

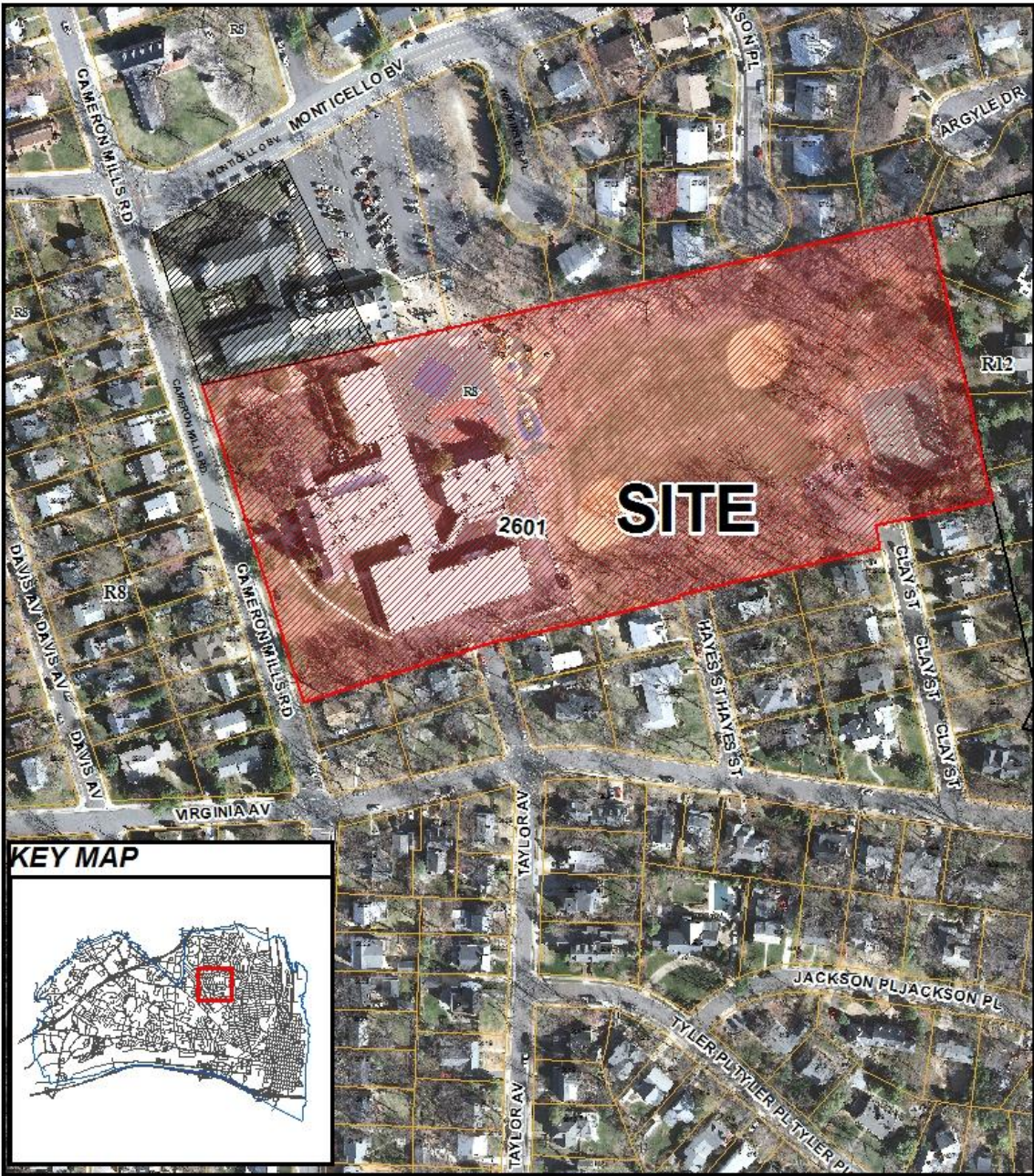


**Docket Items #14**  
**Development Site Plan #2012-00034**  
**ACPS Modular Classroom and Cafeteria Addition(s)**  
**— George Mason Elementary School**

<b>Application</b>	<b>General Data</b>	
<b>Project Name:</b> George Mason Elementary  <b>Location:</b> 2601 Cameron Mills Road  <b>Applicant:</b> Alexandria City Public Schools (ACPS) represented by Monika Szczepaniec	PC Hearing:	May 7, 2013
	If approved, DSP Expiration:	May 7, 2016 (36 months)
	Existing / Proposed Use:	Elementary School
	Zone:	R-8
	Plan Acreage:	400,513 sf (9.195 ac)
	Gross Floor Areas:	<b>Floor Area:</b> Existing: 54,502 sf Proposed: Classrooms: 7,314 sf Cafeteria: 3,475 sf Total: 65,291 sf
	Small Area Plans:	North Ridge / Rosemont
	Historic Districts:	N/A
	Green Building:	George Mason will strive for LEED Silver equivalency and will provide the LEED checklist although ACPS does not intend to pursue certification and is requesting flexibility in meeting the Green Building Policy.

<b>Purpose of Applications</b>
<ul style="list-style-type: none"> <li>Development site plan approval for George Mason Elementary school to construct four (4) modular classrooms and one (1) modular cafeteria addition in two (2) phases.</li> </ul>

<b>Staff Recommendation: APPROVAL WITH CONDITIONS</b>
<b>Staff Reviewers:</b> Tony Somers, <a href="mailto:Tony.Somers@alexandriava.gov">Tony.Somers@alexandriava.gov</a> Gary Wagner, <a href="mailto:Gary.Wagner@alexandriava.gov">Gary.Wagner@alexandriava.gov</a>



DSP #2012-0034  
2601 Cameron Mills Road

5/7/2013 N



## **I. SUMMARY**

### ***A. Recommendation***

Staff recommends approval of the multi-phase modular classroom and cafeteria expansion at George Mason Elementary School. The proposed additions constitute a plan to provide both a permanent solution and flexibility towards meeting school capacity needs of the City.

### ***B. Project Descriptions***

The following application represents the maximum build-out of the modular additions proposed by the applicant in anticipation of meeting existing school capacity needs. Additionally, this proposal provides opportunity to further expand the school if enrollment rates continue to rise. In an effort to provide flexibility, the classrooms and cafeteria are being proposed as two separate phases.

- Modular Classroom Addition: Four (4) single-story classrooms, 7,314 sf
- Maximum Occupancy: 100 new students and 4 new teachers
  - New modular classrooms will alleviate existing overcrowding
  - There is a projected addition of three (3) new teachers
- Cafeteria Addition: One (1) single-story preparation and serving space, 3,475 sf

## **II. BACKGROUND**

### ***A. Site Context***

Located in the northern portion of the City, the George Mason Elementary School is positioned on a 9.195 acre campus which is occupied by the 54,502 square-foot school and a 31 space surface parking lot. Primary access to the property is from the west along Cameron Mills Road. The school is bordered by single-family residential on the south and east, and by the Westminster Presbyterian Church to the north. The school sits forward on the property towards Cameron Mills. The rear expanse of open space affords opportunity for programmed and informal recreation for children. Open space amenities include a large playground area, basketball court, tennis courts, and a large ball field which includes two baseball fields. The open space, in addition to being utilized by children and school staff during school hours, is heavily used during non-school hours by community residents and for Alexandria RP&CA programs.

### ***B. Procedural Background***

Like a number of recent ACPS projects, this project involves additions to existing school buildings through the installation of modular units. Based on prior cases for Charles Barrett, James Polk and Patrick Henry schools, the George Mason modular additions have been submitted as a Development Site Plan (DSP). In the afore-mentioned school projects, it was determined that while “trailers” are not permitted, modular classrooms are not trailers and constitute a new construction method rather than a rolling temporary structure. Because modular construction of these classrooms is intended to be permanent and are on permanent foundations, they are permitted without a special use permit.

**C. Project Description**

*1-Story Modular Classroom Addition (Phase I):*

A 7,314 square-foot one-story addition is proposed on the eastern side of the existing school in the location of a former asphalt parking area. The proposed classroom addition is connected to the school through an internal corridor and includes four (4) classrooms and two (2) restrooms. The additions are situated at the back of the school, enveloped on three sides by existing school architecture, and well clear of setback requirements. The location and scale of the classroom additions meet zoning requirements - meaning that no site plan modifications are required.

*Cafeteria Addition (Phase II):*

A 3,475 square-foot, single-story addition is proposed adjoining the west side of the existing cafeteria in a location fronting Cameron Mills Road. This addition expands the cafeteria to accommodate a loading bay, additional preparation space, and two food service lines. The new configuration and double service lines address the current need to service student lunch needs in a timelier manner. The existing kitchen area will be modified to accommodate additional seating capacity within the cafeteria.

**III. Zoning**

**Table 1: George Mason Zoning Table**

Property Address:	2601 Cameron Mills Road	
Zone:	R-8 (Single Family Zone)	
Total Site Area:	9.195 acres (400,513 square feet)	
Existing School:	54,502 gross square feet	
Proposed Addition(s):	Classrooms: 7,314 gross square feet (Phase I)	
	Cafeteria: 3,475 gross square feet (Phase II)	
Current / Proposed Use:	Elementary School	
<b>R-8 Zone Requirements</b>	<b>Permitted/Required</b>	<b>Proposed</b>
FAR	0.35	0.129
Setbacks:		
Front	30 feet	N/A
Side	25 feet (1:1 setback ratio)	35 feet (kitchen addition)
Rear	25 feet (1:1 setback ratio)	N/A
Parking:	22 spaces	23 spaces
Loading spaces:	0 Spaces	1 spaces

**IV. STAFF ANALYSIS**

### ***A. General Building Design***

The modular nature of the proposed building additions provides ACPS with the maximum flexibility to respond to the changing demands in enrollment relatively quickly. The additions will be constructed off-site in “modular pieces” and three to four of these “modular pieces” can be easily assembled on-site to create a single classroom. The small size of each module allows these pieces to provide flexibility should changes in layout be desired.

The interior and exterior finishes are high-quality materials, and are anticipated to meet or exceed the quality of the existing classrooms at the school. The exterior will be a combination of three materials: wood composite cladding, brick veneer to match the existing brick façade, and prefinished metal rainscreen panels. The color scheme shown in the submission was selected to blend well with the school, but the applicant will investigate fine-tuning the color scheme in the final site plan review process. An additional benefit of the modular construction system is that both the brick facade and wood composite cladding panels, which constitute the bulk of the façade, can be easily swapped out, so there is always the ability to replace damaged pieces or even to change one section of wall, for example to a desired accent color. The exterior design also features a simple composition of horizontal and vertical elements, to create a small, approachable scale for these additions.

Due to the building heights and proximity to both public streets and adjacent residents, staff added a condition that mechanical equipment be screened.

### ***B. Beneficial Modular Design Features***

In addition to reducing the amount of time and disturbance to the site during construction, these modular additions include a number of beneficial amenities. The internal environmental quality within the modular units enhances the use of natural lighting through the use sun tunnels which magnifies and channels sunlight through regulated apertures. Dedicated ventilation systems allow outside air to be continually filtered and cycled through each classroom, while Variable Refrigerant Flow (VRF) systems allows efficient heating cooling needs to be regulated independently within each room. Other internal amenities include occupancy sensors to reduce electricity use, dual-flush plumbing fixtures, high-efficiency hand dryers, thermal insulating windows, and the use of sustainable and healthful interior finishes.

Externally, the modular additions help reduce stormwater demand through the use of a vegetative roof system. Water not absorbed by the green roof is directed to sand filters that treat water.

### ***C. Green Building and Sustainable Design***

In April of 2008, the City adopted a Green Building Policy whereby the City set a standard for non-residential buildings to attain a LEED Silver Certification. However, the policy also acknowledged that while the Silver Certification should be attained in most instances, flexibility could be allowed to accommodate the individual circumstances of each proposal. The policy states:

*“The types and scale of developments within each category vary greatly, however, and certain building types (for example, medical, hotel, industry, affordable housing, historic buildings, churches, redevelopment of small retail or restaurant establishments, and renovations **or small additions to existing buildings**) may require a more flexible approach.”*

Acknowledging both the small scale of these additions and USGBC’s requirement that an entire structure achieve LEED Certification in order for an addition(s) to achieve LEED Certification; staff recommends flexibility in the application of the City’s Green Building Policy. The applicant has stated that the proposed additions are to be built to LEED Silver standards; however, given the age of the existing George Mason school structure, the school itself cannot achieve LEED Certification without substantial additional improvements to the existing school building and/or site.

Consistent with the ACPS policy of “greenovation”, the applicant is proposing to provide LEED (or equivalent) scorecards that show the modular additions meet, or exceed, LEED Silver certification standards with the submission of the first final site plan.

#### ***D. Parking***

Section 8-200(A) of the Zoning Ordinance requires 1 parking space for every 25 classroom seats.

With the proposed classroom additions, George Mason will lose eight (8) existing parking spaces resulting in 23 total proposed parking spaces. Based on the Section 8-200(A) parking calculation, the school is required to have 22 total parking spaces. Because proposed parking spaces exceed requirements, no parking modifications are proposed.

#### ***E. Construction Phasing***

ACPS has indicated the school will not initially need to be fully built-out to the size, scale and scope proposed herein. However, staff advised ACPS to propose the maximum anticipated scope for the additions so that potential additions/enlargements, that may be necessary in the short term, can be fully reviewed and approved now without the need to return to Planning Commission later. This would efficiently permit schools to address current classroom needs and respond more quickly to future cafeteria demands without having to go through a subsequent public review process.

#### ***Anticipated Phasing:***

##### **Phase I – Classroom Additions:**

Summer 2013 – Install four (4) classroom additions;

Fall 2013 - Additions ready for occupancy in time for first day of school

##### **Phase II – Cafeteria Addition:**

Cafeteria structure constructed (if needed) to meet enrollment demands at later date.

## **V. COMMUNITY**

Alexandria City Public Schools held seven (7) public meetings between November and April—five (5) with the George Mason PTA and two (2) with the North Ridge Civic Association (NRCA)—to discuss the proposed modular additions with parents, neighbors and interested parties.

George Mason PTA participants voiced support for the proposed addition options, and one person expressed concerns over the reduction of natural light into existing and proposed classrooms in the originally-presented six (6) classroom configuration. Following public outreach on design concepts, the classroom phase was scaled back to a four (4) classroom configuration to increase natural light. The design team also proposes installing additional windows in one of the existing classroom to offset natural light reduction by the new modular configuration. At the last PTA and NRCA meeting, ACPS established a core group composed of the design team and members of each organization to further refine design elements as the project progresses. Due to the timing of classroom modifications the submitted plans reflect the original six (6) classroom configuration. The new four classroom configuration may be viewed in the attachments of this report and the DSP conditions allow for only the four classroom configuration.

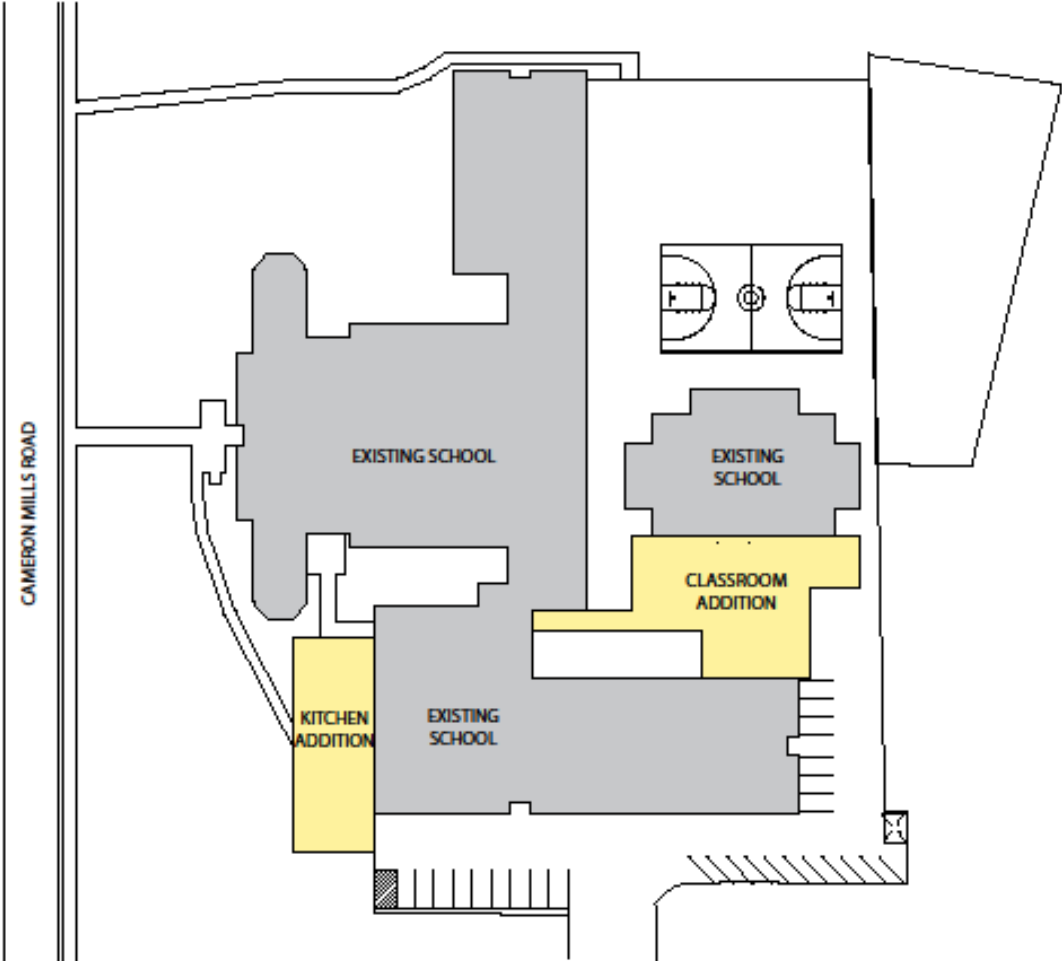
## **VI. CONCLUSION**

Staff recommends **approval** of development site plan subject to compliance with all applicable codes and the following staff recommendations.

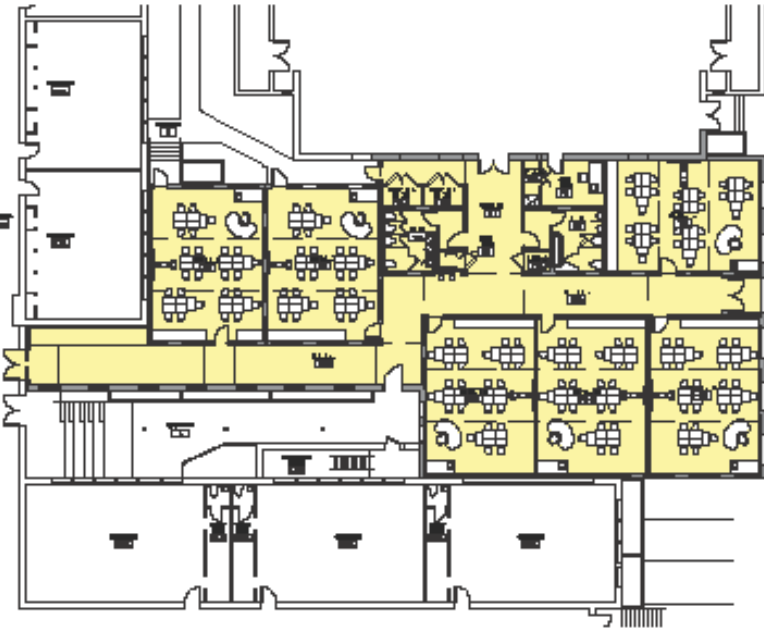
Staff: Faroll Hamer, Director, Planning and Zoning;  
Gwen Wright, Chief, Development;  
Gary Wagner, RLA, Principal Planner;  
Tony Somers, Urban Planner.

**VII. ATTACHMENTS**

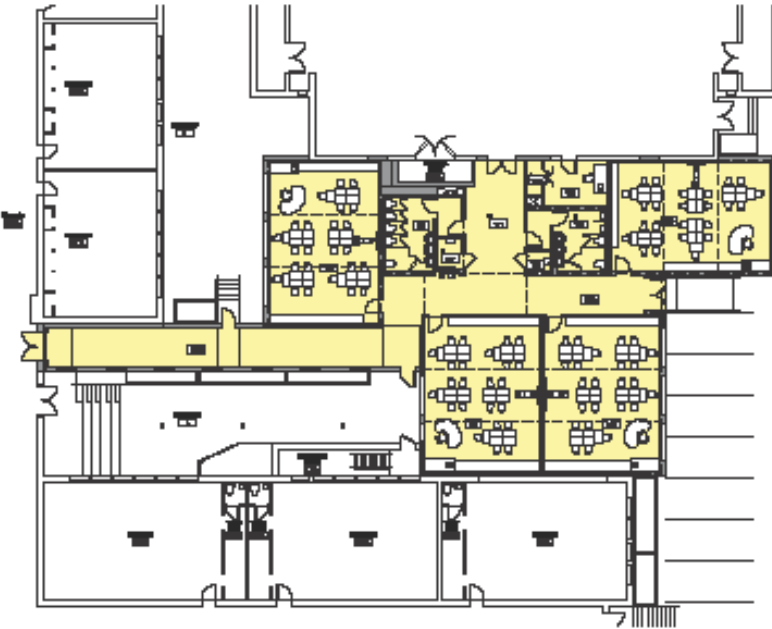
**□ Design Recap - Area of Development**




 Design Recap - Revised 6 v. 4 Classroom Plan

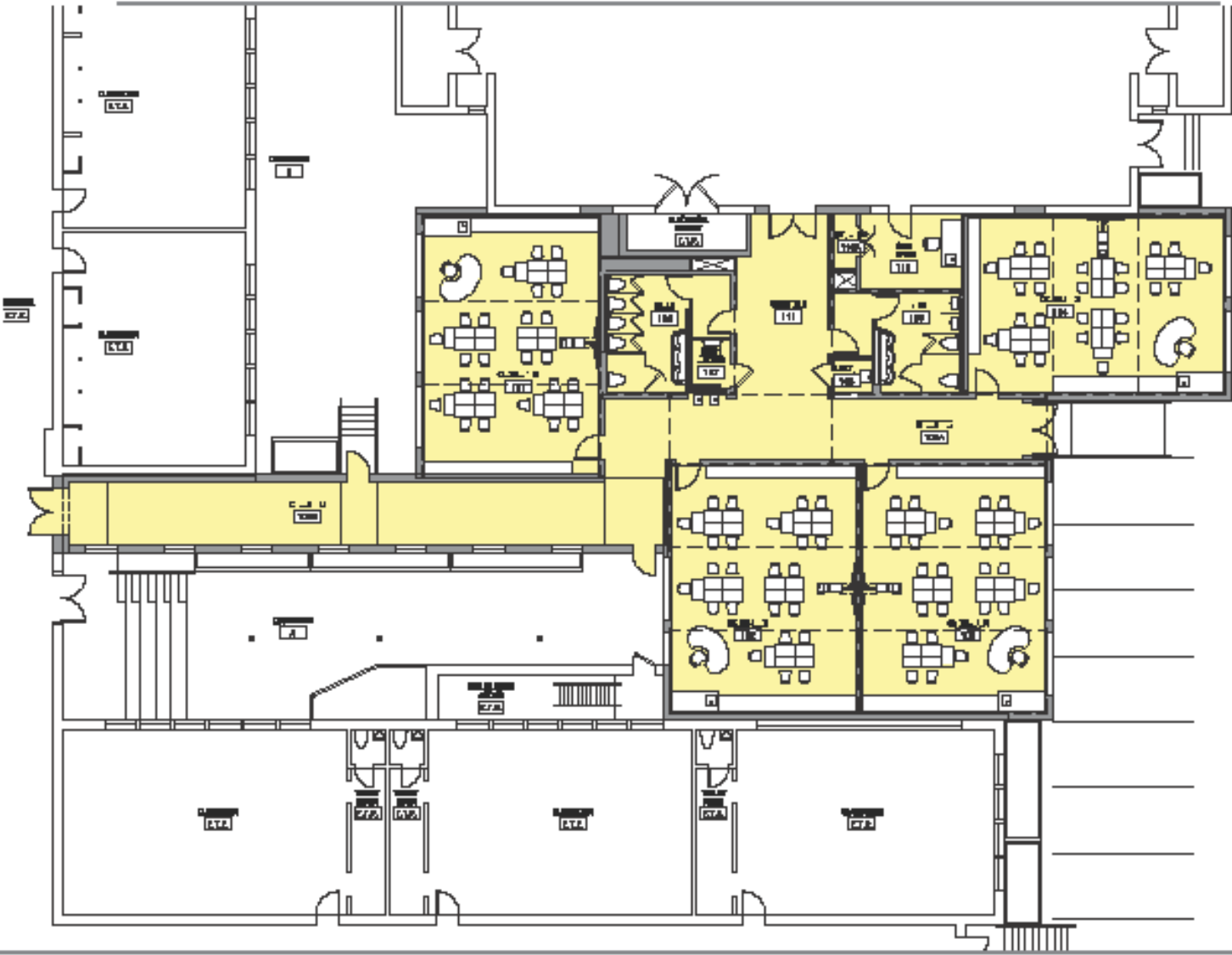


6 Classroom Plan



4 Classroom Plan

 Design Recap - Revised 4 Classroom Floor Plan



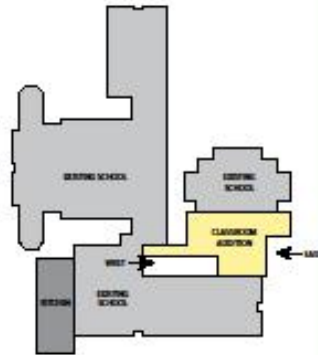
□ Design Development - Elevations




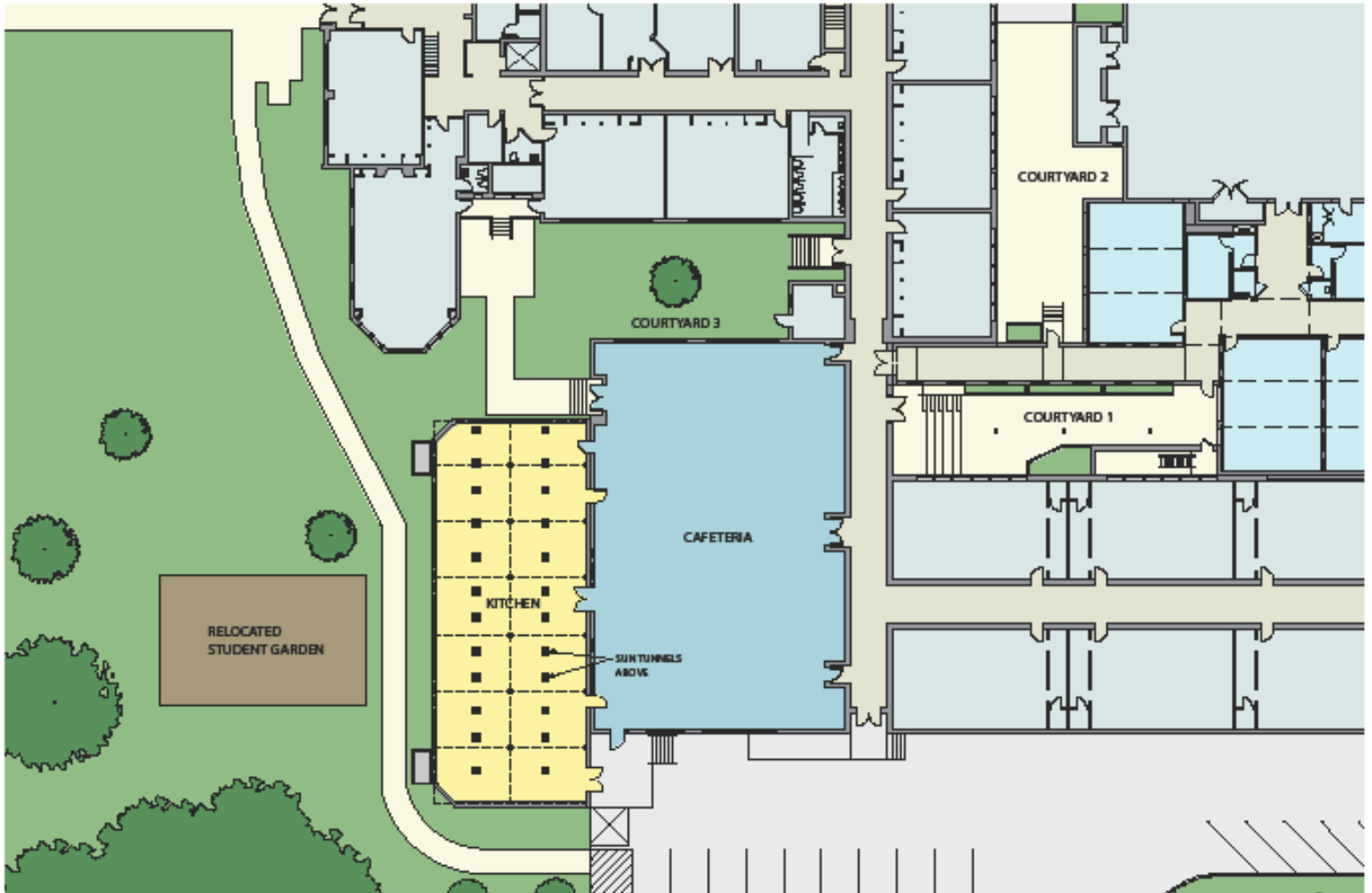
East Elevation



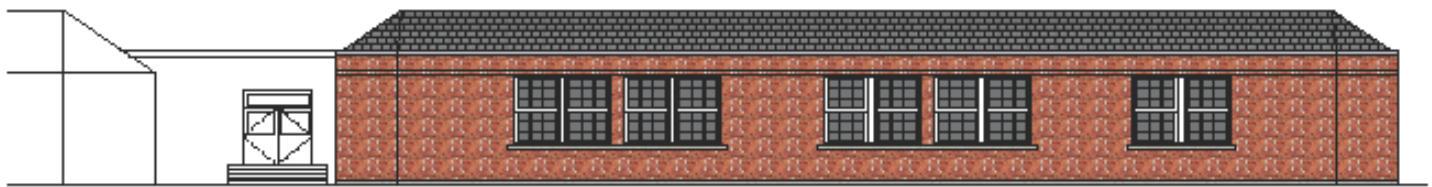
West Elevation



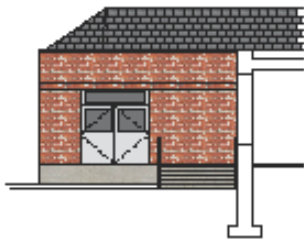
 Design Development - Kitchen Floor Plan



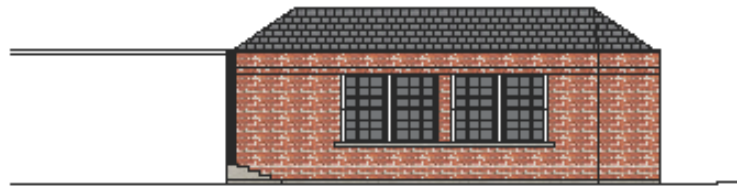
# □ Design Development- Elevations



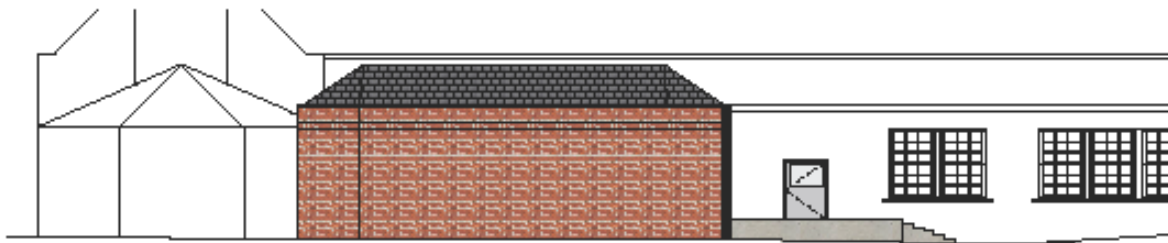
West Elevation



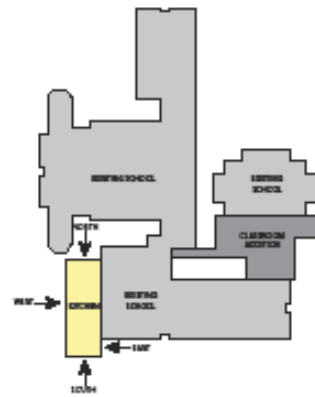
East Elevation



North Elevation



South Elevation



Perspective Rendering

## **VIII. STAFF RECOMMENDATIONS:**

1. The Final Site shall be in substantial conformance with the preliminary plan dated March 15, 2013—with the exception that the modular classrooms shall reflect the recently proposed four (4) unit configuration, not six (6) units—and comply with the following conditions of approval.

### ***A. PEDESTRIAN/STREETSCAPE:***

2. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:
  - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
  - b. Construct all concrete sidewalks to City standards. \*\*\*  
(P&Z)(RP&CA)(T&ES)

### ***B. PUBLIC ART:***

3. ACPS is encouraged to work with City staff to identify opportunities to incorporate public art into the overall design of the project; however, ACPS shall not be responsible for providing art work as part of the construction project. Public art may be functional and may include, but not be limited to, lighting, benches, bike racks, pavers, grates, landscaping or other design elements, if designed by an artist as a unique and prominent feature of the project. A broad range of art types may be considered.
4. Any art proposals shall be reviewed and approved by the Alexandria Office of the Arts and the Public Art Committee prior to release of the Final Site Plan. Future art intended for the site shall be reviewed and approved by the Alexandria Office of the Arts and the Public Art Committee. The Alexandria Office of the Arts and the Public Art Committee are available as a resource throughout the process.  
\*\*\*\* (P&Z)(RP&CA)

### ***C. OPEN SPACE/LANDSCAPING:***

5. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z and/or RP&CA. At a minimum the Landscape Plan shall:
  - a. Provide an enhanced level of detail for plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.

- b. Ensure positive drainage in all planted areas.
  - c. Provide detail sections showing above and below grade conditions for plantings above a structure, e.g., green roof plantings.
  - d. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
  - e. Provide enlarged plans at 1"=10' for the interstitial areas between the existing building and the modular structure. These areas shall be designed to provide a variety of planting materials, paving, and sitting areas in support of ACPS curricula.
  - f. A curbed and vegetated landscape strip and wheel stops shall be placed between the modular units and parking spaces directly adjacent the modular classrooms. This strip shall be designed to include a buffer between parking and the rear modular egress ramp.  
(P&Z)(RP&CA)
6. Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of RP&CA, P&Z and Code Administration.
  - a. Provide an exhibit that demonstrates that all parts of the project area can be accessed by a combination of building mounted hose bibs and ground set hose connections.
  - b. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
  - c. Install all lines beneath paved surfaces as sleeved connections.
  - d. Locate water sources and hose bibs in coordination with City Staff.
  - e. Ensure that irrigation system is compatible with City's remote control Maxicom System. (Code Administration) (P&Z)(RP&CA)
7. Develop a palette of site furnishings in consultation with staff.
  - a. Provide location, and specifications, and details for site furnishings that depicts the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of RP&CA, and/or P&Z and T&ES.
  - b. Site furnishings shall include benches, bicycle racks, trash and recycling receptacles, drinking fountains and other associated features consistent with educational curricula.  
(RP&CA)(P&Z)(T&ES)
8. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails-if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of RP&CA, and/or P&Z, and T&ES.  
(RP&CA)(P&Z)(T&ES)
9. Plantings for crown coverage requirements and other site related work shall be approved by RPCA Park Planning and Park Operations prior to release of Final Site Plan. (RP&CA)

10. Interstitial areas between the existing shall be constructed of pervious pavers or other unitized paving system designated for installation, in consultation with the PTA, to satisfaction of the Director of Recreation, Parks & Cultural Activities. Stone dust, groundcover plantings, grass or other similar materials shall not be used in these areas. (RP&CA)
11. Prior to release of Final Site Plan, the Applicant shall provide a by-phase Maintenance Plan for review and approval by the City. Staff will work jointly in program development of the Project Maintenance Plan. The Maintenance Plan shall guide execution of work, labor and use of materials. The Maintenance Plan shall include scheduling and provision of all labor and materials for the following anticipated items:
  - a. Daily, weekly and seasonal facilities maintenance.
  - b. Specific information relating to winter operations and priorities of work.
  - c. Daily, weekly and seasonal grounds maintenance including litter/debris/solid waste and recycling removal and general policing of grounds.
  - d. Product information and anticipated replacement schedules.
  - e. Courtyards, rooftop plantings, arbors, planters, green screens, and other related landscape elements shall be maintained by ACPS facilities. (RP&CA)

***D. TREE PROTECTION AND PRESERVATION:***

12. Provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z, and/or RP&CA and the City Arborist. (P&Z)(RP&CA)
13. A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each tree that is destroyed and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. \*\*\* (P&Z)(RP&CA)
14. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated March 15, 2013 and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)

***E. BUILDING:***

15. Provide the following building refinements to the satisfaction of the Director of P&Z:
  - a. Windows shall correctly reflect the architectural style, building type and period that is referenced by the building design. There shall be a minimum

setback of glass from the face of sash of 3/8". If shown with a historical muntin pattern, such as 2-over-1, 2-over-2, 6-over-1, etc., such applied exterior muntins shall also:

- i. have a minimum depth/projection of 3/8" and a maximum width of 1".
  - ii. have a detailed profile that will create a strong shadow pattern;
  - iii. have an integral spacer bar between the panes of glass that matches the muntis in width;
  - iv. corresponding interior muntins are encouraged, but not required;
- b. Windows that reflect more modern styles shall be reviewed on an individual basis, but a minimum glass setback from face of sash is required of 3/8".
  - c. Provide window samples for all project phases at first final site plan. \*  
(P&Z)
16. Provide detailed drawings (enlarged plan, section and elevation studies) to evaluate the building base, entrance canopy, stoops, window and material details, green roofs, and mechanical equipment screening, including the final detailing, finish and color of these elements during the final site plan review. Separate design drawings shall be submitted for each building typology at a scale of 1/4" = 1'. (P&Z)
17. The phase two modular kitchen addition roof shall be extended to better reflect the line and scale of the existing school roof. (P&Z)
18. All trim on the existing building shall be reflected in the modular kitchen addition. This includes the white trim under the roof line and the meeting of the windows with said trim. (P&Z)
19. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning to the satisfaction of the Director prior to selection of final building materials:
- a. Provide a materials board that includes all proposed materials and finishes at first final site plan. \*
  - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.\*\*\*
  - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first final site plan. \*
  - d. Construct a color, on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to release of building permits. \*\*
  - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. \*\*\* (P&Z)

20. Per the City's Green Building Policy adopted April 18, 2009, incorporate green building design elements at final site plan to the satisfaction of the Directors of P&Z, RP&CA and T&ES.
  - a. Provide the LEED (or equivalent) scorecards which the project intends to pursue with the submission of the first final site plan.\*
  - b. Provide evidence of completed materials for Design Phase credits prior to issuance of a certificate of occupancy. \*\*\*
  - c. Provide evidence of completed materials for Construction Phase within six months of obtaining a final certificate of occupancy. (P&Z)(RP&CA)(T&ES)
21. The applicant shall work with the City for recycling and/or reuse of any leftover, unused, and/or discarded building materials. (T&ES)(P&Z)

***F. SIGNAGE:***

22. Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.\* (P&Z)(T&ES)

***G. PARKING:***

23. At Final Site Plan work with staff to refine the parking layout on the eastern side of the school in the area of the new modular classrooms. If parking is proposed in this area, at a minimum the following shall be required:
  - a. A minimum 3' wide planting strip shall be provided between the classroom building and the parking area
  - b. A minimum 3' wide planting strip shall be provided between the classroom egress path (sidewalk) and the parking area
  - c. If a 6' wide or greater planting strip is provided between the classroom egress path (sidewalk) and the parking area, the applicant shall provide a crape myrtle or equivalent tree within the planting strip
  - d. Wheel stops shall be provided for all parking spaces adjoining planting strips or planter boxes
  - e. Turning movements shall be provided to demonstrate adequate access to the parking spaces. Due to the limited drive aisle width in this area, some parking spaces may require additional width beyond standard City requirements to improve the maneuverability and functionality of the parking spaces (P&Z)(T&ES)
24. At Final Site Plan work with staff to refine the loading dock area, including exploring if the size of the loading deck can be minimized to improve access to the ADA parking space. (P&Z)(T&ES)

**H. SITE PLAN:**

25. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status. (P&Z)
26. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and/or RP&CA, and T&ES. These items include:
  - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
  - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
  - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
  - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (RP&CA)(P&Z)(T&ES)
27. Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES, P&Z, and/or RP&CA in consultation with the Chief of Police and shall include the following:
  - a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
  - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
  - c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
  - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
  - e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
  - f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
  - g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.

- h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
  - i. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
  - j. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(RP&CA)(Police)
28. The Emergency Vehicle Easement (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z)

### ***I. CONSTRUCTION:***

29. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the final site plan. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. \* (T&ES)
30. Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
- a. Include a plan for temporary pedestrian and vehicular circulation;
  - b. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed.
  - c. Include the overall schedule for construction and the hauling route;
  - d. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
  - e. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. \* (P&Z)(T&ES)(Code)
31. Provide off-street parking for all construction workers without charge to the construction workers. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.

- b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
  - c. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. \* (P&Z)(T&ES)
32. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
33. No major construction staging shall be allowed within the public right-of-way on Cameron Mills Road. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. \*\* (T&ES)
34. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Construction Management & Inspection prior to any land 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 Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
35. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES)
36. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of Planning & Zoning to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)
37. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. (P&Z)(RP&CA)(T&ES)
38. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. \*\*\* (P&Z)

39. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)
40. Submit a wall check prior to the commencement of construction of the first floor above grade for the building(s). The wall check shall include the building footprint, as depicted in the approved final site plan and the top-of-slab elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the P&Z prior to installation of the modular units. (P&Z)
41. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. \*\*\* (P&Z) (T&ES)
42. Prior to release of Final Site Plan, applicant shall provide a construction access and laydown plan for each project phase. (RP&CA)
43. During construction, the Applicant shall be responsible for all grounds maintenance within the limits of work. Upon completion of work, the Applicant shall restore impacted areas to the satisfaction of the City. Restoration shall include remedy of compacted soil, turf management, vegetation, irrigation, lighting and other site conditions. (RP&CA)
44. Access means and safe route to the gymnasium and interior building functions for use by City programs shall be approved by the Director of Recreation, Parks & Cultural Activities prior to release of Final Site Plan. (RP&CA)
45. The Applicant's limit of work or other site activities shall not impact programs, use or access-including parking related to the existing George Mason Field and tennis facilities. (RP&CA)
46. Existing utilities to remain adjacent to and within the limits of disturbance shall be reviewed by the City upon completion of construction. Damage or other impacts shall be remedied to satisfaction of the Directors of Transportation & Environmental Services and Recreation, Parks & Cultural Activities. (RP&CA)

47. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

**J. *STORMWATER:***

48. Stormwater management facilities to be designed and installed as a part of this project shall accommodate a future synthetic turf field of 72,000 square feet in size. (RP&CA)
49. Stormwater facility shall be designed to be in the cul-de-sac of George Mason Place. (RP&CA) (T&ES)
50. Any site work impacting the field and or outside the limits of disturbance shall be restored to satisfaction of the Director of Recreation, Parks & Cultural Activities. (RP&CA) (T&ES)

**K. *STREETS / TRAFFIC:***

51. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
52. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction Management & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
53. Submit a Traffic Control Plan as part of the final site plan, for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for informational purposes. In addition, the Traffic Control Plan shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as required. The Final Site Plan shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets. (T&ES)
54. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)

***L. UTILITIES:***

55. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)

***M. WATERSHED, WETLANDS, & RPAs:***

56. The project site lies within Four Mile Run Watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year, 10-year, and 100-year storm events. (T&ES)
57. The storm water collection system is located within the Four Mile Run watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
58. Project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. (T&ES)

***N. BMP FACILITIES:***

59. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
60. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)
61. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to issuance of a certificate of occupancy, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
  - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.

- b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. \*\*\*\* (T&ES)
62. Surface-installed storm water Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
63. Submit two originals of the storm water quality BMP Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.\* (T&ES)
64. The Applicant/Owner shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to issuance of a certificate of occupancy, a copy of the maintenance contract shall be submitted to the City. \*\*\*(T&ES)
65. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to issuance of a certificate of occupancy. \*\*\*(T&ES)
66. Prior to issuance of a certificate of occupancy, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. \*\*\*(T&ES)

***O. NOISE:***

67. All exterior loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)

68. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

***P. AIR POLLUTION:***

69. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
70. No material may be disposed of by venting into the atmosphere. (T&ES)
71. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

## **CITY DEPARTMENT CODE COMMENTS**

Legend: C - Code Requirement R - Recommendation S - Suggestion F – Finding

### **Planning and Zoning**

- C -1. As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for occupancy. Refer to City of Alexandria Landscape Guidelines, Section III A & B. \*\*\*\* (P&Z) (T&ES)
- C-2. The landscape elements of this development shall be subject to Performance and Maintenance criteria established by the City and available through T&ES. Issuance of a permanent certificate of occupancy is subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three years after completion. \*\*\*\* (P&Z) (T&ES)

### **Transportation and Environmental Services**

- F - 1. Add City Standard Environmental Notes. (T&ES- OEQ)
- F - 2. Transit and DASH have no comments on the Preliminary Plan.
- F - 3. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:  
  
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 4. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F - 5. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 6. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 7. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of

- Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
- F - 8. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6" for all commercial and institutional developments; however, a 4" sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12" or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)
- F - 9. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18" above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)
- F - 10. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18" for sanitary sewer and 12" for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under

- creeks and storm sewer pipe crossings with less than 6” clearance shall be encased in concrete. (T&ES)
- F - 11. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F - 12. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12” of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F - 13. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F - 14. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 15. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F - 16. The Traffic Control Plan shall replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. (T&ES)
- C - 1. Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)

- C - 2. Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed then the applicant shall provide an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C - 3. Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 4. Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 5. (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)
- C - 6. Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be

pipled to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)

- C - 7. In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis dated June 1, 2007. The memorandum is available at the following web address of the City of Alexandria (T&ES)

[http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Conn%20and%20Adequate%20Outfall%20Analysis%20\(02-07\).pdf](http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Conn%20and%20Adequate%20Outfall%20Analysis%20(02-07).pdf)

- C - 8. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-746-4410, or via email at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)

- C - 9. The applicant shall be responsible to deliver the solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. (T&ES)

- C - 10. The applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle.

- C - 11. Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.\* (T&ES)

- C - 12. Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)

- C - 13. Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)

- C - 14. The thickness of sub-base, base, and wearing course shall be designed using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)
- C - 15. All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
- C - 16. All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 17. All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 18. The applicant shall comply with the City of Alexandria’s Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 19. The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the water quality volume default and stormwater quantity management. (T&ES)
- C - 20. The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 21. All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF. \* (T&ES)

**VAWC Comments:**

1. VAWC has no comments.

**AlexRenew Comments:**

1. AlexRenew has no comments.

**Code Administration:**

1. Code Administration has no comments.

**Archaeology**

- C - 1. \*Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of historic or prehistoric artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- C - 2. \*The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays.
- C - 3. The statements in archaeology conditions above marked with an asterisk "\*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

*Fulfilled by applicant*

**City Department Code Comments**

Legend: C - Code Requirement R - Recommendation S - Suggestion F – Finding

**Archaeology**

- F-1 The original George Mason Elementary School was built in 1939. Between the 1860s and 1939, historic maps suggest that the 9.35 acre property remained undeveloped. During the Civil War a detailed map of the area shows several roads crisscrossing the property, and the John Lloyd estate located several hundred feet to the east. While there is no direct evidence of historic activity taking place on the property prior to construction of the school, the elevated, well drained tract could have attracted settlement before the Civil War. Also, given its location on a terrace overlooking tributaries of Four Mile Run and Timber Branch, the setting is the type of landform that often attracted temporary prehistoric settlement.
- C - 1. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

*Asterisks denote the following:*

- \* Condition must be fulfilled prior to release of the final site plan
- \*\* Condition must be fulfilled prior to release of the building permit
- \*\*\* Condition must be fulfilled prior to release of the temporary certificate of occupancy
- \*\*\*\* Condition must be fulfilled prior to release of the permanent certificate of occupancy



**APPLICATION**

**DEVELOPMENT SITE PLAN**

**DSP #** 2012-0034

**Project Name:** GM Elementary School - CAPACITY EXPANSION

**PROPERTY LOCATION:** 2601 Cameron Mills Road

**TAX MAP REFERENCE:** 023.04-10-20

**ZONE:** R-8

**APPLICANT**

**Name:** ACPS - Monika Szczepaniec

**Address:** 4701 SEMINARY RD ALEXANDRIA, VA 22304

**PROPERTY OWNER**

**Name:** City of Alexandria

**Address:** 301 KING ST ALEXANDRIA, VA 22314

**PROPOSED USE:** Modular Classroom & Modular Cafeteria Addition to relieve overcrowding and upgrade outdated cafeteria & kitchen

**THE UNDERSIGNED** hereby applies for Development Site Plan approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Robert C Mereness

Print Name of Applicant or Agent

CAD-CON Consulting Inc. 10706 Vandor Lane

Mailing/Street Address

Manassas, VA 20109

City and State

Zip Code

Signature

703 392-5141 x117 703 392-0507

Telephone #

Fax #

robertmereness@cadconconsulting.com

Email address

4/16/13

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_

Fee Paid and Date: \_\_\_\_\_

Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

**The applicant is: (check one)**

the Owner     Contract Purchaser     Lessee or     Other: Engineer for ACPS of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

City of Alexandria - 100 %

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If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes.** Provide proof of current City business license.
- No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1.	ACPS		
2.			
3.			

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1.	CITY OF ALEXANDRIA	301 King St Alexandria VA 22314	100
2.			
3.			

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

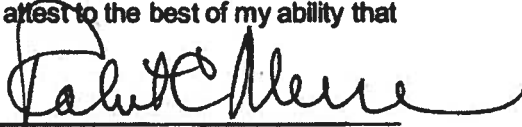
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

**NOTE:** Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4/16/13  
Date

ROBERT C. MENDERS  
Printed Name

  
Signature