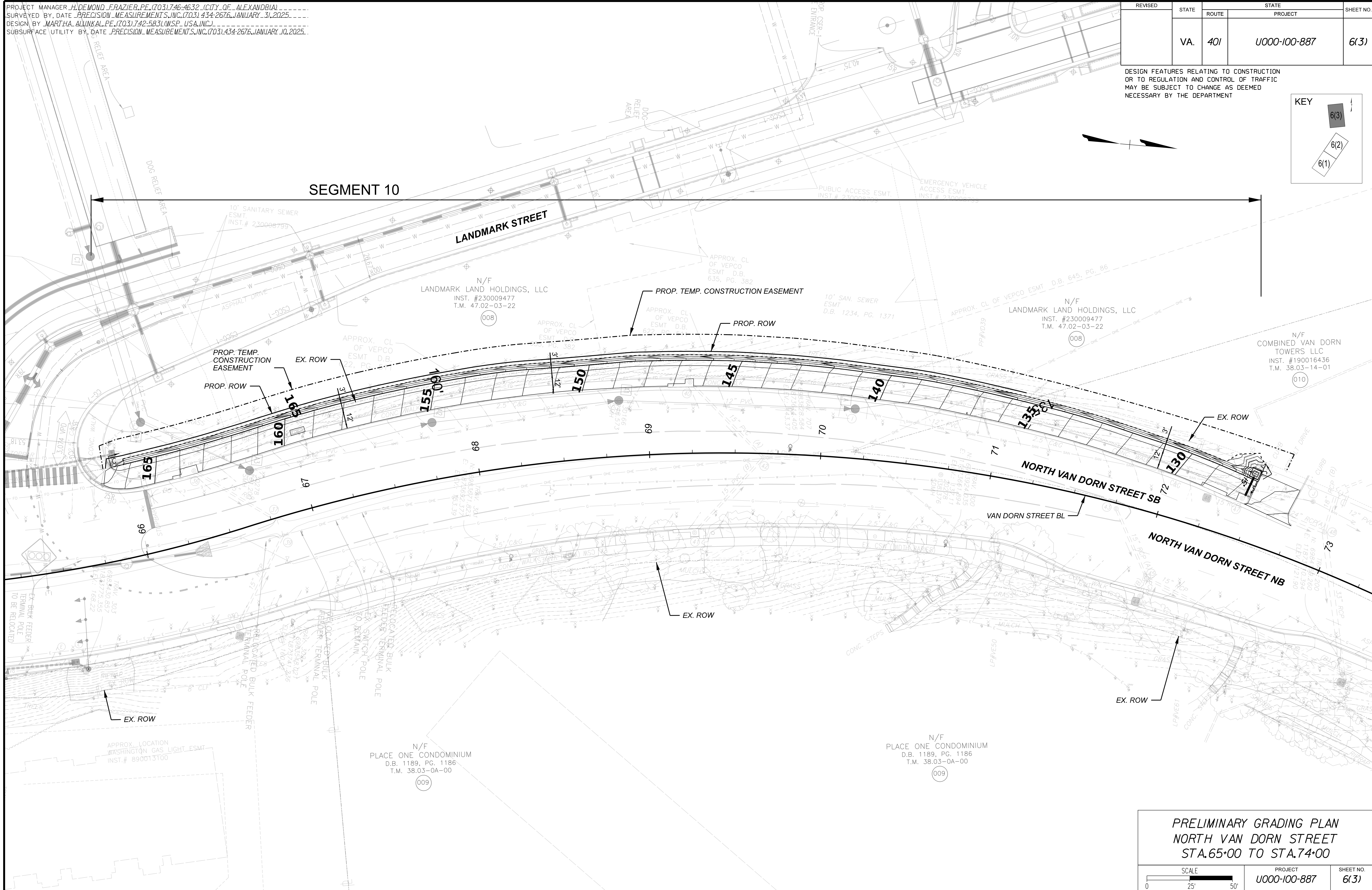
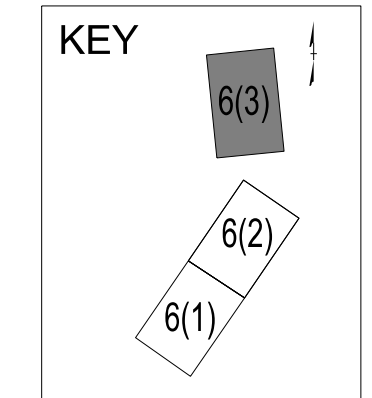
PRELIMINARY GRADING PLAN
NORTH VAN DORN STREET
STA. 54+50 TO STA. 6+00

| | | |
|--------------------|-------------------------|-------------------|
| SCALE 0 25' 50' | PROJECT U000-100-887 | SHEET NO. 6(2) |
|--------------------|-------------------------|-------------------|

PROJECT MANAGER: H. DEMOND FRAZIER, PE. (703) 746-4632 (CITY OF ALEXANDRIA)
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| | | | | | |
|---------|-------|-------|-------|--------------|-----------|
| REVISED | STATE | ROUTE | STATE | PROJECT | SHEET NO. |
| | VA. | 401 | | U000-100-887 | 6(3) |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



PRELIMINARY GRADING PLAN
NORTH VAN DORN STREET
STA. 65+00 TO STA. 74+00

SCALE: 0 25' 50'

| | |
|--------------|-----------|
| PROJECT | SHEET NO. |
| U000-100-887 | 6(3) |

PROJECT MANAGER: H. DEMOND FRAZIER, PE, (703) 746-4632 (CITY OF ALEXANDRIA) -----
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| | | | | |
|---------|-------|---------|--------------|-----------|
| REVISED | STATE | STATE | | SHEET NO. |
| | ROUTE | PROJECT | | |
| | VA | 401 | U000-100-887 | 10 |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT

PROJECT DESCRIPTION AND EXISTING CONDITIONS

The scope of the project is to improve access to Landmark mall by expanding the existing sidewalks, adding new sidewalks and adding retaining walls as required by the site topography.

The project is located within FEMA flood map 5155I90009F. The project is in an unshaded Zone X and so considered an Area of Minimal Flood Hazard.

Route 236 Duke Street is an urban principal arterial, and Van Dorn Street is an Urban Minor Arterial both with a design speed of 35 mph. The design rainfall intensity is the 10-year storm. The allowable spread for these streets is half of the driving lane, plus the gutter width, which yields a typical allowable spread of 7.5 feet. For these preliminary plans, inlets were located to replace existing structures when impacted by shifts in the curb line. As design progresses they will be evaluated to confirm that spread remains within allowable limits.

Duke Street is a principal arterial with no shoulder and a design speed of 35 mph, and Van Dorn Street is an urban minor arterial with a design speed of 35 mph. As such, per VDOT DM 9.3.1, the design storm frequency for storm drain conduit is the 10-year rainfall event. As design progresses the capacity of existing storm sewer pipes to remain will be confirmed.

The VESMP authority responsible for reviewing and approving stormwater management and erosion and sediment control plans for this project will be the City of Alexandria.

WATER QUANTITY AND ADEQUATE OUTFALL ANALYSIS

The project discharges to Holmes Run tributary at 3 discreet points, considered collectively as Outfall-1:

Point 1 collects runoff from portions of North Van Dorn Street in both southbound and northbound directions, conveyed through the median ditch. The drainage area corresponds to Segment 10 and a section of Segment 9.

Point 2 receives flow from the remaining disturbed areas along North Van Dorn Street northbound and Duke Street. These areas encompass the remainder of Segment 9 as well as Segments 8, 7, 6 and 2.

Point 3 captures runoff from portions of South Van Dorn Street and North Van Dorn Street, associated with Segments 4, 3 and 5. Note that Segments 3 and 5 do not include any Limits of Disturbance (LOD).

The drainage area to the receiving Outfall-1, Holmes Run tributary is very large compared to the disturbed area from this project. LOD/DA = 0.001%, so the limit of Analysis is reached. Detailed analysis of the existing pipe systems between the project discharge points and ultimate outfalls to Holmes Run will be completed for future design stages.

WATER QUALITY ANALYSIS

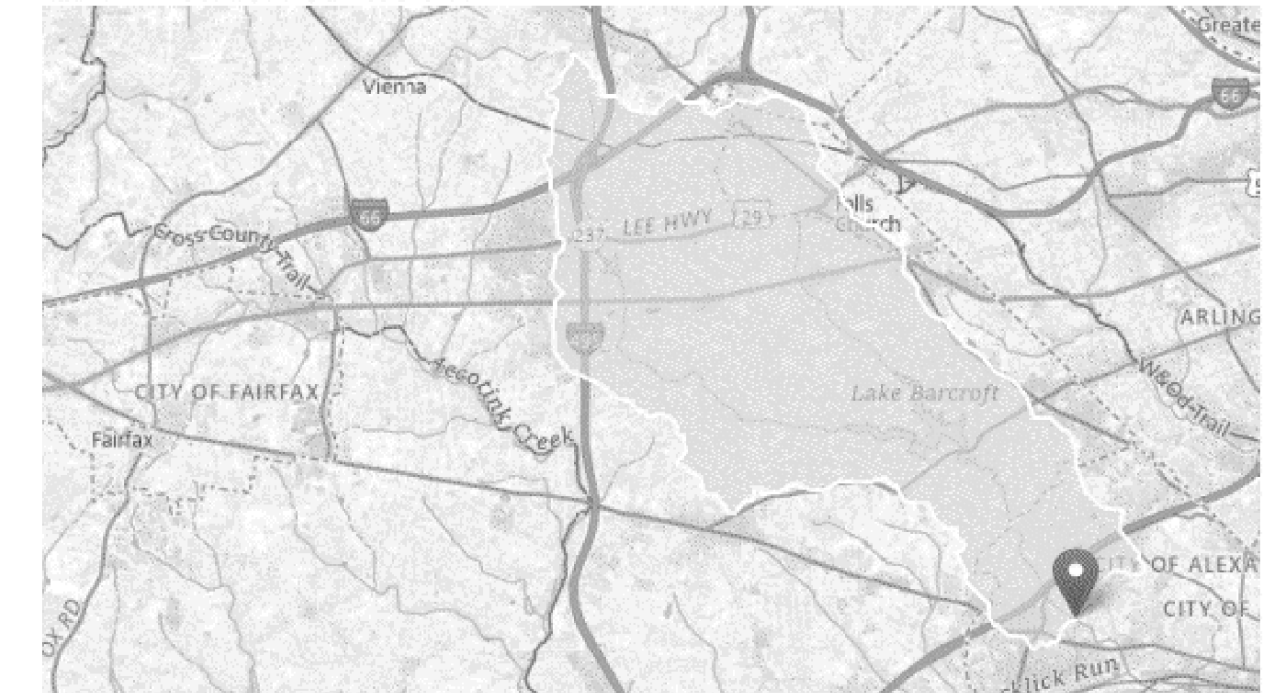
This Project is located inside the Cameron Run watershed, Hydraulic Unit Code (HUC) [PL26]. The total disturbed area for the project is approximately 1.07 acres. The latest VRRM Version 4.1 spreadsheets were used to calculate the water quality treatment requirement and the required TP load reduction for this linear project was found to be 0.27 lb/yr.

Because neither the project area nor the reduction requirement exceeds the relevant limits defined by 9VAC25-875-610.B.2, the full reduction requirement can be met through the application of nutrient credits.

The project is not within an area subject to an approved local TMDL for total phosphorus or total nitrogen with allocations more stringent than the Chesapeake Bay Watershed TMDL. The first assessed receiving waters at Holmes Run are not impaired for benthic community, dissolved oxygen, chlorophyll-a or nutrients. So, there are no additional restrictions on nutrient credit sources imposed by (9VAC25-900-9). The requirement to treat the Alexandria water quality volume default will be fulfilled with a contribution to the Alexandria water quality improvement fund, per Section 113-10 of the City Zoning Ordinance.

StreamStats Report

Region ID: VA
 Workspace ID: VA20251006184007618000
 Clicked Point (Latitude, Longitude): 38.81639, -77.12233
 Time: 2025-10-06 14:40:32 -0400



Collapse All

Basin Characteristics

| Parameter Code | Parameter Description | Value | Unit |
|----------------|---|-------|--------------|
| DRNAREA | Area that drains to a point on a stream | 18.3 | square miles |

Peak-Flow Statistics

Peak-Flow Statistics Parameters [17.0 Percent (3.16 square miles) Coastal Plain 2011]

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 4.1

Project Name: Access Improvement at Landmark
 Date: 12/11/2025
 Linear Development Project? Yes

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 1.07

Maximum reduction required: 20%
 The site's net increase in impervious cover (acres) is: 0.11674013
 Post-Development TP Load Reduction for Site (lb/yr): 0.27

Pre-ReDevelopment Land Cover (acres)

| | A Soils | B Soils | C Soils | D Soils | Totals |
|---|---------|---------|---------|---------|-------------|
| Forest (acres) - undisturbed, protected forest or riparian forest | | | | 0.13 | 0.13 |
| Mixed Open (acres) - undisturbed/infrequently maintained grass or shrub land | | | | 0.04 | 0.04 |
| Managed Turf (acres) - disturbed, graded for yards or other turf-like covered/managed | | | | 0.80 | 0.80 |
| Impervious Cover (acres) | | | | 0.10 | 0.10 |
| Totals | | | | | 1.07 |

Post-Development Land Cover (acres)

| | A Soils | B Soils | C Soils | D Soils | Totals |
|---|---------|---------|---------|---------|-------------|
| Forest/Open Space (acres) - undisturbed, protected forest or riparian forest | | | | | 0.00 |
| Mixed Open (acres) - undisturbed/infrequently maintained grass or shrub land | | | | | 0.00 |
| Managed Turf (acres) - disturbed, graded for yards or other turf-like covered/managed | | | | 0.85 | 0.85 |
| Impervious Cover (acres) | | | | 0.22 | 0.22 |
| Totals | | | | | 1.07 |

Area Check: OK

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr): 0.26
 Linear Project TP Load Reduction Required (lb/yr): 0.27

Nitrogen Loads (Informational Purposes Only)

Pre-Development TN Load (lb/yr): 0.81
 Final Post-Development TN Load: 0.36

LAND COVER SUMMARY - PRE-REDEVELOPMENT

| Pre-Development | Unadj | Adjusted |
|----------------------------------|-------------|-------------|
| Forest Cover (acres) | 0.13 | 0.03 |
| Weighted Runoff (acres) | 0.05 | 0.05 |
| Weight Loading Rate (Forest) | 0.10 | 0.10 |
| % Forest | 25% | 4% |
| Mixed Open Cover (acres) | 0.04 | 0.01 |
| Weighted Runoff (acres) | 0.15 | 0.15 |
| Weight Loading Rate (Mixed) | 0.45 | 0.45 |
| % Mixed Open | 3% | 1% |
| Managed Turf Cover (acres) | 0.80 | 0.80 |
| Weighted Runoff (acres) | 0.27 | 0.27 |
| Weight Loading Rate (Turf) | 0.85 | 0.85 |
| % Managed Turf | 75% | 84% |
| Impervious Cover (acres) | 0.10 | 0.10 |
| Runoff (Impervious) | 0.95 | 0.95 |
| Weight Loading Rate (Impervious) | 0.80 | 0.80 |
| % Impervious | 10% | 11% |
| Total Site Area (acres) | 1.07 | 0.95 |
| Site Rv | 0.29 | 0.32 |

Treatment Volume and Nutrient Load

| Pre-Development | Post-Development |
|--|------------------|
| Pre-Development Treatment Volume (acre-ft) | 0.0259 |
| Pre-Development Treatment Volume (cubic feet) | 1,120 |
| Pre-Development TP Load (lb/yr) | 0.80 |
| Pre-Development TP Load per acre (lb/acre/yr) | 0.75 |
| Baseline TP Load (lb/yr) (0.26 lb/acre/yr applied to pre-development area including previous land proposed for new impervious cover) | 0.25 |

LAND COVER SUMMARY - POST DEVELOPMENT

| Post-Development | Unadj | Adjusted |
|--|-------------|-------------|
| Forest Cover (acres) | 0.00 | 0.00 |
| Weighted Runoff (acres) | 0.00 | 0.00 |
| Weight Loading Rate (Forest) | 0.00 | 0.00 |
| % Forest | 0% | 0% |
| Mixed Open Cover (acres) | 0.00 | 0.00 |
| Weighted Runoff (acres) | 0.00 | 0.00 |
| Weight Loading Rate (Mixed) | 0.00 | 0.00 |
| % Mixed Open | 0% | 0% |
| Managed Turf Cover (acres) | 0.85 | 0.85 |
| Weighted Runoff (acres) | 0.25 | 0.25 |
| Weight Loading Rate (Turf) | 0.85 | 0.85 |
| % Managed Turf | 79% | 89% |
| Impervious Cover (acres) | 0.22 | 0.10 |
| Runoff (Impervious) | 0.95 | 0.95 |
| Weight Loading Rate (Impervious) | 0.80 | 0.80 |
| % Impervious | 21% | 11% |
| Total Runoff, Site Area (acres) | 0.95 | 0.95 |
| Site Rv | 0.30 | 0.33 |

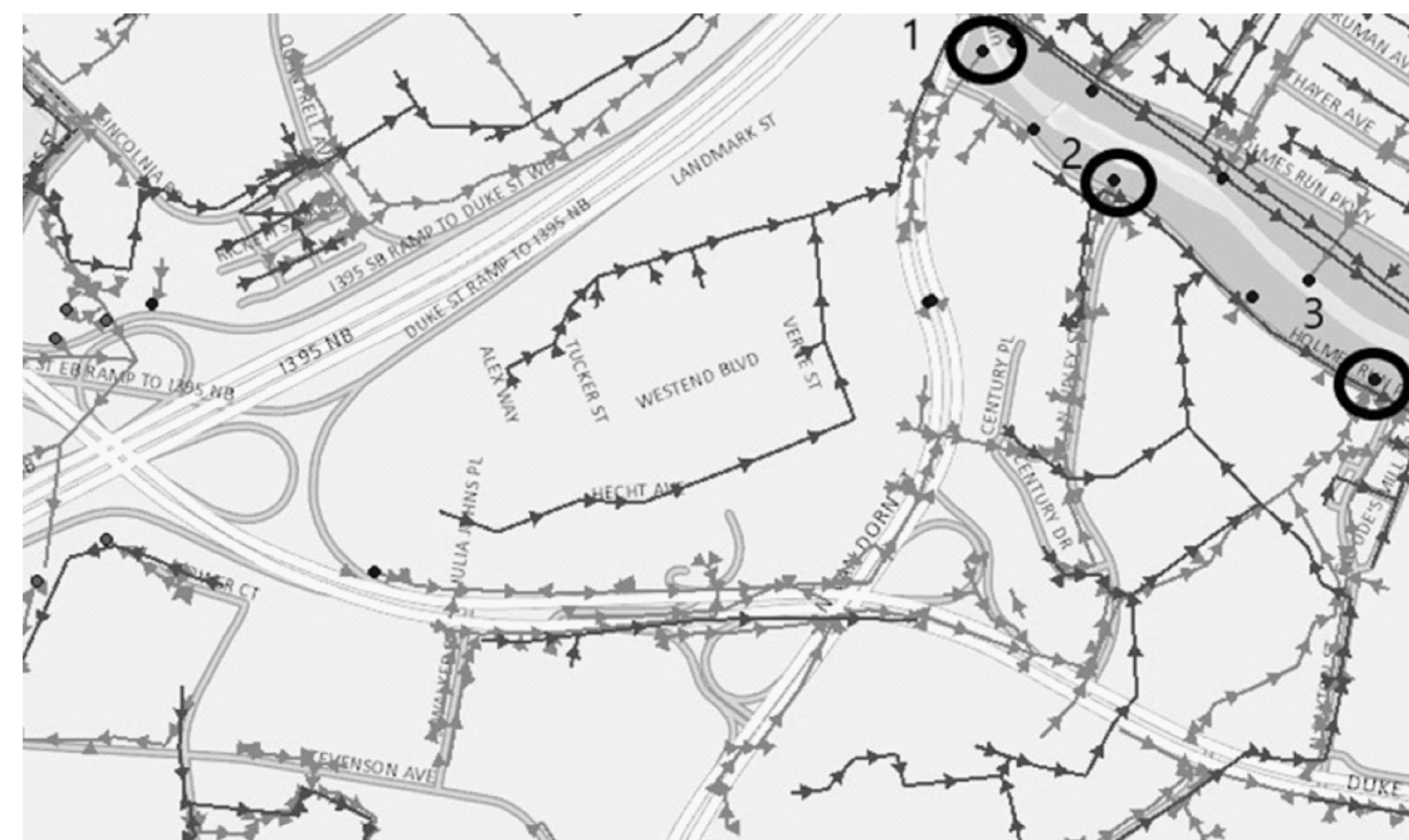
Treatment Volume and Nutrient Load

| Post-Development | Unadj | Adjusted |
|--|--------|----------|
| Post-Development Treatment Volume (acre-ft) | 0.0259 | 0.0095 |
| Post-Development Treatment Volume (cubic feet) | 1,120 | 413 |
| Post-Development TP Load (lb/yr) | 0.81 | 0.10 |
| Post-Development TP Load per acre (lb/acre/yr) | 0.85 | 0.80 |
| Max. Reduction Required (lb/acre/yr) (Based on Pre-Development Load) | | 20% |

TP Load Reduction Required for Re-developed Area (lb/yr): 0.18

TP Load Reduction Required for New Impervious Area (lb/yr): 0.07

Adjusted Land Cover Summary: The Re-development land cover minus previous land cover (forest, mixed open or managed turf) acreage proposed for new impervious cover. Adjusted total acreage is consistent with Post-Development acreage (minus acreage of new impervious cover). Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.26 lb/acre/yr).

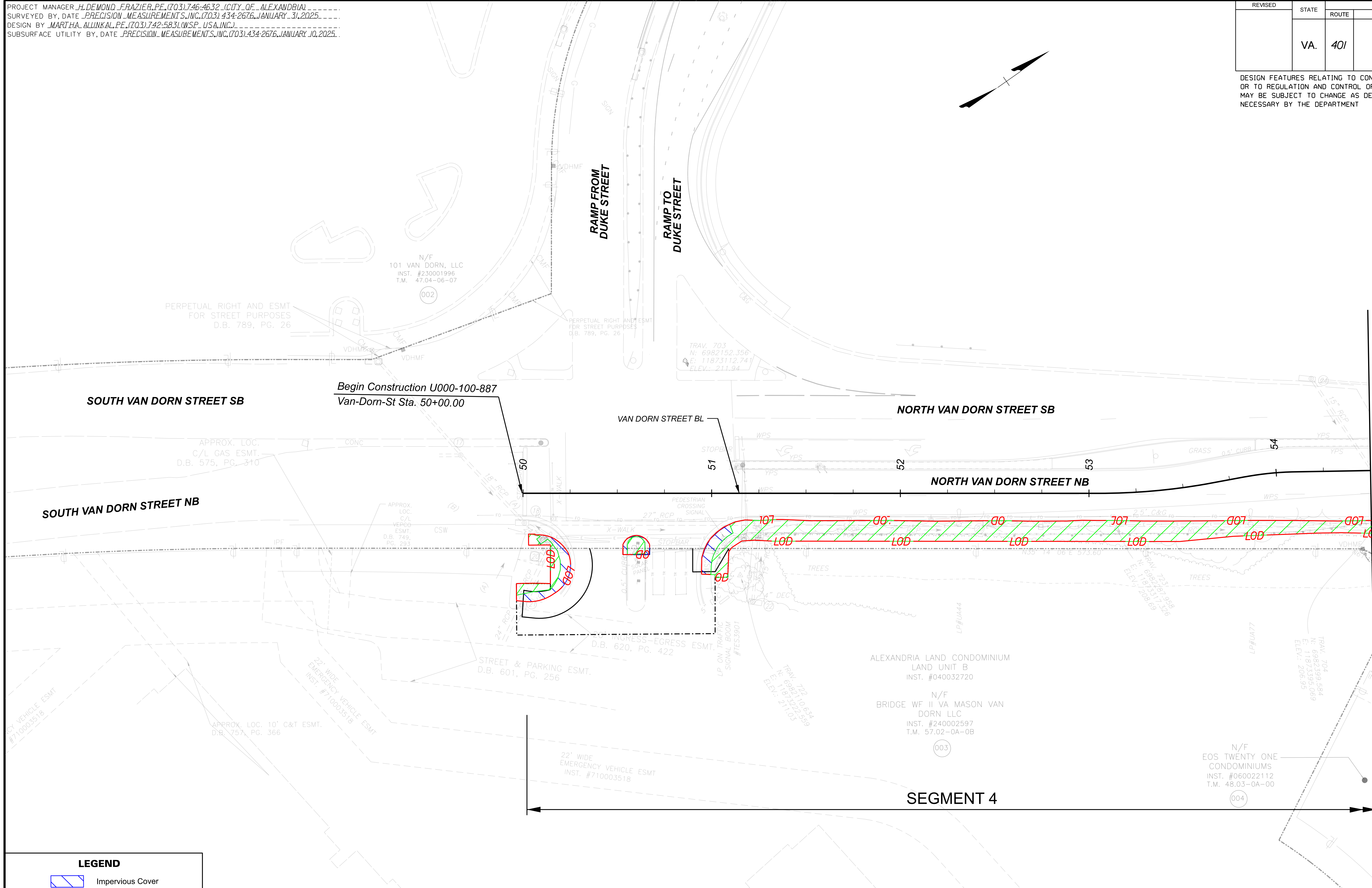
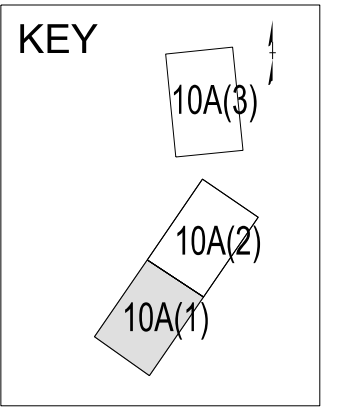


**DRAINAGE CALCULATIONS
 DRAINAGE AND STORMWATER
 MANAGEMENT NARRATIVES**

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| | VA. | 401 | | U000-100-887 | 10A(1) |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



LEGEND

| | |
|--|-----------------------|
| | Impervious Cover |
| | Managed Turf |
| | Mixed Open |
| | Forest |
| | Limits of Disturbance |

EXISTING SITE AREA MAP
 NORTH VAN DORN STREET
 STA. 50.00 TO STA. 54+50

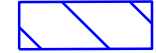
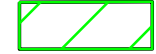



SCALE: 0 25' 50'

| | |
|--------------|-----------|
| PROJECT | SHEET NO. |
| U000-100-887 | 10A(1) |

Match Line Sta. 54+50 - Sheet 10A(2)

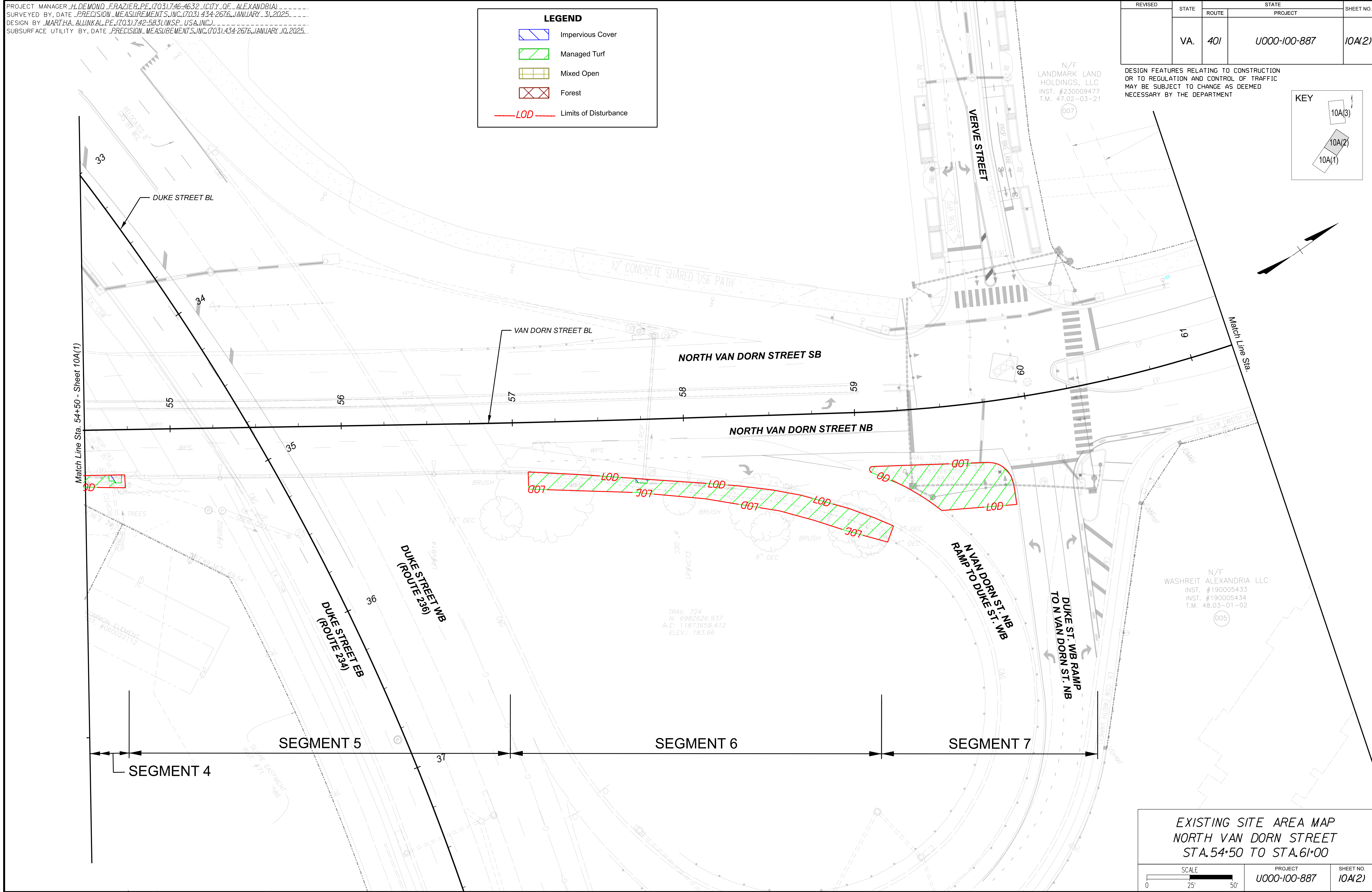
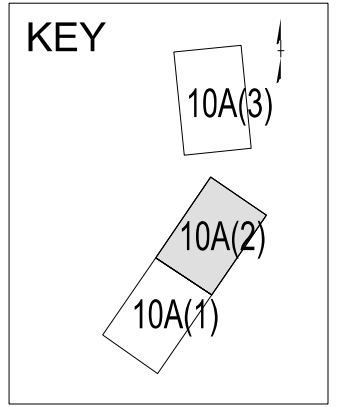
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LEGEND

-  Impervious Cover
-  Managed Turf
-  Mixed Open
-  Forest
-  LOD Limits of Disturbance

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DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



EXISTING SITE AREA MAP
NORTH VAN DORN STREET
STA. 54+50 TO STA. 61+00

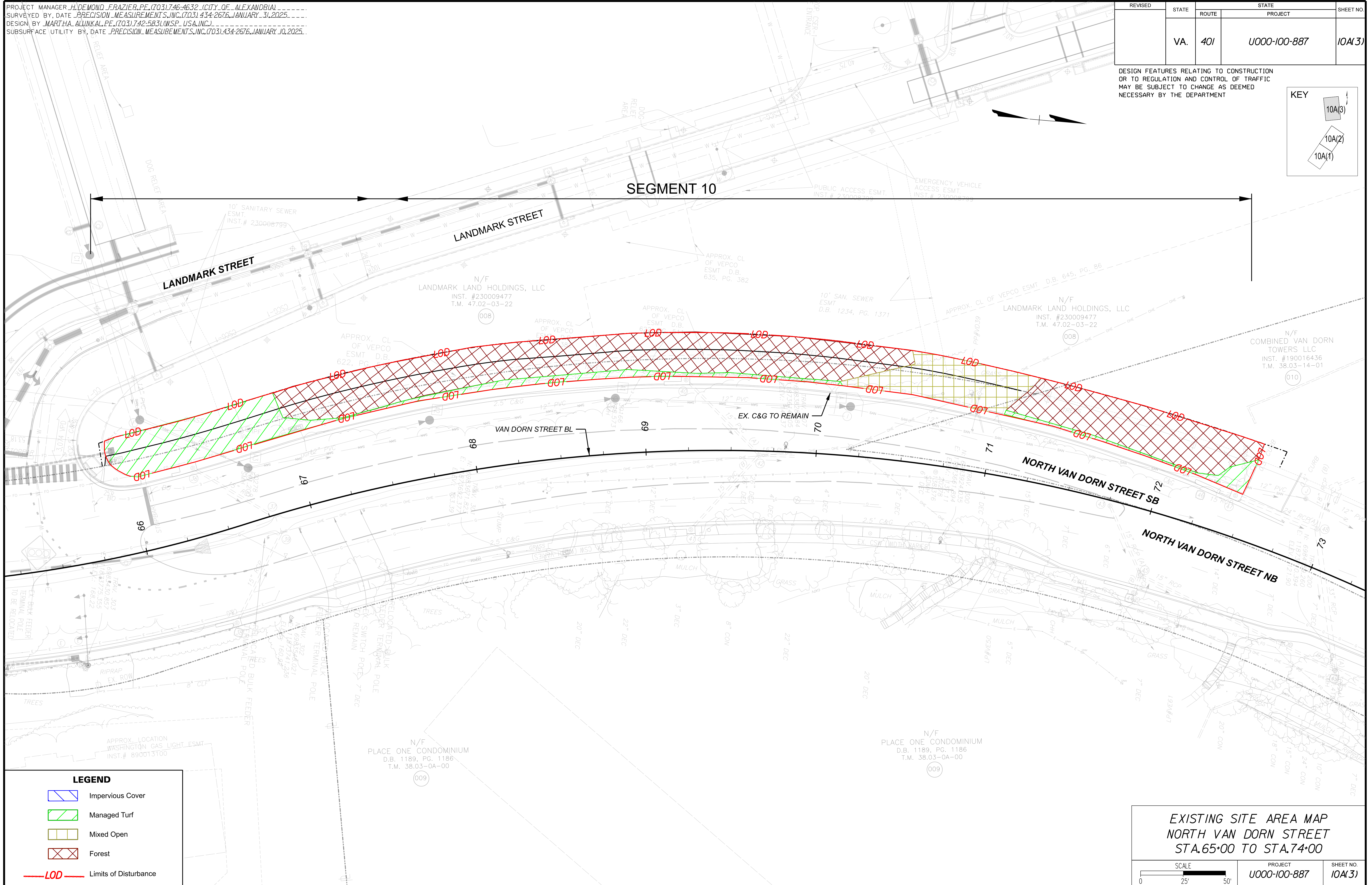
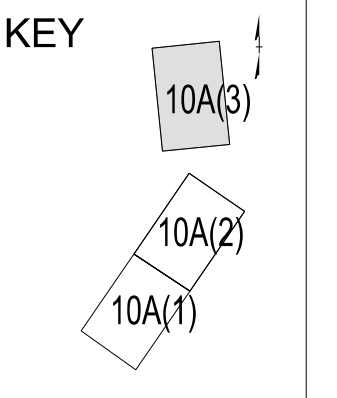
SCALE: 0 25' 50'

| | |
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| PROJECT | SHEET NO. |
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|---------|-------|-------|-------|--------------|-----------|
| | VA. | 401 | | U000-100-887 | 10A(3) |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



SEGMENT 10

LEGEND

- Impervious Cover
- Managed Turf
- Mixed Open
- Forest
- LOD Limits of Disturbance

EXISTING SITE AREA MAP
NORTH VAN DORN STREET
STA. 65+00 TO STA. 74+00

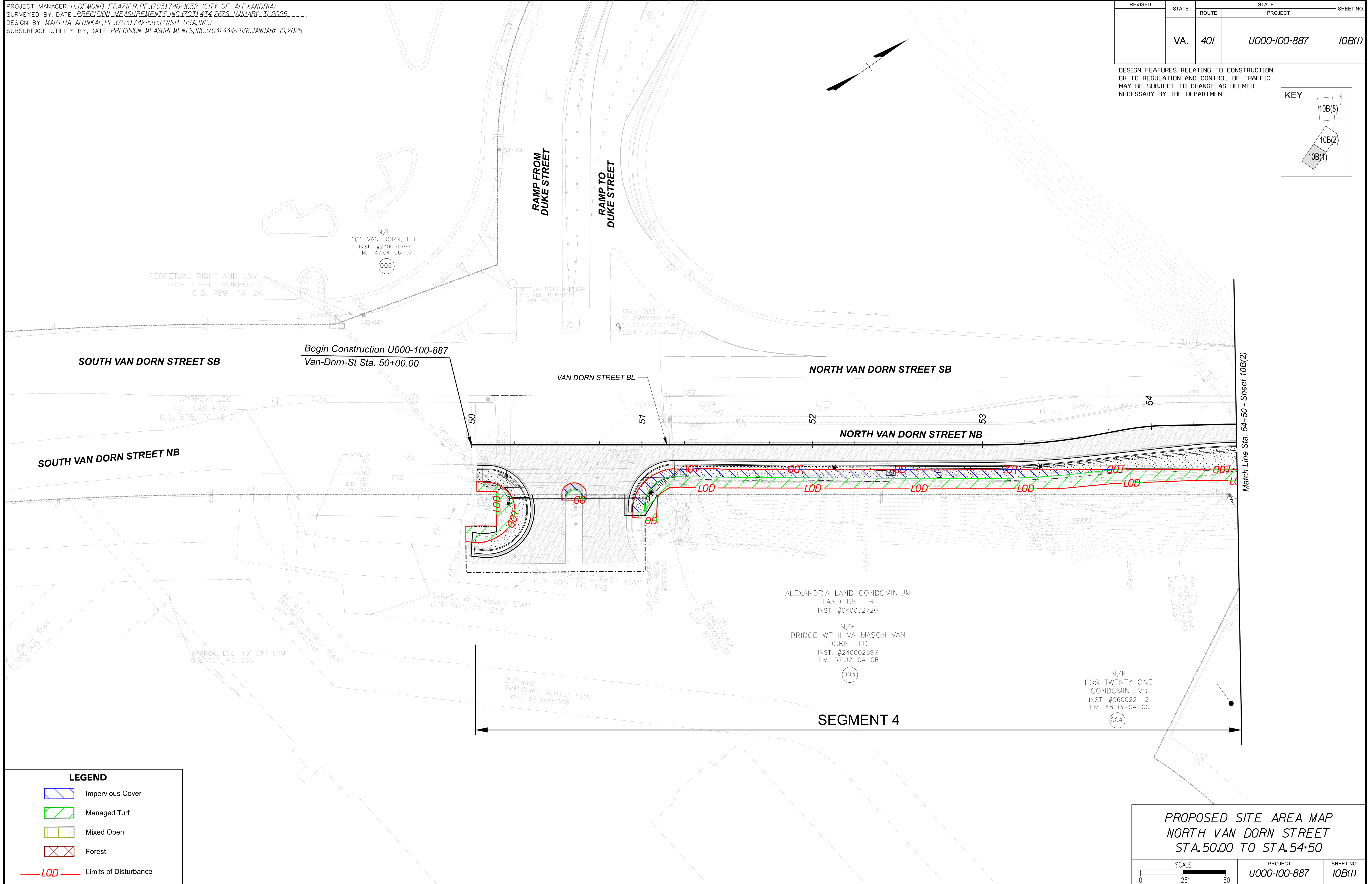
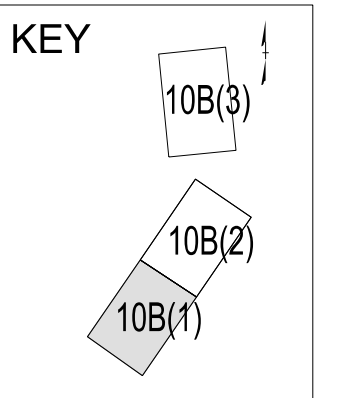
SCALE: 0 25' 50'

| | |
|--------------|-----------|
| PROJECT | SHEET NO. |
| U000-100-887 | 10A(3) |

PROJECT MANAGER: H. DEMOND FRAZIER, PE, (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
 DESIGN BY: MARTHA ALUNKAL, PE, (703) 742-5831 (WSP, USA, INC.)
 SUBSURFACE UTILITY BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

| | | | | | |
|---------|-------|-------|-------|--------------|-----------|
| REVISED | STATE | ROUTE | STATE | PROJECT | SHEET NO. |
| | VA. | 401 | | U000-100-887 | 10B(1) |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



LEGEND

| | |
|--|-----------------------|
| | Impervious Cover |
| | Managed Turf |
| | Mixed Open |
| | Forest |
| | Limits of Disturbance |

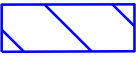
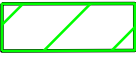
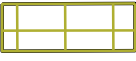


**PROPOSED SITE AREA MAP
NORTH VAN DORN STREET
STA. 50.00 TO STA. 54+50**

SCALE: 0 25' 50'

| | |
|--------------|-----------|
| PROJECT | SHEET NO. |
| U000-100-887 | 10B(1) |

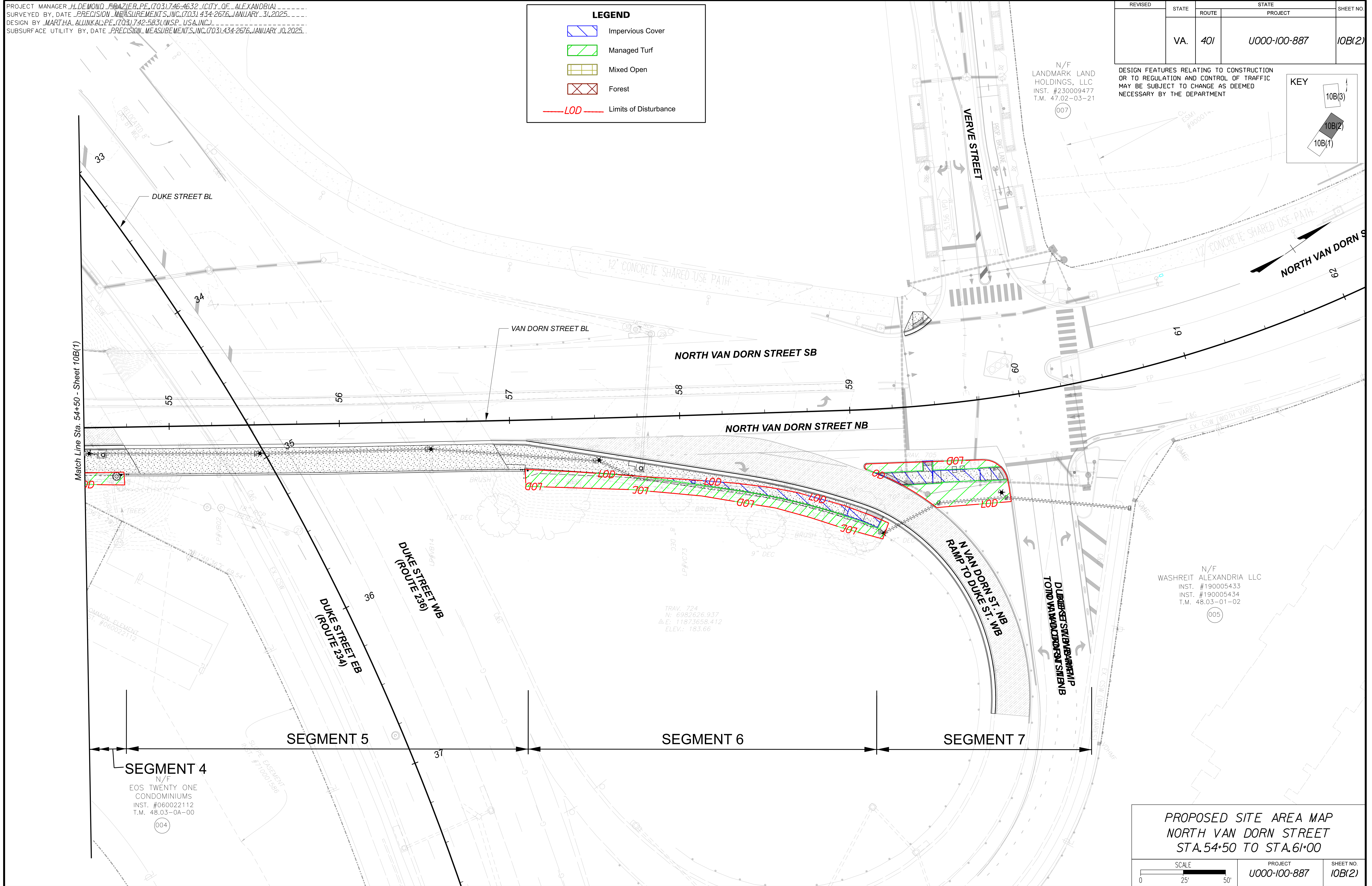
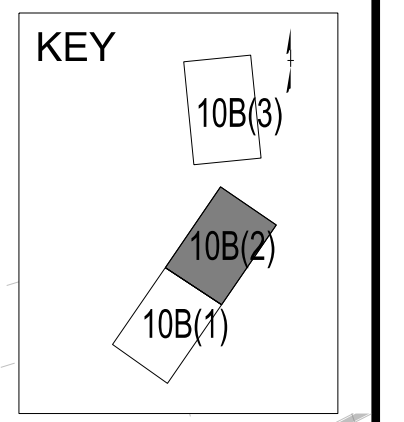
PROJECT MANAGER: H. DEMOND FRAZIER, PE, (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
 DESIGN BY: MARTHA ALUNKAL, PE, (703) 742-5831 (WSP, USA, INC.)
 SUBSURFACE UTILITY BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

LEGEND

-  Impervious Cover
-  Managed Turf
-  Mixed Open
-  Forest
-  Limits of Disturbance

| REVISED | STATE | ROUTE | STATE | PROJECT | SHEET NO. |
|---------|-------|-------|-------|--------------|-----------|
| | VA. | 401 | | U000-100-887 | 10B(2) |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



Match Line Sta. 54+50 - Sheet 10B(1)

SEGMENT 4
 N/F
 EOS TWENTY ONE
 CONDOMINIUMS
 INST. #060022112
 T.M. 48.03-0A-00
 004

TRAV. 724
 N: 6982626.937
 E: 11873658.412
 ELEV.: 183.66

N/F
 WASHREIT ALEXANDRIA LLC
 INST. #190005433
 INST. #190005434
 T.M. 48.03-01-02
 005

**PROPOSED SITE AREA MAP
 NORTH VAN DORN STREET
 STA. 54+50 TO STA. 61+00**

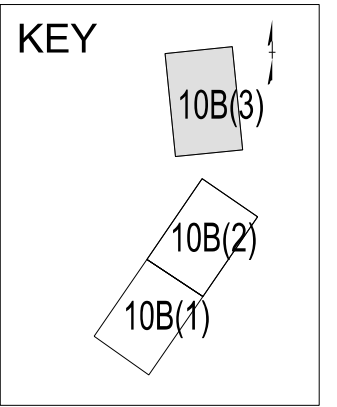
SCALE 0 25' 50'

| | |
|--------------|-----------|
| PROJECT | SHEET NO. |
| U000-100-887 | 10B(2) |

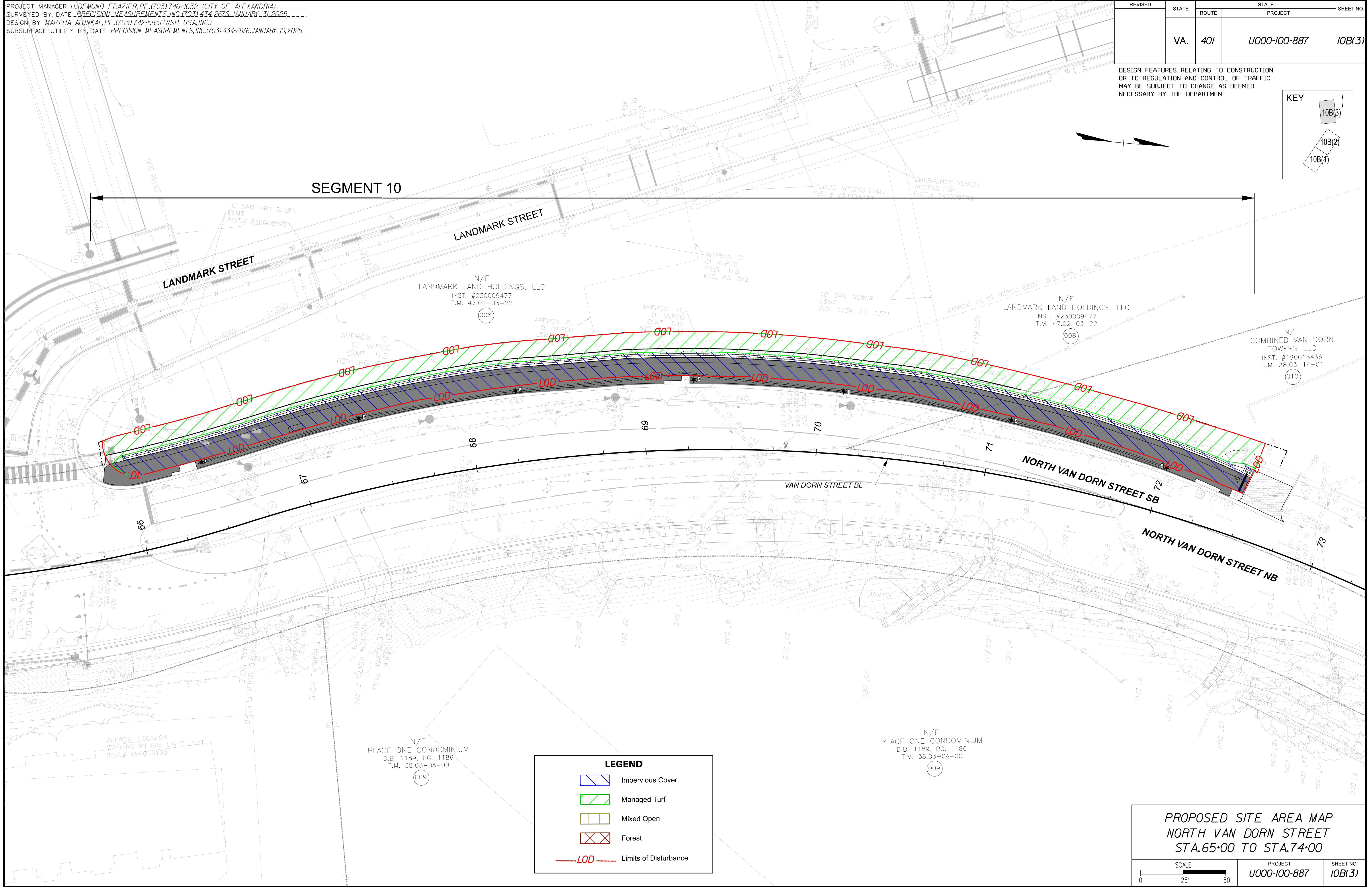
PROJECT MANAGER: H. DEMOND FRAZIER, PE. (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY: DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
 DESIGN BY: MARTHA ALUNKAL, PE. (703) 742-5831 (WSP, USA, INC.)
 SUBSURFACE UTILITY BY: DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

| | | | | | |
|---------|-------|-------|-------|--------------|-----------|
| REVISED | STATE | ROUTE | STATE | PROJECT | SHEET NO. |
| | VA. | 401 | | U000-100-887 | 10B(3) |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



SEGMENT 10



LEGEND

- Impervious Cover
- Managed Turf
- Mixed Open
- Forest
- LOD Limits of Disturbance

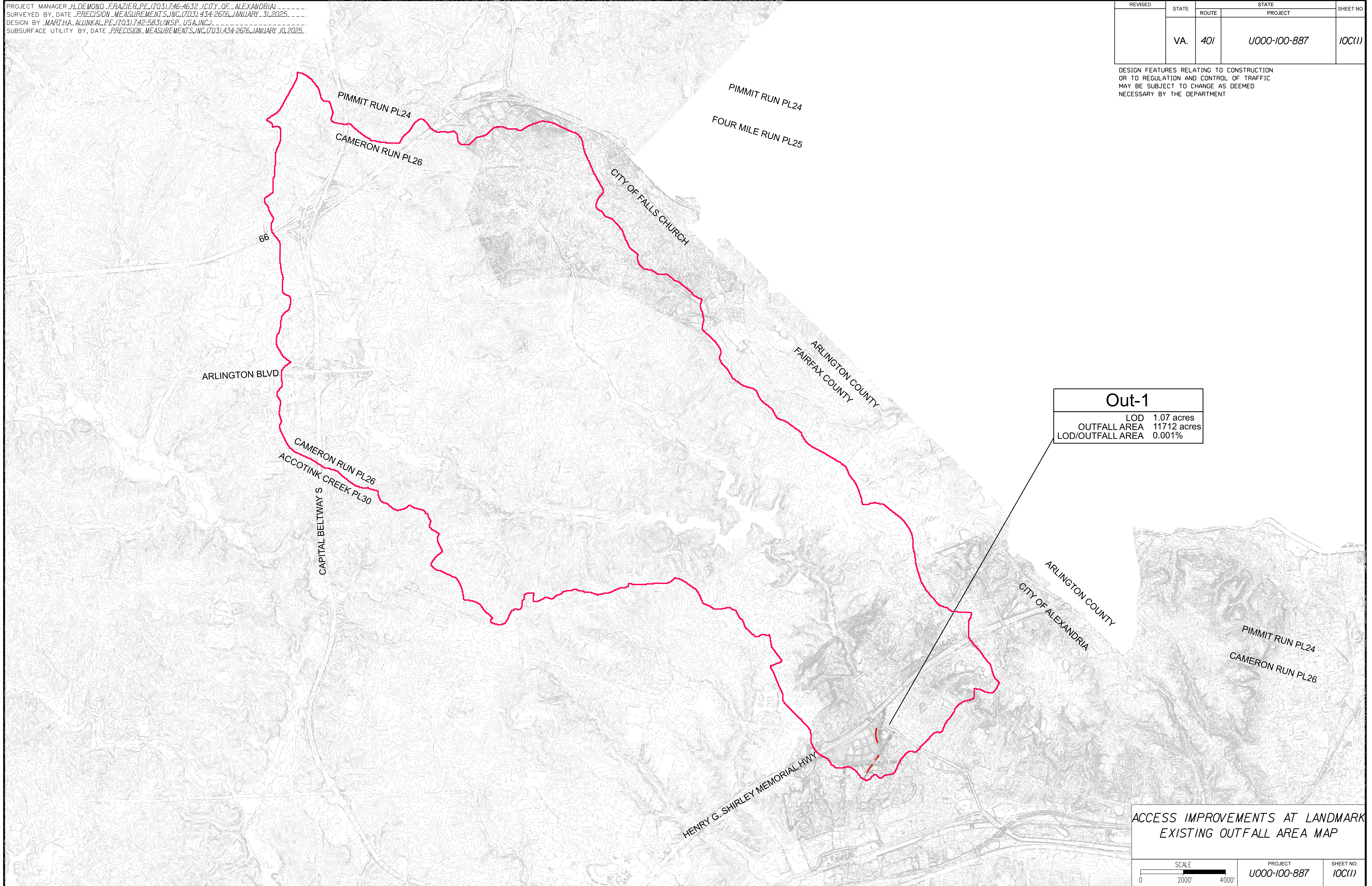
**PROPOSED SITE AREA MAP
NORTH VAN DORN STREET
STA. 65+00 TO STA. 74+00**

| | | |
|--------------------|-------------------------|---------------------|
| SCALE 0 25' 50' | PROJECT U000-100-887 | SHEET NO. 10B(3) |
|--------------------|-------------------------|---------------------|

PROJECT MANAGER H. DEMOND FRAZIER, PE, (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY, DATE PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
 DESIGN BY MARTHA ALUNKAL, PE, (703) 742-5831 (WSP, USA, INC.)
 SUBSURFACE UTILITY BY, DATE PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

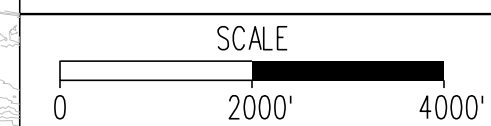
| | | | | | |
|---------|-------|-------|-------|--------------|-----------|
| REVISED | STATE | ROUTE | STATE | PROJECT | SHEET NO. |
| | VA. | 401 | | U000-100-887 | |

DESIGN FEATURES RELATING TO CONSTRUCTION
 OR TO REGULATION AND CONTROL OF TRAFFIC
 MAY BE SUBJECT TO CHANGE AS DEEMED
 NECESSARY BY THE DEPARTMENT



| Out-1 | |
|------------------|-------------|
| LOD | 1.07 acres |
| OUTFALL AREA | 11712 acres |
| LOD/OUTFALL AREA | 0.001% |

ACCESS IMPROVEMENTS AT LANDMARK
 EXISTING OUTFALL AREA MAP

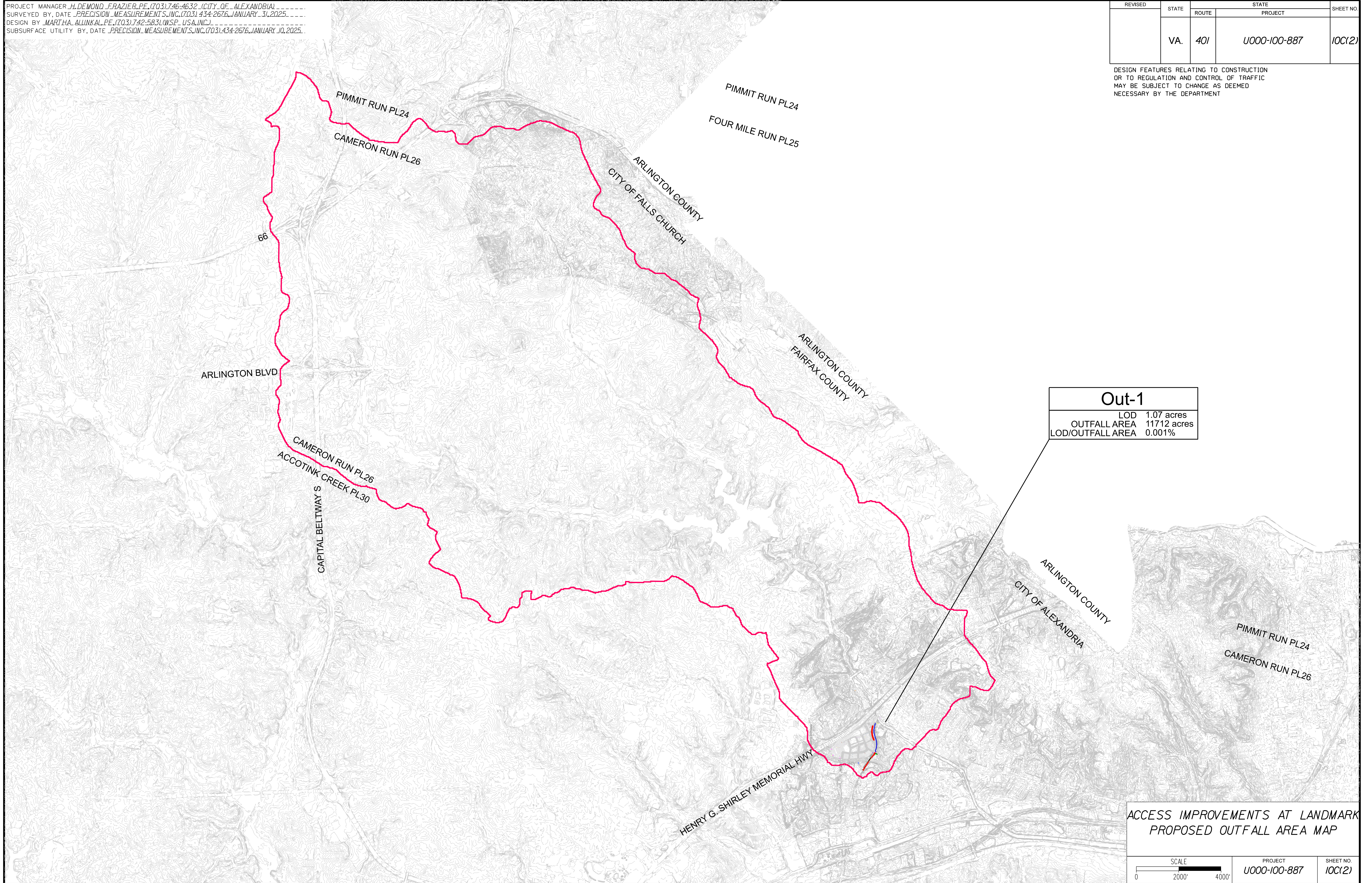


| | |
|--------------|-----------|
| PROJECT | SHEET NO. |
| U000-100-887 | 10C(1) |

PROJECT MANAGER H. DEMOND FRAZIER, PE, (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY, DATE PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
 DESIGN BY MARTHA ALUNKAL, PE, (703) 742-5831 (WSP, USA, INC.)
 SUBSURFACE UTILITY BY, DATE PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

| REVISED | STATE | ROUTE | STATE | PROJECT | SHEET NO. |
|---------|-------|-------|-------|--------------|-----------|
| | VA. | 401 | | U000-100-887 | |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



| Out-1 | |
|------------------|-------------|
| LOD | 1.07 acres |
| OUTFALL AREA | 11712 acres |
| LOD/OUTFALL AREA | 0.001% |

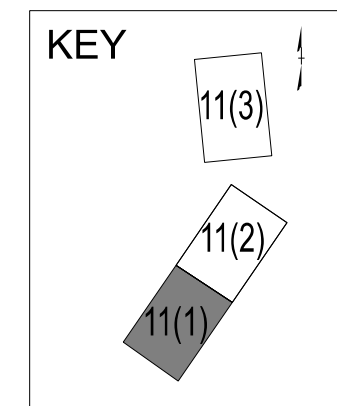
ACCESS IMPROVEMENTS AT LANDMARK
PROPOSED OUTFALL AREA MAP

| | | |
|------------------------|-------------------------|---------------------|
| SCALE 0 2000' 4000' | PROJECT U000-100-887 | SHEET NO. 10C(2) |
|------------------------|-------------------------|---------------------|

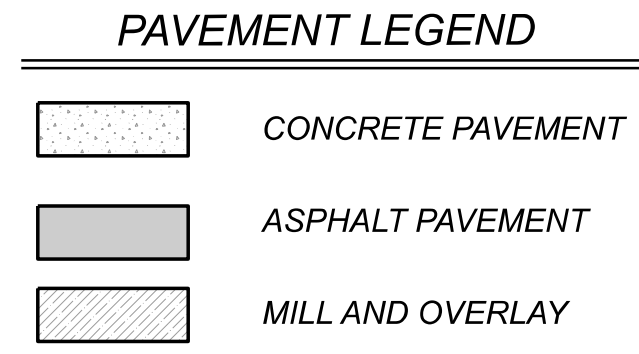
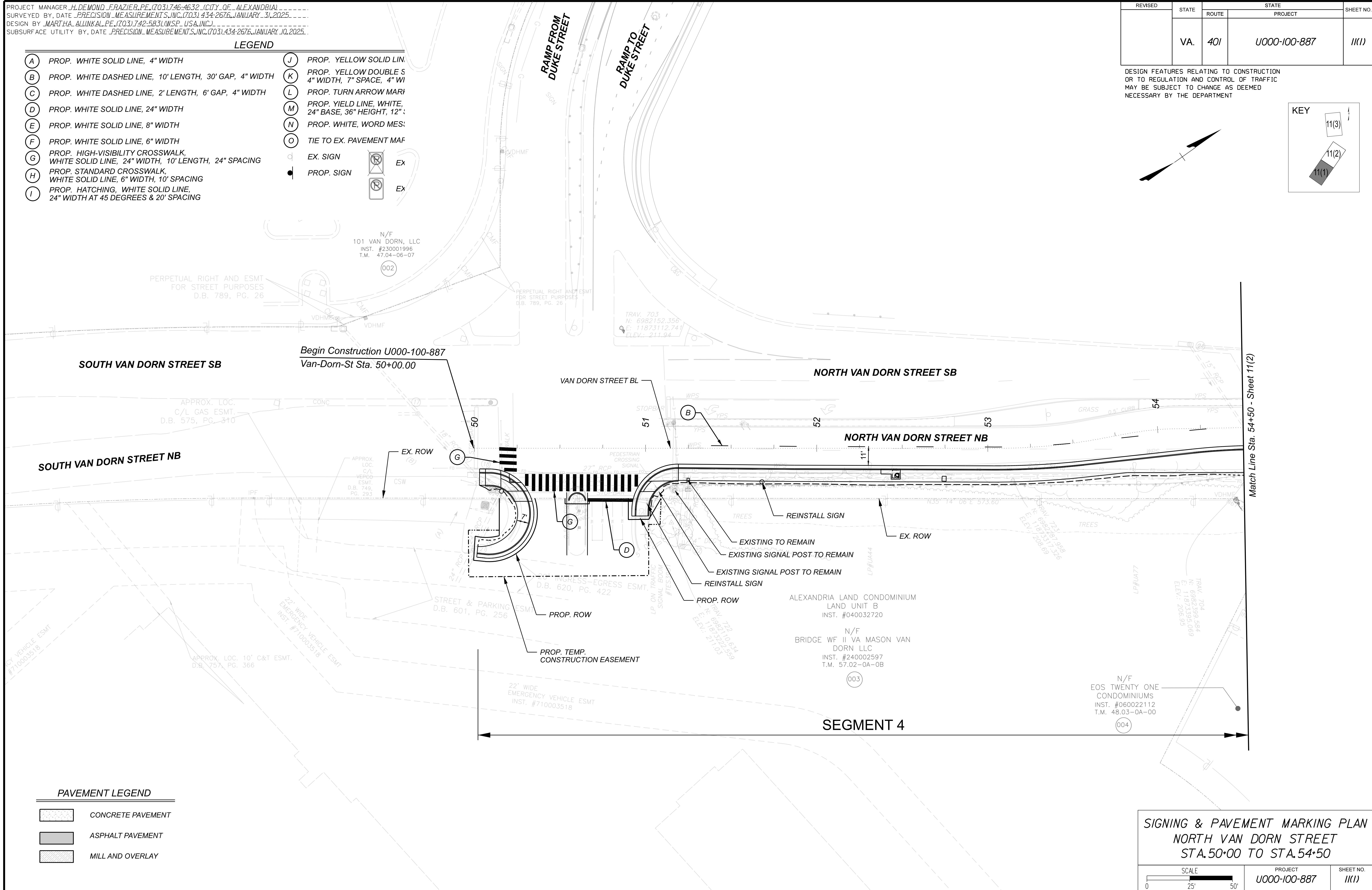
PROJECT MANAGER: H. DEMOND FRAZIER, PE, (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
 DESIGN BY: MARTHA ALUNKAL, PE, (703) 742-5831 (WSP, USA, INC.)
 SUBSURFACE UTILITY BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

| REVISED | STATE | ROUTE | STATE | PROJECT | SHEET NO. |
|---------|-------|-------|-------|--------------|-----------|
| | VA. | 401 | | U000-100-887 | 11(1) |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



- LEGEND**
- (A) PROP. WHITE SOLID LINE, 4" WIDTH
 - (B) PROP. WHITE DASHED LINE, 10' LENGTH, 30' GAP, 4" WIDTH
 - (C) PROP. WHITE DASHED LINE, 2' LENGTH, 6' GAP, 4" WIDTH
 - (D) PROP. WHITE SOLID LINE, 24" WIDTH
 - (E) PROP. WHITE SOLID LINE, 8" WIDTH
 - (F) PROP. WHITE SOLID LINE, 6" WIDTH
 - (G) PROP. HIGH-VISIBILITY CROSSWALK, WHITE SOLID LINE, 24" WIDTH, 10' LENGTH, 24" SPACING
 - (H) PROP. STANDARD CROSSWALK, WHITE SOLID LINE, 6" WIDTH, 10' SPACING
 - (I) PROP. HATCHING, WHITE SOLID LINE, 24" WIDTH AT 45 DEGREES & 20' SPACING
 - (J) PROP. YELLOW SOLID LINE
 - (K) PROP. YELLOW DOUBLE S 4" WIDTH, 7" SPACE, 4" WI
 - (L) PROP. TURN ARROW MARK
 - (M) PROP. YIELD LINE, WHITE, 24" BASE, 36" HEIGHT, 12" I
 - (N) PROP. WHITE, WORD MES:
 - (O) TIE TO EX. PAVEMENT MAP
 - EX. SIGN
 - PROP. SIGN



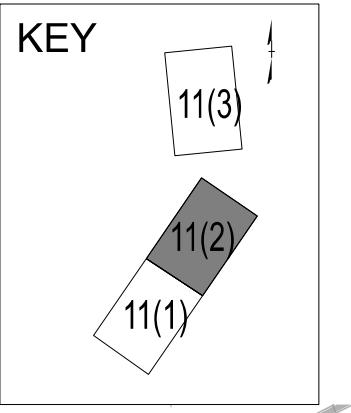
SIGNING & PAVEMENT MARKING PLAN
 NORTH VAN DORN STREET
 STA. 50+00 TO STA. 54+50

| | | |
|--------------------|-------------------------|--------------------|
| SCALE 0 25' 50' | PROJECT U000-100-887 | SHEET NO. 11(1) |
|--------------------|-------------------------|--------------------|

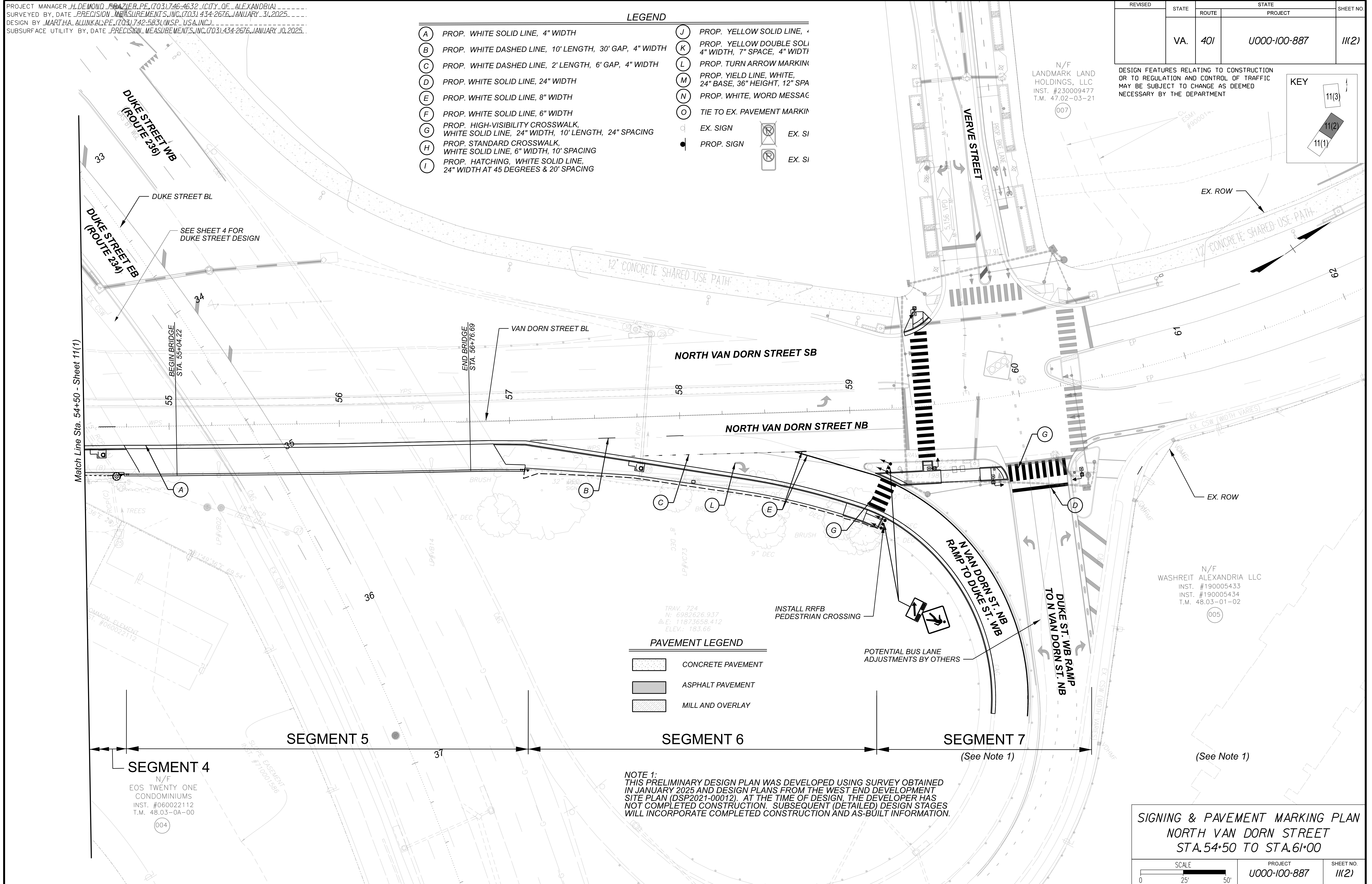
PROJECT MANAGER: H. DEMOND FRAZIER, PE, (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
 DESIGN BY: MARTHA ALUNKAL, PE, (703) 742-5831 (WSP, USA, INC.)
 SUBSURFACE UTILITY BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

| REVISED | STATE | ROUTE | STATE | PROJECT | SHEET NO. |
|---------|-------|-------|-------|--------------|-----------|
| | VA. | 401 | | U000-100-887 | 11(2) |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



- LEGEND**
- (A) PROP. WHITE SOLID LINE, 4" WIDTH
 - (B) PROP. WHITE DASHED LINE, 10' LENGTH, 30' GAP, 4" WIDTH
 - (C) PROP. WHITE DASHED LINE, 2' LENGTH, 6' GAP, 4" WIDTH
 - (D) PROP. WHITE SOLID LINE, 24" WIDTH
 - (E) PROP. WHITE SOLID LINE, 8" WIDTH
 - (F) PROP. WHITE SOLID LINE, 6" WIDTH
 - (G) PROP. HIGH-VISIBILITY CROSSWALK, WHITE SOLID LINE, 24" WIDTH, 10' LENGTH, 24" SPACING
 - (H) PROP. STANDARD CROSSWALK, WHITE SOLID LINE, 6" WIDTH, 10' SPACING
 - (I) PROP. HATCHING, WHITE SOLID LINE, 24" WIDTH AT 45 DEGREES & 20' SPACING
 - (J) PROP. YELLOW SOLID LINE, 4" WIDTH
 - (K) PROP. YELLOW DOUBLE SOLID LINE, 4" WIDTH, 7" SPACE, 4" WIDTH
 - (L) PROP. TURN ARROW MARKING
 - (M) PROP. YIELD LINE, WHITE, 24" BASE, 36" HEIGHT, 12" SPA
 - (N) PROP. WHITE, WORD MESSAGE
 - (O) TIE TO EX. PAVEMENT MARKING
 - EX. SIGN
 - PROP. SIGN
 - EX. SI
 - EX. SI



PAVEMENT LEGEND

| | |
|-----------|-------------------|
| [Pattern] | CONCRETE PAVEMENT |
| [Pattern] | ASPHALT PAVEMENT |
| [Pattern] | MILL AND OVERLAY |

NOTE 1:
 THIS PRELIMINARY DESIGN PLAN WAS DEVELOPED USING SURVEY OBTAINED IN JANUARY 2025 AND DESIGN PLANS FROM THE WEST END DEVELOPMENT SITE PLAN (DSP2021-00012). AT THE TIME OF DESIGN, THE DEVELOPER HAS NOT COMPLETED CONSTRUCTION. SUBSEQUENT (DETAILED) DESIGN STAGES WILL INCORPORATE COMPLETED CONSTRUCTION AND AS-BUILT INFORMATION.

**SIGNING & PAVEMENT MARKING PLAN
 NORTH VAN DORN STREET
 STA. 54+50 TO STA. 61+00**

| | | |
|--------------------|-------------------------|--------------------|
| SCALE 0 25' 50' | PROJECT U000-100-887 | SHEET NO. 11(2) |
|--------------------|-------------------------|--------------------|

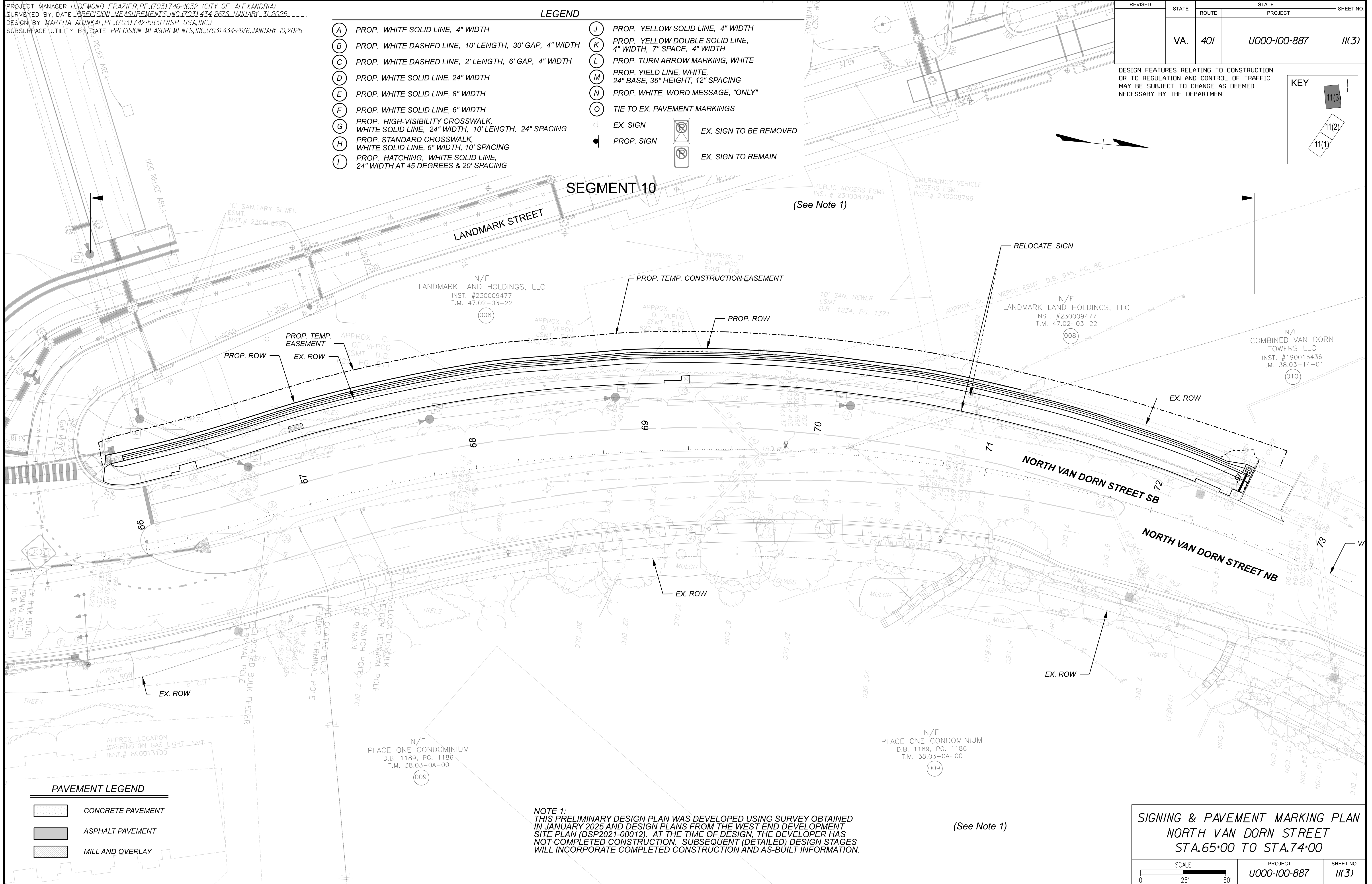
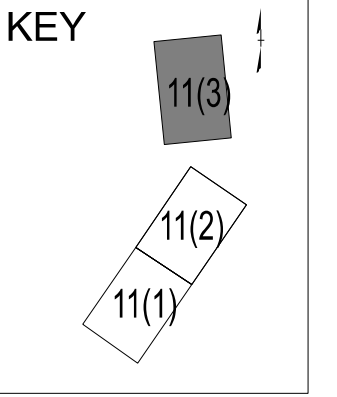
PROJECT MANAGER: H. DEMOND FRAZIER, PE (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY: DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
 DESIGN BY: MARTHA ALUNKAL, PE (703) 742-5831 (WSP, USA, INC.)
 SUBSURFACE UTILITY BY: DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

LEGEND

- | | |
|---|--|
| (A) PROP. WHITE SOLID LINE, 4" WIDTH | (J) PROP. YELLOW SOLID LINE, 4" WIDTH |
| (B) PROP. WHITE DASHED LINE, 10' LENGTH, 30' GAP, 4" WIDTH | (K) PROP. YELLOW DOUBLE SOLID LINE, 4" WIDTH, 7" SPACE, 4" WIDTH |
| (C) PROP. WHITE DASHED LINE, 2' LENGTH, 6' GAP, 4" WIDTH | (L) PROP. TURN ARROW MARKING, WHITE |
| (D) PROP. WHITE SOLID LINE, 24" WIDTH | (M) PROP. YIELD LINE, WHITE, 24" BASE, 36" HEIGHT, 12" SPACING |
| (E) PROP. WHITE SOLID LINE, 8" WIDTH | (N) PROP. WHITE, WORD MESSAGE, "ONLY" |
| (F) PROP. WHITE SOLID LINE, 6" WIDTH | (O) TIE TO EX. PAVEMENT MARKINGS |
| (G) PROP. HIGH-VISIBILITY CROSSWALK, WHITE SOLID LINE, 24" WIDTH, 10' LENGTH, 24" SPACING | EX. SIGN |
| (H) PROP. STANDARD CROSSWALK, WHITE SOLID LINE, 6" WIDTH, 10' SPACING | EX. SIGN TO BE REMOVED |
| (I) PROP. HATCHING, WHITE SOLID LINE, 24" WIDTH AT 45 DEGREES & 20" SPACING | PROP. SIGN |
| | EX. SIGN TO REMAIN |

| REVISED | STATE | ROUTE | STATE | PROJECT | SHEET NO. |
|---------|-------|-------|-------|--------------|-----------|
| | VA. | 401 | | U000-100-887 | 11(3) |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



SEGMENT 10

(See Note 1)

PAVEMENT LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- MILL AND OVERLAY

NOTE 1:
 THIS PRELIMINARY DESIGN PLAN WAS DEVELOPED USING SURVEY OBTAINED IN JANUARY 2025 AND DESIGN PLANS FROM THE WEST END DEVELOPMENT SITE PLAN (DSP2021-00012). AT THE TIME OF DESIGN, THE DEVELOPER HAS NOT COMPLETED CONSTRUCTION. SUBSEQUENT (DETAILED) DESIGN STAGES WILL INCORPORATE COMPLETED CONSTRUCTION AND AS-BUILT INFORMATION.

(See Note 1)

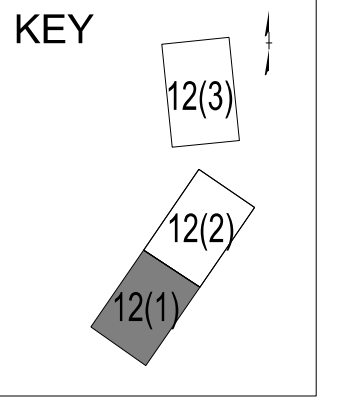
**SIGNING & PAVEMENT MARKING PLAN
 NORTH VAN DORN STREET
 STA. 65+00 TO STA. 74+00**

| | | |
|--------------------|-------------------------|--------------------|
| SCALE 0 25' 50' | PROJECT U000-100-887 | SHEET NO. 11(3) |
|--------------------|-------------------------|--------------------|

PROJECT MANAGER H. DEMOND FRAZIER, PE (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY, DATE PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
 DESIGN BY MARTHA ALUNKAL, PE (703) 742-5831 (WSP USA, INC.)
 SUBSURFACE UTILITY BY, DATE PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

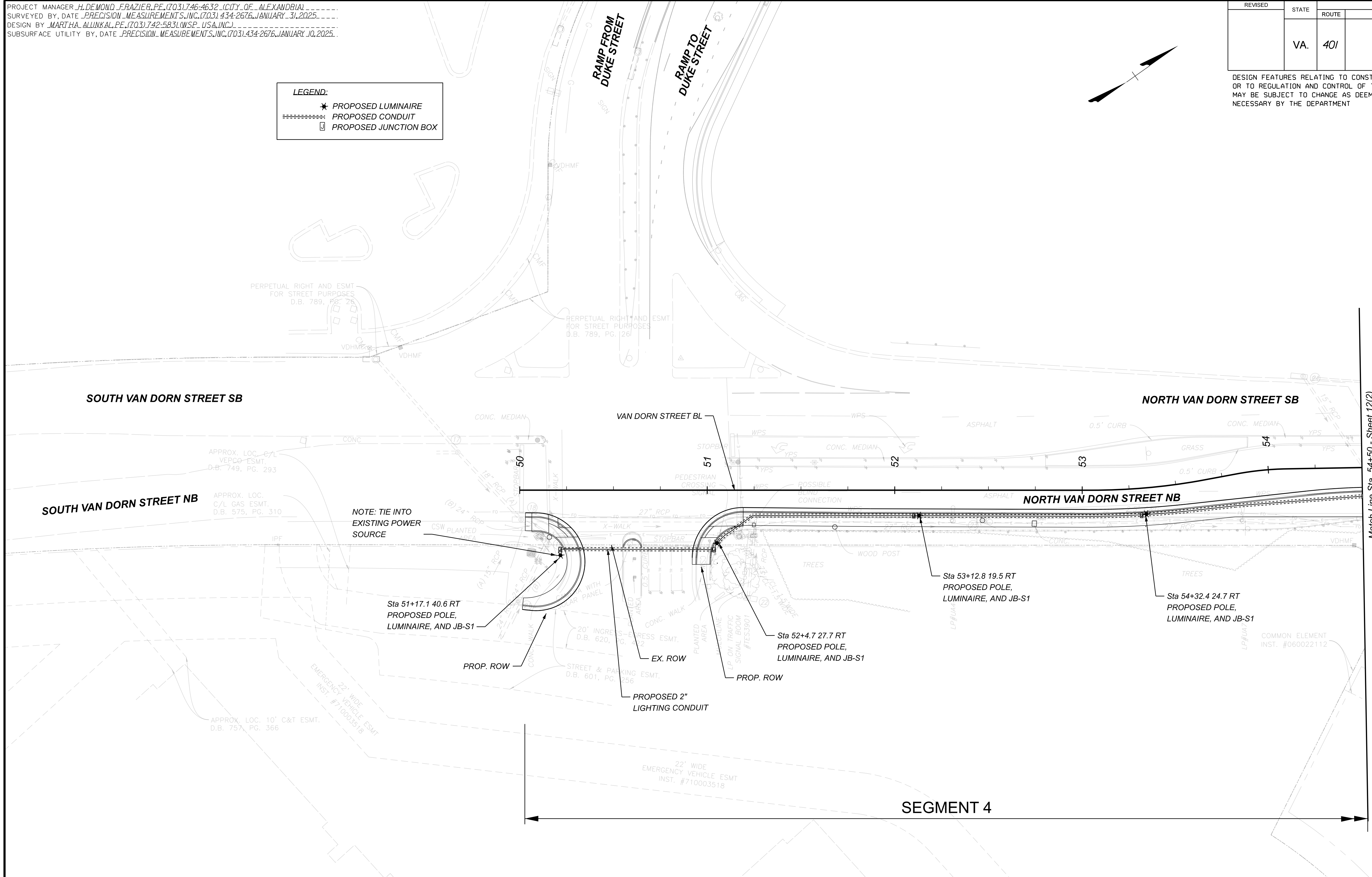
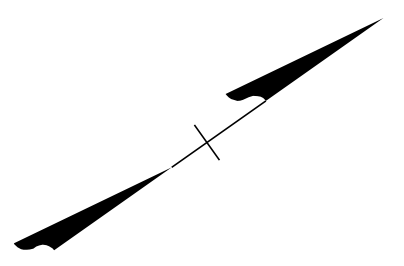
| REVISED | STATE | ROUTE | STATE PROJECT | SHEET NO. |
|---------|-------|-------|---------------|-----------|
| | VA. | 401 | U000-100-887 | 12(1) |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



LEGEND:

- ★ PROPOSED LUMINAIRE
- ===== PROPOSED CONDUIT
- PROPOSED JUNCTION BOX



Match Line Sta. 54+50 - Sheet 12(2)

LIGHTING PLAN
NORTH VAN DORN STREET
STA. 50+00 TO STA. 54+50

| | | |
|--------------------|-------------------------|--------------------|
| SCALE 0 25' 50' | PROJECT U000-100-887 | SHEET NO. 12(1) |
|--------------------|-------------------------|--------------------|

PROJECT MANAGER: H. DEMOND FRAZIER, PE. (703) 746-4632 (CITY OF ALEXANDRIA)
 SURVEYED BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 31, 2025
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 SUBSURFACE UTILITY BY, DATE: PRECISION MEASUREMENTS, INC. (703) 434-2676, JANUARY 10, 2025

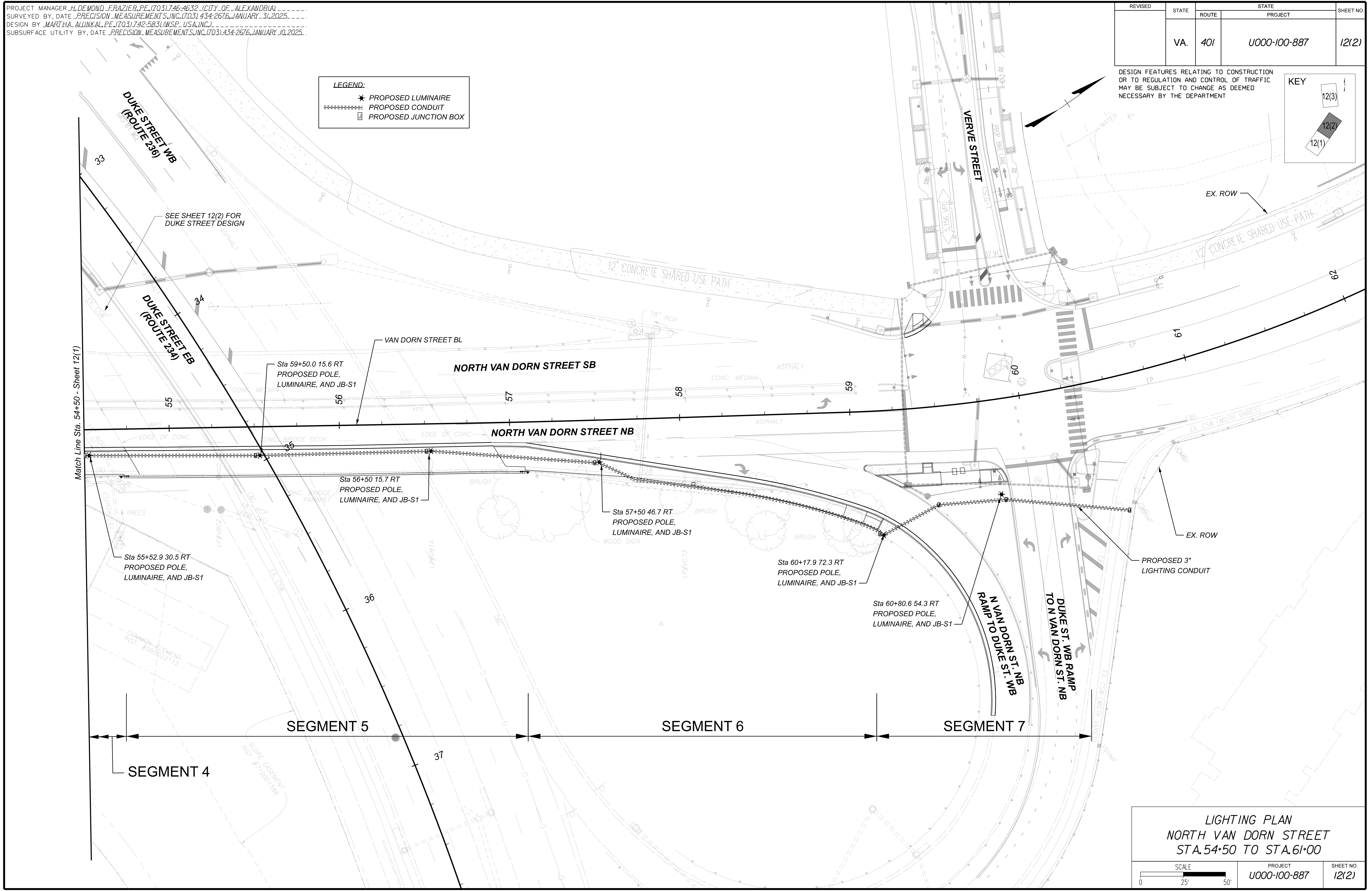
| REVISED | STATE | ROUTE | STATE | PROJECT | SHEET NO. |
|---------|-------|-------|-------|--------------|-----------|
| | VA. | 401 | | U000-100-887 | 12(2) |

LEGEND:

- ★ PROPOSED LUMINAIRE
- PROPOSED CONDUIT
- PROPOSED JUNCTION BOX

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT

KEY



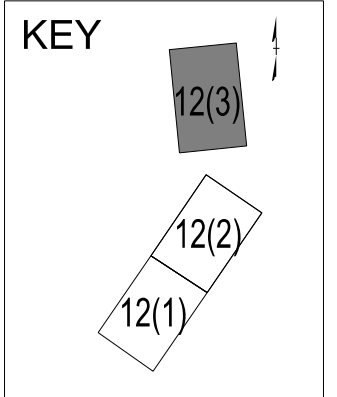
LIGHTING PLAN
NORTH VAN DORN STREET
STA. 54+50 TO STA. 61+00

| | | |
|--------------------|-------------------------|--------------------|
| SCALE 0 25' 50' | PROJECT U000-100-887 | SHEET NO. 12(2) |
|--------------------|-------------------------|--------------------|

PROJECT MANAGER: H. DEMOND FRAZIER, PE, (703) 746-4632 (CITY OF ALEXANDRIA)
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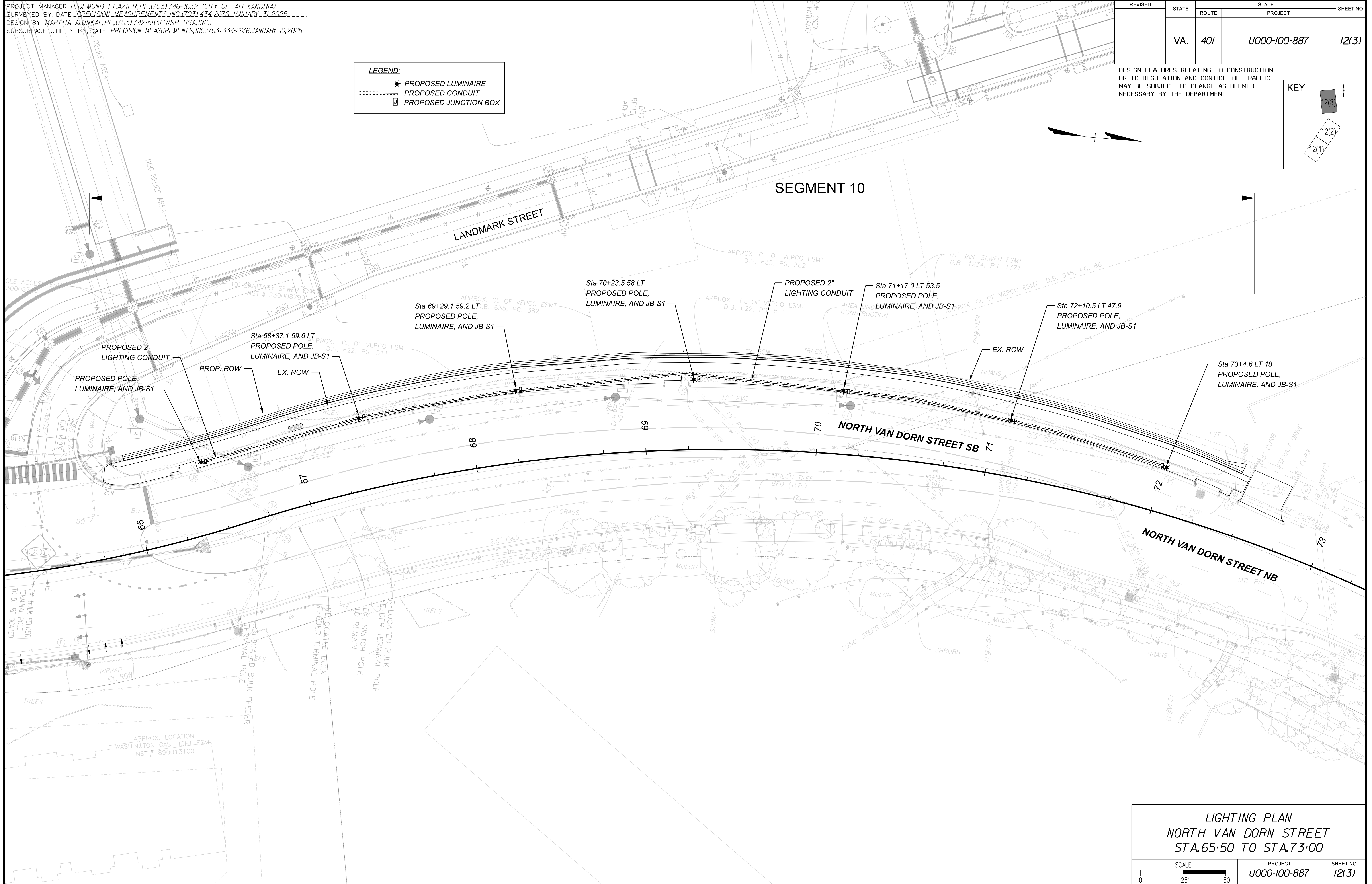
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|---------|-------|-------|-------|--------------|-----------|
| REVISED | STATE | ROUTE | STATE | PROJECT | SHEET NO. |
| | VA. | 401 | | U000-100-887 | 12(3) |

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT



LEGEND:

- ★ PROPOSED LUMINAIRE
- PROPOSED CONDUIT
- PROPOSED JUNCTION BOX



LIGHTING PLAN
NORTH VAN DORN STREET
STA. 65+50 TO STA. 73+00

SCALE: 0 25' 50'

PROJECT: U000-100-887

SHEET NO.: 12(3)