PRELIMINARY SUBMISSION
NEW WEST END ELEMENTARY SCHOOL

DSUP #2016-0039

AREA TABULATIONS

TOTAL SITE AREA = 3.48 AC 151,755 SF

TOTAL AREA OF TAX PARCEL = 3.48 AC 151,755 SF

TOTAL EXISTING IMPERVIOUS AREA = 0.21 AC 9,148 SF

TOTAL PROPOSED IMPERVIOUS AREA = 0.37 AC 16,117 SF

TOTAL DISTURBED AREA = 0.63 AC 27,443 SF

THE STAIR/ELEVATOR STRUCTURE AT THE ENTRANCE IS 1,360 SQUARE FEET PER FLOOR AT ALL SIX FLOORS. THE PRIMARY-GRADE STAIR TO THE REAR OF THE BUILDING IS 320 SQUARE FEET PER FLOOR FOR TWO FLOORS. THE STAIRS ARE REQUIRED TO ADDRESS BUILDING CODE REQUIREMENTS FOR DIVERSITY OF EXIT AVAILABILITY AND TO ACCOMMODATE INCREASED OCCUPANT LOADS ON EACH FLOOR. THE BUILDING CODE DOES NOT GRANT HEIGHT INCREASES BASED ON THE NUMBER OR CAPACITY OF STAIRS, AS THE BUILDING IS LIMITED IN HEIGHT BY ITS CONSTRUCTION CLASSIFICATION, SO NO BUILDING HEIGHT INCREASE IS POSSIBLE.

ENVIRONMENTAL SITE ASSESSMENT

THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. THE RESOURCE PROTECTION AREA IS SHOWN ON THE PLANS.

THERE IS NO KNOWN SOIL CONTAMINATION NOR IS IT ANTICIPATED. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OF UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE AND CITY REGULATIONS.

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
- MONDAY THROUGH FRIDAY FROM 7 AM TO 6 PM AND
- SATURDAYS FROM 9 AM TO 6 PM.
- NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.
- PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
  - MONDAY THROUGH FRIDAY FROM 9 AM TO 6 PM AND
  - SATURDAYS FROM 10 AM TO 4 PM.

CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

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.

ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

SOILS ON SITE:

66	KINGSTOWNE SANDY CLAY LOAM	0-4% SLOPES
74B	LUNT-MARUMSCO COMPLEX	2-7% SLOPES
95	URBAN LAND	
100	URBAN LAND-KINGSTOWNE COMPLEX	

A COMPLETE SOILS INVESTIGATION HAS NOT BEEN PERFORMED BY AMT,. NO MARINE CLAYS WERE SHOWN ON SOIL MAP FOR THIS SITE PER USDA NRCS SOIL DATA EXPLORATION.THE SITE WAS USED AS OFFICE SPACE PREVIOUSLY. NO KNOWN HISTORIC ITEMS OF SIGNIFICANCE ARE PRESENT.

SANITARY OUTFALL ANALYSIS

ALEXANDRIA MEMO TO INDUSTRY NO. 06-14 INDICATES "APPLICANT FOR NEW DEVELOPMENT AND/OR REDEVELOPMENT SHALL PROVIDE FOR THE SANITARY SEWER IMPROVEMENTS, INFORMATION AND ANALYSES ONLY IF THE ADDITIONAL ESTIMATED PEAK WASTEWATER FLOW EXCEEDS 10,000 GPD." THIS PROJECT IS NOT NEW DEVELOPMENT AND OR REDEVELOPMENT. FOR THIS PROJECT THE PROPOSED CONDITION WILL DECREASE THE ESTIMATED PEAK WASTEWATER FLOW BY 6,044.8 GPD. ADDITIONAL SANITARY OUTFALL ANALYSIS IS THEREFORE NOT REQUIRED.

EXISTING OFFICE BUILDING:
USE 200 GPD/1,000 SF
125,736 SF/1,000 = 125.736
125.736 x 200 GPD = 25,147.2 GPD

PROPOSED SCHOOL BUILDING (FLOORS 1-4):
USE 16 GPD/CAPITA
670 CAPITA x 16 GPD = 10,720 GPD

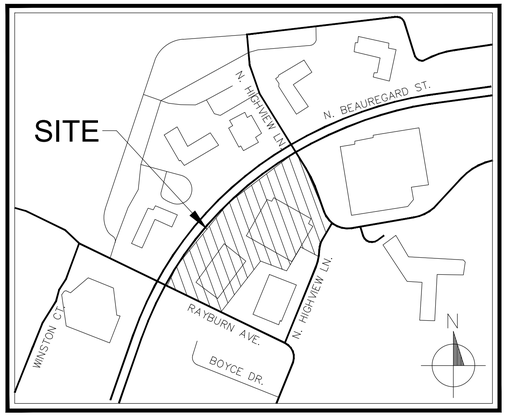
PROPOSED OFFICE BUILDING (FLOORS 5 & 6):
USE 200 GPD/1,000 SF
41,912 SF/1,000 = 41.912
41.912 x 200 GPD = 8,382.4 GPD

TOTAL PROPOSED BUILDING USE (SCHOOL + OFFICE USE):
10,720 GPD + 8,382.4 GPD = 19,102.4 GPD

NET DECREASE EQUALS:
25,147.2 - 19,102.4 = 6,044.8 GPD

VICINITY MAP

SCALE: NTS



PROJECT DESCRIPTION NARRATIVE

THE SITE CURRENTLY EXISTS AS A SIX STORY OFFICE BUILDING WITH A SEPERATE PARKING GARAGE. THE ZONING IS CURRENTLY CDD #4.

TWO LOCAL ELEMENTARY SCHOOLS JOHN ADAMS AND WILLIAM RAMSEY HAVE EXCEEDED OCUPANCY. CONSEQUENTLY, NEW ACADEMIC SPACE IS NECESSARY TO ENHANCE EDUCATIONAL EXPERIENCE. AN EXISTING OFFICE SPACE WILL BE TRANSFORMED INTO A NEW ELEMENTARY SCHOOL WITH SOME OFFICE SPACE (BUSINESS OCCUPANCY) MAINTAINED ON THE TWO UPPER FLOORS. THIS NEW SCHOOL WILL TAKE A PORTION OF STUDENTS FROM BOTH JOHN ADAMS AND WILLIAM RAMSEY.

THE SITE WAS USED AS OFFICE SPACE PREVIOUSLY. NO KNOWN HISTORIC ITEMS OF SIGNIFICANCE ARE PRESENT.

SCHOOL WILL ACCOMMODATE APPROXIMATELY 27 CLASSROOMS RESULTING IN 640 STUDENTS AND 70 STAFF.

A SEPARATE TRAFFIC IMPACT ANALYSIS HAS BEEN SUBMITTED TO THE CITY AND IS CURRENTLY UNDER REVIEW. THE ANALYSIS HAS PROJECTED THAT THE FACILITY WILL GENERATE A MAXIMUM OF 826 VEHICLE TRIPS PER DAY AND HAVE 3 BUS ROUTES PER DAY. THE FACILITY IS INTENDED TO BE SERVICED BY 70 STAFF. THE HOURS OF OPERATION OF THE FACILITY ARE ASSUMED TO BE 8 AM TO 4 PM, FIVE DAYS PER WEEK, MONDAY THROUGH FRIDAY.

THE SCHOOL HOPES TO OBTAIN TWO SECURITY GUARD POSITIONS. ONE POSITION WILL GENERALLY BE IN THE BUILDING AND THE OTHER WILL FACILITATE LOADING AND UNLOADING OF CHILDREN AND ASSOCIATED TRAFFIC ACTIVITIES.

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

1. APPLICANT IS REQUESTING AN AMENDMENT TO DEVELOPMENT SITE PLAN 96-0023 AND SPECIAL USE PERMIT 96-103, PURSUANT TO SECTION 11-400
2. APPLICANT IS REQUESTING A SPECIAL USE PERMIT FOR TRANSPORTATION MANAGEMENT PLAN
3. APPLICANT IS REQUESTING A SPECIAL USE PERMIT FOR MORE THAN ONE PENTHOUSE

NOTES

1. PUBLIC UTILITIES: THE SITE IS SERVED BY PUBLIC WATER AND SANITARY SEWER.
2. COMBINED SEWER AREA: THE SITE IS NOT LOCATED IN THE COMBINED SEWER AREA
3. FIRE DEPARTMENT: EXISTING FIRE HYDRANTS SHALL REMAIN IN-SERVICE AND UNOBSTRUCTED DURING CONSTRUCTION. THE APPLICANT SHALL INSURE EVE REMAINS OPEN DURING CONSTRUCTION.

ZONING TABULATIONS

1. ZONE OF SITE: CDD #4
2. USE: EXISTING OFFICE PROPOSED MIXED EDUCATIONAL/OFFICE
3. LOT AREA: 3.48 AC MINIMUM LOT AREA: N/A
4. NUMBER OF DWELLING UNITS: N/A
5. UNITS PER ACRE: N/A
6. GROSS SQUARE FOOTAGE:

USE	EX GSF	ADDITIONAL GSF
SCHOOL	83,824	7,008
OFFICE	41,912	3,186
GARAGE	178,072	1,344
TOTAL	303,808	11,538

7. NET SQUARE FOOTAGE:

USE	GSF
SCHOOL	68,000
OFFICE	34,000
GARAGE	174,872
TOTAL	276,872

8. FLOOR AREA RATIO:

EXISTING	2.00
PROPOSED	0.08*
TOTAL	2.08

* PROPOSED ADDITIONAL FAR COMES FROM ADDITIONAL LOBBY AREA AND TWO EMERGENCY STAIRWELLS

9. OPEN SPACE:

GROUND LEVEL	100,701 SF
ABOVE GROUND	13,178 SF

10. AVERAGE FINISHED GRADE: 243.00 FT - BUILDING 232.67 FT - GARAGE
11. HEIGHT: 77 FT - BUILDING 39 FT - GARAGE
12. SETBACKS:

	EXISTING	PROPOSED
FRONT	36	36
SIDE	25	25
REAR	64	64

13. FRONTAGE: REQUIRED N/A PROPOSED N/A
14. PARKING SPACES: (SEE ALSO PARKING INFORMATION ON SHEET 3 AND 3A)

	RATIO	REQUIRED	PROPOSED
SCHOOL USE (662 SEATS)	1/25 SEATS	27	94
OFFICE USE (41,912 SF)	1/475 SEATS	88	88
TOTAL REQUIRED FOR 1701	-	105	182
PARKING FOR 1703	-	190	190

15. LOADING SPACES: 1
16. TRIP GENERATION: EXISTING 1389 * PROPOSED 826 - SCHOOL, 188 - OFFICE, 1,014 - TOTAL

* ASSUMES ALL 6 FLOORS IN EXISTING OFFICE BUILDING ARE USED AS OFFICE

17. COMPLETE STREETS:

	NEW	UPGRADED
CROSSWALKS	1	6
STANDARD		
HIGH VISIBILITY	1	6
CURB RAMPS	-	14
SIDEWALKS (LINEAR FEET)	215	250
BICYCLE PARKING		
PUBLIC/VISITOR	36	-
PRIVATE/GARAGE	-	-
BICYCLE FACILITIES	-	-
PEDESTRIAN SIGNALS	1	-

N. BEAUREGARD - COMMERCIAL CONNECTOR/TRANSIT STREET OVERLAY
RAYBURN - NEIGHBORHOOD CONNECTOR
HIGHVIEW - NEIGHBORHOOD CONNECTOR

SHEET INDEX

OWNER/DEVELOPER

1. RECORD OWNER:
US BANK NA TR JPMORGAN CHASE COMMERCIAL MORTGAGE SECURITIES TR 2007-LDP10 C/O C-III ASSET MANAGEMENT LLC
5221 N OCONNOR BLVD
SUITE 600, IRVING TX 75039

2. DEVELOPER:
ALEXANDRIA CITY PUBLIC SCHOOL
1340 BRADDOCK PLACE
ALEXANDRIA, VA 22314
SCHOOL TRANSPORTATION CONTACT:
JAMIE BARTLETT
(571) 221-8501

3. PLAN PREPARED BY **
CHARLIE O'CONNEL P.E.
PE #024735
A. MORTON THOMAS AND ASSOCIATES, INC.
14555 AVION PARKWAY, SUITE 150
CHANTILLY, VIRGINIA 20151
(703) 817-1373

4. ATTORNEY:
BLANKENSHIP & KEITH, P.C.
4020 UNIVERSITY DR, SUITE 300
FAIRFAX, VA 22030
(703) 691-1235

5. ARCHITECT**
NOELKER AND HULL ASSOCIATES, INC.
6 NORTH EAST ST, SUITE 300
FREDERICK, MD 21701
(301) 662-8611

** THIS PROJECT IS TO BE COMPLETED USING DESIGN/BUILD CONTRACT. DESIGN PROFESSIONALS ARE PROVIDING ONLY CONCEPTUAL DESIGN SERVICES. A SEPARATE TEAM WILL ADVANCE THE CONCEPT AND DEVELOP DESIGN DOCUMENTS.

APPROVED
SPECIAL USE PERMIT NO. DSUP 2016-0039
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DESIGN ENGINEER
A. MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS
14555 AVION PARKWAY, SUITE 150
CHANTILLY, VA 20151
PHONE (703) 817-1373
EMAIL AMT@AMTENGINEERING.COM
PROJ. MANAGER: CHARLIE O'CONNELL P.E. EMAIL: COCONNELL@AMTENGINEERING.COM

DRAWN: WJF/JAC
DATE: 6/30/17
SCALE:

SEAL: CHARLES KENNETH O'CONNELL, NO. 024735, PROFESSIONAL ENGINEER, COMMONWEALTH OF VIRGINIA, 6/30/17

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

VERIFICATION OF COMPLETENESS SUBMISSION
NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: COVER SHEET

Job No. 16-0526.002

THE FOLLOWING GENERAL NOTES ARE CONSISTENT WITH THE CITY OF ALEXANDRIA MEMORANDUM TO INDUSTRY NO. 02-09 DATED DECEMBER 3, 2009 AND HAVE BEEN AMENDED AS APPLICABLE FOR THIS PARTICULAR SITE:

THIS PROJECT IS TO BE COMPLETED USING DESIGN/BUILD CONTRACT. DESIGN PROFESSIONALS ARE PROVIDING ONLY CONCEPTUAL DESIGN SERVICES. A SEPARATE TEAM WILL ADVANCE THE CONCEPT AND DEVELOP DESIGN DOCUMENTS.

EXISTING CONDITIONS SURVEY NOTES:

1. HORIZONTAL DATUM VIRGINIA STATE PLANE DATUM, NAD83 VERTICAL DATUM VIRGINIA STATE PLANE DATUM, NAVD88 COORDINATE VALUES ARE SHOWN AT GROUND LEVEL. TO CONVERT TO GRID MULTIPLY BY 0.9999486132.
2. UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED BY AMT, DATED 02/2017; AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777 AND 811 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION. THE CONSTRUCTION WORKERS AND EXCAVATION OR CONTRACTOR(S) ARE ENCOURAGED TO VISIT DOMINION VIRGINIA POWER WEB SITE AT WWW.DOM.COM (KEYWORD SAFETY) FOR ANY ADDITIONAL SAFETY INSTRUCTIONS.
3. LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTO/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.
4. THE BOUNDARY INFORMATION FOR THE SUBJECT SITE IS BASED ON A CURRENT FIELD SURVEY PREPARED BY AMT. DATED 03/2017 IN ACCORDANCE WITH THE REQUIREMENTS OF VIRGINIA ASSOCIATION OF LAND SURVEYORS.

CITY STANDARD GENERAL NOTES:

1. THE SUBJECT SITE IS LOCATED ON CITY OF ALEXANDRIA ASSESSMENT MAP NO. 1901 AS PARCELS 019.01-04-10, 019.01-04-11 AND 019.01-04-16 AND ARE ZONED CDD#4.
2. OWNER:
   019.01-04-10 (1703 N BEAUREGARD)
   ASSOCIATION FOR SUPERVISION AND CURRICULUM DEVELOPMENT

   019.01-04-11 (1705 N BEAUREGARD)
   019.01-04-16 (1701 N BEAUREGARD)
   ALEXANDRIA CITY PUBLIC SCHOOLS
3. DEED BOOK 1607 PAGE 1684
4. ADDRESS : 1701, 1705 N BEAUREGARD, CITY OF ALEXANDRIA, VIRGINIA.
5. AREA TABULATION: 3.48 ACRES (151,755 SF) SEE COVERSHEET UNDER AREA TABULATIONS.
6. THE NATURAL SOILS: SEE COVERSHEET UNDER SOILS.
7. THE SITE IS LOCATED IN THE HOLMES RUN WATERSHED PER 2009 ECO CITY MAP, A PORTION OF THE OVERALL MIDDLE POTOMAC-ANACOSTIA-OCCOQUAN WATERSHED (02070010) PER US EPA.
8. CONSTRUCTION PERMITS ARE REQUIRED FOR THE PROJECT. THE APPROVED SITE PLAN MUST BE ATTACHED TO THE PERMIT APPLICATION THAT FULLY DETAILS THE CONSTRUCTION AS WELL AS LAYOUTS AND SCHEMATICS OF THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
9. ALL PUBLIC AND PRIVATE EASEMENTS OR ALL KNOWN PUBLIC AND PRIVATE EASEMENTS, INCLUDING ALL UTILITY, EGRESS, AND CONSERVATION RESTRICTIONS ARE SHOWN. THE APPLICANT SHALL NOT CONSTRUCT ANY PERMANENT STRUCTURES OVER ANY EXISTING OR PROPOSED PUBLIC AND/OR PRIVATE EASEMENTS UNLESS OTHER WISE APPROVED BY THE PLANNING COMMISSION AND CITY OF ALEXANDRIA COUNCIL.
10. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
11. BUILDING HEIGHT SHALL NOT EXCEED THE ALLOWABLE LIMIT BY CITY OF ALEXANDRIA ZONING ORDINANCE OR AS APPROVED BY THE PLANNING COMMISSION AND CITY OF ALEXANDRIA COUNCIL.
12. ALL NEW CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND THE THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC).
13. FLOOR AREA CALCULATIONS WITH ALLOWABLE LIMITS, AS APPROVED BY PLANNING COMMISSION AN CITY COUNCIL, ARE DEMONSTRATED HEREIN.
14. PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. IF CITY'S EXISTING PUBLIC INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO STREETS, ALLEYWAYS, DRIVEWAY APRONS, SANITARY AND STORM SEWERS, STREET LIGHTING, TRAFFIC AND PEDESTRIAN SIGNALS, SIDEWALKS, CURB AND BUTTER, AND STORM WATER DROP INLET STRUCTURES ARE DAMAGED BY THE CONTRACTOR OR BY ACTIVITIES RELATING TO THE SITE CONSTRUCTION THEN THE APPLICANT SHALL REPAIR THE SAME TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES). A PRE-CONSTRUCTION WALK/SURVEY OF THE SITE SHALL OCCUR WITH CONSTRUCTION AND INSPECTION STAFF TO DOCUMENT EXISTING CONDITIONS PRIOR TO ANY LAND DISTURBING ACTIVITY.
15. ALL IMPROVEMENTS TO THE CITY'S RIGHT-OF -WAY SUCH AS CURB, GUTTER, SIDEWALK, AND DRIVEWAY APRONS, ETC., ARE DESIGNED IN ACCORDANCE THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS.
16. ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHT-OF-WAYS, REQUIRED FOR ANY UTILITY INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AN SPECIFICATIONS AND TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).
17. CONTRACTOR MUST ENSURE THAT THERE IS NO DISTURBANCE ON ADJACENT PROPERTIES WITHOUT RECORDED EASEMENT OR NOTARIZED LETTER OF PERMISSION FROM THE ADJACENT PROPERTY OWNERS.
18. ALL REQUIRED STATE AND FEDERAL PERMITS, WHICH COULD INCLUDE PERMITS FROM THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (VDCR), VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY(VDEQ), VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (VDHR) UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA), ARMY CORPS OF ENGINEERS AND VIRGINIA MARINE RESOURCES, MUST 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 VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) GENERAL PERMIT FOR DISCHARGES GREATER THAN 2,500. INFORMATION REGARDING THE VSMP GENERAL PERMIT CAN BE FOUND ONLINE AT: HTTP://WWW.DCR.VIRGINIA.GOV/SOIL_AND-WATER/VSMP.SHTML
19. PERMITS FROM THE CITY OF ALEXANDRIA OFFICE OF ENVIRONMENTAL QUALITY (OEQ), TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES), AND BUILDING AN FIRE CODE ADMINISTRATION SHALL BE OBTAINED BY THE APPLICANT, AS REQUIRED AND DOCUMENTED HEREIN. THE CONTRACTOR CAN CONTACT ALEXANDRIA FIRE AND CODE ADMINISTRATION DEPARTMENT AT (703) 838-4644 OR (703) 746-4200 FOR ANY QUESTION OR ADDITIONAL INFORMATION.
20. ANY WORK IN THE PUBLIC RIGHT OF WAY SHALL REQUIRE A SEPARATE PERMIT FROM THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE CONTRACTOR CAN CONTACT THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES AT (703) 746-4035 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
21. THE PROPERTY ADDRESS MUST BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DEVELOPMENT SITE DURING CONSTRUCTION FOR EMERGENCY RESPONSE PURPOSE IN CONTRASTING COLOR FOR EASY IDENTIFICATION.
22. THE APPLICANT SHALL CONTACT THE CRIME PREVENTION UNIT OF THE ALEXANDRIA POLICE DEPARTMENT AT (703) 838-4520 REGARDING SECURITY HARDWARE FOR NEW CONSTRUCTION. THIS SHALL BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMIT.
23. ROOF DRAINAGE SYSTEM, SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEM MUST BE INSTALLED SO AS NEITHER TO ADVERSELY IMPACT UPON, NOR CAUSE EROSION DAMAGE TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT OF WAY.
24. THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE OCCURS ON SITE TO PREVENT PONDING OR DRAINAGE PROBLEMS ON ADJACENT PROPERTIES.
25. IN THE EVENT, THE PROPOSED ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEMS AN/OR GRADING ADVERSELY IMPACTS AND/OR CREATES A NUISANCE ON PUBLIC RIGHT OF WAY OR PRIVATE PROPERTIES THEN THE APPLICANT SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL IMPROVEMENTS TO THE ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.
26. A SEPARATE DESIGN IS REQUIRED FOR ALL WALLS 24" AND OVER IN HEIGHT FROM THE GRADE AND SUBJECT TO SEPARATE PERMITS TO BE OBTAINED BY THE OWNERS. GEOTECHNICAL AND STRUCTURAL DESIGN IS TO BE COMPLETED BY OTHERS. THIS FINAL SITE PLAN SHOWS LOCATION, PROPOSED GRADING, AND DESIGN OF ALL THE WALLS.
27. SUBMIT A SURVEY, CONSISTENT WITH THE REQUIREMENTS FOR CERTIFICATE OF OCCUPANCY CHECKLIST, TO THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO REQUESTING AN INSPECTION FOR A CERTIFICATE OF OCCUPANCY.
28. ALL SANITARY LATERALS AND/OR SEWERS NOT SHOWN IN THE EASEMENTS SHALL BE OWNED AND MAINTAINED PRIVATELY.
29. ALL STORM DRAINS NOT SHOWN WITHIN AN EASEMENT OR IN A PUBLIC R RIGHT OF WAY SHALL BE OWNED AND MAINTAINED PRIVATELY.
30. ALL WATER FACILITY CONSTRUCTION SHALL CONFORM TO VIRGINIA AMERICAN WATER COMPANY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONTACT VIRGINIA AMERICAN WATER COMPANY AT (703) 549-7080 TO COORDINATE CONSTRUCTION AND INSPECTION OF WATER FACILITIES.
31. THE SIDEWALKS SHALL REMAIN OPENED DURING CONSTRUCTION OR PEDESTRIAN ACCESS SHALL BE MAINTAINED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
32. PRIOR TO THE RELEASE OF THE FINAL SITE PLAN, A TRAFFIC CONTROL PLAN FOR CONSTRUCTION DETAILING PROPOSED CONTROLS TO TRAFFIC MOVEMENT, LANE CLOSURES, CONSTRUCTION ENTRANCES, HAUL ROUTES, AND STORAGE AND STAGING SHALL BE PROVIDED FOR INFORMATION PURPOSED; HOWEVER, AN AMENDED TRAFFIC PLAN SHALL BE PROVIDED FOR INFORMATION PURPOSE; HOWEVER, AN AMENDED TRAFFIC CONTROL PLAN, IF REQUIRED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES SHALL BE SUBMITTED TO THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES ALONG WITH THE BUILDING PERMIT APPLICATION. THE FINAL SITE PLAN SHALL INCLUDE A STATEMENT "FOR INFORMATION ONLY" ON THE TRAFFIC CONTROL PLAN SHEETS.
33. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF, IN ACCORDANCE WITH VIRGINIA USBC 115.0.

EMERGENCY VEHICLE EASEMENT NOTE

ALL EMERGENCY VEHICLE EASEMENTS ARE SHOWN ON THE PLAN AND SHALL BE RECORDED WITH ALEXANDRIA LAND RECORDS.

ENVIRONMENTALLY SENSITIVE DESIGN

1701 N. BEAUREGARD IS AN EXISTING 122,000 SQUARE FOOT OFFICE BUILDING ON AN EXISTING, COMPLETELY DEVELOPED SITE. THE CHOICE TO "REPURPOSE" AN EXISTING OFFICE BUILDING TO A SCHOOL IS A VERY ENVIRONMENTALLY SENSITIVE SITE DESIGN IN AND OF ITSELF. THIS NEW SCHOOL DOES NOT REQUIRE MAJOR REMOVAL OF EXISTING FORESTS NOR PERTURBATION OF ANY ENVIRONMENTALLY SENSITIVE LAND FEATURES. LAND DISTURBANCE WILL GENERALLY CONSIST OF WIDENING THE SERVICE ROAD AREA AND INSTALLING WIDE PEDESTRIAN FACILITIES THAT WILL ALSO FUNCTION AS EMERGENCY ACCESS. APPROXIMATELY TWENTY (20) LANDSCAPING TREES WILL BE REMOVED. THE TREE CANOPY FOR THIS SITE WILL BE APPROXIMATELY 34%.

THE SITE IS LOCATED CLOSE TO EXISTING PUBLIC TRANSPORTATION AND TO CENTERS OF STUDENT POPULATION. ITS MOST SIGNIFICANT ENVIRONMENTALLY SENSITIVE DESIGN FEATURE IS ITS SELECTION FOR ADAPTIVE RE-USE AS A SCHOOL. THE EMBODIED ENERGY AND MATERIALS IN THE EXISTING BUILDING AND SITE DEVELOPMENT ARE AVAILABLE FOR RE-USE IN A DESIRABLE LOCATION FOR A SCHOOL.

THE SITE HAS ON IT AN AREA DESIGNATED AS A RESOURCE PROTECTION AREA (RPA) AND A FIFTY FOOT BUFFER EXTENDING FROM THE CURB OF N. BEAUREGARD. THE RPA, ON AND ADJACENT THIS SITE EXTENDS OVER N. HIGHVIEW LANE, BEYOND THE SIDEWALK INTO THIS SITE AND EXTEND ONTO SOME OF THE GRASS AREA CONTIGUOUS TO THE SIDEWALK IN THE VICINITY OF THE PARKING GARAGE. THIS PROJECT WILL HAVE NEGLIGIBLE OR NO IMPACT ON THE RPA. THE CONSTRUCTION OF THIS PROJECT WILL NOT DISTURB THE EXISTING BUFFER.

THE PROJECT IS INNOVATIVE IN ITS USE OF A BUILDING TYPE NOT ORIGINALLY DESIGNED AS A SCHOOL, EXTENDING TO THE PROPOSED USE OF THE PARKING STRUCTURE FOR OUTDOOR PLAY SPACE. USING THE TOP LEVEL OF THE PARKING STRUCTURE ALLOWS THE USE OF A DENSELY-DEVELOPED SITE WITHOUT INCREASING THE SITE'S IMPACT ON THE LOCAL ENVIRONMENT.

1701 WILL BE A DESIGN-BUILD PROJECT, IN WHICH THE EVENTUAL DESIGN-BUILD TEAM MAY SELECT A DETAILED STRATEGY FOR COMPLIANCE WITH LEED SILVER DESIGNATION. THE PRESENT SUBMISSION IS CONCEPTUAL IN NATURE AND WILL SERVE AS A GENERAL GUIDE FOR THE EXECUTION OF THE DETAILED PROJECT, RATHER THAN AS A DETERMINISTIC TEMPLATE. THE DETAILS OF COMPLIANCE WILL BE DETERMINED AS THE DESIGN-BUILD TEAM DEVELOPS ITS DESIGN. DESIGN TEAMS WILL HAVE THE OPTION OF PURSUING LEED 4.0 FOR RENOVATION OR LEED FOR SCHOOLS.

THE FOLLOWING COMPLIANCE STRATEGIES ARE INHERENT IN THE PROJECT:

- THE PROJECT IS IN AN EXISTING DEVELOPED LOCATION
- IT HAS ACCESS TO HIGH-QUALITY MASS TRANSIT OPTIONS
- IT IS LOCATED A HIGH-DENSITY AREA WITH DIVERSE USES
- IT IS LOCATED CLOSE TO THE POPULATION IT SERVES
- INSTALLATION OF RAIN GARDENS

THE EXISTING SITE IS ALREADY FULLY DEVELOPED. THE SITE INFRASTRUCTURE WILL BE CONSERVED WITH MINIMAL IMPACT ON EXISTING GREEN SPACES. OUTDOOR USE WILL FOCUS ON EXISTING DEVELOPED SPACE SUCH AS THE PARKING STRUCTURE AND THE EXISTING SERVICE AREA.

SUGGESTED STRATEGIES FOR SUSTAINABLE DESIGN COMPLIANCE FOR THE DESIGN-BUILD TEAM MAY INCLUDE:

- INDOOR AND OUTDOOR WATER USE REDUCTION
- OPTIMIZATION OF ENERGY PERFORMANCE USING EXISTING SYSTEMS
- LOCAL SOURCING OF RAW AND FINISHED MATERIALS
- CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT
- BUILDING PRODUCT IMPACT ON THE INTERIOR ENVIRONMENT
- QUALITY VIEWS IN CLASSROOM SPACES
- DAYLIGHTING AND LIGHTING AUTONOMY

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. AN EROSION AND SEDIMENT CONTROL PLAN MUST BE APPROVED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO ANY LAND DISTURBING ACTIVITY GREATER THAN 2,500 SQUARE FEET.
2. ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH), VIRGINIA REGULATIONS §4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS.
3. AN EROSION AND SEDIMENT CONTROL PLAN IS NOT REQUIRED WITH THESE PRELIMINARY PLANS. AN EROSION AND SEDIMENT CONTROL PLAN WILL BE REQUIRED WITH THE FINAL PLAN SUBMISSION.
4. A "CERTIFIED LAND DISTURBER" (CLD) SHALL BE NAMED IN A LETTER TO THE DIVISION CHIEF OF CONSTRUCTION AND INSPECTION (C&I), DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO ANY 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.
5. THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, CONSTRUCTION AND INSPECTION (C&I) DIVISION MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENTS OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION. THE RESPONSIBLE CERTIFIED LAND DISTURBER (CLD) SHALL ATTEND THE PRE-CONSTRUCTION MEETING.
6. CONSTRUCTION SHALL BE SEQUENCED SUCH THAT GRADING OPERATION CAN BEGIN AND END AS QUICKLY AS POSSIBLE. AREAS NOT TO BE DISTURBED MUST BE CLEARLY MARKED OR FLAGGED.
7. AN INSPECTION BY THE CITY OF ALEXANDRIA IS REQUIRED AFTER INITIAL INSTALLATION OR EROSION AND SEDIMENT CONTROL MEASURES AND BEFORE ANY CLEARING OR GRADING CAN BEGIN.
8. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
9. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN THOSE INDICATED ON THESE PLANS INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS, THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE CITY OF ALEXANDRIA.
10. THE DEVELOPER AND CONTRACTORS ARE TO KEEP DENUDED AREAS TO A MINIMUM. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR. ANY STOCKPILED MATERIAL WHICH WILL REMAIN IN PLACE LONGER THAN 10 DAYS MUST BE SEEDED FOR TEMPORARY VEGETATION AND MULCHED WITH STRAW MULCH OR OTHERWISE STABILIZED.
11. ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 48 HOURS AFTER GRADING.
12. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
13. DURING DEWATERING OPERATIONS, WATER SHALL BE PUMPED THROUGH AN APPROVED FILTERING DEVICE OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY IMPACT FLOWING STREAMS OR OFF-SITE PROPERTY.
14. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
15. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION AND AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL (T&ES) SERVICES OF THE CITY OF ALEXANDRIA.
16. ANY DENUDED SLOPES, EITHER DISTURBED OR CREATED BY THIS PLAN THAT EXCEED 2,500 SQUARE FEET SHALL BE SODDED AND PEGGED FOR STABILITY AND EROSION CONTROL. AT THE COMPLETION OF THE PROJECT AND PRIOR TO THE THE RELEASE OF THE BOND, ALL DISTURBED AREAS SHALL BE STABILIZED PERMANENTLY AND ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED.
17. ALL VEHICLES SHALL BE CLEANED BEFORE ENTERING ONTO THE PUBLIC RIGHT OF WAY.
18. THE WASH WATER FROM THE CONSTRUCTION ENTRANCE SHALL BE FILTERED THROUGH THE PROVIDED SILT FENCE TO ENSURE THAT NO SEDIMENT LADEN RUNOFF IS ALLOWED TO RUNOFF ON TO THE ADJACENT PROPERTY OR THE PUBLIC RIGHT OF WAY.
19. INSTALL SILT FENCE AND TREE PROTECTION, WHERE APPLICABLE.
20. DUST CONTROL SHALL BE ACCOMPLISHED BY TEMPORARY VEGETATIVE COVER AND BY IRRIGATION AS NEEDED.

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DRAWN: WJP / JAC
DATE: 6/30/17
SCALE:

SEAL: COMMONWEALTH OF VIRGINIA — CHARLES MORTON O'CONNELL — No. 024758 — PROFESSIONAL ENGINEER — 6/30/17

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

VERIFICATION OF COMPLETENESS SUBMISSION

NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: GENERAL NOTES - 1

APPROVED
SPECIAL USE PERMIT NO. DSUP 2016-0039
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

COMPUTATION OF PEAK RUNOFF RATE

THE PRE AND POST DEVELOPMENT PEAK RATES OF RUNOFF ARE COMPUTED BY THE RATIONAL METHOD USING THE CITY OF ALEXANDRIA INTENSITY- DURATION-FREQUENCY (IDF) CURVES, DESIGN AND CONSTRUCTION STANDARDS, DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, JULY 1989. AN INLET TIME OF CONCENTRATION OF 5 MINUTES HAS BEEN USED FOR BUSINESS, COMMERCIAL, APARTMENT AND TOWNHOUSE COMPLEXES AS IN AN ULTRA URBAN ENVIRONMENT. ALL HYDROLOGIC ANALYSES RELATED TO PRE AND POST DEVELOPMENT ARE BASED ON THE EXISTING WATERSHED CHARACTERISTICS AND THE ULTIMATE DEVELOPMENT OF THE SUBJECT PROJECT, RESPECTIVELY.

STORMWATER MANAGEMENT PLAN

THE OVERALL STORMWATER MANAGEMENT PLAN DEMONSTRATES THE DRAINAGE DIVIDE AREAS ON THE GRADING PLAN ALONG WITH THE STRUCTURES WHERE EACH SUB-AREA DRAINS.

THERE IS A STORM WATER INLET AVAILABLE WITHIN 100' OF THE DEVELOPMENT SITE; THEREFORE, THE ROOF, SURFACE AND SUBSURFACE DRAINAGE IS CONNECTED WITH CONTINUOUS UNDERGROUND PIPE TO THIS INLET PER THE REQUIREMENTS OF THE CITY OF ALEXANDRIA CODE SECTION 8-1-22.

THE PLAN DEMONSTRATES THAT THE SITE HAS BEEN DEVELOPED NOT TO INCREASE THE POST DEVELOPMENT PEAK RUNOFF RATE FROM THE PRE-DEVELOPMENT PEAK RUNOFF RATE FOR A ONE-YEAR AND TEN YEAR STORM CONSIDERED INDIVIDUALLY PER THE REQUIREMENTS OF ARTICLE 13-109(F)(1) OF ALEXANDRIA ZONING ORDINANCE. THEREFORE, NO DETENTION IS PROVIDED.

ADEQUATE OUTFALL ANALYSIS

THE PLAN DEMONSTRATES THE AVAILABILITY OF A STORM SEWER ADEQUATE OUTFALL IN COMPLIANCE WITH THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (OCR), EROSION AND SEDIMENT CONTROL (ESC) REGULATIONS (4VAC50-30-40.19) MINIMUM STANDARD 19 (MS-19), ARTICLE XI SECTION 11-410 (N) OF THE ALEXANDRIA ZONING ORDINANCE (AZO), AND THE APPROVED CONDITION OF DEVELOPMENT.

IF AN ADEQUATE OUTFALL IS PRESENT

THE PIPES AND STORM SEWER SYSTEM DEMONSTRATES THAT A TEN-YEAR STORM SCONTAINED WITHIN THE PIPE OR SYSTEM AND THE HYDRAULIC GRADE LINE (HGL) IS AT LEAST TWO FEET BELOW THE TOP OF THE MANHOLE ; THEREFORE, AN ADEQUATE STORM WATER OUTFALL IS ASSUMED TO BE AVAILABLE.

STORMWATER BMP AND DETENTION FACILITIES MAINTENANCE AGREEMENT

THE APPLICANT SHALL SUBMIT TO THE CITY OF ALEXANDRIA A STORMWATER BMP AND DETENTION FACILITIES MAINTENANCE AGREEMENT WITH FINAL #2 SUBMISSION. (Amend the note to include or exclude the stormwater detention facilities, as applicable, in the Agreement). THE MAINTENANCE AGREEMENT SHALL BE REGISTERED WITH ALEXANDRIA LAND RECORDS.

ENVIRONMENTAL SITE ASSESSMENT

1. THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIABLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS, OR WETLANDS LOCATED ON THE SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR AREAS OF SOIL OR GROUNDWATER CONTAMINATION ON THE SITE.
2. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS, AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
3. ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-838-4400 EXT 267/255.
4. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
   - MONDAY THROUGH FRIDAY FROM 7 AM TO 6 PM AND
   - SATURDAYS FROM 9 AM TO 6 PM.
   - NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.

   PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
   - MONDAY THROUGH FRIDAY FROM 9 AM TO 6 PM AND
   - SATURDAYS FROM 10 AM TO 4 PM.

STORMWATER BEST MANAGEMENT PRACTICES (BMP) NOTES

THE STORMWATER BEST MANAGEMENT PRACTICES (BMP) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN ENGINEER OR HIS DESIGNATED REPRESENTATIVE. THE DESIGN ENGINEER SHALL MAKE A WRITIEN CERTIFICATION TO THE CITY THAT THE BMPs ARE CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED SITE PLAN. IN ADDITION, AGGREGATE LAYERS AND COLLECTOR PIPES MAY NOT BE INSTALLED UNLESS THE DESIGN ENGINEER OR HIS REPRESENTATIVE IS PRESENT.

THE CONTRACTOR SHALL FURNISH THE CITY WITH AN OPERATION AND MAINTENANCE MANUAL FOR ALL BMPs ON THE PROJECT. THE MANUAL SHALL INCLUDE AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF EACH BMP AND ANY SUPPORTING UTILITIES, CATALOG CUTS ON ANY MECHANICAL OR ELECTRICAL EQUIPMENT AND A SCHEDULE OF ROUTINE MAINTENANCE FOR THE BMPs AND SUPPORTING EQUIPMENT.

UTILITY WORKS

UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS DESCRIBED IN SECTION 4VAC50-30-40 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) AND ADDITIONAL APPLICABLE PRACTICES FOLLOWED BY THE CITY OF ALEXANDRIA:

A. ALL PRIVATE UTILITIES SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF- WAY AND PUBLIC UTILITY EASEMENTS UNLESS THE UTILITY OWNERS HAVE FRANCHISE AGREEMENT WITH THE CITY OF ALEXANDRIA; HOWEVER, NO ELECTRIC TRANSFORMERS AND SWITCH GEARS I CONTROL BOXES SHALL BE PLACED IN THE PUBLIC RIGHT OF WAY.

B. ALL THE EXISTING AND PROPOSED PUBLIC AND PRIVATE UTILITIES AND EASEMENTS SHALL BE SHOWN AND A DESCRIPTIVE NARRATION OF VARIOUS UTILITIES SHALL BE PROVIDED ON THE PLAN.

C. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN UTILITY SERVICES AT ALL TIMES DURING CONNECTION AND/OR CONSTRUCTION.

D. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.

E. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.

C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED

THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.

D. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS TO MINIMIZE EROSION AND PROMOTE STABILIZATION.

E. SHOULD UTILITY CONSTRUCTION BE PERFORMED AFTER COMPLETING EARTHWORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D- 1551) COMPACTION IN ALL TRENCH BACKFILL.

F. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE VIRGINIA REGULATIONS §4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH).

G. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

H. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION, AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, CITY OF ALEXANDRIA.

I. A REMEDIATION PLAN SHALL BE SUBMITTED DETAILING HOW CONTAMINATED SOILS AND/OR GROUNDWATER WILL BE DEALT WITH, INCLUDING PLANS TO REMEDIATE UTILITY CORRIDORS.

J. UTILITY CORRIDORS IN CONTAMINATED SOIL SHALL BE OVER EXCAVATED BY 2 FEET AND BACKFILLED WITH "CLEAN" SOIL.

K. GRADING CAN BE PERFORMED ON INSTALLATION OF UTILITIES.

L. ALL UTILITIES SUCH AS ELECTRICAL LINES, GAS PIPES, COMMUNICATION CABLES, INCLUDING WATER AND SEWER LATERALS ON PUBLIC AND PRIVATE PROPERTY IN THE CITY OF ALEXANDRIA SHALL BE PROVIDED WITH MINIMUM 3" WIDE 5 MIL OVERALL THICKNESS DETECTABLE UNDERGROUND WARNING TAPE (DUWT). THE DUWT SHALL BE INSTALLED AT DEPTHS OF 12" TO 18" FOR DUWT WIDTHS OF 3" AND 24" FOR WIDTHS OF 6" SO AS TO MAKE UNDERGROUND INSTALLATIONS EASY TO FIND USING A NON-FERROUS LOCATOR. THE DUWT SHALL BE WITH ALUMINUM BACKING OR SOLID ALUMINUM CORE LAMINATED WITH A PROTECTIVE CLEAR FILM ON BOTH SIDES, SEALING AND PROTECTING THE GRAPHICS FROM UNDERGROUND MOISTURE, ACIDS, ALKALIS, AND OTHER SOIL SUBSTANCES. ALL DUWT TAPES SHALL BE PRINTED IN BLACK INK ON AMERICAN PUBLIC WORKS ASSOCIATION (APWA) APPROVED COLORS TO MEET OR EXCEED INDUSTRY STANDARDS.

COLOR	CODES
RED	CAUTION BURIED ELECTRIC POWER LINES, CABLES, CONDUITS, AND LIGHTING CABLES
YELLOW	CAUTION GAS, OIL, STEAM, PETROLEUM, OR GASEOUS MATERIALS
ORANGE	CAUTION COMMUNICATIONS, ALARM OR SIGNAL LINES, CABLES, OR CONDUITS
BLUE	CAUTION POTABLE WATER
PURPLE	CAUTION RECLAIMED WATER, IRRIGATION AND SLURRY LINES
GREEN	CAUTION SEWER, DRAIN LINES, AND FORCE MAIN

SOLID WASTE MANAGEMENT

1. IN COMPLIANCE WITH TITLE 5: TRANSPORTATION AND ENVIRONMENTAL SERVICES, SECTION 5-1-31 OF THE CITY CHARTER AND CODE, THE CITY OF ALEXANDRIA WILL PROVIDE SOLID WASTE COLLECTION SERVICES TO EVERY USER PROPERTY, DEFINED IN SECTION 5-1-2 (12B) AS CONTAINING FOUR OR FEWER DWELLING UNITS EXCLUDING CONDOMINIUM DWELLINGS.

SINCE THE CITY OF ALEXANDRIA IS PROVIDING SOLID WASTE COLLECTION AND DISPOSAL SERVICES, THE PLAN DEMONSTRATES THAT THE DEVELOPMENT MEETS ALL THE MINIMUM STREET STANDARDS, INCLUDING ALL STANDARD TURNAROUNDS. THE TRASH TRUCK TURNING MOVEMENTS DEMONSTRATE THAT THE TRASH TRUCK IS ABLE TO PICK UP SOLID WASTE FROM PRIVATE STREETS WITHOUT BACKING UP.

THE PLAN DEMONSTRATES THAT ADEQUATE SPACE FOR SOLID WASTE AND RECYCLING CONTAINERS HAS BEEN PROVIDED AND THE DEVELOPMENT MEETS ALL THE MINIMUM STREET STANDARDS, INCLUDING ALL STANDARD TURNAROUNDS. THE TRASH TRUCK TURNING MOVEMENTS DEMONSTRATE THAT THE TRASH TRUCK IS ABLE TO PICK UP SOLID WASTE FROM PRIVATE STREETS WITHOUT BACKING UP. THE CONTAINERS HAVE BEEN PLACED WITHIN AN ENCLOSURE THAT COMPLETELY SCREENS THEM FROM VIEW.

SIGN CONSTRUCTION

A SEPARATE PERMIT IS REQUIRED FOR SIGN CONSTRUCTION.

RODENT ABATEMENT NOTE

PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT OR LAND DISTURBANCE PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITIED TO THE CITY OF ALEXANDRIA BUILDING AND FIRE CODE ADMINISTRATION THAT WILL OUTLINE STEPS THAT WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS. THE CONTRACTOR CAN CONTACT ALEXANDRIA BUILDING AND FIRE CODE ADMINISTRATION DEPARTMENT AT (703) 838-4644 OR (703) 746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.

MOSQUITO CONTROL NOTES

1. STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICE (BMP) SYSTEMS THAT HOLD WATER FOR MORE THEN 5 DAYS BETWEEN THE MONTHS OF MAY - OCTOBER HAVE THE POTENTIAL TO CAUSE MOSQUITO BREEDING HABITATS, THEREFORE, SUCH BMPs SHALL BE TREATED WITH A REGISTERED MOSQUITO LARVAL CONTROL PRODUCT. ALL LABELS SHOULD BE FOLLOWED FOR APPLICATION RATES AND AMOUNTS.
2. SINCE EXCESSIVE VEGETATION IN EXISTING BMPs ALSO INCREASES THE POTENTIAL FOR MOSQUITO PROBLEMS; THEREFORE, VEGETATION SHALL BE CONTROLLED AND CUT TO REDUCE MOSQUITO BREEDING.
3. CONTACT THE CITY OF ALEXANDRIA ENVIRONMENTAL HEALTH VECTOR BORNE ILLNESS PROGRAM (703-838-4400 EXT. 326, 327) FOR QUESTIONS OR TREATMENT ASSISTANCE.

LANDSCAPE NOTES

1. ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE AND PENALTIES SHALL BE PREPARED IN COMPLIANCE WITH LANDSCAPE GUIDELINES OF THE CITY OF ALEXANDRIA AND APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING AND CONSTRUCTION ACTIVITIES.
2. ALL VEGETATION PRESERVATION AND PROTECTION METHODS SHALL BE APPROVED I VERIFIED IN FIELD BY THE CITY ARBORIST PRIOR TO COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITY.
3. LOCATION AND METHOD FOR PROTECTION AND PRESERVATION OF EXISTING TREES WILL BE SHOWN ON DEMOLITION, SEDIMENT AND EROSION CONTROL, AND LANDSCAPE PLAN SHEETS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT ANY EXISTING LANDSCAPING WHICH IS TO BE RELOCATED ON THE SITE WILL BE CAREFULLY STORED IN A DESIGNATED AREA BEFORE BEING REPLANTED. COORDINATION WITH THE OWNER FOR MUTUALLY AGREEABLE STORAGE LOCATIONS FOR LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT MATERIAL THAT DOES NOT SURVIVE STORAGE AND REPLANTING.
5. APPLICANT MUST INCLUDE ON THE PLAN DOCUMENTATION OF COMMUNICATION WITH THE ADJACENT PROPERTY OWNER(S) VERIFYING NOTIFICATION OF AND AGREEMENT WITH CONSTRUCTION IMPACT, POTENTIAL FOR LOSS, AND AGREED UPON REMEDIAL MEASURES PERTAINING TO THE EXISTING TREE(S) ON ADJACENT PROPERTIES THAT WILL BE AFFECTED BY PROJECT WORK.
6. INCLUDE SPECIFIC CONSTRUCTION STAGING INFORMATION ON THE PLAN THAT INDICATES THE METHODS, AND PROCEDURES TO BE IMPLEMENTED FOR PROTECTION OF EXISTING ON-SITE AND OFF-SITE VEGETATION.
7. PROPOSED PLANTING SHALL BE PROVIDED IN COMPLIANCE WITH LANDSCAPE GUIDELINES OF THE CITY OF ALEXANDRIA.
8. SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERYMEN; WASHINGTON, D.C.
9. THE APPLICANT SHALL MAKE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTR ACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE, OR UTILIZING OTHER PROCEDUR ES THAT WILL ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT SHORTAGES AND/OR INABILITY TO OBTAIN SPECIFIED PLANTINGS OCCURS, REMEDIAL EFFORTS INCLUDING SPECIES CHANGES, ADDITIONAL PLANTINGS AND MODIFICATION TO THE LANDSCAPE PLAN SHALL BE UNDERTAKEN BY THE APPLICANT. ALL REMEDIAL EFFORTS SHALL, WITH PRIOR APPROVAL BY THE CITY, BE PERFORMED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING & ZONING, RECREATION, PARKS & CULTURAL ACTIVITIES AND TRANSPORTATION & ENVIRONMENTAL SERVICES.
10. IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATI ON OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.
11. PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.
12. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED IN PERPETUITY BY THE APPLICANT/OWNER/SUCCESSOR, IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND/OR AS CONDITIONED BY PROJECT APPROVAL.
13. A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH APPROVED DRAWINGS AND SPECIFICATIONS. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LEITER SHALL BE SUBMIITED BY THE OWNER/APPLICANT/SUCCESSOR AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.
14. AS-BUILT DRAWINGS FOR THIS LANDSCAPE PLAN AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

DESIGN ENGINEER
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CONSULTING ENGINEERS
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CHANTILLY, VIRGINIA 20151
PHONE (703) 817 - 1373
EMAIL: AMT@AMTENGINEERING.COM
PROJ. MANAGER: CHARLIE O'CONNELL, P.E. EMAIL: COCONNELL@AMTENGINEERING.COM

DATE: 6/30/17 | SCALE: | DRAWN: WJP / JAC

SEAL: COMMONWEALTH OF VIRGINIA CHARLES O'CONNELL LICENSED PROFESSIONAL ENGINEER No. 024758 6/30/17

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

VERIFICATION OF COMPLETENESS SUBMISSION

NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: GENERAL NOTES - 2

APPROVED
SPECIAL USE PERMIT NO. DSUP 2016-0039
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LANDSCAPE NOTES (CONTINUED)

12. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED IN PERPETUITY BY THE APPLICANT/OWNER/SUCCESSOR, IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND/OR AS CONDITIONED BY PROJECT APPROVAL.

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14. AS-BUILT DRAWINGS FOR THIS LANDSCAPE PLAN AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

DEMOLITION NOTES

1. A SEPARATE PERMIT IS REQUIRED FOR DEMOLITION; HOWEVER, NO DEMOLITION SHALL BEGIN UNTIL ALL EROSION AND SEDIMENT AND TREE PROTECTION CONTROLS ARE IN PLACE AND ARE APPROVED BY AN EROSION AND SEDIMENT CONTROL INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.

2. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MOST CURRENT APPLICABLE FEDERAL, STATE , AND LOCAL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED, TO ENVIRONMETAL PROTECTION AGENCY (EPA), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), VIRGINIA OCCUPATIONAL AND SAFETY HELATH COMPLIANCE PROGRAM (VOSH ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS), AND NATIONAL INSTITUTUE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH).

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.

4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.

5. DISCONNECTION OF SERVICES AND SYSTEMS SUPPLYING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO OTHER SITE DEMOLITION IN FULL COMPLIANCE WITH APPLICABLE CODES, REGULATIONS, AND THE REQUIREMENTS OF UTILITY PURVEYORS HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY PURVEYORS, PAYMENT OF ASSOCIATED FEES AND PROCUREMENT OF ALL NECESSARY PERMITS.

6. PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND, IF AT VARIANCE WITH CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTIONS AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.

7. THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS I CLEAN FILL AS PER THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).

8. THE CONTRACTOR SHALL PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIESTHAT ARE TO REMAIN. ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APROVAL OF THE OWNER'S REPRESENTATIVE.

9. DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEM STRUCTURES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL DOCUMENT THE SAME AND FORWARD THE INFORMATION TO THE RESIDENT ENGINEER I OWNER'S REPRESENTATIVE, AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.

10. THE CONTRACTOR OR APPLICANT SHALL WORK WITH THE CITY STAFF TO REUSE THE EXISTING, LEFTOVER, UNUSED, AND/OR DISCARDED BUILDING MATERIALS AS PART OF THE DEMOLITION PROCESS OR THE CONSTRUCTION DEBRIS MUST BE REMOVED TO AN APPROVED LANDFILL WITH ADEQUATE FREQUENCY IN ACCORDANCE WITH THE VIRGINIA STATE LITTER CONTROL ACT.

CONSTRUCTION NOTES

1. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY ACTION AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUATION OF SERVICE.

2. THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES TEST HOLES TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND ENGINEER. REDEISGN AND APPROVAL BY REVIEWING AGENCIES SHALL BE OBTAINED, IF REQUIRED.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.

4. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.

5. THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED, AND SHALL BE RESPONSIBLE FOR ENSURING THAT EXISTING UTILITIES ARE DISCONNECTED.

6. THE DEVELOPER SHALL PROVIDE OVER-LOT GRADING TO PROVIDE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER.

7. ALL AREAS, ON OR OFF-SITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION. THE MINIMUM ACCEPTABLE STABILIZATION SHALL CONSIST OF PERMANENT GRASS, SEED MIXTURE TO BE AS RECOMMENDED BY THE CITY AGENT. ALL SLOPES 3:1 AND GREATER SHALL BE SODDED AND PEGGED OF OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY OF ALEXANDRIA.

8. ALL ABOVE GROUND UTILITIES SERVING THE SITE SHALL BE RELOCATED AS REQUIRED BY THE OWNING UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS AND COORDINATING ALL WORK REQUIRED FOR THE NECESSARY RELOCATIONS.

9. PRIOR TO BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM THE ARCHITECTURAL DRAWINGS ALL DIMENSIONS, DETAILS, AND TREATMENTS FOR THE PROPOSED BUILDINGS, WALKWAYS, AND OTHER PROPOSED CONSTRUCTION WHERE INDICATED ON THE PLANS.

10. THE CONTRACTOR IS TO VERIFY INVERT, SIZE, AND LOCATON OF BUILDING UTILITY CONNECTIONS WITH THE MECHANICAL PLANS PRIOR TO PLACEMENT OF UNDERGROUND UTILITIES.

11. EXISTING BUILDINGS, FENCES AND OTHER EXISTING PHYSICAL FEATURES ARE TO BE REMOVED AS REQUIRED BY THE CONSTRUCTION.

12. EXISTING CONSTRUCTION SHALL BE REMOVED TO NEARESTJOINT. NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREA SHALL BE REPAIRED TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION OR TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.

13. ALL PRIVATE BUILDING CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.

14. TOPS OF EXISTING STRUCTURES WHICH REMAIN IN USE ARE TO BE ADJUSTED IN ACCORDANCE WITH THE GRADING PLAN. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS. IN CASE OF CONFLICT, THE GRADING PLAN SHALL SUPERSEDE PROFILE ELEVATIONS. MINOR ADJUSTMENTS TO MEET FINISHED GRADE ELEVATIONS, IF REQUIRED, SHALL BE MADE IN THE FIELD WITH THE APPROVAL OF SITE INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.

15. THE DESIGN, CONSTRUCTION, FIELD PRACTICES, AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE CITY OF ALEXANDRIA ZONING ORDINANCE AND DESIGN AND CONSTRUCTION STANDARDS MANUAL. FAILURE TO COMPLY WITH THE CODE, APPLICABLE MANUALS, AND PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMITS SHALL BE DEEMED A VIOLATION.

16. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER/DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE CITY OF ALEXANDRIA.

17. CONSTRUCTION STAKEOUT SHALL BE UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA.

18. THE CONTRACTOR IS REFFRRED TO STRUCTURAL, GEOTECHNICAL, MECHANICAL, AND ARCHITECTURAL PLANS FOR FOUNDATION TREATMENT INCLUDING, BUT NOT LIMITED TO, SHEETING AND SHORING FOR BUILDING EXCAVATION, WATERPROFFING FOR FILL AGAINST BUILDINGS, LOCATION OF MECHANICAL EQUIPMENT, AND CONNECTIONS AT THE FACES OF BUILDINGS.

19. SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED ENTRANCE AND/OR CURB & GUTIER TO PRECLUDE THE FORMING OF FALSE GUTIER AND/OR PONDING OF WATER ON THE ROADWAY.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING CURB AND SIDEWALKS, IF APPLICABLE.

21. THE CALIFORNIA BEARING RATIO (CSR) VALUES OF IN-SITU MATERIALS SHALL BE DETERMINED BY FIELD AND/OR LABORATORY TESTS FOR ACTUAL DETERMINATION OF REQUIRED THICKNESSES OF SURFACE, BASE, SUB-BASE, AND SUB GRADE MATERIALS. THE PAVEMENT SECTION SHALL BE DESIGNED BY A GEOTECHNICAL /LICENSED PROPOFESSIONAL ENGINEER TO THE SATISFACTION OF DIRECTOR, TRANSPORTATI ON AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) TO SUPPORT H-20 LOADING. IN THE CASE OF PAVEMENT PATCHES, PAVEMENT SECTION MUST MEET OR EXCEED EXISTING SECTION.

22. THE THICKNESSES 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" WRITIEN BY ELWYN E. SEELYE. AN ALTERNATE PAVEMENT SECTION DESIGNED TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) TO SUPPORT H-20 LOADING BASED ON CSR AND VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) METHOD (VASWANI METHOD) AND STANDARD MATERIAL SPECIFICATIONS SHALL BE ACCEPTABLE.

23. EMERGENCY VEHICLE EASEMENTS (EVE) AND AMERICAN WITH DISTABILITY (ADA) ACCESSIBLE PARKING SPACES MUST BE DELINEATED WITH PAVEMENT MARKINGS PER THE CITY OF ALEXANDRIA STANDARD SIGNAGE AND AMERICAN WITH DISABILITIES (ADA) REQUIREMENTS.

24. ALL STRIPING SHALL MEET THE REQUIRMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS (LATEST EDITION) AND SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.

25. ALL EARTHWORK OPERATIONS ARE TO BE PERFORMED UNDER THE FULL TIME, ON-SITE SUPERVISION OF A REGISTERED GEOTECHNICAL ENGINEER WITH GEOTECHNICAL TESTING IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND GEOTECHNICAL REPORT REQUIREMENTS.

26. THE CONTRACTORS SHALL NOT CAUSE OR PERMIT VEHICLES TO IDLE FOR MORE THAN 10 MINUTES WHEN PARKED.

27. UNLESS OTHERWISE APPROVED THE CONTRACTOR SHALL PROVIDE THERMOPLASTIC LADDER STYLE I STANDARD PEDESTRIAN CROSS WALKS AT ALL CROSSINGS AT THE PROPOSED DEVELOPMENT, WHICH MUST BE DESIGNED TO THE SATISFACTION OF THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE DESIGN OF LADDER STYLE OR STANDARD PEDESTRIAN CROSS WALK SHALL BE EVALUATED ON A CASE BY CASE BASIS AND SHALL COMPLY WITH THE REQUIREMENTS OF POLICY MANUAL SECTION 30.18, PEDESTRIAN CROSSWALKS, JULY 13, 2006. A COPY OF THE POLICY MANUAL CAN BE OBTAINED FROM YON LAMBERT, BICYCLE AND PEDESTRIAN COORDINATOR I TRANSPORTATION PLANNER, TELEPHONE (703) 746-4081.

RESOURCE PROTECTION AREA NOTES

1. THE SUBJECT PROPERTY LIES WITHIN A CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA). RESOURCE PROTECTION AREA LINES ARE SHOWN ON THE SITE PLAN.

2. VEGETATION IN RPA SHALL NOT BE DISTURBED.

3. DEVELOPMENT AND USES PROPOSED IN THE RPA ARE IN COMPLIANCE WITH THE REQUIREMENTS OF ARTICLE 13-107 OF THE ALEXANDRIA ZONING ORDINANCE (AZO).

FLOOD PLAIN NOTES

1. THE SITE DOES NOT LIE WITHIN 100-YEAR FLOOD PLAIN WATER SURFACE ELEVATION (WSE) PER THE DEMARCATION OF THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

2. THE PLAN DEMONSTRATES COMPLIANCE WITH FLOOD PLAIN ORDINANCE SECTION 6- 300 TO SECTION 6-311 OF ARTICLE VI SPECIAL AND OVERLAY ZONES OF THE ALEXANDRIA ZONING ORDINANCE (AZO).

ARCHAEOLOGY NOTES

1. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 838-4399.

2. CALL ALEXANDRIA ARCHAEOLOGY (703/838-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR CITY ARCHAEOLOGI STS CAN BE ARRANGED. (The submitting engineer must confirm with Alexandria Archaeology at (703) 838-4399 before including this note on the plan)

3. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-838-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF 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.

4. 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.

CEMETERY AND/OR BURIAL GROUNDS

THERE IS NO OBSERVABLE, HISTORICAL, OR ARCHAEOLOGICAL EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.

FIRE / WATER NOTES

1. EXISTING FIRE HYDRANTS SHALL REMAIN IN SERVICE AND UNOBSTRUCTED DURING CONSTRUCTION.

2. EMERGENCY VEHICLE EASEMENTS (EVE) SHALL REMAIN OPEN DURING CONSTRUCTION.

3. SEE AUTO-TURN TEMPLATE (SHEET 19) FOR EMERGENCY ACCESS VEHICLE TRACKS.

4. COT ACCESSIBLE ELEVATORS ARE LOCATED IN THE NEW LOBBY, IMMEDIATELY ACCESSIBLE TO FIRST RESPONDERS.

DESIGN ENGINEER

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PROJ. MANAGER: CHARLIE O'CONNELL, P.E. EMAIL: COCONNELL@AMTENGINEERING.COM

SCALE: DATE: 6/30/17 DRAWN: WJP / JAC

SEAL: COMMONWEALTH OF VIRGINIA CHARLES E. O'CONNELL LICENSED PROFESSIONAL ENGINEER No. 024758 6/30/17

REVISION APPROVED BY

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NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: GENERAL NOTES - 3

APPROVED
SPECIAL USE PERMIT NO. DSUP 2016-0039

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

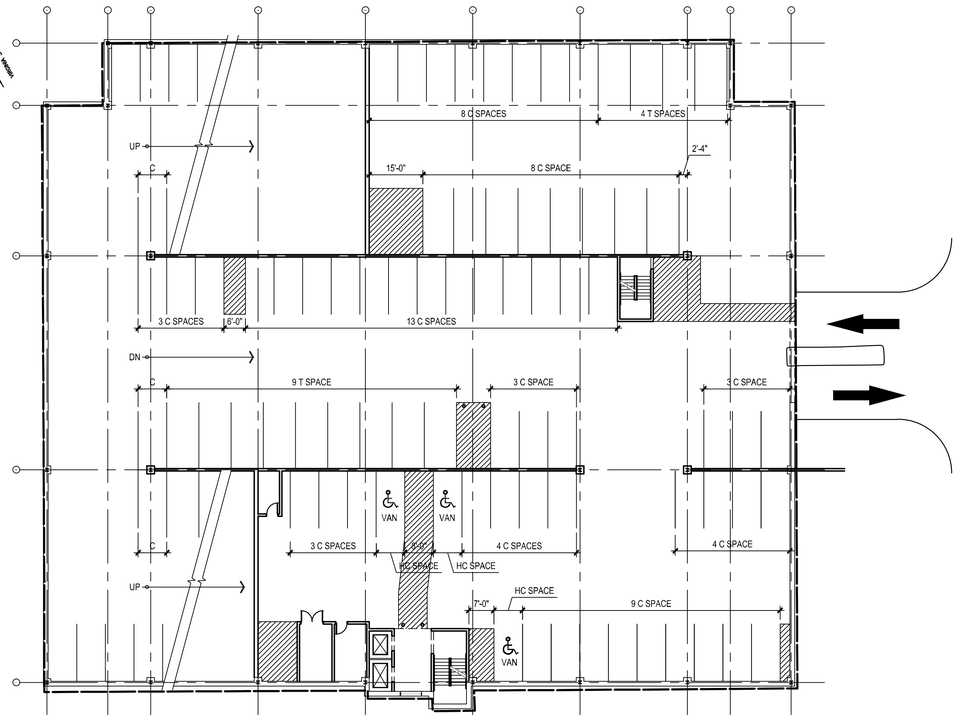
SITE PLAN No. _____

DIRECTOR DATE

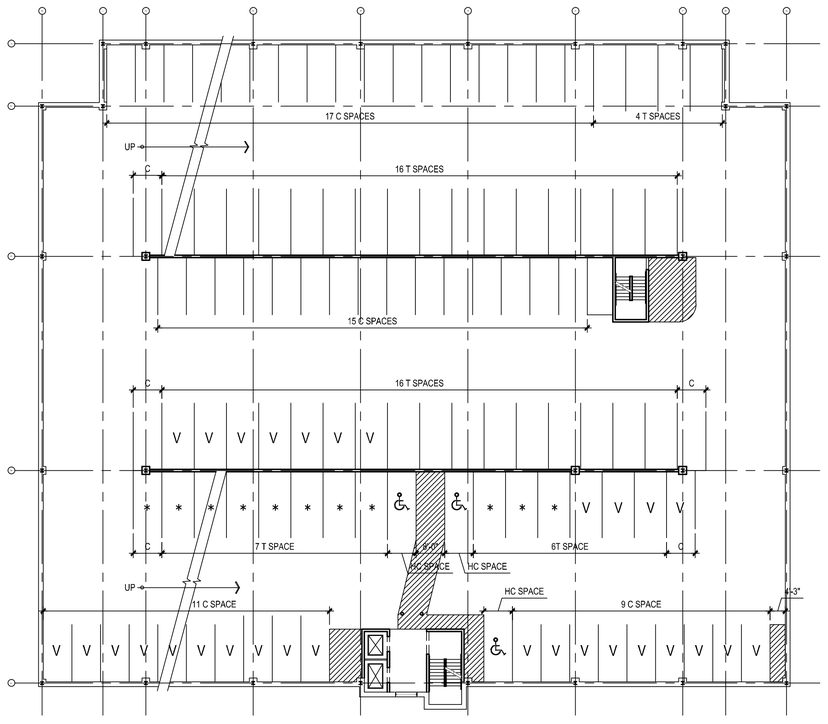
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



GARAGE LEVEL 0
1" = 20'



GARAGE LEVEL 1
1" = 20'

PARKING NOTES:

1. STANDARD STALLS = 9'–0" x 18'–6"
2. COMPACT STALLS = 8'=0" x 16'–0"
3. HANDICAP PARKING PER ADA STANDARDS
4. "V" ON GARAGE LEVEL 1 PARKING SPACES DENOTES PROPOSED VISITOR PARKING FOR NWEES
5. 40 – SPACES WILL BE LOST FOR PLAY AREA AND NOTED ON THE REVISED COVER SHEET. THE PLAYSPACE WILL BE ON THE TOPMOST LEVEL OF THE PARKING STRUCTURE, OPEN TO THE SKY. NO EDUCATIONAL PROGRAM ACTIVITIES WILL TAKE PLACE WITHIN THE PARKING STRUCTURE. THE PLAY AREAS WILL BE TREATED AS AN OCCUPIED ROOF FOR BUILDING CODE REVIEW PURPOSES.
6. THE TOP LEVEL OF THE PARKING STRUCTURE WILL REQUIRE STRUCTURAL AUGMENTATION TO RAISE THE ALLOWABLE LIVE LOAD FROM THE ORIGINALLY–DESIGNED 80 PSF TO 100 PSF. THIS WILL BE PROVIDED WITH FUTURE SUBMISSIONS.
7. THE PLAY AREAS WILL SERVE GRADES K–5. A MIXTURE OF SURFACES WILL BE REQUIRED: HARD SURFACES FOR COURT SPACES, A RESILIENT TOPPING SYSTEM FOR GENERAL PLAY SPACES, AND A THICKER RESILIENT SYSTEM FOR FALL PROTECTION AT PLAY STRUCTURES. PLAY STRUCTURES WILL BE OF A SIMILAR NATURE TO THOSE FOUND AT OTHER ACPS K–5 FACILITIES. THE PLAY SPACE WILL BE ACCESSIBLE BY TWO ROUTES.

Parking Use	Parking Allocation Based on Code	Parking Allocation Based on all ACPS Staff Proposed
Allocated for 1703 N. Beauregard	190	190
Required for 1701 N. Beauregard School Use	27	*94*
Proposed for 1701 N. Beauregard Visitor Use	0	30
Office Use Additional Carpool Allocation	4	4
Required for 1701 N. Beauregard Office Use	88	88
Spaces to be Removed for Playspace	40	40
Total Spaces Needed	*349*	*449*
Total Spaces Available	*505*	*505*
Spaces Remaining	***156***	***59***

COMPACT	282
STANDARD	211*
HANDICAPPED	12
TOTAL:	505

* FOR THE REQUIRED 105 SPACES AND THE 190 SPACES FOR 1703, ONLY 25% ARE TO BE STANDARD SIZE. STANDARD SPACES REQUIRED FOR THE GARAGE ARE (105+190) x 0.25 = 74 STANDARD SPACES. THE EXISTING 211 STANDARD SPACES EXCEED THE REQUIRED 74.

V = PROPOSED VISITOR SPACE
* = COURTESY SPACES CURRENTLY RESERVED FOR ASCP IN 1703. SHOWN FOR INFORMATIONAL PURPOSES ONLY AND MAY BE SUBJECT TO CHANGE.

PARKING MANAGEMENT PLAN:

TO MINIMIZE QUEUES IN THE LOADING AREA, THE SCHOOL IS PROVIDING VISITOR PARKING IN THE EXISTING GARAGE. CURRENTLY, THE SCHOOL HAS PROPOSED 30 VISITOR SPACES TO ACCOMMODATE VISITORS. THE SCHOOL OWNED, GATED GARAGE WILL ALLOW FOR 30 MINUTES OF FREE PARKING TO EASE THE PARENT DROP OFF/PICK UP ACTIVITIES. BEYOND 30 MINUTES, SCHOOL VISITORS MAY RECEIVE VALIDATION TICKETS FROM THE SCHOOL OFFICE. THE SCHOOL WILL DEVELOP THE APPROPRIATE ACCESS ACCOMMODATIONS AND PAYMENT METHODS FOR THE ADJACENT BUILDING AND OTHER NON SCHOOL VISITORS.

THE SCHOOL HOPES TO OBTAIN TWO SECURITY GUARD POSITIONS. ONE POSITION WOULD BE FOR INTERNAL ACTIVITIES AND THE SECOND WOULD BE EXTERNAL ASSISTING IN AREAS SUCH AS TRAFFIC MANAGEMENT.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PARKING GARAGE LAYOUT SHEETS ARE PROVIDED FOR PARKING TABULATION ONLY

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VERIFICATION OF COMPLETENESS SUBMISSION

NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: PARKING GARAGE LAYOUT

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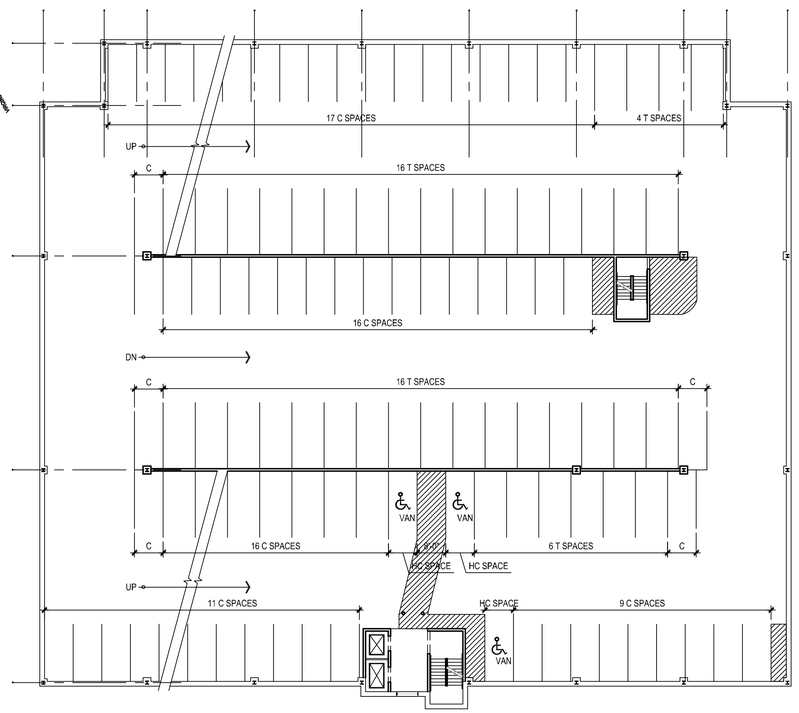
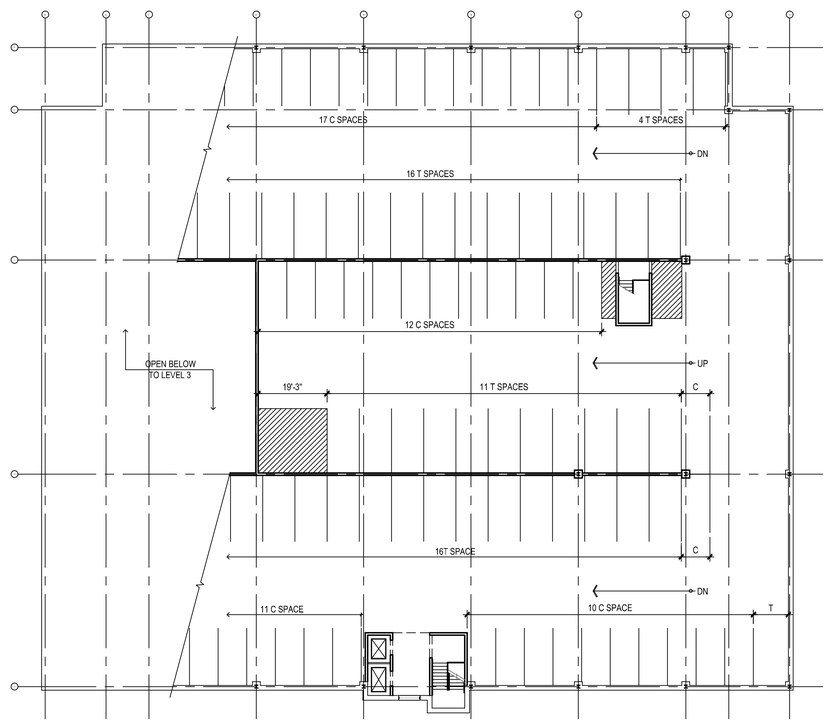
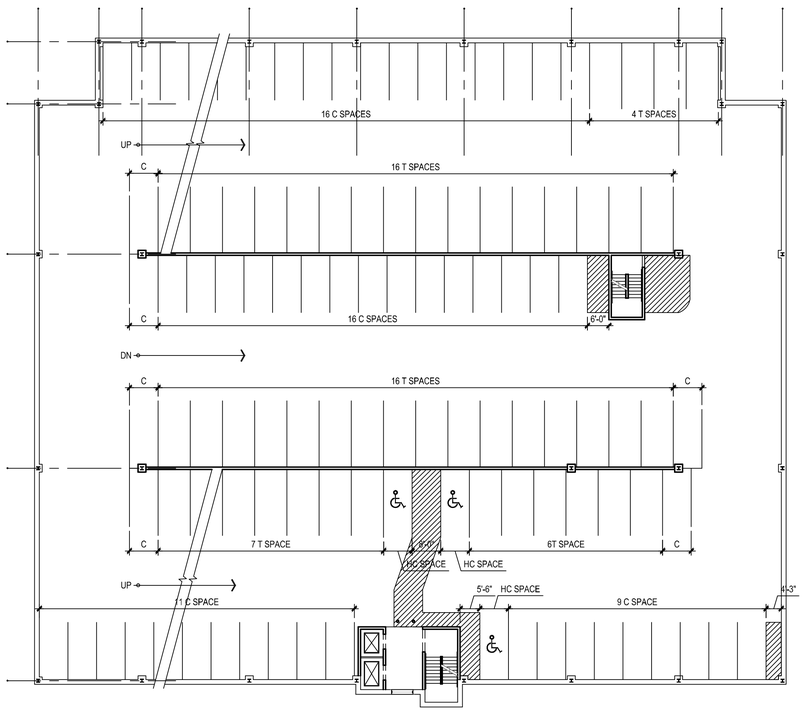


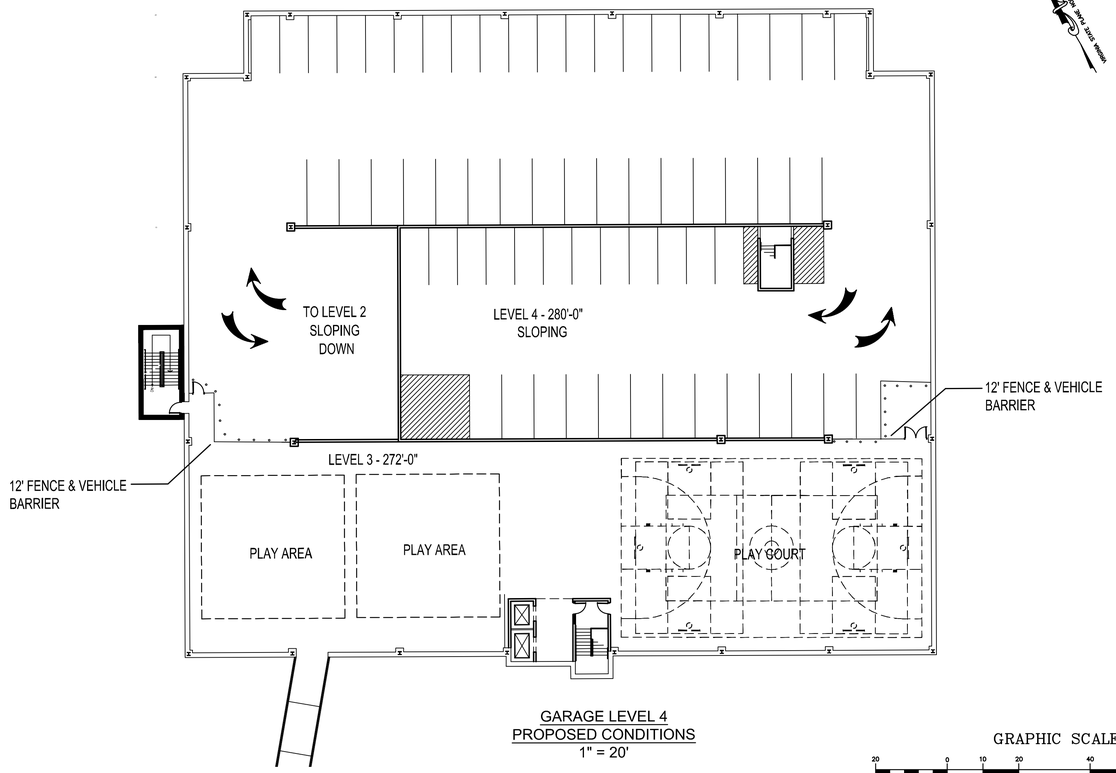
GARAGE LEVEL 2
1" = 20'



GARAGE LEVEL 4
EXISTING CONDITIONS
1" = 20'



GARAGE LEVEL 3
1" = 20'



GARAGE LEVEL 4
PROPOSED CONDITIONS
1" = 20'

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PARKING GARAGE LAYOUT SHEETS ARE PROVIDED FOR PARKING TABULATION ONLY

DESIGN ENGINEER

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CONSULTING ENGINEERS
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CHANTILLY, VA 20151
PHONE (703) 817 - 1373
EMAIL: AMT@AMTENGINEERING.COM
PROJ. MANAGER: CHARLIE O'CONNELL, P.E. EMAIL: COCONNELL@AMTENGINEERING.COM

SCALE: | DATE: 6/30/17 | DRAWN: WJP / JAC

SEAL:

COMMONWEALTH OF VIRGINIA
CHARLES JEREMY O'CONNELL
No. 024758
PROFESSIONAL ENGINEER
6/30/17

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

VERIFICATION OF COMPLETENESS SUBMISSION

NEW WEST END ELEMENTARY SCHOOL

1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: PARKING GARAGE LAYOUT

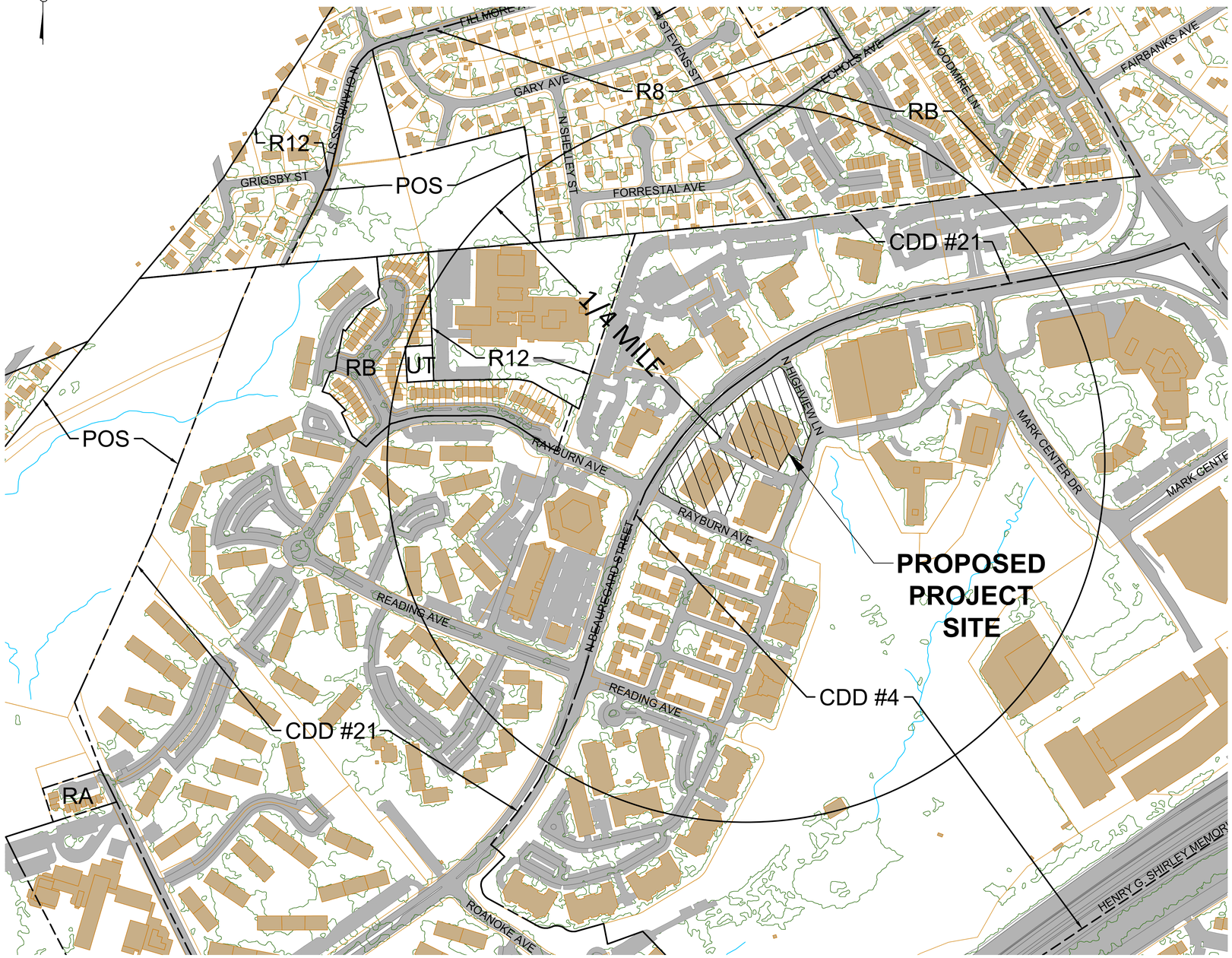
APPROVED
SPECIAL USE PERMIT NO. DSUP 2016-0039
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Job No. 16-0526.002

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.



CONTEXTUAL SITE PLAN
1" = 200'

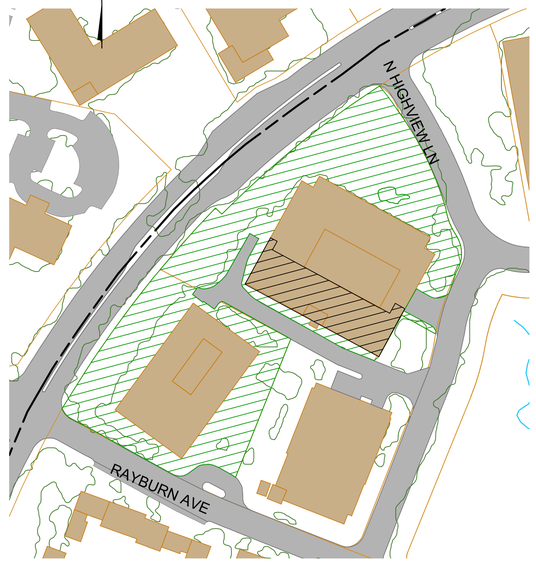
LEGEND:

ZONING BOUNDARIES

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



EXISTING OPEN SPACE
1" = 100'

LEGEND:

GROUND LEVEL OPEN SPACE

ABOVE GROUND OPEN SPACE

EXISTING OPEN SPACE CALCULATIONS:

GROUND LEVEL OPEN SPACE = 100,701 SF (2.31 AC)

ABOVE GROUND OPEN SPACE = 13,178 SF (0.30 AC)

TOTAL OPEN SPACE = 113,879 SF (2.61 AC)

TOTAL SITE AREA = 151,755 SF (3.48 AC)

113,879/ 151,755 = 75.0%

DESIGN ENGINEER

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DATE: 6/30/17

DRAWN: WJP/JAC

SCALE:

SEAL:

COMMONWEALTH OF VIRGINIA
CHARLES HERBERT O'CONNELL
No. 024758
6/30/17
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

VERIFICATION OF COMPLETENESS SUBMISSION

NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: CONTEXTUAL & OPEN SPACE PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP 2016-0039
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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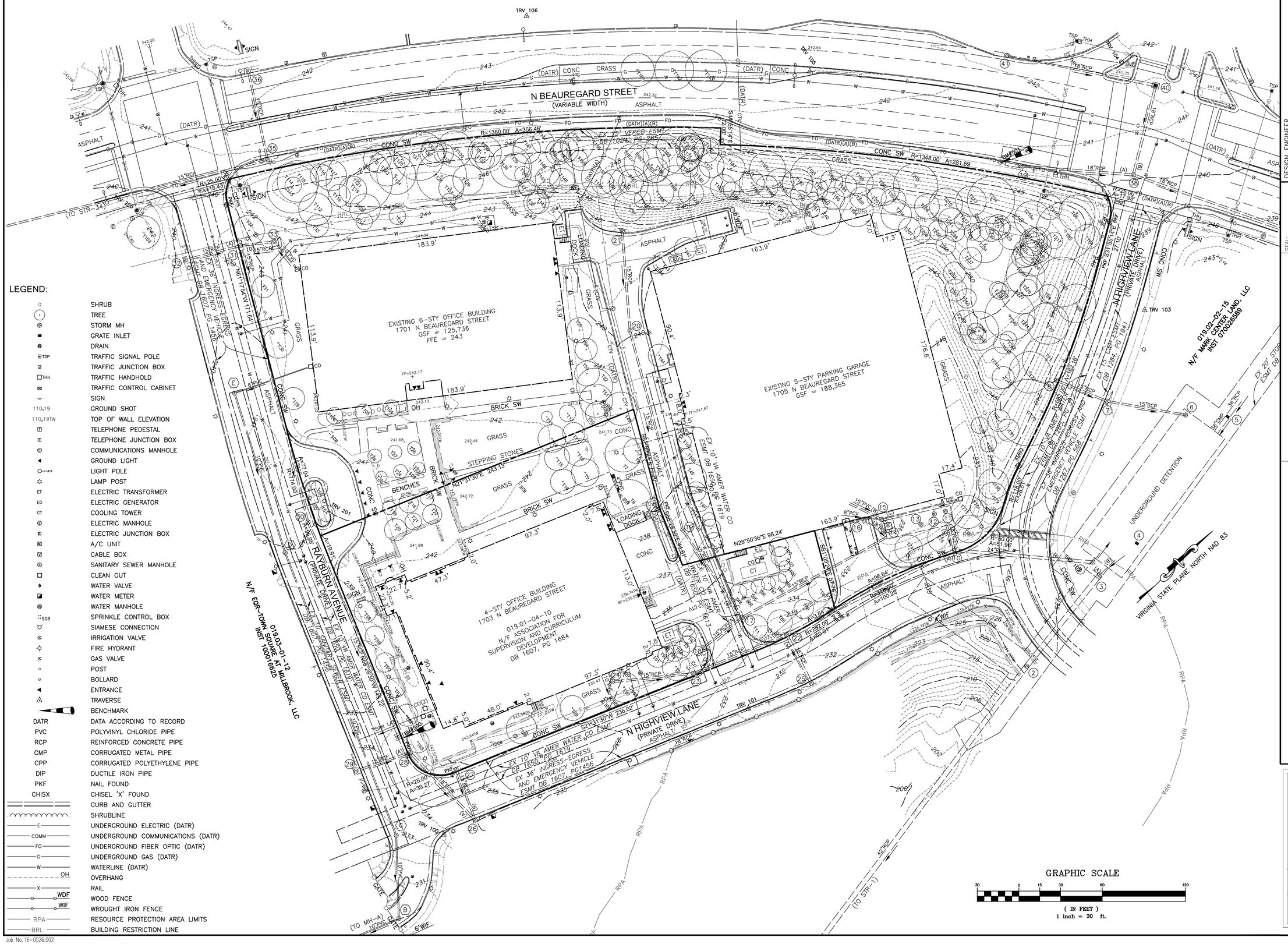
Job No. 16-0526.002



LEGEND:

- SHRUB
- TREE
- STORM MH
- GRATE INLET
- DRAIN
- TSP — TRAFFIC SIGNAL POLE
- TRAFFIC JUNCTION BOX
- THH — TRAFFIC HANDHOLD
- TRAFFIC CONTROL CABINET
- SIGN
- 110.19 — GROUND SHOT
- 110.19TW — TOP OF WALL ELEVATION
- TELEPHONE PEDESTAL
- TELEPHONE JUNCTION BOX
- COMMUNICATIONS MANHOLE
- GROUND LIGHT
- LIGHT POLE
- LAMP POST
- ET — ELECTRIC TRANSFORMER
- EG — ELECTRIC GENERATOR
- CT — COOLING TOWER
- ELECTRIC MANHOLE
- ELECTRIC JUNCTION BOX
- A/C UNIT
- CABLE BOX
- SANITARY SEWER MANHOLE
- CLEAN OUT
- WATER VALVE
- WATER METER
- WATER MANHOLE
- SCB — SPRINKLE CONTROL BOX
- SIAMESE CONNECTION
- IRRIGATION VALVE
- FIRE HYDRANT
- GAS VALVE
- POST
- BOLLARD
- ENTRANCE
- TRAVERSE
- BENCHMARK
- DATR — DATA ACCORDING TO RECORD
- PVC — POLYVINYL CHLORIDE PIPE
- RCP — REINFORCED CONCRETE PIPE
- CMP — CORRUGATED METAL PIPE
- CPP — CORRUGATED POLYETHYLENE PIPE
- DIP — DUCTILE IRON PIPE
- PKF — NAIL FOUND
- CHISX — CHISEL 'X' FOUND
- CURB AND GUTTER
- SHRUBLINE
- E — UNDERGROUND ELECTRIC (DATR)
- COMM — UNDERGROUND COMMUNICATIONS (DATR)
- FO — UNDERGROUND FIBER OPTIC (DATR)
- G — UNDERGROUND GAS (DATR)
- W — WATERLINE (DATR)
- OH — OVERHANG
- X — RAIL
- WDF — WOOD FENCE
- WIF — WROUGHT IRON FENCE
- RPA — RESOURCE PROTECTION AREA LIMITS
- BRL — BUILDING RESTRICTION LINE

DESIGN ENGINEER

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SCALE: | DATE: 6/30/17 | DRAWN: WJP / JAC

SEAL: COMMONWEALTH OF VIRGINIA — CHARLES ALBERT O'CONNELL — No. 024758 — 6/30/17 — PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

VERIFICATION OF COMPLETENESS SUBMISSION

NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: EXISTING CONDITIONS PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP 2016-0039
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED _____
INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

Job No. 16-0526.002

STORM SEWER DATA:

1. DROP INLET
   TOP=190.14
   INV IN=181.18
   INV OUT=176.61
2. MANHOLE
   TOP=225.86
   INV IN=±210.56
   INV OUT=198.84
3. MANHOLE
   TOP=237.38
   INV IN(A)=212.13
   INV IN(B)=216.35
   INV OUT=211.46
4. GRATE INLET
   TOP=235.35
   ℄ INV=225.30
5. GRATE INLET
   TOP=235.80
   INV IN=217.42
   INV OUT=216.74
6. MANHOLE
   TOP=241.51
   ℄ INV=213.14
7. DROP INLET
   TOP=237.93
   INV IN=230.73
   INV OUT=230.62
8. DROP INLET
   TOP=237.81
   INV OUT=231.06
9. MANHOLE
   TOP=237.58
   INV IN=212.22
   INV OUT=211.98
10. DROP INLET
    TOP=236.22
    INV IN(A)=220.16
    INV IN(B)=216.48
    INV OUT=216.30
11. MANHOLE
    TOP=232.61
    ℄ INV=216.73
12. MANHOLE
    TOP=231.83
    ℄ INV=219.77
13. MANHOLE
    TOP=231.46
    ℄ INV=219.71
14. DROP INLET
    TOP=231.52
    ℄ INV=217.47
15. MANHOLE
    TOP=230.79
    INV IN(A)=225.20
    INV IN(B)=226.71
    INV IN(C)=224.70
    INV OUT=224.47
16. TRENCH DRAIN
    TOP=232.01
    ℄ INV=229.07
17. DROP INLET
    TOP=233.48
    INV IN(A)=227.92
    INV IN(B)=228.24
    INV OUT=226.83
18. DROP INLET
    TOP=233.64
    INV OUT=228.29
19. MANHOLE
    TOP=238.32
    INV IN=232.18
    INV OUT=232.09
20. MANHOLE
    TOP=239.83
    INV IN=233.87(DATR)
    INV OUT=233.77(DATR)
    UNABLE TO OBTAIN (SEALED)
21. DROP INLET
    TOP=237.90
    INV OUT=234.59
22. DROP INLET
    TOP=232.01
    INV IN(A)=221.78
    INV IN(B)=224.44
    INV OUT=221.62
23. DROP INLET
    TOP=233.59
    INV IN=225.73
    INV OUT=225.41
24. MANHOLE
    TOP=235.65
    INV IN=226.51
    INV OUT=226.36
25. DROP INLET
    TOP=231.87
    INV IN=222.65
    INV OUT=222.53
26. DROP INLET
    TOP=234.92
    INV IN(A)=225.47
    INV IN(B)=227.72
    INV OUT=225.42
27. DROP INLET
    TOP=234.82
    INV OUT=228.17
28. DROP INLET
    TOP=233.81
    INV IN(A)=226.36
    INV IN(B)=227.36
    INV OUT=226.25
29. DROP INLET
    TOP=234.06
    INV OUT=226.56
30. MANHOLE
    TOP=240.15
    INV=230.01
    INV OUT=230.05
31. DROP INLET
    TOP=238.98
    INV IN(A)=232.16
    INV IN(B)=232.26
    INV OUT=232.08
32. DROP INLET
    TOP=239.46
    INV OUT=232.23
33. DROP INLET
    TOP=238.98
    INV IN=231.71
    INV OUT=229.73
34. MANHOLE
    TOP=239.26
    INV=UNABLE TO ACCESS
    (IN ROADWAY)
35. DROP INLET
    TOP=241.33
    INV IN=233.69
    INV OUT=233.58
36. DROP INLET
    TOP=241.85
    INV OUT=234.17
37. MANHOLE
    TOP=237.48
    INV=UNABLE TO ACCESS
    (IN ROADWAY)
38. MANHOLE
    TOP=240.01
    INV=UNABLE TO ACCESS
    (IN ROADWAY)
39. DROP INLET
    TOP=240.85
    INV OUT=235.11
40. GRATE INLET
    TOP=240.69
    ℄ INV=232.84
41. DROP INLET
    TOP=242.10
    INV OUT=237.98

SANITARY SEWER DATA:

A. MANHOLE
   TOP=229.58
   INV IN=216.06
   INV OUT=215.27

B. MANHOLE
   TOP=229.97
   INV IN=218.60
   INV OUT=218.22

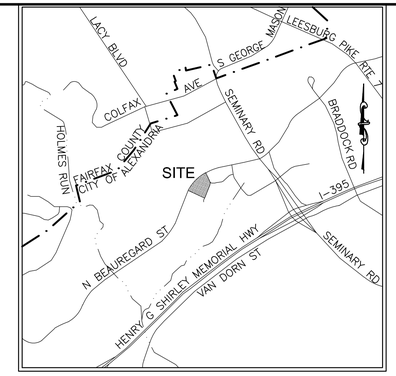
C. MANHOLE
   TOP=232.80
   INV IN=220.17
   INV OUT=219.70

D. MANHOLE
   TOP=239.82
   INV IN=233.89
   INV OUT=233.66

E. MANHOLE
   TOP=240.52
   INV IN=235.20
   INV OUT=235.07

UTILITY OWNERS:

CABLE TV:	COMCAST
ELECTRIC:	DOMINION POWER
FIBER OPTIC:	(A) FIBERLIGHT
	(B) QWEST GOVERNMENT
GAS:	WASHINGTON GAS
TELEPHONE:	VERIZON
WATER:	VIRGINIA AMERICAN WATER



VICINITY MAP

SCALE: 1" = 2000'

NOTES:

1. HORIZONTAL DATUM: VIRGINIA STATE PLANE NAD 83
2. VERTICAL DATUM: NAVD 88
3. COORDINATE VALUES SHOWN ARE AT GROUND LEVEL. TO CONVERT TO GRID MULTIPLY BY 0.9999486132.
4. THIS SURVEY MAY NOT SHOW ALL COVENANTS, RESTRICTIONS, EASEMENTS OR DEDICATION OF RECORD WHICH MAY EXIST IN THE CHAIN OF TITLE. NOT TITLE REPORT HAS BEEN FURNISHED.
5. THE PROPERTIES DELINEATED HEREON ARE LOCATED ON ASSESSMENT MAP 19.01 AS PARCELS 019.01-04-10, 019.01-04-11 AND 019.01-04-16 AND ARE ZONED CDD#4.
6. OWNERS:
   019.01-04-10 (1703 N BEAUREGARD)
   ASSOCIATION FOR SUPERVISION AND CURRICULUM DEVELOPMENT
   DEED BOOK 1607, PAGE 1684

   019.01-04-11 (1705 N BEAUREGARD)
   019.01-04-16 (1701 N BEAUREGARD)
   US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF JP MORGAN CHASE COMMERICIAL MORTGAGE SECURITIES TRUST 2007-LDP10 COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-LDP10
   INST 160007306
7. PROPERTY INFORMATION SHOWN HEREON WAS TAKEN FROM DEEDS OF RECORD AND BEST FIT TO FIELD FOUND EVIDENCE AND DOES NOT REPRESENT A BOUNDARY SURVEY.
8. THE UNDERGROUND UTILITIES SHOWN HEREON ARE A COMBINATION OF FIELD INVESTIGATION, VISIBLE FIELD EVIDENCE, AND AVAILABLE RECORDS. CONTRACTOR/ENGINEERS SHOULD DIG TEXT PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATIONS. VERIZON RECORDS HAVE BEEN RECEIVED BUT ARE VAGUE DESCRIPTION AND CANNOT BE PLOTTED.
9. CONTOUR INTERVAL IS ONE (1) FOOT.

TRAVERSE DATA:

NO	NORTHING	EASTING	ELEV	DESCRIPTION
100	6989056.0187	11875937.0437	234.12	REBAR & CAP
101	6989277.5747	11876022.1943	232.63	REBAR & CAP
102	6989513.4250	11876094.5839	235.96	REBAR & CAP
103	6989682.1312	11876010.5246	238.80	REBAR & CAP
104	6989795.2481	11875873.8937	241.95	REBAR & CAP
105	6989625.4938	11875719.9817	243.09	CROSS-CUT
106	6989505.0773	11875550.6206	243.76	REBAR & CAP
200	6989215.0254	11875462.2287	240.89	REBAR & CAP
201	6989151.4849	11875703.2729	240.74	REBAR & CAP

BENCHMARK DATA:

NO	ELEV	DESCRIPTION
500	234.09	SQUARE CUT ON TOP OF CURB
501	243.22	CROSS-CUT SOUTH BOLT OF FIRE HYDRANT

SURVEYOR'S CERTIFICATE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF SUSAN E STANCIK FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED IN FEBRUARY 2017; AND THIS MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

SUSAN E STANCIK, LS DATE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DESIGN ENGINEER
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SCALE: DATE: 6/30/17 DRAWN: WJP / JAC

SEAL:

COMMONWEALTH OF VIRGINIA
CHARLES O'CONNELL
No. 024758
6/30/17
PROFESSIONAL ENGINEER

REVISION APPROVED BY								
NO.	DESCRIPTION	DATE		NO.	DESCRIPTION	DATE		

VERIFICATION OF COMPLETENESS SUBMISSION

NEW WEST END ELEMENTARY SCHOOL

1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: EXISTING CONDITIONS PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP 2016-0039
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

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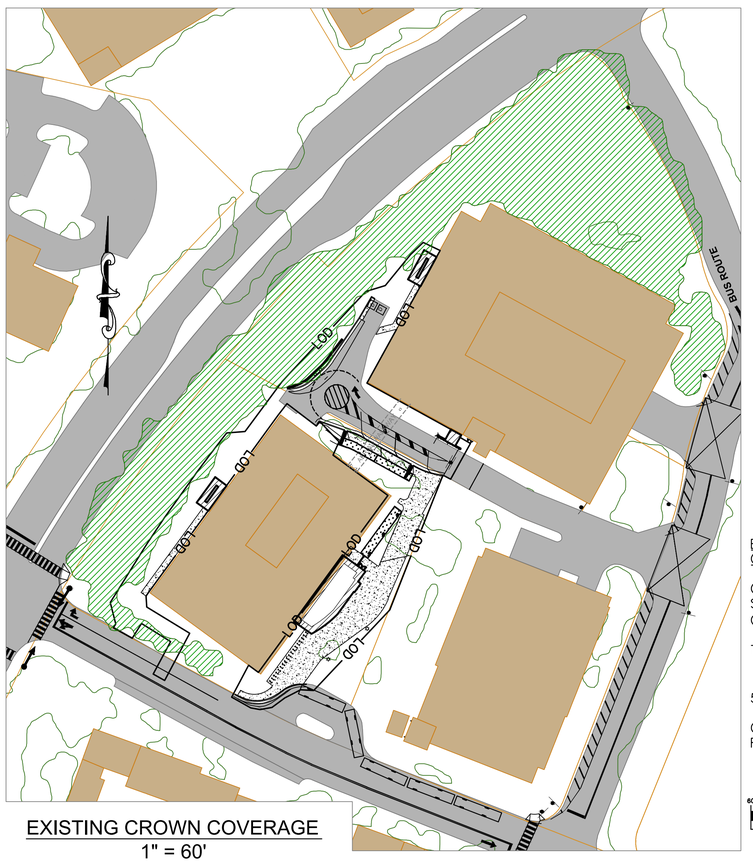
Job No. 16-0526.002



EXISTING CROWN COVERAGE
1" = 60'

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

TREES IMPACTED BY THIS PROJECT TO BE REMOVED.

EXISTING CROWN COVERAGE CALCULATIONS:

CANOPY COVER IS SHOWN WITH STRIPED HATCH
COVERAGE = 55,209 SF (1.27 AC)

TOTAL SITE AREA = 151,755 SF (3.48 AC)

55,209 / 151,755 = 36.4%

CANOPY COVER EXCEEDS THE 25% REQUIREMENT

LEGEND:
EXISTING CROWN COVERAGE

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

THIS TABLE IDENTIFIES ON SITE TREES WITH 6" DIAMETER BREAST HEIGHT (DBH) AND LARGER WITHIN THE SUBJECT PROPERTY AND SURROUNDING BUILDING AND TREES 24" DBH AND GREATER WITHIN THE 50FT BUFFER CONTIGUOUS TO N. BEAUREGARD STREET. THE EXISTING CONDITIONS PLAN (SHEET 2) SHOWS GENERAL INFORMATION FOR REMAINING TREES INCLUDING THOSE ON 1703 N. BEAUREGARD STREET.

Tree Condition Summary

Tree #	Scientific Name	Common Name	Remove or Save	D.B.H	Critical Root Zone	CTLA Tree Condition Rating	Crown Spread	Comments
			TBR = Tree to be Removed TBS = Tree to be saved	(inches)	(Sq. Ft.)		(feet)	For multistem trees, the numberes in the column below reflect diameter at breast height (in inches) for each stem/trunk. The cross-sectional area of each stem/trunk is added together to obtain a total trunk area that is representative of the size of the t
T1	*Acer rubrum*	Red Maple	TBS	8.5	511	97	20	
T2	*Acer rubrum*	Red Maple	TBS	10.0	707	97	20	
T3	*Ilex x attenuata 'Fosterii'*	Foster's Holly	TBS	7.5	398	97	8	Crowded crown
T4	*Ilex x attenuata 'Fosterii'*	Foster's Holly	TBS	9.0	573	97	8	Multi trunk: 4, 4, 4, 5.Crowded crown.
T5	*Ilex x attenuata 'Fosterii'*	Foster's Holly	TBS	6.0	254	97	8	Crowded crown
T6	*x Cupressocyparis leylandii*	Leyland Cypress	TBS	16.0	1810	97	20	
T7	*x Cupressocyparis leylandii*	Leyland Cypress	TBS	12.5	1104	95	15	
T8	*x Cupressocyparis leylandii*	Leyland Cypress	TBS	9.0	573	95	15	
T9	*Magnolia stellata*	Star Magnolia	TBS	10.0	707	97	10	Multi-trunk: 7, 4,3, 4, 1, 1, 2
T10	*Magnolia stellata*	Star Magnolia	TBS	10.0	707	97	10	Multi-trunk: 5, 5, 4, 4, 2, 2, 1
T11	*Magnolia stellata*	Star Magnolia	TBR	8.0	452	97	10	Multi-trunk: 4, 3, 3, 2, 3, 3, 3, 2
T12	*Magnolia stellata*	Star Magnolia	TBR	6.0	254	97	10	Multi-trunk: 3, 3, 3, 2, 2, 1
T13	*Magnolia stellata*	Star Magnolia	TBR	4.0	113	97	10	Multi-trunk: 2, 2, 2, 1, 1, 1, 1, 1, 1, 1
T14	*Magnolia stellata*	Star Magnolia	TBR	10.0	707	97	10	Multi-trunk: 4, 4, 4, 4, 3, 3, 2, 2, 2, 1
T15	*Magnolia stellata*	Star Magnolia	TBS	9.0	573	97	10	Multi-trunk: 5, 4, 4, 4, 2, 1
T16	*Magnolia stellata*	Star Magnolia	TBS	9.0	573	97	10	Multi-trunk: 5, 5, 3, 3, 1, 1, 1, 1, 1
T17	*Magnolia stellata*	Star Magnolia	TBS	5.0	177	95	10	Multi-trunk: 3, 2, 2, 1, 1, 1, 1, 1, 1, 1, 1
T18	*Magnolia stellata*	Star Magnolia	TBS	7.0	346	95	10	Multi-trunk: 3, 3, 3, 2, 2, 2, 2, 1, 1, 1
T19	*Magnolia stellata*	Star Magnolia	TBS	5.0	177	95	10	Multi-trunk: 3, 2, 2, 2, 2, 1, 1, 1
T20	*Magnolia stellata*	Star Magnolia	TBS	8.0	452	95	10	Multi-trunk: 4, 4, 4, 4, 2, 1, 1, 1, 1
T21	*Magnolia stellata*	Star Magnolia	TBS	6.0	254	95	10	Multi-trunk: 3, 3, 3, 2, 2, 1, 1
T22	*Magnolia stellata*	Star Magnolia	TBS	7.0	346	95	10	Multi-trunk: 4, 3, 3, 3, 2, 2, 1, 1
T23	*Magnolia stellata*	Star Magnolia	TBR	4.0	113	95	10	Multi-trunk: 2, 1, 1, 1, 1, 1, 1, 1, 1, 1
T24	*Magnolia stellata*	Star Magnolia	TBS	5.0	177	95	10	Multi-trunk: 3, 2, 2, 1, 1, 1, 1, 1, 1, 1, 1
T25	*Magnolia stellata*	Star Magnolia	TBS	4.0	113	95	10	Multi-trunk: 2, 2, 2, 2, 1, 1, 1, 1, 1, 1
T26	*Magnolia stellata*	Star Magnolia	TBR	5.0	177	95	10	Multi-trunk: 3, 2, 2, 2, 2, 2, 1, 1, 1
T27	*Magnolia stellata*	Star Magnolia	TBR	5.0	177	95	10	Multi-trunk: 3, 2, 2, 2, 2, 2, 1, 1, 1, 1, 1
T28	*Magnolia stellata*	Star Magnolia	TBR	5.0	177	95	10	Multi-trunk: 2, 2, 2, 2, 2, 1, 1, 1, 1, 1, 1, 1, 1, 1
T29	*Acer rubrum*	Red Maple	TBS	8.0	452	83	10	Large wound in base of trunk
T30	*Acer rubrum*	Red Maple	TBS	11.0	855	83	20	Cracks up lower trunk
T31	*Acer rubrum*	Red Maple	TBS	8.0	452	92	20	
T32	*Acer rubrum*	Red Maple	TBS	11.0	855	91	20	
T33	*Acer rubrum*	Red Maple	TBR	8.0	452	94	20	
T34	*Acer rubrum*	Red Maple	TBR	5.5	214	94	15	
T35	*Acer rubrum*	Red Maple	TBR	5.5	214	94	15	
T36	*Picea abies*	Norway Spruce	TBS	8.0	452	92	10	Surrounded by english ivy on ground
T37	*Cercis canadensis*	Redbud	TBS	11.0	855	88	15	Multi-trunk: 6, 6, 3, 5, 2. On slope, surrounded by english ivy
T38	*Tsuga canadensis*	Hemlock	TBR	7.0	346	91	10	Multi-trunk: 3, 3, 3, 3, 2, 2
T39	*Pinus strobus*	White Pine	TBS	9.5	638	91	20	
T40	*Pinus strobus*	White Pine	TBR	13.0	1195	91	20	
T41	*Carpinus caroliniana*	Musclewood	TBR	5.0	177	89	6	Multi-trunk: 3, 4
T42	*Ilex opaca*	American Holly	TBS	8.0	452	89	10	Multi-trunk: 5.5, 5.5, 3
T43	*Cercis canadensis*	Redbud	TBS	8.0	452	89	10	Multi-trunk: 6.5, 4
T44	*Carpinus caroliniana*	Musclewood	TBS	7.5	398	92	6	Multi-trunk:
T45	*Cercis canadensis*	Redbud	TBS	11.0	855	81	10	Multi-trunk: 8, 8. Broken limbs
T46	*Cercis canadensis*	Redbud	TBS	7.0	346	78	10	Wound at base, broken limbs
T47	*Cercis canadensis*	Redbud	TBS	8.0	452	81	10	Multi-trunk: 6, 6. Broken limbs
T48	*Ilex x attenuata 'Fosterii'*	Foster's Holly	TBS	7.0	346	89	8	Multi-trunk: 6, 4
T49	*x Cupressocyparis leylandii*	Leyland Cypress	TBR	11.5	935	81	10	Leaning
T50	*x Cupressocyparis leylandii*	Leyland Cypress	TBR	9.0	573	88	10	Multi-trunk: 8.5, 4, 4
T51	*x Cupressocyparis leylandii*	Leyland Cypress	TBR	11.5	935	88	10	
T52	*x Cupressocyparis leylandii*	Leyland Cypress	TBR	13.0	1195	88	10	Multi-trunk: 7.5, 11
T53	*Magnolia stellata*	Star Magnolia	TBR	9.0	573	92	10	Multi-trunk: 5, 5, 4, 3, 1, 1, 1
T54	*Magnolia stellata*	Star Magnolia	TBR	8.0	452	92	10	Multi-trunk: 4, 4, 3, 3, 2, 2, 2, 1
T55	*Magnolia stellata*	Star Magnolia	TBR	9.0	573	92	10	Multi-trunk: 5, 4, 4, 3, 3, 2, 2
T56	*Acer rubrum*	Red Maple	TBS	6.0	254	80	10	
T57	*Acer rubrum*	Red Maple	TBS	6.0	254	80	10	
T58	*Acer rubrum*	Red Maple	TBS	7.5	398	89	15	
T59	*Acer rubrum*	Red Maple	TBS	7.0	346	89	15	
T60	*Acer rubrum*	Red Maple	TBS	6.5	299	86	15	
T61	*Acer rubrum*	Red Maple	TBS	6.5	299	86	15	
T62	*Acer rubrum*	Red Maple	TBS	7.5	398	86	15	
T63	*Acer rubrum*	Red Maple	TBS	8.0	452	86	20	

*** Bold Type Denotes Specimen Trees**

DESIGN ENGINEER
AMT
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DRAWN: WJP / JAC
DATE: 6/30/17
SCALE:

SEAL: COMMONWEALTH OF VIRGINIA CHARLES O'CONNELL No. 024758 PROFESSIONAL ENGINEER 6/30/17

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

VERIFICATION OF COMPLETENESS SUBMISSION

NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: TREE SURVEY PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP 2016-0039
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Job No. 16-0526.002

LEGEND

- CONCRETE SIDEWALK
- BUILDING ADDITION
- NEW ASPHALT PAVING (PARKING/DRIVEWAY)
- LOCATION OF BUILDING ENTRANCES AND EXITS
- INVERTED U BIKE RACKS
- PROP. CURB AND GUTTER
- PROPOSED STORM DRAIN PIPE
- PROPOSED WATER LINE WITH METER
- MH 1 / IN 1 — TYPICAL STRUCTURE I.D.# I.E. INLET #1 OR MANHOLE (MH)
- RPA — RESOURCE PROTECTION AREA
- LOD — LIMITS OF DISTURBANCE
- BRL — BUILDING RESTRICTION LINE
- STORMWATER MANAGEMENT DEVICE
- PROP. RETAINING WALL
- HANDICAPPED ACCESS RAMP
- CROSSWALK
- 126 — PROPOSED CONTOUR
- 126 — EXISTING CONTOUR
- EXISTING PROPERTY LINE

FINAL PLANS WILL PROVIDE FOR PEDESTRIAN PUSH BUTTONS AND SIGNALS TO CROSS RAYBURN AVE. ALL RAMPS WILL BE UPGRADED TO MEET CURRENT ADA CRITERIA AND CROSSWALKS INSTALLED.

ARCHAEOLOGY NOTES:

1. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 838-4399.

2. CALL ALEXANDRIA ARCHAEOLOGY (703/838-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR CITY ARCHAEOLOGI STS CAN BE ARRANGED.

3. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-838-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF 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.

4. 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.

N. BEAUREGARD STREET (VARIABLE WIDTH)

RAYBURN AVENUE (PRIVATE DRIVE)

N. HIGHVIEW LANE (PRIVATE DRIVE) ASPHALT

EXISTING WATER LINE AND ELECTRIC LINE TO BE RELOCATED

INSTALL 5' WIDE SIDEWALK FOR EMERGENCY ACCESS SEE EMERGENCY SIDEWALK EXHIBIT -1 THIS SHEET.

INSTALL EXTERIOR STAIR WELL

CONTRACTOR TO REPLACE 3" WATERLINE WITH 4" WATERLINE

FUTURE USE: FLOORS 1-4 ELEMENTARY SCHOOL FLOORS 5 & 6 BUSINESS

EXISTING 6-STY OFFICE BUILDING 1701 N BEAUREGARD STREET FFE = 243.00

MODIFIED CG-7 3" MOUNTABLE CURB FOR EMERGENCY ACCESS. TIE TO EX. FLUSH CURB.

18 INVERTED U BIKE RACKS. SEE DETAIL ON SHEET 12.

PARENTS DROP OFF/PICKUP

YELLOW ISLAND 6" LINE 2' SPACE

2' WIDE YELLOW @ 45° 10' SPACING

SEE SECTION B-B DETAIL THIS SHEET

WIDEN TURN AROUND AREA AND TRASH AREA, INSTALL CURB & GUTTER AND RETAINING WALL AS NECESSARY

RETAINING WALL

6.5' x 6.5' DUMPSTER

REPLACE EXISTING DROP INLET TOP WITH GRATE TOP

TRANSITION TO CSCG-2 CURB AND SPILL GUTTER

INSTALL EXTERIOR STAIR WELL

INSTALL 5' WIDE SIDEWALK FOR EMERGENCY ACCESS. SEE EMERGENCY SIDEWALK EXHIBIT - 2 THIS SHEET.

50' BUFFER

ABANDONED WATER LINE

PARENT QUEUE (13 CARS)

OPTIONAL COT ACCESSIBLE ELEVATOR

30 PARKING SPACES RESERVED FOR VISITOR PARKING

EXISTING 5-STY PARKING GARAGE 1705 N BEAUREGARD STREET

FUTURE USE: PARKING/PLAYGROUND (SEE SHEET 3 AND 3A FOR PARKING GARAGE LAYOUT)

INSTALL MOUNTABLE CURB AND GUTTER

EXISTING FLUSH CURB AND BOLLARDS

REMOVE EXISTING RAMPS AND SIDEWALK

CONTRACTOR TO VERIFY LOAD RATING FOR EMERGENCY VEHICLE

INSTALL NEW LOBBY, ELEVATOR AND STAIR WELL

NEW SIDEWALK TO BE INSTALLED TO PROVIDE PEDESTRIAN AND EMERGENCY ACCESS

4-STY OFFICE BUILDING 1703 N BEAUREGARD STREET

019.01-04-10 N/F ASSOCIATION FOR SUPERVISION AND CURRICULUM DEVELOPMENT DB 1607, PG 1684

SEE SECTION A-A DETAIL THIS SHEET

ADA RAMP

ADA RAMP

8' HIGH VISIBILITY CROSSWALK

NEW CONSTRUCTION IS NOT PERMITTED IN THE RESOURCE PROTECTION AREA

019.02-02-15 N/F MARK CENTER LAND, LLC INST 070026589

UNDERGROUND DETENTION

SEE TRAFFIC FORMS PLAN SHEET 21 FOR ADT AND SIGHT DISTANCE INFORMATION

SECTION A-A
NO SCALE

TRAVEL WAY 13' | TRAVEL WAY 12' | PARKING 11'

SECTION B-B
NO SCALE

GRATE INLET | CENTER OF PAINTED CIRCLE | PAINTED CIRCLE | TRAVEL WAY 5' | TRAVEL WAY 12' | 2' | EXISTING HILL | SWM FACILITY

EMERGENCY SIDEWALK EXHIBIT - 1
SCALE: 1" = 20'

INSTALL 5' WIDE SIDEWALK FOR EMERGENCY ACCESS

INSTALL EXTERIOR STAIR WELL

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

EMERGENCY SIDEWALK EXHIBIT - 2
SCALE: 1" = 20'

INSTALL 5' WIDE SIDEWALK FOR EMERGENCY ACCESS.

INSTALL EXTERIOR STAIR WELL

APPROVED
SPECIAL USE PERMIT NO. DSUP 2016-0039
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DESIGN ENGINEER
A. MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS
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PROJ. MANAGER: CHARLIE O'CONNELL, P.E. EMAIL: COCONNELL@AMTENGINEERING.COM

DATE: 6/30/17 DRAWN: WJP/JAC SCALE:

SEAL: COMMONWEALTH OF VIRGINIA CHARLES MORTON O'CONNELL No. 024758 PROFESSIONAL ENGINEER 6/30/17

NO.	DESCRIPTION	DATE	APPROVED	DATE	REV. BY	DATE

REVISION APPROVED BY

VERIFICATION OF COMPLETENESS SUBMISSION

NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: SITE LAYOUT PLAN

Job No. 16-0526.002

LEGEND

- CONCRETE SIDEWALK
- BUILDING ADDITION
- NEW ASPHALT PAVING (PARKING/DRIVEWAY)
- LOCATION OF BUILDING ENTRANCES AND EXITS
- PROP. CURB AND GUTTER
- PROPOSED STORM DRAIN PIPE
- PROPOSED WATER LINE WITH METER
- TYPICAL STRUCTURE I.D.# I.E. INLET #1 OR MANHOLE (MH)
- RPA — RESOURCE PROTECTION AREA
- LOD — LIMITS OF DISTURBANCE
- BRL — BUILDING RESTRICTION LINE
- STORMWATER MANAGEMENT DEVICE
- PROP. RETAINING WALL
- HANDICAPPED ACCESS RAMP
- CROSSWALK
- 126 — PROPOSED CONTOUR
- 126 — EXISTING CONTOUR
- EXISTING PROPERTY LINE

N BEAUREGARD STREET (VARIABLE WIDTH)

RAYBURN AVENUE (PRIVATE DRIVE)

N HIGHVIEW LANE (PRIVATE DRIVE) ASPHALT

FUTURE USE: FLOORS 1–4 ELEMENTARY SCHOOL
FLOORS 5 & 6 BUSINESS
EXISTING 6–STY. OFFICE BUILDING
1701 N. BEAUREGARD STREET
FFE = 243.00

4–STY OFFICE BUILDING
1703 N BEAUREGARD STREET

019.01–04–10
N/F ASSOCIATION FOR SUPERVISION AND CURRICULUM DEVELOPMENT
DB 1607, PG 1684

EXISTING 5–STY PARKING GARAGE
1705 N BEAUREGARD STREET

FUTURE USE: PARKING/PLAYGROUND
(SEE SHEET 3 AND 3A FOR PARKING GARAGE LAYOUT)

019.03–01–12
N/F EQR–TOWN SQUARE–AT MILLBROOK, LLC
INST 100016625

019.02–02–15
N/F MARK CENTER LAND, LLC
INST 070026589

BUS ROUTE

UNDERGROUND DETENTION

EX 10' VA AMER WATER CO ESMT DB 1650, PG 1619

EX 36' INGRESS–EGRESS AND EMERGENCY VEHICLE ESMT DB 1607, PG1456

EX 15' CAPE ESMT DB 1284, PG 1941

EX 20' STORM DRAIN ESMT DB 1067, PG 568

VIRGINIA STATE PLANE NORTH NAD 83

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

DESIGN ENGINEER

A. MORTON THOMAS AND ASSOCIATES, INC.
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PROJ. MANAGER: CHARLIE O'CONNELL, P.E. EMAIL: COCONNELL@AMTENGINEERING.COM

DATE: 6/30/17
SCALE:
DRAWN: WJP/JAC

SEAL:
COMMONWEALTH OF VIRGINIA
CHARLES HERBERT O'CONNELL
No. 024758
PROFESSIONAL ENGINEER
6/30/17

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
	REVISION APPROVED BY				

VERIFICATION OF COMPLETENESS SUBMISSION

NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: GRADING PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP 2016–0039
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Job No. 16–0526.002

LEGEND

- CONCRETE SIDEWALK
- BUILDING ADDITION
- NEW ASPHALT PAVING (PARKING/DRIVEWAY)
- LOCATION OF BUILDING ENTRANCES AND EXITS
- INVERTED U BIKE RACKS
- PROP. CURB AND GUTTER
- PROPOSED STORM DRAIN PIPE
- PROPOSED WATER LINE WITH METER
- TYPICAL STRUCTURE I.D.# I.E. INLET #1 OR MANHOLE (MH)
- RESOURCE PROTECTION AREA (RPA)
- LIMITS OF DISTURBANCE (LOD)
- BUILDING RESTRICTION LINE (BRL)
- STORMWATER MANAGEMENT DEVICE
- PROP. RETAINING WALL
- HANDICAPPED ACCESS RAMP
- CROSSWALK
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING PROPERTY LINE

N BEAUREGARD STREET (VARIABLE WIDTH)

RAYBURN AVENUE (PRIVATE DRIVE)

N HIGHVIEW LANE (PRIVATE DRIVE) ASPHALT

FUTURE USE: FLOORS 1–4 ELEMENTARY SCHOOL
FLOORS 5 & 6 BUSINESS
EXISTING 6–STY OFFICE BUILDING
1701 N BEAUREGARD STREET
FFE = 243.00

4–STY OFFICE BUILDING
1703 N BEAUREGARD STREET

019.01–04–10
N/F ASSOCIATION FOR SUPERVISION AND CURRICULUM DEVELOPMENT
DB 1607, PG 1684

30 PARKING SPACES RESERVED FOR VISITOR PARKING

EXISTING 5–STY PARKING GARAGE
1705 N BEAUREGARD STREET

FUTURE USE: PARKING/PLAYGROUND
(SEE SHEET 3 AND 3A FOR PARKING GARAGE LAYOUT)

PRIMARY SCHOOL ENTRANCE

PRIMARY OFFICE ENTRANCE

019.03–01–12
N/F EQR–TOWN SQUARE AT MILLBROOK, LLC
INST 100016625

019.02–02–15
N/F MARK CENTER LAND, LLC
INST 070026589

UNDERGROUND DETENTION

VIRGINIA STATE PLANE NORTH NAD 83

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

DESIGN ENGINEER

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SCALE: | DATE: 6/30/17 | DRAWN: WJP/JAC

SEAL: CHARLES HERBERT O'CONNELL No. 024758 PROFESSIONAL ENGINEER 6/30/17

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

VERIFICATION OF COMPLETENESS SUBMISSION

NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: DIMENSION PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP 2016–0039
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Job No. 16–0526.002

LEGEND

PROPOSED EMERGENCY VEHICLE EASEMENT (EVE)

THIS PLAN SHOWS EMERGENCY VEHICLE EASEMENT SIGNS ONLY. FOR ALL OTHER SIGNS SEE SIGN & PAVEMENT MARKING PLAN.

GENERAL NOTES:

1. ALL EXISTING EVE SIGNS TO BE REPLACED AS SHOWN.
2. EXISTING FIRE HYDRANTS SHALL REMAIN IN SERVICE AND UNOBSTRUCTED DURING CONSTRUCTION.
3. EMERGENCY VEHICLE EASEMENTS (EVE) SHALL REMAIN OPEN DURING CONSTRUCTION.
4. SEE AUTO-TURN TEMPLATE (SHEET 19) FOR EMERGENCY ACCESS VEHICLE TRACKS.
5. COT ACCESSIBLE ELEVATORS ARE LOCATED IN THE NEW LOBBY, IMMEDIATELY ACCESSIBLE TO FIRST RESPONDERS.
6. EXISTING EMERGENCY VEHICLE EASEMENT SIGNS TO BE REMOVED AND REPLACED.
7. SIGN SPACING SHALL NOT EXCEED 100 FEET.

N BEAUREGARD STREET (VARIABLE WIDTH)

RAYBURN AVENUE (PRIVATE DRIVE)

N HIGHVIEW LANE (PRIVATE DRIVE) ASPHALT

FUTURE USE: FLOORS 1-4 ELEMENTARY SCHOOL
FLOORS 5 & 6 BUSINESS
EXISTING 6-STY OFFICE BUILDING
1701 N BEAUREGARD STREET
FFE = 243.00

COT ACCESSIBLE ELEVATORS

4-STY OFFICE BUILDING
1703 N BEAUREGARD STREET

019.01-04-10
N/F ASSOCIATION FOR SUPERVISION AND CURRICULUM DEVELOPMENT
DB 1607, PG 584

EXISTING 5-STY PARKING GARAGE
1705 N BEAUREGARD STREET

FUTURE USE: PARKING/PLAYGROUND
(SEE SHEET 3 AND 3A FOR PARKING GARAGE LAYOUT)

019.03-01-12
N/F EQR-TOWN SQUARE-ATT MILLBROOK, LLC
INST 100016625

019.02-02-15
N/F MARK CENTER LAND, LLC
INST 070026589

UNDERGROUND DETENTION

VIRGINIA STATE PLANE NORTH NAD 83

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

APPROVED
SPECIAL USE PERMIT NO. DSUP 2016-0039
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
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DESIGN ENGINEER

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DATE: 6/30/17
SCALE:
DRAWN: WJP/JAC

SEAL: COMMONWEALTH OF VIRGINIA CHARLES HERMEN O'CONNELL No. 024758 6/30/17 PROFESSIONAL ENGINEER

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VERIFICATION OF COMPLETENESS SUBMISSION

NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

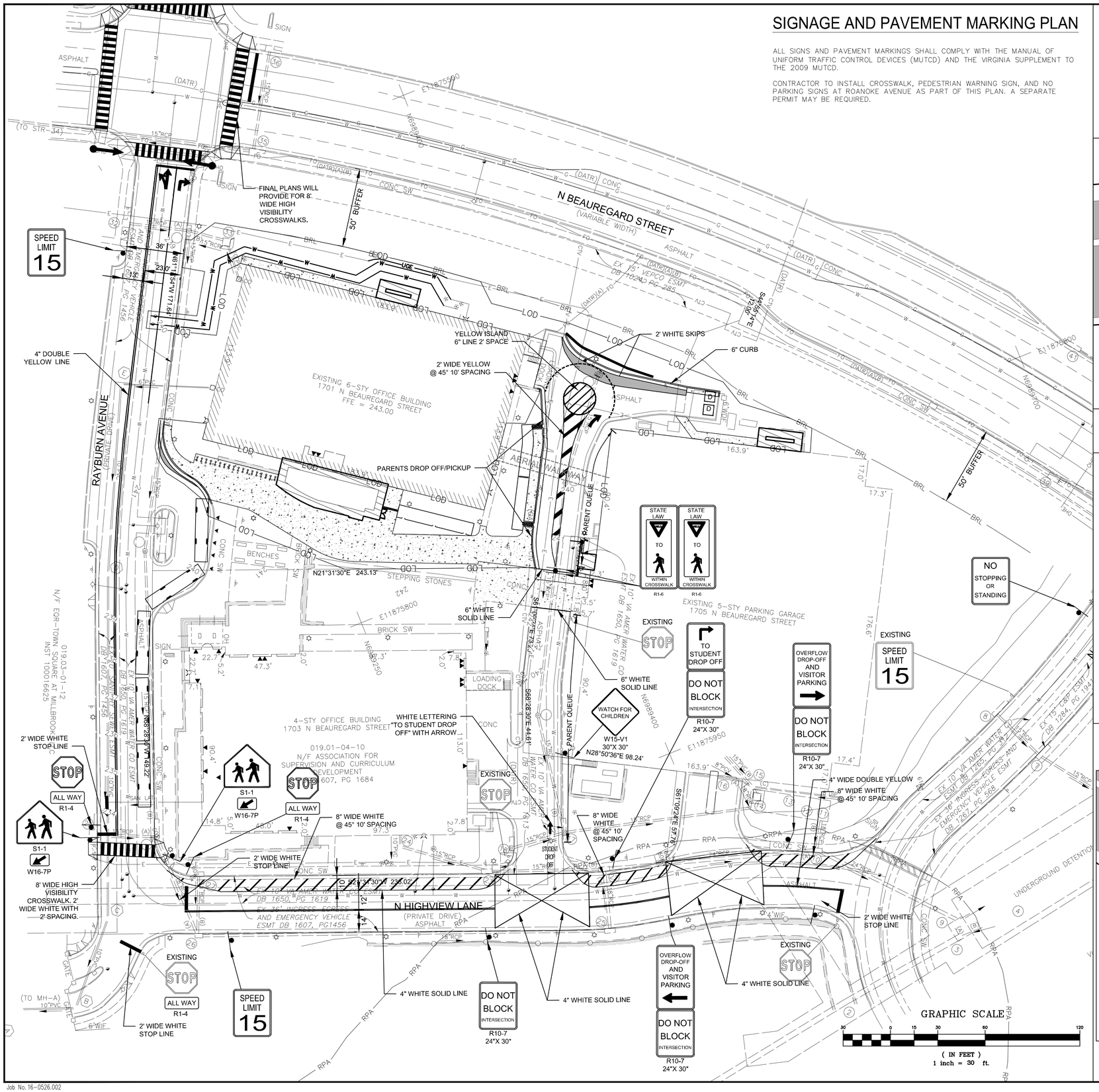
SHEET NAME: FIRE SERVICE PLAN

Job No. 16-0526.002

SIGNAGE AND PAVEMENT MARKING PLAN

ALL SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE VIRGINIA SUPPLEMENT TO THE 2009 MUTCD.

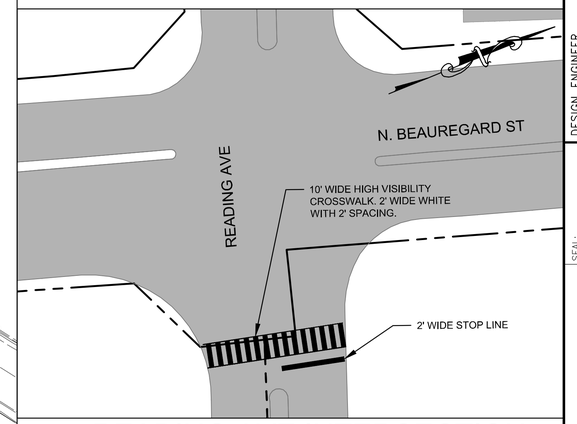
CONTRACTOR TO INSTALL CROSSWALK, PEDESTRIAN WARNING SIGN, AND NO PARKING SIGNS AT ROANOKE AVENUE AS PART OF THIS PLAN. A SEPARATE PERMIT MAY BE REQUIRED.



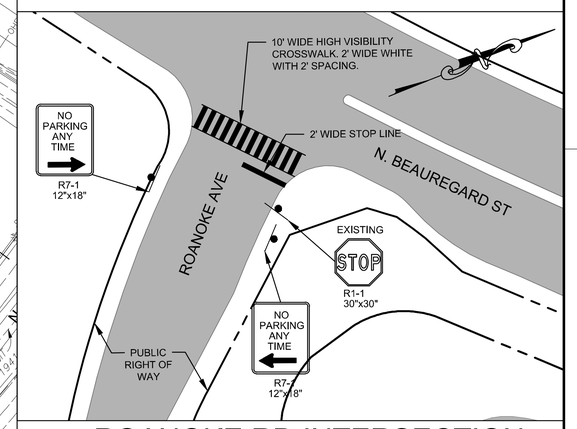
OFF SITE IMPROVEMENTS

GENERAL OFF SITE IMPROVEMENT NOTES:

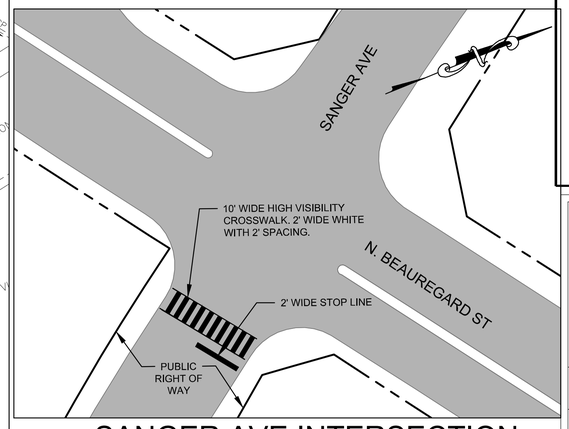
1. INSTALL ADA COMPLIANT RAMPS.
2. INSTALL HIGH VISIBILITY CROSSWALK AND STOP LINE.
3. ADJUST LOOP DETECTORS AS NECESSARY.



READING AVE INTERSECTION



ROANOKE RD INTERSECTION



SANGER AVE INTERSECTION

DESIGN ENGINEER

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PROJ. MANAGER: CHARLIE O'CONNELL, P.E. EMAIL: COCONNELL@AMTENGINEERING.COM

SCALE: | DATE: 6/30/17 | DRAWN: WJP / JAC

SEAL: COMMONWEALTH OF VIRGINIA CHARLES HERBERT O'CONNELL No. 024758 6/30/17 PROFESSIONAL ENGINEER

REVISION APPROVED BY

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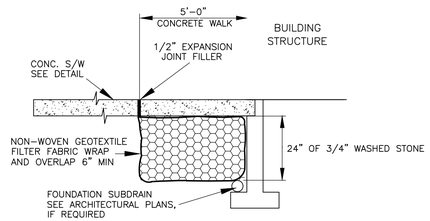
VERIFICATION OF COMPLETENESS SUBMISSION

NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: SIGN & PAVEMENT MARKING

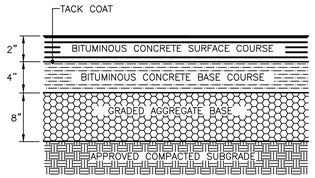
APPROVED
SPECIAL USE PERMIT NO. DSUP 2016-0039
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.



NOTE: DETAIL IS FOR THE FULL WIDTH OF CONCRETE STOOP

CONCRETE SIDEWALK STOOP DETAIL, TYP. FOR NEW BUILDING ENTRANCES

NOT TO SCALE

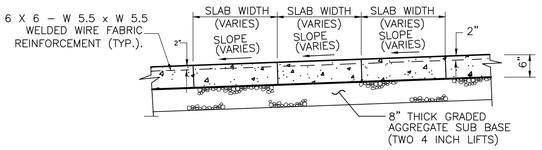


REFER TO VDOT SPECIFICATIONS
FOR MATERIALS & METHODS OF CONSTRUCTION.

NOTE:
1. 2.0" HOT MIX ASPHALT SUPERPAVE 9.5 MM FOR SURFACE.
2. 4.0" HOT MIX ASPHALT SUPERPAVE 19.0 MM FOR BASE.

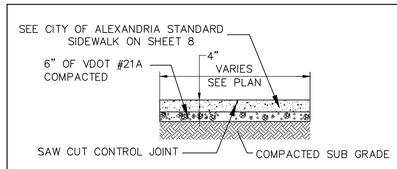
BITUMINOUS CONCRETE FOR DRIVING PARKING DETAIL

NOT TO SCALE

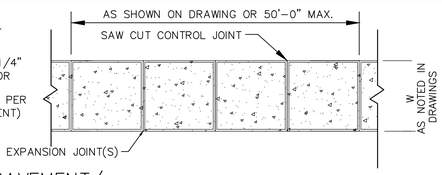


HEAVY DUTY CONCRETE SIDEWALK

NOT TO SCALE



NOTES:
1. MINIMUM DISTANCE BETWEEN CONTROL JOINTS SHALL BE EQUAL TO WIDTH OF PAVEMENT OR AS SHOWN ON SITE PLAN.
2. SAW CUT CONTROL JOINT SHALL BE 1/4" WIDE BY 1"DEEP. SEE SPECIFICATIONS FOR JOINTING REQUIREMENTS.
3. SAW CUT CONCRETE CONTROL JOINTS PER CITY STANDARDS (GRID FOR WIDE PAVEMENT) AND EXPANSION JOINTS EVERY 50'.



TYPICAL CONCRETE PAVEMENT/ SIDEWALK

N.T.S.

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SCALE: | DATE: 6/30/17 | DRAWN: WJP/JAC

SEAL:

COMMONWEALTH OF VIRGINIA
CHARLES O'CONNELL
No. 024758
6/30/17
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	APPROVED	REV. BY	DATE

REVISION APPROVED BY

VERIFICATION OF COMPLETENESS SUBMISSION

NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: DETAIL SHEET

APPROVED
SPECIAL USE PERMIT NO. DSUP 2016-0039
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
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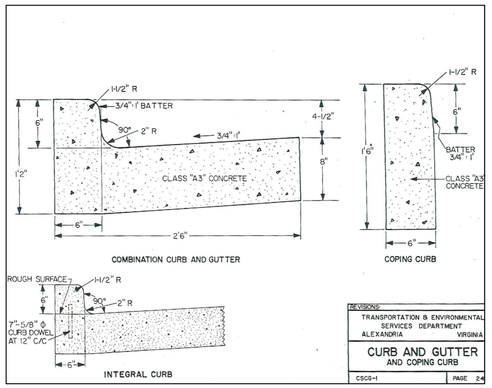
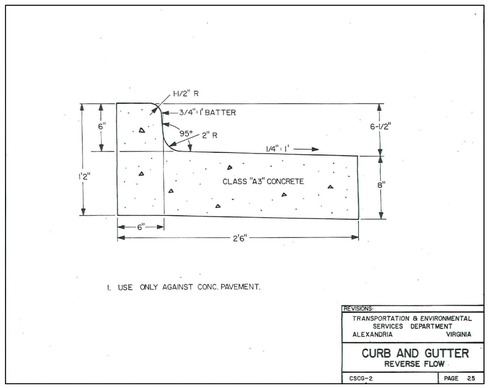
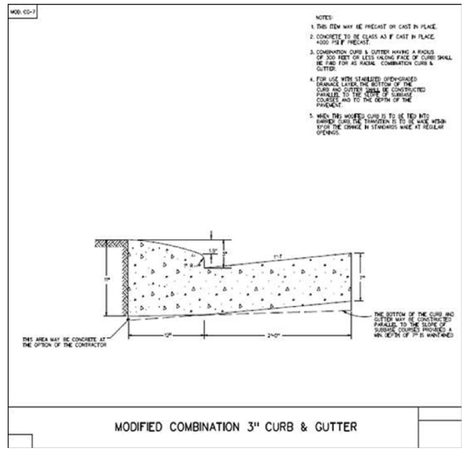
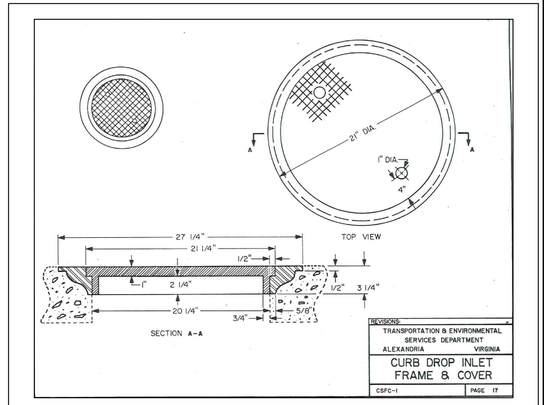


CITY OF ALEXANDRIA CURB & GUTTER & COPING CURB
CSCG-1

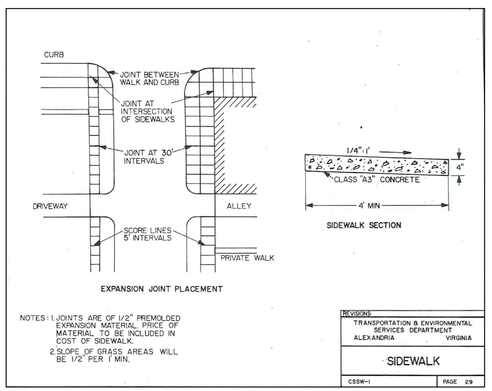


CITY OF ALEXANDRIA CURB & GUTTER-REVERSE FLOW
CSCG-2

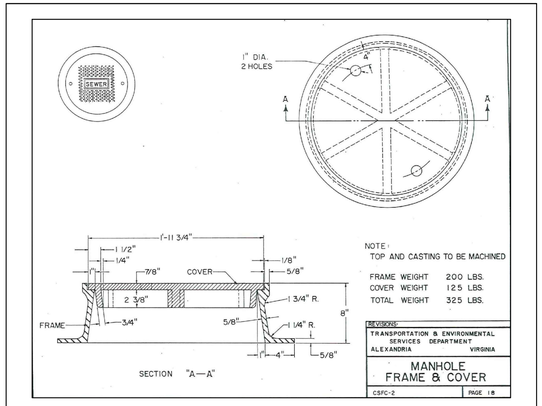




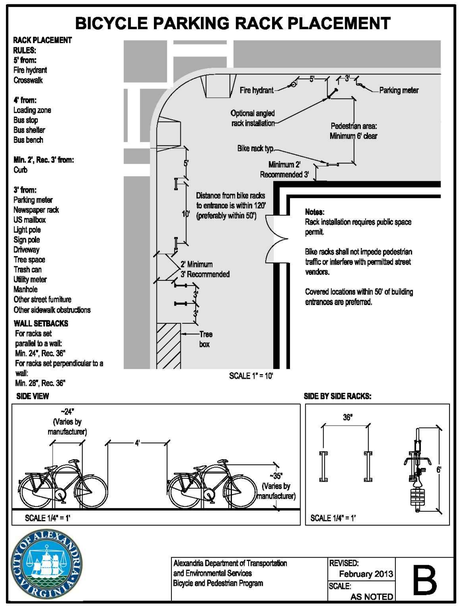
CITY OF ALEXANDRIA CURB DROP INLET FRAME & COVER
CSFC-1



CITY OF ALEXANDRIA STANDARD SIDEWALK
CSSW-1



CITY OF ALEXANDRIA MANHOLE FRAME & COVER
CSFC-2



DESIGN ENGINEER

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SCALE: DATE: 6/30/17 DRAWN: WJP / JAC

SEAL:

COMMONWEALTH OF VIRGINIA
CHARLES O'CONNELL
LICENSED
No. 024758
6/30/17
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

VERIFICATION OF COMPLETENESS SUBMISSION

NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: DETAIL SHEET

APPROVED
SPECIAL USE PERMIT NO. DSUP 2016-0039
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

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DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Job No. 16-0526.002

SITE INFORMATION

TOTAL SITE AREA = 3.48 AC 151,755 SF

TOTAL AREA OF TAX PARCEL = 3.48 AC 151,755 SF

TOTAL EXISTING IMPERVIOUS AREA = 0.22 AC 9,675 SF

TOTAL PROPOSED IMPERVIOUS AREA = 0.40 AC 17,541 SF

TOTAL DISTURBED AREA = 0.71 AC 31,037 SF

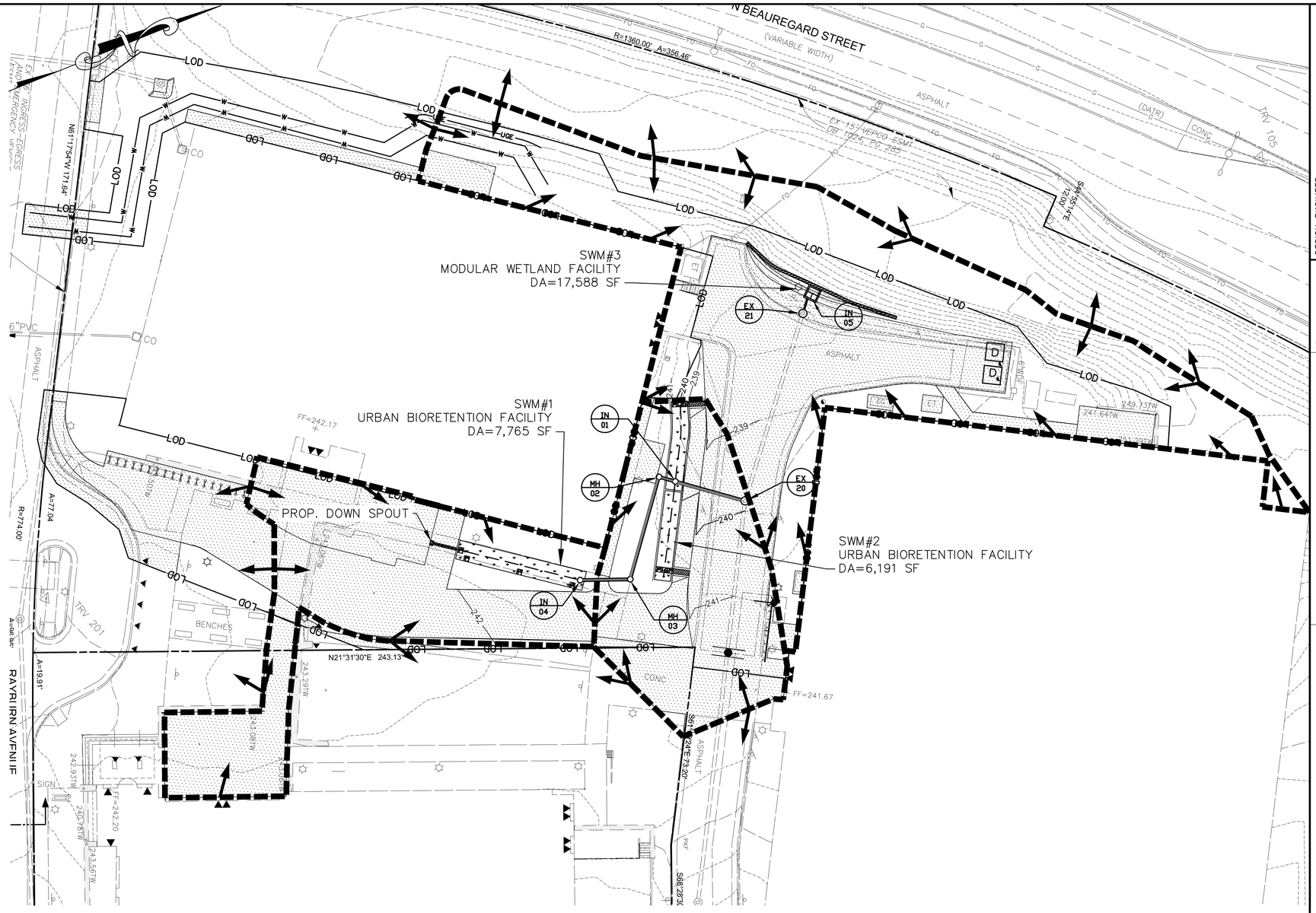
HYDROLOGIC SOIL GROUP: D - URBAN LAND

THERE ARE NO MARINE CLAYS WITHIN THE LIMITS OF DISTURBANCE.

SWM FACILITY LOCATION		
SWM FACILITY	NORTHING	EASTING
SWM #1 – BIORETENTION	6989317.23	11875757.91
SWM #2 – BIORETENTION	6989380.13	11875752.82
SWM #3 – MODULAR WETLAND	6989452.54	11875704.03

STORMWATER MANAGEMENT LEGEND

- PROPERTY LINE
- LOD — LIMITS OF DISTURBANCE
- PROPOSED ESD DRAINAGE DIVIDE
- IMPERVIOUS AREA
- LEVEL 1 URBAN BIORETENTION FACILITY
- 200 — EXISTING MAJOR CONTOUR
- 201 — EXISTING MINOR CONTOUR
- 200 — PROPOSED MAJOR CONTOUR
- 201 — PROPOSED MINOR CONTOUR
- PROPOSED STORM DRAIN
- PROPOSED PERFORATED STORM DRAIN
- PROPOSED STORM STRUCTURE



STORMWATER MANAGEMENT NOTES

1. SEE WATER QUANTITY CALCULATIONS ON SHEET 14.
2. SEE STORMWATER BMP DETAILS ON SHEET 15.
3. SEE WATER QUALITY CALCULATIONS ON SHEET 16.
4. IT IS THE ENGINEER'S OPINION THAT THE IMPROVEMENTS PROPOSED WITH THIS APPLICATION WILL HAVE NO ADVERSE IMPACT TO THE ADJACENT PROPERTIES.

STORMWATER BMP AND DETENTION FACILITIES MAINTENANCE AGREEMENT:

THE APPLICANT SHALL SUBMIT TO THE CITY OF ALEXANDRIA A STORMWATER BMP AND DETENTION FACILITIES MAINTENANCE AGREEMENT WITH FINAL #2 SUBMISSION. THE MAINTENANCE AGREEMENT SHALL BE REGISTERED WITH ALEXANDRIA LAND RECORDS.

STORMWATER BEST MANAGEMENT PRACTICES (BMP) NOTES:

THE STORMWATER BEST MANAGEMENT PRACTICES (BMP) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN ENGINEER OR HIS DESIGNATED REPRESENTATIVE. THE DESIGN ENGINEER SHALL MAKE A WRITTEN CERTIFICATION TO THE CITY THAT THE BMPs ARE CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED SITE PLAN. IN ADDITION, AGGREGATE LAYERS AND COLLECTOR PIPES MAY NOT BE INSTALLED UNLESS THE DESIGN ENGINEER OR HIS REPRESENTATIVE IS PRESENT.

THE CONTRACTOR SHALL FURNISH THE CITY WITH AN OPERATION AND MAINTENANCE MANUAL FOR ALL BMPs ON THE PROJECT. THE MANUAL SHALL INCLUDE AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF EAH BMP AND ANY SUPPORTING UTILITIES, CATALOG CUTS ON ANY MECHANICAL OR ELECTIRCAL EQUIPMENT AND A SCHEDULE OF ROUTINE MAINTENANCE FOR THE BMPs AND SUPPORTING EQUIPMENT.

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SCALE: DATE: 6/30/17 DRAWN: WJP / JAC

SEAL: COMMONWEALTH OF VIRGINIA CHARLES JEREMY O'CONNELL No. 042758 6/30/17 PROFESSIONAL ENGINEER

REVISION APPROVED BY

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NEW WEST END ELEMENTARY SCHOOL

1701 N. BEAUREGARD

CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: OVERALL STORMWATER MANAGEMENT PLAN

APPROVED

SPECIAL USE PERMIT NO. DSUP 2016-0039

DEPARTMENT OF PLANNING & ZONING

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WATER QUANTITY NARRATIVE

WATER QUANTITY COMPLIANCE FOR THE SITE IMPROVEMENTS IS BEING PARTLY ACCOMPLISHED BY THE REDUCED CURVE NUMBER GENERATED BY TWO URBAN BIORETENTION FACILITIES. FOR THE 1-YEAR STORM EVENT, THE POST-DEVELOPED FLOW IS GREATER THAN THE ALLOWABLE RELEASE FLOW. BASED ON THE ENERGY BALANCE SPREADSHEET, A VOLUME OF 722 CF OF STORMWATER MUST BE PROVIDED. FOR THE 10-YEAR EVENT, THE POST-DEVELOPED FLOW IS GREATER THAN THE ALLOWABLE RELEASE FLOW. BASED ON THE ENERGY BALANCE SPREADSHEET, A VOLUME OF 1,328 CF OF STORMWATER MUST BE PROVIDED. THE TOTAL POST-DEVELOPED IMPERVIOUS AREA WITHIN THE LOD IS 17,542 SF. THEREFORE, BASED ON THE CITY OF ALEXANDRIA'S WATER QUALITY VOLUME DEFAULT (WQVD), A VOLUME OF AT LEAST 731 CF MUST BE TREATED. SINCE THE STATE REQUIREMENT IS GREATER THAN THE WQVD, 1,328 CF IS THE TARGET FOR QUANTITY CONTROL.

THE TOTAL TREATMENT VOLUME PROVIDED BY THE PROPOSED FACILITIES IS 1,351 CF - SEE THIS SHEET FOR FACILITY SIZING CALCULATIONS. THEREFORE, THE WATER QUANTITY REQUIREMENT IS SATISFIED.

PER FEMA FLOODPLAIN MAP 5155190028E, DATED JUNE 16, 2011, THIS SITE IS OUTSIDE THE FLOODPLAIN.

THERE IS A RESOURCE PROTECTION AREA LOCATED ON THE SUBJECT PROPERTY PER THE CITY OF ALEXANDRIA RPA AND NATURAL INTERMITTENT STREAM MAPS. HOWEVER, THE RPA IS NOT WITHIN THE LIMITS OF DISTURBANCE.

OUTFALL NARRATIVE

THE SITE OUTFALL DRAINS FROM THE WESTERN TO THE EASTERN BORDER OF THE PROPERTY. PROPOSED INLETS CAPTURE TREATED RUNOFF FROM THE ROOF, URBAN BIORETENTION FACILITIES, AND THE LINEAR MODULAR WETLAND FACILITY. PROPOSED FACILITIES CONNECT TO EXISTING STORMWATER STRUCTURES 20 AND 21 ON-STE. FLOW FROM THESE STRUCTURES ARE DIRECTED OFF-SITE TO AN EXISTING SAND FILTER LOCATED IN THE EASTERN CORNER OF THE ADJACENT PROPERTY, AT THE CORNER OF HIGHVIEW LN AND N HIGHVIEW LN. FLOW IS DIRECTED UNDER HIGHVIEW LN AND N HIGHVIEW LN AND DISCHARGED INTO ADEQUATE BED AND BANKS. THE FINAL OUTFALL DISCHARGES INTO AN EXISTING STORMWATER MANAGEMENT POND, AS SHOWN IN THE ADEQUATE OUTFALL DRAINAGE MAP.

CHANNEL AND FLOOD PROTECTION REQUIREMENTS ARE BEING MET ON-SITE, AS DESCRIBED ABOVE.

SWM Water Quantity Energy Balance Worksheet

SITE AREA (acre) 0.71

	1-year		10-year		
	PRE	POST (adjusted)	PRE	POST (adjusted)	
P	2.59	2.59	4.82	4.82	
CN	86	89	86	90	POST (adjusted) from RRM 'Channel and Flood
S=1000/CN-10	1.63	1.24	1.63	1.11	Protection' tab; PRE CN can be computed using same
0.2S	0.33	0.25	0.33	0.22	computations on this tab
$RV=(P-0.2S)^2/(P-0.2S)+S$ (in.)	1.32	1.53	3.30	3.70	

QPost Development <= I.F.* (Qpre-development* RVpre-development)/RVDeveloped)

I.F 0.9

CHANNEL PROTECTION (1-YEAR)		
Qpre-development (cfs)	1.25	From TR55
QPost Development (cfs)	1.37	From TR55
RVPost Development (with runoff reduction) (in.)	1.47	From RRM
Qallowable (cfs)	1.01	

Qallowable/QPost Development	0.74	
Vs/Vr	0.19	Fig 11.7 of DEQ Manual
Vs	0.28	
Storage Required (CF)	722	

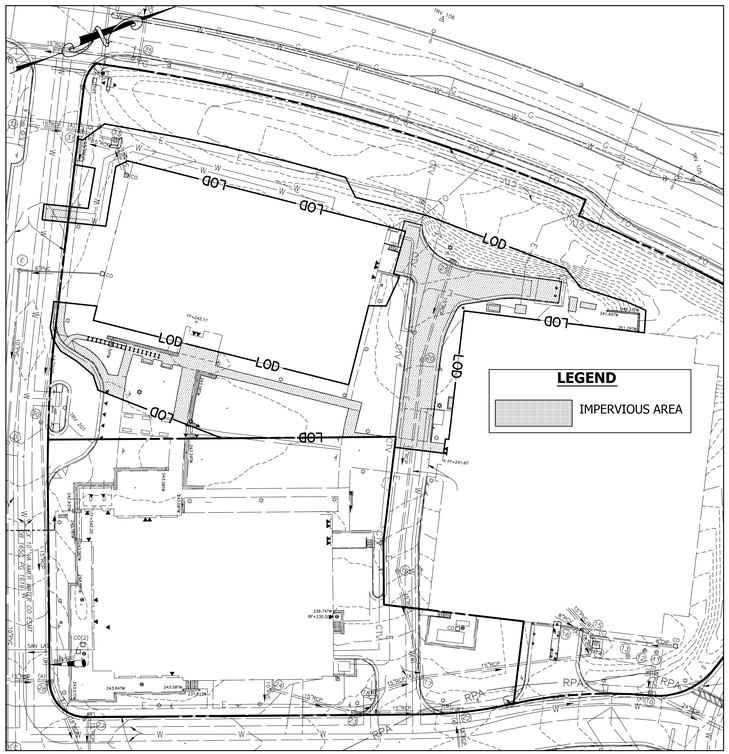
FLOOD CONTROL (10-YEAR)		
Qpre-development	3.15	From TR55
QPost Development	3.37	From TR55
RVPost Development (with runoff reduction)	3.54	From RRM
Qallowable	2.94	

Qallowable/QPost Development	0.87	
Vs/Vr	0.145	Fig 11.7 of DEQ Manual
Vs	0.51	
Storage Required (CF)	1328	

Facility name/type	Impervious Area to Facility	Pervious Area to Facility	Total Drainage Area	Total Drainage Area	Rainfall Depth (P)	Rv	Target storage (WQv)	Width	Length	Ponding depth	Filter depth	Gravel depth	Surface Area	Ponding Volume (1.00 void)	Soil Storage Volume (0.25 void)	Gravel Storage Volume (0.4 void)	Available Storage	% Water Quality Volume Captured
	(SF)	(SF)	(SF)	(acre)	(in)		(CF)	(ft)	(ft)	(in)	(in)	(in)	(SF)	(CF)	(CF)	(CF)	(CF)	Must be ≥ 100% (Max. 200%)
Stormwater Planter Box #1	6256	1509	7765	0.1783	1.00	0.81	522.93	7.00	48.00	6	48	12	336.00	168.00	336.00	134.40	**638.40**	**122.1%**
Stormwater Planter Box #2	4844	1347	6191	0.1421	1.00	0.79	408.18	6.00	67.00	6	42	12	402.00	201.00	351.75	160.80	**713.55**	**174.8%**

Based on: http://www.vwrrc.vt.edu/swc/documents/2013/DEQ%20BMP%20Spec%20No%209_BIORETENTION_FinalDraft_v1-9_03012011.pdf

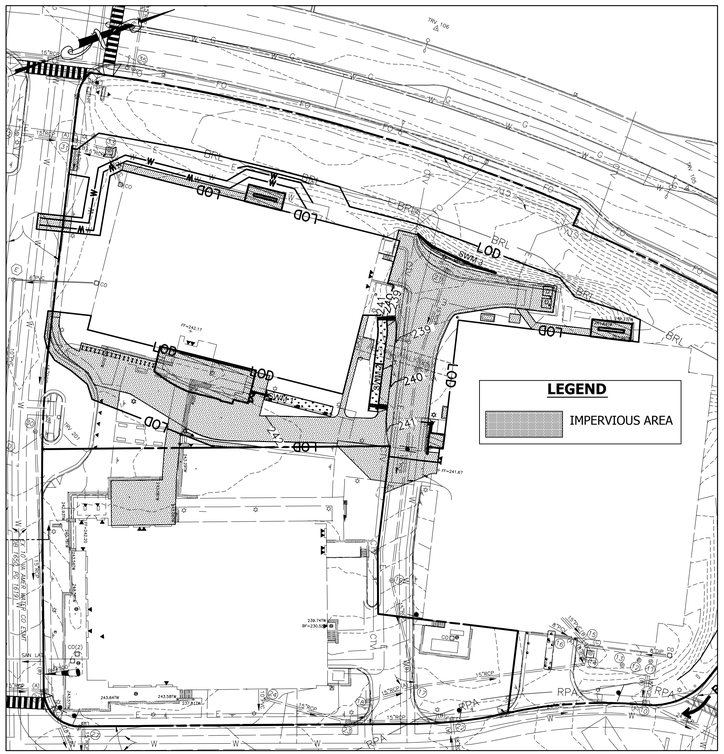
Total Storage Provided: 1351.95



PRE DEVELOPMENT IMPERVIOUS AREA MAP

50 0 25 50 100 200

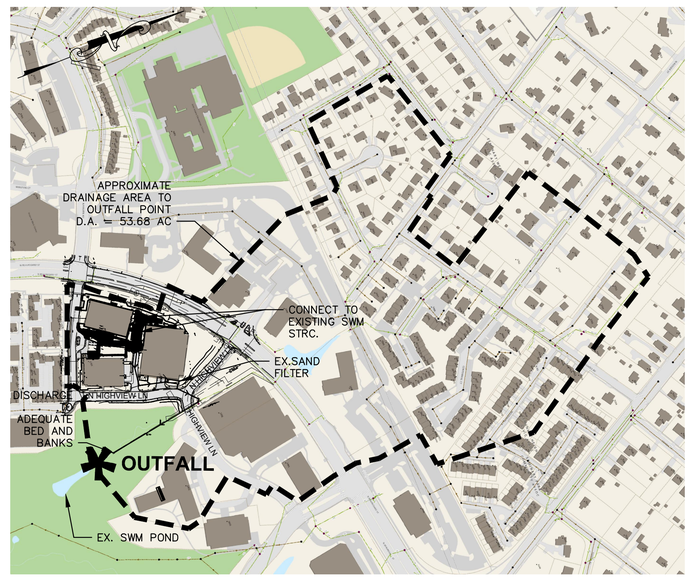
(IN FEET)
1 inch = 50 ft.



POST DEVELOPMENT IMPERVIOUS AREA MAP

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



OUTFALL DRAINAGE AREA

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

DESIGN ENGINEER

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DRAWN: WJP / JAC
DATE: 6/30/17
SCALE:

SEAL:

COMMONWEALTH OF VIRGINIA
CHARLES HERBERT O'CONNELL
No. 024758
6/30/17
PROFESSIONAL ENGINEER

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NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: SWM QUANTITY ANALYSIS

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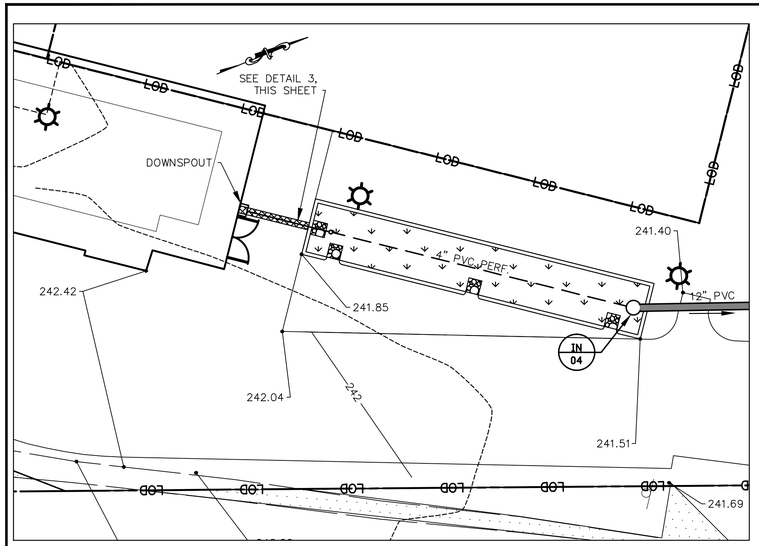
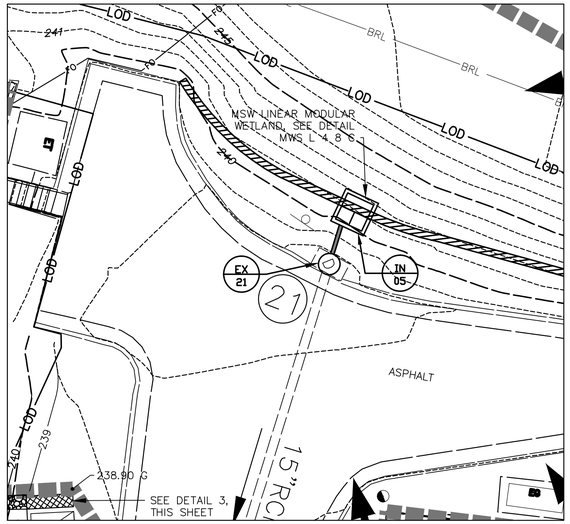


SWM#1 URBAN BIORETENTION FACILITY

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



SWM#3 LINEAR MODULAR WETLAND SYSTEM FACILITY

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

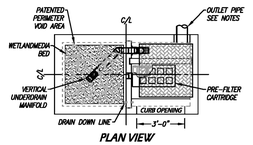
SITE SPECIFIC DATA			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
VOLUME BASED (CF)		FLOW BASED (CFS)	
TREATMENT HGL AVAILABLE (FT)			
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE			
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PARKWAY	OPEN PLANTER	PARKWAY
FRAME & COVER	36" X 36"	N/A	N/A
WETLANDMEDIA VOLUME (CY)			2.03
WETLANDMEDIA DELIVERY METHOD			TBD
ORIFICE SIZE (DIA. INCHES)			#1.53"
MAXIMUM PICK WEIGHT (LBS)			15000
NOTES:			

INSTALLATION NOTES

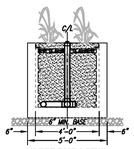
1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
2. UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
3. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
4. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES.
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
6. DRIP OR SPRAY IRRIGATION REQUIRED ON ALL UNITS WITH VEGETATION.

GENERAL NOTES

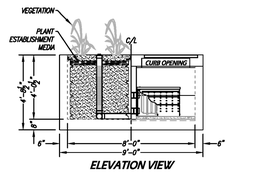
1. MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.



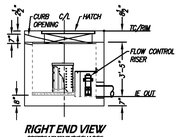
PLAN VIEW



LEFT END VIEW
BIOFILTRATION



ELEVATION VIEW



RIGHT END VIEW
PRETREATMENT/DISCHARGE

TREATMENT FLOW (CFS)	0.115
OPERATING HEAD (FT)	3.4
PRETREATMENT LOADING RATE (GPM/SF)	TBD
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0

MODULAR WETLANDS
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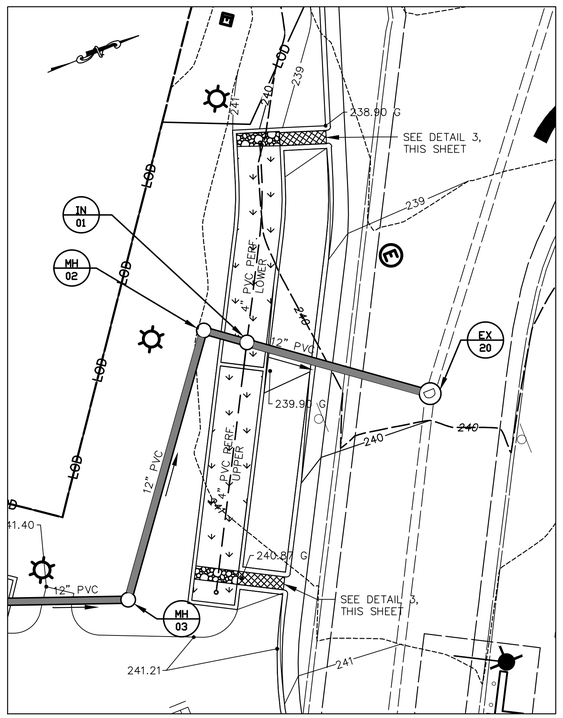
MWS-L-4-8-C
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL



SWM#2 URBAN BIORETENTION FACILITY

GRAPHIC SCALE

10 0 5 10 20 40

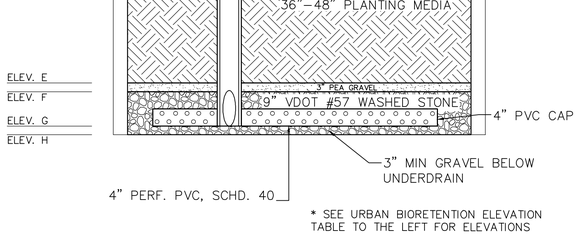
(IN FEET)
1 inch = 10 ft.

SWM LEGEND

- BIORETENTION FACILITY
- CLEAN WASHED GRAVEL
- CURB CUT, SEE DETAIL 3 THIS SHEET
- CLEANOUT
- STORM STRUCTURE
- 4" PERFORATED SCHD. 40 PVC UNDERDRAIN
- SCHD. 40 PVC PIPE

URBAN BIORETENTION ELEVATION TABLE

	SWM #1	SWM #2 UPPER	SWM #2 LOWER
ELEV. A	242.00	240.40	239.40
ELEV. B	241.50	239.90	238.90
ELEV. C	241.00	239.40	238.40
ELEV. D	240.50	238.90	237.90
ELEV. E	236.50	234.90	234.90
ELEV. F	236.25	234.65	234.65
ELEV. G	235.50	233.90	233.90
ELEV. H	235.25	233.65	233.65



* SEE URBAN BIORETENTION ELEVATION TABLE TO THE LEFT FOR ELEVATIONS

2 **BACK-OF-CURB BIORETENTION SECTION DETAIL**
NOT TO SCALE

GENERAL NOTES:

1. ALL UNDER DRAIN SHOWN IN URBAN BIORETENTION FACILITIES IS 6" PERFORATED SCHEDULE 40 PVC PIPE 3/8" PERF. @ 6" O/C LENGTH WISE 90° RADIALLY AROUND WITH THE EXCEPTION OF THE FIRST 5FT WHICH IS SOLID 6" PVC.

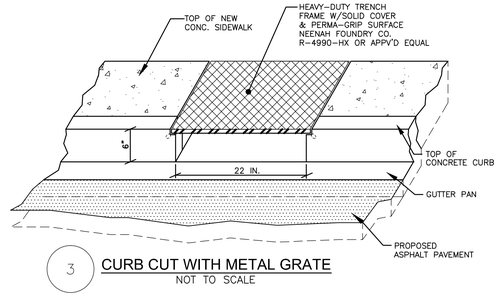
2. OBSERVATION WELLS ARE LABELED AS SUCH AND ARE NOT TIED INTO ANY PIPE, THESE ARE FOR INSPECTION ONLY, NOT DRAINAGE.

Table 9.7, Bioretention Material Specifications

Material	Specification	Notes
Filter Media Composition	Filter Media to contain: • 80% - 90% sand • 10%-20% soil fines • 3%-5% organic matter	The volume of filter media based on 110% of the plan volume, to account for settling or compaction.
Filter Media Testing	Available P between L+ and M per DCR 2005 Nutrient Management Criteria	The media should be certified by the supplier.
Mulch Layer	Use aged, shredded hardwood bark mulch or stable coarse compost.	Lay a 2 to 3 inch layer on the surface of the filter bed.
Alternative Surface Cover	Use river stone or pea gravel, coir and jute matting, or turf cover.	Lay a 2 to 3 inch layer of to suppress weed growth.
Top Soil For Turf Cover	Loamy sand or sandy loam texture, with less than 5% clay content, pH corrected to between 6 and 7, and an organic matter content of at least 2%.	3 inch surface depth.
Geotextile/Liner	Use a non-woven geotextile fabric with a flow rate of > 110 gal./min./sq. ft. (e.g., Geotex 351 or equivalent)	Apply only to the sides and directly above the underdrain. For hotspots and certain karst sites only, use an appropriate liner on bottom.
Choking Layer	Lay a 2 to 4 inch layer of sand over a 2 inch layer of choker stone (typically #8 or #89 washed gravel), which is laid over the underdrain stone.	
Stone Jacket for Underdrain and/or Storage Layer	1 inch stone should be double-washed and clean and free of all fines (e.g., VDOT #57 stone).	12 inches for the underdrain; 12 to 18 inches for the stone storage layer, if needed
Underdrains, Cleanouts, and Observation Wells	Use 6 inch rigid schedule 40 PVC pipe (or equivalent corrugated HDPE for micro-bioretention), with 3/8-inch perforations at 6 inches on center; position each underdrain on a 1% or 2% slope located nor more than 20 feet from the next pipe.	Lay the perforated pipe under the length of the bioretention cell, and install non-perforated pipe as needed to connect with the storm drain system. Install T's and Y's as needed, depending on the underdrain configuration. Extend cleanout pipes to the surface with vented caps at the Ts and Ys.
Plant Materials	Plant one tree per 250 square feet (15 feet on-center, minimum 1 inch caliper). Shrubs a minimum of 30 inches high planted a minimum of 10 feet on-center. Plant ground cover plugs at 12 to 18 inches on-center; Plant container-grown plants at 18 to 24 inches on-center, depending on the initial plant size and how large it will grow.	Establish plant materials as specified in the landscaping plan and the recommended plant list. In general, plant spacing must be sufficient to ensure the plant material achieves 80% cover in the proposed planting areas within a 3-year period. If seed mixes are used, they should be from a qualified supplier, should be appropriate for stormwater basin applications, and should consist of native species (unless the seeding is to establish maintained turf).

Table 9.8. Suggested Annual Maintenance Activities for Bioretention

Maintenance Tasks	Frequency
• Mowing of grass filter strips and bioretention turf cover	At least 4 times a year
• Spot weeding, erosion repair, trash removal, and mulch raking	Twice during growing season
• Add reinforcement planting to maintain desired the vegetation density • Remove invasive plants using recommended control methods • Stabilize the contributing drainage area to prevent erosion	As needed
• Spring inspection and cleanup • Supplement mulch to maintain a 3 inch layer • Prune trees and shrubs	Annually
• Remove sediment in pre-treatment cells and inflow points	Once every 2 to 3 years
• Replace the mulch layer	Every 3 years



3 **CURB CUT WITH METAL GRATE**
NOT TO SCALE

APPROVED
SPECIAL USE PERMIT NO. DSUP 2016-0039
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DESIGN ENGINEER:
A. MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS
14555 AVION PARKWAY, SUITE 150
CHANTILLY, VIRGINIA 20151
PHONE (703) 817-1373
EMAIL: AMT@AMTENGINEERING.COM
PROJ. MANAGER: CHARLIE O'CONNELL, P.E. EMAIL: COCONNELL@AMTENGINEERING.COM

DRAWN: WJP / JAC
DATE: 6/30/17
SCALE:

SEAL:
COMMONWEALTH OF VIRGINIA
CHARLES ALBERT O'CONNELL
LICENSED
No. 024758
6/30/17
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

VERIFICATION OF COMPLETENESS SUBMISSION
NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME:
STORMWATER BMP DETAIL SHEET

WATER QUALITY NARRATIVE

THE SITE IS DEFINED BY THE TOTAL APPLICABLE AREA WITHIN THE LIMITS OF DISTURBANCE (LOD) OF 0.7125 ACRES. THE IMPERVIOUS AREA FOR THE EXISTING CONDITION IS 0.2221 ACRES (31.2%) AND 0.4027 ACRES (56.5%) FOR THE PROPOSED CONDITION. DUE TO THE INCREASE IN IMPERVIOUS AREA THERE IS A 0.38 LB/YEAR PHOSPHORUS LOAD REDUCTION REQUIRED. THE PROPOSED TWO (2) URBAN BIORETENTION FACILITIES AND LINEAR MODULAR WETLAND FACILITY WILL PROVIDE 0.55 LB/YEAR PHOSPHORUS LOAD REDUCTION. THE ALEXANDRIA WATER QUALITY VOLUME DEFAULT (WQVD) IS 731 CF. THE TWO (2) URBAN BIORETENTION FACILITIES TREAT A TOTAL VOLUME OF 1,351 CF. THEREFORE, WQVD AND STATE REQUIREMENTS ARE BOTH SATISFIED.

Drainage Area A

Drainage Area A Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.0000	0.0000	0.0000	0.0000	0.0000	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.0000	0.0000	0.0000	0.3098	0.3098	0.25
Impervious Cover (acres)	0.0000	0.0000	0.0000	0.4027	0.4027	0.95
				Total	0.7125	

Post Development Treatment Volume (cf): 1670

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)
6. Bioretention												
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	impervious acres draining to bioretention	40% runoff volume reduction	0.40	0.2548	0	352	527	25	0.00	0.55	0.30	0.25
	turf acres draining to bioretention	40% runoff volume reduction	0.40	0.0656	0	24	36	25	0.00	0.04	0.02	0.02
14. Manufactured BMP												
BioCleanEnvironmental MSW Linear Modular Wetland	impervious acres draining to device	0% runoff volume reduction	0.00	0.1343	0.00	0	463	50	0.00	0.29	0.15	0.15
	turf acres draining to device	0% runoff volume reduction	0.00	0.2695	0.00	0	929	50	0.00	0.15	0.08	0.08

Phosphorous

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.38
RUNOFF REDUCTION (cf)	375
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.55
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	0.50
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0.2 LB/YEAR!!

Nitrogen (for information purposes)

RUNOFF REDUCTION (cf)	375
NITROGEN LOAD REDUCTION ACHIEVED (LB/YR)	2.70
ADJUSTED POST-DEVELOPMENT NITROGEN LOAD (TP) (lb/yr)	4.81

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014

To be used w/ 2011 BMP Standards and Specifications

Site Data

Project Name: 1701 N. Beauregard St. - New West End Elementary School
Date:

data input cells
calculation cells
constant values

Post-ReDevelopment Project & Land Cover Information — Total Disturbed Acreage: 0.71

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Phosphorus EMC (mg/L)	0.26
Nitrogen EMC (mg/L)	1.86
Target Phosphorus Target Load (lb/acre/yr)	0.41
Pj	0.90

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.0000	0.0000	0.0000	0.0000	0.0000
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.0000	0.0000	0.0000	0.4904	0.4904
Impervious Cover (acres)	0.0000	0.0000	0.0000	0.2221	0.2221
				Total	0.7125

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.0000	0.0000	0.0000	0.0000	0.0000
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.0000	0.0000	0.0000	0.3098	0.3098
Impervious Cover (acres)	0.0000	0.0000	0.0000	0.4027	0.4027
				Total	0.7125
Area Check	Okay	Okay	Okay	Okay	

Rv Coefficients

	A soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Land Cover Summary Pre-ReDevelopment	Listed	Adjusted[1]	Land Cover Summary Post-ReDevelopment		Land Cover Summary Post-ReDevelopment New Impervious	
Forest/Open Space Cover (acres)	0.0000	0.0000	Forest/Open Space Cover	0.0000		
Composite Rv(forest)	0.00	0.00	Composite Rv(forest)	0.00		
% Forest	0%	0%	% Forest	0%		
Managed Turf Cover (acres)	0.4904	0.3098	Managed Turf Cover (acres)	0.3098		
Composite Rv(turf)	0.25	0.25	Composite Rv(turf)	0.25		
% Managed Turf	69%	58%	% Managed Turf	58%		
Impervious Cover (acres)	0.2221	0.2221	ReDev. Impervious Cover (acres)	0.2221	New Impervious Cover (acres)	0.1806
Rv(impervious)	0.95	0.95	Rv(impervious)	0.95	Rv(impervious)	0.95
% Impervious	31%	42%	% Impervious	42%	% Impervious	100%
Total Site Area (acres)	0.71	0.53	**Total ReDev. Site Area (acres)**	0.5319	**Total New Dev. Site Area (acres)**	0.1806
Site Rv	0.47	0.54	**ReDev. Site Rv**	0.54	**New Dev. Site Rv**	0.95
Pre-Development Treatment Volume (acre-ft)	0.0278	0.0240	Post-ReDevelopment Treatment Volume (acre-ft)	0.0240	Post-Development Treatment Volume (acre-ft)	0.0143
Pre-Development Treatment Volume (cubic feet)	1,211	1,047	Post-ReDevelopment Treatment Volume (cubic feet)	1,047	Post-Development Treatment Volume (cubic feet)	623
Pre-Development Load (TP) (lb/yr)	0.76	0.66	Post-ReDevelopment Load (TP) (lb/yr)	0.66	Post-Development Load (TP) (lb/yr)	0.39

[1] *Adjusted* **Land Cover Summary** reflects the pre redevelopment land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requriement for the new impervious cover to meet the new development load limit is computed in **Column I**.

Maximum % Reduction Required Below Pre-ReDevelopment Load	10%
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.07
TP Load Reduction Required for New Impervious Area (lb/yr)	0.32
Total Load Reduction Required (lb/yr)	0.38
Pre-Development Load (TN) (lb/yr)	5.44
Post-Development Load (TN) (lb/yr)	7.51

Target Rainfall Event (in)		1-year storm 2.57	2-year storm 3.11	10-year storm 4.78
Drainage Area A				
Drainage Area (acres)	0.7125			
Runoff Reduction Volume (cf)	375			

Drainage Area A		A soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.0000	0.0000	0.0000	0.0000
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.0000	0.0000	0.0000	0.3098
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.0000	0.0000	0.0000	0.4027
	CN	98	98	98	98
					Weighted CN: 90
					S: 1.11

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ (in) with no Runoff Reduction	1.59	2.09	3.66
$RV_{Developed}$ (in) with Runoff Reduction	1.45	1.94	3.52
Adjusted CN	88	88	88

Project Description

Development or **Redevelopment**

Drainage Area	Impervious	Pervious	Total
Site Area	0.4027 ac	0.3098 ac	0.7125 ac
On-Site Treated	0.3234 ac	0.2007 ac	0.5241 ac
Off-Site Treated	0.0657 ac	0.1344 ac	0.2001 ac
Total Treated	0.3891 ac	0.3351 ac	0.7242 ac
Any On-Site Disconnected by a Vegetated Buffer (25 ft)	N/A		
Total On-Site Treated or Disconnected			N/A

Water Treatment on site

BMP Type	*Area treated by BMP (acres)*	*Impervious area treated by BMP (acres)*	*BMP efficiency (%)*
Bioretention 1	0.1783 ac	0.1436 ac	25
Bioretention 2	0.1421 ac	0.1112 ac	25
Mod. Wetland	0.4038 ac	0.1343 ac	50

Miscellaneous

Total WQV treated: yes no
Detention on site: yes no

Project is within which watershed? HOLMES RUN

Project discharges to which body of water? LAKE BARCROFT

DESIGN ENGINEER
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CONSULTING ENGINEERS
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EMAIL: AMT@AMTENGINEERING.COM
PROJ. MANAGER: CHARLIE O'CONNELL, P.E. EMAIL: COCONNELL@AMTENGINEERING.COM

DRAWN: WJP / JAC
DATE: 6/30/17
SCALE:

SEAL: COMMONWEALTH OF VIRGINIA — CHARLES JEREMIAH O'CONNELL — No. 024758 — 6/30/17 — PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

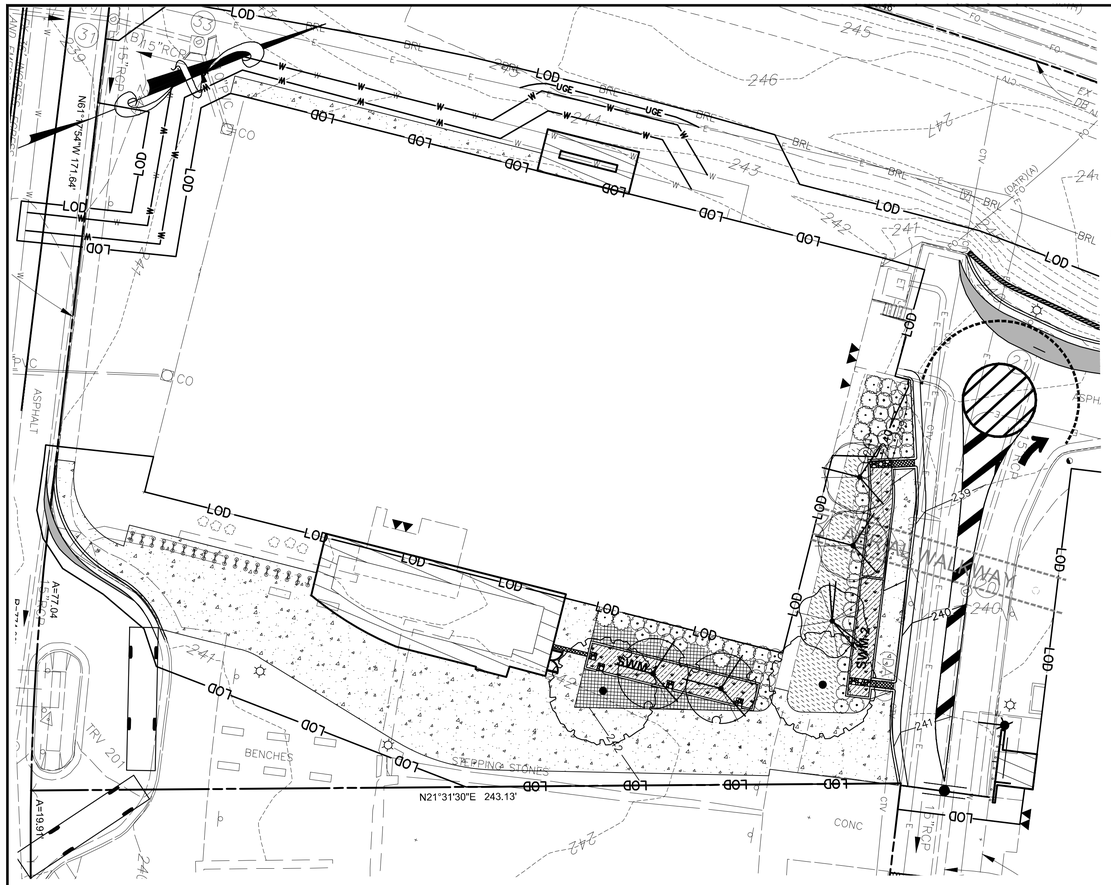
REVISION APPROVED BY

VERIFICATION OF COMPLETENESS SUBMISSION

NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: SWM QUALITY PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP 2016-0039
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.



GRAPHIC SCALE

10 0 5 10 20 40

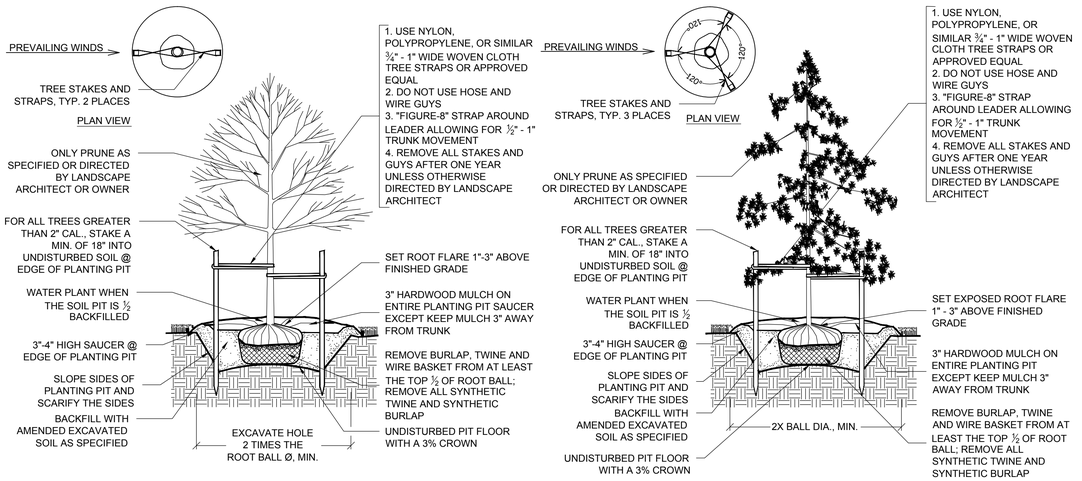
(IN FEET)
1 inch = 10 ft.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	CC	2	Cercis canadensis / Eastern Redbud	B & B	2"Cal	
	CA	1	Cornus florida `Appalachian Snow` / Dogwood Appalachian Snow	B & B	2"Cal	
	MM	2	Magnolia virginiana `Moon Glow` / Sweet Bay	B & B		8'-10` H
	QB	2	Quercus bicolor / Swamp White Oak	B & B	2"Cal	

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT
	CH	36	Clethra alnifolia `Hummingbird` / Summersweet	5 gal
	HS	13	Hydrangea quercifolia `Sikes Dwarf` / `Sikes Dwarf` Oakleaf Hydrangea	5 gal
	IV	16	Itea virginica `Henry`s Garnet` / Henry`s Garnet Sweetspire	5 gal

GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
	NW	178	Native SWM Perennials	1 GAL	24" o.c.
	NU	131	Native Upland Perennials	1 GAL	24" o.c.
	SOD	633 sf	Sodded Turf Grass / Drought tolerant fescue blend	Sod	



1 DECIDUOUS TREE PLANTING DETAIL

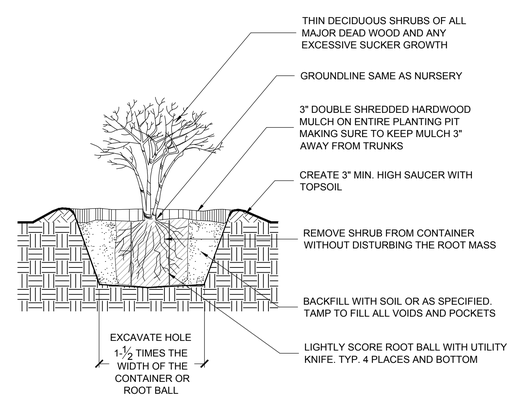
NOT TO SCALE

329343-24

2 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

329343-25

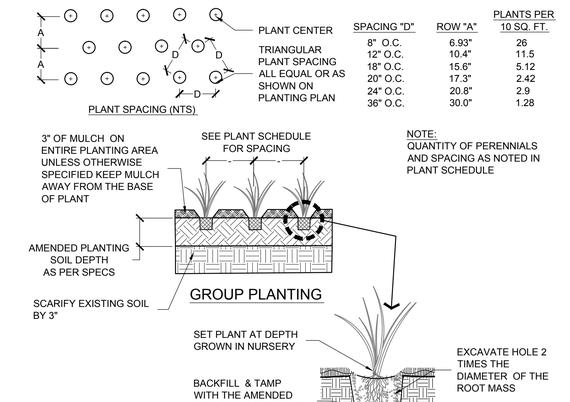


NOTES:
1. REMOVE ALL NON-ORGANIC MATERIAL FROM THE SOIL PIT AND HAND TAMP LOOSE SOIL AT BOTTOM OF THE PIT
2. PLANT EVERGREEN AND DECIDUOUS SHRUBS USING THE SAME METHOD

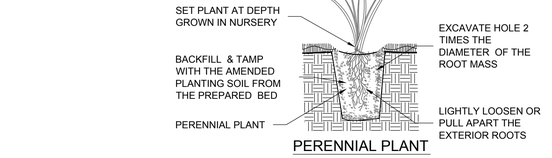
3 CONTAINERIZED SHRUB PLANTING DETAIL

NOT TO SCALE

329333-03



SPACING "D"	ROW "A"	PLANTS PER 10 SQ. FT.
8" O.C.	6.93"	26
12" O.C.	10.4"	11.5
18" O.C.	15.6"	5.12
20" O.C.	17.3"	2.42
24" O.C.	20.8"	2.9
36" O.C.	30.0"	1.28



NOTE:
QUANTITY OF PERENNIALS AND SPACING AS NOTED IN PLANT SCHEDULE

PERENNIAL PLANT

4 HERBACEOUS & GRASS PLANTING DETAIL

NOT TO SCALE

329301-05

STANDARD LANDSCAPE NOTES

1. ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE SHALL BE APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING ACTIVITY.

2. SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERYMEN; WASHINGTON, DC.

3. THE APPLICANT HAS MADE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTRACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE OR OTHER PROCEDURES THAT WILL ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT SHORTAGES AND/OR INABILITY TO OBTAIN SPECIFIED PLANTINGS OCCURS, REMEDIAL EFFORTS INCLUDING SPECIES CHANGES, ADDITIONAL PLANTINGS AND MODIFICATION TO THE LANDSCAPE PLAN SHALL BE UNDERTAKEN BY THE APPLICANT. ALL REMEDIAL EFFORTS SHALL, WITH PRIOR APPROVAL BY THE CITY, BE PERFORMED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING & ZONING, RECREATION, PARKS & CULTURAL ACTIVITIES AND TRANSPORTATION & ENVIRONMENTAL SERVICES.

4. IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.

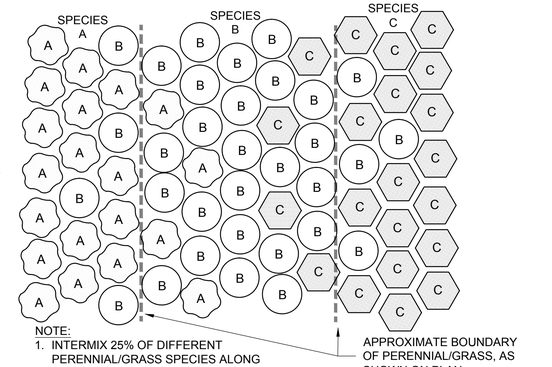
5. PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.

6. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND/OR AS CONDITIONED BY PROJECT APPROVAL.

7. A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH APPROVED DRAWINGS AND SPECIFICATIONS. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LETTER SHALL BE SUBMITTED BY THE OWNER/APPLICANT/SUCCESSOR AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.

8. AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

9. OBTAIN APPROVAL OF ALL PLANT LOCATION AND SPECIES FROM THE CITY OF ALEXANDRIA LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF ALL PLANTING



5 BIORETENTION PERENNIAL/GRASS INTERMIXING

1" = 1'-0"

329495-15

DESIGN ENGINEER
A. MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS
14555 AVION PARKWAY, SUITE 150
CHANTILLY, VIRGINIA 20151
PHONE (703) 817 - 1373
EMAIL: AMT@AMTENGINEERING.COM
PROJ. MANAGER: CHARLIE O'CONNELL, P.E. EMAIL: COCONNELL@AMTENGINEERING.COM
SCALE: DATE: 6/30/17 DRAWN: WJP / JAC

SEAL: COMMONWEALTH OF VIRGINIA — ANDREW STREBOLE — Cert No. 0406003533 — LANDSCAPE ARCHITECT

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

VERIFICATION OF COMPLETENESS SUBMISSION

NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: LANDSCAPE PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP 2016-0039
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LEGEND

- CONCRETE SIDEWALK
- BUILDING ADDITION
- NEW ASPHALT PAVING (PARKING/DRIVEWAY)
- LOCATION OF BUILDING ENTRANCES AND EXITS
- PROP. CURB AND GUTTER
- PROPOSED STORM DRAIN PIPE
- PROPOSED WATER LINE WITH METER
- TYPICAL STRUCTURE I.D.# I.E. INLET #1 OR MANHOLE (MH)
- RPA — RESOURCE PROTECTION AREA
- LOD — LIMITS OF DISTURBANCE
- BRL — BUILDING RESTRICTION LINE
- STORMWATER MANAGEMENT DEVICE
- PROP. RETAINING WALL
- HANDICAPPED ACCESS RAMP
- CROSSWALK
- 126 — PROPOSED CONTOUR
- 126 — EXISTING CONTOUR
- EXISTING PROPERTY LINE

KEYNOTES

1. EXISTING ACORN LIGHT TO REMAIN
2. NEW ACORN LIGHT
3. EXISTING ROADWAY LIGHTING TO REMAIN
4. EXISTING WALL LIGHT TO REMAIN

N BEAUREGARD STREET (VARIABLE WIDTH)

RAYBURN AVENUE (PRIVATE DRIVE)

N HIGHVIEW LANE (PRIVATE DRIVE) ASPHALT

BUS ROUTE

FUTURE USE: FLOORS 1–4 ELEMENTARY SCHOOL
FLOORS 5 & 6 BUSINESS
EXISTING 6–STY. OFFICE BUILDING
1701 N. BEAUREGARD STREET
FFE = 243.00

4–STY OFFICE BUILDING
1703 N BEAUREGARD STREET

019.01–04–10
N/F ASSOCIATION FOR SUPERVISION AND CURRICULUM DEVELOPMENT
DB 1607, PG 1684

EXISTING 5–STY. PARKING GARAGE
1705 N BEAUREGARD STREET

FUTURE USE: PARKING/PLAYGROUND
(SEE SHEET 3 AND 3A FOR PARKING GARAGE LAYOUT)

019.03–01–12
N/F EQR–TOWN SQUARE AT MILLBROOK, LLC
INST 100016625

019.02–02–15
N/F MARK CENTER LAND, LLC
INST 070026589

50' BUFFER

ABANDONED WATERWAY

VIRGINIA STATE PLANE NORTH NAD 83

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

DESIGN ENGINEER

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PHONE (703) 817–1373
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PROJ. MANAGER: CHARLIE O'CONNELL, P.E. EMAIL: COCONNELL@AMTENGINEERING.COM

DRAWN: WJP / JAC
DATE: 6/30/17
SCALE:

SEAL:
COMMONWEALTH OF VIRGINIA
CHARLES HERBERT O'CONNELL
No. 024758
PROFESSIONAL ENGINEER
6/30/17

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

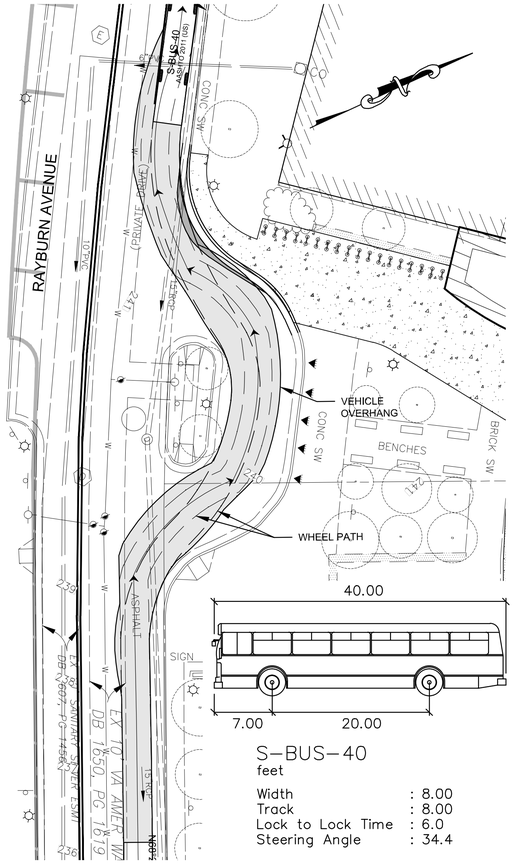
VERIFICATION OF COMPLETENESS SUBMISSION

NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: LIGHTING PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP 2016–0039
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Job No. 16–0526.002

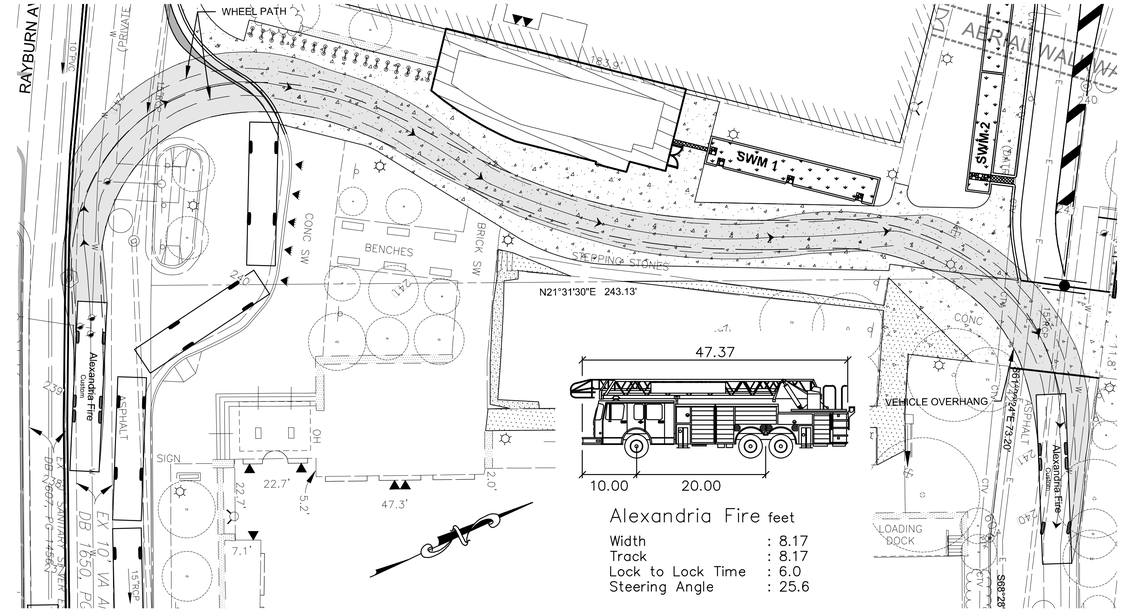


SCHOOL BUS DROPOFF ZONE

SCALE: 1"=20'

S–BUS–40 feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 34.4

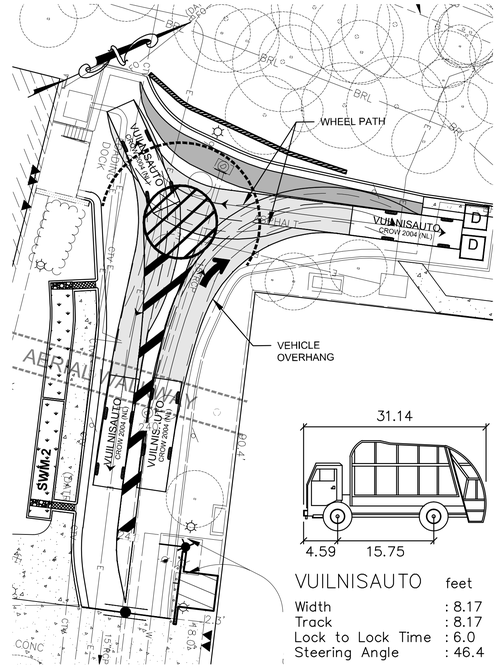


EMERGENCY VEHICLE ACCESS 1

SCALE: 1"=20'

Alexandria Fire feet

Width	: 8.17
Track	: 8.17
Lock to Lock Time	: 6.0
Steering Angle	: 25.6

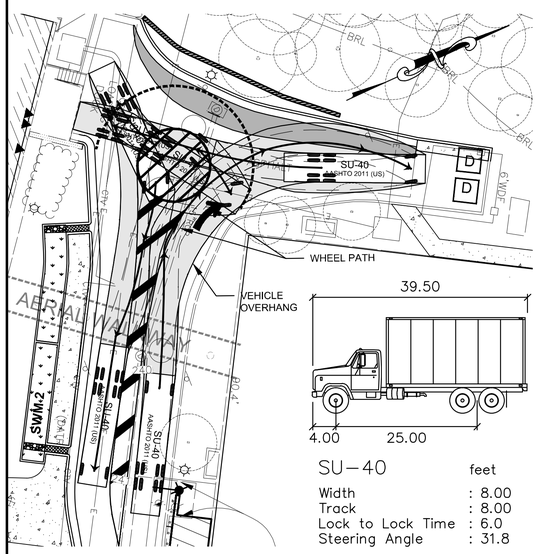


GARBAGE TRUCK ROUTE

SCALE: 1"=20'

VUILNISAUTO feet

Width	: 8.17
Track	: 8.17
Lock to Lock Time	: 6.0
Steering Angle	: 46.4

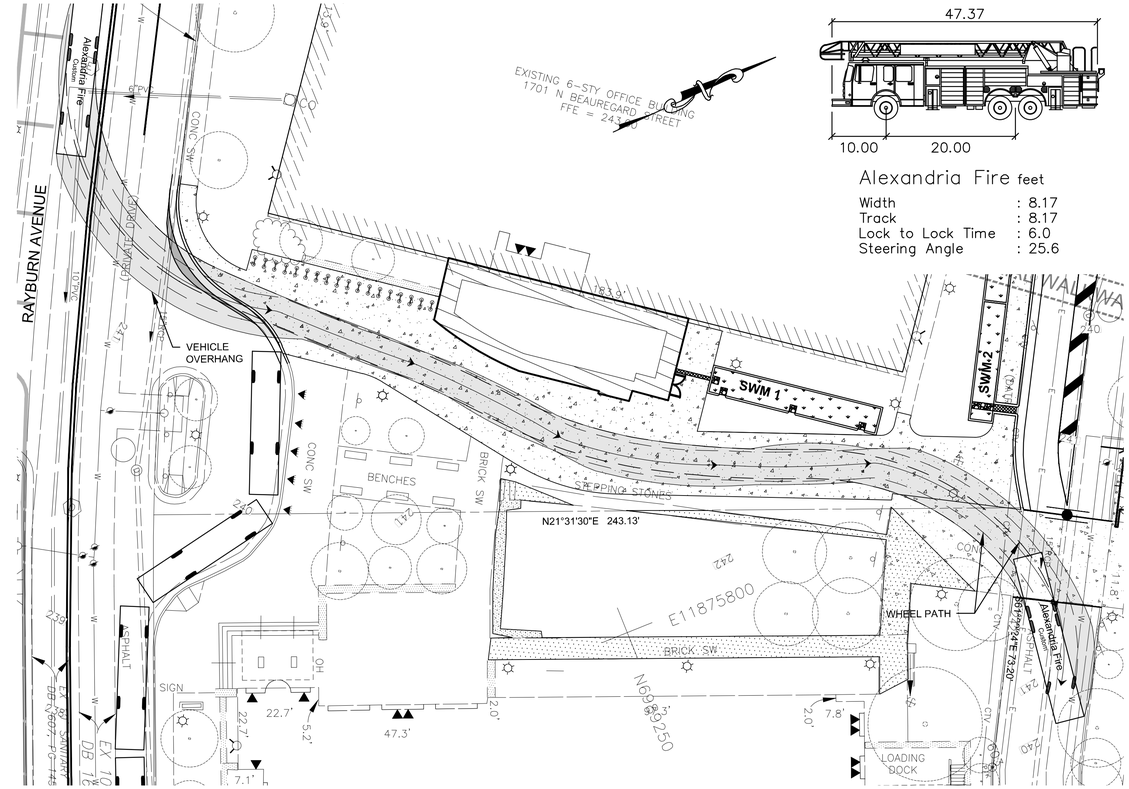


FOOD TRUCK ROUTE

SCALE: 1"=20'

SU–40 feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



EMERGENCY VEHICLE ACCESS 2

SCALE: 1"=20'

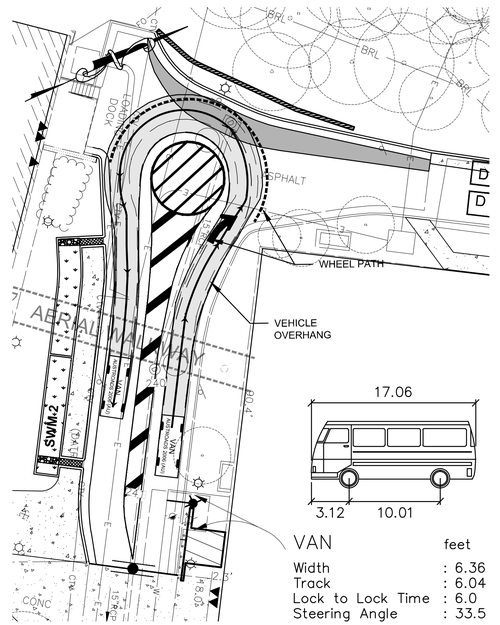
Alexandria Fire feet

Width	: 8.17
Track	: 8.17
Lock to Lock Time	: 6.0
Steering Angle	: 25.6

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



PARENT DROP OFF ROUTE

SCALE: 1"=20'

VAN feet

Width	: 6.36
Track	: 6.04
Lock to Lock Time	: 6.0
Steering Angle	: 33.5

DESIGN ENGINEER
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EMAIL: AMT@AMTENGINEERING.COM
PROJ. MANAGER: CHARLIE O'CONNELL, P.E. EMAIL: COCONNELL@AMTENGINEERING.COM

DATE: 6/30/17 DRAWN: WJP / JAC

SCALE:

SEAL: COMMONWEALTH OF VIRGINIA CHARLES EDWARD O'CONNELL No. 024758 PROFESSIONAL ENGINEER 6/30/17

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

VERIFICATION OF COMPLETENESS SUBMISSION

NEW WEST END ELEMENTARY SCHOOL

1701 N. BEAUREGARD

CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: AUTO-TURNING TEMPLATES

APPROVED
SPECIAL USE PERMIT NO. DSUP 2016-0039
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Job No. 16-0526.002

1701 & 1705 N. BEAUREGARD NEW WEST END SCHOOL OPERATIONS PLAN

Background

ACPS intends to pursue the purchase of the 1701 & 1705 N. Beauregard site to be used for the new west end elementary school. The site will be purchased by ACPS to serve as a K-5 School to accommodate approximately 650 students. The school will be located in the 1701 N. Beauregard building, comprised of 6 floors. Pursuant to International Building Code requirements, the lower four floors will be used by the school and the upper two floors will be used for office space. The current schedule would have this building opening in the fall of 2018.

Program

The 1701 & 1705 N. Beauregard site will be purchased by ACPS to serve as a K-5 School to accommodate approximately 650 students. The school will be located in the 1701 N. Beauregard building, comprised of 6 floors. The lower four floors will be used for educational use and the upper two floors will support business use by an organization to be determined. The five-story parking garage at 1705 N. Beauregard will be used for parking and a portion of the top level will be used for playspace. The school will operate from 8:00 am to 2:35 pm. Upon reviewing the results of the Traffic Impact Analysis adjustments may be made to the school hours if necessary. It is not anticipated that there will be pre-k programs within the building. The school is currently proposed as a traditional K-5 school and is not considered part of ACPS's programmatic schools.

The 650 student capacity was based on the below configuration of spaces based on the amount of spaces that could fit on four floors as assessed in our Feasibility Study.

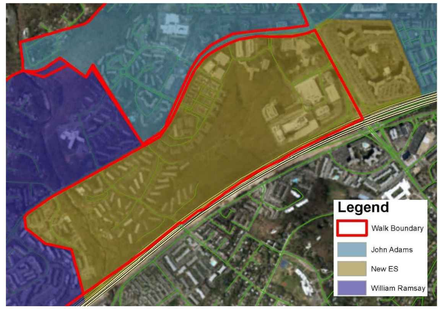
Grade	Number of Sections	Class Cap	Total Capacity	Recommended Class Cap	Recommended Capacity
Kindergarten	5	22	110	20	100
First	5	24	120	22	110
Second	5	24	120	22	110
Third	4	26	104	24	96
Fourth	4	26	104	24	96
Fifth	4	26	104	24	96
Totals	27	-	662	-	608

For the purposes of this submission, all counts have been based off of the total capacity to allow for the maximum utilization at the site. All internal school spaces have been designed to meet the School Board's adopted Elementary Educational Specifications (June 2014).

Boundaries

On January 26, 2017, the School Board adopted new boundaries to be implemented in September 2018. The School Board added the caveat to the adoption that full implementation is contingent on the 1701 N. Beauregard site being ready in September 2018.

The boundaries for the new west end elementary school are comprised of the area southeast of N. Beauregard Street from and including the Southern Towers complex at the north most end and N. Morgan Street at the southern end. As is currently proposed, all students south of Seminary Road would be expected to walk to the new school. A majority of these students currently walk to William Ramsay Elementary School. ACPS staff and consultants walked the site and will continue to assess the safety of the walkability of this area. Please see the below image detailing the approved redistricting boundary and proposed walk boundary.



Site Circulation

As shown in the concept plan, ACPS plans to have approximately 3-4 buses which will stack along Rayburn on the south side of the site. An emergency vehicle easement (EVE) is proposed in the front of the school building traversing the site within the property boundary of 1701 N. Beauregard Street. Buses will not block access to the EVE at any time. The amount of time for drop-off will be limited. Buses will arrive on site at 2:30 pm and loading will take approximately 15 minutes so that the buses will leave at 2:45 pm. A raised median is proposed on Rayburn Ave. to allow for buses to be separated from opposing traffic and allow for continued access off of N. Beauregard St. to Rayburn Ave. A mini roundabout is proposed at the intersection of Rayburn Ave. and Highview Ln. so that drivers may avoid being stopped by the buses. This intersection will be painted to facilitate turn paths. The mini roundabout will also be mountable for emergency and larger vehicles. Parent drop-off and pick-up is proposed in the current driveway between the school and parking garage. The drive will be expanded to accommodate a circle.

Waste/ Recycling Collection

Per T&ES staff the waste collection truck is scheduled to pick up daily and the recycling contractor will pick up once a week. A minimum of an 8-yard collection bin is required for both waste and recycling with an approximate size of 6.5 x 6.5'. If additional capacity is required, a compactor may be considered. The existing turn around area will be widened by 3 feet to accommodate waste and recycling bins side by side comfortably with enough leeway for front load pick-up trucks. A retaining wall will be placed and the existing drop inlet top will be replaced with a grate top, which is incorporated in the revised Concept Plan.

Food Service Delivery

The frequency of food delivery is determined by volume and enrollment of the school. The trucks are 26' and 40' body trucks and will be making the deliveries to the loading dock on the east side of the building. Delivery trucks will enter the campus as they do currently: entering in on the private drive aisle and backing in to the loading dock area. Widening of the turnaround area by 3-feet will allow additional room for turning paths, which are demonstrated in the revised Concept Plan.

Parking

The parking garage provides ample parking to accommodate all uses at the site. Please see the below chart showing all parking allocations. Please note that the version in the right-most column provides enough parking for all ACPS staff, as proposed in the FY 2019 Combined Funds budget, which may include staff added who will not work at the new school site (i.e. added transportation staff) or will not work in the regular school day (i.e. custodial staff). This is expected to be more than enough parking for ACPS. To alleviate the traffic impact from parent drop-off/pick-up, additional visitor spaces are proposed.

Parking Use	Parking Allocation Based on Code	Parking Allocation Based on all ACPS Staff Proposed
Allocated for 1703 N. Beauregard	190	190
Required for 1701 N. Beauregard School Use	27	*94*
Proposed for 1701 N. Beauregard Visitor Use	0	30
Office Use Additional Carpool Allocation	4	4
Required for 1701 N. Beauregard Office Use	85	85
Spaces to be Removed for Playspace	40	40
Total Spaces Needed	*346*	*443*
Total Spaces Available	*505*	*505*
Spaces Remaining	***159***	***62***

Open Space/Playground

The playspace is currently proposed on the top floor of the parking garage at 1705 N. Beauregard Street. The playspace will be secured with 10-foot fence to separate it from the existing adjacent parking area. The students will be supervised at all times while on the playground and the access to the rooftop playspace will limited to school staff and students only. The playspace will be designed in accordance with School Board adopted Elementary Educational Specifications (June 2014).

Safety & Security

ACPS will ensure the safety of the students, staff and any other parties within the building. Access to the school will be separate from the office space in the top two floors and means of egress will be upgraded to the appropriate standards. In collaboration with the Fire Marshall, an emergency egress plan will be in place prior to the occupancy of the building.

DESIGN ENGINEER
A. MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS
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CHANTILLY, VA 20151
PHONE (703) 817 - 1717
EMAIL: AMT@AMTENGINEERING.COM
PROJ. MANAGER: CHARLIE O'CONNELL, P.E. EMAIL: COCONNELL@AMTENGINEERING.COM

SCALE: | DATE: 6/30/17 | DRAWN: WJF/JAC

SEAL: COMMONWEALTH OF VIRGINIA CHARLES KENNETH O'CONNELL NO. 024158 6/30/17 PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

VERIFICATION OF COMPLETENESS SUBMISSION

NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: OPERATIONS PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP 2016-0039
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

City of Alexandria
Transportation Screening Worksheet

Date: 12/6/2016
Project Name: Potential West End School
Property Address (include vicinity map): 1,701 North Beauregard Street, Alexandria, VA
Application # if available: N/A
Point of contact name: Charlie O'Connell, P.E. (A. Morton Thomas & Associates)
Phone: 703-817-1373
Email: coconnell@amtengineering.com

Existing uses	No. of units	Square feet
Use 1: Office	N/A	126,000
Use 2:		
Use 3:		
Use 4:		

Proposed uses*	No. of units	Square feet
Use 1: Elementary School	N/A	84,000
Use 2: Office	N/A	42,000
Use 3:		
Use 4:		

Project Description: Utilize a section of an existing office building as a public school for Grades K-5 with an estimated 600 students. The existing parking garage will also be utilized by the school for both parking and play activities. Typical school times are expected to be 8:00AM to 2:35PM.

Trip Generation			AM Peak Hour			PM Peak Hour			Other Peak Hour**			ADT
	ITE Code	DU/SF	In	Out	Total	In	Out	Total	In	Out	Total	
Existing uses												
1: Office	710	126,000	173	24	197	32	156	188	N/A	N/A	N/A	1,390
2:												
3:												
4:												
Total Existing Trips			173	24	197	32	156	188	N/A	N/A	N/A	1,390
Proposed uses*												
1: Elementary School	N/A	84,000	157	97	254	63	63	126	34	94	128	508
2: Office	710	42,000	58	8	66	11	52	63	N/A	N/A	N/A	463
3:												
4:												
Total Proposed Trips			215	105	320	74	115	189	34	94	128	971
New Site Trips			+ 42	+ 81	+ 123	+ 42	- 41	+ 1	+ 34	+ 94	+ 128	- 419

City staff is available to assist in calculating trip generation.
* As approximate as possible.
** If applicable. See page X of the Transportation Planning Administrative Guidelines for "Other Peak Hour" requirements.

Administrative Use Only

Reviewed by:		Date:
TMP Required	No	Yes
Study Required	None	Report

1701 N. Beauregard

City of Alexandria
Transportation Scoping Intake Form

Background Development Projects
1. None - as discussed with City staff
2.
3.
4.

Roadway Improvements
1. Future Bus Rapid Transit (BRT) along N. Beauregard St - only studied for 2024 conditions (protected left turn lanes only)
2.
3.
4.

Trip Distribution (attach a map) - TBD based on existing traffic patterns
North: East:
South: West:
Proposed Access Points (attach site map)
Annual Growth Rate: Review VDOT historical data Study methodology to be used: HCM/Synchro & SimTraffic 9
Trip Reduction
Modal split/transit: N/A % trips Internal capture N/A % trips Pass-by trips: N/A % trips
Parking:
Proposed parking spaces to be provided: 505 Existing; 200 for office space, 60 for the school; 98 eliminated; 147 spare spaces
Parking spaces required by Code: TBD and included in study report based on latest parking ordinances
Is a parking modification requested? Yes (No)
Additional Studies Required
___ Signal Warrant Analysis
_X_ Queuing Analysis
_X_ Signal Timing/Phasing Improvements
_X_ Parking Study
_X_ Other - Pedestrian Access and Walkability Review

Please attach the following graphics:
Vehicular study area and intersections
Bicycle and pedestrian study area
Distribution percentages and directions
Site plan (if available)

Is a TMP required? Yes /(No) TMP Requested? Yes /(No)

RPeRaut 7/1/17 — Charles P. O'Connell 1/27/17
City staff signature Date Applicant signature Date

Please include the signed scope of work agreement and attachments as an appendix to the transportation study.

Attach additional sheets as needed.
** If applicable.*

City of Alexandria
Transportation Scoping Intake Form

Date: 12/6/2016
Project Name: Potential West End School
Property Address: 1,701 North Beauregard Street, Alexandria, VA
Application # if available: N/A
Point of contact name: Charlie O'Connell, P.E. (A. Morton Thomas & Associates)
Phone: 703-817-1373
Email: coconnell@amtengineering.com

Existing uses	No. of DUs	SF	Proposed uses	No. of DUs	SF
Use 1: Office	N/A	126,000	Use 1: Elementary School	N/A	84,000
Use 2:			Use 2: Office	N/A	42,000
Use 3:			Use 3:		
Use 4:			Use 4:		

Project Description: Utilize a section of an existing office building as a public school for Grades K-5 with an estimated 600 students. The existing parking garage will also be utilized by the school for both parking and play activities. Typical school times are expected to be 8:00AM to 2:35PM.

Trip Generation			AM Peak Hour			PM Peak Hour			Other Peak Hour*			ADT
	ITE Code	DU/SF	In	Out	Total	In	Out	Total	In	Out	Total	
Existing uses												
1: Office***	710	126,000	173	24	197	32	156	188	N/A	N/A	N/A	1,390
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4:												
Total Proposed Trips			215	105	320	74	115	189	34	94	128	971
New Site Trips			+ 42	+ 81	+ 123	+ 42	- 41	+ 1	+ 34	+ 94	+ 128	- 419

** See detailed explanation on next sheet
*** Existing counts to be adjusted accordingly
Horizon Years Existing Year: 2016 Build Out Year: 2017 Phases 1 & 2 Design Year: N/A

Proposed Study Area Boundaries (Attach map)
North: N. Highview Ln East: N. Highview Ln
South: Rayburn Ave Ext. West: N. Beauregard St

Study Intersections:
1. N. Beauregard St/N. Highview Ln
2. N. Beauregard St/Rayburn Ave Ext.
3. N. Highview Ln/Rayburn Ave Ext.
4. N. Highview Ln/Driveway to Garage
5. N. Highview Ln/Highview Ln
6.
7.
8.
9.
10.
11.
12.
Location of mid-block counts: N/A

Attach additional sheets as needed.

City of Alexandria
Transportation Scoping Intake Form

Background Development Projects - needs to be discussed with T&ES staff
1.
2.
3.
4.

Roadway Improvements - needs to be discussed with T&ES staff
1.
2.
3.
4.

Trip Distribution (attach a map) - TBD based on existing traffic patterns
North: East:
South: West:
Proposed Access Points (attach site map)
Annual Growth Rate: TBD with T&ES staff Study methodology to be used: HCM
Trip Reduction
Modal split/transit: N/A % trips Internal capture N/A % trips Pass-by trips: N/A % trips
Parking:
Proposed parking spaces to be provided: 505 Existing; 200 for office space, 60 for the school; 98 eliminated; 147 spare spaces
Parking spaces required by Code: Yes
Is a parking modification requested? Yes (No)
Additional Studies Required
___ Signal Warrant Analysis
_X_ Queuing Analysis
___ Signal Timing/Phasing Improvements - depends on analysis results
___ Parking Study
___ Other

Please attach the following graphics:
Vehicular study area and intersections
Bicycle and pedestrian study area
Distribution percentages and directions
Site plan (if available)

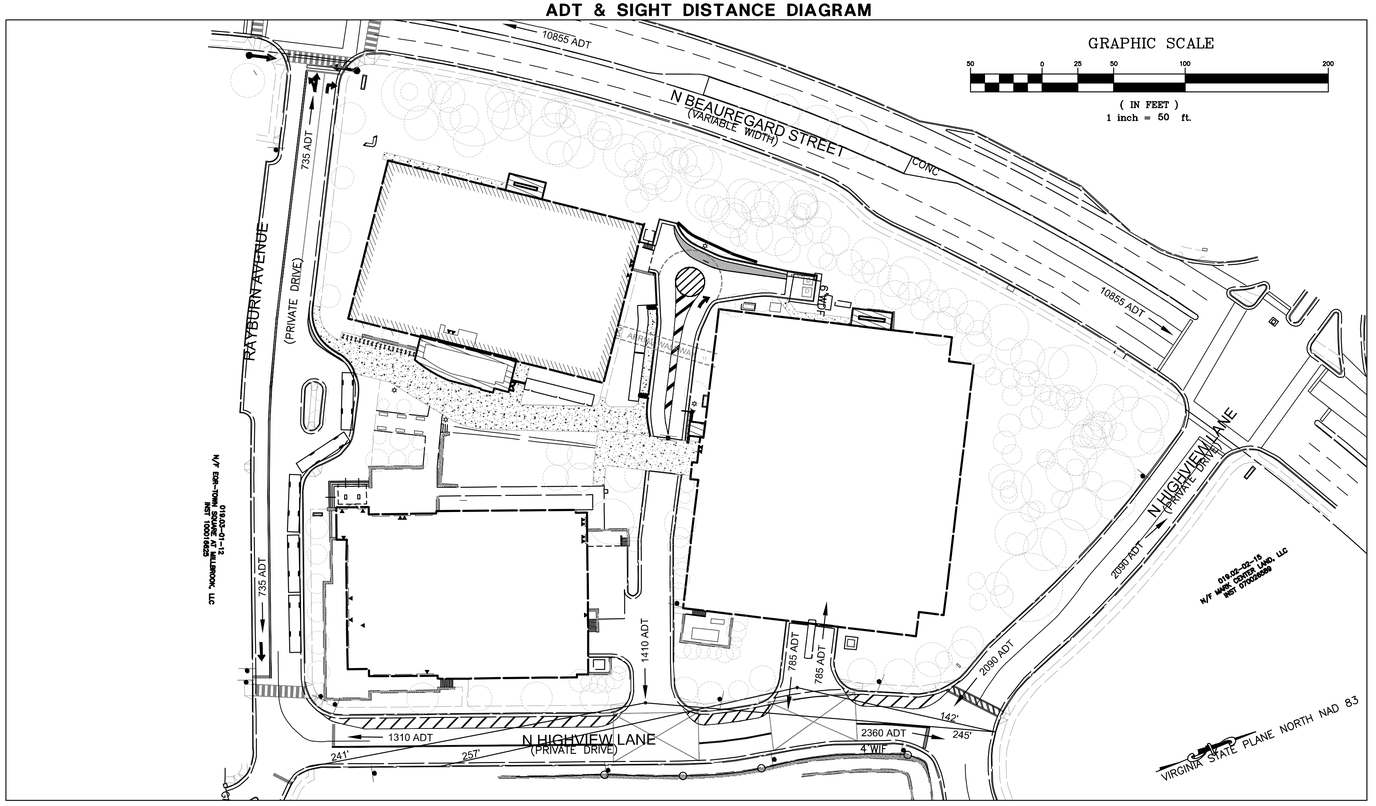
Is a TMP required? Yes / No TMP Requested? Yes / No

City staff signature Date Applicant signature Date

Please include the signed scope of work agreement and attachments as an appendix to the transportation study.

Attach additional sheets as needed.
** If applicable.*

ADT & SIGHT DISTANCE DIAGRAM



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CONSULTING ENGINEERS
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DESIGN ENGINEER

PROJ. MANAGER: CHARLIE O'CONNELL, P.E. EMAIL: COCONNELL@AMTENGINEERING.COM

SCALE: DATE: 6/30/17 DRAWN: WJP / JAC

SEAL: COMMONWEALTH OF VIRGINIA CHARLES PATRICK O'CONNELL No. 024758 PROFESSIONAL ENGINEER 6/30/17

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

VERIFICATION OF COMPLETENESS SUBMISSION

NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: TRAFFIC FORMS

APPROVED
SPECIAL USE PERMIT NO. DSUP 2016-0039
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

GENERAL NOTES:

1. FUTURE SUBMISSIONS MAY INCLUDE GREEN OR LOW IMPACT DEVELOPMENT PRACTICES.

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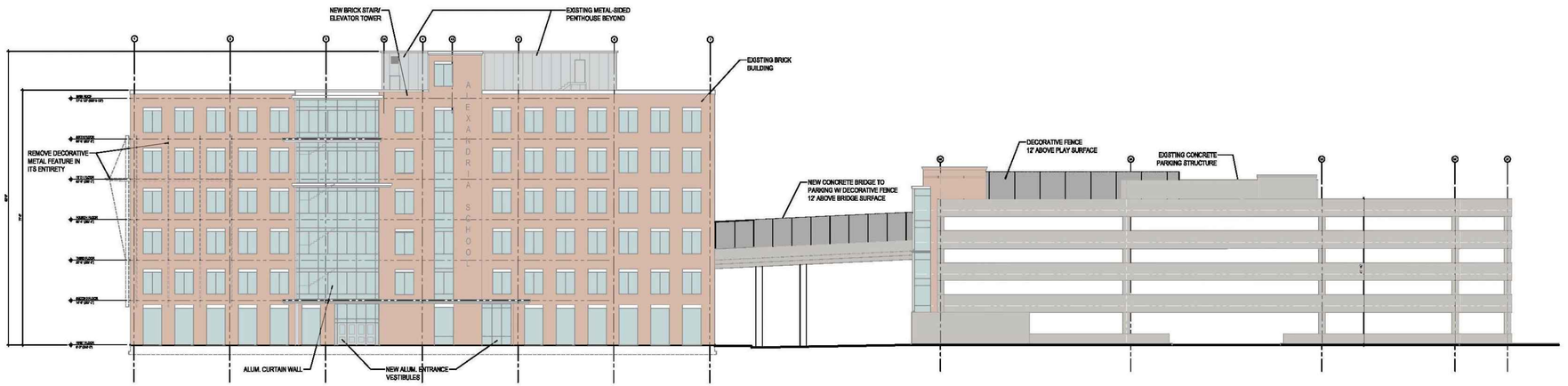

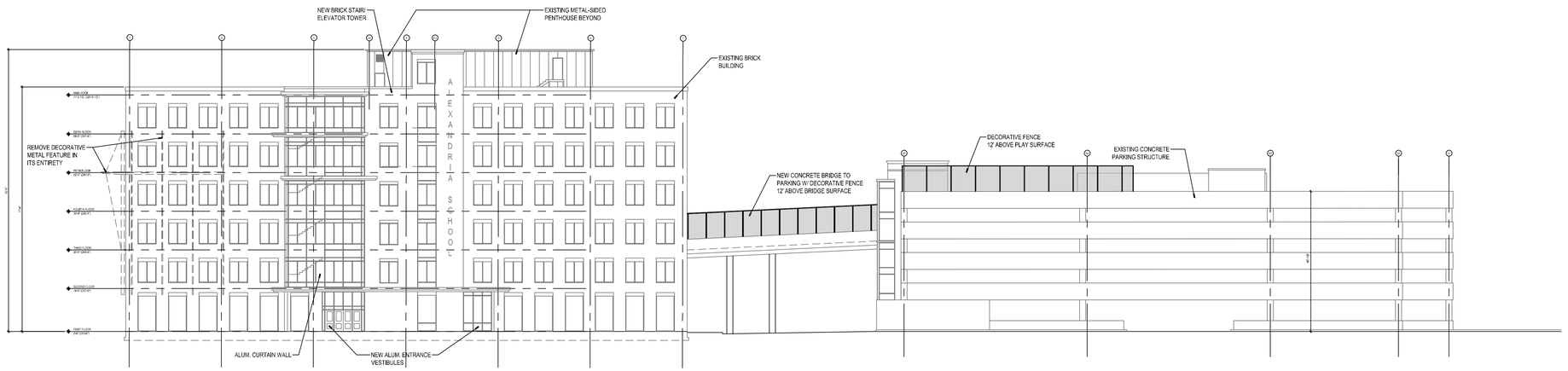

NEW WEST END ELEMENTARY SCHOOL
ARCHITECTURAL SCHEMATIC
1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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SCALE: | DATE: 6/30/17 | DRAWN: WJP/JAC

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COMMONWEALTH OF VIRGINIA
CHARLIE ALBERT O'CONNELL
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6/30/17
PROFESSIONAL ENGINEER

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NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: ARCHITECTURAL ELEVATIONS

APPROVED
SPECIAL USE PERMIT NO. DSUP 2016-0039
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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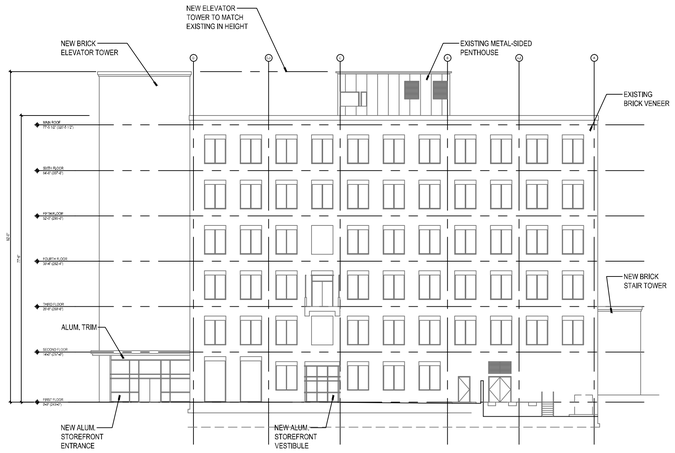
Job No. 16-0526.002

NORTH



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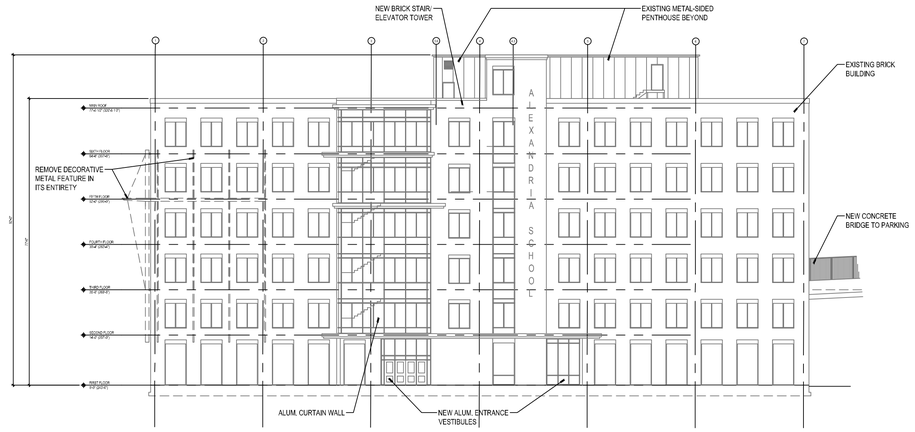

SOUTH

WEST

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GRAPHIC SCALE

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(IN FEET)
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DATE: 6/30/17
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SCALE:

SEAL:
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6/30/17
PROFESSIONAL ENGINEER

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NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: OFFICE BUILDING ELEVATIONS

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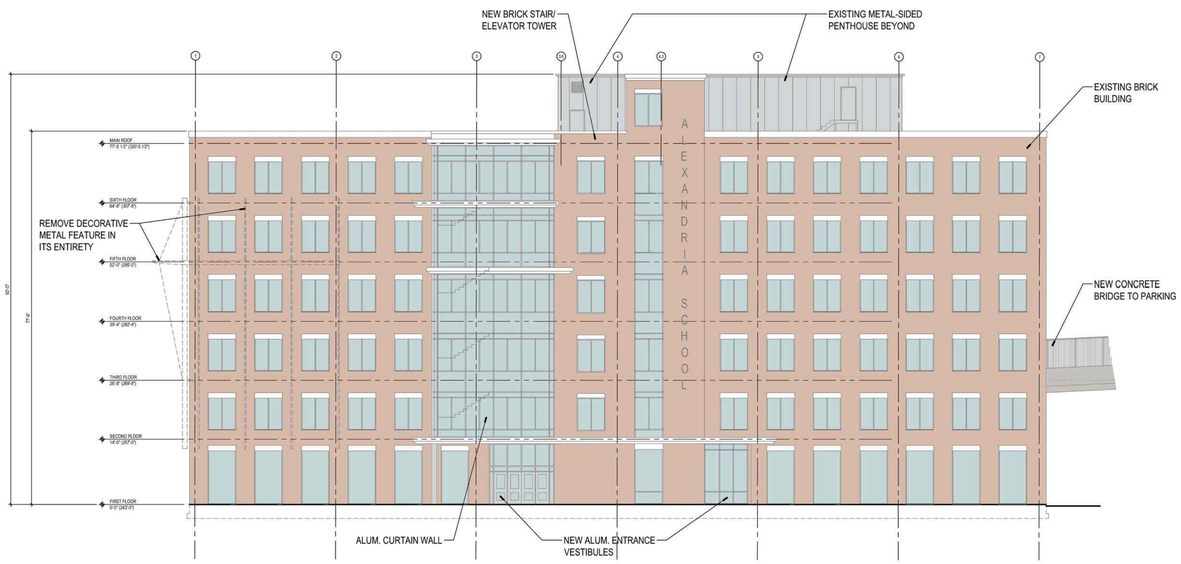

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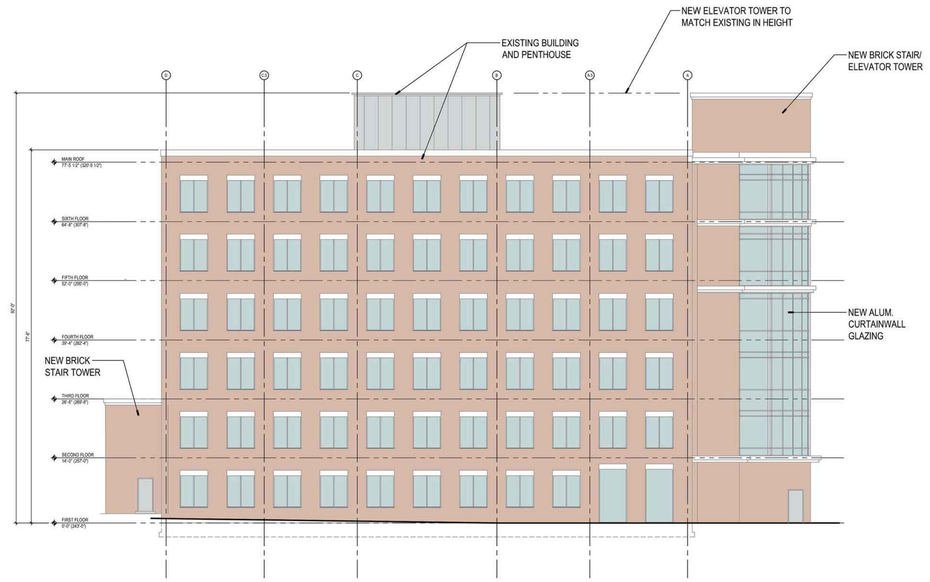

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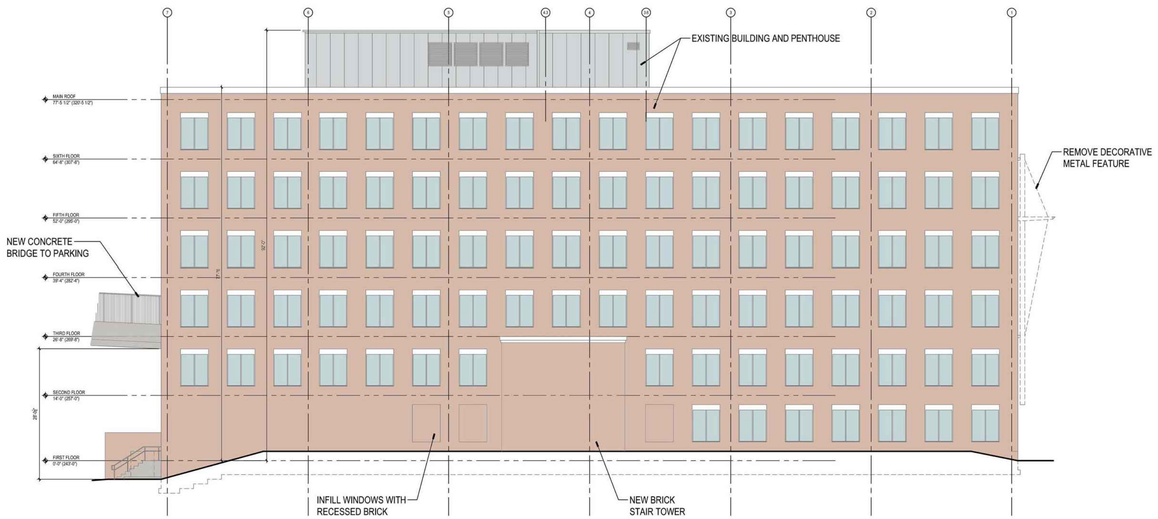

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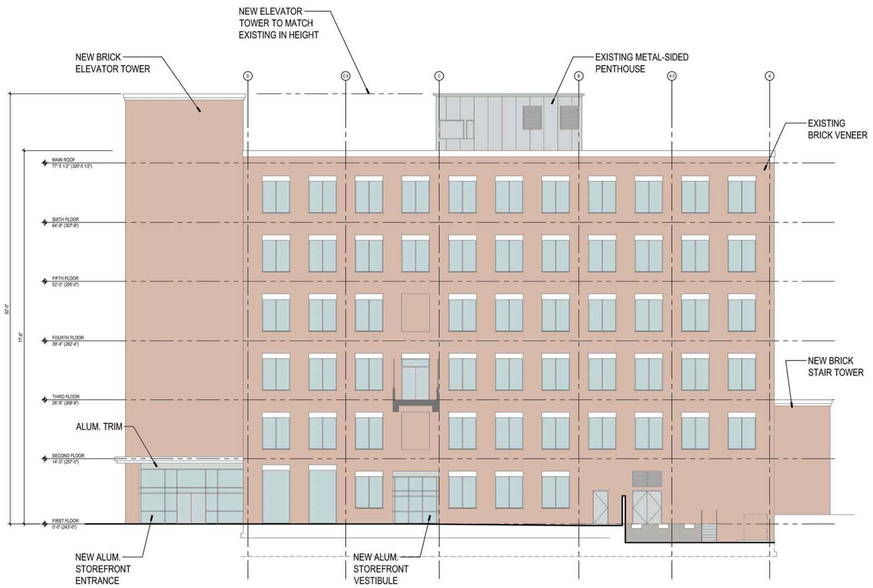

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SCALE: DATE: 6/30/17 DRAWN: WJP/JAC

SEAL:

COMMONWEALTH OF VIRGINIA
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No. 024758
6/30/17
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

VERIFICATION OF COMPLETENESS SUBMISSION

NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: COLOR OFFICE BUILDING ELEVATIONS

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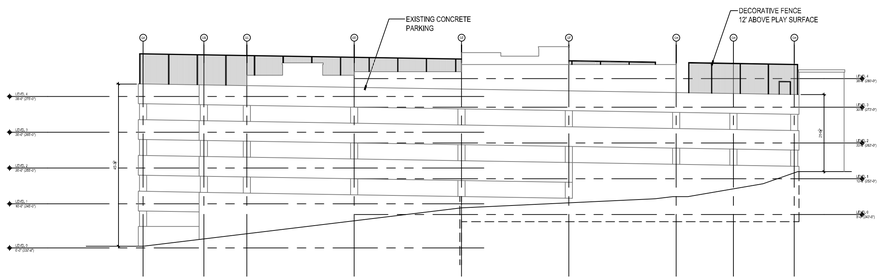

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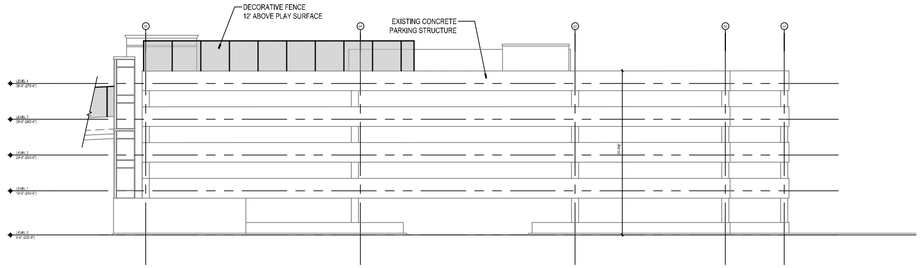

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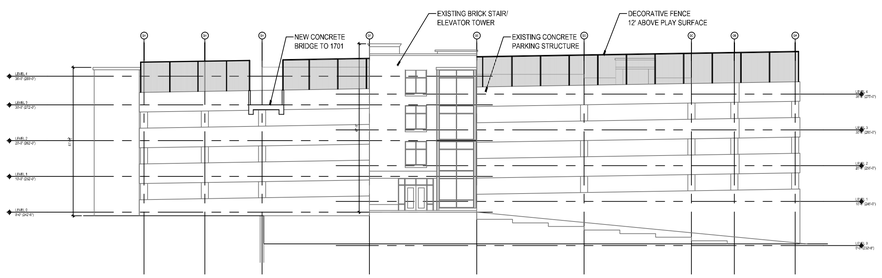

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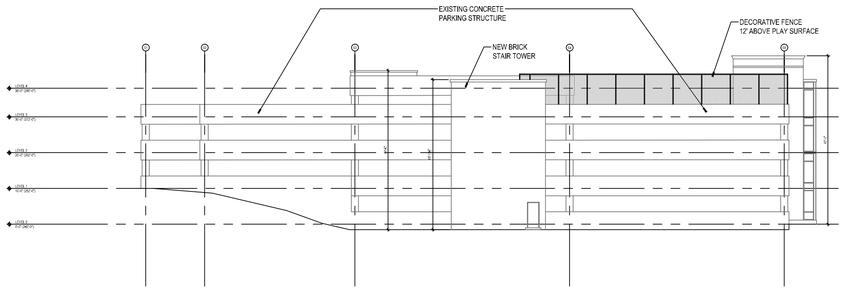

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DATE: 6/30/17 DRAWN: WJP/JAC
SCALE:

SEAL:

COMMONWEALTH OF VIRGINIA CHARLES HERBERT O'CONNELL No. 024758 6/30/17 PROFESSIONAL ENGINEER

REVISION APPROVED BY

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NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: GARAGE ELEVATIONS

APPROVED
SPECIAL USE PERMIT NO. DSUP 2016-0039
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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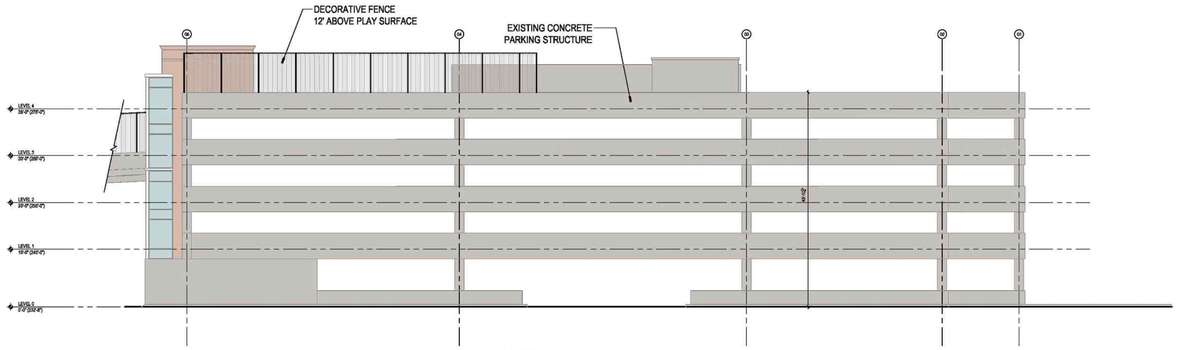
EAST



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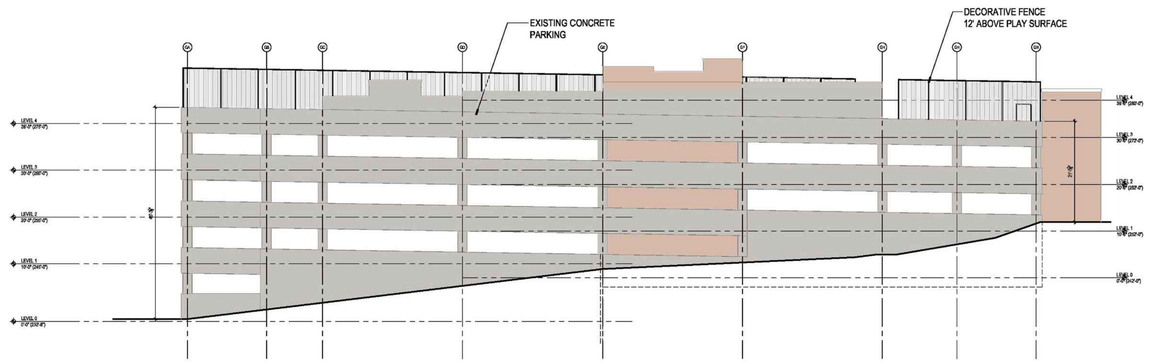

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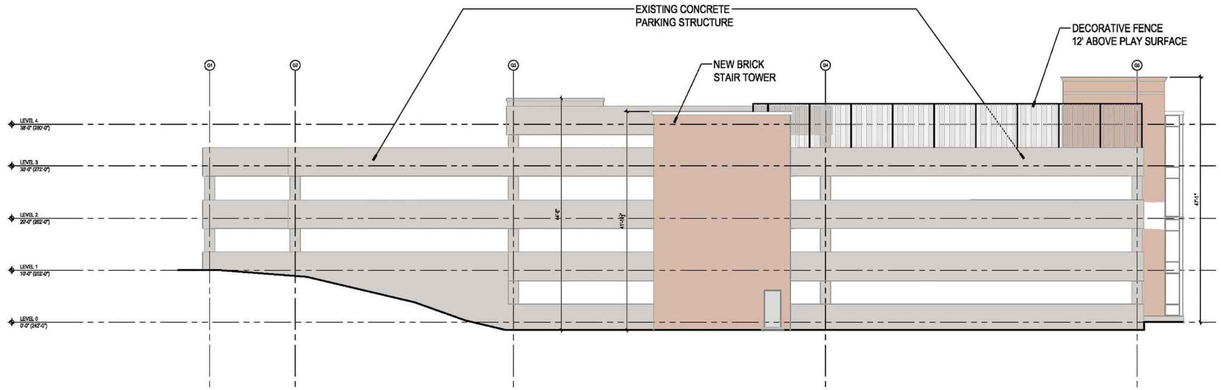

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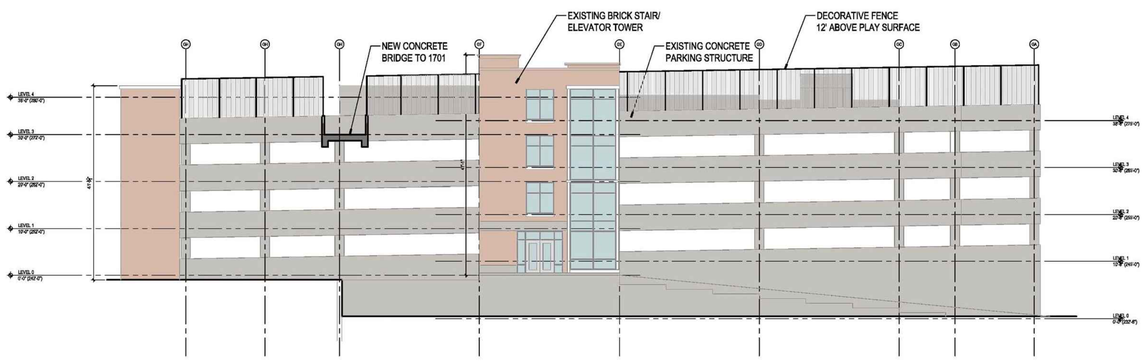

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DRAWN: WJP / JAC

DATE: 6/30/17

SCALE:

SEAL:

COMMONWEALTH OF VIRGINIA
CHARLES JEREMY O'CONNELL
No. 024758
PROFESSIONAL ENGINEER
6/30/17

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VERIFICATION OF COMPLETENESS SUBMISSION

NEW WEST END ELEMENTARY SCHOOL

1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: COLOR GARAGE ELEVATIONS

APPROVED
SPECIAL USE PERMIT NO. DSUP 2016-0039

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

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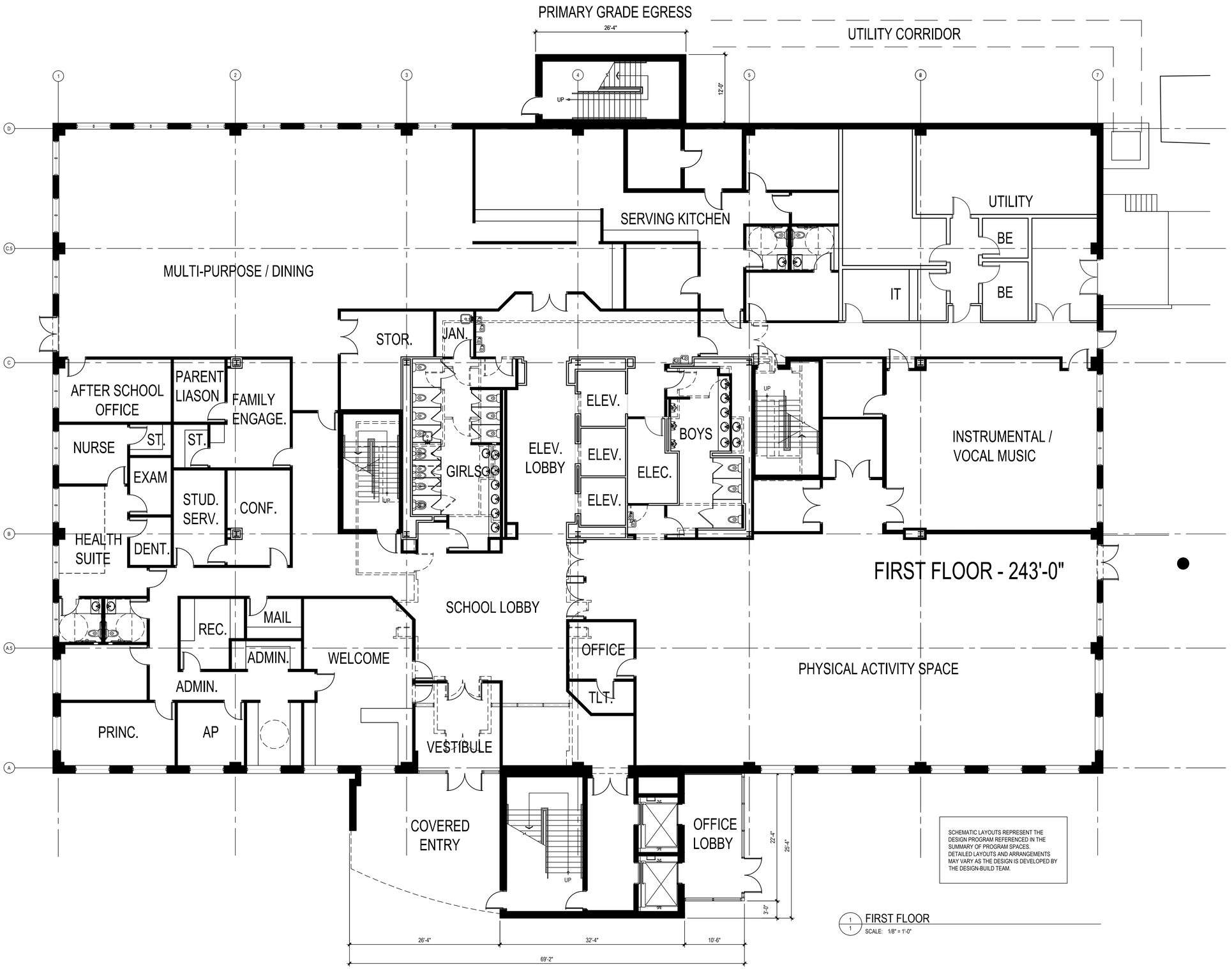
Job No. 16-0526.002



SCHEMATIC LAYOUTS REPRESENT THE DESIGN PROGRAM REFERENCED IN THE SUMMARY OF PROGRAM SPACES. DETAILED LAYOUTS AND ARRANGEMENTS MAY VARY AS THE DESIGN IS DEVELOPED BY THE DESIGN-BUILD TEAM.

1/1 FIRST FLOOR
SCALE: 1/8" = 1'-0"

DESIGN ENGINEER
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SEAL:
CHARLES KENNETH O'CONNELL No. 024758 PROFESSIONAL ENGINEER 6/30/17

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VERIFICATION OF COMPLETENESS SUBMISSION

NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME:
ARCHITECTURAL FLOOR PLANS

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PRIMARY GRADE EGRESS

KINDERGARTEN 4
KINDERGARTEN 5
KINDERGARTEN 3
KINDERGARTEN 2
KINDERGARTEN 1
RESOURCE
FIRST 1
FIRST 2
FIRST 3
FIRST 4
FIRST 5
EXTEND. LEARN
STUDENT SERVICES
TEACHER LOUNGE
ELEV. LOBBY
UTILITY
VEST.
JAN.
ELEC.
STOR.
LAV.
TLT.
M
W
DN
UP

SECOND FLOOR - 257'-0"

1/2 SECOND FLOOR
SCALE: 1/8" = 1'-0"

DESIGN ENGINEER

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1/3 THIRD FLOOR
SCALE: 1/8" = 1'-0"

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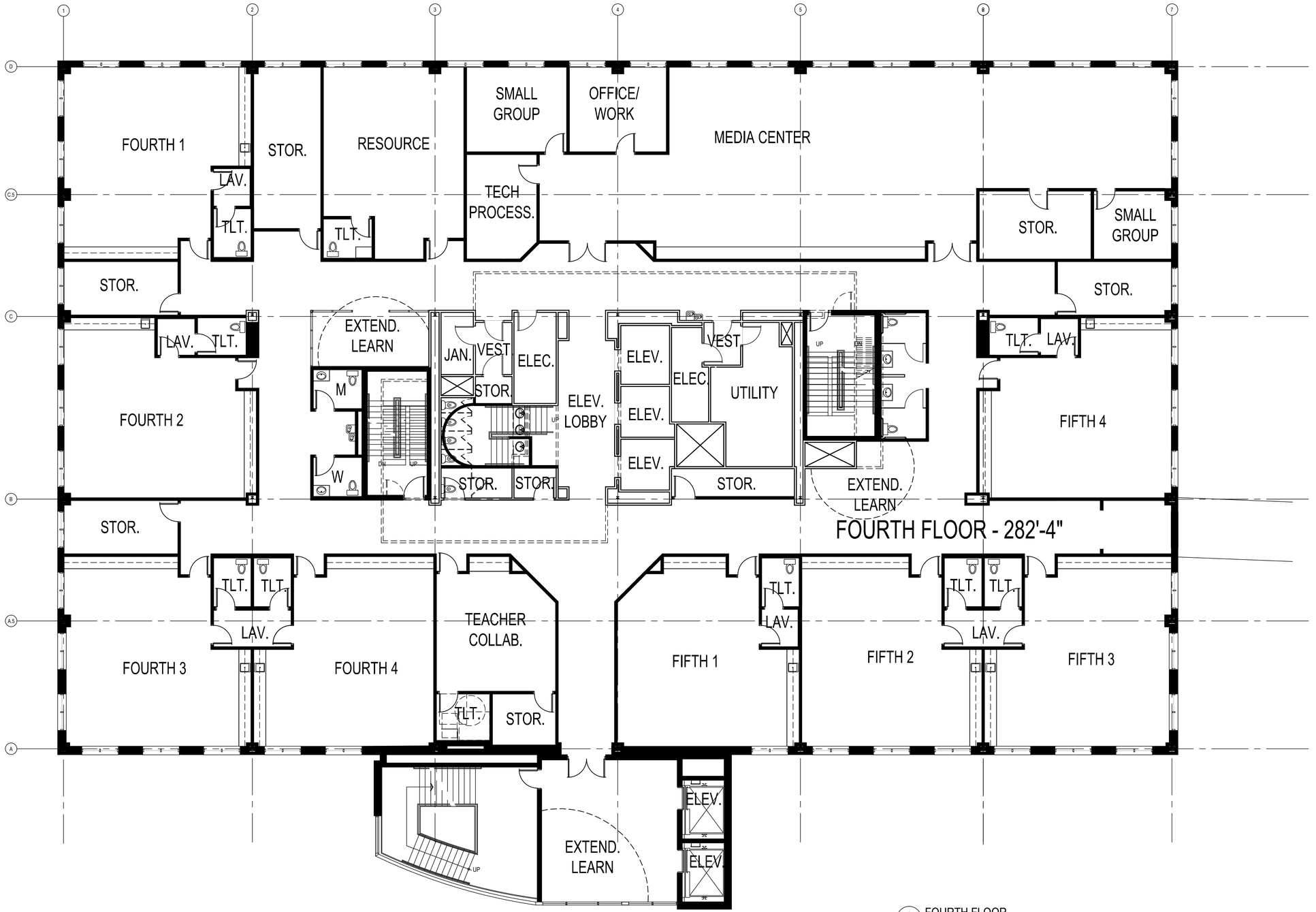

1/4 FOURTH FLOOR
SCALE: 1/8" = 1'-0"

DESIGN ENGINEER

A. MORTON THOMAS AND ASSOCIATES, INC.
CONSULTING ENGINEERS
14555 AVION PARKWAY, SUITE 150
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EMAIL: AMT@AMTENGINEERING.COM

PROJ. MANAGER: CHARLIE O'CONNELL, P.E. EMAIL: COCONNELL@AMTENGINEERING.COM

SCALE: | DATE: 6/30/17 | DRAWN: WJP/JAC

SEAL:

CHARLES KENNETH O'CONNELL No. 024758 PROFESSIONAL ENGINEER 6/30/17

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

VERIFICATION OF COMPLETENESS SUBMISSION

NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME:
ARCHITECTURAL FLOOR PLANS

APPROVED
SPECIAL USE PERMIT NO. DSUP 2016-0039
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
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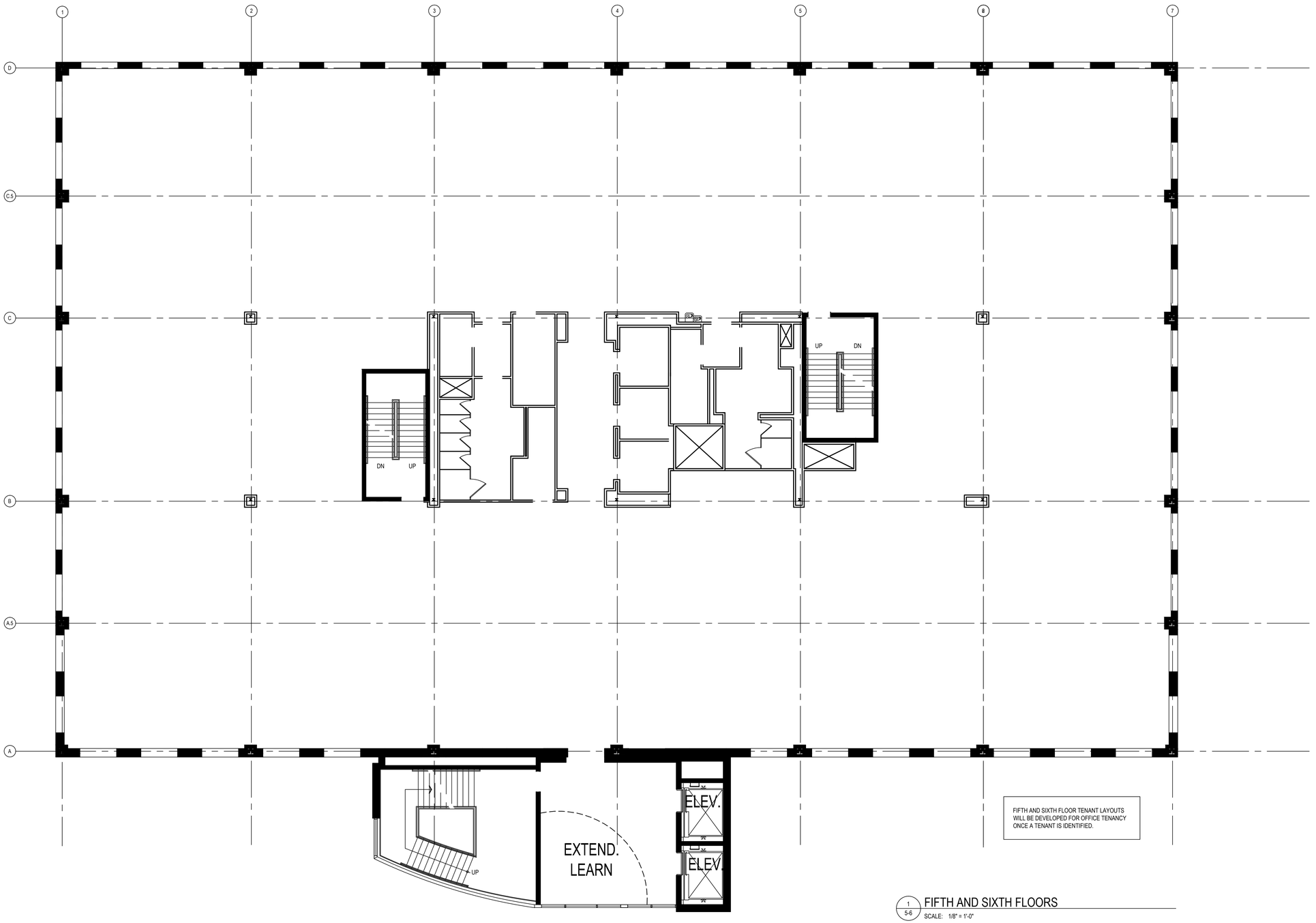

FIFTH AND SIXTH FLOOR TENANT LAYOUTS WILL BE DEVELOPED FOR OFFICE TENANCY ONCE A TENANT IS IDENTIFIED.

1/5-6 FIFTH AND SIXTH FLOORS
SCALE: 1/8" = 1'-0"

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CITY OF ALEXANDRIA, VIRGINIA

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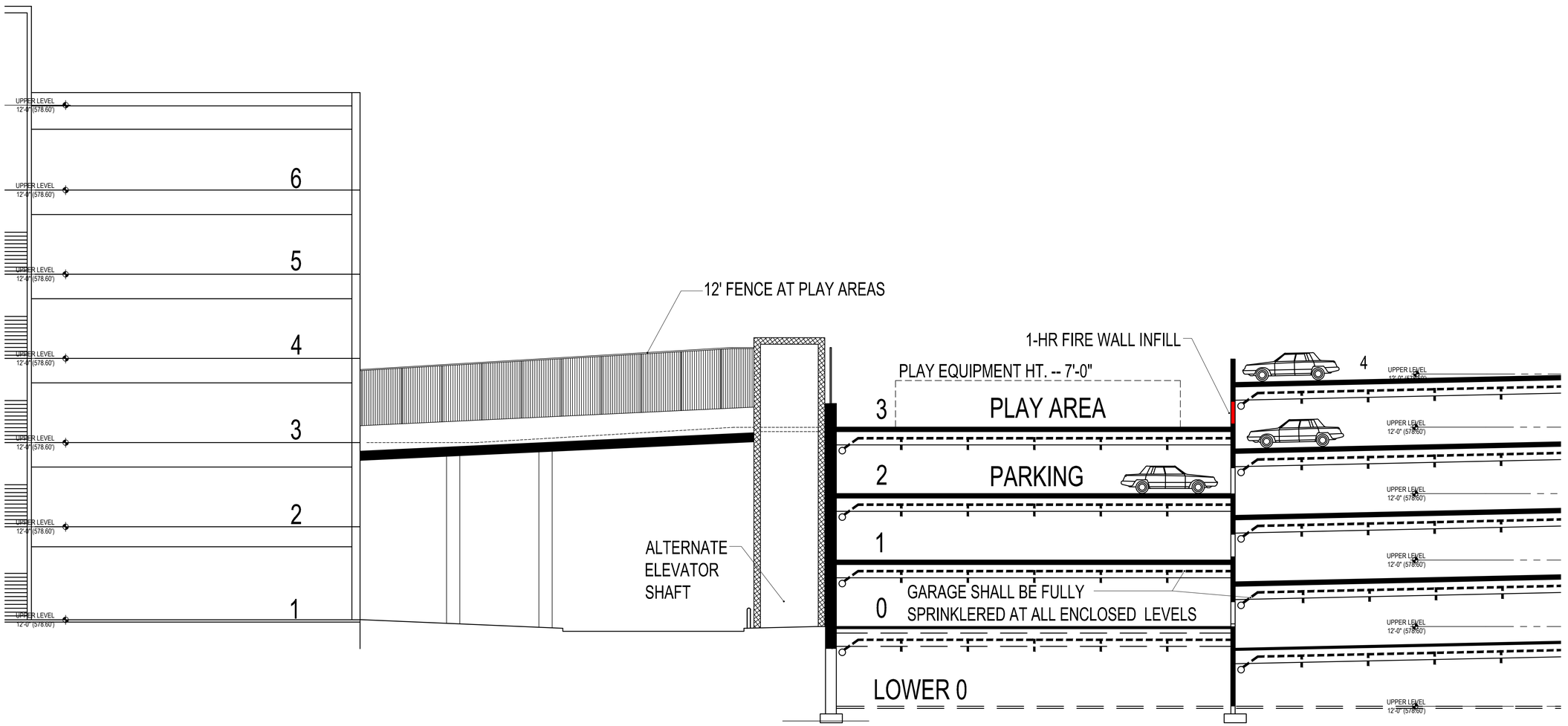

1/7 SECTION - PARKING GARAGE

SCALE: 1/8" = 1'-0"

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COMMONWEALTH OF VIRGINIA
CHARLES KENNETH O'CONNELL
No. 024758
6/30/17
PROFESSIONAL ENGINEER

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NEW WEST END ELEMENTARY SCHOOL

1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

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ARCHITECTURAL SECTION

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1701 N. BEAUREGARD
(ABOVE GRADE)

1/0 ALTERNATE ELEVATOR - PARKING ENTRANCE
SCALE: 1/16" = 1'-0"

DESIGN ENGINEER

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NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME:
ARCHITECTURAL FLOOR PLANS

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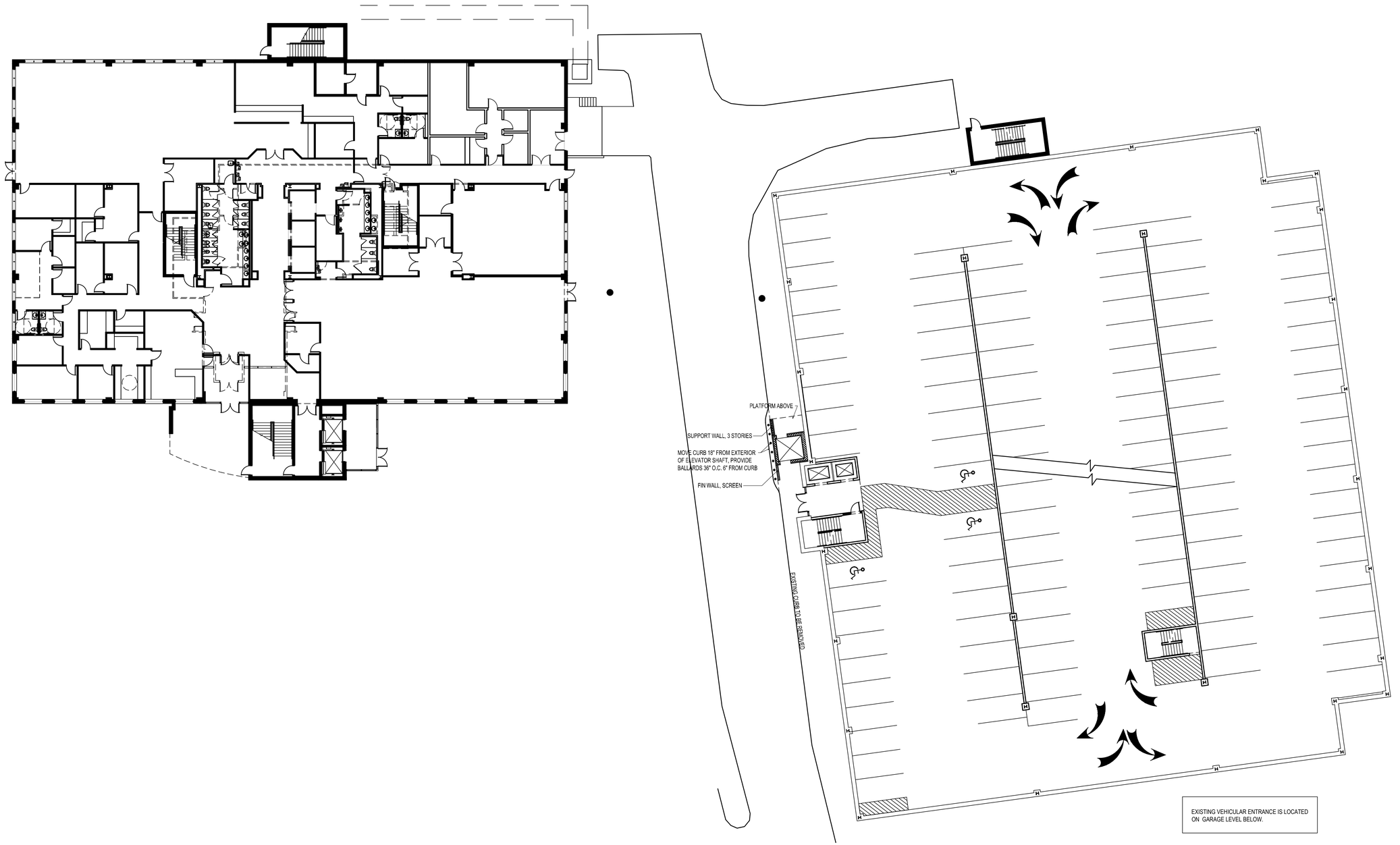

1/1 ALTERNATE ELEVATOR - FIRST FLOOR

SCALE: 1/16" = 1'-0"

DESIGN ENGINEER

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NEW WEST END ELEMENTARY SCHOOL

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CITY OF ALEXANDRIA, VIRGINIA

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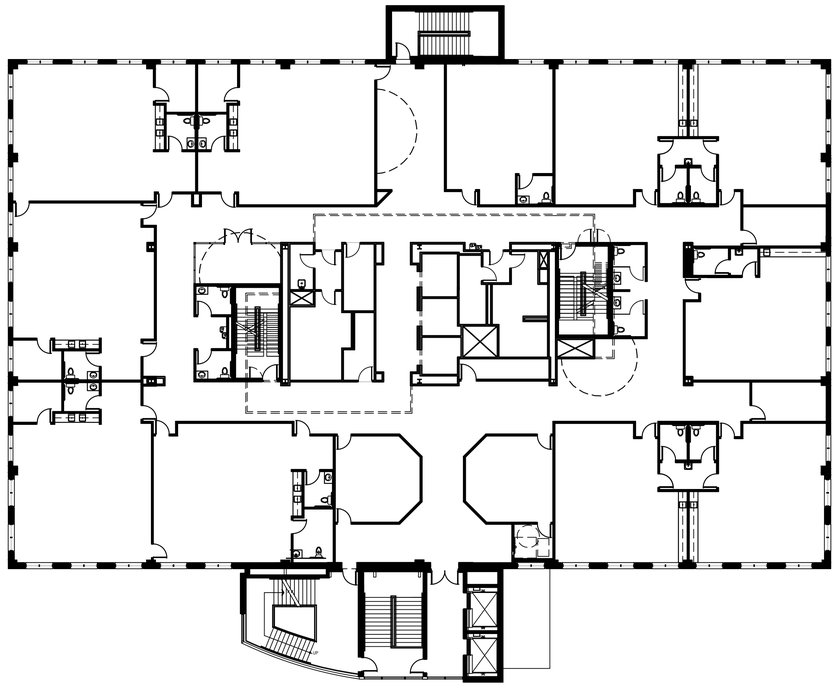

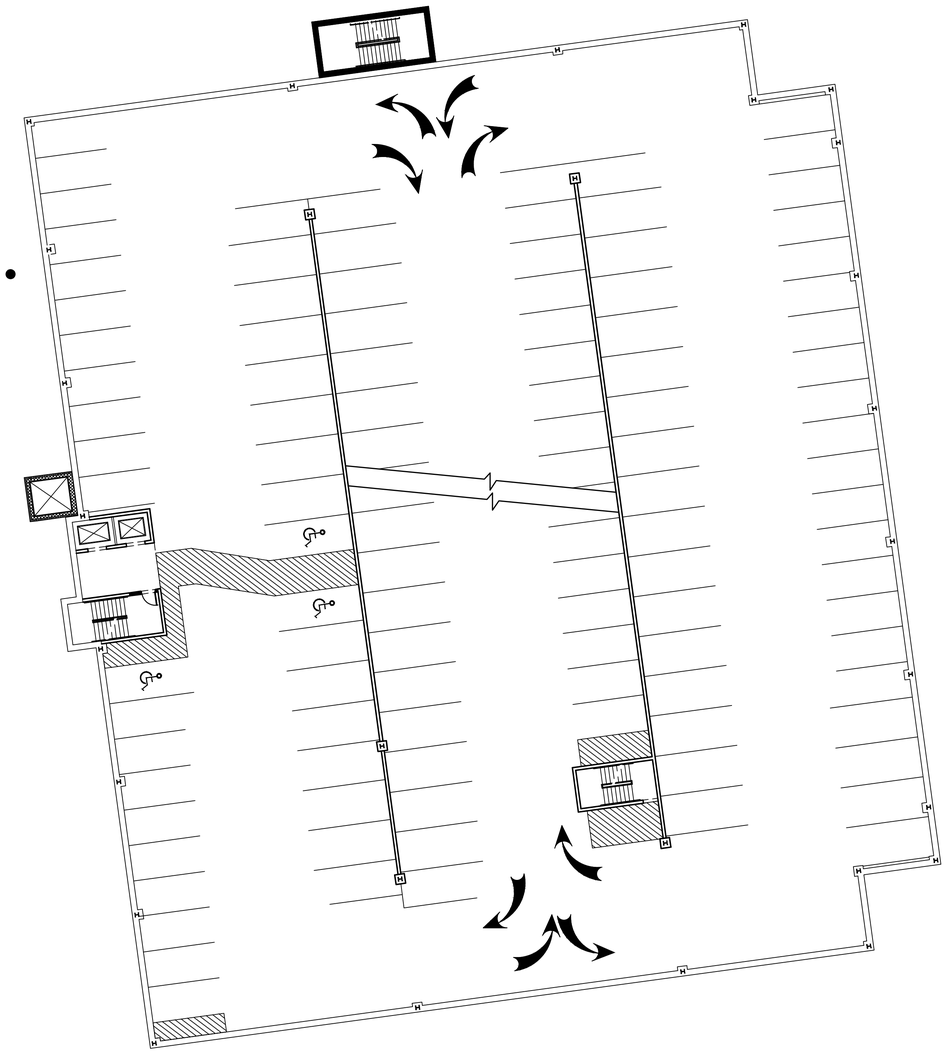

1/2 ALTERNATE ELEVATOR - SECOND FLOOR
SCALE: 1/16" = 1'-0"

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COMMONWEALTH OF VIRGINIA
CHARLES KENNETH O'CONNELL
No. 024758
PROFESSIONAL ENGINEER
6/30/17

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VERIFICATION OF COMPLETENESS SUBMISSION

NEW WEST END ELEMENTARY SCHOOL
1701 N. BEAUREGARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME:
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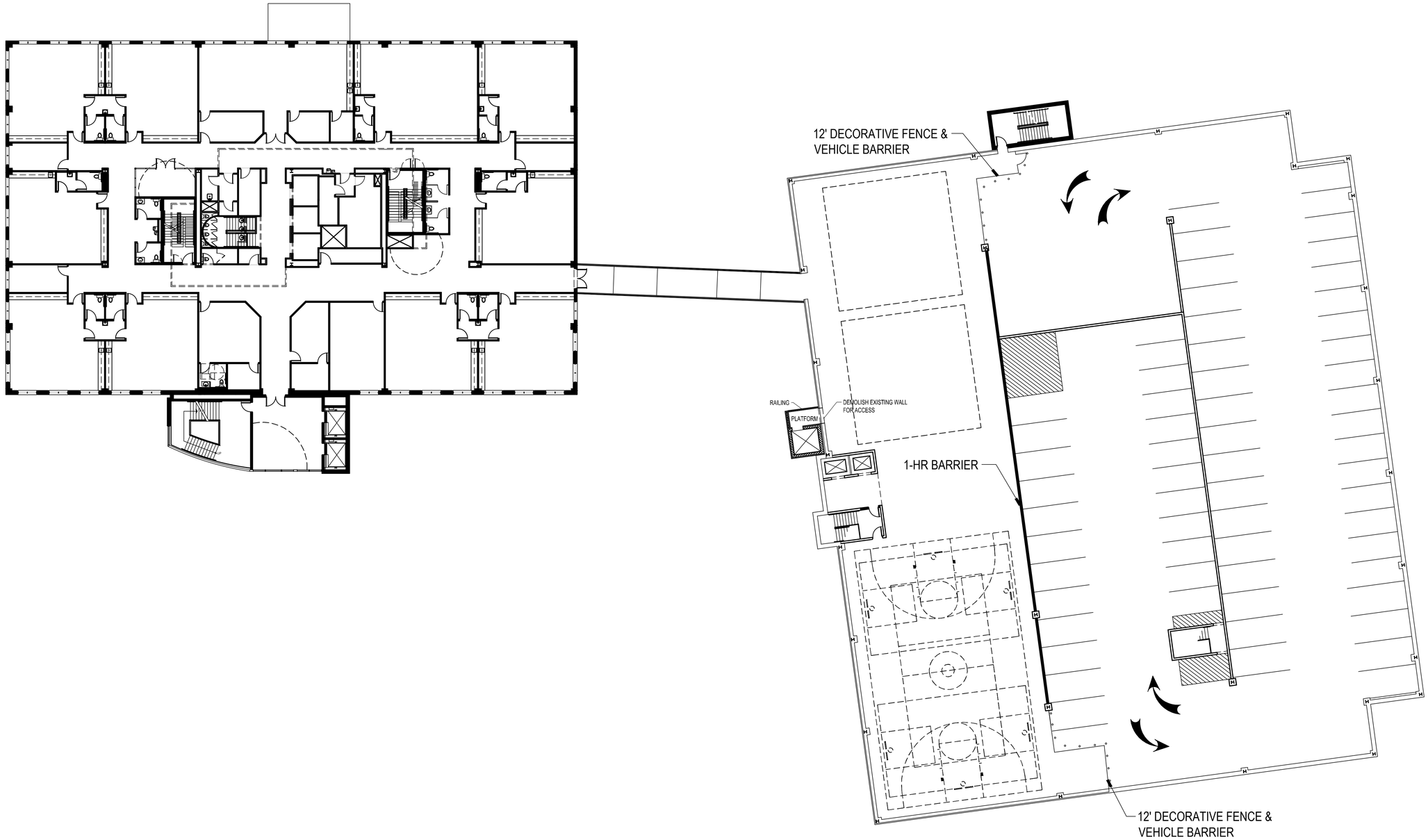

1/3 ALTERNATE ELEVATOR - THIRD FLOOR

SCALE: 1/16" = 1'-0"

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SUMMARY OF SPACES - FOUR STORIES

Instructional Program Space	Programmed NSF	Actual NSF
Pre-K & Kindergarten		
Kindergarten Classroom	1,175	1,039
Kindergarten Classroom	1,175	1,054
Kindergarten Classroom	1,175	1,040
Kindergarten Classroom	1,175	1,065
Kindergarten Classroom	1,175	1,058
Kindergarten Storage		416
Total Pre-K & K	**5,875**	**5,672**
Elementary School - Grades 1-5		
Grade 1 Classroom	900	897
Grade 1 Classroom	900	921
Grade 1 Classroom	900	881
Grade 1 Classroom	900	906
Grade 1 Classroom	900	879
Grade 2 Classroom	900	889
Grade 2 Classroom	900	921
Grade 2 Classroom	900	881
Grade 2 Classroom	900	906
Grade 2 Classroom	900	810
Grade 3 Classroom	900	880
Grade 3 Classroom	900	906
Grade 3 Classroom	900	881
Grade 3 Classroom	900	921
Grade 4 Classroom	900	921
Grade 4 Classroom	900	881
Grade 4 Classroom	900	906
Grade 4 Classroom	900	879
Grade 5 Classroom	900	856
Grade 5 Classroom	900	881
Grade 5 Classroom	900	906
Grade 5 Classroom	900	881
Resource Classroom	900	719
Resource Classroom	900	1,209
Student Services	100	344
Student Services	100	220
Student Services Storage		158
Itinerant Hoteling	600	494
Extended Learning	600	650
Extended Learning	600	650
Extended Learning	600	650
Total Elementary School	**24,200**	**24,684**
Specialty Classrooms		
Art Lab	1,200	1,113
Kiln	75	70
Art Storage		315
Vocal Music	1,200	1,077
Total Specialty	**2,475**	**2,575**

SUMMARY OF SPACES - FOUR STORIES

Library / Media		
Media Center	3,000	3,105
Media Storage	200	205
Small Group Room	150	182
Small Group Room		141
Office / Work Room	200	218
Tech Processing Room	200	171
Device Charging Room	150	141
Office Storage		37
Total Media	**3,900**	**4,200**
Physical Activity		
Physical Activity	6,500	3,495
Storage	250	106
Storage		216
Office	150	114
TLT		55
Total PA	**6,900**	**3,986**

Support Areas	Programmed NSF	Actual NSF
Administration		
Administration Suite	2,893	
Teacher Lounge		356
Teacher Lounge		367
Teacher Lounge		367
Teacher Lounge Storage		174
Total Administration	**2,893**	**1,264**
Cafeteria & Food Service		
Dining / Multi-Purpose	3,000	3,481
Kitchen	2,150	1,577
Storage		194
Storage		228
Total Cafeteria & Food Service	**5,150**	**5,480**

	Programmed NSF	Actual NSF
Custodial & Maintenance Area		
Utility		1,489
Total Custodial & Maint. Area	**0**	**1,489**

**Not included in building area tabulation*

	Programmed NSF	Actual NSF
INSTRUCTIONAL PROGRAM SPACE & SUPPORT	**51,393**	**49,350**
EXISTING GROSS BUILDING AREA		**83,946**
TOTAL NEW CONSTRUCTION	**6,220**	
TOTAL AREA	**90,166**	
NET TO GROSS RATIO	55%	

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SHEET NAME: ARCHITECTURAL AREA SUMMARY

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