Development Special Use Permit #2025-10001
George Mason School Modernization

Application	**General Data**	
Project Name: George Mason Elementary School Reconstruction	PC Hearing:	May 6, 2025
	CC Hearing:	May 17, 2025
	If approved, DSUP Expiration:	May 17, 2028
	Plan Acreage:	(399,954 SF) 9.18 acres
Location: 2601 Cameron Mills Road	Current Zones:	R-8 / Residential Zone
	Proposed Uses:	Public School and Recreation Facilities
	Gross Floor Area:	113,852 square feet
Applicant: Alexandria City Public Schools (ACPS) and City of Alexandria	Small Area Plan:	Northridge/Rosemont
	Historic District:	N/A
	Green Building:	LEED Gold/Net Zero Ready

Purpose of Application

Consideration of a request to replace the majority of the existing public school with a new school building, with surface parking and improved recreational amenities.

Special Use Permits Requested:

a. Development Site Plan (DSP) for construction of a public school building;
b. Special Use Permit (SUP) for indoor and outdoor recreational facilities in the R-8 Residential Zone;
c. SUP to exceed the number of parking spaces in the R-8 Residential zone.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:
Robert Kerns AICP, Division Chief, Planning & Zoning, robert.kerns@alexandriava.gov
Dirk Geratz, AICP, Principal Planner, Planning & Zoning, dirk.geratz@alexandriava.gov
Abigail Harwell, Urban Planner, Planning & Zoning, abigail.harwell@alexandriava.gov

PLANNING COMMISSION ACTION, MAY 6, 2025: On a motion by Vice Chair Koenig, and seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of Development Special Use Permit #2025-10001, as amended. The motion carried on a vote of 6-1, with Commissioner Brown dissenting.

Reason: The Planning Commission agreed with the staff analysis, with the recommended change to DSUP Conditions #3, as shown below:

DSUP Condition #3

14. **CONDITION AMENDED BY PLANNING COMMISSION:** Pending approval of an agreement with the adjacent Westminster Presbyterian Church, no more than 60

parking spaces shall be provided on the school site. Any parking found not to be needed can be converted to open space, to the satisfaction of the Directors of T&ES and P&Z. ~~In the event that an agreement for shared parking cannot be reached with the church, staff may consider approving additional parking spaces on site through an administrative amendment.~~ (P&Z) (T&ES)

Discussion: Commissioner Koenig asked about how the building is complying with the City's Green Building policy requirement to be "net zero energy," and that more measures are needed to make sure public buildings are achieving net zero.

Commissioner Lennihan echoed Commissioner Koenigs points on how buildings are analyzed for net zero energy.

Commissioner Brown stated his dissatisfaction of the installation of a fence around the open space and how the fence would destroy the openness of the area and with the loss of trees from the proposed construction and pathway improvements, which he stated do not need to be replaced if they result in the loss of trees.

Speakers:

Dr. Harry Wilmer, 404 Monticello Boulevard and a board member of the Northridge Citizens , spoke in opposition of the project. Dr. Wilmer feels that ACPS needs to better address traffic and parking, the public's access to the open space and for the space to be used in a manner similar to how it is being used today. He opposes the loss of trees and open space, and asked that the fence be redrawn and at a smaller height.

Matt Heckel, 2503 Taylor Avenue, spoke in opposition of the project. Mr. Heckel read the last paragraphs of the letter he had submitted to the Planning Commission. He raised issues with the design process, loss of open space, propose materials and design of the building, and the design not addressing existing issues regarding trash pick up and delivers, as well as the hours of these activities.

Danielle Sims Vote, speaking virtually and as president of the George Mason PTA, spoke in favor of the project. Ms. Vote stated that the existing building is in poor condition and does not serve the needs of the students or staff. Ms. Vote noted that the fence would allow her children who are students at the school to play in the field that they currently cannot do today, and would only impact the community during the school day and would be open outside of school hours.

Beth Aiken, speaking virtually and a parent of a George Mason student, spoke in favor of the project. Ms. Aiken echoed prior comments about the poor state of the school building and much needed renovation of the site. She believe the improvements will benefit the neighbors and residents across the City, including stormwater and sustainability.

Lastly, Sophie Huemer, ACPS Director of Capital of Programs and speaking on behalf of the applicant, spoke about the need for the new school and responded to several issues raised during the meeting. They spoke about the need for increased capacity and improved facilities for students and teachers, and the efforts to preserve open space, new recreational facilities and sitewide addressment of sustainability and stormwater. Director Huemer acknowledged the need and want of ACPS to get solar panels on their roof and their procedure to open buildings to assess operational efficiency after one year, working the Office of Climate Action to move the buildings forward in their sustainability efforts. Regarding fencing, the ACPS safety and security team asked that a six foot fence be added to the site for added security and is a standard practice for ACPS, where it was also done at the newly constructed Douglas MacArthur Elementary site. Right now the students do not go beyond the existing playground, and the new fence would still allow the public access to the pathways that go around the site, as well as access the tennis court, during the day. ACPS worked with RPCA to design the fields for use of the area consistent with how it is being used today. The existing pathways are stone dust and worked with staff to address how the pathways could be improved for better accessibility by new concrete paths.

Carla Horne, speaking virtually, lives directly across from the school on Cameron Mills Road. Ms. Horne spoke about traffic concerns on Cameron Mills Road, which is a narrow road that is complicated to navigate. She also expressed concern with parking.

Chair McMahon spoke about fencing around open spaces and other school sites, and asked ACPS about the fencing design. Director Huemer clarified that it is a six-foot fence around the open space, and that a four-foot fence would be easily scalable and a six-foot fence similar to what is used at other school sites. Signage on the site would be similar to Douglas MacArthur Elementary, that is posted so people accessing the site know the hours of availability.

Commissioner Dubé asked for clarification for the number of gates. ACPS Assistant Director Arthur Carpenter-Holmes said all gates would be closed at the beginning of the school day at 7:30 am and then would be opened at the end of school at 2:30 pm, and is all managed by the school. He also clarified that there would be four gates at the four corners, whereas Douglas MacArthur has two gates.

Commissioner Dubé encouraged ACPS to work with the community, and did agree with Commissioner Brown's concerns about the new fence and to work to make it more accessible and open.

Commissioner Koenig expressed appreciation for the ACPS process and his participation in the process on the Supervisors Advisory Group. He spoke about the evolution of the Green Building policy and asked for clarity for how ACPS will be achieving net zero energy on the building and the budget process for installing solar panels on the site. Director Huemer agreed that the goal is to achieve net zero energy operation and spoke to the challenges of acquiring solar panels for the schools and complexity of budget for

the schools. Commissioner Koenig talked about the advancement of ACPS building net zero, sustainable buildings and working with the Office of Climate Action.

Chair McMahon asked ACPS about traffic and parking, and the capacity of the building. Director Huemer clarified that the building has been designed with a total capacity of 670 students, but that the school building and staff will be gradually moving towards this full capacity, with redistricting playing a role in this capacity. Chair McMahon then talked about the role parking availability plays in traffic, then asked about the pick up programming for the after school programs. Director Huemer clarified that the RPCA access to the site will be from the north, and all egress and ingress from the north for after school for safety and security purposes, as it is closest to the gym. Chair McMahon noted that the parking on both of the schools allows for after school pick up to be more spread, rather than concentrated to Taylor Avenue.

Commissioner Lennihan commented that she lives near Naomi Brooks Elementary (formerly Matthew Maury Elementary) and that there is a six foot wrought iron fencing surrounding the school that she doesn't notice, with gates and clear visibility and usage. She thinks that the proposed new fence for George Mason may not be as closed off or impactful as some have expressed.

Commissioner Ramirez echoed Commissioner Lennihan's thoughts regarding fencing, which provides safety and off-hours access.

Chair McMahon spoke about the complexity of school sites and shared open spaces with the neighborhood. She believes the design process can address the concerns raised regarding the loss of tress and fencing with gates and signage. Chair McMahon spoke about traffic, parking, programming of the site, and available street parking. A change to the condition was recommended by the Chair to strike the last sentence of condition #3 as more parking onsite would result in more paving, which is not needed as there is available parking in the neighborhood.

Commissioner Brown spoke in support of Chair McMahon's condition change. He noted that the project would achieve a B+ or A- by solving almost all the challenges raised and he's glad to see that the project will be recommended for approval to the City Council.

Commissioner Lennihan commented on the sophistication of the design, noting the geothermal design.

Commissioner Koenig agreed with Chair McMahon's comments and supported the Chair's amendment to condition #3. He spoke in favor of the operational performance of the building and the thoughtful design. While changes are to be expected, he believes that with time they will become part of the neighborhood and not destroy the accessibility that is enjoyed now.

Under the condition that the motion to approve would pass, Commissioner Brown commented that while he supports the project that the issues regarding tree loss due to pathways and fencing of the open space should be closely reviewed by the City Council.


CRESTWOOD DR
PIERPONT ST
MONTICELLO BLVD
WESTMINSTER PL
GEORGE MASON PL
ARGYLE DR
SITE
CAMERON MILLS RD
2601
R8
DAVIS AVE
R12
MANSION DR
SITE
CLAY ST
VIRGINIA AVE
JACKSON PL
TAYLOR AVE
TYLER PL
Development Special Use Permit #2025-10001
2601 Cameron Mills Road -
George Mason Elementary School Reconstruction
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I. SUMMARY

A. Recommendation

Staff recommends approval of the request for a Development Special Use Permit with site plan and associated Special Use Permits, to redevelop and expand the current George Mason public elementary school and recreation facilities on the same site . The proposal provides a range of public benefits for the City and surrounding community including:

- A LEED Gold public school facility with increased student capacity and modern amenities on the site of a smaller, aging school facility;
- Improved indoor and outdoor recreation amenities for community and school use;
- Upgraded onsite vehicle and pedestrian circulation, including raised pedestrian crosswalks and speed bumps, resurfaced trails and walkways, and added bicycle parking facilities;
- Preservation, of large trees, removal of invasive species and planting of native trees and greenery; and
- New stormwater improvements.

B. General Project Description & Summary of Requests

Alexandria City Public Schools (ACPS) and the City are proposing to replace the existing GMES with a modernized school building. The existing school serves Pre-Kindergarten through 5th grade and has an approximate capacity of 420 students/staff. The proposed new school will serve grades Pre-K through 5th grade and have a capacity of approximately 670 students and 80 faculty and staff. The new school will include space to continue the existing recreation programs that currently take place within the school building.

Key issues to consider that this report addresses include:

- Requested Special Use Permits;
- Consistency with the Master Plan; and
- Traffic and parking.

II. BACKGROUND

A. Site Context

The George Mason Elementary School is located at 2601 Cameron Mills Road in the Northridge/Rosemont Small Area Plan neighborhood. The school site is in a predominantly single-family neighborhood with homes located to the west, south and east of the site. Abutting the site to the north is the Westminster Presbyterian Church. The school site consists of one lot, 399,954 square feet (9.18 acres) in size.

The site is currently occupied by a one-story, 63,535 square-foot school building, first built in 1939. Not much remains from the original construction, outside of the shell of the building after completion of a major remodel in 1976. The school has been renovated multiple times, most recently in 2015 and currently has a capacity of 420 students and staff. The site also includes playground areas, a natural turf field and 22-space surface parking area south of the building accessed from both Cameron Mills Road and Taylor Avenue. Bus pick-up and drop-off takes place within the drive lanes of Cameron Mills Road in front of the school. The school building includes facilities jointly used by ACPS and the Recreation, Parks and Cultural Resources (RP&CA) for after-school programs.

B. Procedural Background

Planning for the modernization of George Mason Elementary School started in 2019 with a Feasibility Study, building on recommendations from the 2015 Long Range Educational Facilities Plan. The feasibility study observed that the existing school built in 1939 and had five successive phases of additions whose educational adjacencies are described as fragmented. The study also noted that the existing George Mason's life safety systems, such as sprinklers and fire alarms, are antiquated and will require full system upgrades or replacement. Similarly, the 2015 Long Range Educational Facilities Plan also pointed out challenges with key adjacencies and spatial layout at George Mason and explained that "core, specialty, and shared spaces do not meet the minimum square footage requirements and lack individual temperature and lighting controls."

In Fall 2023, the ACPS School Board budgeted $87 million in its Capital Improvement Plan (CIP) for the Construction of Renovation & Capacity of George Mason in FY 2025. Subsequently, the City Council approved a CIP budget for ACPS on May 1, 2024, which included funds for the full George Mason modernization.

C. Detailed Project Description

ACPS is proposing to demolish a majority of the existing school, maintaining the original 1939 building, and construct a new two-story building. The new school is designed for a capacity of 670 students in grades Pre-K through 5th grade, 80 teachers and staff, and will be approximately 113,852 gross square feet in size. The school will include a cafeteria with stage, gymnasium and media and art classrooms. The City's RP&CA will continue to provide after-school activities with dedicated office space and storage has been included. The building has been designed to achieve a LEED Gold certification and Net Zero energy efficiency. To achieve this, the building has been designed with a high performing envelope, energy efficient windows, roof top space for photovoltaic use, and installation of geothermal wells in the open space area behind the school.

To accommodate the teachers and staff for the new building, onsite parking will be increased from 22 to 60 spaces, split between three parking areas. A new curb cut will provide access to a parking area on the north side the building, which also provides required emergency vehicle access. The existing southern parking area will continue to be accessed

via the public residential street of Taylor Avenue. Lastly, there is an existing, un-marked parking area at the rear of the property next to the field tennis court accessed via Clay Street. This area will be resurfaced and striped to accommodate an additional 17 spaces for school and community use. In addition to onsite parking, ACPS is in the process of finalizing an agreement with the neighboring Westminster Presbyterian Church for use of 20 parking spaces in their parking lot during school hours. This would allow ACPS to provide additional parking within an existing, adjacent parking lot to meet the needs of the teachers and staff.

To address traffic concerns along Cameron Mills Road, a bus pull-up (layby) lane has been created along the front of the property that will allow cars to drive in both directions when buses are parked in front of the school. An area of 8,844 square feet will be dedicated to the City right-of-way to accommodate this additional bus lane along with a new 10-foot-wide sidewalk at the front of the property. The front yard setback will be reduced by seven feet but will continue to exceed the minimum zoning requirements. Other accessibility improvements including a new pick-up/drop-off loop to separate vehicle and bus areas, enhanced pedestrian visibility at all driveway entry points, ADA access, and an increase in designated bicycle parking areas.

Refreshed site pathways are proposed through and around the site for neighborhood use and students who walk to and from school. Other recreational amenities onsite include new programmed courtyard spaces that can be used as outdoor classrooms, two new playgrounds, an artificial turf field, multi-use court and reconfiguration of the existing grass baseball field. School space and recreational amenities will be available for use by RP&CA and the public outside of school hours. Furthermore, new landscaping and trees will be added to the site, increasing the overall crown coverage, while preserving as many existing large and healthy trees as possible. The overall open space will be reduced as a result of the proposed new building, but over 282,023 square feet (6.57 acres) of open space will be provided and improved for school and community use. Additionally, the amount of tree canopy coverage will be increasing from 25 to 31 percent, with a combination of new native trees and preservation of existing large, shade trees.

III. ZONING

The current and proposed zoning district is R-8 Residential Zone. Table 1 lists the permitted and proposed requirements for this zoning district.

Table 1: Zoning Information

Property Addresses:	2601 Cameron Mills Road
Total Site Area:	399,954 square feet (9.18 acres)
Current Zone:	R-8 / Residential Zone

Current Use: Proposed Use:	Public School and Indoor / Outdoor Recreational Facilities Public School and Indoor / Outdoor Recreational Facilities		
	Existing	Permitted / Required	Proposed
FAR	0.16	0.35	0.29
Setbacks Front North Side South Side Rear	 80.5 feet 29.1 feet 34.9 feet 590.1 feet	 30 feet 40 feet* 40 feet* 40 feet* *1:1 setback ratio	 73 feet 67 feet 96.9 feet 517 foot
Parking	22 spaces	School: 27 (1 per 25 seats) Nursery: 20 (2 per classroom) Total Required: 47 spaces	60 spaces**
Loading space(s)	1 loading space	N/A	1 loading space
Height	28 feet	40 feet for public schools	36 feet
Open Space	303,00 SF (6.96 acres)	N/A	282,023 SF (6.47 acres)
Canopy Coverage	25% (100,965 SF)	25% (99,988 SF)	32% (127,443 SF)

** Subject to approval of SUP for parking above the minimum parking required.

IV. STAFF ANALYSIS

A. Conformance to the Small Area Plan

The proposed improvements to George Mason Elementary School are consistent with City's Master Plan. This project is an Institutional use, which is consistent with the Northridge/Rosemont Small Area Plan (SAP). The project preserves the original façade of the school and has been designed at a low scale with 2-stories to blend the new building with the historic school front. This result is a new building that is in keeping with the residential character of the area, which is one of the key goals in the SAP. Finally, one of the goals for Alexandria Schools in the Goals and Objectives chapter of the 1992 Master Plan is to "provide comprehensive educational facilities and services to serve the needs of all citizens, including the handicapped, the elderly, and the pre-school populations." The proposed improvements provide needed school capacity and improved educational and recreational facilities that will be able to be utilized by all members of the community.

B. City Policies

Green Building and Sustainable Design

Consistent with the City's Green Building Policy, the proposed school is designed to achieve a LEED Gold rating, and attainment of this level is included as a condition of approval for this project. ACPS and the design team have established the goal for making

this school Net-Zero ready through the use of geothermal wells below the rear open space areas and the roof being utilized solely for solar panels. Specific green features proposed for the new facility include:

- Geothermal heating and cooling system
- Bio-retention stormwater facilities
- Energy efficient building envelope and mechanical systems
- Orienting floor plan, especially the classrooms to maximize natural light
- Use of Low-emitting materials
- Photovoltaic (Solar) panels

Public Art Policy

Public schools are exempt from the City's Public Art Policy. The Office of the Arts encourages ACPS to explore opportunities for public art on the site, if feasible, through the Final Site Plan process.

Affordable Housing Policy

Public schools are exempt from the City's Affordable Housing Policy.

C. Special Use Permits

Section 11-500 of the Zoning Ordinance gives authority to the City Council to approve special use permits, two of which are requested with this application. A summary of each SUP requested with this application along with a rationale for approval is provided below.

Indoor/Outdoor Recreational Facility (Section 3-303.C)

The proposed project includes indoor and outdoor recreational facilities, designed to serve the school and neighborhood. Unlike the school use, which is permitted by-right, these recreational functions require approval of a special use permit, subject to the following criteria.

1. *Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use:*
   The recreational functions are an existing use on the site that the current proposal will be maintaining. The new facilities will not pose a health or safety hazard to residents or employees in the neighborhood. The indoor and outdoor recreational facilities are a resource for the community and will provide a wide range of benefits to the school and surrounding neighborhood. Program offerings will be enhanced which will promote health and wellness for the community.

2. *Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood:*
   The proposed amenities will replace the existing facilities, so this would be a continuation of an existing use. The Zoning Ordinance requires a Special Use Permit for recreation and community centers to be in the R-8 residential zone. A full recreation center is not being proposed with this project and the impacts of the limited shared recreational spaces will be minimal.

3. *Will substantially conform to the master plan of the city:*
   A goal of the Northridge/Rosemont Small Area Plan is to preserve existing open space and expand the amount of recreational or open space in the area. The improvements for both indoor and outdoor recreational amenities, including a new gym with RPCA dedicated space, new outdoor playgrounds and basketball court, and to the outdoor fields will improve the recreational uses on this site.

Exceeding the Amount of Parking Required (Section 3-303.E):

Zoning ordinance Section 8-200(A)(11) requires a minimum requirement of one space for every 25 seats for elementary schools. Based upon the proposed amount of 670 seats, the site requires a minimum of 27 spaces. Additionally, the State requires pre-kindergarten and kindergarten classrooms (identified as nursery) to provide 2 spaces per classroom, resulting in an additional 20 spaces. City Ordinance Section 3-303(E) requires Special Use Permit approval for any added school parking which exceeds the number of spaces required by this ordinance. As 60 spaces are being requested, an increase beyond the 47 minimum required, a special use permit is requested, subject to the following criteria.

1. *Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use*
   Providing additional parking above the Zoning Ordinance requirements for this site will not adversely affect the health or safety of residents or employees in the neighborhood. The additional parking spaces are intended to be a benefit for the teachers and staff onsite, many of whom do not live in the neighborhood and have to drive to the school with their supplies. The onsite parking will minimize parking congestion on the surrounding narrow, residential streets in an area served by one DASH bus line. The onsite parking will be available to community members visiting the recreational and after-school services outside of school hours.

2. *Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood:*
   ACPS conducted a parking needs study as part of Preliminary Site Plan review of the proposed project. The study demonstrated that the proposed amount of parking aligns with the anticipated parking demands of the new school and provides enough parking that could be used to effectively manage fluctuations in guest parking. Additionally, an agreement with the adjacent Church property for use of 20 parking spaces results in less pavement and parking on the school site and shared resources to benefit both sites.

Based on the results of the study, the proposed quantity of parking will not be injurious or detrimental to the public and surrounding properties and will adequately accommodate the parking demands of the new school.

3. *Will substantially conform to the master plan of the city:*
   The proposed school and recreational amenities conforms to the SAP, which anticipated continued institutional and recreational use at this site. The amount of parking proposed on the site will meet the needs of the new facility as well as provide a designated parking location for teachers and staff, as well as community use.

D. Stormwater Management

Staff has worked with the applicant to create a stormwater strategy that meets all state and City stormwater management requirements through the use of green infrastructure. The project will provide water quality treatment through two bioretention areas and a rainwater harvesting system designed to treat approximately 5.26 acres of impervious area. These BMPs (Best Management Practices) exceed the required phosphorous reduction target of 2.09 pounds per year by achieving 2.80 pounds per year of total phosphorous removal.

The grass athletic field and the artificial turf field have been designed to be permeable surfaces. The total disturbed area for the project is 9.33 acres, which includes demolition and reconstruction of the school facility, parking, play areas, and field improvements. No Resource Protection Areas (RPAs) are present onsite.

The site is in full compliance with the City's more stringent water quality requirements under Article XIII of the Zoning Ordinance, as well as the Chesapeake Bay Preservation Act. This includes the implementation of non-proprietary BMPs and a phosphorus removal requirement equivalent to 65% of the state's required phosphorus reduction for the disturbed area.

E. Building Design

ACPS and the design team are proposing a modernized 2-story building that meets future school needs for increased capacity, while preserving the character of the existing school, open spaces and landscaping. The design will preserve the existing 1939 school building and front yard area. Utilizing a mix of brick, glass and natural colors, the 2-story building behind the original façade will continue a design that blends with the surrounding residential neighborhood but allows for modern sustainability and functionality needs. This includes an interior courtyard in the center of the building that allows light into the interior classrooms, a second courtyard between the cafeteria and gymnasium wings merges into the larger open space at the rear of the school.



Image 1: Existing 1939 front façade with proposed 2-story new building.

A 2-story glass hyphen connects the north and south wings of the school allowing for internal cross connections. This hyphen also provides a clear north to south access through the building, connecting the north and south parking lots while also providing circulation for the community to access the gymnasium and cafeteria. This design creates a distinct separation between the more public spaces from the private classroom spaces.

One loading space will be accessible via the southern parking lot, adjacent to the area with two dumpsters, a transformer and generator. Other than this equipment, all other operational equipment and systems will be interior to the building, allowing for the roof to be open for the use of solar panels.

Lastly, the use of color will be used around the building to connect the building to the natural surroundings. This includes color and wood panels around the windows and horizontal shading devices for sun control above the windows. Uniquely designed screening devices are proposed on all facades facing east (including the interior courtyard and rear facades of the two wings) that consist of perforated bent metal plates in different shades of green meant to mimic a tree's leaf pattern. These plates not only create an interesting artistic feature that blends the school into the natural surroundings but will create a unique shading and light filtration into the building.



Image 2: Proposed rear of school with architectural features and new playgrounds.

F. Open Space, Landscaping, and Recreational Amenities

The proposed site layout is the result of a collaborative design process with input from the school community, the George Mason Advisory Group, City and ACPS staff, and the School Board. The proposed design carefully balances a series of site/programmatic requirements and design priorities as identified through the community process, including circulation through the building and around the site, preservation of open space, classroom exposure to natural light, and a balance between school and public serving spaces.

Open Space and Landscaping

As with any school or recreation facility, open space is a critical component to the overall success of the design. The community and the design team identified open space and tree preservation as a key priority early in the design process. Providing quality outdoor play spaces, designed to be optimally located near the building, and landscaping throughout the site were key elements in the design of the site. While the building footprint is increasing, the use of courtyards and building design help achieve maximized contiguous open space at the rear of the building. Approximately 72% or 6.47 acres of the site will remain open space, with the addition of 70 new trees around the site. As many of the existing trees are being preserved as possible, including a large southern red oak and American elm tree at the front of the school, as well as a large area of white oak trees along the southern side of the open space, along the existing pathway between the school and rear parking area. Invasive species will be removed as part of the project and all new trees and landscaping will be native to increase biodiversity.



Image 3: Looking west towards the proposed new building, across the recreational open space area.

Recreation Facilities

The proposed recreation facilities include both interior and exterior uses. The improved indoor spaces are used during and after school hours and include a new gymnasium, dedicated RPCA storage and administrative space, and two public restrooms that can be accessed from the exterior of the building. Outdoor recreational amenities include two new,

age-specific playground areas, a multi-purpose hard court, a multi-purpose turf play area, and a large, natural grass play field that includes a new baseball diamond. Additional amenities include two outdoor classroom areas, a security fence around the rear open space area, new pathway lighting, and a refurbished surface with new fencing for both tennis and pickle-ball use at the rear of the site.

G. Traffic, Site Circulation and Parking

Traffic Analysis

The applicant conducted a Traffic Impact Study to evaluate the adequacy of the existing multimodal transportation network in conjunction with the proposed upgrade to George Mason Elementary School and to identify potential mitigation measures to offset associated traffic impacts. The study area and scope were determined with City staff based on a review of key study intersections and roadways that potentially would be affected by the proposed development and the number of trips anticipated to be generated by the site.

In accordance with the Institute of Transportation Engineers' Trip Generation Manual, and assuming the mode split as shown in the table below, the proposed upgrade would generate 180 new vehicle trips during the AM peak hour, and 120 new vehicle trips in the PM school dismissal peak hour, with approximately 401 new vehicle trips daily.

Table 2: Traffic Study Analysis

User Group	Mode					
	Drive	School Bus	Bike	Walk	Transit	Other
Students	32%	28%	4%	36%	0%	---
Employees	86%	0%	2%	7%	2%	3%

The study included an evaluation of the existing conditions, as well as future conditions at the time of full operation and occupancy of the proposed site. With existing volumes and intersection operation, all intersections' overall operation within the study area perform with an acceptable level of service. In addition, when applying regional growth rate per year, the future conditions with the proposed expansion results in an acceptable level of service for all intersections as well.

Pick-Up and Drop-Off Operation

The proposed site layout allows for separate bus operation and passenger vehicle pick-up and drop-off (PUDO) operation, as shown in Image 4 below. The site design accommodates up to 8 vehicles queuing within the PUDO driveway loop, as well as some on-street spaces in front of the site on Cameron Mills Road. The design of the driveway loop supports adaptable operations, including a proposed mountable curb between the loop and parking area, that allows trucks to circulate the site when needed. A pathway around the loop allows pedestrians unimpeded access without having to cross paths with the active vehicle traffic.

Cameron Mills Road would be widened to accommodate a bus loading and unloading area (layby) that does not interfere or obstruct the travel lanes. This area would be able to accommodate approximately 6 school buses. An area of 8,844 square feet will be dedicated to the City right-of-way to accommodate the new layby. Also, as part of the Pick-Up and Drop-Off plan, traffic control personnel will be located at the site driveways and key intersections.

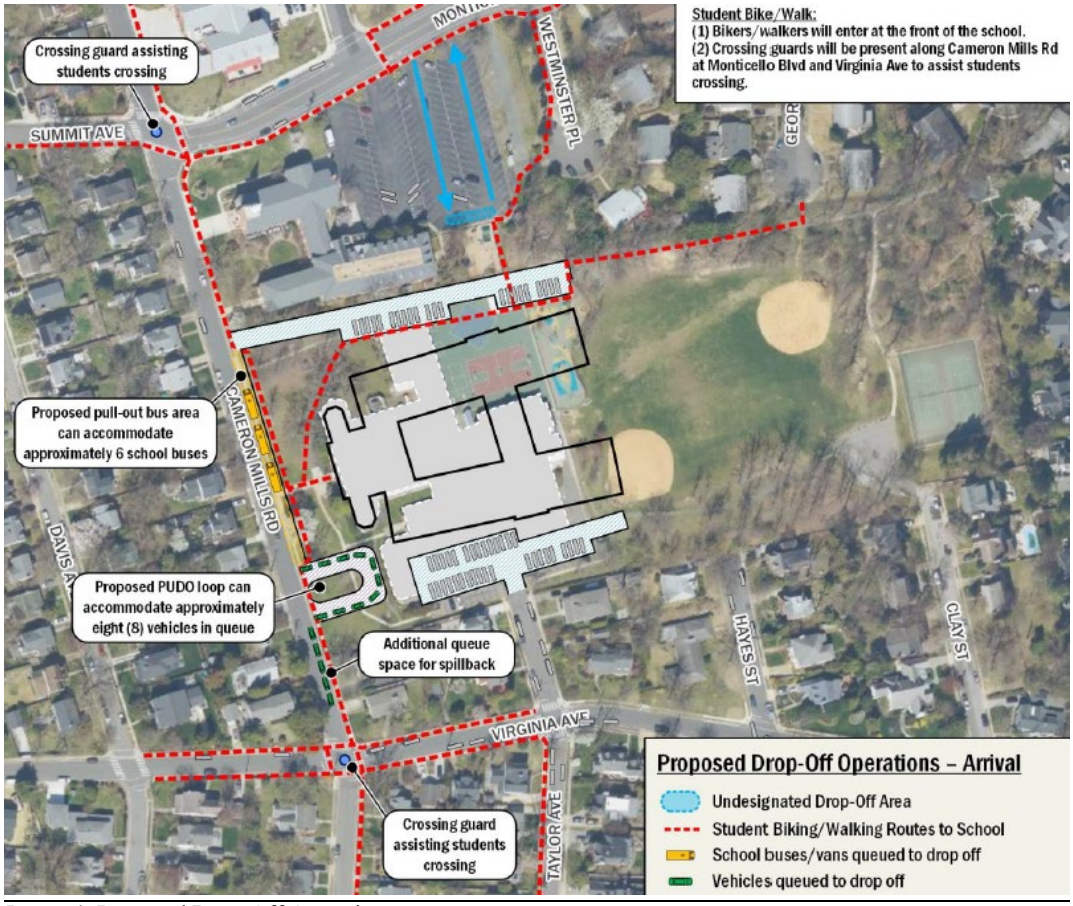


Image 4: Proposed Drop-Off Operations

Promoting safe access for biking and walking to school

Pedestrian, bicycle, and vehicular safety were a high priority throughout the design process. A Safe Routes to School survey found that 36% of students walk to GMES. A key result was improved circulation around the site with prominent pathways that are being widened with new lighting for increased visibility and ease of use. Currently there is no onsite bicycle parking. This will be addressed with the addition of 36 new racks placed around the site for both students and community use. The vehicular pick-up/drop-off area at the front will include a continuous pathway without having to cross over a driveway serving the southern parking area. The pathway becomes a mountable curb, used only for truck or large vehicle maneuvering. This design will also separate the car traffic from the bus layby

which creates a safer and more efficient circulation pattern. Crosswalks will have high visibility markings and signage.

Parking

As the current site provides only 22 parking spaces, ACPS is proposing to increase the parking to address schoolteacher and staff needs. Based on a needs assessment, ACPS is proposing to provide 60 onsite parking spaces. Per City and State requirements, 47 parking spaces are required onsite. As discussed under the Special Use Permit request, more parking is being provided as a benefit for staff, most of whom do not live in the neighborhood and have to drive to the school with their supplies, as well as to minimize parking congestion on the surrounding, narrow, residential streets. Parking is proposed on both north and south sides of the building, which will also provide improved emergency vehicle access around the building. A paved but unmarked area on the east side of the lot adjacent to the tennis courts will also be repaved and striped with 17 parking spaces, including ADA accessible spaces. This additional area will provide staff parking during school hours, but then community parking for those driving to the site for the recreational amenities.

Table 3: Parking Requirements & Proposed Parking

Use	Ratio	Amount	Parking Required / Proposed
Nursery School Classroom	2 spaces per classroom (State Requirement)	10 classrooms	20 spaces / **20 spaces**
Elementary School	1 space per 25 classroom seats (City Requirement)	670 classroom seats	27 spaces / 4**0 spaces**
TOTAL			47 spaces - required / ***60 spaces - provided***

In addition to the above onsite parking, ACPS staff have been working with the directors of the Westminster Presbyterian Church, who own a large surface parking lot area directly north of the school site. Negotiated through a memorandum of understanding, the Church will allow ACPS use of 20 spaces during the school hours. In exchange, the school will allow the church use of their parking lots outside of school hours. This shared parking provides additional parking for the ACPS staff utilizing existing facilities and maintaining more green space on the school site.

H. Construction and Swing Space

Upon receiving appropriate permitting from the City, Demolition of the old school is anticipated by August 2025, laying of foundations for the modernized school by November 2025, and followed by building above grade structures by February 2026. Construction is anticipated to be complete by August 2027 and ACPS plans to have the new school open by the Fall 2027 start of the school year. The primary contact during the construction will

be Mr. Arthur Carpenter-Holmes, Senior Capital Program Manager at ACPS, along with Whiting-Turner, the contractor for the project.

Due to the constrained site and school needs, ACPS will vacate the existing school so it can be secured and sealed off from the public entirely. The George Mason students and staff will be moved to the recently renovated building located at 1703 North Beauregard Street for a two-year period, starting in the Summer of 2025. The building at 1703 was acquired by the City on behalf of ACPS pursuant to Section 9.06 of the City Charter in September 2021, with final sale completed in February 2022. The site was acquired with the intention of using it as swing space for both George Mason and Cora Kelly Elementary Schools when those facilities were ready for redevelopment. ACPS has held community meetings for parents and staff at GMES as well as for Ferdinand T. Day Elementary, which is located on the lot adjacent at 1701 N Beauregard Street.

V. COMMUNITY

Starting in 2023, APCS begin having communications about the reconstruction project, conducting 15 meetings both in-person and virtual, including advisory group discussions, community meetings, and PTA meetings to connect with families and the neighborhood.

Recurring priorities from the community included preserving as much natural green space as possible, ensuring on-campus parking, and exploring adjustments to the campus design to reduce traffic disruptions on residential streets during arrival and dismissal times. Through a series of meetings, along with feedback gathered through real-time polling, exit ticket polling, and direct correspondence with community members, a balanced approach was reached regarding the integration of natural grass and artificial turf on the fields. This consensus allowed the project to advance through the DSUP process.

Table 4: Community Engagement Events

Date	Meeting
6/5/2023	PTA Meeting
1/22/2024	Community Meeting
4/15/2024	PTA Meeting
9/3/2024	Community Meeting
9/4/2024	Advisory Group Meeting
10/1/2024	Community Meeting
10/7/2024	Advisory Group Meeting
11/21/2024	Community Meeting
12/16/2024	Community Meeting
12/18/2024	Advisory Group Meeting
1/21/2025	Community Meeting
1/27/2025	Advisory Group Meeting
2/10/2025	PTA Meeting

3/3/2025	Community Meeting
3/17/2025	Advisory Group Meeting

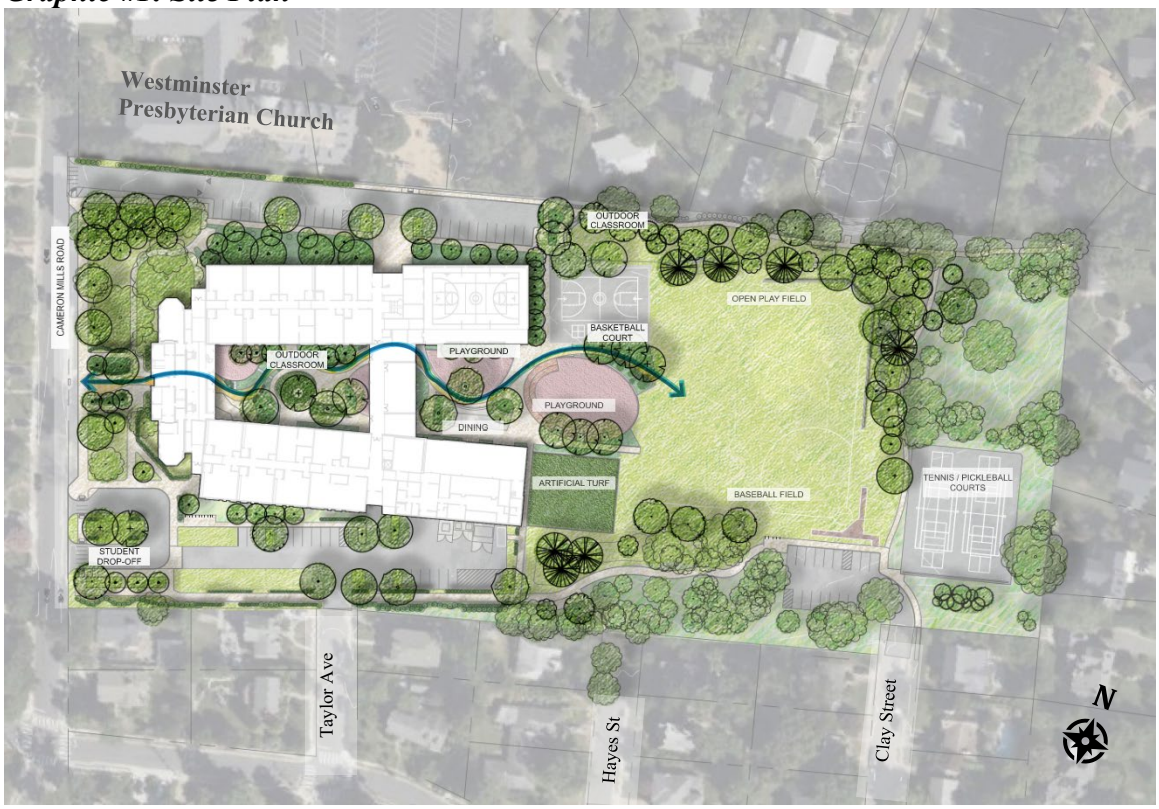
VI. CONCLUSION

Staff recommends **approval** of the Development Special Use Permit, and all associated applications subject to compliance with City codes, ordinances and staff recommendations below.

Staff: Robert Kerns, AICP, Chief, Planning and Zoning
Dirk H. Geratz, AICP, Principal Planner, Planning and Zoning
Abigail Harwell, Urban Planner, Planning and Zoning
Gavin Perretti, Principal Planner, Stormwater Management Division, T&ES
Ryan Knight, Division Chief, Transportation Engineering, T&ES

VII. GRAPHICS

Graphic #1: Site Plan



Graphic #2: Building Perspective – Front of School, looking NE from Cameron Mills Rd



Graphic #3: Building Perspective – Rear of School, looking west



Graphic #4: Building Perspective – Rear of school, looking west



VIII. STAFF RECOMMENDATIONS:

1. The Final Site Plan shall conform substantially with the preliminary plan dated April 10, 2025, and comply with the following conditions of approval.

I. SITE PLAN

2. Per § 11-418 of the Zoning Ordinance, the Development Special Use Permit shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)

3. Pending approval of an agreement with the adjacent Westminster Presbyterian Church, no more than 60 parking spaces shall be provided on the school site. Any parking found not to be needed can be converted to open space, to the satisfaction of the Directors of T&ES and P&Z. In the event that an agreement for shared parking cannot be reached with the church, staff may consider approving additional parking spaces on site through an administrative amendment. (P&Z) (T&ES)

4. Submit the plat and associated deeds for all applicable easements and dedication identified on the Preliminary Plan dated February 17, 2025, with the first Final Site Plan. The applicant must obtain approval of the plat and signature of associated deeds prior to or concurrent with Final Site Plan release. Provide proof of recordation prior to the issuance of the first Certificate of Occupancy. (P&Z) (T&ES) *, ***

5. Show site utilities compatibly with other conditions on the site plan to the satisfaction of the Directors of P&Z, T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES) *
   a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.
   b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.
   c. Excluding above grade utilities from dedicated open space areas and tree wells.
   d. Screening all utilities from the public right-of-way.

6. Provide a lighting plan with the Final Site Plan, unless otherwise identified below, to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of P&Z, T&ES, Code, and the Climate Action Officer of OCA and shall include: (P&Z) (T&ES) (OCA) (Code) *
   a. The location of all existing and proposed streetlights and site lights, shading back less relevant information.
   b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
   c. A photometric plan with lighting calculations encompassing all existing and proposed streetlights and site light fixtures, including any existing streetlights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way.
   d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s), and security lighting.
   e. The numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
   f. Full cut-off lighting as applicable to prevent light spilling onto adjacent properties. Provide a plan distinguishing between the site with all streetlights and other pertinent off-site lighting and the site without streetlights and off-site lighting to demonstrate how the plan complies with § 13-1-3 light spill regulations.
   g. Additional lighting to achieve City standards if existing lighting within the City right-of-way adjacent to the site does not meet the minimum standards.
   h. Basic, approved Dominion LED light fixtures for all proposed light fixtures in the City right-of-way.
   i. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
   j. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.

7. Details indicating proposed light pole and footings relative to the adjacent public right-of-way grade and pavement. All public right-of-way light pole foundations shall be concealed from view or light poles shall be direct bury.

8. Pedestrian path lighting on the north side of the site shall extend from the eastern property line to Cameron Mills Road.

9. Provide a georeferenced CAD file in AutoCAD 2018.dwg or greater format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall have the dimension plan including existing conditions, proposed conditions, and grading elements. (P&Z) (DPI) (GIS) *

A. BUILDING:

10. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the elevations dated February 17, 2025 and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code) (OCA) *
    a. Any ventilation shall be integrated with the overall building design, reviewed and approved to the satisfaction of the Director of Planning and Zoning.

11. Provide detailed drawings in realistic colors to permit evaluation of key building elements such as the building base, entrances, entry canopy, stoops, windows, and other ornamental elements, and material details including the final detailing, finish, and color of these elements prior to Final Site Plan release. The drawings shall be enlarged and coordinated plan-section-elevation studies, typically at ¼" =1'-0" scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections. (P&Z) *

12. Provide the items listed below to allow Staff to review the materials, finishes, and architectural details. These materials shall conform substantially to the preliminary plan and the current Guidelines for Preparation of Mock-Up Panels, Memo to Industry effective at application submission. (P&Z) (Code)
    a. Prior to ordering final building materials, provide a materials board that includes all proposed materials and finishes at first Final Site Plan. The materials board shall remain with P&Z until the issuance of the final Certificate of Occupancy, when Staff will return all samples to the applicant. (P&Z) *, ****
    b. Staff may request more detailed/extensive materials relating to the proposed fenestration, such as samples of the glazing, frame, and sash components, and including whether the windows will be double-or-triple glazed and have simulated divided lights.
    c. Materials may be modified or substituted only if in substantial conformance with the Preliminary Site Plan approval and to the satisfaction of the Director of P&Z. *

d. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
e. An on-site mock-up panel using the approved materials, finishes, and relationships shall be constructed for Staff review and approval. Per VCC108.2 concrete or masonry mock-up panels exceeding 6-ft. require a building permit. The panel(s) shall be constructed and approved prior to vertical (above-grade) construction and before ordering building materials. Locate the panel so that it receives sunlight from the same predominant direction as will the finished structure. **
f. The mock-up panel shall remain on-site, in the same location, and visible from the right-of-way without entering the site throughout construction until the issuance of the first Certificate of Occupancy. ***

B. OPEN SPACE/LANDSCAPING:

13. Provide these modifications to the landscape plan and supporting drawings with the Final Site Plan, to the satisfaction of the Directors of P&Z and RP&CA: (P&Z) (RPCA) *
    a. The tennis courts shall be milled and resurfaced for tennis and pickleball use. The fencing, nets and practice wall shall be replaced with City standard materials.
    b. Develop a signage plan to include rules and regulations consistent with City Park Standards, wayfinding, and the hours of operations.
    c. Provide accessible circulation routes throughout the open space to comply with ADA grade and dimensional requirements.

14. Provide sufficient maintenance access to allow for vehicular loading, vehicular turning movements, clearances, and entry to playing fields and other outdoor facilities.
    a. The landscape plan shall follow the establishment maintenance and warranty period by the contractor, subsequent horticultural, forestry, and turf maintenance shall be in accordance with the Memorandum of Understanding between RP&CA and Alexandria City Public Schools (ACPS) for Outdoor Maintenance and Use of Facilities

15. Develop a palette of site furnishings for review and approval by Staff prior to Final Site Plan release. (P&Z) (T&ES) *
    a. Provide location, specifications, and details for site furnishings that depict the installation, scale, massing, and character of site furnishings to the satisfaction of the Directors of P&Z, RPCA and T&ES.

b. Site furnishings shall include benches, bicycle racks, trash bins, recycling receptacles, drinking fountains and bottle fillers. City standard materials are mandatory in all public right-of-way.

16. Provide material, finishes, and architectural details for all retaining, seat, decorative, and screen walls prior to Final Site Plan release. Indicate methods for grade transitions, handrails, directional changes, and above and below-grade conditions. Coordinate with adjacent site and building conditions. The design and construction of all walls shall be to the satisfaction of the Directors of P&Z, T&ES, and Code. (P&Z) (T&ES) (Code) *

17. Develop and install a playspace for structured and/or unstructured play that conforms to the City of Alexandria's Playspace Policy, to the satisfaction of the Directors of P&Z and RP&CA. Provide a letter of certification from a certified safety professional attesting that the design meets the policy prior to Final Site Plan release and provide a letter of certification after construction to confirm that the playground was built per the design prior to issuance of the first Certificate of Occupancy. The playspace design, installation, and maintenance shall meet these requirements: (P&Z) (RP&CA) (Code) *, ***
    a. Provide a coordinated array of the play elements.
    b. Depict the location, scale, massing, and character of the playspace, grade conditions, surfacing, site furnishings, vegetation, and other site features. Consider providing artificial or natural canopies and shade structures for summer heat.
    c. Play spaces and site equipment shall comply with the most recent guidelines, specifications, and recommendations of the Consumer Product Safety Commission (CPSC) Handbook for Public Playground Safety, ASTM Specification for Playground Equipment for Public Use (ASTM F1487) and ASTM Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment (ASTM F1292).
    d. Play area and equipment shall comply with Americans with Disabilities Act 2010 ADA Standards for Accessible Design.
    e. Play spaces shall be regularly inspected and maintained according to CPSC, ASTM, and manufacturer recommendations. Natural play spaces and/or elements shall be maintained and cared for according to landscape standards provided by landscape architect, planner, and/or to relevant CPSC and ASTM standards.
    f. Play areas shall be open to the public and located in areas accessible to the public outside of school hours (8:00 am to 2:35 pm).
    g. Play spaces shall have appropriate signage posted with hours of operation and other operational information.

C. TREE PROTECTION AND PRESERVATION:

18. Provide a Tree and Vegetation Protection Plan per the City of Alexandria's Landscape Guidelines for approval prior to Final Site Plan release and implement the plan for the duration of construction. (P&Z) (RP&CA) *

D. ARCHAEOLOGY:

19. 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 the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)

20. 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. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)

E. PEDESTRIAN/STREETSCAPE:

21. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
    a. Install ADA accessible pedestrian improvements serving the site.
    b. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks on Cameron Mills Road shall be ten feet, save and except for southern most portion along Cameron Mills Rd, which may be reduced to allow for the sidewalk to taper into the existing one, off-site.
    c. Sidewalks must comply with the City's Complete Street's Design Guidelines.
    d. Sidewalks shall be flush across all driveway crossings.
    e. All newly constructed curb ramps shall be concrete with detectable warning and shall conform to current VDOT standards and PROWAG guidance.
    f. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street.
    g. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development.

22. All crosswalks shall be high-visibility, ladder-style, using, white thermoplastic reflective material, with 10 feet in width between interior lines. Alternative crosswalk treatments may be proposed, subject to approval of the Director of T&ES.

23. All below grade utilities placed within a City sidewalk shall be integrated with the adjacent paving materials and to minimize any visible impacts.

24. Provide one removeable bollard near the eastern edge of PUDO loop, where the curb becomes mountable. *, ***

25. Provide a sidewalk (ladder style) and detectable warning strips on either side of the pedestrian crossing on Taylor Street, at the entrance of the parking lot. Also include appropriate MUTCD Signage per the most recent guidance available. *, ***

F. PARKING:

26. Provide a Parking Management Plan with the Final Site Plan submission that complies with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19. The Departments of P&Z and T&ES must approve the Parking Management Plan prior to the Final Site Plan release. (P&Z) (T&ES) *

27. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. The Traffic and Parking Board must approve any on-street parking changes after Signature Set approval. (P&Z) (T&ES) *

28. Provide the amount of bicycle parking and fix-it stations depicted on the preliminary plans, per current Bicycle Parking Standards, available at: www.alexandriava.gov/bicycleparking. (T&ES) *, ***
    a. Include details on the locations and types of bicycle parking prior to Final Site Plan release. Install the bicycle parking and bicycle fix-it stations prior to the issuance of the first Certificate of Occupancy.
    b. Provide signage, striping, and/or other means to direct people to the bicycle fix-it stations. Show the proposed signage, etc. prior to release of the Final Site Plan and install the signage, etc. prior to issuance of the Final Certificate of Occupancy.

29. Provide signage, striping, or other means to prevent parking in emergency vehicle easement(s) prior to Final Site Plan release, to the satisfaction of the Director of T&ES. (T&ES) *

30. Provide electric vehicle chargers for at least five percent of the required parking spaces, consisting of Level 2, Level 3 DC Fast Chargers, or a

combination thereof, rounded up to the next whole number parking space. (OCA) ***

31. At least 50 percent of the required parking spaces shall be electric vehicle charger ready per these requirements: (OCA) ***

32. Size and install the conduit correctly based on the number and location of future chargers. A combination of Level 1, Level 2, and DCFCs may be used; based on the estimated demand for charging and planned usage.
    a. Label parking space location junction box for the future electric vehicle charger.
    b. Provide available physical space within the utility closet for future cabinetry required to add vehicle chargers to the electrical panel.
    c. Additional conduit does not need to account for transformer sizing.
    d. EV chargers may encroach in the required parking space dimension.

33. Update parking counts on the cover sheet to state the number of electric vehicle charger and electric vehicle charger ready parking spaces, show the location of these spaces, and detail the signage, striping, or similar used to direct people to these spaces prior to Final Site Plan release. Install the signage, etc. prior to release of the final Certificate of Occupancy. (OCA) *, ***

G. SUSTAINABILITY

34. The project shall comply with the requirements of the City of Alexandria Green Building Policy that is in effect at the time of DSUP approval. (OCA) *, **, ***

35. The applicant may propose additional sustainability strategies to the satisfaction of the Directors of P&Z and the Climate Action Officer of OCA. (P&Z) (OCA) *, **, ***

36. The applicant shall provide these items to comply with the Green Building Policy prior to release of the building permit: (OCA) **
    a. Evidence of the project's registration with LEED, Green Globes, EarthCraft, NGBS, or equivalent.
    b. A copy of the draft certification scorecard which indicates the project will meet the required performance points as outlined in the Green Building Policy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.

37. The applicant shall provide these items to comply with the Green Building Policy with the Building Permit: (OCA) **

a. An updated copy of the draft certification scorecard/checklist prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
b. A draft commissioning plan and verification, if required by the Green Building Rating System and the building code, from a certified third-party reviewer that includes items "i" through "iii" below, prior to receiving building permits for above-grade construction.
   i. A narrative describing the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.
   ii. A listing of the specific equipment, appliances, or systems to be tested and a description of the tests to be performed, to include, but are not limited to, calibrations and economizer controls, conditions under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.
   iii. Measurable criteria for performance; the plan should match the project's submitted plans and sustainability certification scorecard.
c. Water efficiency and indoor environmental quality documentation for the priority performance points in the Green Building Policy prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.

38. The applicant shall provide these items to comply with the Green Building Policy at First and Final Certificates of Occupancy: (OCA) ***
   a. Evidence that design phase credits (for the certifying party) have been submitted by Temporary Certificate of Occupancy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
   b. A commissioning report verified by a certified, third-party reviewer, including issues log, completed pre-function checklists, and any completed functional performance tests to match scorecard and approved permit plans prior to issuance of the final Certificate of Occupancy.
   c. Evidence showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for Design Phase credits for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
   d. If the project fails to achieve the required certification level and priority performance points, then demonstrate a good faith, reasonable, and documented effort to achieve the certification level to the satisfaction of the Climate Action Officer.

39. The applicant shall provide the following to comply with the Green Building Policy at issuance of the final Certificate of Occupancy: (OCA) ***
    a. Documentation of applicable green building certification showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for LEED, Green Globes, EarthCraft, NGBS, or equivalent.

40. Evidence of meeting the Net Zero energy criteria either through onsite solar or, in coordination with the Office of Climate Action, installation of off-site solar should on-site solar proves difficult due to space, design, and/or cost..

41. Demonstrate that the roof(s) are solar ready, with the necessary conduit and available electrical panel area to enable future solar panel installation, on the Final Site Plan. (OCA) *

42. At the first Final Site Plan, demonstrate that the building will be fully electric including all mechanical systems. For limited accessory elements, if using gas, food and beverage uses in retail spaces and outdoor grills, must be controlled with occupancy sensors, timers not to exceed two hours, or other technology to prevent the accessory element from using natural gas when not being used by an occupant of the building. (OCA) *

II. TRANSPORTATION

A. STREETS/TRAFFIC:

43. Repair any of the City's existing public infrastructure that construction damages per the most recent version of the T&ES Design and Construction Standards Memo to Industry 23-01, or to the satisfaction of Director of T&ES, prior to issuance of the final Certificate of Occupancy. (T&ES) ****

44. Conduct a pre-construction walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection and Code Administration Staff to document existing conditions prior to Final Site Plan release. (T&ES) (Code) *

45. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to issuance of final Certificate of Occupancy. (T&ES) ****

46. Provide shared-lane markings on the site frontage per the City's Alexandria Mobility Plan and the City's Complete Streets Design Guidelines, to the satisfaction of the Director of T&ES. (T&ES)
    a. Provide routing signs consistent with latest guidance AASHTO, NACTO, and MUTCD.
    b. Sharrows shall be consistent with AASHTO and/or NACTO guidelines.

47. Finalize addresses for mail delivery (addressed per the front door); for deliveries, including parcel deliveries, ride-share, and ecommerce (addressed per the loading dock); and, for emergency services (addressed per street access), prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *

48. A Circulation Plan for student drop-off and pick-up shall be included with the Final Site Plan. This Plan should include the route and designated drop-off /pick up areas, as well as any queuing area with an estimated number of vehicles to utilize. In addition, the plan shall include staffing and/or personnel's locations that would offer assistance during these times. (T&ES)*

49. If the drop-off/pick up operation results in interference to through movement on Cameron Mills Road during most part of the operation, ACPS staff will adjust plans as appropriate in an effort to improve operation in coordination with the City. (T&ES)

III. PUBLIC WORKS

A. UTILITIES

50. If the applicant does not have a franchise agreement with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)

51. Underground all overhead power and communication lines fronting the development prior to the issuance of the final Certificate of Occupancy. (T&ES) ****

52. Do not locate transformers and switch gears in the public right-of-way. (T&ES)

53. The City shall own and maintain all new fire hydrants on public streets. The applicant or their representative shall own, inspect, test, and maintain all hydrants within the property limit. Install hydrants prior to issuance of the first Certificate of Occupancy. (T&ES) ***

B. SOLID WASTE

54. Place all trash and recycling with lids closed at the official set-out location(s) as approved by the Director of T&ES. (T&ES)

55. Purchase and install one public space trash receptacle and one public space recycling receptacle to the satisfaction of the Director of T&ES prior to issuance of final Certificate of Occupancy. (T&ES) ****
    a. Trash receptacles shall be Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid
    b. Recycling receptacles shall be Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band dedicated to recycling collection.
    c. Place the receptacle(s) in the right-of-way and parks. In general, locate receptacles along the property frontage and at convenient locations in the vicinity of the site as approved by the Director of T&ES and shown on the Final Site Plan.
    d. To the extent that the receptacles cannot be located where accessible for public collection, the applicant may agree to placing approved containers on private property and contract for private collection, disposal, and maintenance.

IV. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

56. The City of Alexandria's stormwater management regulations for water quality are: (1) state phosphorus removal requirement and (2) Alexandria Water Quality Volume Default. Complying with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. Treat the Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area, in a Best Management Practice (BMP) facility. (T&ES) *

57. Provide a BMP narrative and complete pre- and post-development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance prior to Final Site Plan release. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES) *

58. Design all stormwater (BMPs to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs, including site specific plan views, cross sections, planting plans, and complete design calculations for each BMP prior to Final Site Plan release. (T&ES) *

59. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees, prior to Final Site Plan release. (T&ES) *

60. All BMP's must be accessible for regular maintenance and inspections. The final building design must include access points and maintenance accessibility for the green roof and any other BMPs. Access to green roofs may be by a door on the same level as the green roof, an interior elevator, interior stairway with door through a penthouse, or by an alternating tread device with a roof hatch or trap door not less than 16 square feet in area and with a minimum dimension of 24 inches. Complete construction inspection checklists and associated photographic documentation for each stormwater BMP and detention facility. Submit all documents required by the City of Alexandria As-Built Stormwater Requirements including as-built plans, CAD data, BMP certifications, and completed construction inspection checklists prior to issuance of final Certificate of Occupancy. (T&ES) ****

61. Construct and install the stormwater BMPs required for this project under the direct supervision of the design professional or their designated representative. Submit a written certification from the design professional to the Director of T&ES prior to issuance of final Certificate of Occupancy certifying that the BMPs are: (T&ES) ****
    a. Constructed and installed as designed and in accordance with the released Final Site Plan.
    b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized.

62. Install descriptive signage for surface-installed stormwater BMPs (e.g., Bio-Retention Filters, Vegetated Swales) prior to the issuance of the first Certificate of Occupancy to the satisfaction of the Director of T&ES. (T&ES) ***

63. Submit the stormwater quality BMP and/or Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the Final Site Plan #2. Execute and record the agreement

with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *

64. Provide an Owner's Operation and Maintenance Manual for all BMPs to the owner. The manual shall include at a minimum: (T&ES)
    a. An explanation of the functions and operations of the BMP(s),
    b. Drawings and diagrams of the BMP(s) and any supporting utilities,
    c. Catalog cuts on maintenance requirements including mechanical or electrical equipment,
    d. Manufacturer contact names and phone numbers,
    e. A copy of the executed maintenance service contract, and
    f. A copy of the maintenance agreement with the City.

65. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to issuance of final Certificate of Occupancy. (T&ES) ****

66. Submit a certification by a qualified professional that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not affected adversely by construction operations prior to the issuance of final Certificate of Occupancy to the satisfaction of the Director of T&ES. If maintenance of the facilities or systems were required to make this certification, describe the maintenance measures performed. (T&ES) ****

B. <u>WATERSHED, WETLANDS, & RPAs:</u>

67. Design stormwater quantity controls to demonstrate that post-development stormwater runoff does not exceed the existing runoff quantities for the 2-year, 10-year, and 100-year storm events. (T&ES)

68. Use standard city markers to mark all on-site stormwater curb inlets and public curb inlets within 50 feet of the property line to the satisfaction of the Director of T&ES. (T&ES)

69. For sites that contain marine clays, account for marine clay or highly erodible soils in the construction methodology and erosion and sediment control measures. (T&ES)

70. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site): (T&ES)
    a. Individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams, and associated buffers,
    b. Highly erodible and highly permeable soils,

c. Steep slopes greater than 15 percent in grade,
d. Known areas of contamination; springs, seeps, or related features, and
e. A listing of all wetlands permits required by law.

C. CONTAMINATED LAND:

71. Indicate on the site plan whether any soil and groundwater contamination are present. Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *

72. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall occur until these items have been submitted and approved by the Director of T&ES: (T&ES) *
    a. A Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
    b. A Risk Assessment indicating any risks associated with the contamination.
    c. A Remediation Plan detailing any contaminated soil and/or groundwater, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by two feet and backfilled with "clean" soil. Describe the environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
    d. A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.
    e. Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes these SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal).

73. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Office of Environmental Quality immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in "a" through "e" above are submitted and approved at the discretion of the Director of T&ES. Include the preceding text as a note on the Final Site Plan. (T&ES) (Code) *

74. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas to prevent the migration or accumulation of methane or other gases or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. If a vapor barrier and ventilation system is required, the schematic shall be signed by a professional engineer and included in the Final Site Plan. (T&ES) (Code) *

75. If a Soils Management Plan is required by the Site Characterization report, then the plan shall be included in the Final Site Plan. (T&ES) *

D. NOISE:

76. No trucks or other vehicles, including construction equipment, associated with this project shall be permitted to idle for more than 10 minutes when parked, including vehicles in the loading dock. Post at least two no idling for greater than 10 minutes signs in the loading dock area in plain view prior to the issuance of the Certificate of Occupancy. (T&ES) ***

E. AIR POLLUTION:

77. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of T&ES. (T&ES)

V. CONSTRUCTION MANAGEMENT

78. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan

shall satisfy these requirements: (P&Z) (T&ES) (Code) Do not remove streetlights without authorization from the City of Alexandria,

a. If streetlights are to be removed from the public right-of-way, then provide temporary lights until the installation and commissioning of new lights, *
b. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed, *
c. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction, *
d. Include an overall proposed schedule for construction, *
e. Include a plan for temporary pedestrian circulation, *
f. Include the location and size of proposed construction trailers, if any, *
g. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and *
h. Post copies of the plan in the construction trailer and give it to each subcontractor before they start work. ***

79. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall: (P&Z) (T&ES) *

a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit, *
b. Post information on transit schedules and routes, *
c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
d. If the off-street construction worker parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected.

80. Include a chapter on maintaining pedestrian access within the Construction Management Plan. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry 04-18 throughout the construction of the project. (T&ES) *Include a chapter on maintaining bicycle access within the Construction Management Plan. Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, bicycle access shall be maintained adjacent to the site per Memo to Industry 04-18 throughout the construction of the project. (T&ES) **

81. Include a chapter on the waste control program in the Construction Management Plan. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. Dispose of all waste offsite per all applicable federal, state, and local laws. Provide documentation as required per the City's Green Building Policy and conditions therein. (T&ES) (Code) *

82. Discuss construction staging activities with T&ES prior to the release of any permits for ground disturbing activities. No major construction staging shall be allowed within the public right-of-way. (T&ES) *

83. Transit stops adjacent to the site shall remain open, if feasible, for the duration of construction. If construction requires closing a stop , then install a temporary ADA accessible transit stop. Coordinate with the T&ES Transportation Planning Division at 703.746.4088 as well as with the transit agency which provides service to the bus stop. Install signs noting the bus stop closure and location of the temporary bus stop prior to taking bus stops out of service. (T&ES)

84. Identify a Certified Land Disturber (CLD) in a letter to the Division Chief of Permits & Inspections prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets prior to Final Site Plan release. If the CLD changes during the project, then note that change in a letter to the Division Chief. (T&ES) *

85. Conduct an in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z

and T&ES at least 14 calendar days before the meeting. Hold the meeting before any permits are issued. (P&Z) (T&ES) **

86. Hold an in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work. (P&Z)

87. Identify a community liaison throughout the construction. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site, to the satisfaction of the Directors of P&Z and T&ES. Install a temporary informational sign prior to Final Site Plan release with the community liaison's name and contact information. Display the sign until construction finishes. (P&Z) (T&ES) *, ***

88. Temporary construction and/or on-site sales trailer(s) are permitted and subject to the approval of the Directors of P&Z and Code Administration. Remove the trailer(s) prior to the issuance of the first Certificate of Occupancy. (P&Z) (Code) ***

89. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when below-grade construction reaches the proposed finished grade. Ensure the wall check shows: (P&Z) **
    a. Key dimensions of the building as shown on the approved Final Site Plan,
    b. Key dimensions from future face of finished wall above to the property line and any adjacent structures on the property,
    c. Extent of any below-grade structures,
    d. Foundation wall in place, and
    e. Future face of finished wall above.

90. Submit a stamped electronic copy of an as-built development site plan survey, per the *As-Built Development Site Plan Survey Checklist* prior to applying for a Certificate of Occupancy permit. A registered architect, engineer, or surveyor shall prepare the as-built plan. Include a note stating that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***

VI. USES AND SIGNS

91. Prior to release of Final Site Plan, the applicant shall develop and ratify a Memorandum of Agreement with the City that identifies programming, access, and use of the ACPS and RPCA shared indoor spaces including the gymnasium, multi-purpose rooms. restrooms, and RPCA office and storage

spaces. Identify conditions during project phases and post-construction. City access, use, and programming shall be in perpetuity. * (RP&CA)

A. SIGNAGE:

92. Design building signs to relate in material, color, and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z. (P&Z) *

93. Incorporate and interpret elements of the area history and archaeological findings into the design of the public realm with a professional archaeological consultant or qualified historian, in consultation with Staff. The site plan shall indicate themes and locations of interpretive elements such as interpretive signs, markers, specialty paving, historic features, and the like. (P&Z) (Archaeology) (RP&CA) *, ***
    a. Interpretive Signage - A professional archaeological consultant or qualified historian, in consultation with Staff, shall write text and graphically design interpretive signage using a template provided by the Office of Historic Alexandria. Once approved by the Office of Historic Alexandria/Alexandria Archaeology, install the interpretative signage prior to issuance of the Certificate of Occupancy. Alternatively, the applicant may opt to have Alexandria Archaeology write, design, fabricate, and install the interpretive signage for a one-time fee.
    b. Interpretive Elements - A professional landscape architect or designer, in consultation with Staff, shall provide graphics, and descriptions for interpretive elements such as markers, plaques, monuments, inscriptions, specialty paving, specialty railings, historic features, and the like, prior to Final Site Plan release subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Director of P&Z. Install the interpretative elements prior to issuance of the Certificate of Occupancy. (P&Z) (Arch) *, ***

94. Incorporate and interpret elements of site environmental features (e.g., innovative stormwater facilities and plantings) into the design of the public realm in consultation with Staff. Provide text, graphics, and materials for interpretive elements prior to Final Site Plan release subject to approval by the Directors of P&Z, RP&CA, and the Climate Action Officer of OCA. Install the interpretative elements prior to issuance of the first Certificate of Occupancy. (P&Z) (T&ES) (RP&CA) (OCA) *, ***

CITY DEPARTMENT CODE COMMENTS

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

A. Planning and Zoning (P&Z)

C - 1 Submit as-built documents for all landscape and irrigation installations with the as-built plan and prior to issuance of final Certificate of Occupancy. Refer to City of Alexandria Landscape Guidelines. ****

C - 2 Identify all trees to remove and protect/preserve in the tree conservation and protection plans prior to Final Site Plan release. Detail the construction methods to reduce disturbance within driplines. Schedule an on-site inspection of existing conditions with the City Arborist and Natural Resources Division Staff prior to preparing the Tree Conservation and Protection Plan. *

B. Code Administration (Building Code)

F - 1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. Contact the Code Administration Office, Plan Review Supervisor: 703.746.4200 with any questions.

C - 1 New construction or alterations to existing structures must comply with the current Uniform Statewide Building Code in effect when applying for building permit(s).

C - 2 Facilities shall be accessible for persons with disabilities per the current Virginia Uniform Statewide Building Code in effect when applying for building permit(s).

C - 3 Submit a soils report with the building permit application for all new and existing building structures. **

C - 4 Submit an abatement plan from a licensed Pest Control Company to prevent rodents from spreading from the construction site to the surrounding community and sewers to the Department of Code Administration prior to receiving a demolition or land disturbance permit. Code Administration Staff will conduct a pre-demolition site survey to verify that the abatement plan is consistent with the field installation. **

C - 5 Submit a wall location plat prepared by a land surveyor to the Department of Code Administration prior to any building framing inspection. **

C. Archaeology

C - 1 All archaeological preservation measures shall comply with Zoning Ordinance § 11-411.

D. Transportation & Environmental Services (T&ES)

F - 1 Prepare the Final Site Plan per Memo to Industry 02-09, Design Guidelines for Site Plan Preparation, which is available at: http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf *

F - 2 Show and label the sanitary and storm sewer and water line in plan and profile in the first Final Site Plan, cross referencing sheets if plan and profile cannot be on the same sheet. Provide existing and proposed grade elevations plus the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. *

F - 3 Provide a dimension plan with all proposed features, the final property lines, and associated property line annotation. When possible, show all annotations pertaining to the final property line configuration on the site layout sheet (also referred to as the site plan sheet). *

F - 4 Construct all storm sewers to the City of Alexandria standards and specifications. The minimum diameter for storm sewers is 18-inches in the public right-of-way and the minimum size storm sewer catch basin lead is 15-inches Acceptable pipe materials are Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, the Director of T&ES may approve AWWA C-151 (ANSI A21.51) Class 52. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes are acceptable. The minimum and maximum velocities are 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public right-of-way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public right-of-way shall be owned and maintained privately). *, ****

F - 5 Construct all sanitary sewers to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers is 10-inches in the public right-of-way and sanitary lateral 6-inches for all commercial and institutional developments; however, a 4-inch sanitary lateral is acceptable for single unit residences. Acceptable pipe materials are Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 or reinforced concrete pipe ASTM C-76 Class IV (For 12-inches or larger diameters); Class III may be acceptable on private properties. Minimum and maximum velocities are 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T,” or else install a manhole. *, ****

F - 6 Provide a horizontal separation of 10-feet (edge to edge) between a storm or sanitary sewer and a water line. However, if this horizontal separation cannot be achieved, then install the sewer and water main in separate trenches and set the bottom of the water main at least 18-inches above the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for the sewer pipe material and pressure test it in place without leakage prior to install. *, ****

F - 7 Provide at least 18-inches of vertical separation for sanitary sewers and 12-inches for storm sewers when a water main over crosses or under crosses a sanitary/storm sewer. However, if this cannot be achieved, then construct both the water main and the sanitary/storm sewer using Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for 10-feet on each side of the point of crossing. Center a section of water main pipe at the point of crossing and pressure test the pipes in place without leakage prior to installation. Provide adequate structural support for sewers crossing over the water main (i.e., concrete pier support and/or concrete encasement) to prevent damage to the water main. Encase in concrete sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance. *, ****

F - 8 No water main pipe shall pass through or touch any part of sanitary/storm sewer manhole. Place manholes at least 10-feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, ensure that the manhole is watertight and tested in place. *, ****

F - 9 Maintain at least 12-inches of separation or clearance from water main, sanitary, or storm sewers when crossing underground telephone, cable TV, gas, and electrical duct banks. If this separation cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 material for the sewer pipe for 10-feet on each side of the point of crossing and pressure test it in place without leakage prior to installation. Provide adequate structural support for sanitary/storm sewers and water main crossing over the utilities (i.e., pier support and/or concrete encasement) to prevent damage to the utilities. *, ****

F - 10 Design any rip rap per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. *, ****

F - 11 Show the drainage divide areas on the grading plan or on a sheet that includes topography and structures where each sub-area drains. *

F - 12 Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. *

F - 13 Show all existing and proposed public and private utilities and easements on the Final Site Plan with a narrative. *

F - 14 Provide a Maintenance of Traffic Plan with the Construction Management Plan prior to Final Site Plan release that replicates the existing vehicular, pedestrian, and bicycle routes as closely as practical. Maintain pedestrian and bike access adjacent to the site per Memo to Industry 04-18. *

F - 15 Include these notes on all Maintenance of Traffic Plan Sheets (MOT): *
a. FOR INFORMATION ONLY.
b. No sidewalks can remain closed for the duration of the project. Temporary sidewalk closures are subject to separate approval from T&ES at the time of permit application.
c. The contractor shall apply for all necessary permits for use of the City right-of-way and shall submit MOT Plans with the T&ES Application for final approval at that time.

F - 16 Add complete streets tabulation to the cover sheet with the Final Site Plan submission. *

F - 17 Maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. *

C-1. Complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site, per Article XI of the Zoning Ordinance. If the existing storm system is inadequate, design and build on-site or off-site improvements to discharge to an adequate outfall, even if post development stormwater flow from the site is less than pre-development flow. Demonstrate that a non-erosive stormwater outfall is present to the satisfaction of the Director of T&ES. *

C - 2 Comply with the stormwater quality requirements and provide channel and flood protection per Article XIII of the Zoning Ordinance. Meet the peak flow requirements of the Zoning Ordinance if the development proposes combined uncontrolled and controlled stormwater outfall. If the project site is within the Braddock West watershed or a known flooding area, provide an additional 10 percent storage of the pre-development flows in the watershed to meet detention requirements. *

C - 3 Design stormwater facilities that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems according to Article XIII of the Zoning Ordinance, § 13-114(F), as signed and sealed by a professional engineer registered in Virginia. Include the adequate outfall, inlet, and hydraulic grade line analyses to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses.

C - 4 Provide additional improvements to adjust lighting levels if the site does not comply with § 13-1-3 of the City Code, to the satisfaction of the Director of T&ES to comply with the Code. *

C - 5 The location of customer utility services and installing transmission, distribution, and main lines in the public rights-of-way by any public service company shall be governed by franchise agreement with the City per Title 5, Ch. 3, § 5-3-2 and § 5-3-3, respectively. The transformers, switch gears, and boxes shall be outside of the public right-of-way.

a. All new customer utility services, extensions of existing customer utility services, and existing overhead customer utility services supplied by any existing overhead facilities must be installed underground below the surface of the ground unless exempted by City Code § 5-3-2, to the satisfaction of the Director of T&ES. *, ****
b. Install all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to transmit or distribute any service (electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam, or petroleum) whether or not on streets, alleys, or other public places of the City must be installed underground or below the surface of bridges and elevated highways unless exempted by City Code § 5-3-3, to the satisfaction of the Director of T&ES. *, ****

C - 6 Discharge flow from downspouts, foundation drains, and sump pumps to the storm sewer per the requirements of Memorandum to Industry 05-14. Pipe discharges from downspouts and sump pump to the storm sewer outfall, where applicable after treating for water quality per Article XIII of the Zoning Ordinance. *, ****

C - 7 Provide a total turning radius of 25-feet and show turning movements of standard vehicles in the parking lot per the latest AASHTO vehicular guidance per the requirements of Title 4, Ch. 2, Article B, § 4-2-21, Appendix A, § A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access to the satisfaction of the Directors of T&ES, Office of Building, and Fire Code Administration. *

C - 8 Provide storage space for both trash and recycling materials containers as outlined in the City's “Solid Waste and Recyclable Materials Storage Space Guidelines” to the satisfaction of the Director of Transportation & Environmental Services. Show the turning movements of the collection trucks, minimizing the need to reverse to perform trash or recycling collection. The City's storage space guidelines are at: https://www.alexandriava.gov/ResourceRecovery or by contacting the City's Resource Recovery Division at 703.746.4410 or commercialrecycling@alexandriava.gov. *

C - 9 Submit a Recycling Implementation Plan to the Resource Recovery Division, as outlined in Article H of Title 5 prior to Final Site Plan release. The form is available

at: https://www.alexandriava.gov/resourcerecovery or contact the Resource Recovery Division at 703.746.4410 or commercialrecycling@alexandriava.gov. *

C - 10 Provide plans and profiles of utilities and roads in public easements and/or public right-of-way for review and approval prior to Final Site Plan release. *

C - 11 Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. *

C - 12 Provide as-built sewer data with the final as-built process per the Memorandum to Industry, dated July 20, 2005, prior to issuance of final Certificate of Occupancy. Prepare initial site survey work and plans using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Reference the control points/benchmarks used to establish these coordinates. ****

C - 13 Design the thickness of sub-base, base, and wearing course using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Determine the values of California Bearing Ratios used in the design by field and/or laboratory tests. Using an alternate pavement section for Emergency Vehicle Easements to support H-20 loading designed using California Bearing Ratio determined through geotechnical investigation and using VDOT method (Vaswani Method) and standard material specifications is acceptable to the satisfaction of the Director of T&ES. *, ****

C - 14 Provide all pedestrian, traffic, and wayfinding signage per the Manual of Uniform Traffic Control Devices, latest edition to the satisfaction of the Director of T&ES. *

C - 15 No overhangs (decks, bays, columns, post, or other obstructions) shall protrude into public rights-of-ways, public easements, and the pedestrian or vehicular travel ways unless otherwise permitted by the City Code or additional City approvals are obtained. *

C - 16 Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. *

C - 17 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately.

C - 18 Comply with the City's Noise Control Code, Title 11, Ch. 5, which sets the maximum permissible noise level as measured at the property line.

C - 19 Comply with the City's Noise Control Code Title 11, Ch. 5, § 11-5-4(b)(15), which permits construction activities to occur during these hours:

i. Monday Through Friday from 7 AM to 6 PM
ii. Saturdays from 9 AM to 6 PM
iii. No construction activities allowed on Sundays and holidays

a. § 11-5-4(b)(19) further restricts pile driving to these hours:
iv. Monday through Friday from 9 AM to 6 PM
v. Saturdays from 10 AM to 4 PM
vi. No pile driving is allowed Sundays and holidays

b. § 11-5-109 restricts excavating work in the right-of-way to:
vii. Monday through Saturday 7 AM to 5 PM
viii. No excavation in the right-of-way allowed on Sundays, New Year's Day, Independence Day, Thanksgiving, and Christmas.

C - 20 Comply with the stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default, and stormwater quantity management per Zoning Ordinance Article XIII. *

C - 21 Comply with the City's Erosion and Sediment Control Code, Title 5, Ch. 4. *

C - 22 Obtain all necessary permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources for all project construction and mitigation work prior to Final Site Plan release. This condition includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan for land disturbing activities equal to or greater than one acre. Refer to the Memo to Industry 08-14: http://alexandriava.gov/tes/info/default.aspx?id=3522. *

C - 23 Provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final Site Plan. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, provide an electronic copy of the SWPPP Book with the Signature Set submission and a copy of the coverage letter must be added to the plan sheet containing the stormwater management calculations. Include an electronic copy of the SWPPP Binder Book in the released site plans and include a hardcopy of the SWPPP Binder Book with the on-site construction drawings. Separate parcel owners must seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. *

E. Fire Department

C - 1 Show the location of Fire Department Connections prior to Final Site Plan release. *

R - 1. Consider letting the Alexandria Fire Department use buildings that will be razed for training exercises. The Fire Department will formulate conditions of use between the parties and provide a hold harmless agreement to the owner or their representative.

Asterisks denote:

* Condition must be fulfilled prior to release of the Final Site Plan
** Condition must be fulfilled prior to release of the building permit
*** Condition must be fulfilled prior to issuance of the first Certificate of Occupancy
**** Condition must be fulfilled prior to issuance of the final Certificate of Occupancy

APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # DSUP2025-10001 **Project Name:** George Mason Elementary School

PROPERTY LOCATION: 2601 Cameron Mills Road

TAX MAP REFERENCE: 023.04-10-200 **ZONE:** R8

APPLICANT:

Name: Alexandria City Public Schools

Address: [redacted]

PROPERTY OWNER:

Name: City of Alexandria

Address: 301 King Street

SUMMARY OF PROPOSAL Demolish the existing school except for a small portion on the western side and rebuild a new school. The new school will also have new parking lots, playground, trails and fields.

MODIFICATIONS REQUESTED

SUP's REQUESTED (1) Indoor and outdoor recreational facilities in the R-8 zone, per section 3-303(C)
(2) Exceed the number of required parking spaces in R-8 zone, per section 3-303(E).

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

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

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

ACPS, Dr. Alicia Hart
Print Name of Applicant or Agent

E-SIGNED by Alicia Hart on 2025-01-28 15:07:56 GMT
Signature

[redacted]
Mailing/Street Address

[redacted]
Telephone # Fax #

Alexandria, VA 22314
City and State Zip Code

[redacted]
Email address

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: Received Plans for Completeness:
Fee Paid and Date: Received Plans for Preliminary:

ACTION - PLANNING COMMISSION:

ACTION - CITY COUNCIL:

Development SUP # 2025-10001

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

○ The Owner ○ Contract Purchaser ○ Lessee or ◉ Other: Operator of the subject property.

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

Alexandria City Public Schools and the School Board operates public educational facilities within the City of Alexandria.

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

○ **Yes.** Provide proof of current City business license.

○ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Alexandria City Public Sch[redacted]		Non-ownership entity
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2601 Cameron Mills Road (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. City of Alexandria	301 King Street	Non-ownership entity
2.		
3.		

3. BusinessorFinancialRelationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

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

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

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

January 28, 2025	Alicia Hart	E-SIGNED by Alicia Hart on 2025-01-28 15:08:02 GMT
Date	Printed Name	Signature

Development SUP # 2025-10001

2. Narrative description. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

The project is proposed to modernize George Mason Elementary School and its' surrounding open space. The site will still function as an elementary school and will increase the available capacity for students for ACPS. Currently there are about 540 students/staff and the new school will allow for up to 750 students/staff. The amount of on-site parking will be increased from 24 spaces to 79 spaces, this will help alleviate school staff from parking on the neighborhood streets. The new gym and fields in the open space on the east side of the property will be utilized in a partnership with RPCA. The hours of use of the school, noise and operations will remain consistent with the existing school. A new bus layby for the school buses will be provided along Cameron Mills Road. Also a new pick-up/drop-off loop on Cameron Mills Road will be provided for vehicles dropping off and picking up students.

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3. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

Project student capacity of 750. School day is anticipated from 8;00am to 2:30pm with RPCA and Campagna staffed after-school activities throughout the afternoon/evening.

4. How many employees, staff and other personnel do you expect?

Specify time period (i.e. day, hour, or shift).

Anticipated 80 faculty and staff are planned for at the school property.

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
Monday	7:30 am - 6:00 pm		
Tuesday	7:30 am - 6:00 pm		
Wednesday	7:30 am - 6:00 pm		
Thursday	7:30 am - 6:00 pm		
Friday	7:30 am - 6:00 pm		

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

It is not anticipated that student and staff noise from the operation of the elementary school will be a source of complaints, and as such, no extraordinary noise mitigation or control measures are proposed.

B. How will the noise from patrons be controlled?

Noise ordinance.

7. Describe any potential odors emanating from the proposed use and plans to control them:

None anticipated.

Development SUP # 2025-10001

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

The public school use will typically generate dry trash consisting of paper and cardboard products. Wet trash and garbage generated on site will be from cafeteria food service. Dumpsters are placed on the site for containment.

B. How much trash and garbage will be generated by the use?

See response 8(a)

C. How often will trash be collected?

Trash will be collected 5 times per week

D. How will you prevent littering on the property, streets and nearby properties?

Building management staff, trash receptacles, etc.

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☑ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

☑ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Cleaning and other products used by building management for property cleaning and maintenance. Products, quantity and disposal method typical of schools (ACPS) and in accordance with applicable Federal, State, and Local regulations.

Development SUP # 2025-10001

11. What methods are proposed to ensure the safety of residents, employees and patrons?

The safety measures at George Mason will be consistent with ACPS safety and security standards for all public schools in the City of Alexandria. There will be a secured entrance that all visitors must enter through during school hours. Access to just the gym and cafeteria will be restricted to just those areas during after hour operations. Perimeter fencing will be installed for the play areas for the students.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

☐ **Yes.** ☑ **No.**

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/ or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

30 spaces

B. How many parking spaces of each type are provided for the proposed use:

66 Standard spaces
____ Compact spaces
3 Handicapped accessible spaces
____ Other

C. Where is required parking located? (check one) [✓] **on-site** [ ] **off-site**

If the required parking will be located off-site, where will it be located?

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application.**

14. Provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 1

B. How many loading spaces are available for the use? 1

C. Where are off-street loading facilities located? SE corner of the building.

D. During what hours of the day do you expect loading/unloading operations to occur?
Prior to the start of the school day (before 7:00 am).

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
It is anticipated that there will be an average of 3 deliveries a day.

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?
A new bus layby for the school buses will be provided along Cameron Mills Road. Also a new pick-up/drop-off loop on Cameron Mills Road will be provided for vehicles dropping off and picking up students.

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

GEORGE MASON ELEMENTARY SCHOOL

ALEXANDRIA, VIRGINIA

NARRATIVE DESCRIPTION OF DEVELOPMENT

THE GEORGE MASON ELEMENTARY SCHOOL SITE IS LOCATED AT 2601 CAMERON MILLS ROAD. THE EXISTING SITE CONSISTS OF A SCHOOL ON THE WEST SIDE OF THE SITE WITH BASEBALL FIELDS AND A TENNIS COURT ON THE EAST SIDE. THE APPLICANT PROPOSES TO DEMOLISH THE EXISTING SCHOOL EXCEPT FOR THE WESTERN MOST PORTION THAT WAS PART OF THE ORIGINAL SCHOOL, THEN RE-BUILD A NEW SCHOOL. THE NEW SCHOOL WILL HAVE PARKING ON THE NORTH AND SOUTH SIDES, A PROGRAMMED COURTYARD AND OPEN SPACE ON THE EAST SIDE OF THE SCHOOL THAT WILLL CONSIST OF PLAYGROUNDS, AN ARTIFICIAL TURF FIELD, BASKETBALL COURT AND RECONFIGURING THE EXISTING GRASS BASEBALL FIELD. FRONTAGE IMPROVEMENTS ALONG CAMERON MILLS ROAD WILL INCLUDE A NEW LAYBY FOR BUSSES TO DROP OFF AND PICK UP THE STUDENTS AND A PICKUP / DROP OFF LOOP FOR PARENTS TO UTILIZE.

THIS SITE IS BORDERED TO THE NORTH BY PRESBYTERIAN CHURCH BUILDING AND RESIDENTIAL HOUSING; TO THE SOUTH BY A RESIDENTIAL HOUSING; TO THE EAST BY A RESIDENTIAL HOUSING; AND TO THE WEST BY CAMERON MILLS ROAD.

SITE ACCESS: THE PRIMARY ACCESS TO THE SITE WILL BE FROM S CAMERON MILLS ROAD.

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

1. DEVELOPMENT SPECIAL USE PERMIT (DSUP) FOR SIT PLAN APPROVAL OF THE RECONSTRUCTION OF A PUBLIC SCHOOL BUILDING, PERSECTION 11-403(A).
2. SPECIAL USE PERMIT (SUP) FOR INDOOR AND OUTDOOR RECREATIONAL FACILITIES IN THE R-8 ZONE, PER SECTION 3-303(C) OF THE ZONING ORDINANCE.
3. SPECIAL USE PERMIT TO EXCEED THE NUMBER OF REQUIRED PARKING SPACES IN R-8 ZONE, PER SECTION 3-303(E).

COMPLETE STREETS:

	New	Upgraded
Crosswalks (number)	4	0
Standard	0	0
High Visibility	4	0
Curb Ramps	7	0
Sidewalks (LF)	2420	1215
Bicycle Parking (number of spaces)		
Public/Visitor	0	N/A
Private/Garage	36	N/A
Bicycle Paths (LF)	0	N/A
Pedestrian Signals	0	0

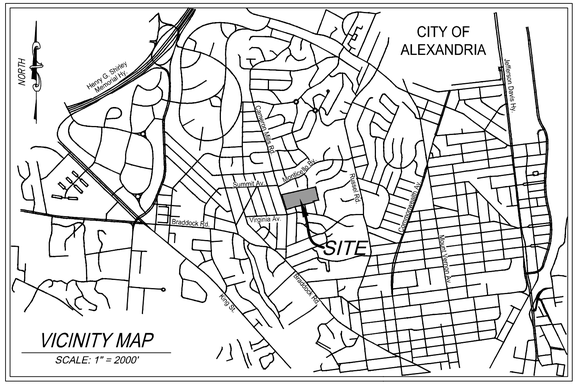
PREPARED BY:

IMEG

engineering · surveying · land planning

4035 Ridge Top Rd., Suite 601, Fairfax, VA 22030

phone 703.273.6820 fax 703.273.7636



VICINITY MAP

SCALE: 1" = 2000'

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C201	EXISTING CONDITION PLAN
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	TABULATION
C204	TREE AND VEGETATION PROTECTION PLAN
	TABULATION
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	TABULATION
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T-3	P-VEHICLE MANEUVERS
T-4	PARKING
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	CAMERON MILLS ROAD MANEUVERS
T-6	SU-40/TRASH TRUCK VIRGINIA AVE AND
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T-7	SU-40 AND TRASH TRUCK CRESTWOODED DR
	CAMERON MILLS ROAD MANEUVERS
T-8	VEHICLE PROFILES

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
04/10/2025
PROFESSIONAL ENGINEER

DATE	REVISION
01/06/25	PRELIMINARY DSUP SUBMISSION
02/17/25	PRELIMINARY DSUP VERIFICATION SUBMISSION
04/10/25	PRELIMINARY DSUP VERIFICATION SUBMISSION 2

OWNER
CITY OF ALEXANDRIA
301 KING STREET
ALEXANDRIA, VA 22314
(703) 746-4357

APPLICANT
ALEXANDRIA CITY PUBLIC SCHOOLS
1340 BRADDOCK PLACE, 5TH FLOOR
ALEXANDRIA, VA 22314
(703) 407-0203

CIVIL ENGINEER
IMEG
4035 RIDGE TOP ROAD
SUITE 601
FAIRFAX, VIRGINIA 22030
(703) 273-6820

ARCHITECT
VMDO
2000 PENNSYLVANIA AVENUE NW, SUITE 7000
WASHINGTON, DC. 20006
(432) 296-5684

TRANSPORTATION ENGINEER
GOROVE SLADE
225 REINEKERS LANE, SUITE 750
ALEXANDRIA, VA 22314
(703) 721-3044

LANDSCAPE ARCHITECT
WATERSTREET STUDIO
2308 WEST MAIN STREET
RICHMOND, VA 23220
(804) 358-0100

APPROVED
SPECIAL USE PERMIT NO. 2025-10001
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.

C100

GENERAL NOTES

1. THE BOUNDARY INFORMATION FOR THE SUBJECT SITES IS BASED ON A CURRENT FIELD SURVEY PREPARED BY THIS FIRM BETWEEN THE DATES OF SEPTEMBER, 2024 AND OCTOBER, 2024.
2. EXISTING SITE INFORMATION FOR THE SUBJECT SITES IS BASED ON A CURRENT FIELD SURVEY PREPARED BY THIS FIRM BETWEEN THE DATES OF SEPTEMBER, 2024 AND OCTOBER, 2024.
3. THE SUBJECT SITES ARE LOCATED ON CITY OF ALEXANDRIA ASSESSMENT MAP 023.04-10-20 ZONED R 8.
4. THE PROPERTIES SHOWN HEREON ARE LOCATED ON FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 515519 0029 F, REVISED JANUARY 11, 2024. ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. OWNER: CITY OF ALEXANDRIA
6. APPLICANT: ALEXANDRIA CITY PUBLIC SCHOOLS
7. IN ACCORDANCE WITH THE CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, THERE ARE NO AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THESE SITES.
8. IN ACCORDANCE WITH THE RESOURCE PROTECTION AREAS MAP ADOPTED JUNE 12, 2004 BY THE CITY COUCIL OF ALEXANDRIA, THERE ARE NO RESOURCE PROTECTION AREAS LOCATED ON THESE PROPERTIES.
9. THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.
10. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS CURRENTLY LOCATED AT THESE PROPERTIES.
11. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO AREAS ON-SITE CONTAINING CONTAMINATED SOILS OR CONTAMINATED GROUNDWATER.

ENVIRONMENTAL SITE ASSESSMENT

THERE ARE NO RPA'S, TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE.

GREEN BUILDING NARRATIVE

THIS PROJECT WILL COMPLY WITH THE CITY OF ALEXANDRIA 2019 GREEN BUILDING POLICY.

OVERALL THE PROJECT WILL ACHIEVE A LEED GOLD CERTIFICATION WHILE MEETING THE PERFORMANCE POINTS AS INDICATED IN THE CITY OF ALEXANDRIA 2019 GREEN BUILDING POLICY. TO DO SO THE PROJECT WILL EMPLOY THE FOLLOWING STRATEGIES / INITIATIVES:

THIS PROJECT WILL TREAT 100% OF THE REQUIRED STORMWATER THROUGHOUT GREEN INFRASTRUCTURE. THIS IS ENVISIONED AS A MIXTURE OF AT GRADE BIORETENTION FACILITIES, BELOW AND ABOVE GRADE CISTERNS AND A SYSTEM OF RAINWATER REUSE FOR GREY WATER FLUSHING AND IRRIGATION IN ORDER TO REDUCE POTABLE WATER DEMAND. THE REDUCTION FROM RAINWATER HARVESTING WITH GREYWATER TREATMENT IS EXPECTED TO PUSH WATER SAVINGS BEYOND 40% REDUCTION FROM A BASELINE BUILDING. THE BUILDING ALSO UTILIZES LOW FLOW FIXTURE TYPES WHEREVER POSSIBLE. THIS STRATEGY HELPS REDUCE THE OVERALL WATER USE BY 22% COMPARED TO A SIMILAR BASELINE BUILDING. THE GOAL IS TO EXPRESS THE FLOW OF WATER AND IT'S RETENTION & REUSE VISIBLY AS A TEACHING TOOL FOR STUDENTS AND THE COMMUNITY.

IN ORDER TO MEET THE NET ZERO ENERGY REQUIREMENTS THE PROJECT WILL IMPROVE THE ENVELOPE PERFORMANCE OF THE EXISTING MASONRY BUILDING AND PROVIDE A HIGH PERFORMANCE ENVELOPE FOR THE NEW ADDITION. THE PROJECT WILL MAXIMIZE DAYLIGHTING OPPORTUNITIES WHILE MANAGING SOLAR GAINS THROUGH APPROPRIATE EXTERNAL SHADING DEVICES TO LOWER LIGHTING ENERGY DEMANDS WHILE NOT BURDENING THE PROJECT WITH GLARE OR EXCESS HEATING LOADS. THE PROJECT WILL USE AN EFFICIENT EQUIPMENT AND DISTRIBUTION NETWORK TO MANAGE SYSTEM ENERGY AND UTILIZE A GEOTHERMAL SYSTEM TO SUPPLEMENT THE HVAC SYSTEM FURTHER LOWERING THE MECHANICAL ENERGY DEMAND.

ENERGY STAR HAS ENERGY CONSUMPTION FOR THE AVERAGE K-12 BUILDING AT 50 EUI (KBTU/SF/YR). THE NEW FACILITY UTILIZES ENERGY EFFICIENT CONSTRUCTION AND HVAC SYSTEMS TO REDUCE THE OVERALL BUILDING CONSUMPTION. FOLLOWING THESE STRATEGIES THE SCHOOL IS TARGETING 20 EUI BEFORE ANY ENERGY OFFSETS FROM ON-SITE SOLAR PANELS. THIS INDICATES A 60% REDUCTION FROM THE NATIONAL AVERAGE.

IN TERMS OF ENERGY PRODUCTION, THE ROOF AREA IS KEPT CLEAR OF MECHANICAL IN ORDER TO MAXIMIZE AVAILABLE PHOTOVOLTAIC AREA NAD THE OVERALL FORM OF THE BUILDING'S MAIN WINGS IS ORIENTATED TO MAXIMIZE SOUTHERN SOLAR EXPOSURE.

A NEW 590 KW PHOTOVOLTAIC SYSTEM SHALL BE PROVIDED. FOR ALL WORK ASSOCIATED WITH THE NEW PHOTOVOLTAIC SYSTEM INCLUDING CRYSTALLINE PHOTOVOLTAIC MODULES, INVERTERS, WIRE MANAGEMENT SYSTEMS, PHOTOVOLTAIC MONITORING AND REPORTING SERVICES, DISCONNECTS, CABLING, INSTALLATION, TERMINATIONS AND DEVICES WILL BE PROVIDED AND PERFORMED BY A QUALIFIED PHOTOVOLTAIC SYSTEM CONTRACTOR FOR A COMPLETE AND OPERATIONAL PHOTOVOLTAIC SYSTEM.

THE SYSTEM WILL UTILIZE MEDIUM GRADE CRYSTALLINE PV MODULES (BOD: HELIENE), HIGH CAPACITY (100-120KW) TRANSFORMERLESS WALL MOUNTED STRING INVERTERS (BOD: SOLAREDGE), AND NON-PENETRATING RACK MOUNTED MEMBRANE ADHERED (BOD: SIKA SOLAR MOUNT) MOUNTING WITH 1000V WIRING. THE SYSTEM WILL HAVE A 5-YEAR WARRANTY AND MAINTENANCE AGREEMENT TO BE PROVIDED BY THE PV INTEGRATOR. THE SYSTEM WILL BE PROVIDED WITH RAPID SHUTDOWN CAPABILITY INCLUDING A MANUAL EPO BUTTON WHICH WILL BE LOCATED AT GROUND LEVEL PER LOCAL FIRE DEPARTMENT'S DIRECTION. ALL SYSTEM COMPONENTS WILL COMPLY WITH NEC 690. THE ESTIMATED SYSTEM PRODUCTION IS 733,960 KWH.

IN ORDER TO LOWER EMBODIED CARBON THE PROJECT WILL USE LOW CARBON CONCRETE, STEEL WITH RECYCLED CONTENT, AND A MASS TIMBER SUPER STRUCTURE FOR THE GYM WITH FAÇADE CLADDING PRIMARILY OF BRICK WITH COMPOSITE WOOD PANELS S AS AN ACCENT MATERIAL.

INTERNALLY THE PROJECT WILL UTILIZE SUSTAINABLE FINISHES WITH LOW VOC THAT SUPPORT THE OVERALL NARRATIVE OF DAPPLED LIGHT TO PROVIDE A BIOPHILIC AESTHETICS. WOOD ELEMENTS WILL ALSO HELP CONNECT WITH THE OPEN SPACE AS WELL AS GROUND PLANE SURFACES THAT BLUR THE DISTINCTION BETWEEN INDOORS AND OUTDOORS. VIEWS TO THE COURTYARDS AND SURROUNDING OPEN SPACES WILL BE EMPHASIZED AND ENVIRONMENTAL SIGNAGE WILL TEACH STUDENTS ABOUT THE VARIOUS SYSTEMS (STORMWATER, RAIN WATER HARVEST AND REUSE, GEOTHERMAL, PHOTOVOLTAIC, SHADE DEVICES, ETC) ON THE PROJECT.

ADDITIONALLY A COMMISSIONING AGENT IS BEING ENGAGED EARLY TO PROVIDE FEEDBACK ON THE DESIGN SO THAT COMMMISSIONING OF THE SYSTEMS CAN SUPPORT THE GOALS OF THE PROJECT.

FOR SUB-METERING WE ARE PLANNING FOR THE FOLLOWING SYSTEMS:

- TOTAL BUILDING
- MECHANICAL
- PLUG LOADS
- KITCHEN
- LIGHTING
- EXTERIOR LIGHTING
- EMERGENCY POWER
- PHOTOVOLTAICS
- NON-POTABLE BUILDING USAGE (FLUSHING)
- IRRIGATION
- DOMESTIC HOT WATER (MAIN 120 DEG. LOOP)
- DOMESTIC HOT WATER (140 DEG. KITCHEN LOOP)
- KITCHEN COLD WATER
- MAKE-UP WATER SOURCES

ZONING TABULATIONS

SITE LOCATION/ADDRESS:	023.04-10-20 (2601 CAMERON MILLS ROAD)
TAX MAP NUMBERS:	
EXISTING ZONE:	R8
PROPOSED ZONE:	R8
EXISTING SITE AREA:	399,954 S.F. OR 9.18 AC
PROPOSED ROW DEDICATION:	8,844 S.F. OR 0.20 AC
PROPOSED SITE AREA:	391,110 S.F. OR 8.98 AC
EXISTING USE:	PUBLIC SCHOOLS
PROPOSED USE:	PUBLIC SCHOOLS
PROPOSED NUMBER OF UNITS:	N/A
UNITS PER ACRE REQUIRED:	N/A
UNITS PER ACRE PROVIDED:	N/A
EXISTING FLOOR AREA:	63,535 SF
GROSS FLOOR AREA PROPOSED:	113,852 SF
NET FLOOR AREA PROPOSED:	50,317 SF
EXISTING FAR:	0.16
PERMITTED FAR:	0.75 (SEC-7-2100)
PROPOSED FAR:	0.29
EXISTING BUILDING HEIGHT:	28'
MAXIMUM BUILDING HEIGHT:	40' (PER ZO 3-306(C))
PROPOSED BUILDING HEIGHT:	± 36'
AVERAGE FINISHED GRADE:	191.20'
PARKING EXISTING:	22 SPACES
COMPACT:	0 SPACES
STANDARD:	22 SPACES
HANDICAP:	0 SPACES
PARKING REQUIRED:	1 SPACE PER 25 SEATS = 670 SEATS/ 25 = 27 SPACES 2 SPACE PER PRE-K AND KINDERGARTEN CLASSROOM = 2 x 10 CLASSROOMS = 20 SPACES TOTAL REQUIRED = 27 + 20 = 47 SPACES
PARKING PROVIDED:	60 SPACES
COMPACT:	0 SPACES
STANDARD:	57 SPACES
HANDICAP:	3 SPACES
LOADING SPACES EXISTING	1 SPACE
LOADING SPACES REQUIRED	1 SPACE
LOADING SPACES PROVIDED	1 SPACE
EXISTING AVG. DAILY TRIPS:	439 VPD
PROPOSED AVG. DAILY TRIPS:	841 VPD
APPROXIMATE AREA OF DISTURBANCE:	339,108 SF OR 7.78 ACRES
OPEN SPACE EXISTING:	303,000 SF (76%)
OPEN SPACE REQUIRED:	40%
OPEN SPACE PROVIDED:	+/- 278,530 SF (6.39 AC.) (71%)
YARDS EXISTING	
FRONT	80.5'
REAR	590.1'
SIDE	
NORTH	29.1'
SOUTH	34.9'
YARDS REQUIREMENTS	
FRONT	30'
REAR	25' (RATIO 1:1)
SIDE	25' (RATIO 1:1)
YARDS PROVIDED	
FRONT	73'
REAR	517'
SIDE	
NORTH	67'
SOUTH	96.9'
NOTE: THE 1:1 SIDE AND REAR SETBACKS ARE SATISFIED	
LOT FRONTAGE EXISTING	163'
LOT FRONTAGE REQUIRED	65'
LOT FRONTAGE PROVIDED	441'
EXISTING BICYCLE PARKING:	6
PROPOSE BICYCLE PARKING:	36

NOTE: TWO OF THE PARKING SPACES ARE PROVIDED WITH ELECTRIC VEHICLE CHARGING.

PRE-DEVELOPMENT

A = 9.33 ACRES

$C = \frac{(6.10)(0.35) + (3.23)(0.90)}{9.33} = 0.54$

T_C = 5 MINUTES

I_2 = 6.2 INCHES/HOUR

I_{10} = 9.0 INCHES/HOUR

$Q_2 = (0.54)(6.2)(9.33) = 31.24$ CFS

$Q_{10} = (0.54)(9.0)(9.33) = 45.34$ CFS

POST-DEVELOPMENT

A = 9.33 ACRES

$C = \frac{(5.20)(0.35) + (4.13)(0.90)}{9.33} = 0.59$

T_C = 5 MINUTES

I_2 = 6.2 INCHES/HOUR

I_{10} = 9.0 INCHES/HOUR

$Q_2 = (0.59)(6.2)(9.33) = 34.13$ CFS

$Q_{10} = (0.59)(9.0)(9.33) = 49.54$ CFS

NET INCREASE IN RUNOFF

Q_2 = 34.13 CFS - 31.24 CFS = 2.89 CFS

Q_{10} = 49.54 CFS - 45.34 CFS = 4.20 CFS

NOTE: THE INCREASE IN RUNOFF WILL BE MANAGED WITH STORMWATER MANAGEMENT STRATEGIES SUCH AS RAINWATER HARVESTING AND BIORETENTION. REFER TO SHEET C601 FOR STORMWTER MANAGEMENT NARRATIVE.

SOIL DATA

THE ENTIRE SUBJECT PROPERTIES CONSIST OF SOIL TYPE 98 URBAN LAND - GRIST MILL.

ARCHAEOLOGY NOTES

1. THE APPLICANT/DEVELOPER SHALL 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 THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
2. THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY , UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

ALEXRENEW NOTES

1. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
2. DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 X2020.

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COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
04/22/2025
PROFESSIONAL ENGINEER

GEORGE MASON ELEMENTARY SCHOOL
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
		PRELIMINARY DSUP VERIFICATION SUBMISSION 2
	02/17/25	PRELIMINARY DSUP VERIFICATION SUBMISSION
	01/06/25	PRELIMINARY DSUP SUBMISSION
	04/10/25	

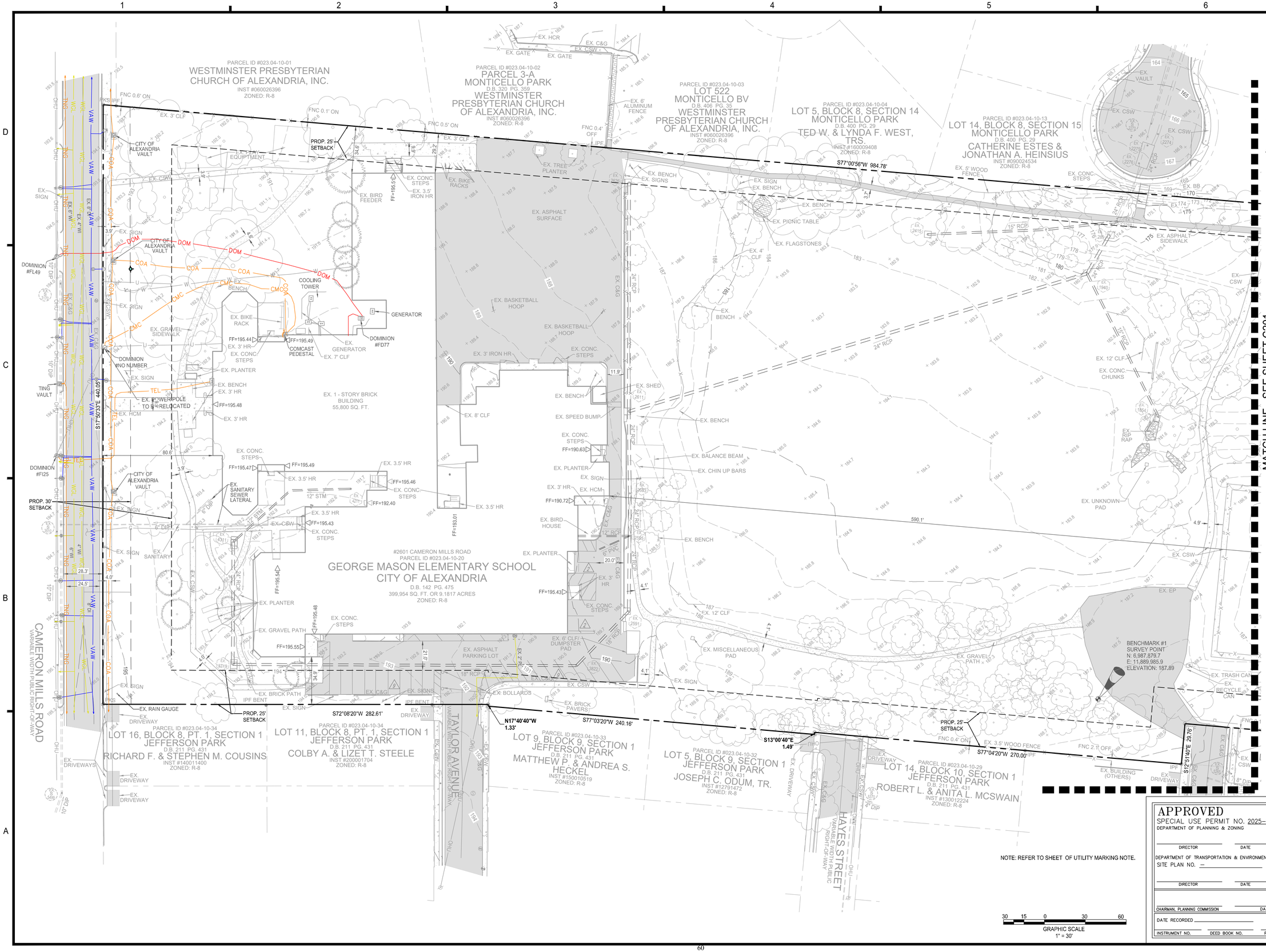
PROJECT No.: 24005288.00
DRAWING No.: 113822
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SHEET TITLE:

NOTES AND TABULATIONS

SHEET No.
C101

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SHEET TITLE:

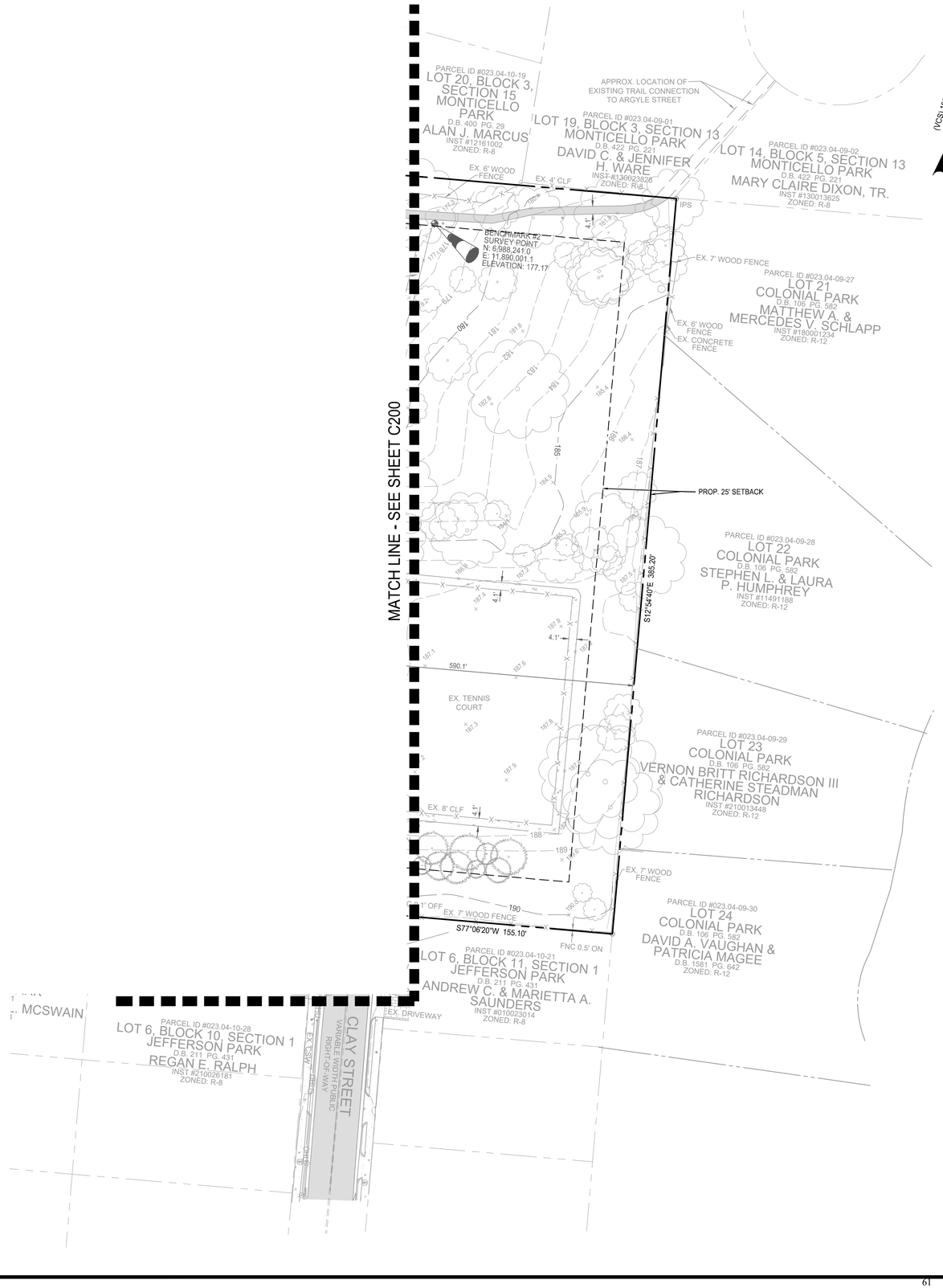
EXISTING CONDITION PLAN

SHEET No.

C200

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UTILITY MARKING NOTES

1) UTILITY LOCATIONS SHOWN HEREON ARE PER A FIELD SURVEY PERFORMED BY THIS FIRM BETWEEN 9/27/24 AND 10/2/24.
2) COMCAST COMMUNICATION LINES WERE NOT TRACEABLE PAST NOTED LOCATIONS USING GEOPHYSICAL METHODS DURING THE FIELD INVESTIGATION.
3) UNIDENTIFIED UTILITY WAS NOT TRACEABLE PAST NOTED LOCATIONS USING GEOPHYSICAL METHODS DURING THE FIELD INVESTIGATION. IMEG RECOMMENDS, PRIOR TO CONSTRUCTION, TEST HOLES BE PERFORMED ON THIS LINE IN THE VICINITY OF CONSTRUCTION TO CONFIRM UTILITY TYPE AND OWNERSHIP. UNIDENTIFIED UTILITY ALIGNED WITH WATER MARKS BY OTHERS NOTATING A FIRE PROTECTION LINE IN THE FIELD. THERE IS NO FIRE PROTECTION LINE FEEDING BUILDING ACCORDING TO SCHOOL MAINTENANCE.
4) UNIDENTIFIED UTILITY WAS NOT TRACEABLE PAST NOTED LOCATION USING GEOPHYSICAL METHODS DURING THE FIELD INVESTIGATION. IMEG RECOMMENDS, PRIOR TO CONSTRUCTION, TEST HOLES BE PERFORMED ON THIS LINE IN THE VICINITY OF CONSTRUCTION TO CONFIRM UTILITY TYPE AND OWNERSHIP.
5) NOTED WASHINGTON GAS LINES WERE NOT TRACEABLE USING GEOPHYSICAL METHODS DURING THE FIELD INVESTIGATION AND WERE ADDED PER RECORDS, SHOWN HERE AS QL-D.
6) GAS LINE IS NOT TRACEABLE PAST NOTED LOCATIONS USING GEOPHYSICAL METHODS DURING THE FIELD INVESTIGATION AND IS ABANDONED PER FIELD OBSERVATIONS.
7) GAS LINE IS ABANDONED PER UTILITY RECORDS.
8) IMEG OBSERVED FOUR EMPTY CONDUIT DROPS AT NOTED LOCATION.
9) IMEG PROSPECTED FOR UTILITIES AROUND NOTED WATER VALVE AND NO ASSOCIATED LINE WORK WAS FOUND.
10) CITY OF ALEXANDRIA LINE WORK WAS NOTATED IN THE FIELD BY OTHERS AS JUC (JONES COMMUNICATION). FIELD CREW OBSERVED LINE WORK TO FEED VAULTS OWNED BY THE CITY.

LEGEND

Utilities - Storm
- STORM MANHOLE
- STORM DRAIN INLET

Utilities - Sanitary
- SANITARY MANHOLE

Utilities - Water
- WATER VALVE
- WATER METER
- SIAMESE CONNECTION
- FIRE HYDRANT

Utilities - Gas
- GAS MARKER
- GAS VALVE

Utilities - Electric
- LIGHT POLE
- UTILITY POLE
- GUY WIRE

Utilities - Communication
- VAULT
- TELEPHONE PEDESTAL

Misc. Symbols
- 150.0 SPOT ELEVATION
- DECIDUOUS TREE
- CONIFEROUS TREE
- FENCE POST
- SIGN
- BOLLARD
- DOOR LOCATION
- HANDICAP PARKING

Abbreviations

EX.	EXISTING	
CONC.	CONCRETE	
CSW	CONCRETE SIDEWALK	
C&G	CURB AND GUTTER	
EP	EDGE OF PAVEMENT	
CLF	CHAIN LINK FENCE	
FF	FINISHED FLOOR	
HR	HANDRAIL	
HCR	HANDICAP RAMP	
HCM	HANDICAP MAT	
TB	TOP OF BANK	
BB	BOTTOM OF BANK	
IPF	IRON PIPE FOUND	
IPS	IRON PIPE SET	
PKF	PK NAIL FOUND	
PKS	PK NAIL SET	
DHS	DRILL HOLE SET	
RCP	REINFORCED CONCRETE PIPE	
DIP	DUCTILE IRON PIPE	

Surfaces
- ASPHALT AREA
- CONCRETE AREA
- BRICK AREA
- GRAVEL AREA
- RIP RAP AREA

Linetypes
- INDEX CONTOUR (5')
- INT. CONTOUR (1')
- FENCE
- GUARD RAIL
- OHU — OVERHEAD UTILITY WIRE
- PROPERTY LINE
- ADJOINER LINE
- SANITARY PIPE
- STORM PIPE

TREE LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH

#2345 ALUMINUM TREE TAG NUMBER

DT DECIDUOUS TREE
CT CONIFEROUS TREE

DT 24 20 250/MAPLE — TREE DESCRIPTION
- TREE TAG NUMBER
- TREE COVER (RADIUS IN FEET)
- TRUNK SIZE (DIAMETER IN INCHES)
- TREE TYPE

LEGEND

Utilities - Electric
- ELECTRIC BOX
- UTILITY POLE
- TRANSFORMER

Utilities - Communication
- COMMUNICATION PEDESTAL
- COMMUNICATION BOX
- COMMUNICATION VAULT

Utilities - Water
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SIAMESE CONNECTOR

Utilities - Gas
- GAS VALVE
- GAS METER
- RISER

Utilities - Miscellaneous
- END OF INFORMATION

Linetypes
- LIMITS OF SUE SURVEY

SUE Level B - Field Located (Underground)
- DOM — DOMINION ELECTRIC MARKING
- E — PRIVATE ELECTRIC MARKING
- CMC — COMCAST COMMUNICATION MARKING
- TEL — VERIZON TELEPHONE MARKING
- COA — CITY OF ALEXANDRIA COMMUNICATION MARKING
- TNG — TING FIBER MARKING
- VAW — VAW WATER MARKING
- W — PRIVATE WATER MARKING
- WGL — WASHINGTON GAS MARKING
- G — PRIVATE GAS MARKING
- U — UNIDENTIFIED UTILITY MARKING

SUE Level D - Per Records (Underground)
- WGL — WASHINGTON GAS

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

STORM STRUCTURE DATA

EX 4211 — RIM EL. = 190.98
INV OUT (12" PVC TO WEST) = 187.58

EX 4311 — RIM EL. = 192.64
INV IN (12" PVC FROM NE) = 186.87
INV OUT (15" PVC TO 3719) = 186.64

EX 3719 — RIM EL. = 192.55
INV IN (15" PVC FROM 4311) = 186.05
INV OUT (18" RCP TO 3822) = 185.70

EX 3822 — RIM EL. = 190.53
INV IN (18" RCP FROM 3719) = 184.43
INV OUT (18" RCP TO 2591) = 184.23

EX 2591 — RIM EL. = 189.75
INV IN (18" RCP FROM 3822) = 184.13
INV OUT (18" RCP TO 2595) = 183.99

EX 2595 — RIM EL. = 189.85
INV IN (12" PVC FROM BLDG) = 183.05
INV IN (18" RCP FROM 2591) = 183.27
INV IN (6" PVC FROM SW) = 186.05
INV OUT (18" RCP TO 2603) = 183.24

EX 2603 — RIM EL. = 189.49
INV IN (18" RCP FROM 2595) = 183.05
INV OUT (18" RCP TO 2611) = 182.53

EX 2611 — RIM EL. = 188.92
INV IN (18" RCP FROM 2603) = 180.95
INV OUT (18" RCP TO 2626) = 180.88
INV OUT (24" RCP TO 1940) = 180.82

EX 1940 — RIM EL. = 180.55
THROAT = 179.72
INV IN (24" RCP FROM 2611) = 174.55
INV IN (24" RCP FROM 1854) = 175.40
INV OUT (24" RCP TO 2289) = 172.56

EX 2289 — RIM EL. = 174.51
INV IN (24" RCP FROM 1940) = 169.25
INV OUT (24" RCP TO 2288) = 166.34

EX 2288 — RIM EL. = 174.75
INV IN (24" CPP FROM 5830) = 166.09
INV IN (24" RCP FROM 2289) = 165.94
INV OUT (24" RCP TO 2276) = 165.69

EX 2276 — RIM EL. = 167.20
INV IN (24" RCP FROM 2288) = 161.30

EX 2275 — RIM EL. = 166.85
INV OUT (36" RCP TO 2274) = 160.80

EX 2274 — RIM EL. = 166.58
INV IN (36" RCP FROM 2275) = 160.82
INV OUT (30" RCP TO 5497) = 160.67

EX 5497 — RIM EL. = 154.86
INV IN (30" RCP FROM 2274) = 148.43
INV OUT (30" RCP TO NORTH) = 148.41

EX 2626 — RIM EL. = 186.71
INV OUT (18" RCP TO 2611) =182.30

EX 1854 — RIM EL. = 181.33
THROAT = 180.47
INV OUT (24" RCP TO 1940) = 176.98

EX 2415 — RIM EL. = 182.41
THROAT = 181.58
INV OUT (15" PVC TO 5830) = 179.26

EX 5830 — RIM EL. = 177.37
INV IN (15" PVC FROM 2415) = 174.82
INV OUT (24" CPP TO 2288) = 174.67

SANITARY STRUCTURE DATA

RIM EL. = 166.30
INV OUT (12" PVC TO 5496) = 154.49

RIM EL. = 156.08
INV IN (12" PVC FROM 2273) = 147.16
INV OUT (12" PVC TO NORTH) = 147.05

RIM EL. = 190.66
INV IN (8" DIP FROM EAST) = 182.92
INV OUT (8" DIP TO 5502) = 182.55

RIM EL. = 176.74
INV = INACCESSIBLE

RIM EL. = 191.04
INV IN (4" DIP FROM EAST) = 185.75
INV OUT (6" DIP TO 5501) = 185.48

RIM EL. = 187.87
INV IN (6" DIP FROM 5370) = 184,76
INV IN (6" DIP FROM WEST) = 184.71
INV OUT (6" DIP TO EAST) = 184.63

RIM EL. = 195.67
INV IN (12" RCP FROM SOUTH) = 188.62
INV OUT (12" RCP TO 3510) = 188.50

RIM EL. = 194.52
INV IN (12" RCP FROM 5499) = 187.73
INV IN (6" DIP FROM BLDG) = 187.56
INV OUT (12" RCP TO 3170) = 187.23

RIM EL. = 194.06
INV IN (12" RCP FROM 3510) = 186.95
INV OUT (12" RCP TO NORTH) = 186.87

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ELI GOLDMAN
Lic. No.55868
04/10/2025
PROFESSIONAL ENGINEER

GEORGE MASON ELEMENTARY SCHOOL
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

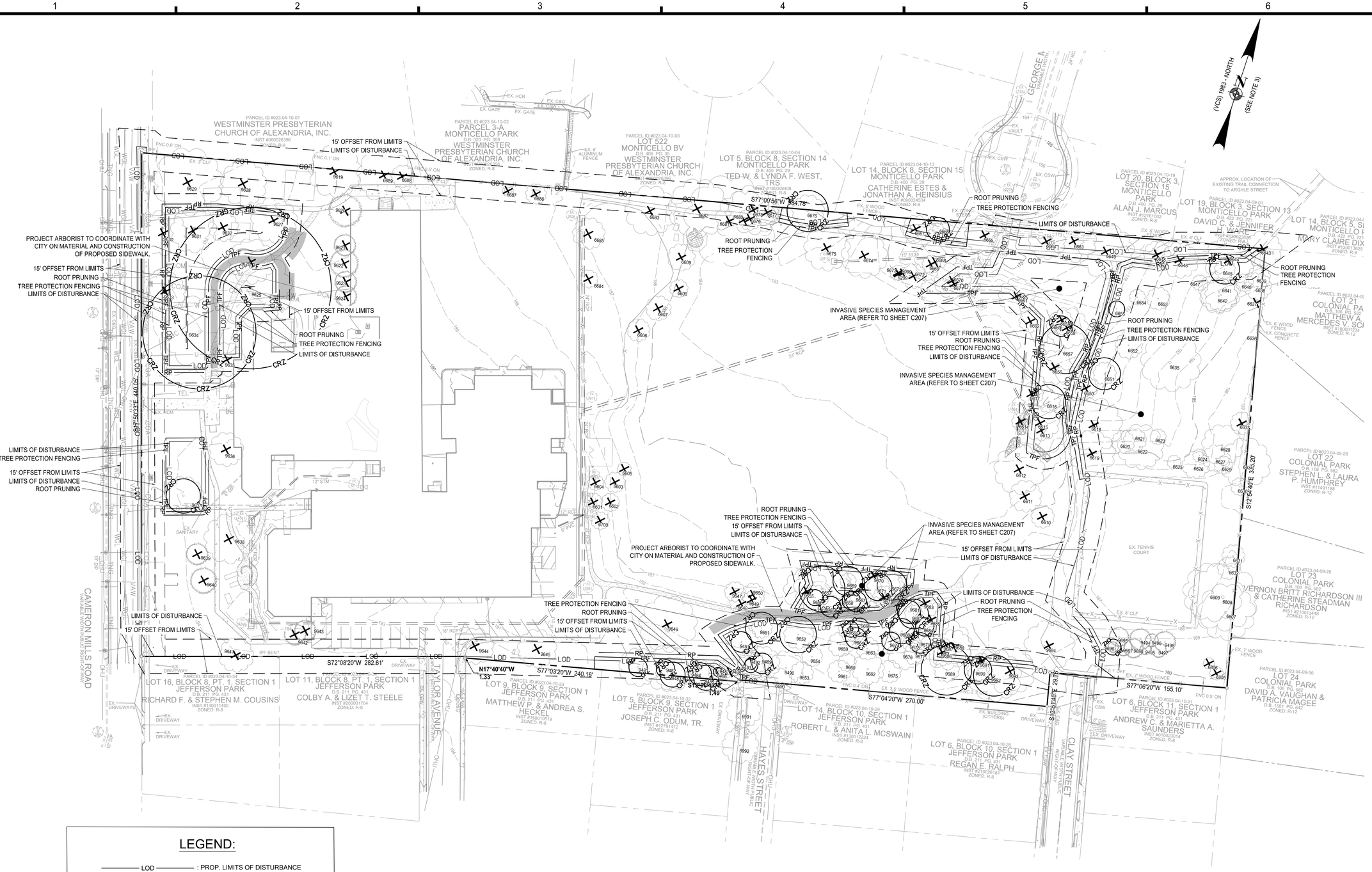
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		PRELIMINARY DSUP VERIFICATION SUBMISSION 2
	04/10/25	
		PRELIMINARY DSUP VERIFICATION SUBMISSION
	02/17/25	
		PRELIMINARY DSUP SUBMISSION
	01/06/25	

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SHEET TITLE:
EXISTING CONDITION PLAN

SHEET No.
C201

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LEGEND:

- LOD : PROP. LIMITS OF DISTURBANCE
- 15-FOOT OFFSET FROM LIMITS
- RP : ROOT PRUNING
- TPF :TREE PROTECTION FENCING
- CRZ : CRITICAL ROOT ZONE AROUND TREE TO REMAIN
- : TREE TO REMOVE

NOTE: REFER TO SHEET L201 FOR INVASIVE SPECIES REMOVAL AND MANAGEMENT

ISA CERTIFIED ARBORIST APPROVAL:

Quinn Nolan
ISA Certified Arborist, NE-7474A
4035 Ridge Top Road, Suite 601
Fairfax, VA 22030
703.234.1551
quinn.c.nolan@imegcorp.com

02-17-2025
Date:

GRAPHIC SCALE
40 20 0 40 80
1" = 40'

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SHEET TITLE:

TREE AND VEGETATION PROTECTION PLAN

SHEET No.

C202

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TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	COMMENTS
6601	*BETULA NIGRA*	RIVER BIRCH	4	8	72	ONSITE	REMOVE	MULTI-STEMMED.
6602	*BETULA NIGRA*	RIVER BIRCH	5	8	66	ONSITE	REMOVE	MULTI-STEMMED. LAWN MOWER DAMAGE TO SURFACE ROOTS. LARGE OLD WOUND ON TRUNK EXPOSING HEART WOOD.
6603	*ACER RUBRUM*	RED MAPLE	12	9	63	ONSITE	REMOVE	NUMEROUS GIRDLING ROOTS. LAWN MOWER DAMAGE TO SURFACE ROOTS. OLD WOUND ON TRUNK. 2 OLD WOUNDS ON SCAFFOLD BRANCHES. OLD STUB EXPOSING DECAY.
6604	*ACER RUBRUM*	RED MAPLE	14	7	69	ONSITE	REMOVE	3 LARGE GIRDLING ROOTS AND MANY SMALL GIRDLING ROOTS. OLD WOUND AT ROOT FLARE EXPOSING HEARTWOOD.
6605	*ACER RUBRUM*	RED MAPLE	12	6	69	ONSITE	REMOVE	LAWN MOWER DAMAGE TO SURFACE ROOTS. LARGE OLD WOUND AT BASE OF TRUNK EXPOSING HEARTWOOD. DEAD STUB EXPOSING HEARTWOOD.
6606	*QUERCUS ACUTISSIMA*	SAWTOOTH OAK	14	10	69	ONSITE	REMOVE	LAWN MOWER DAMAGE TO SURFACE ROOTS. 5 LARGE DEAD BRANCHES. OLD MECHANICAL DAMAGE AT THE BASE OF TRUNK. INSECT HOLES PRESENT AT WOUND LOCATION.
6607	*QUERCUS ACUTISSIMA*	SAWTOOTH OAK	13	11	69	ONSITE	REMOVE	LAWN MOWER DAMAGE TO SURFACE ROOTS. NEW MACHANICAL DAMAGE TO TRUNK.
6608	*QUERCUS ACUTISSIMA*	SAWTOOTH OAK	11	8	72	ONSITE	REMOVE	LAWN MOWER DAMAGE TO SURFACE ROOTS.
6609	*QUERCUS ACUTISSIMA*	SAWTOOTH OAK	10	12	69	ONSITE	REMOVE	BLACK LANDSCAPE FABRIC COMING UP AROUND ROOTS. SOIL EROSION AROUND ROOTS. LOWEST SCAFFOLD BRANCH BROKEN .
6610	*ACER RUBRUM*	RED MAPLE	12	10	69	ONSITE	REMOVE	LAWN MOWER DAMAGE TO SURFACE ROOTS. NEW MECHANICAL DAMGE TO BARK/TRUNK. TAG REMOVED AND TRUNK DAMAGED IN REMOVAL PROCESS LEAVING LARGE WOUND.
6611	*QUERCUS VELUTINA*	BLACK OAK	37 / 55.5	14	59	ONSITE	REMOVE	SOIL EROSION AROUND ROOTS. LAWN MOWER DAMAGE TO SURFACE ROOTS. CO-DOMINANT TRUNK STRUCTURE. OLD WOUND ON TRUNK EXPOSING HEART ROT. NEW TRUNK DAMAGE FROM TAG REMOVAL. 4 LARGE DEAD BRANCHES.
6612	*QUERCUS ALBA*	WHITE OAK	38 / 57	22	69	ONSITE	REMOVE	MINOR SOIL EROSION AROUND SURFACE ROOTS. LAWN MOWER DAMAGE TO SURFACE ROOTS. NEW DAMAGE TO TRUNK FROM TAG REMOVAL EXPOSING HEART WOOD AND BARK DAMAGE.
6613	*QUERCUS ALBA*	WHITE OAK	28	22	69	ONSITE	REMOVE	NEW DAMAGE TO TRUNK FROM TAG REMOVAL EXPOSING HEART WOOD AND BARK DAMAGE. LARGE STUB EXPOSING HEARTWOOD IN UPPER CANOPY FROM SCAFFOLD BRANCH BREAKING.
6614	*PRUNUS SEROTINA*	BLACK CHERRY	8	6	63	ONSITE	REMOVE	LARGE PIECE OF CONCRETE ON ROOT FLARE. 3 SMALL OLD WOUNDS ON TRUNK HEALING OVER. UNEVEN CANOPY STRUCTURE. OLD WOUND ON SCAFFOLD BRANCH.
6615	*QUERCUS ALBA*	WHITE OAK	15	16	72	ONSITE	REMOVE	DAMAGE TO TRUNK FROM TAG REMOVAL EXPOSING HEARTWOOD AND BARK DAMAGE.
6616	*QUERCUS ALBA*	WHITE OAK	15	10	72	ONSITE	PRESERVE	
6617	*CARYA TOMENTOSA*	MOCKERNUT HICKORY	12	10	69	ONSITE	REMOVE	LARGE PEICE OF CONCRETE ON ROOT FLARE. SMALL OLD WOUND IN UPPER CANOPY EXPOSING HEART ROT.
6618	*QUERCUS VELUTINA*	BLACK OAK	45 / 67.5	24	69	ONSITE	REMOVE	VINES GROWING THROUGHOUT CANOPY. LARGE DEAD SCAFFOLD BRANCH.
6619	*QUERCUS VELUTINA*	BLACK OAK	36 / 54	20	66	ONSITE	REMOVE	VERY LARGE WOUND EXPOSING HEART ROT; ENCOMPASSES ABOUT 1/3 OF TRUNK.
6620	*PRUNUS SEROTINA*	BLACK CHERRY	11	10	69	ONSITE	PRESERVE	DAMAGE TO TRUNK FROM TAG REMOVAL EXPOSING HEARTWOOD AND BARK DAMAGE. VINES GROWING THROUGHOUT CANOPY.
6621	*MORUS ALBA*	WHITE MULBERRY	9	0	69	ONSITE	PRESERVE	
6622	*MORUS ALBA*	WHITE MULBERRY	20	20	63	ONSITE	PRESERVE	SEVER LEAN TOWARDS TENNIS COURTS. VINES GROWING THROUGHOUT CANOPY. SOIL EROSION AROUND ROOTS.
6623	*FRAXINUS AMERICANA*	WHITE ASH	7	6	69	ONSITE	PRESERVE	2 GIRDLING ROOTS FROM ADJACENT MULBERY AND VINES. VINES GROWING THROUGHOUT CANOPY.
6624	*MORUS ALBA*	WHITE MULBERRY	7	6	69	ONSITE	PRESERVE	LARGE OLD WOUND ON CENTRAL LEADER FROM PREVIOUS STORM DAMAGE EXPOSING HEARTWOOD.
6625	*MORUS ALBA*	WHITE MULBERRY	10	6	69	ONSITE	PRESERVE	LEANING TOWARDS COURT. LARGE DEAD SCAFFOLD BRANCH. SCAFFOLD BRANCH RUBBING ADJACENT ASH. VINES GROWING THROUGHOUT CANOPY.
6626	*PRUNUS SEROTINA*	BLACK CHERRY	30 / 45	12	66	ONSITE	PRESERVE	3 GIRDLING ROOTS FROM VINES. LARGE OLD PRUNING WOUND EXPOSING HEARTWOOD AND DECAY. SCAFFOLD BRANCHES ON COURT SIDE POORLY PRUNED AND STUBBED.
6627	*ACER RUBRUM*	RED MAPLE	13	12	69	ONSITE	PRESERVE	OLD ROPE BEGINNING TO GIRDLE LOWER SCAFFOLD BRANCH.
6628	*QUERCUS PHELLOS*	WILLOW OAK	27	18	69	ONSITE	PRESERVE	VINES GROWINGUP TRUNK AND THROUGHOUT CANOPY.
6629	*MORUS ALBA*	WHITE MULBERRY	7	8	63	ONSITE	PRESERVE	SEVERE TRUNK LEAN. 3 LARGE DEAD SCAFFOLD BRANCHES. VINES GROWING THROUGHOUT CANOPY.
6630	*MORUS ALBA*	WHITE MULBERRY	7	8	53	ONSITE	PRESERVE	6 GIRDLING ROOTS FROM ADJACENT VINES. 4 OLD WOUNDS ON TRUNK EXPOSING HEARTWOOD. SEVERE TRUNK LEAN. 2/3 OF CANOPY DEAD.
6631	*MORUS ALBA*	WHITE MULBERRY	12	10	66	ONSITE	PRESERVE	UNEVEN CANOPY STRUCTURE. VINES GROWING UP TRUNK AND THROUGHOUT CANOPY. CANOPY BRANCHES TOUCHING GROUND. 2 LARGE DEAD BRANCHES.
6632	*MORUS ALBA*	WHITE MULBERRY	7	10	53	ONSITE	PRESERVE	UNEVEN CANOPY STRUCTURE WITH SEVERE LEAN TOWARDS COURTS. HALF OF CROWN PREVIOUSLY FAILED AND STILL ATTACHED, RESULTING IN LARGE CRACK IN UPPER HALF OF TRUNK. CANOPY BRANCHES TOUCHING THE GROUND. VINES GROWING THROUGHOUT CANOPY. HALF OF CROWN DEAD.
6633	*UNIDENTIFIED*	DEAD TREE	14	10	25	ONSITE	REMOVE	
6634	*ULMUS AMERICANA*	AMERICAN ELM	21	22	66	ONSITE	PRESERVE	
6635	*QUERCUS PHELLOS*	WILLOW OAK	43 / 64.5	26	72	ONSITE	PRESERVE	2 SMALL GIRDLING ROOTS. EPICORMIC GROWTH ON TRUNK.
6636	*ULMUS AMERICANA*	AMERICAN ELM	12	14	69	ONSITE	PRESERVE	

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	COMMENTS
6637	*UNIDENTIFIED*	DEAD TREE	21	2	25	ONSITE	REMOVE	
6638	*MORUS ALBA*	WHITE MULBERRY	11	12	69	ONSITE	PRESERVE	BLEEDING CANKOR ON TRUNK.
6639	*ULMUS AMERICANA*	AMERICAN ELM	10	10	69	ONSITE	PRESERVE	
6640	*ULMUS AMERICANA*	AMERICAN ELM	11	8	72	ONSITE	PRESERVE	
6641	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	33 / 49.5	18	66	ONSITE	PRESERVE	CENTRAL LEADER FAILED RESULTING IN LARGE STUB WITH CAVITY EXPOSING DECAY REMAINING. LARGE DEAD SCAFFOLD BRANCH.
6642	*ULMUS AMERICANA*	AMERICAN ELM	15	16	69	ONSITE	PRESERVE	
6643	*ULMUS AMERICANA*	AMERICAN ELM	11	16	69	ONSITE	REMOVE	CENTRAL SCAFFOLD BRANCH DEAD. UNEVEN CANOPY STRUCTURE.
6644	*QUERCUS VELUTINA*	BLACK OAK	33 / 49.5	22	66	ONSITE	REMOVE	2 LARGE SCAFFOLD BRANCHES DEAD. CENTEAL LEADER IN CROWN IS DEAD. UNEVEN CANOPY STRUCTURE.
6645	*QUERCUS VELUTINA*	BLACK OAK	13	9	56	ONSITE	PRESERVE	LARGE CAVITY IN ROOT FLARE EXPOSING HEART ROT. UNEVEN CANOPY STRUCTURE. 3 LARGE DEAD BRANCHES. VINES GROWING INTO CANOPY. LARGE OLD WOUND EXPOSING DECAY IN UPPER HALF OF TRUNK.
6646	*QUERCUS FALCATA*	SOUTHERN RED OAK	24	16	69	ONSITE	REMOVE	
6647	*PRUNUS SEROTINA*	BLACK CHERRY	7	7	69	ONSITE	PRESERVE	VINES GROWING UP TRUNK AND THROUGHOUT CANOPY. SMALL OLD WOUNDS ON TRUNK EXPOSING HEARTWOOD.
6648	*QUERCUS ALBA*	WHITE OAK	42 / 63	12	69	ONSITE	REMOVE	INCLUDED BARK IN MAIN TRUNK UNION. 3 LARGE DEAD BRANCHES.
6649	*CARYA GLABRA*	PIGNUT HICKORY	28	24	69	ONSITE	REMOVE	3 STUBBED OFF SCAFFOLD BRANCHES AND 1 STUB FROM BRANCH FAILING.
6650	*MORUS ALBA*	WHITE MULBERRY	5	10	0	ONSITE	REMOVE	
6651	*MORUS ALBA*	WHITE MULBERRY	14	10	66	ONSITE	REMOVE	MULTISTEMMED. 1 LARGE GIRDLING ROOT. VINES GROWING THROUGHOUT CANOPY. SCAFFOLD BRANCH WITH OLD WOUND FROM PRIOR STORM DAMAGE.
6652	*PINUS VIRGINIANA*	VIRGINIA PINE	10	12	69	ONSITE	REMOVE	
6653	*FRAXINUS AMERICANA*	WHITE ASH	8	10	72	ONSITE	REMOVE	VINES GROWING THROUGHOUT CANOPY.
6654	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	7	7	69	ONSITE	REMOVE	OLD WOUND ON SURFACE ROOTS EXPOSING DECAY.
6655	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	7	7	66	ONSITE	REMOVE	SOIL ERODED AROUND ROOTS. OLD WOUNDS ON SURFACE ROOTS EXPOSING HEARTWOOD. 1 DEAD SCAFFOLD BRANCH.
6656	*QUERCUS VELUTINA*	BLACK OAK	24	15	53	ONSITE	REMOVE	LEANING TOWARDS BASEBALL FIELD. TOP HALF OF CROWN IS DEAD. DECAY/ HEART ROT PRESENT IN UPPER TRUNK.
6657	*QUERCUS ALBA*	WHITE OAK	22	19	72	ONSITE	PRESERVE	
6658	*QUERCUS ALBA*	WHITE OAK	32 / 48	18	75	ONSITE	REMOVE	
6659	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	17	9	50	ONSITE	REMOVE	CANOPY ALMOST ENTIRLY DEAD. ONLY EPICORMIC BRANCHES AND LOWER LATERALS ALIVE.
6660	*QUERCUS ALBA*	WHITE OAK	9	8	69	ONSITE	PRESERVE	TERMINAL LEADER DEAD. ROT PRESENT IN UPPER TRUNK. UNEVEN CANOPY STRUCTURE.
6661	*MORUS ALBA*	WHITE MULBERRY	29	16	69	ONSITE	REMOVE	LARGE PIECE OF CONCRETE ON ROOT FLARE. 4 LARGE DEAD SCAFFOLD BRANCHES.
6662	*MORUS ALBA*	WHITE MULBERRY	12	10	66	ONSITE	REMOVE	LARGE PIECE OF CONCRETE ON ROOT FLARE. LARGE GIRDLING ROOT. OLD PRUNING CUTS HEALING OVER.
6663	*CARYA GLABRA*	PIGNUT HICKORY	34 / 51	19	69	ONSITE	REMOVE	
6664	*ACER RUBRUM*	RED MAPLE	18	16	63	ONSITE	REMOVE	LAWN MOWER DAMAGE TO SURFACE ROOTS. TIP DIE BACK IN CROWN. UNEVEN CANOPY STRUCTURE.
6665	*ULMUS PUMILA*	SIBERIAN ELM	20	18	72	ONSITE	REMOVE	
6666	*ACER PLATANOIDES*	NORWAY MAPLE	10	5	72	ONSITE	PRESERVE	
6667	*QUERCUS RUBRA*	NORTHERN RED OAK	21	12	72	ONSITE	REMOVE	
6668	*PRUNUS SEROTINA*	BLACK CHERRY	17	18	63	ONSITE	REMOVE	MULTI-STEMMED. 1 LEADER MOSTLY DEAD. FUNGAL FRUITING BODIES ON TRUNK. 5 DEAD SCAFFOLD BRANCHES.
6669	*MORUS ALBA*	WHITE MULBERRY	9	8	66	ONSITE	REMOVE	BLEEDING CANKORS ON TRUNK. CROWN GROWING INTO ADJACENT TREES.
6670	*MORUS ALBA*	WHITE MULBERRY	24	16	59	ONSITE	REMOVE	CAVITY IN BASE OF TRUNK WHICH TRAVELS UP TRUNK. EROSION OF SOIL AROUND ROOTS. 3 DEAD SCAFFOLD BRANCHES. BRANCHES ON FIELD SIDE OF CROWN POORLY PRUNED AND STUBBED.

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02-17-2025
Date:

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SPECIAL USE PERMIT NO. 2025-10001
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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COMMONWEALTH OF VIRGINIA
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04/10/2025
PROFESSIONAL ENGINEER

GEORGE MASON ELEMENTARY SCHOOL
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
		PRELIMINARY DSUP VERIFICATION SUBMISSION 2
	02/17/25	PRELIMINARY DSUP VERIFICATION SUBMISSION
	01/06/25	PRELIMINARY DSUP SUBMISSION
	04/10/25	

PROJECT No.: 24005288.00
DRAWING No.: 113822
DATE: 03/21/2025
SCALE: N/A
DESIGN: QCN
DRAWN: QCN
CHECKED: EG/JM

SHEET TITLE:
TREE AND VEGETATION PROTECTION PLAN TABULATIONS

SHEET No.
C203

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TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	COMMENTS
6671	*MORUS ALBA*	WHITE MULBERRY	12	5	25	ONSITE	REMOVE	DEAD
6672	*ACER PLATANOIDES*	NORWAY MAPLE	8	11	63	ONSITE	REMOVE	MULTI-STEMMED. SOIL ERODED AROUND ROOTS. 2 OLD WOUNDS ON TRUNK EXPOSING DECAY IN HEARTWOOD. LAWN MOWER DAMAGE TO SURFACE ROOTS.
6673	*MORUS ALBA*	WHITE MULBERRY	14	7	66	ONSITE	REMOVE	TRUNK RUBBING AGAINST ADJACNT CHERRY TREE. OLD PRUNING CUTS HEALING OVER. BLEEDING CANKOR ON TRUNK FROM WHERE OLD BRANCH DIED.
6674	*QUERCUS MONTANA*	CHESTNUT OAK	24	20	66	ONSITE	REMOVE	SOIL EROSION AROUND ROOTS, DAMAGE TO ROOT FLARE AND SURFACE ROOTS EXPOSING DECAY.
6675	*QUERCUS MONTANA*	CHESTNUT OAK	36 / 54	20	63	ONSITE	REMOVE	SEVER EROSION OF SOIL AROUND ROOTS. LARGE OLD WOUNDS ON SURFACE ROOTS EXPOSING DECAY.UNEVEN CANOPY STRUCTURE. 3 LARGE DEAD BRANCHES.
6676	*QUERCUS VELUTINA*	BLACK OAK	18	14	66	ONSITE	PRESERVE	EXISTING BLACK CHERRY RUBBING TRUNK. 4 LARGE DEAD BRANCHES. UNEVEN CANOPY STRUCTURE. LEANING TOWARDS ADJACENT PROPERTY.
6677	*NYSSA SYLVATICA*	BLACKGUM	8	0	72	ONSITE	REMOVE	
6678	*QUERCUS ALBA*	WHITE OAK	26	22	72	ONSITE	REMOVE	
6679	*QUERCUS ALBA*	WHITE OAK	8	10	72	ONSITE	REMOVE	
6680	*QUERCUS MONTANA*	CHESTNUT OAK	12	25	63	ONSITE	REMOVE	NEW MECHANICAL DAMAGE TO SURFACE ROOTS. UNEVEN CANOPY STRUCTURE WITH MAJOR LEAN TOWARDS FIELD.
6681	*QUERCUS ALBA*	WHITE OAK	19	40	69	ONSITE	REMOVE	1 LARGE GIRDLING ROOT. LAWN MOWER DAMAGE TO SURFACE ROOTS. UNEVEN CNOPY STRUCTURE.
6682	*QUERCUS MONTANA*	CHESTNUT OAK	27	26	66	ONSITE	REMOVE	CAVITY PRESENT AT ROOT FLARE. 4 DEAD SCAFFOLD BRANCH. OLD WOUNDS ON TRUNK FROM PREVIOUS DEAD BRANCHES FALLING OFF.
6683	*QUERCUS ALBA*	WHITE OAK	29	22	69	ONSITE	REMOVE	2 SMALL GIRDLING ROOTS. ROOTS AND ROOT FLARE BEGINNING TO BREAK ADJACENT ASPHALT PATH.
6684	*ACER RUBRUM*	RED MAPLE	7	8	66	ONSITE	REMOVE	LOCATED IN PLAYGROUND. MAJORITY OF ROOTS COVERED WITH PLAYGROUND SURFACE. GIRDLING ROOTS. LARGE OLD WOUND EXPOSING HEART WOOD AT ROOTFLARE. OLD WOUNDS ON TRUNK.
6685	*QUERCUS PALUSTRIS*	PIN OAK	8	14	69	ONSITE	REMOVE	LOCATED IN PLAYGROUND. MAJORITY OF ROOTS COVERED WITH PLAYGROUND SURFACE.
6686	*PRUNUS SERRULATA*	KWANZAN CHERRY	12	9	66	ONSITE	REMOVE	IN RAISED PLANTER. OLD WOUNDS ON SURFACE ROOTS EXPOSING HEART ROT. 2 LARGE OLD PRUNING CUTS EXPOSING HEARTWOOD.
6687	*PRUNUS SERRULATA*	KWANZAN CHERRY	7	5	66	ONSITE	REMOVE	IN RAISED PLANTER. 2 LARGE OLD WOUNDS EXPOSING HEART ROT IN ROOT FLARE.LARGE OLD WOUND ON SCAFFOLD BRANCH EXPOSING HEARTWOOD.
6688	*CATALPA SPECIOSA*	NORTHERN CATALPA	21	10	59	ONSITE	REMOVE	EXISTING FENCE GOING THROUGH CENTER OF TRUNK. BURL/DECAY PRESENT ON ROOT FLARE RUBBING UP AGAINST CONCRETE PAD. LARGE OLD WOUND ON TRUNK EXPOSING HEART ROT. UNEVEN CANOPY STRUCTURE. DEAD SCAFFOLD BRANCH.
6689	*ULMUS AMERICANA*	AMERICAN ELM	15	24	63	ONSITE	REMOVE	1 GIRDLING ROOT. TRUNK GROWING AROUND EXISTING FENCE POST. HEAVY LEAN TOWARDS BUILDING.
6690	*ULMUS PARVIFOLIA*	CHINESE ELM	6	12	69	ONSITE	PRESERVE	SCAFFOLD BRANCHES SEVERLY CUT BACK/STUBBED FOR TELEPHONE POLE CLEARANCE. UNEVEN CANOPY STRUCTURE.
6700	*BETULA NIGRA*	RIVER BIRCH	4	8	72	ONSITE	REMOVE	
6805	*UNIDENTIFIED*	DEAD TREE	6	6	25	ONSITE	REMOVE	
6806	*UNIDENTIFIED*	DEAD TREE	6	5	56	ONSITE	REMOVE	
6807	*MORUS ALBA*	WHITE MULBERRY	24	25	69	ONSITE	PRESERVE	3 LARGE DEAD SCAFFOLD BRANCHES. LARGE STUB REMAINING FROM IMPROPER PRUNING. LARGE OLD WOUND IN UPPER CANOPY EXPOSING HEART WOOD FROM PAST STORM DAMAGE.
6808	*NYSSA SYLVATICA*	BLACKGUM	14	30	69	ONSITE	PRESERVE	CO-DOMINANT STRUCTURE WITH 2 TRUNKS. VINES GROWING UP TRUNK AND INTO CANOPY.
6809	*NYSSA SYLVATICA*	BLACKGUM	19	26	66	ONSITE	PRESERVE	UNEVEN CANOPY STRUCTURE. VINES GROWING UP TRUNK AND INTO CANOPY. 1 LARGE DEAD SCAFFOLD BRANCH.
6991	*ULMUS PARVIFOLIA*	CHINESE ELM	14	15	69	OFF SITE	PRESERVE	DEAD BRANCHES THROUGHOUT CANOPY. NEW TRUNK DAMAGE EXPOSING HEARTWOOD.
6992	*QUERCUS PALUSTRIS*	PIN OAK	11	16	72	OFF SITE	PRESERVE	
9481	*ACER PLATANOIDES*	NORWAY MAPLE	8	17	69	ONSITE	PRESERVE	
9482	*QUERCUS VELUTINA*	BLACK OAK	8	20	69	ONSITE	PRESERVE	LARGE PIECE OF CONCRETE ON ROOT FLARE. UNEVEN CANOPY STRUCTURE.
9483	*CARYA TOMENTOSA*	MOCKERNUT HICKORY	11	15	72	ONSITE	PRESERVE	
9484	*ACER PLATANOIDES*	NORWAY MAPLE	10	12	69	ONSITE	PRESERVE	2 LARGE PIECES OF CONCRETE ON ROOTS AND ROOT FLARE.
9485	*CARYA GLABRA*	PIGNUT HICKORY	11	12	69	ONSITE	PRESERVE	LOWER BRANCHES TOUCHING ADJACENT ROOF. SMALL GIRDLING ROOT FROM ADJACENT BOXWOOD.
9486	*CARYA GLABRA*	PIGNUT HICKORY	4	7	75	ONSITE	PRESERVE	
9487	*CARYA GLABRA*	PIGNUT HICKORY	3	10	69	ONSITE	PRESERVE	
9488	*QUERCUS ALBA*	WHITE OAK	16	12	72	ONSITE	REMOVE	
9489	*CATALPA SPECIOSA*	NORTHERN CATALPA	9	15	72	ONSITE	PRESERVE	
9490	*QUERCUS ALBA*	WHITE OAK	17	15	75	ONSITE	PRESERVE	
9491	*QUERCUS ALBA*	WHITE OAK	18	14	69	ONSITE	PRESERVE	LAWN MOWER DAMAGE TO SURFACE ROOTS. INCLUDED BARK IN MAIN SCAFFOLD BRANCH UNION.

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	COMMENTS
9492	*MORUS ALBA*	WHITE MULBERRY	5	12	69	ONSITE	PRESERVE	
9493	*MORUS ALBA*	WHITE MULBERRY	6	12	69	ONSITE	PRESERVE	BLEEDING CANKOR IN HEALED OVER WOUND WHICH TRAVELS ENTIRE LENGTH OF TRUNK.1 DEAD SCAFFOLD BRANCH.
9494	*CUPRESSOCYPARIS LEYLANDII*	LEYLAND CYPRESS	14	10	69	ONSITE	PRESERVE	
9495	*CUPRESSOCYPARIS LEYLANDII*	LEYLAND CYPRESS	8	5	59	ONSITE	PRESERVE	VERY LARGE OLD WOUND ALONG UPPER 2/3 OF TRUNK EXPOSING HEART ROT. UPPER 1/4 OF MAIN LEADER DEAD. LARGE OLD WOUND ON SECONDARY LEADER EXPOSING HEART ROT. OLD NAILS HAMMERED INTO TRUNK.
9496	*CUPRESSOCYPARIS LEYLANDII*	LEYLAND CYPRESS	15	6	63	ONSITE	PRESERVE	SOIL EROSION AROUND ROOTS. UNEVEN CANOPY STRUCTURE. TOP 1/4 OF CROWN DEAD. LARGE OLD WOUND AT THE BASE OF TRUNK EXPOSING HEARTWOOD.OLD NAILS HAMMERED INTO TRUNK.
9497	*CUPRESSOCYPARIS LEYLANDII*	LEYLAND CYPRESS	11	7	72	ONSITE	PRESERVE	
9498	*CUPRESSOCYPARIS LEYLANDII*	LEYLAND CYPRESS	14	10	63	ONSITE	PRESERVE	SOIL EROSION AROUND ROOTS. UNEVEN CANOPY STRUCTURE. TOP 1/3 OF CROWN DEAD.
9619	*PRUNUS SEROTINA*	BLACK CHERRY	11	23	63	ONSITE	REMOVE	MULTI-STEMMED. 2 SMALL CAVITIES ON TRUNK WITH FRAS PRESENT. 3 LARGE DEAD SCAFFOLD BRANCHES. SMALL DEAD BRANCHES THROUGHOUT CROWN.
9620	*CHAMAECYPARIS THYOIDES*	ATLANTIC WHITE CEDAR	24	15	59	ONSITE	REMOVE	LARGE OLD WOUND IN ROOT FLARE EXPOSING DECAY. 2 GIRDLING ROOTS. LAWN MOWER DAMAGE TO SURFACE ROOTS. OLD PRUNING CUTS HEALING OVER. TIP DIE BACK THROUGHOUT CANOPY.
9621	*CHAMAECYPARIS THYOIDES*	ATLANTIC WHITE CEDAR	8	10	59	ONSITE	REMOVE	HALF OF TREE WAS PREVIOUS REMOVED. 1/3 OF REMAINING TRUNK DOES NOT HAVE BARK AND IS EXPOSING HEARTWOOD. DEFOLIATION OCCURING IN UPPER CANOPY. 3 OLD WOUNDS EXPOSING HEARTWOOD ON UPPER TRUNK.
9622	*TSUGA CANADENSIS*	EASTERN HEMLOCK	9	13	63	ONSITE	REMOVE	SMALL OLD WOUND ON ROOT FLARE. BOTH LEADERS HAVE BEEN TOPPED. DECAY PRESENT IN LARGER LEADER. LARGE OLD WOUND PRESENT ON TRUNK.
9623	*CHAMAECYPARIS THYOIDES*	ATLANTIC WHITE CEDAR	22	10	59	ONSITE	REMOVE	LARGE OLD WOUND ON TRUNK EXPOSING HEARTWOOD WITH EXISTING CRACK. ONE SECONDARY LEADER'S TERMINAL BRANCH IS DEFOLIATING. OTHER SECONDARY LEADER WAS PREVIOUSLY TOPPED. SMALL BRANCHES BEGINNING TO DEFOLIATE.
9624	*TSUGA CANADENSIS*	EASTERN HEMLOCK	10	10	66	ONSITE	REMOVE	OLD WOUND ON TRUNK EXPOSING HEART WOOD. TREE WAS PREVIOUSLY TOPPED.
9625	*ULMUS AMERICANA*	AMERICAN ELM	47 / 70.5	35	66	ONSITE	PRESERVE	SOIL ERODED/COMPACTED AROUND ROOTS. 5 GIRDLING ROOTS. LAWN MOWER DAMAGE TO SURFACE ROOTS. OLD PRUNING CUTS HEALING OVER AND EXPOSING HEART WOOD.
9626	*ULMUS AMERICANA*	AMERICAN ELM	21	20	59	ONSITE	REMOVE	1 LARGE GIRDLING ROOT. 1/2 CROWN REMOVED BY PRUNING. 2 LARGE PRUNING CUTS HALF WAY UP TRUNK. REMAINING SCAFFOLD BRANCHES STUBED OFF. FUNGAL FRUITING BODIES PRESENT AROUND LARGE OLD PRUNING CUT. SCAFFOLD BRANCH RUBBING SCAFFOLD BRANCH FROM ADJACENT ELM.
9627	*CARYA CORDIFORMIS*	BITTERNUT HICKORY	19	20	56	ONSITE	REMOVE	LAWN MOWER DAMAGE TO SURFACE ROOTS. 1 LARGE GIRDLING ROOT. OLD PRUNING CUTS HEALING OVER. 2 SMALL OLD WOUNDS ON TRUNK FROM MECHANICAL DAMAGE.
9628	*QUERCUS PHELLOS*	WILLOW OAK	19	20	69	ONSITE	REMOVE	2 SMALL AND 2 LARGE GIRDLING ROOTS. OLD PRUNING CUTS HEALING OVER.
9629	*QUERCUS PHELLOS*	WILLOW OAK	23	30	69	ONSITE	REMOVE	1 LARGE AND 2 SMALL GIRDLING ROOTS. OLD PRUNING CUTS HEALING OVER.
9630	*QUERCUS PHELLOS*	WILLOW OAK	20	20	69	ONSITE	REMOVE	7+ GIRDLING ROOTS. LAWN MOWER DAMAGE TO SURFACE ROOTS. SOIL ERODED OR COMPACTED AROUND ROOTS.
9631	*QUERCUS PHELLOS*	WILLOW OAK	22	20	72	ONSITE	REMOVE	
9632	*TILIA AMERICANA*	BASSWOOD	9	13	66	ONSITE	REMOVE	1 SMALL GIRDLING ROOT. OLD PRUNING CUTS HEALING OVER ON TRUNK. INCLUDED BARK IN TERMINAL BRANCH UNION.
9633	*QUERCUS ALBA*	WHITE OAK	14	17	72	ONSITE	REMOVE	
9634	*QUERCUS FALCATA*	SOUTHERN RED OAK	33 / 49.5	32	66	ONSITE	PRESERVE	LAWN MOWER DAMAGE TO SURFACE ROOTS. 2 LARGE GIRDLING ROOTS. LARGE OLD WOUND EXPOSING DECAY AT BASE OF TRUNK. LARGE OLD PRUNING WOUND IN UPPER TRUNK/CANOPY EXPOSING HEARTWOOD.
9635	*ILEX OPACA*	AMERICAN HOLLY	18	15	69	ONSITE	REMOVE	2 SMALL GIRDLING ROOTS. UNEVEN CANOPY STRUCTURE.
9636	*ILEX OPACA*	AMERICAN HOLLY	34 / 51	15	69	ONSITE	REMOVE	INCLUDED BARK IN TRUNK UNION. SMALL OLD WOUND HALFWAY UP TRUNK. TRUNK GREW AROUND OLD WIRE.
9637	*STYPHNOLOBIUM JAPONICUM*	SOPHORA	15	17	59	ONSITE	PRESERVE	LAWNMOWER DAMAGE TO SURFACE ROOTS. LARGE OLD WOUND AT BASE OF TRUNK EXPOSING HEART ROT. 2 LARGE DEAD SCAFFOLD BRANCHES. SMALL DEAD BRACHES THROUGHOUT CROWN.
9638	*QUERCUS PHELLOS*	WILLOW OAK	22	22	66	ONSITE	REMOVE	WALKING PATH EDGE LINE INSTALLED ON EDGE OF ROOT FLARE. 1 GIRDLING ROOT. SMALL OLD WOUND ON TRUNK EXPOSING HEARTWOOD. OLD PRUNING CUTS HEALING OVER.

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02-17-2025
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DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
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INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

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COMMONWEALTH OF VIRGINIA
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04/10/2025
PROFESSIONAL ENGINEER

GEORGE MASON ELEMENTARY SCHOOL
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	04/10/25	PRELIMINARY DSUP VERIFICATION SUBMISSION 2
	02/17/25	PRELIMINARY DSUP VERIFICATION SUBMISSION
	01/06/25	PRELIMINARY DSUP SUBMISSION

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SHEET TITLE:
TREE AND VEGETATION PROTECTION PLAN TABULATIONS

SHEET No.
C204

P:\Projects\24005288.00\113822 PRELIM DSUP\C202 EXISTING TREE EXHIBIT.dwg, 4/7/2025 6:05:36 AM, August Himmelsbach,

A) STANDARD TREE PRESERVATION NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS WITH PRESERVATION AREAS

1) VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL CONTINUOUSLY RECEIVE AN ENHANCED LEVEL OF MAINTENANCE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

A. MAINTENANCE SHALL BE PRO-ACTIVE.

B. MAINTENANCE OPERATIONS SHALL AGGRESSIVELY MONITOR THE HEALTH, GROWTH AND VIGOR OF VEGETATION AND PRESCRIBE SELECTIVE PRUNING, REMOVAL OF VOLUNTEER AND/OR INVASIVE SPECIES, WATERING, FERTILIZATION AND INSTALLATION OF MULCH/TOPDRESSING.

C. WHEN PRESERVED VEGETATION IS LOCATED ON CITY PROPERTY, MAINTENANCE SHALL BE PERFORMED TO THE SATISFACTION OF THE CITY.

2) AREAS DESIGNATED FOR PROTECTION AND/OR PRESERVATION OF VEGETATION SHALL NOT BE ENTERED OR UTILIZED (APPROVED MAINTENANCE PROCEDURES AND WATERING EXCEPTED) THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. PROHIBITED ITEMS/ ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO:

A. MODIFYING SITE TOPOGRAPHY IN A MANNER THAT DIRECTLY OR INDIRECTLY ALTERS EXISTING SITE DRAINAGE WITHIN PROTECTION ZONE INCLUDING TRENCHING OR GRADING OPERATIONS AND PLACING, STORING OR STOCKPILING SOIL OR CONSTRUCTION RELATED SUPPLIES.

B. FELLING AND STORING VEGETATION. III. INCINERATING MATERIALS WITHIN OR IN CLOSE PROXIMITY.

C. OPERATING MACHINERY OR EQUIPMENT, INCLUDING VEHICLE/EQUIPMENT PARKING OR STORAGE.

D. TEMPORARY OR PERMANENT UTILITY CONSTRUCTION, PAVING OR IMPERVIOUS SURFACE INSTALLATION.

E. DISPOSAL OF DEBRIS OR CHEMICALS. VII. TEMPORARY FACILITIES OR OCCUPATION BY WORK FORCE.

F. STORAGE OF CONSTRUCTION MATERIALS OR WASTE.

A STANDARD TREE PRESERVATION NOTES
NOT TO SCALE

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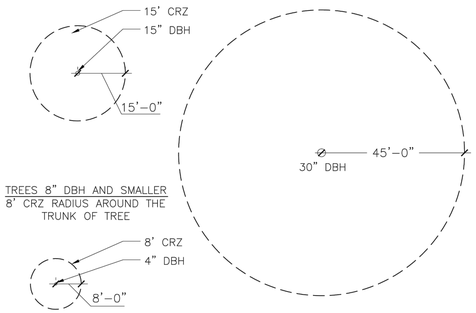
CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE:
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Source: CITY OF ALEXANDRIA	STANDARD TREE PRESERVATION PLAN NOTES
Approved by: COA	
1 OF 1	Date drawn: 12/02/2019 — LD 017

TREES 8.1"–29.9" DBH
1" DBH = 1' CRZ RADIUS

TREES 30" DBH OR GREATER OR
TREES DESIGNATED AS SPECIMEN TREES
1" DBH = 1.5' CRZ RADIUS



NOTES:
1. GRAPHICALLY, THE CRITICAL ROOT ZONE (CRZ) IS REPRESENTED AS A CIRCULAR REGION MEASURED OUTWARD FROM A TREE TRUNK REPRESENTING THE AREA OF ROOTS THAT MUST BE MAINTAINED OR PROTECTED FOR THE TREE'S SURVIVAL.
2. PLOT ACCURATE TRUNK LOCATIONS OF ALL TREES GREATER THAN 2" DIAMETER AT 54" ABOVE GRADE AND/OR TREE STANDS WITHIN DEVELOPMENT AREAS ON ALL PLANS FOR THE PROJECT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.
3. PLOT ACCURATE TRUNK LOCATIONS OF OFFSITE TREES WHICH WILL HAVE THEIR CRZ AFFECTED BY DEVELOPMENT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.

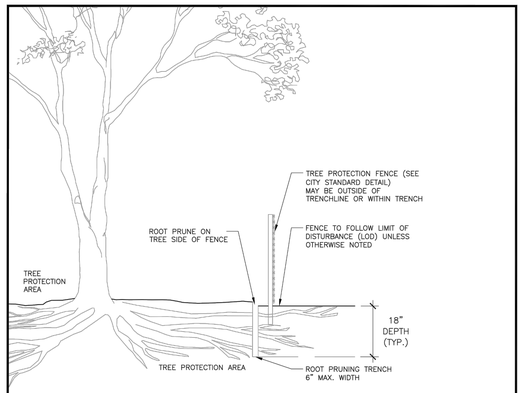
A TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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Source: CITY OF ALEXANDRIA	CRITICAL ROOT ZONE
Approved by: COA	
1 OF 1	Date drawn: 01/01/19 — LD 015



NOTES
1. ROOT PRUNING SHALL BE DONE WITH TRENCHER OR VIBRATORYPLOW TO DEPTH OF 18". ROOTS OVER 1.5" IN DIAMETER SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT, WHICH IS STILL ATTACHED TO THE TREE. DO NOT BREAK OR CHOP. DO NOT PAINT THE CUT ROOT END. IF EXCAVATION IS FOR INSTALLATION OF UNDERGROUND UTILITIES, LEAVE THE ROOT INTACT AND THREAD THE LINES UNDERNEATH.
2. ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING AND SHALL BE APPROVED BY CITY STAFF.
3. ROOT PRUNING SHALL BE CONDUCTED WITH THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. CERTIFICATION SHALL BE PROVIDED TO THE CITY UPON COMPLETION.
4. BACKFILL THE ROOT–PRUNING TRENCH WITH APPROVED LOOSE TOPSOIL MIX AND TOP WITH 3–4" BARK MULCH AND MARK LOCATION FOR FUTURE REFERENCE. SILT FENCE MAY BE INSTALLED IN TRENCH PRIOR TO BACKFILLING AS LONG AS THE TRENCH IS NOT OPEN FOR LONGER THAN 48 HOURS WITHOUT WATERING.
5. ROOT PRUNING WORK SHALL NOT BE DONE WHEN MORE THAN THE TOP 1 INCH OF SOIL IS FROZEN. ROOT PRUNING SHALL NOT BE UNDERTAKEN WHEN THE SOIL IS WET AND CONDITIONS ARE MUDDY.
6. CITY OF ALEXANDRIA STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO TRENCHING AND WHEN ALL ROOT PRUNING AND TREE PROTECTION FENCE INSTALLATION IS COMPLETE.

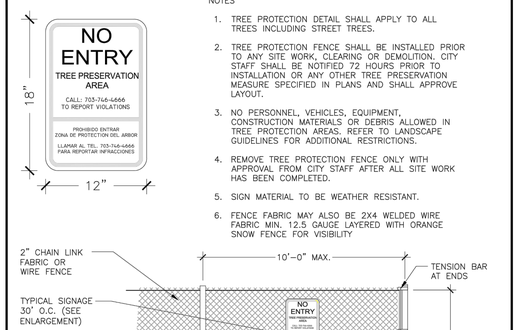
A ROOT PRUNING
NOT TO SCALE

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STANDARD LANDSCAPE DETAILS
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Source: CITY OF ALEXANDRIA	ROOT PRUNING
Approved by: COA	
1 OF 1	Date drawn: 01/01/19 — LD 015



NOTES
1. TREE PROTECTION DETAIL SHALL APPLY TO ALL TREES INCLUDING STREET TREES.
2. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. CITY STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION OR ANY OTHER TREE PRESERVATION MEASURE SPECIFIED IN PLANS AND SHALL APPROVE LAYOUT.
3. NO PERSONNEL, VEHICLES, EQUIPMENT, CONSTRUCTION MATERIALS OR DEBRIS ALLOWED IN TREE PROTECTION AREAS. REFER TO LANDSCAPE GUIDELINES FOR ADDITIONAL RESTRICTIONS.
4. REMOVE TREE PROTECTION FENCE ONLY WITH APPROVAL FROM CITY STAFF AFTER ALL SITE WORK HAS BEEN COMPLETED.
5. SIGN MATERIAL TO BE WEATHER RESISTANT.
6. FENCE FABRIC MAY ALSO BE 2X4 WELDED WIRE FABRIC MIN., 12.5 GAUGE LAYERED WITH ORANGE SNOW FENCE FOR VISIBILITY

A TREE PROTECTION FENCE
NOT TO SCALE

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Source: CITY OF ALEXANDRIA	TREE PROTECTION FENCE
Approved by: COA	
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TREE AND VEGETATION PROTECTION PLAN NOTES AND DETAILS

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C206

P:\Projects\24005288.00\113822 PRELIM DSUP\C202 EXISTING TREE EXHIBIT.dwg, 4/7/2025 6:05:56 AM, August Himmelkamp,

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	COMMENTS
9639	*TAXODIUM DISTICHUM*	BALD CYPRESS	8	10	72	ONSITE	REMOVE	
9640	*TAXODIUM DISTICHUM*	BALD CYPRESS	9	12	72	ONSITE	REMOVE	
9641	*PRUNUS SEROTINA*	BLACK CHERRY	13	15	69	ONSITE	REMOVE	EXISTING WOOD PANEL FENCE WITHIN 1 FOOT OF ROOT FLARE.
9642	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	10	69	ONSITE	REMOVE	STAKING CABLE WAS NEVER REMOVED AND IS NOW BEGINNING TO GIRDLE TREE. SCAFFOLD BRANCHES POORLY PRUNED AND STUBBED OFF ALONG PATH.
9643	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	10	69	ONSITE	REMOVE	STAKING CABLE WAS NEVER REMOVED AND IS NOW BEGINNING TO GIRDLE TREE.
9644	*ULMUS AMERICANA*	AMERICAN ELM	11	16	69	ONSITE	REMOVE	LARGE GIRDLING ROOT. UNEVEN CANOPY STRUCTURE. INTERNAL EPICORMIC GROWTH IN CANOPY.
9645	*JUGLANS NIGRA*	BLACK WALNUT	14	17	69	ONSITE	REMOVE	OLD IRON PIPE RIGHT ON ROOT FLARE. SLIGHT LEAN TOWARDS PARKING LOT. SMALL DEAD BRANCHES THROUGHOUT CANOPY.
9646	*QUERCUS ALBA*	WHITE OAK	27	25	72	ONSITE	REMOVE	
9647	*QUERCUS ALBA*	WHITE OAK	13	9	69	ONSITE	REMOVE	4 OLD WOUNDS ON ROOTFLARE. INSECT EXIT HOLES AND FRAS PRESENT AROUND WOUNDS.
9648	*QUERCUS ALBA*	WHITE OAK	8	10	69	ONSITE	REMOVE	1 LARGE AND 2 SMALL WOUNDS ON ROOT FLARE EXPOSING HEARTWOOD.
9649	*QUERCUS ALBA*	WHITE OAK	8	8	66	ONSITE	REMOVE	LAWN MOWER DAMAGE TO SURFACE ROOTS. SMALL OLD WOUND ON TRUNK. TERMINAL BRANCH REMOVED.
9650	*CARYA GLABRA*	PIGNUT HICKORY	7	10	75	ONSITE	REMOVE	
9651	*QUERCUS ALBA*	WHITE OAK	14	9	69	ONSITE	PRESERVE	LAWN MOWER DAMAGE TO ROOT FLARE. CENTRAL SCAFFOLD BRANCH STUBBED OFF.
9652	*QUERCUS ALBA*	WHITE OAK	16	13	69	ONSITE	PRESERVE	LAWN MOWER DAMAGE TO SURFACE ROOTS. UPPER CANOPY SCAFFOLD BRANCHES STUBBED FROM PRIOR REDUCTION PRUNE.
9653	*QUERCUS ALBA*	WHITE OAK	11	10	75	ONSITE	PRESERVE	
9654	*NYSSA SYLVATICA*	BLACKGUM	8	9	66	ONSITE	PRESERVE	LARGE OLD CAVITY IN ROOT FLARE EXPOSING HEART ROT. TIP DIE BACK IN UPPER CANOPY.
9655	*QUERCUS ALBA*	WHITE OAK	18	20	63	ONSITE	REMOVE	OLD WOUND ON ROOT FLARE FROM MECHANICAL DAMAGE. UNEVEN CANOPY STRUCTURE. UPPER CANOPY OVER PRUNED, WITH SCAFFOLD BRANCHES STUBBED OFF.
9656	*QUERCUS ALBA*	WHITE OAK	7	11	66	ONSITE	PRESERVE	UNEVEN CANOPY STRUCTURE. TERMINAL LEADER REMOVED LEAVING STUB. SMALL OLD WOUND ON ROOT FLARE.
9657	*QUERCUS ALBA*	WHITE OAK	20	25	66	ONSITE	PRESERVE	UNEVEN CANOPY STRUCTURE. UPPER CANOPY SCAFFOLD BRANCHES STUBBED OFF FROM PREVIOUS REDUCTION PRUNING.
9658	*QUERCUS ALBA*	WHITE OAK	9	10	69	ONSITE	PRESERVE	SMALL OLD WOUND IN ROOT FLARE. LARGE OLD WOUND ABOUT HALFWAY UP TRUNK EXPOSING HEART WOOD AND APPEARS TO BE SPREADING DUE TO BARK SLOUGHING BELOW WOUND.
9659	*QUERCUS ALBA*	WHITE OAK	9	11	72	ONSITE	PRESERVE	NEW DAMAGE TO TRUNK FROM TAG REMOVAL EXPOSING HEART WOOD AND BARK DAMAGE.
9660	*QUERCUS ALBA*	WHITE OAK	8	8	66	ONSITE	PRESERVE	LAWN MOWER DAMAGE TO SURFACE ROOTS. PREVIOUSLY TOPPED AND TERMINAL BRANCH REMOVED.
9661	*ACER PLATANOIDES*	NORWAY MAPLE	8	10	63	ONSITE	PRESERVE	LAWNMOWER DAMAGE TO SURFACE ROOTS EXPOSING HEART ROT IN ROOTS. OLD WOUND AT ROOT FLARE EXPOSING HEARTWOOD. BRANCH DIEBACK THROUGHOUT CROWN.
9662	*CARYA GLABRA*	PIGNUT HICKORY	10	14	69	ONSITE	PRESERVE	LARGE GIRDLING ROOT. LAWN MOWER DAMAGE TO SURFACE ROOTS.
9663	*QUERCUS ALBA*	WHITE OAK	12	10	69	ONSITE	PRESERVE	LAWN MOWER DAMAGE TO SURFACE ROOTS. BRANCH DIE BACK IN UPPER CANOPY.
9664	*QUERCUS ALBA*	WHITE OAK	9	10	75	ONSITE	PRESERVE	
9665	*QUERCUS ALBA*	WHITE OAK	7	11	66	ONSITE	PRESERVE	SMALL OLD CAVITY IN ROOT FLARE. TREE PREVIOUSLY TOPPED REMOVING TERMINAL BRANCH.
9666	*QUERCUS ALBA*	WHITE OAK	8	7	69	ONSITE	PRESERVE	
9667	*QUERCUS ALBA*	WHITE OAK	9	10	69	ONSITE	PRESERVE	UPPER CANOPY AND SCAFFOLD BRANCHES STUBBED OFF.
9668	*CARYA GLABRA*	PIGNUT HICKORY	8	8	69	ONSITE	PRESERVE	
9669	*QUERCUS ALBA*	WHITE OAK	13	7	59	ONSITE	PRESERVE	1/3 OF CANOPY REMOVED IN REDUCTION PRUNING. HEARTWOOD EXPOSED AT CUTS.
9670	*QUERCUS VELUTINA*	BLACK OAK	18	23	63	ONSITE	REMOVE	2 CENTRAL SCAFFOLD PREVIOUSLY PRUNED AND STUBBED OFF EXPOSING HEART ROT.UNEVEN CANOPY STRUCTURE. 2 OLD WOUNDS ON TRUNK EXPOSING HEART ROT AND CAVITY.
9671	*QUERCUS ALBA*	WHITE OAK	12	10	72	ONSITE	PRESERVE	
9672	*QUERCUS ALBA*	WHITE OAK	13	10	69	ONSITE	PRESERVE	
9673	*QUERCUS MONTANA*	CHESTNUT OAK	14	10	59	ONSITE	REMOVE	SECOND LEADER PREVIOUSLY REMOVED EXPOSING HEART ROT AND CAVITY. HALF OF CANOPY PREVIOUS REMOVED. 2 SCAFFOLD BRANCHES AND MINOR LATERALS REMAINING. OLD WOUND TO ROOT FLARE.
9674	*QUERCUS ALBA*	WHITE OAK	8	9	72	ONSITE	REMOVE	DAMAGE TO TRUNK FROM TAG REMOVAL EXPOSING HEART WOOD AND BARK DAMAGE.

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	COMMENTS
9675	*QUERCUS ALBA*	WHITE OAK	14	10	72	ONSITE	PRESERVE	2 GIRDLING ROOTS FROM INVASIVE VINES.
9676	*QUERCUS ALBA*	WHITE OAK	16	15	69	ONSITE	PRESERVE	LAWN MOWER DAMAGE TO SURFACE ROOTS. SMALL DEAD BRANCHES THROUGHOUT CROWN.
9678	*QUERCUS ALBA*	WHITE OAK	8	8	75	ONSITE	PRESERVE	
9679	*QUERCUS ALBA*	WHITE OAK	9	10	72	ONSITE	PRESERVE	
9680	*QUERCUS ALBA*	WHITE OAK	11	10	63	ONSITE	PRESERVE	1/4 - 1/3 OF UPPER CANOPY PREVIOUSLY REMOVED FROM REDUCTION PRUNING. LAWN MOWER DAMAGE TO SURFACE ROOTS.
9681	*CARYA GLABRA*	PIGNUT HICKORY	10	11	75	ONSITE	PRESERVE	
9682	*QUERCUS ALBA*	WHITE OAK	13	8	69	ONSITE	PRESERVE	
9683	*QUERCUS ALBA*	WHITE OAK	13	13	69	ONSITE	REMOVE	2 SMALL OLD WOUNDS AT ROOT FLARE EXPOSING HEARTWOOD. OLD PRUNING CUTS HEALING OVER ON TRUNK. 1 SMALL GIRDLING ROOT.
9684	*QUERCUS ALBA*	WHITE OAK	8	8	53	ONSITE	PRESERVE	CROWN REMOVED. ONLY TRUNK REMAINING WITH EPICORMIC SPROUTS.
9685	*QUERCUS ALBA*	WHITE OAK	16	15	69	ONSITE	REMOVE	
9686	*QUERCUS ALBA*	WHITE OAK	15	12	69	ONSITE	REMOVE	
9687	*QUERCUS ALBA*	WHITE OAK	11	22	69	ONSITE	REMOVE	
9688	*CARYA GLABRA*	PIGNUT HICKORY	15	15	69	ONSITE	REMOVE	LARGE OLD CAVITY AT BASE TRUNK EXPOSING HEARTWOOD.
9689	*QUERCUS ALBA*	WHITE OAK	22	11	72	ONSITE	PRESERVE	
9690	*CARYA GLABRA*	PIGNUT HICKORY	12	10	72	ONSITE	PRESERVE	LARGE DEAD SCAFFFOLD BRANCH.
9691	*CARYA GLABRA*	PIGNUT HICKORY	6	7	66	ONSITE	REMOVE	SMALL OLD CAVITY AT ROOT FLARE. OLD CABLE AROUND TRUNK. UNEVEN CANOPY STRUCTURE.
9692	*QUERCUS FALCATA*	SOUTHERN RED OAK	18	23	69	ONSITE	PRESERVE	
9693	*QUERCUS VELUTINA*	BLACK OAK	20	21	69	ONSITE	REMOVE	UNEVEN CANOPY STRUCTURE. 4 LARGE DEAD BRANCHES. LAWN MOWER DAMAGE TO SURFACE ROOTS.
9694	*NYSSA SYLVATICA*	BLACKGUM	12	22	69	ONSITE	REMOVE	LARGE OLD WOUND AT BASE OF TRUNK FROM FROM MECHANICAL DAMAGE EXPOSING HEARTWOOD AND WOUND APPEARS TO BE SPREADING AS BARK ABOVE WOUND IS BEGGINNING TO SLOUGH.
9695	*CUPRESSOCYPARIS LEYLANDII*	LEYLAND CYPRESS	11	9	72	ONSITE	PRESERVE	
9696	*CUPRESSOCYPARIS LEYLANDII*	LEYLAND CYPRESS	7	5	69	ONSITE	PRESERVE	
9697	*CUPRESSOCYPARIS LEYLANDII*	LEYLAND CYPRESS	14	8	69	ONSITE	PRESERVE	
9698	*CUPRESSOCYPARIS LEYLANDII*	LEYLAND CYPRESS	10	9	69	ONSITE	PRESERVE	
9099	*PRUNUS SEROTINA*	BLACK CHERRY	12	10	69	ONSITE	REMOVE	SOIL ERODED AROUND ROOTS. SEVERE TRUNK LEAN.
9299	*MORUS ALBA*	WHITE MULBERRY	10	10	59	ONSITE	REMOVE	HALF OF TREE PREVIOUSLY REMOVED AND HALF OF ROOT FLARE IS EXPOSING HEARTWOOD AND DECAY. OLD WOUND ON TRUNK EXPOSING HEARTWOOD. DECAY TRAVELING UP ALMOST ENTIRE LENGTH TRUNK. HEAVY LEAN TOWARDS FIELD.
9677	*QUERCUS ALBA*	WHITE OAK	9	20	75	ONSITE	PRESERVE	LOOK UP DBH AND CROWN FROM SURVEY

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TREE AND VEGETATION PROTECTION TABULATIONS

SHEET No.

C205

P:\Projects\24005288.001\113822 PRELIM DSUP\C202 EXISTING TREE EXHIBIT.dwg, 4/7/2025 6:05:48 AM, August Heinen&

LANDSCAPE MANAGEMENT PLAN FOR INVASIVE SPECIES ONSITE:

ORIENTAL BITTERSWEET (CELASTRUS ORBICULATUS)

YOUNG VINES SHOULD BE TREATED WITH AN HERBICIDE. FOLIAR TREATMENTS SHOULD OCCUR THREE TO FOUR TIMES PER SEASON, IDEALLY BETWEEN APRIL AND SEPTEMBER, FOR ABOUT THREE YEARS, OR UNTIL PLANT DEATH OCCURS.

VINES GROWING ON TREES SHOULD BE TREATED WITH THE STUMP CUT METHOD. THE VINE SHOULD BE CUT AS LOW TO THE GROUND AS POSSIBLE, AND THE STUMP SHOULD BE TREATED WITH AN HERBICIDE. THIS TREATMENT CAN OCCUR AT ANY TIME OF YEAR, AS LONG AS TEMPERATURES ARE ABOVE FREEZING, WITH SPRING AND SUMMER BEING THE MOST EFFECTIVE. CUT-STUMP METHODS OFTEN TAKE MORE THAN ONE YEAR TO REACH FULL EFFICACY, SO MULTI-YEAR MONITORING IS RECOMMENDED, BUT RE-TREATMENTS ARE ONLY RECOMMENDED IF IT APPEARS THAT PLANT DEATH HAS NOT FULLY OCCURRED AFTER THE FIRST SEASON. WHEN CUTTING VINES, A 'WINDOW' SHOULD BE CREATED, CUTTING THE VINE AS HIGH UP AS POSSIBLE AND AS LOW TO THE GROUND AS POSSIBLE. VINES SHOULD OTHERWISE NOT BE PULLED OUT OF TREES, AS THIS CAN DAMAGE THE TREE MORE THAN IF THE VINES ARE LEFT ALONE.

AUTUMN OLIVE (ELAEGNUS UMBELLATA)

AS AUTUMN OLIVE CAN VARY IN SIZE AND LOCATION, THERE ARE MULTIPLE TREATMENT RECOMMENDATIONS.

IF AUTUMN OLIVE IS GROWING IN A LARGE THICKET WHERE RISK TO NON-TARGET SPECIES IN MINIMAL, PLANTS CAN BE TREATED WITH A FOLIAR HERBICIDE. FOLIAR TREATMENTS SHOULD OCCUR TWO TO THREE TIMES PER SEASON, IDEALLY BETWEEN JUNE AND MID-OCTOBER, FOR UP TO FIVE YEARS, OR UNTIL PLANT DEATH OCCURS.

IF AUTUMN OLIVE PLANTS ARE GROWING IN A DELICATE LOCATION OR INTERSPERSED WITH VALUABLE NATIVE PLANTS, FOLIAR HERBICIDE TREATMENTS ARE NOT RECOMMENDED. THESE PLANTS CAN INSTEAD BE TREATED WITH THE CUT-

ENGLISH IVY (HEDERA HELIX)

AS VINES CAN VARY IN SIZE AND AGE DRAMATICALLY, THERE ARE MULTIPLE TREATMENT RECOMMENDATIONS. GROUND-COVER VINES SHOULD BE TREATED WITH A FOLIAR HERBICIDE. FOLIAR TREATMENTS SHOULD OCCUR THREE TO FOUR TIMES PER SEASON FOR THREE YEARS OR UNTIL PLANT DEATH OCCURS. AT LEAST TWO TREATMENTS SHOULD BE COMPLETED BETWEEN APRIL AND MAY, WHEN THE PLANT IS IN ITS WEAKEST GROWTH STAGE, AND THEN AT LEAST ONE MORE TREATMENT SHOULD BE COMPLETED BETWEEN MAY AND AUGUST.

VINES GROWING ON TREES SHOULD BE TREATED WITH THE STUMP CUT METHOD, AND THE STUMP SHOULD BE TREATED WITH AN HERBICIDE. VINES SHOULD BE TREATED ONE TO TWO TIMES PER SEASON FOR THREE YEARS, OR UNTIL PLANT DEATH OCCURS. ENGLISH IVY VINES USUALLY GROW SMALL ROOTS INTO THE BARK OF THE TREE, SO PULLING LARGE SWATHS OF VINES OFF WILL LIKELY RIP OFF THE TREE'S BARK. INSTEAD OF CREATING A WINDOW THAT IS 4-6 FEET TALL, IT IS INSTEAD RECOMMENDED TO CREATE A SMALL, 3-5-INCH WINDOW IN THE VINE TOWARDS THE BOTTOM OF THE TREE, AND ANOTHER ABOUT FIVE FEET OFF THE GROUND. THE SECTION OF VINE IN BETWEEN WILL DIE AND EVENTUALLY FALL OFF OF THE TREE WITHOUT DESTROYING THE BARK.

ROSE OF SHARON (HIBISCUS SYRIACUS)

AS ROSE OF SHARON SHRUBS CAN VARY IN SIZE AND AGE, THERE ARE MULTIPLE TREATMENT RECOMMENDATIONS. PLANTS UNDER FOUR FEET SHOULD BE TREATED WITH A FOLIAR HERBICIDE. FOLIAR TREATMENTS SHOULD OCCUR TWO TO THREE TIMES PER SEASON, IDEALLY BETWEEN MAY AND JULY, FOR ABOUT TWO TO THREE YEARS, OR UNTIL PLANT DEATH OCCURS.

PLANTS THAT ARE OVER FOUR FEET TALL SHOULD BE TREATED WITH THE CUT-STUMP METHOD. THE SHRUB SHOULD BE CUT DOWN AS LOW TO THE GROUND AS POSSIBLE AND THE STUMP SHOULD BE TREATED WITH AN HERBICIDE. THIS TREATMENT CAN OCCUR AT ANY TIME OF YEAR, WITH SPRING AND SUMMER BEING THE MOST EFFECTIVE. CUT-STUMP METHODS OFTEN TAKE MORE THAN ONE YEAR TO REACH FULL EFFICACY, SO MULTI-YEAR MONITORING IS RECOMMENDED, BUT RE-TREATMENTS ARE ONLY RECOMMENDED IF IT APPEARS THAT PLANT DEATH HAS NOT FULLY OCCURRED AFTER THE FIRST SEASON.

LARGER PLANTS CAN ALSO BE TREATED WITH THE BASAL BARK METHOD. THE LOWER 10-12 INCHES OF THE BARK SHOULD BE SPRAYED LIGHTLY WITH AN HERBICIDE. THIS TREATMENT CAN OCCUR AT ANY TIME OF YEAR, WITH SPRING AND SUMMER BEING MOST EFFECTIVE. BASAL BARK TREATMENTS OFTEN TAKE MORE THAN ONE YEAR TO REACH FULL EFFICACY, SO MULTI-YEAR MONITORING IS RECOMMENDED, BUT RE-TREATMENTS ARE ONLY RECOMMENDED IF IT APPEARS THAT PLANT DEATH HAS NOT FULLY OCCURRED AFTER THE FIRST SEASON.

CHINESE PRIVET (LIGUSTRUM SINENSE)

AS CHINESE PRIVET SHRUBS CAN VARY IN SIZE AND LOCATION, THERE ARE MULTIPLE TREATMENT RECOMMENDATIONS.

IF CHINESE PRIVET IS GROWING IN A LARGE THICKET WHERE RISK TO NON-TARGET SPECIES IN MINIMAL, PLANTS CAN BE TREATED WITH AN HERBICIDE. FOLIAR TREATMENTS SHOULD OCCUR TWO TO THREE TIMES PER SEASON, IDEALLY BETWEEN MARCH AND APRIL, OR SEPTEMBER AND OCTOBER, FOR UP TO THREE YEARS, OR UNTIL PLANT DEATH OCCURS.

IF CHINESE PRIVET PLANTS ARE GROWING IN A DELICATE LOCATION OR INTERSPERSED WITH VALUABLE NATIVE PLANTS, BROAD-SPECTRUM HERBICIDES ARE NOT RECOMMENDED. THESE PLANTS SHOULD INSTEAD BE TREATED WITH THE CUT-STUMP METHOD. THE SHRUB SHOULD BE CUT DOWN AS LOW TO THE GROUND AS POSSIBLE AND THE STUMP SHOULD BE TREATED WITH AN HERBICIDE. THIS TREATMENT CAN OCCUR AT ANY TIME OF YEAR. CUT-STUMP METHODS OFTEN TAKE MORE THAN ONE YEAR TO REACH FULL EFFICACY, SO MULTI-YEAR MONITORING IS RECOMMENDED, BUT RE-TREATMENTS ARE ONLY RECOMMENDED IF IT APPEARS THAT PLANT DEATH HAS NOT FULLY OCCURRED AFTER THE FIRST SEASON.

JAPANESE HONEYSUCKLE (LONICERA JAPONICA)

AS VINES CAN VARY IN SIZE AND AGE DRAMATICALLY, THERE ARE MULTIPLE TREATMENT RECOMMENDATIONS. GROUND-COVER VINES SHOULD BE TREATED WITH A FOLIAR HERBICIDE. FOLIAR TREATMENTS SHOULD OCCUR THREE TO FOUR TIMES PER SEASON, IDEALLY BETWEEN APRIL AND SEPTEMBER, FOR THREE YEARS, OR UNTIL PLANT DEATH OCCURS.

VINES GROWING ON TREES SHOULD BE TREATED WITH THE STUMP CUT METHOD, AND THE STUMP SHOULD BE TREATED WITH AN OIL-BASED HERBICIDE. ANY PLANT BEING TREATED WITH THE OIL-BASED HERBICIDE SHOULD BE TREATED ONE TO TWO TIMES PER SEASON FOR THREE YEARS, OR UNTIL PLANT DEATH OCCURS. WHEN CUTTING VINES, A 'WINDOW' SHOULD BE CREATED, CUTTING THE VINE AS HIGH UP AS POSSIBLE AND AS LOW TO THE GROUND AS POSSIBLE. VINES SHOULD OTHERWISE NOT BE PULLED OUT OF TREES, AS THIS CAN DAMAGE THE TREE MORE THAN IF THE VINES ARE LEFT ALONE.

WHITE MULBERRY (MORUS ALBA)

AS WHITE MULBERRY TREES CAN VARY IN SIZE AND AGE DRAMATICALLY, THERE ARE MULTIPLE TREATMENT RECOMMENDATIONS. PLANTS UNDER THREE FEET SHOULD BE TREATED WITH A FOLIAR HERBICIDE. FOLIAR TREATMENTS SHOULD OCCUR TWO TO THREE TIMES PER SEASON, IDEALLY BETWEEN MAY AND AUGUST, FOR ABOUT TWO TO THREE YEARS, OR UNTIL PLANT DEATH OCCURS.

PLANTS BETWEEN THREE FEET TALL AND EIGHT FEET TALL SHOULD BE TREATED WITH THE CUT-STUMP METHOD. THE TREE SHOULD BE CUT DOWN AS LOW TO THE GROUND AS POSSIBLE AND THE STUMP SHOULD BE TREATED WITH AN HERBICIDE. THIS TREATMENT CAN OCCUR AT ANY TIME OF YEAR, WITH SPRING AND SUMMER BEING THE MOST EFFECTIVE. CUT-STUMP METHODS OFTEN TAKE MORE THAN ONE YEAR TO REACH FULL EFFICACY, SO MULTI-YEAR MONITORING IS RECOMMENDED, AND RE-TREATMENTS ARE RECOMMENDED IF IT APPEARS THAT PLANT DEATH HAS NOT FULLY OCCURRED AFTER THE FIRST SEASON.

PLANTS OVER EIGHT FEET TALL SHOULD BE TREATED WITH THE HACK-AND-SQUIRT OR BASAL BARK METHOD. THE TREE SHOULD BE TREATED WITH AN HERBICIDE. THIS TREATMENT CAN OCCUR AT ANY TIME OF YEAR, WITH SPRING AND SUMMER BEING MOST EFFECTIVE. HACK-AND-SQUIRT AND CUT-STUMP METHODS OFTEN TAKE MORE THAN ONE YEAR TO REACH FULL EFFICACY, SO MULTI-YEAR MONITORING IS RECOMMENDED, BUT RE-TREATMENTS ARE ONLY RECOMMENDED IF IT APPEARS THAT PLANT DEATH HAS NOT FULLY OCCURRED AFTER THE FIRST SEASON.

ISA CERTIFIED ARBORIST APPROVAL:

Quinn Nolan
ISA Certified Arborist, NE-7474A
4035 Ridge Top Road, Suite 601
Fairfax, VA 22030
703.234.1551
quinn.c.nolan@imegcorp.com

02-17-2025
Date:

APPROVED
SPECIAL USE PERMIT NO. 2025–10001
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.

IMEG
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COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
04/10/2025
PROFESSIONAL ENGINEER

GEORGE MASON ELEMENTARY SCHOOL
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

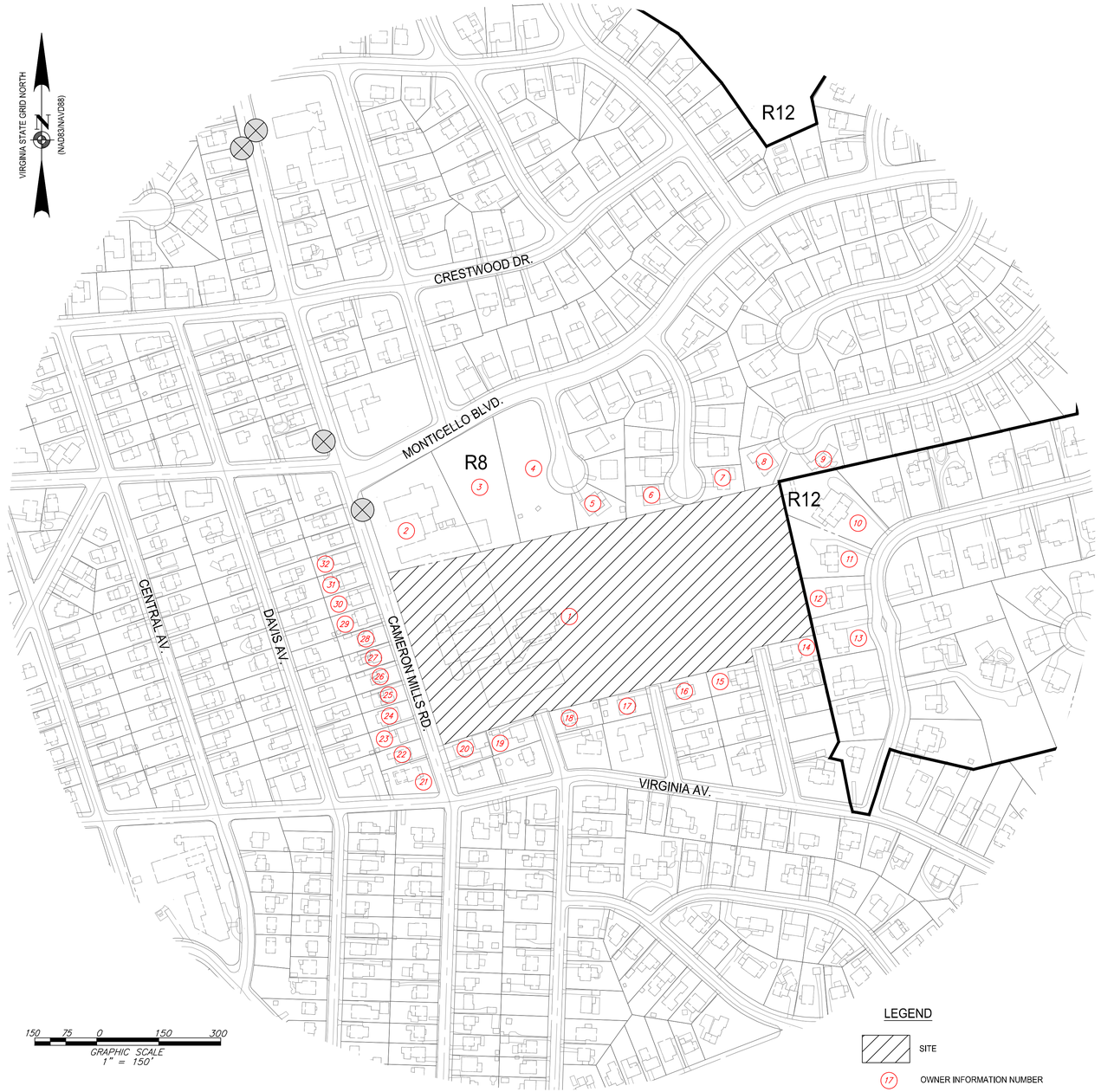
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		PRELIMINARY DSUP VERIFICATION SUBMISSION 2
	02/17/25	PRELIMINARY DSUP VERIFICATION SUBMISSION
	01/06/25	PRELIMINARY DSUP SUBMISSION
	04/10/25	

PROJECT No.: 24005288.00
DRAWING No.: 113822
DATE: 03/21/2025
SCALE: N/A
DESIGN: QCN
DRAWN: QCN
CHECKED: EG/JM

SHEET TITLE:
INVASIVE SPECIES MANAGEMENT PLAN

SHEET No.
C207

P:\Projects\24005288.00\113822 PRELIM DSUP\C202 EXISTING TREE EXHIBIT.dwg, 4/7/2025 6:06:06 AM, August Himmelkamp,



OWNERSHIP INFORMATION

1. CITY OF ALEXANDRIA
2601 CAMERON MILLS RD
USE: ED. PUBLIC SCHOOLS (740)
ZONE: R8

2. WESTMINSTER PRESBYTERIAN CHURCH OF ALEXANDRIA INC
2701 CAMERON MILLS RD
USE: CHURCH / REL1GIOUS (760)
ZONE: R8

3. WESTMINSTER PRESBYTERIAN CHURCH OF ALEXANDRIA INC
526 MONTICELLO BV
USE: CHURCH / REL1GIOUS (760)
ZONE: R8

4. WESTMINSTER PRESBYTERIAN CHURCH OF ALEXANDRIA INC
522 MONTICELLO BV
USE: CHURCH / REL1GIOUS (760)
ZONE: R8

5. WEST TED W OR LYNDA F TRS
2703 WESTMINSTER PL
USE: DETACHED HOUSE (100)
ZONE: R8

6. ESTES CATHERINE
2702 GEORGE MASON PL
USE: DETACHED HOUSE (100)
ZONE: R8

7. MARCUS ALAN J
2703 GEORGE MASON PL
USE: DETACHED HOUSE (100)
ZONE: R8

8. WARE DAVID C OR
JENNIFER H
459 ARGYLE DR
USE: DETACHED HOUSE (100)
ZONE: R8

9. DIXON MARY CLAIRE TR
460 ARGYLE DR
USE: DETACHED HOUSE (100)
ZONE: R8

10. SCHLAPP MATTHEW A OR
MERCEDES V
319 MANSION DR
USE: DETACHED HOUSE (100)
ZONE: R12

11. HUMPHREY STEPHEN OR
LAURA P
312 MANSION DR
USE: DETACHED HOUSE (100)
ZONE: R12

12. RICHARDSON III VERNON BRITT
RICHARDSON CATHERINE STEADMAN
323 MANSION DR
USE: DETACHED HOUSE (100)
ZONE: R12

13. VAUGHAN DAVID OR
PATRICIA MAGEE
325 MANSION DR
USE: DETACHED HOUSE (100)
ZONE: R12

14. SAUNDERS ANDREW C AND
MARIETTA A
2511 CLAY ST
USE: DETACHED HOUSE (100)
ZONE: R8

15. RALPH REGN E
2508 CLAY ST
USE: DETACHED HOUSE (100)
ZONE: R8

16. MCSWAIN ROBERT OR
ANITA L
2707 HAYES ST
USE: DETACHED HOUSE (100)
ZONE: R8

17. ODUM JOSEPH C TR
2504 HAYES ST
USE: DETACHED HOUSE (100)
ZONE: R8

18. HECKEL MATTHEW P OR ANDREA S
2503 TAYLOR AV
USE: DETACHED HOUSE (100)
ZONE: R8

19. STEELE COLBY A
STEELE LIZET T
2502 TAYLOR AV
USE: DETACHED HOUSE (100)
ZONE: R8

20. COUSINS RICHARD F TR
COUSINS STEPHEN M TR
2503 CAMERON MILLS RD
USE: DETACHED HOUSE (100)
ZONE: R8

21. WILLIAMS ROBBIE LYN TR
WILLIAMS SHEARON SYKES TR
2500 CAMERON MILLS RD
USE: DETACHED HOUSE (100)
ZONE: R8

22. GALLMAN KELVIN WARNELL
2502 CAMERON MILLS RD
USE: DETACHED HOUSE (100)
ZONE: R8

23. HORN KARLA JO TR
2504 CAMERON MILLS RD
USE: DETACHED HOUSE (100)
ZONE: R8

24. ELKINS ASA MARK OR
CYNTHIA HARRIS
2506 CAMERON MILLS RD
USE: DETACHED HOUSE (100)
ZONE: R8

25. GILL AMY JOY OR
TIMOTHY JOSEPH
2508 CAMERON MILLS RD
USE: DETACHED HOUSE (100)
ZONE: R8

26. HAWK BENJAMIN J AND
RAQUEL SUAREZ TRS
2510 CAMERON MILLS RD
USE: DETACHED HOUSE (100)
ZONE: R8

27. DIZ ALYSSA OR CARLOS
2600CAMERON MILLS RD
USE: DETACHED HOUSE (100)
ZONE: R8

28. COOCH PETER L OR
BRITTNEY D
2602 CAMERON MILLS RD
USE: DETACHED HOUSE (100)
ZONE: R8

29. CLRKE R SCOTT OR
KATHLEEN C TRS
2604 CAMERON MILLS RD
USE: DETACHED HOUSE (100)
ZONE: R8

30. CARRAWAY ANDREW D OR
CARMEN
2606 CAMERON MILLS RD
USE: DETACHED HOUSE (100)
ZONE: R8

31. MACKAY RAYMONDA JEAN
VHELESS TR
MACKAY WILLIAM CHARLES TR
2608 CCAMERON MILLS RD
USE: DETACHED HOUSE (100)
ZONE: R8

32. GUNTER JOHN D OR
KATHERINE B
USE: DETACHED HOUSE (100)
ZONE: R8

LEGEND

- SITE
- 17 — OWNER INFORMATION NUMBER
- DASH BUS STOP
- PROPERTY LINE
- STREET CENTER LINE
- ZONING LINE

APPROVED
SPECIAL USE PERMIT NO. 2025-10001
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
04/10/2025
PROFESSIONAL ENGINEER

GEORGE MASON ELEMENTARY SCHOOL

PRELIMINARY DSUP

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
		PRELIMINARY DSUP VERIFICATION SUBMISSION 2
	02/17/25	PRELIMINARY DSUP VERIFICATION SUBMISSION
	01/06/25	PRELIMINARY DSUP SUBMISSION

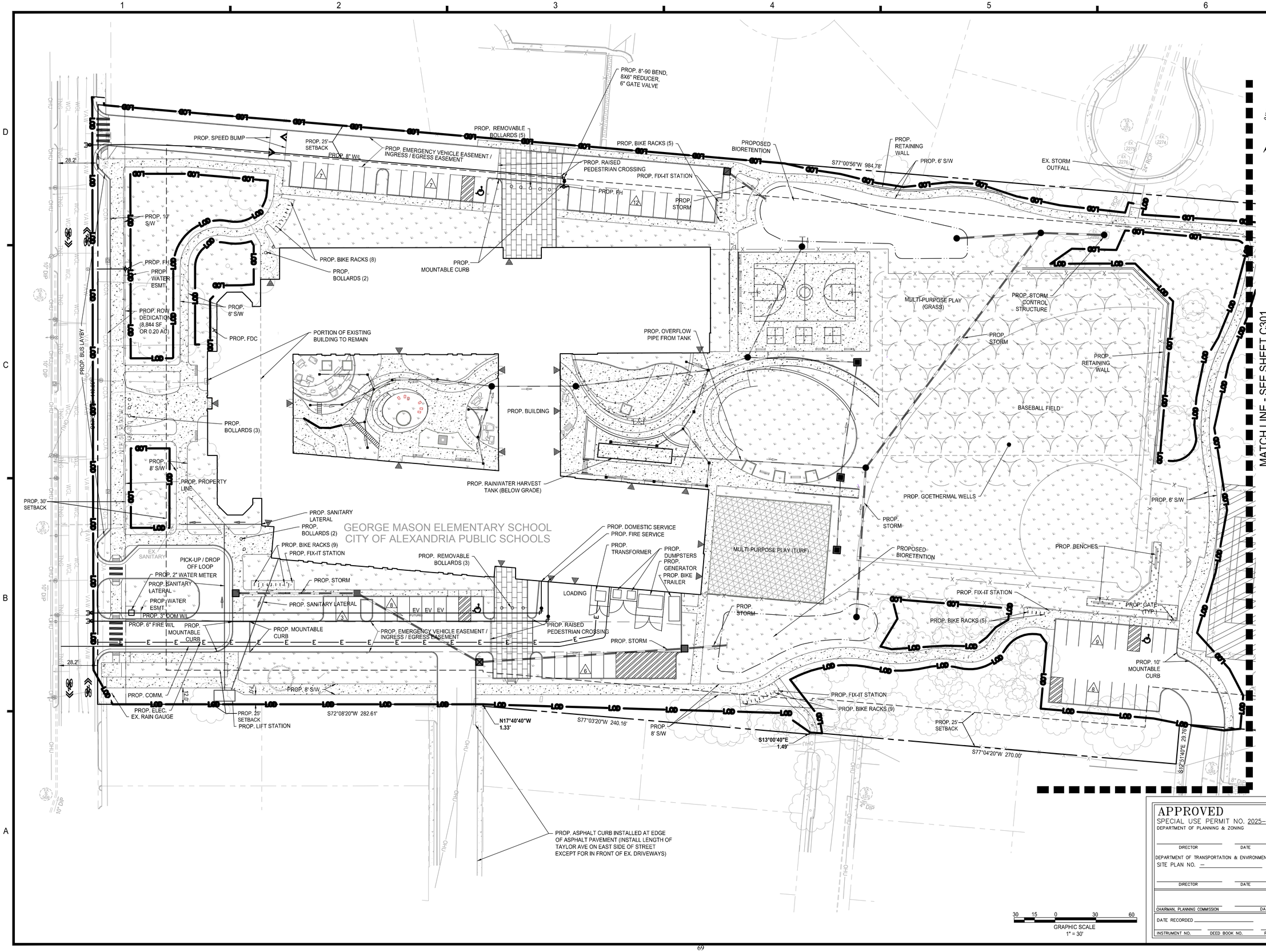
PROJECT No.: 24005288.00
DRAWING No.: 113822
DATE: 03/21/2025
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

CONTEXTUAL PLAN

SHEET No.
C208

P:\Projects\24005288.00\113822 PRELIM DSUP\C203 CONTEXTUAL PLAN.dwg, 4/7/2025 6:06:32 AM, August Himmelsamp,



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04/22/2025
PROFESSIONAL ENGINEER

GEORGE MASON ELEMENTARY SCHOOL

PRELIMINARY DSUP

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	04/10/25	PRELIMINARY DSUP VERIFICATION SUBMISSION 2
	02/17/25	PRELIMINARY DSUP VERIFICATION SUBMISSION
	01/06/25	PRELIMINARY DSUP SUBMISSION

PROJECT No.: 24005288.00
DRAWING No.: 113822
DATE: 03/21/2025
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

PRELIMINARY SITE PLAN

SHEET No.

C300

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SPECIAL USE PERMIT NO. 2025-10001
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. —

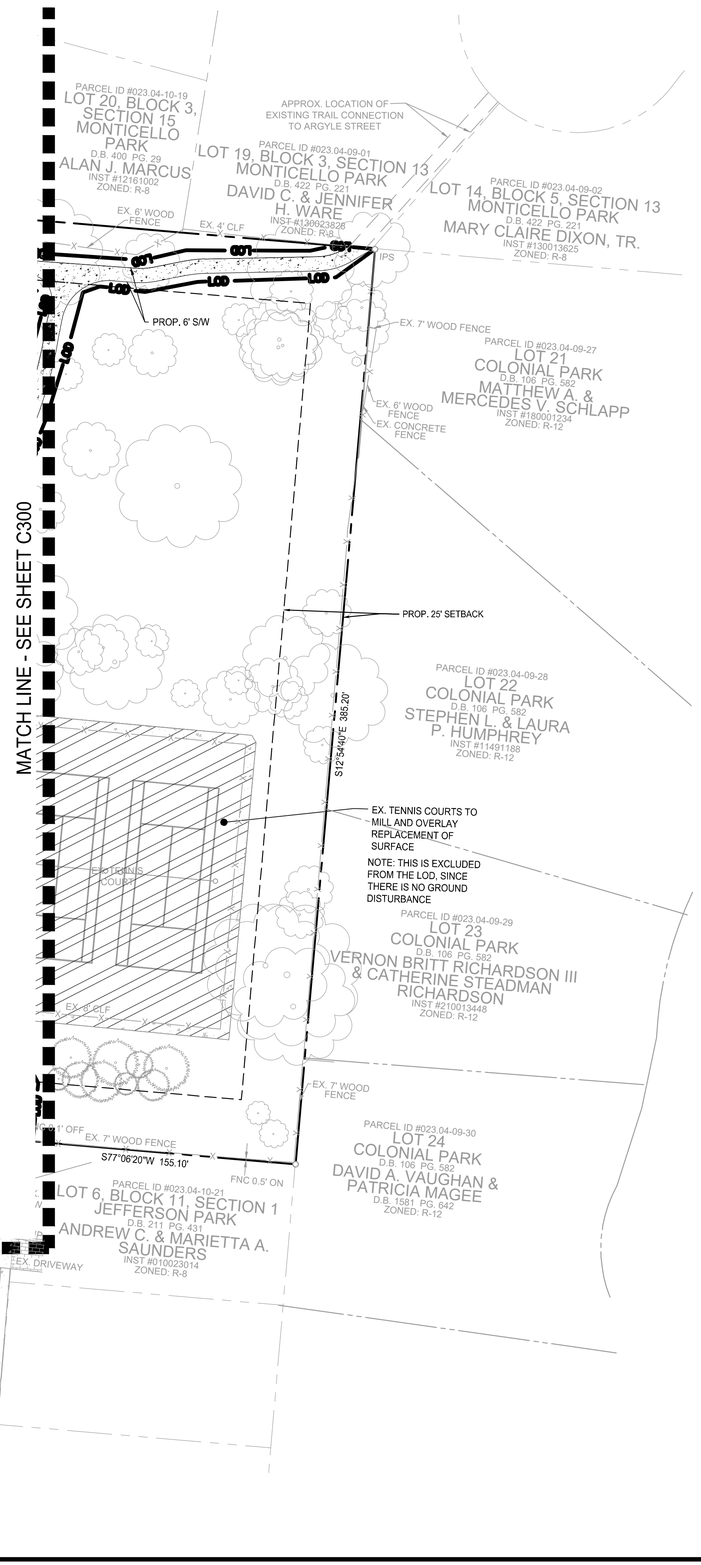
DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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30 15 0 30 60
GRAPHIC SCALE
1" = 30'

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SPECIAL USE PERMIT NO. 2025-10001
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
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SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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PRELIMINARY DSUP
.
CITY OF ALEXANDRIA, VIRGINIA

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	01/06/25	PRELIMINARY DSUP SUBMISSION

PROJECT No.: 24005288.00
DRAWING No.: 113822
DATE: 03/21/2025
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET No.
C301

P:\Projects\24005288.00\113822 PRELIM DSUP\C301 PRELIMINARY SITE PLAN.dwg, 4/7/2025 6:07:15 AM, August Himmelkamp,

GEORGE MASON ELEMENTARY SCHOOL
CITY OF ALEXANDRIA PUBLIC SCHOOLS

CAMEERON MILLS ROAD

TAYLOR AVENUE

HAYES STREET

CLAY STREET

PROP. BUS LAYBY

PROP. SPEED BUMP

PROP. EMERGENCY VEHICLE EASEMENT / INGRESS / EGRESS EASEMENT

PROP. REMOVABLE BOLLARDS (5)

PROP. BIKE RACKS (5)

PROPOSED BIORETENTION

PROP. RETAINING WALL

PROP. 6' S/W

EX. STORM OUTFALL

PROP. RAISED PEDESTRIAN CROSSING

PROP. FIX-IT STATION

PROP. STORM

PROP. 10' S/W

PROP. WATER ESMT.

PROP. BIKE RACKS (8)

PROP. BOLLARDS (2)

PROP. MOUNTABLE CURB

PROP. 6' S/W

PORTION OF EXISTING BUILDING TO REMAIN

PROP. OVERFLOW PIPE FROM TANK

PROP. BUILDING

PROP. RAINWATER HARVEST TANK (BELOW GRADE)

MULTI-PURPOSE PLAY (GRASS)

PROP. STORM CONTROL STRUCTURE

PROP. STORM

PROP. RETAINING WALL

BASEBALL FIELD

PROP. BOLLARDS (3)

PROP. 8' S/W

PROP. SANITARY LATERAL

PROP. BOLLARDS (2)

PROP. BIKE RACKS (9)

PROP. FIX-IT STATION

PROP. REMOVABLE BOLLARDS (3)

PROP. TRANSFORMER

PROP. DUMPSTERS

PROP. GENERATOR

PROP. BIKE TRAILER

LOADING

MULTI-PURPOSE PLAY (TURF)

PROP. GOETHERMAL WELLS

PROP. STORM

PROPOSED BIORETENTION

PROP. BENCHES

PROP. FIX-IT STATION

PROP. BIKE RACKS (5)

PROP. GATE (TYP.)

PROP. 10' MOUNTABLE CURB

PROP. SANITARY LATERAL

PROP. WATER ESMT.

PICK-UP / DROP OFF LOOP

PROP. STORM

PROP. SANITARY LATERAL

PROP. MOUNTABLE CURB

PROP. EMERGENCY VEHICLE EASEMENT / INGRESS / EGRESS EASEMENT

PROP. RAISED PEDESTRIAN CROSSING

PROP. STORM

PROP. 8' S/W

PROP. COMM.

PROP. ELEC.

EX. RAIN GAUGE

PROP. LIFT STATION

PROP. FIX-IT STATION

PROP. BIKE RACKS (9)

PROP. 8' S/W

S17°51'33"E 440.05'

S72°08'20"W 282.61'

N17°40'40"W 1.33'

S77°03'20"W 240.16'

S13°00'40"E 1.49'

S77°04'20"W 270.00'

S17°51'40"E 29.78'

S77°06'20"W 15

S77°00'58"W 984.78'

TW = 184.50' BW =184.00'

TW = 184.00' BW =181.00'

TW = 179.00' BW =178.82'

TW = 183.00' BW =179.00'

TW = 184.00' BW =180.50'

TW = 183.00' BW =182.00'

TW = 185.00' BW =185.00'

FF=91.48

FF=95.48

FF=94.31

FF=92.64

FF=91.64

FF=89.64

1.00%

2.00%

2.17%

1.11%

1.80%

0.50%

(VCS) 1983 - NORTH

(SEE NOTE 3)

GRAPHIC SCALE
1" = 30'

APPROVED
SPECIAL USE PERMIT NO. 2025-10001
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

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CITY OF ALEXANDRIA, VIRGINIA

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PROJECT No.: 24005288.00
DRAWING No.: 113822
DATE: 03/21/2025
SCALE: NONE
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CHECKED: EG

SHEET TITLE:

PRELIMINARY GRADING PLAN

SHEET No.

C400

P:\Projects\24005288.00\113822 PRELIM DSUP\C400 PRELIMINARY GRADING PLAN.dwg, 4/7/2025 6:07:52 AM, August Hinnerkamp,

*** starts at northwest corner and goes Counterclockwise**

AFG Point	Elevation
1	191.98
2	191.46
3	192.00
4	192.57
5	193.00
6	193.75
7	195.46
8	194.29
9	193.70
10	193.56
11	193.60
12	191.46
13	192.89
14	192.78
15	192.70
16	192.70
17	192.70
18	192.40
19	191.98
20	191.98
21	191.46
22	191.46
23	189.62
24	189.62
25	189.41
26	189.24
27	189.07
28	189.48
29	189.62
30	189.62
31	189.62
32	189.62
33	189.62
34	189.62
35	189.62
36	191.62
37	191.62
38	191.62
39	191.62
40	191.62
41	191.00
42	190.45
43	190.13
44	189.62
45	189.62
46	189.48
47	188.80
48	188.00
49	189.52
50	189.66
51	189.80
52	189.94
53	191.98
54	191.46
55	191.46
56	191.98
57	191.98
58	191.98
59	191.98
60	191.98
61	191.98
AFG =	**191.2**

(VCS) 1983 - NORTH
(SEE NOTE 3)

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ELI GOLDMAN
Lic. No.55868
04/10/2025
PROFESSIONAL ENGINEER

GEORGE MASON ELEMENTARY SCHOOL

PRELIMINARY DSUP

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
		PRELIMINARY DSUP VERIFICATION SUBMISSION 2
		PRELIMINARY DSUP VERIFICATION SUBMISSION
		PRELIMINARY DSUP SUBMISSION
	04/10/25	
	02/17/25	
	01/06/25	

PROJECT No.: 24005288.00
DRAWING No.: 113822
DATE: 03/21/2025
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

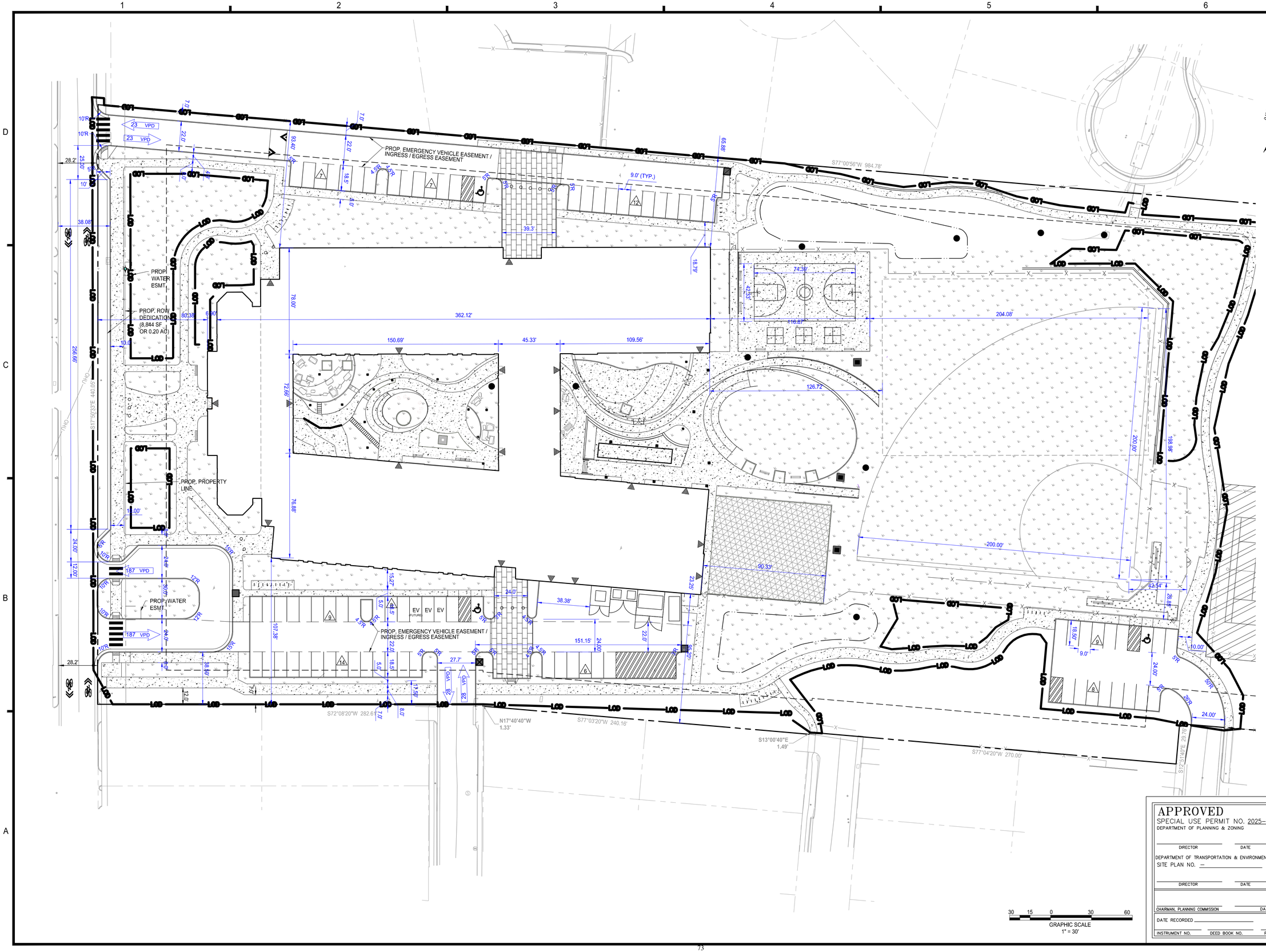
AVERAGE FINISHED GRADE EXHIBIT

SHEET No.

C401

APPROVED
SPECIAL USE PERMIT NO. 2025–10001
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.

P:\Projects\24005288.00\113822 PRELIM DSUP\C401 AVERAGE FINISHED GRADE EXHIBIT.dwg, 4/7/2025 6:08:22 AM, August Hinnenkamp,



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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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GEORGE MASON ELEMENTARY SCHOOL
PRELIMINARY DSUP
.
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	04/10/25	PRELIMINARY DSUP VERIFICATION SUBMISSION 2
	02/17/25	PRELIMINARY DSUP VERIFICATION SUBMISSION
	01/06/25	PRELIMINARY DSUP SUBMISSION

PROJECT No.: 24005288.00
DRAWING No.: 113822
DATE: 03/21/2025
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

PRELIMINARY DIMENSION PLAN

SHEET No.
C402

P:\Projects\24005288.00\113822 PRELIM DSUP\C402 PRELIMINARY DIMENSION PLAN.dwg, 4/7/2025 6:08:48 AM, August Himmelmann

GEORGE MASON ELEMENTARY SCHOOL
CITY OF ALEXANDRIA PUBLIC SCHOOLS

CAMEERON MILLS ROAD

TAYLOR AVENUE

HAYES STREET

CLAY STREET

PROP. BUS LAYBY

PROP. SPEED BUMP

PROP. EMERGENCY VEHICLE EASEMENT / INGRESS / EGRESS EASEMENT

PROP. REMOVABLE BOLLARDS (5)

PROP. RAISED PEDESTRIAN CROSSING

PROP. FIX-IT STATION

PROP. BIKE RACKS (5)

PROPOSED BIORETENTION

PROP. RETAINING WALL

PROP. 6' S/W

EX. STORM OUTFALL

PROP. 10' S/W

PROP. WATER ESMT.

PROP. BIKE RACKS (8)

PROP. BOLLARDS (2)

PROP. MOUNTABLE CURB

PROP. 6' S/W

PORTION OF EXISTING BUILDING TO REMAIN

PROP. OVERFLOW PIPE FROM TANK

PROP. BUILDING

PROP. RAINWATER HARVEST TANK (BELOW GRADE)

MULTI-PURPOSE PLAY (GRASS)

PROP. STORM CONTROL STRUCTURE

PROP. STORM

PROP. RETAINING WALL

BASEBALL FIELD

PROP. BOLLARDS (3)

PROP. 8' S/W

PROP. SANITARY LATERAL

PROP. BOLLARDS (2)

PROP. BIKE RACKS (9)

PROP. FIX-IT STATION

PROP. REMOVABLE BOLLARDS (3)

PROP. TRANSFORMER

PROP. DUMPSTERS

PROP. GENERATOR

PROP. BIKE RACKS

PROP. GOETHERMAL WELLS

PROP. STORM

PROPOSED BIORETENTION

PROP. BENCHES

PROP. FIX-IT STATION

PROP. BIKE RACKS (5)

PROP. 10' MOUNTABLE CURB

EX. SANITARY

PICK-UP / DROP OFF LOOP

PROP. SANITARY LATERAL

PROP. WATER ESMT.

PROP. MOUNTABLE CURB

PROP. SANITARY LATERAL

PROP. STORM

PROP. EMERGENCY VEHICLE EASEMENT / INGRESS / EGRESS EASEMENT

PROP. RAISED PEDESTRIAN CROSSING

PROP. STORM

PROP. COMM.

PROP. ELEC.

EX. RAIN GAUGE

PROP. LIFT STATION

PROP. 8' S/W

PROP. LOADING

MULTI-PURPOSE PLAY (TURF)

PROP. FIX-IT STATION

PROP. BIKE RACKS (9)

S177°03'33"E 440.05'

S72°08'20"W 282.61'

N17°40'40"W 1.33'

S77°03'20"W 240.16'

S13°00'40"E 1.49'

S77°04'20"W 270.00'

S77°06'20"W 15

S77°00'58"W 984.78'

S17°51'40"E 29.78'

(VCS) 1983 - NORTH

(SEE NOTE 3)

LEGEND

ADA ACCESSIBLE ROUTES

GRAPHIC SCALE
1" = 30'

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GEORGE MASON ELEMENTARY SCHOOL
PRELIMINARY DSUP
.
CITY OF ALEXANDRIA, VIRGINIA

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		PRELIMINARY DSUP SUBMISSION
	01/06/25	PRELIMINARY DSUP VERIFICATION SUBMISSION
	02/17/25	PRELIMINARY DSUP VERIFICATION SUBMISSION 2
	04/10/25	

PROJECT No.: 24005288.00
DRAWING No.: 113822
DATE: 03/21/2025
SCALE: NONE
DESIGN: EG
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CHECKED: EG

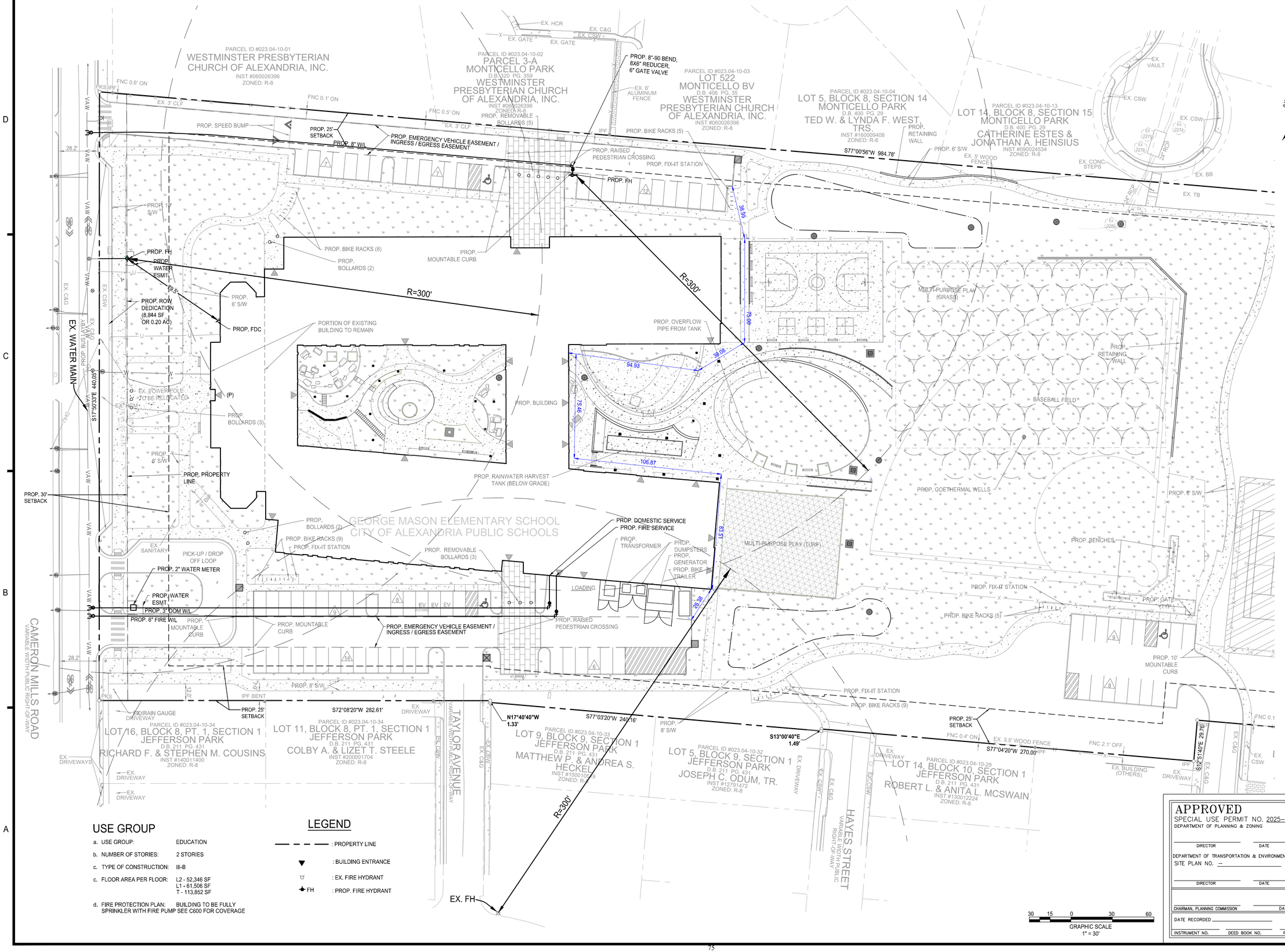
SHEET TITLE:

CIRCULATION PLAN

SHEET No.

C403

P:\Projects\24005288.00\113822 PRELIM DSUP\C403 CIRCULATION PLAN.dwg, 4/7/2025 6:09:25 AM, August Himmelkamp,



USE GROUP

a. USE GROUP: EDUCATION

b. NUMBER OF STORIES: 2 STORIES

c. TYPE OF CONSTRUCTION: III-B

c. FLOOR AREA PER FLOOR: L2 - 52,346 SF
L1 - 61,506 SF
T - 113,852 SF

d. FIRE PROTECTION PLAN: BUILDING TO BE FULLY SPRINKLER WITH FIRE PUMP SEE C600 FOR COVERAGE

LEGEND

: PROPERTY LINE

: BUILDING ENTRANCE

: EX. FIRE HYDRANT

FH : PROP. FIRE HYDRANT

GRAPHIC SCALE
30 15 0 30 60
1" = 30'

(VCS) 1983 - NORTH
(SEE NOTE 3)

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CHAIRMAN, PLANNING COMMISSION DATE
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CITY OF ALEXANDRIA, VIRGINIA

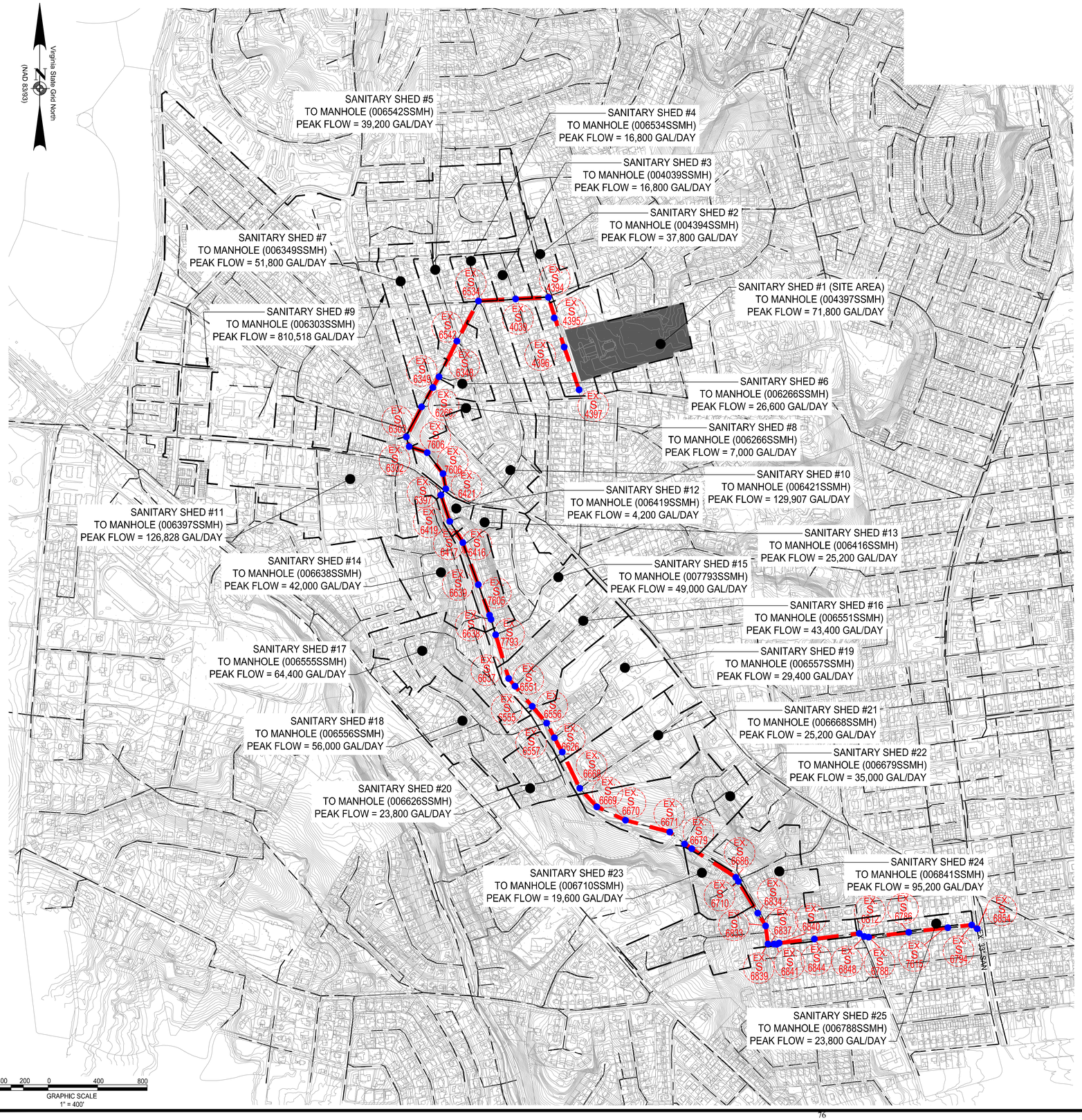
MARK	DATE	DESCRIPTION
		PRELIMINARY DSUP VERIFICATION SUBMISSION 2
	02/17/25	PRELIMINARY DSUP VERIFICATION SUBMISSION
	01/06/25	PRELIMINARY DSUP SUBMISSION
	04/10/25	

PROJECT No.: 24005288.00
DRAWING No.: 113822
DATE: 03/21/2025
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
FIRE SAFETY PLAN

SHEET No.
C600

P:\Projects\24005288.00\113822 PRELIM DSUP\C600 FIRE SAFETY PLAN.dwg, 4/7/2025 6:10:34 AM, August Himmelsamp,



SANITARY SEWER OUTFALL CALCULATIONS:

THE EXISTING USE IS A PUBLIC SCHOOL PROPERTY. THIS PROJECT PROPOSES THE RECONSTRUCTION OF THE PUBLIC SCHOOL. THE AVERAGE DAY AND PEAK HOUR WASTEWATER DISCHARGE FLOW CALCULATION WERE COMPUTED USING THE METHOD PROVIDE BY THE CITY OF ALEXANDRIA IN MEMORANDUM OF INDUSTRY NO. 06-14. THE AVERAGE DAILY FLOW IS DESCRIBED BELOW:

EXISTING: 539 STUDENT/STAFF

PROPOSED: 750 STUDENT/STAFF

CITY OF ALEXANDRIA RECOMMENDED AVERAGE DESIGN FLOWS:

16 GPD/PERSON

EXISTING FLOW:

Q = 539 X 16 GPD = 8,624 GPD

PEAK FACTOR = 4
DESIGN FLOW = 8,624 X 4 = 34,496 GPD
= 34,496 GPD / (7.48 GAL/CF) * (DAY/86,400 SEC) = 0.05 C.F.S.

PROPOSED FLOW:

Q = 750 X 16 GPD = 12,000 GPD

PEAK FACTOR = 4
DESIGN FLOW = 12,000 X 4= 48,000 GPD
= 48,000 GPD / (7.48 GAL/CF) * (DAY/86,400 SEC) = 0.07 C.F.S

NET INCREASE IN FLOW = 48,000 GPD - 34,496 GPD = 13,504 GPD (APPROX. 0.013 MGD INCREASE)

SANITARY SEWER OUTFALL NOTE:

THIS PROJECT IS ANTICIPATD TO GENERATE AN INCREASE IN EXCESS OF 10,000 GPD IN SANITARY WASTE OUTFLOW. A NET FLOW INCREASE OF APPROXIMATELY PEAK FLOW OF 13,504 GPD. THEREFORE, THE PROJECT IS SUBJECT TO A SANITARY SEWER OUTFALL ANALYSIS SHOWS ADEQUACY OF SANITARY SEWER OUTFALL IN ACCORDANCE WITH MEMO TO INDUSTRY 06-14. THE GENERAL AREA IS NOT KNOWN TO HAVE SANITARY SEWER CAPACITY PROBLEMS.

THIS PROJET PROPOSES UTILIZING THE 6" LATERAL (PORTION OF THE SCHOOL WILL DRAIN TO THE LATERAL WITH GRAVITY AND ANOTHER PORTION WILL BE PUMPLED TO THE OUTFALL). WILL CONNECT INTO AN EXISTING 10" SANITARY SEWER MAIN WITHIN CAMERON STREET RIGHT-OF-WAY THOUGH A PROPOSED CITY STANDARD MANHOLE. THE SANITARY FLOW IS THEN CONVEYED SOUTH UNTIL IT ENTERS AN EXISTING 33" SANITARY SEWER AT STRUCTURE (006794SSMH), PER MEMORANDUM TO INDUSTRY NO. 06-14, THE LIMITS OF ANALYSIS FOR THE SANITARY SEWER ADEQUATE OUTFALL IS AT A POINT WHERE THE DOWNSTREAM SEWER HAS A MINIMUM DIAMETER GREATER THAN 24". THEREFORE, THE SANITARY SEWER ANALYSIS CONCLUDES AT STRUCTURE (006794SSMH).

THE SANITARY IS MAIN IS CURRENTLY OVERCAPACITY IN PEAK CONDITIONS AND THE ADDITIONAL FLOW FROM THIS DEVELOPMENT SHOWN IN COMPUTATION ON SHEET C701. THE PROPOSED FLOW IS MINIMAL ADDITION TO THE SANITARY SEWER AND DOES NOT CAUSE AY ADDITIONAL PIPES TO BECOM OVER CAPACITY FROM THE EXISTING CONDITION.

SANITARY CONSRTUCTION NOTES:

A. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
B. DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 X2020

LEGEND:

● = MANHOLE

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GEORGE MASON ELEMENTARY SCHOOL

PRELIMINARY DSUP

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
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	02/17/25	PRELIMINARY DSUP VERIFICATION SUBMISSION
	04/10/25	PRELIMINARY DSUP VERIFICATION SUBMISSION 2

PROJECT No.: 24005288.00
DRAWING No.: 113323
DATE: 03/21/2025
SCALE: SEE DWGS.
DESIGN: EG
DRAWN: JS
CHECKED: EG

APPROVED
SPECIAL USE PERMIT NO. 2025-10001
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.

SHEET TITLE:

PRELIMINARY SANITARY OUTFALL ANALYSIS

SHEET No.

C700

P:\Projects\24005288.00\113822 PRELIM DSUP\C700 SANITARY SEWER OUTFALL ANAYLSIS .dwg, 4/7/2025 6:11:07 AM, August Heinenkamp,

SEWERSHED	USE	GROSSBUILDINGAREA	#OFUNITS	UNITFLOW(GPD)	SCHOOLFLOW(GPD)	TOTALFLOW(MGD)	TOTALFLOWPEAK(4)(MGD)
#1	SINGLEFAMILYTOWNHOUSES		17	350		0.006	0.024
	SCHOOL				12000	0.012	0.048
	OFFICE/RETAIL			200/1000		0.000	0.000
	TOTAL					0.018	0.072
#2	SINGLEFAMILYTOWNHOUSES		27	350		0.009	0.038
	SCHOOL					0.000	0.000
	OFFICE/RETAIL			200/1000		0.000	0.000
	TOTAL					0.009	0.038
#3	SINGLEFAMILYTOWNHOUSES		12	350		0.004	0.017
	SCHOOL					0.000	0.000
	OFFICE/RETAIL			200/1000		0.000	0.000
	TOTAL					0.004	0.017
#4	SINGLEFAMILYTOWNHOUSES		12	350		0.004	0.017
	SCHOOL					0.000	0.000
	OFFICE/RETAIL			200/1000		0.000	0.000
	TOTAL					0.004	0.017
#5	SINGLEFAMILYTOWNHOUSES		28	350		0.010	0.039
	SCHOOL					0.000	0.000
	OFFICE/RETAIL			200/1000		0.000	0.000
	TOTAL					0.010	0.039
#6	SINGLEFAMILYTOWNHOUSES		19	350		0.007	0.027
	SCHOOL					0.000	0.000
	OFFICE/RETAIL			200/1000		0.000	0.000
	TOTAL					0.007	0.027
#7	SINGLEFAMILYTOWNHOUSES		37	350		0.013	0.052
	SCHOOL					0.000	0.000
	OFFICE/RETAIL			200/1000		0.000	0.000
	TOTAL					0.013	0.052
#8	SINGLEFAMILYTOWNHOUSES		5	350		0.002	0.007
	SCHOOL					0.000	0.000
	OFFICE/RETAIL			200/1000		0.000	0.000
	TOTAL					0.002	0.007
#9	SINGLEFAMILYTOWNHOUSES		437	350		0.153	0.612
	SCHOOL				12000	0.012	0.048
	OFFICE/RETAIL	188,298		200/1000		0.038	0.151
	TOTAL					0.203	0.810
#10	SINGLEFAMILYTOWNHOUSES		69	350		0.024	0.097
	SCHOOL					0.000	0.000
	OFFICE/RETAIL	37,786		200/1000		0.008	0.030
	TOTAL					0.024	0.127
#11	SINGLEFAMILYTOWNHOUSES		82	350		0.029	0.115
	SCHOOL					0.000	0.000
	OFFICE/RETAIL	18284		200/1000		0.004	0.015
	TOTAL					0.032	0.129
#12	SINGLEFAMILYTOWNHOUSES		3	350		0.001	0.004
	SCHOOL					0.000	0.000
	OFFICE/RETAIL			200/1000		0.000	0.000
	TOTAL					0.001	0.004
#13	SINGLEFAMILYTOWNHOUSES		18	350		0.006	0.025
	SCHOOL					0.000	0.000
	OFFICE/RETAIL			200/1000		0.000	0.000
	TOTAL					0.006	0.025
#14	SINGLEFAMILYTOWNHOUSES		30	350		0.011	0.042
	SCHOOL					0.000	0.000
	OFFICE/RETAIL			200/1000		0.000	0.000
	TOTAL					0.011	0.042
#15	SINGLEFAMILYTOWNHOUSES		35	350		0.012	0.049
	SCHOOL					0.000	0.000
	OFFICE/RETAIL			200/1000		0.000	0.000
	TOTAL					0.012	0.049
#16	SINGLEFAMILYTOWNHOUSES		31	350		0.011	0.043
	SCHOOL					0.000	0.000
	OFFICE/RETAIL			200/1000		0.000	0.000
	TOTAL					0.011	0.043
#17	SINGLEFAMILYTOWNHOUSES		46	350		0.016	0.064
	SCHOOL					0.000	0.000
	OFFICE/RETAIL			200/1000		0.000	0.000
	TOTAL					0.016	0.064
#18	SINGLEFAMILYTOWNHOUSES		40	350		0.014	0.056
	SCHOOL					0.000	0.000
	OFFICE/RETAIL			200/1000		0.000	0.000
	TOTAL					0.014	0.056
#19	SINGLEFAMILYTOWNHOUSES		21	350		0.007	0.029
	SCHOOL					0.000	0.000
	OFFICE/RETAIL			200/1000		0.000	0.000
	TOTAL					0.007	0.029
#20	SINGLEFAMILYTOWNHOUSES		17	350		0.006	0.024
	SCHOOL					0.000	0.000
	OFFICE/RETAIL			200/1000		0.000	0.000
	TOTAL					0.006	0.024
#21	SINGLEFAMILYTOWNHOUSES		17	350		0.006	0.024
	SCHOOL					0.000	0.000
	OFFICE/RETAIL			200/1000		0.000	0.000
	TOTAL					0.006	0.024
#22	SINGLEFAMILYTOWNHOUSES		25	350		0.009	0.035
	SCHOOL					0.000	0.000
	OFFICE/RETAIL			200/1000		0.000	0.000
	TOTAL					0.009	0.035
#23	SINGLEFAMILYTOWNHOUSES		14	350		0.005	0.020
	SCHOOL					0.000	0.000
	OFFICE/RETAIL			200/1000		0.000	0.000
	TOTAL					0.005	0.020
#24	SINGLEFAMILYTOWNHOUSES		68	350		0.024	0.095
	SCHOOL					0.000	0.000
	OFFICE/RETAIL			200/1000		0.000	0.000
	TOTAL					0.024	0.095
#25	SINGLEFAMILYTOWNHOUSES		17	350		0.006	0.024
	SCHOOL					0.000	0.000
	OFFICE/RETAIL			200/1000		0.000	0.000
	TOTAL					0.006	0.024

Georga Mason Existing Conditions

FROM	TO	UPPER INV	LOWER INV	L (FT)	SLOPE (%)	DIA (IN)	MATERIAL	N	CAPACITY (cfs)	CAPACITY (MGD)	DESIGN FLOW (cfs)	DESIGN FLOW (MGD)	V (ft/s)	Assumptions	Inc (MGD)	Contributing Sewer Shed
Ex.(004397)	Ex. (004396)	188.50	187.73	192.81	0.40	12	RCP	0.015	1.95	1.26	0.09	0.059	1.2	SURVEYED ASBUILT	0.059	SANITARY SEWER SHED #1
Ex. (004396)	Ex. (004395)	187.23	186.95	173.05	0.16	12	RCP	0.015	1.24	0.80	0.09	0.059	0.9	SURVEYED ASBUILT	0.000	
Ex. (004395)	Ex. (004394)	186.87	177.06	420.91	2.33	12	RCP	0.015	4.71	3.05	0.09	0.059	2.1	SURVEYED ASBUILT	0.000	
Ex. (004394)	Ex. (004039)	176.96	170.05	265.67	2.60	10	RCP	0.015	3.06	1.98	0.15	0.097	2.8	GIS SEWER VIEWER DATED 02/07/25	0.038	SANITARY SEWER SHED #2
Ex. (004039)	Ex. (006534)	169.95	162.14	300.32	2.60	8	RCP	0.015	1.69	1.09	0.18	0.114	3.0	GIS SEWER VIEWER DATED 02/07/25	0.017	SANITARY SEWER SHED #3
Ex. (006534)	Ex. (006542)	162.04	152.48	367.87	2.60	10	RCP	0.010	4.59	2.97	0.20	0.130	4.2	GIS SEWER VIEWER DATED 02/07/25	0.017	SANITARY SEWER SHED #4
Ex. (006542)	Ex. (006348)	152.38	144.00	322.41	2.60	10	RCP	0.015	3.06	1.98	0.26	0.170	3.2	GIS SEWER VIEWER DATED 02/07/25	0.039	SANITARY SEWER SHED #5
Ex. (006348)	Ex. (006349)	143.90	141.29	100.21	2.60	12	RCP	0.015	4.98	3.22	0.30	0.196	3.4	GIS SEWER VIEWER DATED 02/07/25	0.027	SANITARY SEWER SHED #6
Ex. (006349)	Ex. (006266)	141.19	136.50	180.26	2.60	12	CCIP	0.010	7.47	4.83	0.38	0.248	4.7	GIS SEWER VIEWER DATED 02/07/25	0.052	SANITARY SEWER SHED #7
Ex. (006266)	Ex. (006303)	136.40	129.32	272.42	2.60	12	CCIP	0.010	7.47	4.83	0.39	0.255	4.7	GIS SEWER VIEWER DATED 02/07/25	0.007	SANITARY SEWER SHED #8
Ex. (006303)	Ex. (006302)	129.22	127.80	81.79	1.74	12	RCP	0.015	4.07	2.63	1.65	1.065	4.9	GIS SEWER VIEWER DATED 02/07/25	0.810	SANITARY SEWER SHED #9
Ex. (006302)	Ex. (007606)	127.55	125.39	153.03	1.41	12	CCIP	0.010	5.50	3.56	1.65	1.065	6.0	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (007606)	Ex. (007607)	125.29	122.30	212.85	1.40	12	CCIP	0.010	5.49	3.55	1.65	1.065	6.0	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (007607)	Ex. (006421)	122.25	119.76	124.61	2.00	12	CCIP	0.010	6.55	4.23	1.65	1.065	6.9	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006421)	Ex. (006397)	119.66	118.45	64.12	1.89	12	CCIP	0.010	6.36	4.11	1.84	1.192	6.9	GIS SEWER VIEWER DATED 02/07/25	0.127	SANITARY SEWER SHED #10
Ex. (006397)	Ex. (006419)	118.43	115.98	224.61	1.09	12	PVC	0.009	5.37	3.47	2.04	1.321	6.3	GIS SEWER VIEWER DATED 02/07/25	0.129	SANITARY SEWER SHED #11
Ex. (006419)	Ex. (006417)	115.97	114.02	201.44	0.97	12	CCIP	0.010	4.56	2.95	2.05	1.325	5.6	GIS SEWER VIEWER DATED 02/07/25	0.004	SANITARY SEWER SHED #12
Ex. (006417)	Ex. (006416)	113.95	113.71	17.75	1.35	12	CCIP	0.010	5.39	3.48	2.05	1.325	6.3	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006416)	Ex. (006375)	113.95	113.71	17.75	1.35	12	CCIP	0.010	5.39	3.48	2.09	1.350	6.3	GIS SEWER VIEWER DATED 02/07/25	0.025	SANITARY SEWER SHED #13
Ex. (006375)	Ex. (006639)	113.54	108.71	343.95	1.40	12	CCIP	0.010	5.49	3.55	2.09	1.350	6.5	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006639)	Ex. (007605)	108.66	105.09	263.21	1.36	12	CCIP	0.010	5.39	3.49	2.09	1.350	6.3	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (007605)	Ex. (006638)	104.94	104.56	35.28	1.08	12	CCIP	0.010	4.81	3.11	2.09	1.350	5.9	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006638)	Ex. (007793)	104.46	103.10	129.90	1.05	12	RCP	0.015	3.16	2.04	2.15	1.392	4.3	GIS SEWER VIEWER DATED 02/07/25	0.042	SANITARY SEWER SHED #14
Ex. (007793)	Ex. (006637)	103.00	95.61	369.42	2.00	12	CCIP	0.010	6.55	4.23	2.23	1.441	7.5	GIS SEWER VIEWER DATED 02/07/25	0.049	SANITARY SEWER SHED #15
Ex. (006637)	Ex. (006551)	96.37	94.74	80.40	2.03	12	CCIP	0.010	6.59	4.26	2.23	1.441	7.6	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006551)	Ex. (006555)	94.73	91.10	214.53	1.69	12	CCIP	0.010	6.02	3.89	2.30	1.485	7.1	GIS SEWER VIEWER DATED 02/07/25	0.043	SANITARY SEWER SHED #16
Ex. (006555)	Ex. (006556)	91.09	88.08	178.66	1.68	15	CCIP	0.010	10.90	7.04	2.40	1.549	6.9	GIS SEWER VIEWER DATED 02/07/25	0.064	SANITARY SEWER SHED #17
Ex. (006556)	Ex. (006557)	88.07	85.60	133.34	1.85	15	RCP	0.015	7.62	4.92	2.48	1.605	5.5	GIS SEWER VIEWER DATED 02/07/25	0.056	SANITARY SEWER SHED #18
Ex. (006557)	Ex. (006626)	85.58	83.41	132.32	1.64	15	RCP	0.015	7.17	4.63	2.53	1.635	5.3	GIS SEWER VIEWER DATED 02/07/25	0.029	SANITARY SEWER SHED #19
Ex. (006626)	Ex. (006668)	83.35	77.86	325.04	1.69	15	RCP	0.015	7.28	4.70	2.57	1.658	5.3	GIS SEWER VIEWER DATED 02/07/25	0.024	SANITARY SEWER SHED #20
Ex. (006668)	Ex. (006669)	77.84	73.84	204.12	1.96	15	CCIP	0.010	11.76	7.60	2.60	1.684	7.4	GIS SEWER VIEWER DATED 02/07/25	0.025	SANITARY SEWER SHED #21
Ex. (006669)	Ex. (006670)	73.74	69.81	255.01	1.54	15	CCIP	0.010	10.43	6.74	2.60	1.684	7.1	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006670)	Ex. (006671)	69.77	62.37	370.30	2.00	15	CCIP	0.010	11.87	7.67	2.60	1.684	7.5	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006671)	Ex. (006679)	62.27	58.59	153.72	2.39	15	CCIP	0.010	12.99	8.40	2.60	1.684	8.2	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006679)	Ex. (007749)	58.59	58.55	69.65	0.06	15	CCIP	0.010	2.01	1.30	2.66	1.719	1.6	GIS SEWER VIEWER DATED 02/07/25	0.035	SANITARY SEWER SHED #22
Ex. (007749)	Ex. (006686)	58.55	48.25	424.41	2.43	15	CCIP	0.010	13.08	8.46	2.66	1.719	8.3	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006686)	Ex. (006710)	48.23	47.72	38.89	1.31	15	RCP	0.015	6.41	4.14	2.66	1.719	4.9	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006710)	Ex. (006833)	47.71	44.88	300.30	0.94	15	RCP	0.015	5.43	3.51	2.69	1.738	4.4	GIS SEWER VIEWER DATED 02/07/25	0.020	SANITARY SEWER SHED #23
Ex. (006833)	Ex. (006834)	44.87	43.52	121.79	1.11	12	RCP	0.015	3.25	2.10	2.69	1.738	4.6	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006834)	Ex. (006837)	43.42	43.04	147.13	0.26	15	RCP	0.015	2.85	1.84	2.69	1.738	2.6	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006837)	Ex. (006839)	43.02	42.80	49.27	0.45	15	RCP	0.015	3.74	2.42	2.69	1.738	3.3	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006839)	Ex. (006841)	42.77	42.75	26.87	0.07	15	RCP	0.015	1.53	0.99	2.69	1.738	1.2	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006841)	Ex. (006840)	42.60	40.26	17.80	13.15	15	RCP	0.015	20.30	13.12	2.84	1.833	11.3	GIS SEWER VIEWER DATED 02/07/25	0.095	SANITARY SEWER SHED #24
Ex. (006840)	Ex. (006844)	39.99	33.34	286.93	2.32	15	PVC	0.009	14.21	9.18	2.84	1.833	9.0	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006844)	Ex. (006812)	33.21	29.59	365.50	0.99	15	PVC	0.009	9.29	6.00	2.84	1.833	6.5	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006812)	Ex. (006848)	29.42	28.26	47.03	2.47	15	PVC	0.009	14.65	9.47	2.84	1.833	8.9	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006848)	Ex. (006788)	27.91	27.38	36.58	1.45	15	PVC	0.009	11.23	7.26	2.84	1.833	7.6	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006788)	Ex. (006786)	27.23	22.32	326.10	1.51	18	PVC	0.009	18.62	12.03	2.87	1.857	7.5	GIS SEWER VIEWER DATED 02/07/25	0.024	SANITARY SEWER SHED #25
Ex. (006786)	Ex. (006785)	22.07	19.62	318.17	0.77	18	PVC	0.009	13.31	8.61	2.87	1.857	5.8	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006785)	Ex. (006854)	19.36	17.90	194.05	0.75	18	PVC	0.009	13.16	8.51	2.87	1.857	5.8	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006854)	Ex. (006794)	17.63	16.76	53.76	1.62	18	PVC	0.009	19.30	12.48	2.87	1.857	7.8	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006794)	Ex. (006852)	12.80	12.20	214.57	0.28	33	RCP	0.015	24.24	15.67	2.87	1.857	2.7	GIS SEWER VIEWER DATED 02/07/25	0.000	

Notes:
3. Information shown above was gathered by GIS dated Febraury 2025.
4. All velocities shown are calculated per a partial flow analysis.
5. A 'n' value of 0.010 was used for all smooth pipes and a value of 0.15 for concrete pipes (diameter smaller than 36") per the ESI checklist.

Georga Mason Proposed Conditions

FROM	TO	UPPER INV	LOWER INV	L (FT)	SLOPE (%)	DIA (IN)	MATERIAL	N	CAPACITY (cfs)	CAPACITY (MGD)	DESIGN FLOW (cfs)	DESIGN FLOW (MGD)	V (ft/s)	Assumptions	Inc (MGD)	Contributing Sewer Shed
Ex.(004397)	Ex. (004396)	188.50	187.73	192.81	0.40	12	RCP	0.015	1.95	1.26	0.11	0.072	1.3	SURVEYED ASBUILT	0.072	SANITARY SEWER SHED #1
Ex. (004396)	Ex. (004395)	187.23	186.95	173.05	0.16	12	RCP	0.015	1.24	0.80	0.11	0.072	1.0	SURVEYED ASBUILT	0.000	
Ex. (004395)	Ex. (004394)	186.87	177.06	420.91	2.33	12	RCP	0.015	4.71	3.05	0.11	0.072	2.4	SURVEYED ASBUILT	0.000	
Ex. (004394)	Ex. (004039)	176.96	170.05	265.67	2.60	10	RCP	0.015	3.06	1.98	0.17	0.110	2.8	GIS SEWER VIEWER DATED 02/07/25	0.038	SANITARY SEWER SHED #2
Ex. (004039)	Ex. (006534)	169.95	162.14	300.32	2.60	8	RCP	0.015	1.69	1.09	0.20	0.126	3.1	GIS SEWER VIEWER DATED 02/07/25	0.017	SANITARY SEWER SHED #3
Ex. (006534)	Ex. (006542)	162.04	152.48	367.87	2.60	10	RCP	0.010	4.59	2.97	0.22	0.143	4.2	GIS SEWER VIEWER DATED 02/07/25	0.017	SANITARY SEWER SHED #4
Ex. (006542)	Ex. (006348)	152.38	144.00	322.41	2.60	10	RCP	0.015	3.06	1.98	0.28	0.182	3.5	GIS SEWER VIEWER DATED 02/07/25	0.039	SANITARY SEWER SHED #5
Ex. (006348)	Ex. (006349)	143.90	141.29	100.21	2.60	12	RCP	0.015	4.98	3.22	0.32	0.209	3.4	GIS SEWER VIEWER DATED 02/07/25	0.027	SANITARY SEWER SHED #6
Ex. (006349)	Ex. (006266)	141.19	136.50	180.26	2.60	12	CCIP	0.010	7.47	4.83	0.40	0.261	4.7	GIS SEWER VIEWER DATED 02/07/25	0.052	SANITARY SEWER SHED #7
Ex. (006266)	Ex. (006303)	136.40	129.32	272.42	2.60	12	CCIP	0.010	7.47	4.83	0.41	0.268	4.7	GIS SEWER VIEWER DATED 02/07/25	0.007	SANITARY SEWER SHED #8
Ex. (006303)	Ex. (006302)	129.22	127.80	81.79	1.74	12	RCP	0.015	4.07	2.63	1.67	1.078	4.9	GIS SEWER VIEWER DATED 02/07/25	0.810	SANITARY SEWER SHED #9
Ex. (006302)	Ex. (007606)	127.55	125.39	153.03	1.41	12	CCIP	0.010	5.50	3.56	1.67	1.078	6.0	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (007606)	Ex. (007607)	125.29	122.30	212.85	1.40	12	CCIP	0.010	5.49	3.55	1.67	1.078	6.0	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (007607)	Ex. (006421)	122.25	119.76	124.61	2.00	12	CCIP	0.010	6.55	4.23	1.67	1.078	6.9	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006421)	Ex. (006397)	119.66	118.45	64.12	1.89	12	CCIP	0.010	6.36	4.11	1.86	1.205	6.9	GIS SEWER VIEWER DATED 02/07/25	0.127	SANITARY SEWER SHED #10
Ex. (006397)	Ex. (006419)	118.43	115.98	224.61	1.09	12	PVC	0.009	5.37	3.47	2.06	1.334	6.3	GIS SEWER VIEWER DATED 02/07/25	0.129	SANITARY SEWER SHED #11
Ex. (006419)	Ex. (006417)	115.97	114.02	201.44	0.97	12	CCIP	0.010	4.56	2.95	2.07	1.338	5.6	GIS SEWER VIEWER DATED 02/07/25	0.004	SANITARY SEWER SHED #12
Ex. (006417)	Ex. (006416)	113.95	113.71	17.75	1.35	12	CCIP	0.010	5.39	3.48	2.07	1.338	6.3	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006416)	Ex. (006375)	113.95	113.71	17.75	1.35	12	CCIP	0.010	5.39	3.48	2.11	1.363	6.3	GIS SEWER VIEWER DATED 02/07/25	0.025	SANITARY SEWER SHED #13
Ex. (006375)	Ex. (006639)	113.54	108.71	343.95	1.40	12	CCIP	0.010	5.49	3.55	2.11	1.363	6.5	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006639)	Ex. (007605)	108.66	105.09	263.21	1.36	12	CCIP	0.010	5.39	3.49	2.11	1.363	6.3	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (007605)	Ex. (006638)	104.94	104.56	35.28	1.08	12	CCIP	0.010	4.81	3.11	2.11	1.363	5.9	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006638)	Ex. (007793)	104.46	103.10	129.90	1.05	12	RCP	0.015	3.16	2.04	2.17	1.405	4.3	GIS SEWER VIEWER DATED 02/07/25	0.042	SANITARY SEWER SHED #14
Ex. (007793)	Ex. (006637)	103.00	95.61	369.42	2.00	12	CCIP	0.010	6.55	4.23	2.25	1.454	7.5	GIS SEWER VIEWER DATED 02/07/25	0.049	SANITARY SEWER SHED #15
Ex. (006637)	Ex. (006551)	96.37	94.74	80.40	2.03	12	CCIP	0.010	6.59	4.26	2.25	1.454	7.6	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006551)	Ex. (006555)	94.73	91.10	214.53	1.69	12	CCIP	0.010	6.02	3.89	2.32	1.498	7.1	GIS SEWER VIEWER DATED 02/07/25	0.043	SANITARY SEWER SHED #16
Ex. (006555)	Ex. (006556)	91.09	88.08	178.66	1.68	15	CCIP	0.010	10.90	7.04	2.42	1.562	6.9	GIS SEWER VIEWER DATED 02/07/25	0.064	SANITARY SEWER SHED #17
Ex. (006556)	Ex. (006557)	88.07	85.60	133.34	1.85	15	RCP	0.015	7.62	4.92	2.50	1.618	5.5	GIS SEWER VIEWER DATED 02/07/25	0.056	SANITARY SEWER SHED #18
Ex. (006557)	Ex. (006626)	85.58	83.41	132.32	1.64	15	RCP	0.015	7.17	4.63	2.55	1.647	5.3	GIS SEWER VIEWER DATED 02/07/25	0.029	SANITARY SEWER SHED #19
Ex. (006626)	Ex. (006668)	83.35	77.86	325.04	1.69	15	RCP	0.015	7.28	4.70	2.59	1.671	5.3	GIS SEWER VIEWER DATED 02/07/25	0.024	SANITARY SEWER SHED #20
Ex. (006668)	Ex. (006669)	77.84	73.84	204.12	1.96	15	CCIP	0.010	11.76	7.60	2.62	1.696	7.7	GIS SEWER VIEWER DATED 02/07/25	0.025	SANITARY SEWER SHED #21
Ex. (006669)	Ex. (006670)	73.74	69.81	255.01	1.54	15	CCIP	0.010	10.43	6.74	2.62	1.696	7.1	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006670)	Ex. (006671)	69.77	62.37	370.30	2.00	15	CCIP	0.010	11.87	7.67	2.62	1.696	7.5	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006671)	Ex. (006679)	62.72	58.59	153.72	2.69	15	CCIP	0.010	13.76	8.90	2.62	1.696	8.4	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006679)	Ex. (007749)	58.59	58.55	69.65	0.06	15	CCIP	0.010	2.01	1.30	2.68	1.731	0.0	GIS SEWER VIEWER DATED 02/07/25	0.035	SANITARY SEWER SHED #22
Ex. (007749)	Ex. (006686)	58.55	48.25	424.41	2.43	15	CCIP	0.010	13.08	8.46	2.68	1.731	8.3	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006686)	Ex. (006710)	48.23	47.72	38.89	1.31	15	RCP	0.015	6.41	4.14	2.68	1.731	4.9	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006710)	Ex. (006833)	47.71	44.88	300.30	0.94	15	RCP	0.015	5.43	3.51	2.71	1.751	4.4	GIS SEWER VIEWER DATED 02/07/25	0.020	SANITARY SEWER SHED #23
Ex. (006833)	Ex. (006834)	44.87	43.52	121.79	1.11	12	RCP	0.015	3.25	2.10	2.71	1.751	4.6	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006834)	Ex. (006837)	43.42	43.04	147.13	0.26	15	RCP	0.015	2.85	1.84	2.71	1.751	2.6	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006837)	Ex. (006839)	43.02	42.80	49.27	0.45	15	RCP	0.015	3.74	2.42	2.71	1.751	3.3	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006839)	Ex. (006841)	42.77	42.75	26.87	0.07	15	RCP	0.015	1.53	0.99	2.71	1.751	0.0	GIS SEWER VIEWER DATED 02/07/25	0.000	
Ex. (006841)	Ex. (006840)	42.60	40.26	17.80	13.15	15	RCP	0.015	20.30	13.12	2.86	1.846	11.3	GIS SEWER VIEWER DATED 02/07/25	0.095	SANITARY SEWER SHED #24
Ex. (006840)	Ex. (006844)	39.99	33.

EXISTING CONDITION SITE NARRATIVE

THIS SITE IS 9.18 ACRES AND IS AN ELEMENTARY SCHOOL. THE SITE IS BORDERED TO THE NORTH BY PRESBYTERIAN CHURCH BUILDING AND RESIDENTIAL HOUSING; TO THE SOUTH BY A RESIDENTIAL HOUSING; TO THE EAST BY A RESIDENTIAL HOUSING; AND TO THE WEST BY CAMERON MILLS ROAD.

REVIEW OF EXISTING TOPOGRAPHY INDICATES THAT THE PROPERTY DRAINS FROM THE SOUTH TO NORTH. MOST OF THE SITE DRAINS TO AN EXISTING STORM SYSTEM THAT RUNS SOUTH DOWN TO THE STORM AT CULL-DE-SAC.

THERE ARE NO RESOURCE PROTECTION AREAS ON THIS PROPERTY.

PROPOSED CONDITION SITE NARRATIVE

THIS PROJECT PROPOSES TO DEMOLISH THE EXISTING SCHOOL EXCEPT FOR THE WESTERN MOST PORTION THAT WAS PART OF THE ORIGINAL SCHOOL, THEN RE-BUILD A NEW SCHOOL. THE NEW SCHOOL WILL HAVE PARKING ON THE NORTH AND SOUTH SIDES, A PROGRAMMED COURTYARD AND OPEN SPACE ON THE EAST SIDE OF THE SCHOOL THAT WILLL CONSIST OF PLAYGROUNDS, AN ARTIFICIAL TURF FIELD, BASKETBALL COURT AND RECONFIGURING THE EXISTING GRASS BASEBALL FIELD

WATER QUALITY TREATMENT (BMP) NARRATIVE

TO COMPLY WITH THE CHESAPEAKE BAY ACT (CBA) AND ARTICLE XIII OF THE ZONING ORDINANCE, THE PROJECT WILL PROVIDE WATER QUALITY TREATMENT THROUGH THE USE OF BIORETENTION AND RAIN WATER HARVESTING.

THE BIORETENTIONS WILL TREAT APPROXIMATELY 2.56 ACRES OF IMPERVIOUS RUNOFF FROM THE BUILDING. THE RAIN WATER HARVESTING WILL TREAT APPROXIMATELY 1.28 ACRES OF IMPERVIOUS RUNOFF FROM THE BUILDING AND SIDEWALK.

SITE AREA
PER CITY CODE SECTION 13-103-L.L. THE SITE IS THE ENTIRE PARCEL SINCE GREATER THAN 50% OF THE TAX PARCEL IS BEING DISTURBED. THIS TOTAL SITE AREA IS 9.18 ACRES AND THIS VAULE WILL BE USED FOR THE WQVD CALCULATIONS. FOR THE BMP/SWM CALCULATIONS, THE LIMITS OF DISTURBANCE AREA OF 9.33 ACRES IS BEING USED.

WQV TREATMENT
THE WQV TO BE TREATED AS PER THE CITY OF ALEXANDRIA SUPPLEMENT TO THE NORTHERN VIRGINIA BMP HANDBOOK IS 1816 CU FT/ ACRE OF IMPERVIOUS SURFACE.
THEREFORE WQV REQUIRED = 4.33x 1,816 = 7,863 CU FT. SEE WQV CALCULATIONS ON THIS SHEET.

MEMO TO INDUSTRY 01-18 REQUIREMENT:

THIS CITY REQUIREMENT IF FOR THE TREATMENT OF 65% OF THE STATE'S REQUIREMENT BY NON-PROPRIETARY BMP FACILITIES. THIS REQUIRES A TOTAL OF 2.09 LBS OF PHOSPHORUS BE REMOVED PER YEAR. THIS REQUIREMENT IS MET WITH BIORETENTION AND RAINWATER HARVETING. THESE BMP PRACTICES REMOVE 2.80 LBS OF PHOSPHORUS A YEAR.

BMP MAINTENANCE AGREEMENT NOTE:

THE APPLICANT SHALL EXECUTE A MAINTENANCE SERVICE CONTRACT WITH A PRIVATE CONTRACTOR FOR A MINIMUM OF THREE YEARS. A COPY OF THE CONTRACT SHALL BE PLACED IN THE BMP OPERATION AND MAINTENANCE MANUAL. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, A COPY OF THE CONTRACT SHALL BE SUBMITTED TO THE CITY. THE APPLICANT SHALL PREPARE AN OWNER'S OPERATION AND MAINTENANCE MANUAL FOR ALL THE BEST MANAGEMENT PRACTICES (BMPS) USED ON SITE. THE MANUAL SHALL INCLUDE AT A MINIMUM: AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF THE BMP(S); DRAWINGS AND DIAGRAMS OF THE BMP(S) AND ANY SUPPORTING UTILITIES; CATALOG CUTS ON MAINTENANCE REQUIREMENTS; MANUFACTURER CONTACT NAMES AND PHONE NUMBERS; A COPY OF THE EXECUTED MAINTENANCE SERVICE CONTRACT; AND A COPY OF THE MAINTENANCE AGREEMENT WITH THE CITY. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, A COPY OF THE OPERATION AND MAINTENANCE MANUAL SHALL BE SUBMITTED TO THE CITY ON A DIGITAL MEDIA.

DESIGN PROFESSIONAL INSPECTION NOTE

THE STORMWATER BEST MANAGEMENT PRACTICES (BMPS) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN PROFESSIONAL OR HIS DESIGNATED REPRESENTATIVE. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THE DESIGN PROFESSIONAL SHALL SUBMIT A WRITTEN CERTIFICATION TO THE DIRECTOR OF T&ES THAT THE BMPS ARE:
A. CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED FINAL SITE PLAN.
B. CLEAN AND FREE OF DEBRIS, SOIL AND LITTER BY EITHER HAVING BEEN INSTALLED OR BROUGHT INTO SERVICE AFTER SITE WAS STABILIZED.

STORM WATER MANAGEMENT / BEST MANAGEMENT PRACTICES NARRATIVE:

TO COMPLY WITH THE STORM WATER REQUIREMENTS IN ACCORDANCE WITH ARTICLE XIII OF THE ZONING ORDINANCE, THIS PROJECT WILL PROVIDE ON-SITE TREATMENT OF SITE RUNOFF THROUGH THE USE OF MULTIPLE, CITY-APPROVED BMP FACILITIES OR STRUCTURES TO MEET BOTH POLLUTANT LOAD REDUCTION AND THE WATER QUALITY VOLUME DEFAULT. IF WE CANNOT EFFECTIVELY TREAT A SMALL PORTION OF THE ON-SITE PROPOSED IMPERVIOUS COVER, WE WILL SUBMIT A REQUEST IN WRITING TO PROVIDE AN IN-LIEU PAYMENT FOR THAT PORTION OF IMPERVIOUS AREA.

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

CLEAR ALL (Ctrl+Shift+R)

data input cells | constant values | calculation cells | final results

Project Name: GMES
Date: 11/5/2024
Linear Development Project? No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 9.33

Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	1.18
Post-Development TP Load Reduction for Site (lb/yr):	2.09

Check:
BMP Design Specifications List: 2024 Stds & Specs
Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				6.18	6.18
Impervious Cover (acres)				3.15	3.15
					9.33

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				5.00	5.00
Impervious Cover (acres)				4.33	4.33
Area Check	OK.	OK.	OK.	OK.	9.33

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	2.09

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	94.53
Final Post-Development TN Load	98.45

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN AREA TREATED(ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.77	0.77	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.77	0.77	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	2.99	0.85	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	2.99	0.85	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3): 19,470

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft^3)	6,170	1,452	0	0	0	7,622
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	3.22	1.38	0.00	0.00	0.00	4.60
TP LOAD REDUCTION ACHIEVED (lb/yr)	2.04	0.76	0.00	0.00	0.00	2.80
TP LOAD REMAINING (lb/yr)	1.17	0.62	0.00	0.00	0.00	1.79
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	30.57	11.15	0.00	0.00	0.00	41.72

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	7.95
TP LOAD REDUCTION REQUIRED (lb/yr)	2.09
TP LOAD REDUCTION ACHIEVED (lb/yr)	2.80
TP LOAD REMAINING (lb/yr):	5.14
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.71 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	98.45
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	41.72
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	56.73

Drainage Area A

VRRM 4.1, 2024

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)				0.77	0.77	0.25	0.85
Impervious Cover (acres)				2.99	2.99	0.95	0.86
				Total	3.76		

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr): 3.22
Post Development Treatment Volume in D.A. A (ft^3): 11,010

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
2. Rooftop Disconnection (RR)														
2.h. To Rainwater Harvesting (P-BAS-04)	80			1.28	0	3,531	883	4,414	0	0.00	1.10	0.88	0.22	
3. Permeable Pavement (RR)														
3.a. Permeable Pavement #1 (P-FIL-03)	45			0.00	0	0	0	0	25	0.00	0.00	0.00	0.00	

Drainage Area B

VRRM 4.1, 2024

Drainage Area B Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)				0.77	0.77	0.25	0.85
Impervious Cover (acres)				0.85	0.85	0.95	0.86
				Total	1.62		

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. B (lb/yr): 1.38
Post Development Treatment Volume in D.A. B (ft3): 3,630

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6. Bioretention (RR)														
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (P-FIL-05)	40		0.77	0.85	0	1,452	2,178	3,630	25	0.00	1.38	0.76	0.62	

WQVD CALCULATIONS

REQUIRED = (1,816 CU FT/ACRE) * (4.33 ACRES) = 7,863 CU FT

PROVIDED (ON-SITE) = (1,816 CU FT/ACRE) * (3.84 ACRES) = 6,963 CU FT

TOTAL WQVD REMAINING = 7,863 CU FT - 6,963 CU FT = 900 CU FT

IMPERVIOUS AREA COVERAGE

TOTAL IMPERVIOUS AREA = 4.33 ACRES

TOTAL IMPERVIOUS TREATED (ON-SITE) = 3.84 ACRES

TOTAL IMPERVIOUS AREA UNTREATED = 4.33 AC - 3.84 AC = 0.49 AC

NOTE:
- A CONTRIBUTION TO THE WQIF IS BEING REQUESTED FOR THE UNTREATED IMPERVIOUS AREA (0.49 AC OR 21,344 SF) OF THE SITE.
- UNTREATED AREA IS CURRENTLY BEING TREATED BY AN OFF-SITE STORMFILTER. NO FEE IS BEING REQUESTED WITH THIS WAVER BECAUSE IT IS BEING TREATED DOWNSTREAM

BMP TREATMENT FACILITIES NOTE:

REFERENCE BMP TREATMENT FACILITIES AND THIER ASSOCIATED TREATED AREAS ARE PRELIMINARY AND MAY BE ADJUSTED WITH THE FINAL SITE PLAN. FINAL BMP TREATMENT FACILITIES WILL MEET CITY AND STATE REQUIREMENTS.

APPROVED
SPECIAL USE PERMIT NO. 2025-10001
DEPARTMENT OF PLANNING & ZONING
DIRECTOR ____ DATE ____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR ____ DATE ____
CHAIRMAN, PLANNING COMMISSION ____ DATE ____
DATE RECORDED ____
INSTRUMENT NO. ____ DEED BOOK NO. ____ PAGE NO. ____

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COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
04/10/2025
PROFESSIONAL ENGINEER

GEORGE MASON ELEMENTARY SCHOOL
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	04/10/25	PRELIMINARY DSUP VERIFICATION SUBMISSION 2
	02/17/25	PRELIMINARY DSUP VERIFICATION SUBMISSION
	01/06/25	PRELIMINARY DSUP SUBMISSION

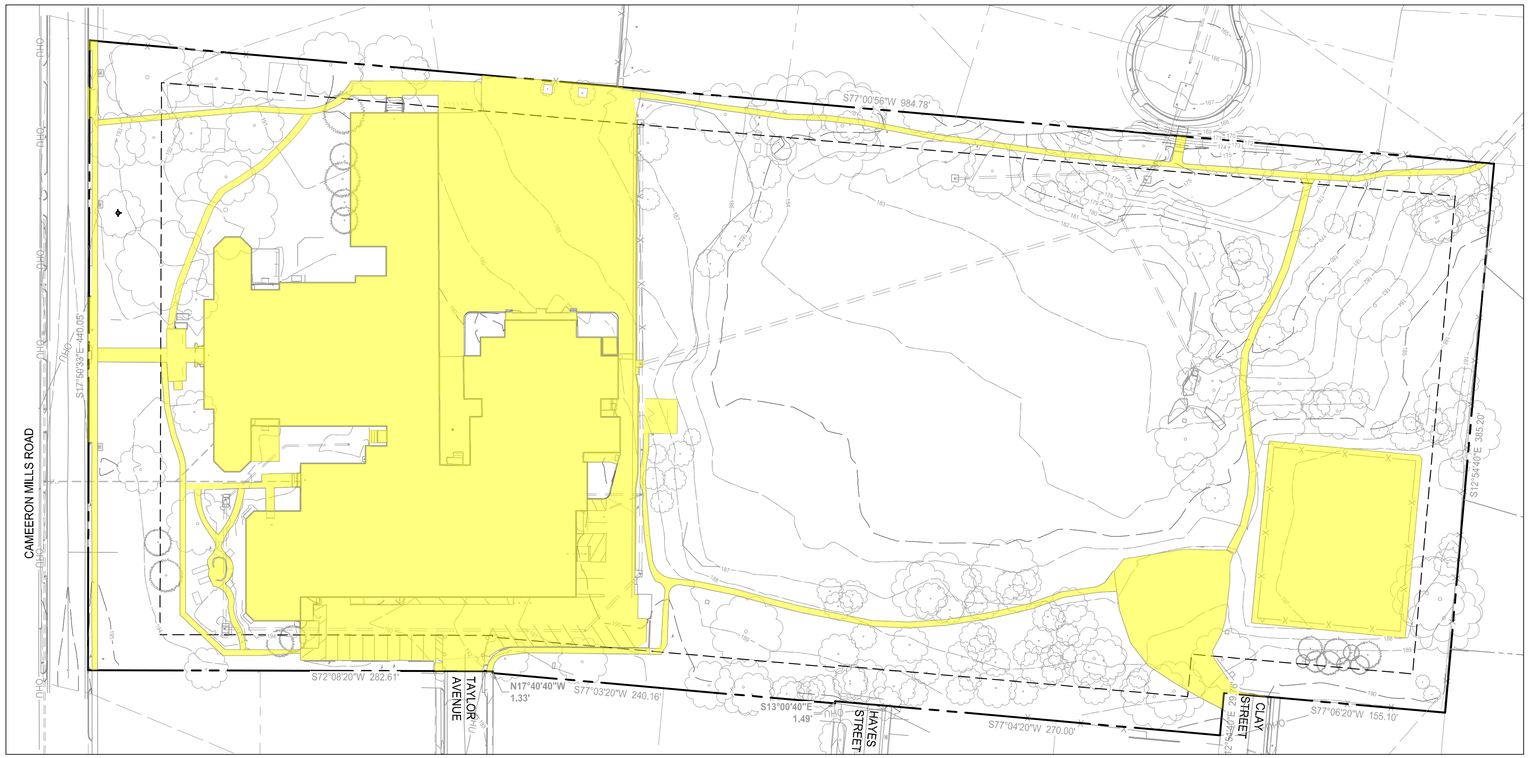
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DRAWING No.: 113822
DATE: 03/21/2025
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
PRELIMINARY BMP AND SWM

SHEET No.
C800

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PRE-DEVELOPMENT

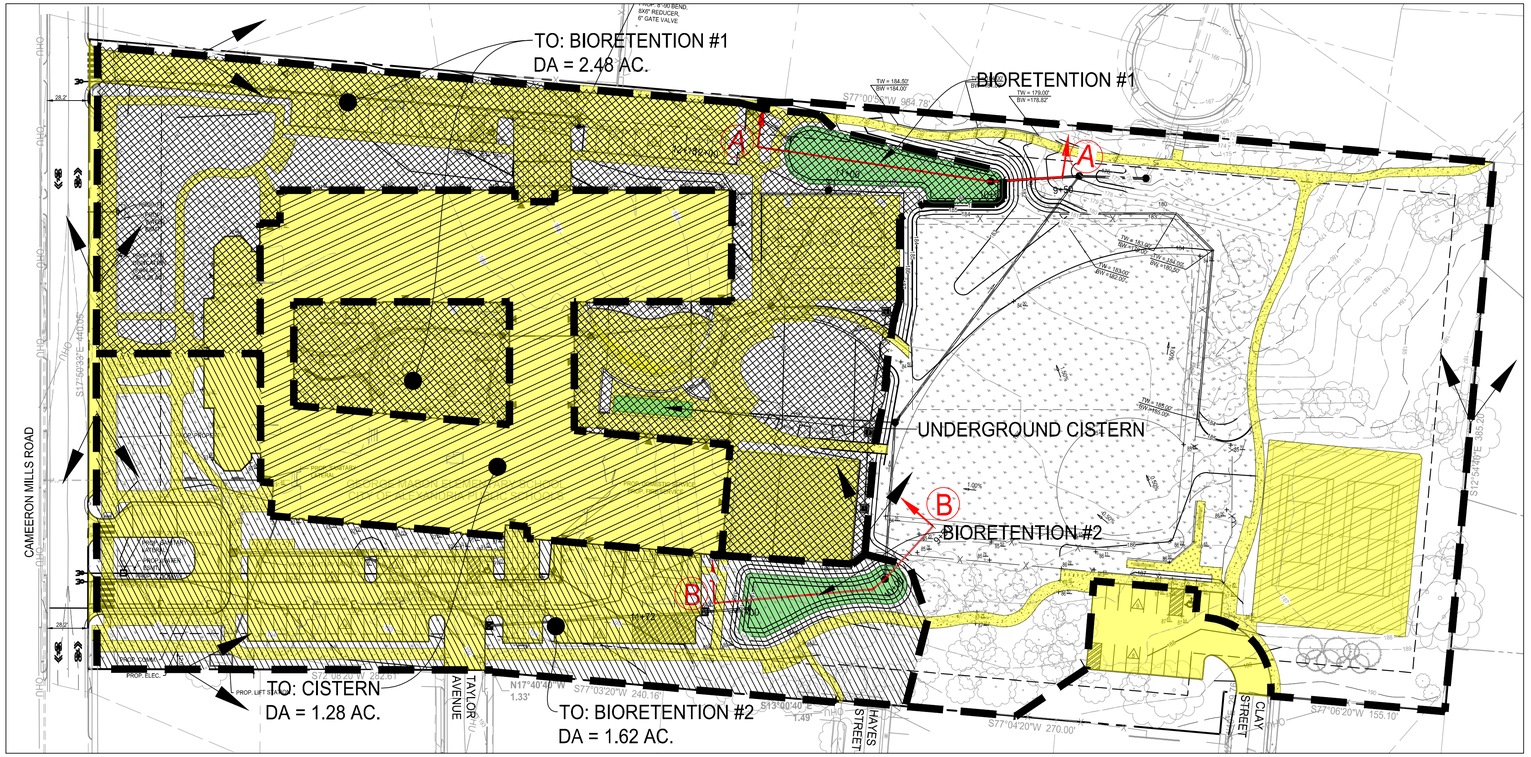


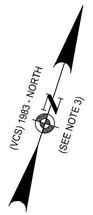


LEGEND

- EX. IMPERVIOUS COVER (AREA = 3.15 AC.)
- EX. MANAGED TURF (NO HATCH, AREA = 6.18 AC.)
- PROPERTY LINE

POST-DEVELOPMENT





LEGEND

- PROP. IMPERVIOUS COVER (AREA = 3.15 AC.)
- PROP. MANAGED TURF (NO HATCH, AREA = 6.18 AC.)
- TO BIORETENTION #1, DA = 2.48 AC. (MT=0.77, IMP=1.71)
- TO CISTEREN, DA = 1.28 AC. (IMP=1.28)
- TO BIORETENTION #2, AREA = 1.62 AC. (MT=0.77, IMP=0.85)
- PROPERTY LINE
- SUB-DRAINAGE DIVIDES

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

APPROVED
SPECIAL USE PERMIT NO. 2025-10001
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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ELI GOLDMAN
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04/10/2025
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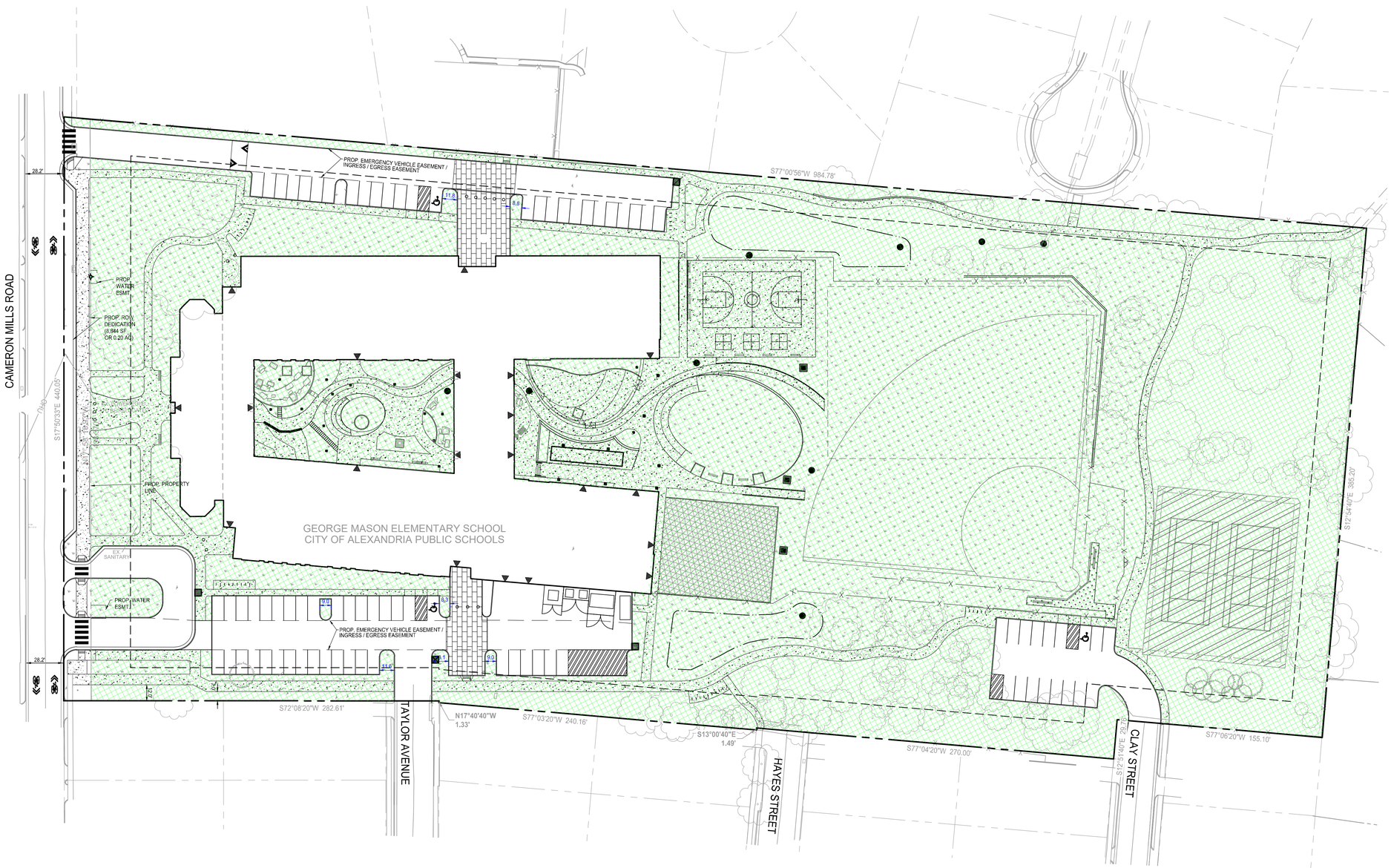
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	02/17/25	PRELIMINARY DSUP VERIFICATION SUBMISSION
	01/06/25	PRELIMINARY DSUP SUBMISSION

PROJECT No.: 24005288.00
DRAWING No.: 113323
DATE: 03/21/2025
SCALE: SEE DWGS.
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
PRE AND POST BMP

SHEET No.
C801

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LEGEND

- PROPERTY LINE
- ROAD CENTERLINE
- PROP. SIDEWALK
- PROP. CURB AND GUTTER
- PROP. BUILDING
- PROP. OPEN SPACE

OPEN SPACE CALCULATION:

OPEN SPACE REQUIRED = 40% x 391,110 = 156,444 SF

OPEN SPACE PROVIDED:

AT GRADE	= 278,530 SF
ABOVE GRADE	= 0 SF
TOTAL	= 278,530 SF (6.39 AC.) (71%)

NOTE:

- THERE IS ABOUT 303,000 SF (6.96 AC) OF OPEN SPACE IN THE EXISTING CONDITION.

GRAPHIC SCALE
40 20 0 40 80
1" = 40'

APPROVED
SPECIAL USE PERMIT NO. 2025--10001
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
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DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED
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MARK	DATE	DESCRIPTION
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	02/17/25	PRELIMINARY DSUP VERIFICATION SUBMISSION
	01/06/25	PRELIMINARY DSUP SUBMISSION
	04/10/25	

PROJECT No.: 24005288.00
DRAWING No.: 113822
DATE: 03/21/2025
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

OPEN SPACE EXHIBIT

SHEET No.
C500

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BIORETENTION A

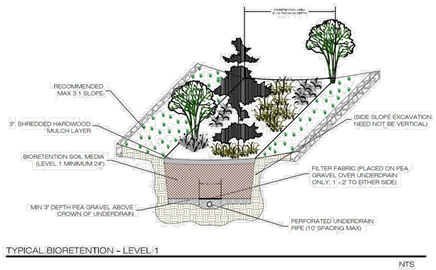
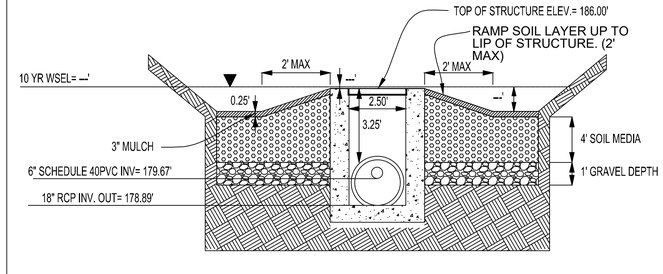


Figure 9.4a: Typical Detail of Bioretention Basin Level 1 Design

Table 9.6. Bioretention Material Specifications

Material	Specification	Notes
Filter Media Composition	Filter Media to contain: • 85%-88% sand • 8%-12% soil fines • 3%-5% organic matter in the form of leaf compost	The volume of filter media based on 110% of the plan volume, to account for settling or compaction.
Filter Media Testing	P-Index range = 10-30, ***OR*** Between 7 and 21 mg/kg of P in the soil media. CECs greater than 10	The media must be procured from approved filter media vendors.
Mulch Layer	Use aged, shredded hardwood bark mulch	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 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).

RISER DETAIL STRUCTURE



* SEE STANDARD DROP INLET VDOT DETAIL FOR FURTHER SPECIFICATIONS

BIORETENTION A - CALCULATIONS

STORAGE DEPTH
SOIL MEDIA Vr = 0.25 MEDIA DEPTH = 2 FT
GRAVEL Vr = 0.40 GRAVEL DEPTH = 1 FT
SURACE STORAGE Vr = 1.0 PONDING DEPTH = 0.5 FT

(4 X 0.25) + (1 X 0.4) + (1 X 1) = 2.4 FT

SURFACE AREA = TV / STORAGE DEPTH
TV = 6,596 CF
STORAGE DEPTH = 2.4 FT.

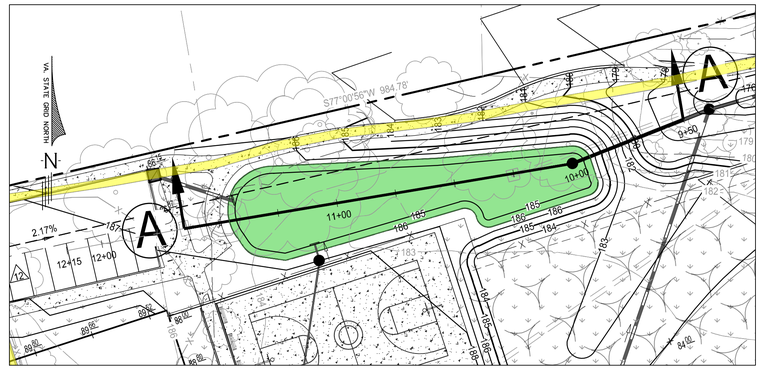
SURFACE AREA REQUIRED = 6,596 / 2.4 = 2,748 SF

SURFACE AREA PROVIDED BIORETENTION A = 3,433 SF

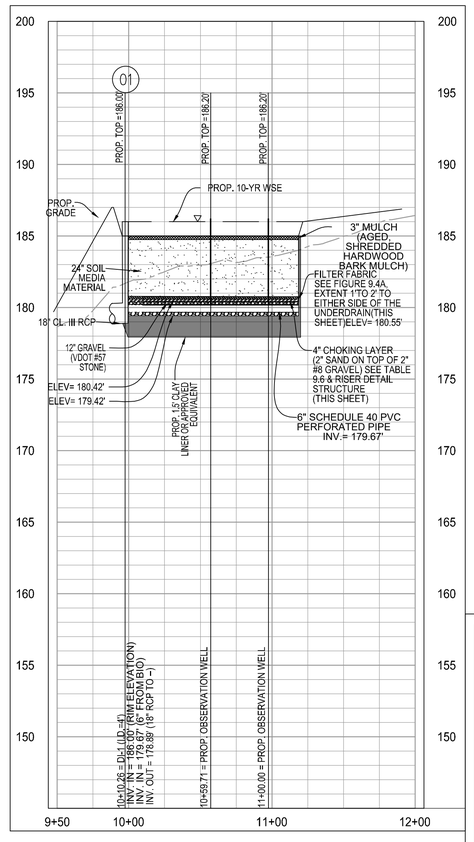
3,433 SF > 2,748 SF SURFACE ARE REQUIREMENT SATISFIED

TABLE 9.3 BIORETENTION

LEVEL 1 DESIGN (RR 40 TP: 25) CRITERIA	BIORETENTION A
SURFACE AREA (SQ. FT.) = (TV- THE VOLUME REDUCED BY AN UPSTREAM BMP)/STORAGE DEPTH	6,596 CF (SEE SHEET #C800)
RECOMMENDED MAXIMUM CONTRIBUTION AREA = 2.5 AC	2.48 AC
MAXIMUM PONDING DEPTH = 6 TO 12 INCHES	12 INCHES
FILTER MEDIA DEPTH MINIMUM = 24 INCHES; MAXIMUM = 6 FEET	48 INCHES
SUB-SOIL TESTING: NOT NEEDED IF AN UNDERDRAIN USED.	NOT NEEDED
UNDERDRAIN = SCHEDULE 40 PVC WITH CLEAN-OUTS	YES
GEOMETRY: LENGTH OF SHORTEST FLOW PATH/OVERALL LENGTH = 0.3; OR, OTHER DESIGN METHODS USED TO PREVENT SHORT-CIRCULATING: A ONE-CELL DESIGN (NOT INCLUDING THE PRETREATMENT STRUCTURE.	34' / 105' = 0.47
PRE-TREATMENT: A PRETREATMENT CELL, GRASS FILTER STRIP, GRAVEL DIAPHRAGM, GRAVEL FLOW SPREADER, OR ANOTHER APPROVED (MANUFACTURED) PRE-TREATMENT STRUCTURE.	GRASS FILTER STRIP AND GRAVEL FLOW SPREADER



BIORETENTION A-A' CROSS SECTION
SCALE: 1"=50'(H); 1"=5'(V)



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04/10/2025
PROFESSIONAL ENGINEER

GEORGE MASON ELEMENTARY SCHOOL

PRELIMINARY DSUP

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	04/10/25	PRELIMINARY DSUP VERIFICATION SUBMISSION 2
	02/17/25	PRELIMINARY DSUP VERIFICATION SUBMISSION
	01/06/25	PRELIMINARY DSUP SUBMISSION

PROJECT No.: 24005288.00
DRAWING No.: ######
DATE: 03/21/2025
SCALE: SEE DWGS.
DESIGN: EG
DRAWN: JS
CHECKED: EG

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SHEET TITLE:
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SHEET No.
C802

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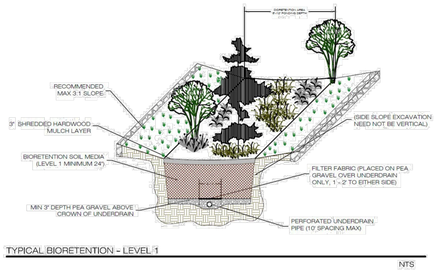
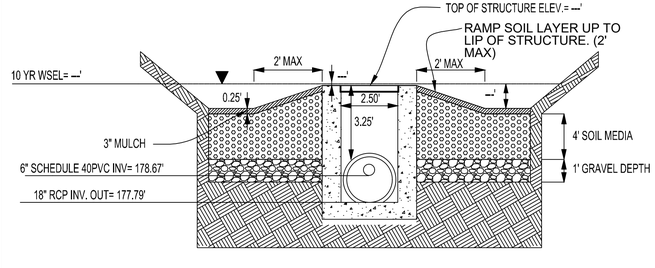


Figure 9.4a: Typical Detail of Bioretention Basin Level 1 Design

Table 9.6. Bioretention Material Specifications

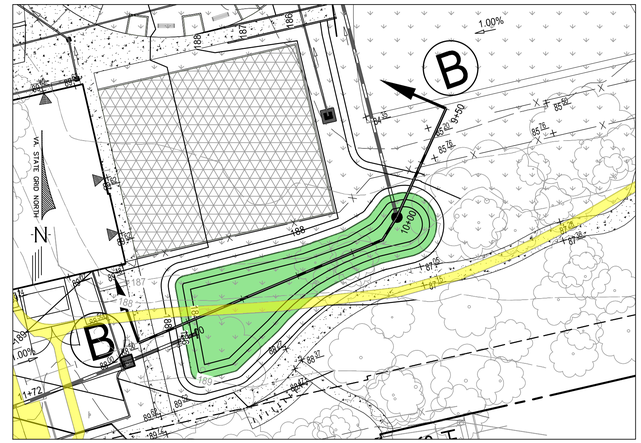
Material	Specification	Notes
Filter Media Composition	Filter Media to contain: • 85%-88% sand • 8%-12% soil fines • 3%-5% organic matter in the form of leaf compost	The volume of filter media based on 110% of the plan volume, to account for settling or compaction.
Filter Media Testing	P-Index range = 10-30, ***OR*** Between 7 and 21 mg/kg of P in the soil media. CECs greater than 10	The media must be procured from approved filter media vendors.
Mulch Layer	Use aged, shredded hardwood bark mulch	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 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).

RISER DETAIL STRUCTURE



* SEE STANDARD DROP INLET VDOT DETAIL FOR FURTHER SPECIFICATIONS

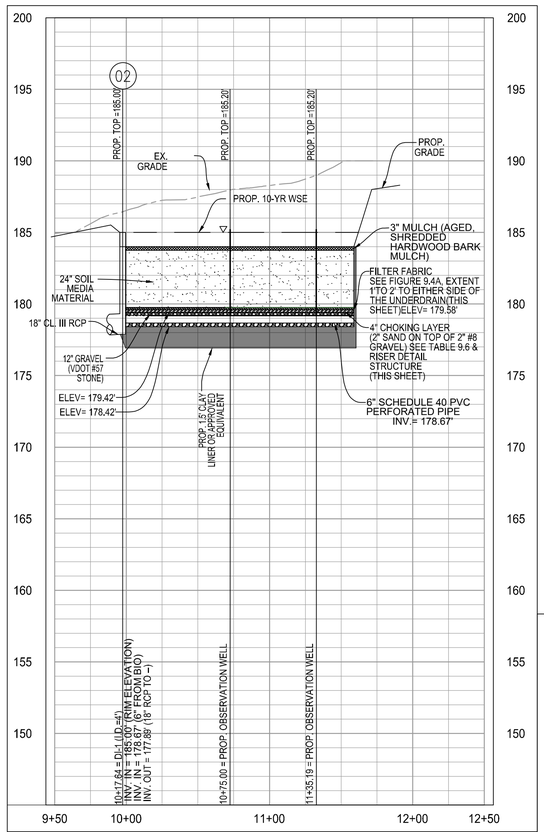
BIORETENTION B



PLAN VIEW
SCALE: 1"=30'

BIORETENTION B-B' CROSS SECTION

SCALE: 1"=50'(H); 1"=5'(V)



BIORETENTION B - CALCULATIONS

STORAGE DEPTH
SOIL MEDIA Vr = 0.25 MEDIA DEPTH = 4 FT
GRAVEL Vr = 0.40 GRAVEL DEPTH = 1 FT
SURACE STORAGE Vr = 1.0 PONDING DEPTH = 1 FT

(4 X 0.25) + (1 X 0.4) + (1 X 1) = 2.4 FT

SURFACE AREA = TV / STORAGE DEPTH
TV = 3,630 CF
STORAGE DEPTH = 2.4 FT.

SURFACE AREA REQUIRED = 3,630 / 2.4 =1,513 SF

SURFACE AREA PROVIDED BIRORETENTION B = 1,599 SF

1,599 SF > 1,513 SF SURFACE ARE REQUIREMENT SATISFIED

TABLE 9.3 BIORETENTION

LEVEL 1 DESIGN (RR 40 TP: 25) CRITERIA	BIORETENTION B
SURFACE AREA (SQ. FT.) = (TV- THE VOLUME REDUCED BY AN UPSTREAM BMP)/STORAGE DEPTH	3,630 CF (SEE SHEET #C800)
RECOMMENDED MAXIMUM CONTRIBUTION AREA = 2.5 AC	1.62 AC
MAXIMUM PONDING DEPTH = 6 TO 12 INCHES	12 INCHES
FILTER MEDIA DEPTH MINIMUM = 24 INCHES; MAXIMUM = 6 FEET	48 INCHES
SUB-SOIL TESTING: NOT NEEDED IF AN UNDERDRAIN USED.	NOT NEEDED
UNDERDRAIN = SCHEDULE 40 PVC WITH CLEAN-OUTS	YES
GEOMETRY: LENGTH OF SHORTEST FLOW PATH/OVERALL LENGTH = 0.3; OR, OTHER DESIGN METHODS USED TO PREVENT SHORT-CIRCULATING; A ONE-CELL DESIGN (NOT INCLUDING THE PRETREATMENT STRUCTURE.	69' / 89' = 0.77
PRE-TREATMENT: A PRETREATMENT CELL, GRASS FILTER STRIP, GRAVEL DIAPHRAGM, GRAVEL FLOW SPREADER, OR ANOTHER APPROVED (MANUFACTURED) PRE-TREATMENT STRUCTURE.	GRASS FILTER STRIP AND GRAVEL FLOW SPREADER

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PROFESSIONAL ENGINEER

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CITY OF ALEXANDRIA, VIRGINIA

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	01/06/25	PRELIMINARY DSUP SUBMISSION

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DESIGN: EG
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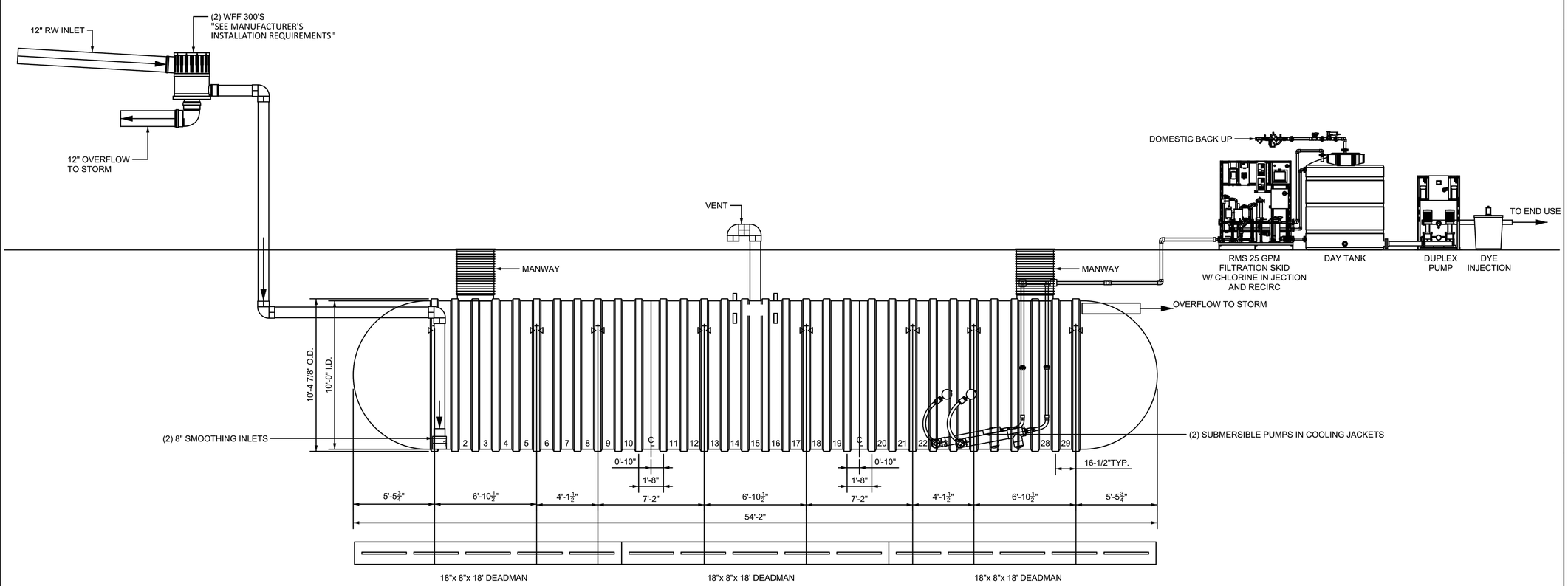
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SHEET TITLE:
BMP DETAILS

SHEET No.
C803

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NOTE: PRESURE TANK SET BY DESIGN OF SYSTEM 2 PSI BELOW CUT IN PRESSURE BY CONTRACTOR.

RMS
RAINWATER MANAGEMENT SOLUTIONS

GEORGE MASON ELEMENTARY SCHOOL SCHEMATIC

ALL GRADES & ELEVATIONS TO BE SITE VERIFIED PRIOR TO CONSTRUCTION

DRAWN BY: JH 11/27/2024
CHECKED BY: AH 11/27/2024

NOT TO SCALE

DRAWING FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR CONSTRUCTION. DIMENSIONS AND LAYOUT SUBJECT TO CHANGE

RAINWATER MANAGEMENT SOLUTIONS, 1-866-653-8337
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ELI GOLDMAN
Lic. No.55868
04/10/2025
PROFESSIONAL ENGINEER

GEORGE MASON ELEMENTARY SCHOOL
PRELIMINARY DSUP
.
CITY OF ALEXANDRIA, VIRGINIA

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	04/10/25	PRELIMINARY DSUP VERIFICATION SUBMISSION 2
	02/17/25	PRELIMINARY DSUP VERIFICATION SUBMISSION
	01/06/25	PRELIMINARY DSUP SUBMISSION

PROJECT No.: 24005288.00
DRAWING No.: ######
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DESIGN: EG
DRAWN: JS
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SHEET TITLE:

BMP DETAILS

SHEET No.
C804

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LEGEND

DRAINAGE DIVIDE

OUTFALL PIPE

SITE (9.33 AC.)

	On-Site			
	Q1	RV1	Q10	RV10
Pre	24.28	49,199	60.47	127,623
Post	23.18	46,792	60.47	127,623

Channel Protection			
Qdev	<	IF (Qpre*Rvpre)/Rvdev	
	<	0.80 (24.28 * 49199)/ 46792	
23.18	<	20.42	
Detention required:		2.76	CFS
Q10 post	<	Q10 pre	
60.47	<	60.47	
Detention required:		0	CFS

NOTE:
ADDITIONAL DETENTION WILL BE PROVIDED IN THE BIORETENTION TO MEET THE DETENTION REQUIREMENTS FOR CHANNEL PROTECTION.

NOTE:
THE FOLLOWING RAINFALL VALUES WERE USED TO CALCULATE THE ABOVE NOTED PEAK RUNOFFS USING THE NRCS TR-55 METHOD:

- 1-YEAR 24-HOUR: 2.7 INCHES
- 2-YEAR 24-HOUR: 3.2 INCHES
- 10-YEAR 24-HOUR: 5.2 INCHES

PRE

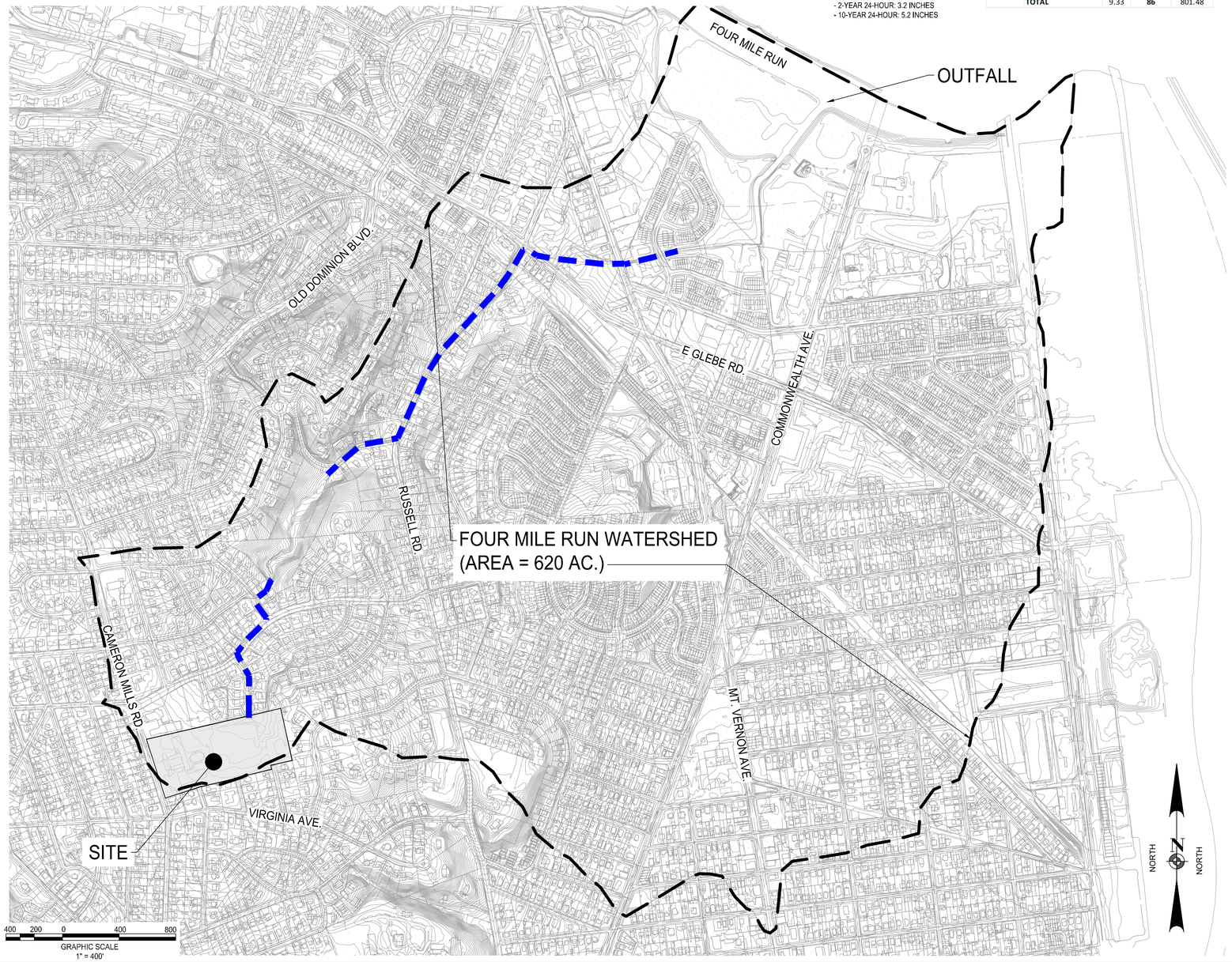
		AREA	CN	AREA x CN
SITE	MT	6.18	80	494.40
	IMP	3.15	98	308.70
	TOTAL	9.33	**86**	803.10

POST

1-YR		AREA	ADJUSTED CN	AREA x CN
	DA-A	3.76	85	319.60
	DA-B	1.62	87	140.94
	DA-C (UNDETAINED)	3.95	84	331.80
	TOTAL	9.33	**85**	792.34

2-YR		AREA	ADJUSTED CN	AREA x CN
	DA-A	3.76	86	323.36
	DA-B	1.62	87	140.94
	DA-C (UNDETAINED)	3.95	84	331.80
	TOTAL	9.33	**85**	796.10

10-YR		AREA	ADJUSTED CN	AREA x CN
	DA-A	3.76	87	327.12
	DA-B	1.62	88	142.56
	DA-C (UNDETAINED)	3.95	84	331.80
	TOTAL	9.33	**86**	801.48



	Pre-Development						Post - Development					
	1 - Year		2 - Year		10 - Year		1 - Year		2 - Year		10 - Year	
	Q (cfs)	Rv (cf)	Q (cfs)	Rv (cf)	Q (cfs)	Rv (cf)	Q (cfs)	Rv (cf)	Q (cfs)	Rv (cf)	Q (cfs)	Rv (cf)
SITE	24.28	49,199	31.33	64,094	60.47	127,623	23.18	46,792	31.33	64,094	60.47	127,623

2

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs) 1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	Hydrograph Description
1	SCS Runoff	-------	24.28	31.33	-------	-------	60.47	-------	-------	-------	Site - Pre
2	SCS Runoff	-------	23.18	30.15	-------	-------	59.14	-------	-------	-------	Site - Post (1-YR)
3	SCS Runoff	-------	24.28	31.33	-------	-------	60.47	-------	-------	-------	Site - Post (2-YR)
4	SCS Runoff	-------	24.28	31.33	-------	-------	60.47	-------	-------	-------	Site - Post (10-YR)

1-YR PEAK FLOW

3

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	24.28	1	718	49,199	-------	-------	-------	Site - Pre
2	SCS Runoff	23.18	1	718	46,792	-------	-------	-------	Site - Post (1-YR)
3	SCS Runoff	24.28	1	718	49,199	-------	-------	-------	Site - Post (2-YR)
4	SCS Runoff	24.28	1	718	49,199	-------	-------	-------	Site - Post (10-YR)

2-YR PEAK FLOW

8

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	31.33	1	718	64,094	-------	-------	-------	Site - Pre
2	SCS Runoff	30.15	1	718	61,387	-------	-------	-------	Site - Post (1-YR)
3	SCS Runoff	31.33	1	718	64,094	-------	-------	-------	Site - Post (2-YR)
4	SCS Runoff	31.33	1	718	64,094	-------	-------	-------	Site - Post (10-YR)

10-YR PEAK FLOW

13

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	60.47	1	717	127,623	-------	-------	-------	Site - Pre
2	SCS Runoff	59.14	1	717	124,106	-------	-------	-------	Site - Post (1-YR)
3	SCS Runoff	60.47	1	717	127,623	-------	-------	-------	Site - Post (2-YR)
4	SCS Runoff	60.47	1	717	127,623	-------	-------	-------	Site - Post (10-YR)

CONCEPTUAL STORM WATER MANAGEMENT NARRATIVE

TO MEET THE CITY STORMWATER MANAGEMENT REQUIREMENTS FOR CHANNEL PROTECTION AND FLOOD PROTECTION, OUTFALLS WAS ANALYZED. THE CHANNEL PROTECTION IS MET BY USING THE ENERGY BALANCE EQUATION WITH THE IMPROVEMENT FACTOR (13-109-F-1-c-i). THE FLOOD PROTECTION IS MET BY THE POST-DEVELOPMENT 10-YEAR 24-HOUR STORM EVENT BEING LOWER THAN THE PRE-DEVELOPMENT.

CHANNEL PROTECTION - THE ENERGY BALANCE EQUATION, 13-109-F-1-c-i IN THE CITY CODE, WAS USED TO DETERMINE THAT THE POST-DEVELOPMENT 1-YEAR 24-HOUR STORM DOES NOT MEET THE REQUIREMENTS AND A DETENTION IS REQUIRED. THE PRE-DEVELOPMENT FLOW RATE AT THIS OUTFALL WAS 20.42 CFS AND THE POST DEVELOPMENT FLOW RATE IS 23.18 CFS.

FLOOD PROTECTION - THE CONCENTRATED STORMWATER FLOW IS RELEASED INTO A STORMWATER CONVEYANCE SYSTEM THAT IS CURRENTLY NOT EXPERIENCING FLOODING. THE POST-DEVELOPMENT PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT IS REQUIRED TO BE LESS THAN THE PREDEVELOPMENT PEAK FLOW RATE OF THE SAME STORM EVENT. IF THE PEAK FLOW IS REDUCED, THE SYSTEM WILL STILL NOT EXPERIENCE FLOODING. THUS MEETING 13-109-F-2-a-i AND 13-109-F-2-a-ii. THE PRE-DEVELOPMENT FLOW RATE AT THIS OUTFALL WAS 60.47 CFS AND THE POST DEVELOPMENT FLOW RATE IS 60.47 CFS AND NO INCREASE OF FLOW RATE. THE LIMITS OF ANALYSIS IS COMPLETED AND END IN FOUR MILE RUN.

ADEQUATE OUTFALL NARRATIVE

THE POST-DEVELOPMENT RUNOFF FOR THE ENTIRE SITE HAS NOT INCREASED FOR THE 1-YEAR, 2-YEAR AND 10-YEAR DESIGN STORMS AND MEETS THE FOUR MILE WATERSHED REQUIREMENT. THE 1-YR, 2-YR, AND 10-YR PRE-DEVELOPMENT FLOW RATE IS 24.28 CFS, 31.33 CFS, AND 60.47 CFS,SPECTIVELY. WHILE THE 1-YR, 2-YR, AND 10-YR POST DEVELOPMENT FLOW RATE IS 23.18 CFS, 31.33 CFS, AND 60.47 CFS, RESPECTIVELY. BASED ON NO INCREASE IN FLOW RATE FROM THE SITE AND THE FACT THAT THE EXISTING STORM SYSTEM IS ADEQUATE, IT IS THE OPINION OF THE ENGINEER THAT THIS CONSTITUTES AS AN ADEQUATE OUTFALL.

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DIRECTOR DATE

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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

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ELI GOLDMAN
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04/10/2025
PROFESSIONAL ENGINEER

GEORGE MASON ELEMENTARY SCHOOL
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

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	02/17/25	PRELIMINARY DSUP VERIFICATION SUBMISSION
	01/06/25	PRELIMINARY DSUP SUBMISSION

PROJECT No.: 24005288.00
DRAWING No.: 113822
DATE: 03/21/2025
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
PRELIMINARY SWM AND OUTFALL ANALYSIS

SHEET No.
C805

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SWM PRE

1

Hydrograph Report

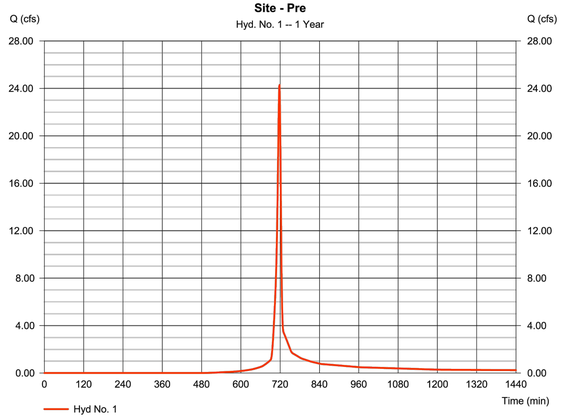
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Monday, 01 / 6 / 2025

Hyd. No. 1

Site - Pre

Hydrograph type	= SCS Runoff	Peak discharge	= 24.28 cfs
Storm frequency	= 1 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 49,199 cuft
Drainage area	= 9.330 ac	Curve number	= 86*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(3.150 x 98) + (6.180 x 80)] / 9.330



2

Hydrograph Report

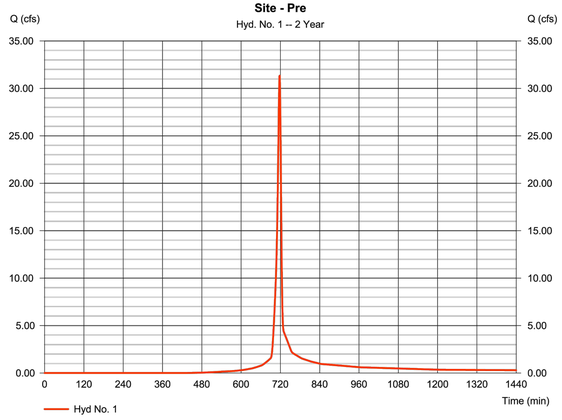
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Monday, 01 / 6 / 2025

Hyd. No. 1

Site - Pre

Hydrograph type	= SCS Runoff	Peak discharge	= 31.33 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 64,094 cuft
Drainage area	= 9.330 ac	Curve number	= 86*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(3.150 x 98) + (6.180 x 80)] / 9.330



3

Hydrograph Report

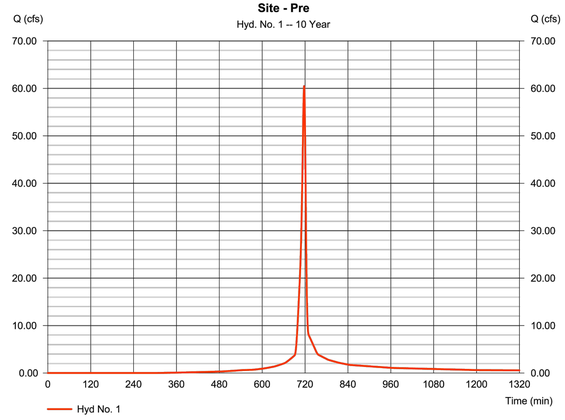
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Monday, 01 / 6 / 2025

Hyd. No. 1

Site - Pre

Hydrograph type	= SCS Runoff	Peak discharge	= 60.47 cfs
Storm frequency	= 10 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 127,623 cuft
Drainage area	= 9.330 ac	Curve number	= 86*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(3.150 x 98) + (6.180 x 80)] / 9.330



SWM POST

1

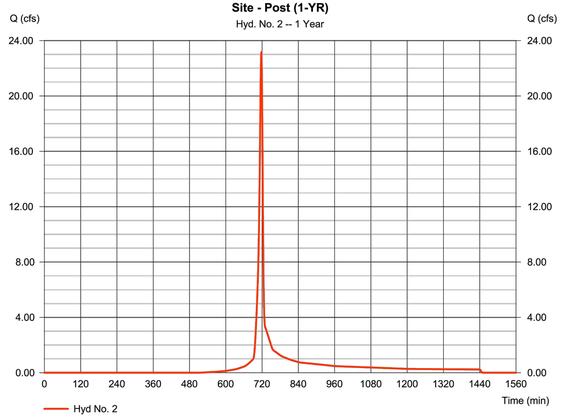
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Monday, 01 / 6 / 2025

Hyd. No. 2

Site - Post (1-YR)

Hydrograph type	= SCS Runoff	Peak discharge	= 23.18 cfs
Storm frequency	= 1 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 46,792 cuft
Drainage area	= 9.330 ac	Curve number	= 85
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



2

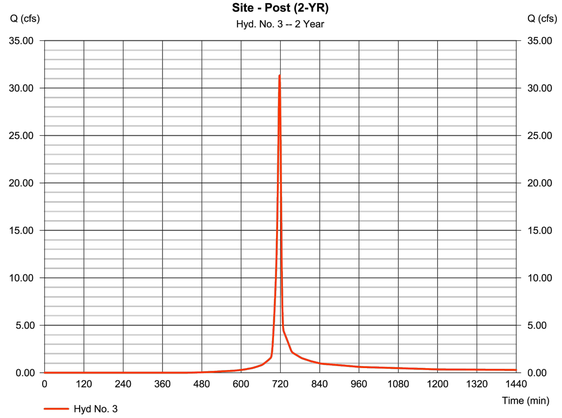
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Monday, 01 / 6 / 2025

Hyd. No. 3

Site - Post (2-YR)

Hydrograph type	= SCS Runoff	Peak discharge	= 31.33 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 64,094 cuft
Drainage area	= 9.330 ac	Curve number	= 86
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



3

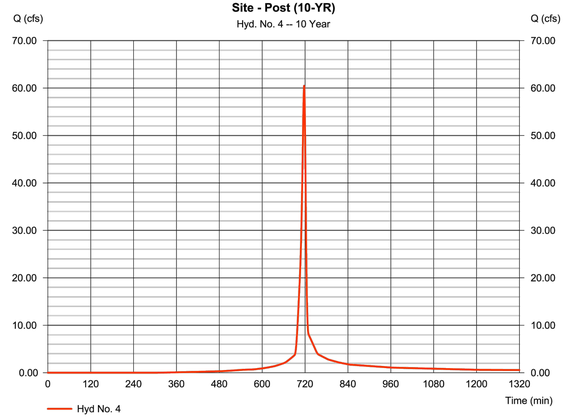
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 — Monday, 01 / 6 / 2025

Hyd. No. 4

Site - Post (10-YR)

Hydrograph type	= SCS Runoff	Peak discharge	= 60.47 cfs
Storm frequency	= 10 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 127,623 cuft
Drainage area	= 9.330 ac	Curve number	= 86
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



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DIRECTOR — DATE

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CHAIRMAN, PLANNING COMMISSION — DATE

DATE RECORDED

INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

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COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
04/10/2025
PROFESSIONAL ENGINEER

GEORGE MASON ELEMENTARY SCHOOL
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	01/06/25	PRELIMINARY DSUP SUBMISSION
	02/17/25	PRELIMINARY DSUP VERIFICATION SUBMISSION
	04/10/25	PRELIMINARY DSUP VERIFICATION SUBMISSION 2

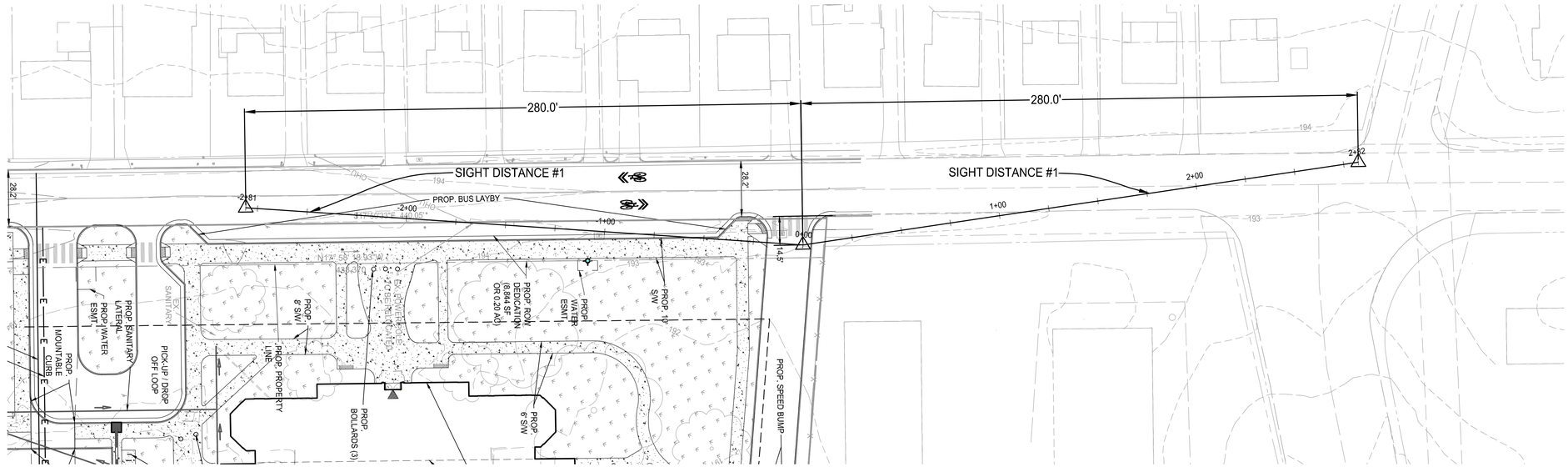
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DRAWN: JS
CHECKED: EG

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PRELIMINARY SWM AND OUTFALL ANALYSIS

SHEET No.
C806

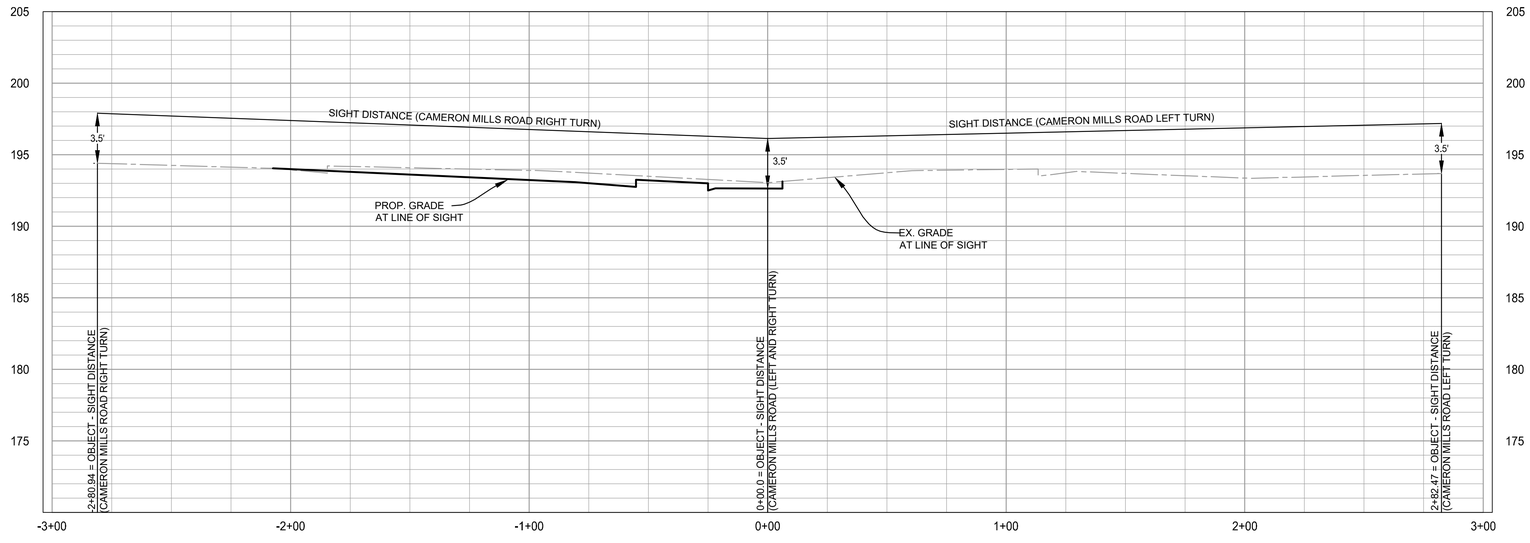
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SIGHT DISTANCE #1 PLAN

SCALE: 1" = 30'

(VCS) 1983 - NORTH



SIGHT DISTANCE #1 PROFILE

HORIZONTAL SCALE: 1" = 30'

VERTICAL SCALE: 1" = 5'

5 2.5 0 5 10
VERTICAL GRAPHIC SCALE
1" = 5'

30 15 0 30 60
HORIZONTAL GRAPHIC SCALE
1" = 30'

APPROVED
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	02/17/25	PRELIMINARY DSUP VERIFICATION SUBMISSION
	01/06/25	PRELIMINARY DSUP SUBMISSION
	04/10/25	

PROJECT No.: 24005288.00
DRAWING No.: 113822
DATE: 03/21/2025
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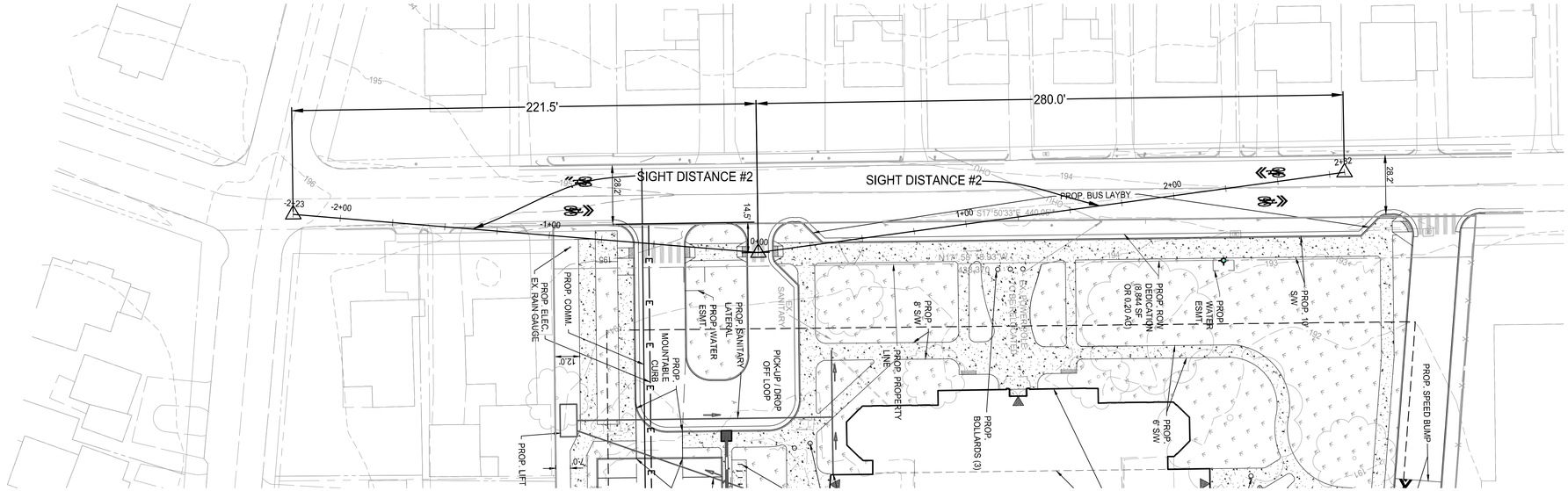
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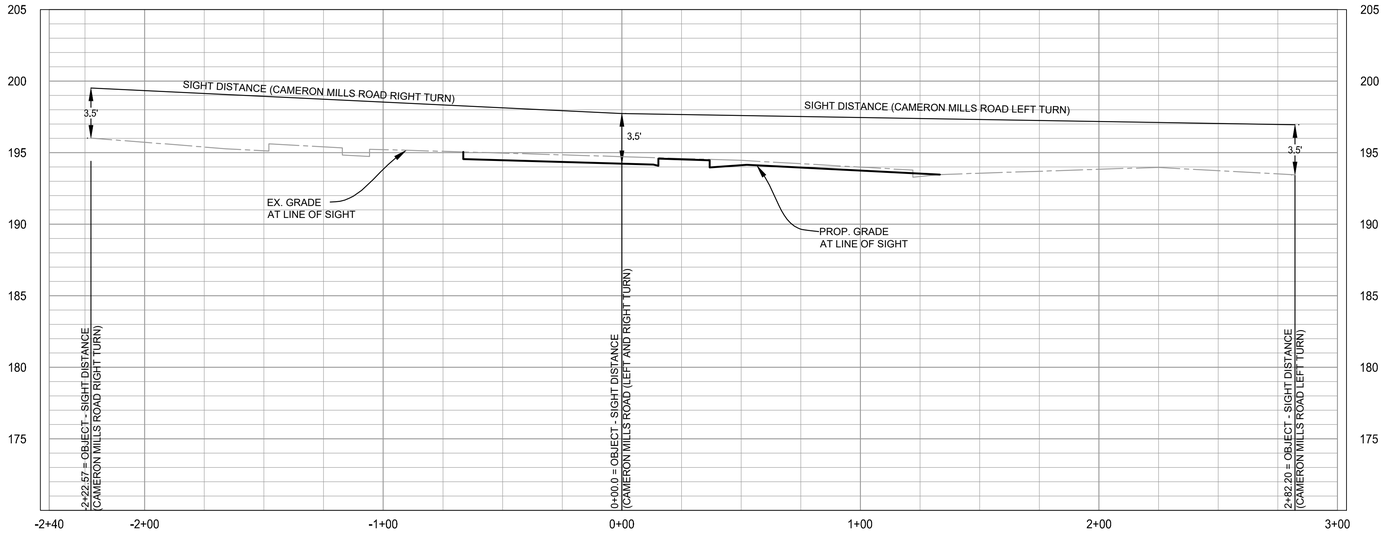
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SIGHT DISTANCE #2 PLAN

SCALE: 1" = 30'



SIGHT DISTANCE #2 PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'

5 2.5 0 5 10
VERTICAL GRAPHIC SCALE
1" = 5'

30 15 0 30 60
HORIZONTAL GRAPHIC SCALE
1" = 30'

(VCS) 1983 - NORTH

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	02/17/25	PRELIMINARY DSUP VERIFICATION SUBMISSION
	01/06/25	PRELIMINARY DSUP SUBMISSION

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DATE: 03/21/2025
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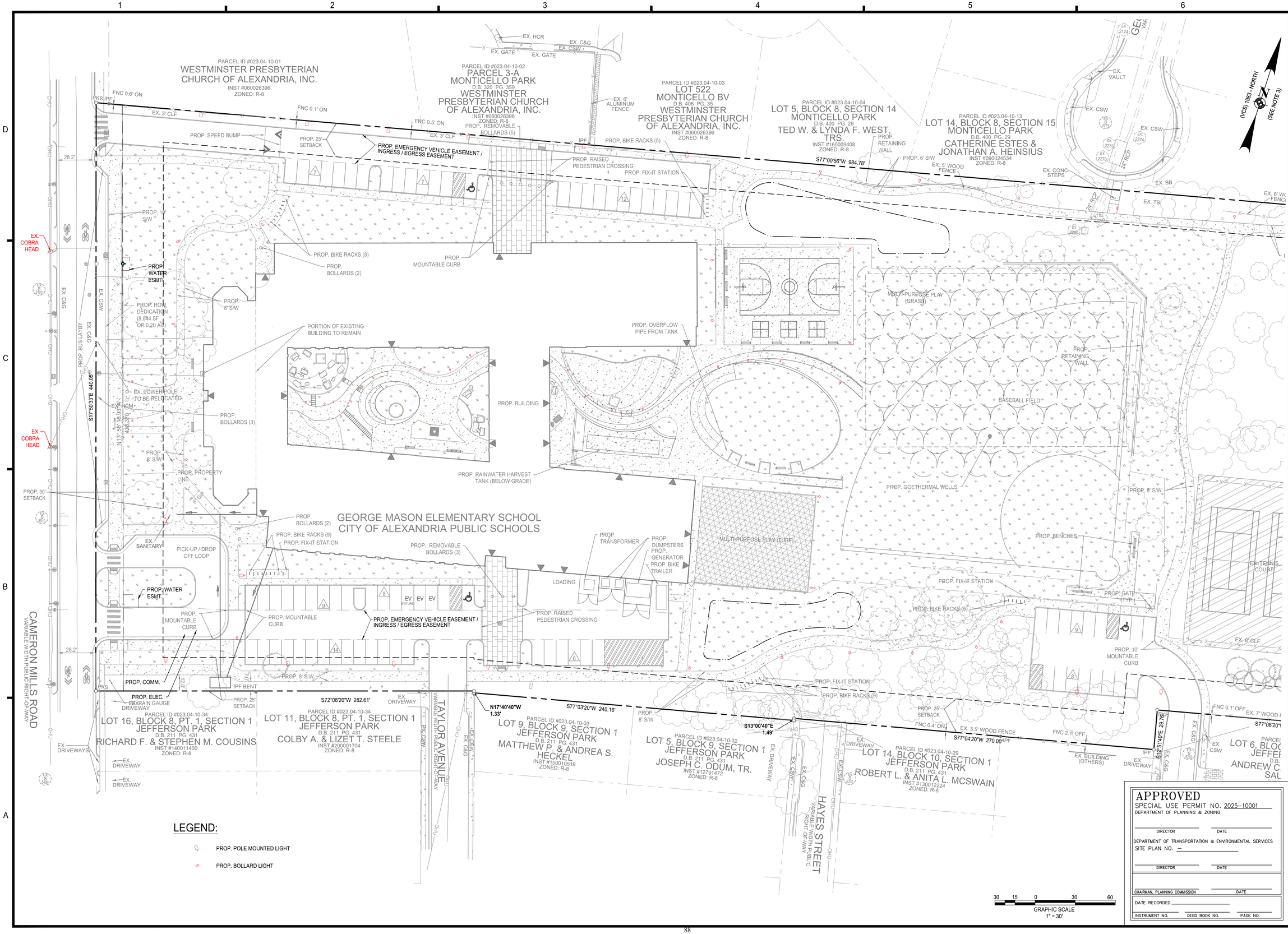
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SIGHT DISTANCE

SHEET No.

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LEGEND:

- PROP. POLE MOUNTED LIGHT
- PROP. BOLLARD LIGHT

GRAPHIC SCALE
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1" = 30'

APPROVED
SPECIAL USE PERMIT NO. 2025-10001
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CITY OF ALEXANDRIA, VIRGINIA

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	01/06/25	PRELIMINARY DSUP SUBMISSION
	04/10/25	

PROJECT No.: 24005288.00
DRAWING No.: 113822
DATE: 03/21/2025
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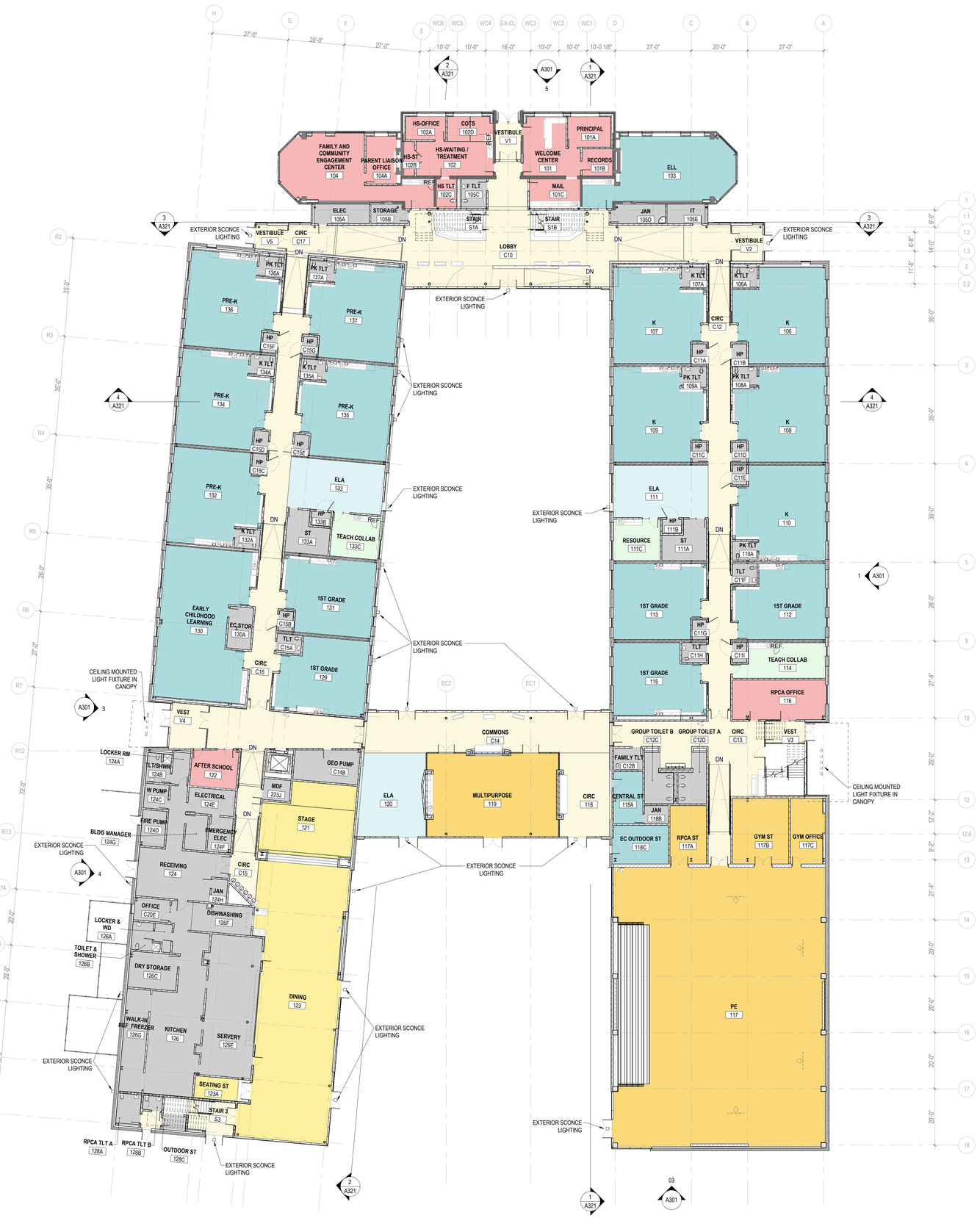
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PRELIMINARY LIGHTING PLAN

SHEET No.

C950

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1 A301 A101 LEVEL 1 KEY PLAN
1/16" = 1'-0"

KEY PLAN GENERAL NOTES

1. THIS PLAN IS FOR ORIENTATION AND REFERENCE ONLY. PLEASE SEE 1/8"=1'-0" SCALE PLANS, REFLECTED CEILING PLANS, ENLARGED PLANS, LIFE SAFETY PLANS, MEP PLANS AND FIRE PROTECTION PLANS FOR INFORMATION AND CODE COMPLIANCE.
2. SEE LANDSCAPE AND SITE PLANS FOR INFORMATION AND CODE COMPLIANCE ON SITE ISSUES.

GSF
LEVEL 01: 61,506
LEVEL 02: 52,346
TOTAL: 113,852

ROOM ABBREVIATION LEGEND

ELA	EXTENDED LEARNING AREA (CLASSROOM SUPPORT)
EC	EARLY CHILDHOOD LEARNING (PRE-K CLASSROOM SUPPORT)
ELEC	ELECTRICAL ROOM
ELL	ENGLISH LEARNING LANGUAGE (SPECIALIZED CLASSROOM)
HP	HEAT PUMP (BUILDING SUPPORT)
HS	HEALTH SUITE
JAN	JANITOR CLOSET (BUILDING SUPPORT)
MECH	MECHANICAL ROOM
PE	PHYSICAL EDUCATION
RPCA	RECREATION PARKS AND CULTURAL ACTIVITIES
RR	RESOURCE ROOM (CLASSROOM SUPPORT)
SS	STUDENT SERVICES
ST	STORAGE
TAG	TALENTED AND GIFTED (SPECIALIZED CLASSROOM)
TC	TEACHER COLLAB (CLASSROOM SUPPORT)
TLT	TOILET

VMDO

VMDO Architects

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434.296.5684
vmdo.com

2000 Pennsylvania Avenue NW
Suite 7000
Washington, DC 20006
202.843.2081

ACPS (Alexandria City Public Schools)

George Mason Elementary School Modernization

2601 Cameron Mills Rd
Alexandria, VA 22302

Client Project Number
VMDO Project Number 1367

COMMONWEALTH OF VIRGINIA
ROBERT B. WINSTEAD
LIC. NO. 012179
ARCHITECT

Checked By PB
Drawn By CF, MY

A
B

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REVISIONS

NO.	SUBMITTAL	DATE

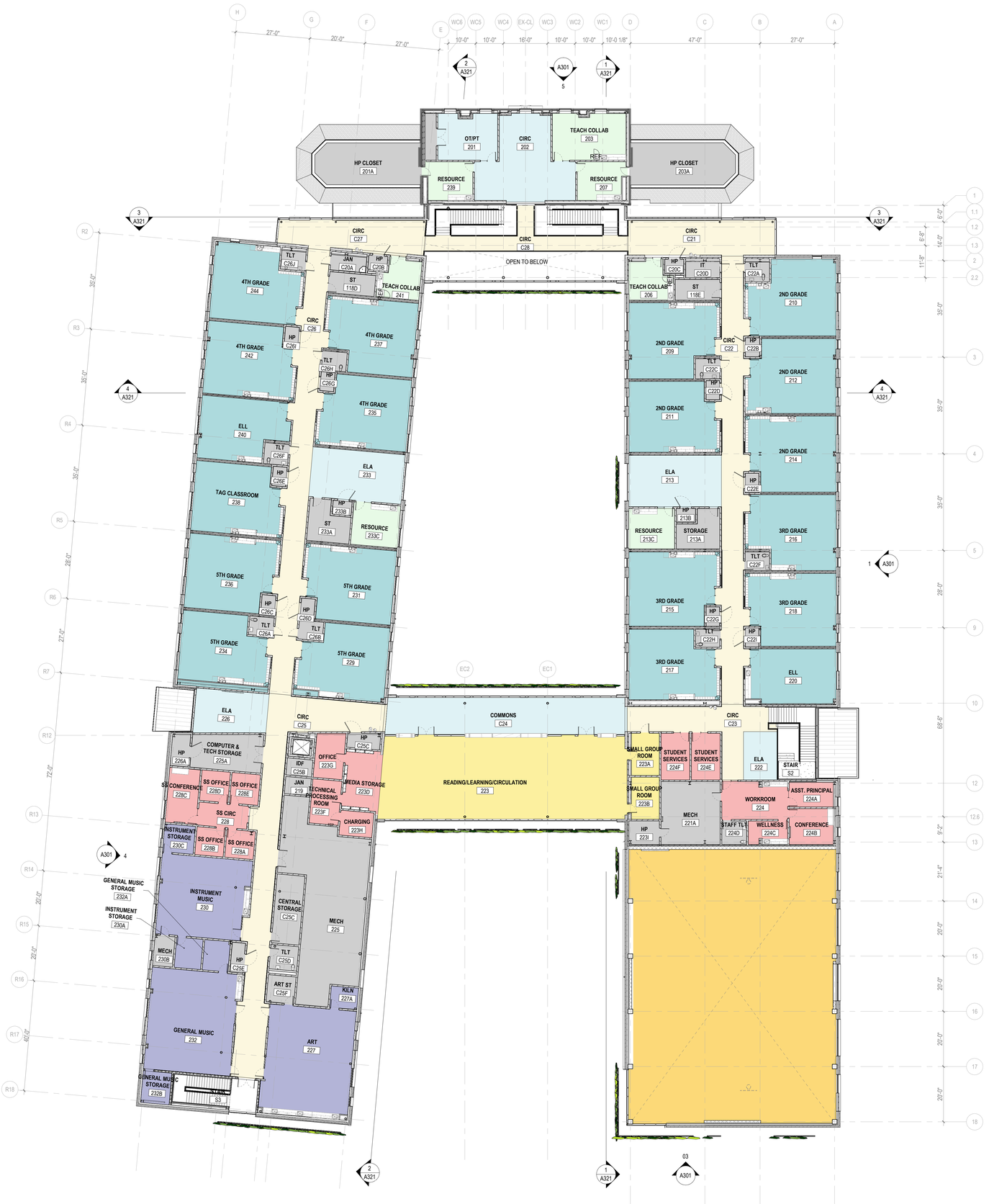
KEY PLAN - LEVEL 1

APPROVED
SPECIAL USE PERMIT NO. 2025-10001
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

A101

DSUP SUBMISSION 2
04/10/2025

Autodesk Docs://25P George Mason ES/25P_GMES_MEP.rvt



1 A250 | A102 LEVEL 2 KEY PLAN
1/16" = 1'-0"

KEY PLAN GENERAL NOTES

1. THIS PLAN IS FOR ORIENTATION AND REFERENCE ONLY. PLEASE SEE 1/8"=1'-0" SCALE PLANS, REFLECTED CEILING PLANS, ENLARGED PLANS, LIFE SAFETY PLANS, MEP PLANS AND FIRE PROTECTION PLANS FOR INFORMATION AND CODE COMPLIANCE.
2. SEE LANDSCAPE AND SITE PLANS FOR INFORMATION AND CODE COMPLIANCE ON SITE ISSUES.

GSF
LEVEL 01: 61,506
LEVEL 02: 52,346
TOTAL: 113,852

ROOM ABBREVIATION LEGEND

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EC	EARLY CHILDHOOD LEARNING (PRE-K CLASSROOM SUPPORT)
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TLT	TOILET

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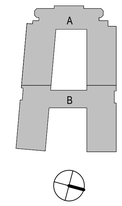
George Mason Elementary School Modernization

2601 Cameron Mills Rd
Alexandria, VA 22302

Client Project Number
VMDO Project Number 1367

COMMONWEALTH OF VIRGINIA
ROBERT B. WINSTEAD
LIC. NO. 012179
ARCHITECT

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Drawn By CF, MY



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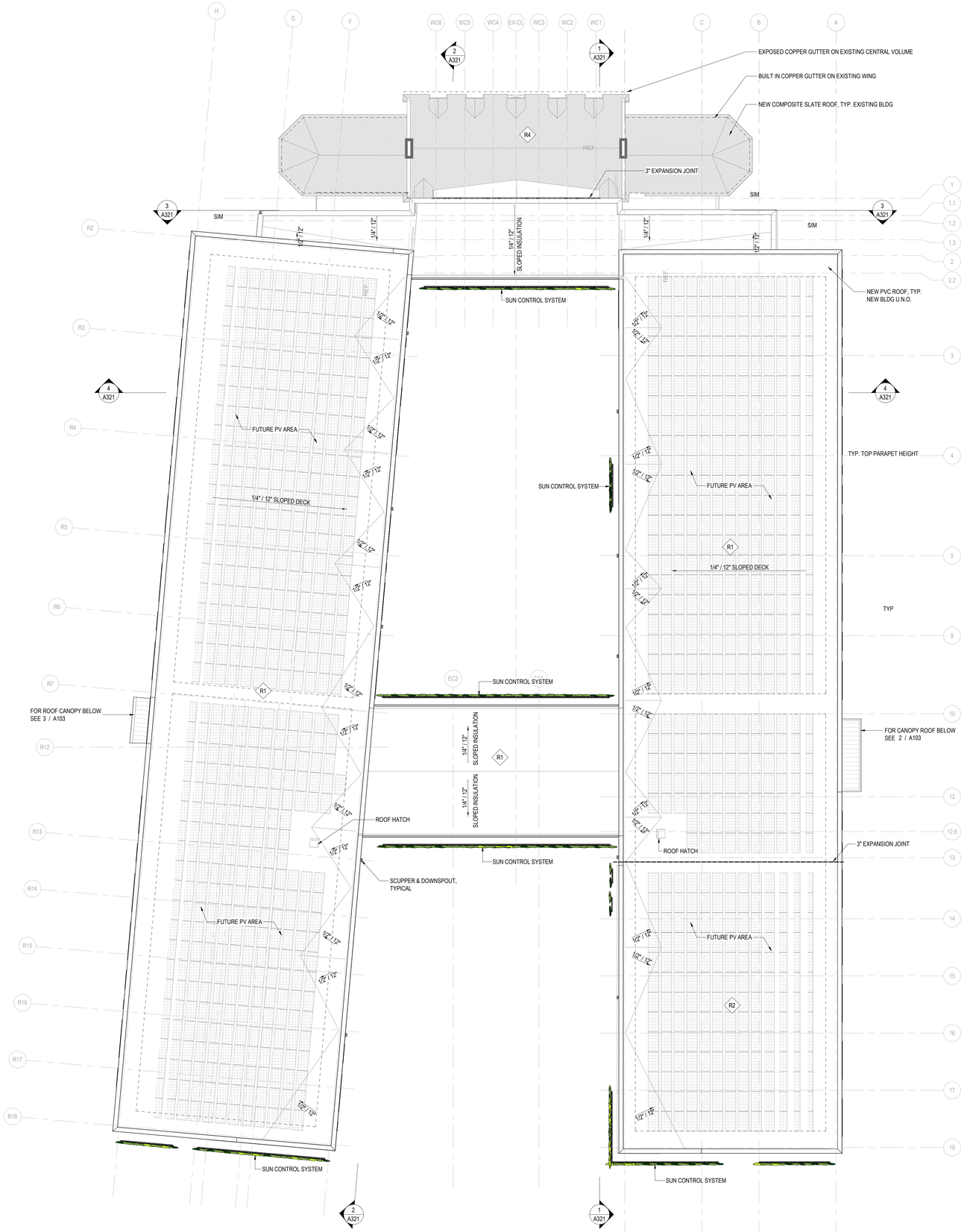
REVISIONS
NO. SUBMITTAL DATE

KEY PLAN - LEVEL 2

APPROVED
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DEPARTMENT OF PLANNING & ZONING
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SITE PLAN NO. —
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A102

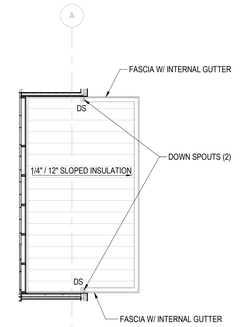
DSUP SUBMISSION 2
04/10/2025



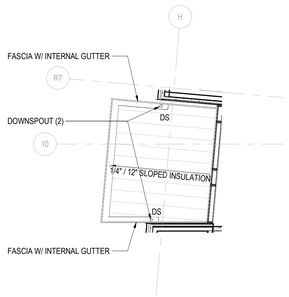
1 A301 | A103 ROOF KEY PLAN 1/16" = 1'-0"

ROOF PLAN GENERAL NOTES

1. ALL TAPERED ROOFING INSULATION SHALL HAVE A MINIMUM DEPTH OF 'A" AT DRAINS & SLOPE TO DRAIN AT 1/4" PER FOOT, TYPICAL.
2. PROVIDE CRICKETS AT ALL OBSTRUCTIONS TO MAINTAIN POSITIVE DRAINAGE. 1/8" SLOPE AT CRICKETS ALLOWED. SEE SPEC.
3. ALL BLOCKING SHALL BE PRESSURE TREATED. PROVIDE FLEXIBLE FLASHING THAT IS COMPATIBLE WITH SPECIFIED ROOF MEMBRANE AS A SEPARATION FROM STEEL DECKING.
4. ALL ROOF-MOUNTED MECHANICAL EQUIPMENT THAT REQUIRES SERVICE SHALL BE LOCATED MORE THAN 10 FEET FROM EDGE OF ROOF. IF ANY MECHANICAL EQUIPMENT REQUIRING SERVICE CANNOT BE LOCATED 10 FEET FROM EDGE OF ROOF, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE PROCEEDING.
5. PROVIDE WALKWAY PADS AT ALL ROOF ACCESS POINTS AND TO ALL ROOFTOP MOUNTED MECHANICAL UNITS.
6. COORDINATE ALL ROOF PENETRATIONS W/ MECH., PLUMB., ELEC. AND STRUCTURAL DRAWINGS. SEE M.E.P. DRAWINGS FOR ADDITIONAL ROOF PENETRATIONS NOT SHOWN.
7. FLASH & SEAL ALL PENETRATIONS & CURBS PER ROOFING MANUFACTURER'S RECOMMENDED DETAILS AND APPLICABLE NRCA PLATES.
8. PROVIDE CONTINUOUS ROOF MEMBRANE OVER ALL CURBS AND EQUIPMENT PADS. PAD & CURB SIZES ARE TO BE DETERMINED BY EQUIPMENT REQUIREMENTS.
9. ROOF EXPANSION JOINTS TO BE COORDINATED W/ CEILING, WALL & FLOOR EXPANSION JOINTS.
10. PROVIDE CONTINUOUS FLASHING & COUNTER FLASHING AT ALL ROOF TO WALL CONDITIONS & PARAPET CONDITIONS.
11. REFER TO ROOFING MANUFACTURER'S REQUIREMENTS FOR CAP SHEET FLASHING, BASE TIE-INS AND SEALANT BEADS.
12. REFER TO APPLICABLE FACTORY MUTUAL LISTING FOR FASTENING METHODS AND SPACING.
13. REFER TO TYPICAL ROOF ASSEMBLIES FOR TYPICAL ROOF TYPES
14. SLOPE ALL COPINGS TOWARD ROOF U.N.O.
15. REFER TO PLUMBING DRAWINGS FOR ROOF DRAIN SIZING AND DISCHARGE.



2 A122 | A103 PARTIAL ROOF PLAN - NORTH CANOPY 1/8" = 1'-0"



3 A122 | A103 PARTIAL ROOF PLAN - SOUTH CANOPY 1/8" = 1'-0"

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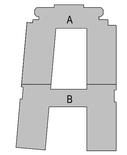
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LIC. NO. 012179
ARCHITECT

Checked By PB, BG
Drawn By CF



GRAPHIC SCALE - 1/16" = 1'-0"
0 16' - 0" 32' - 0" 48' - 0"

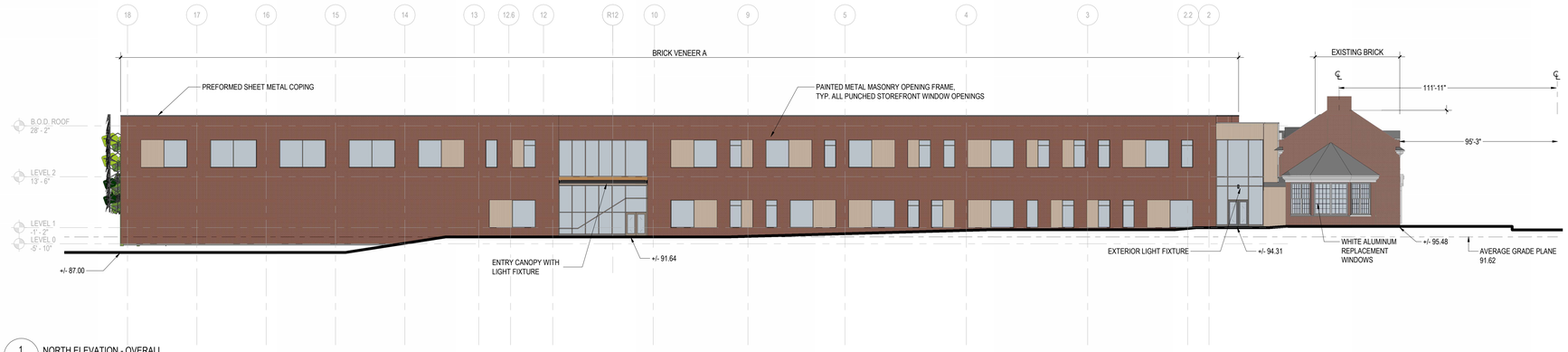
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NO. SUBMITTAL DATE

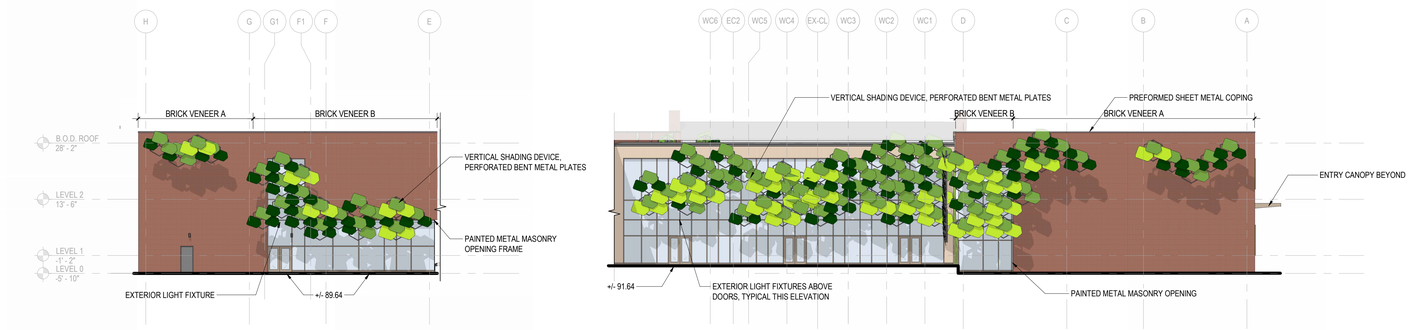
KEY PLAN - ROOF

A103
DSUP SUBMISSION 2
04/10/2025

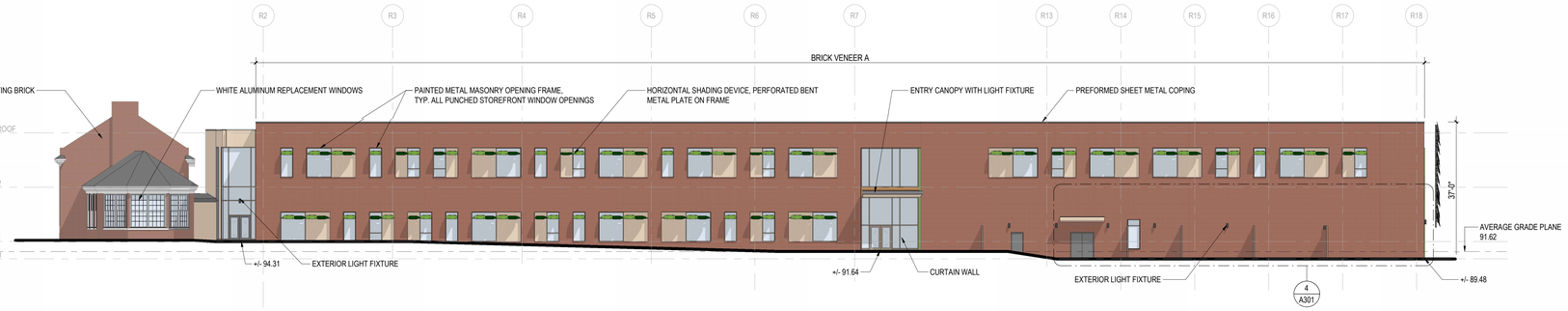
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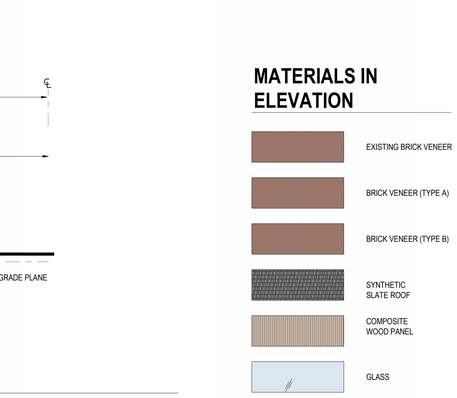
1 A101 A301 NORTH ELEVATION - OVERALL
1/16" = 1'-0"



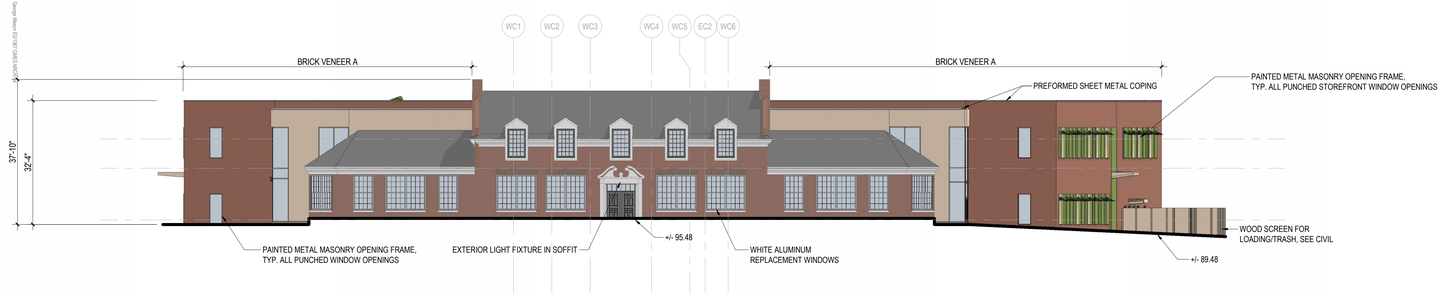
2 A301 EAST ELEVATION - OVERALL
1/16" = 1'-0"



3 04 A301 SOUTH ELEVATION - OVERALL
1/16" = 1'-0"



4 A101 A301 SOUTH ELEVATION @ LOADING & TRASH - OVERALL
1/16" = 1'-0"

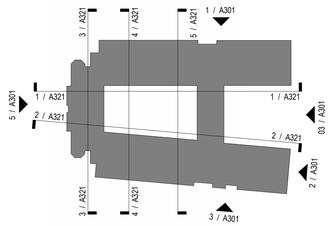


5 A101 A301 WEST ELEVATION - OVERALL
1/16" = 1'-0"

MATERIALS IN ELEVATION

- EXISTING BRICK VENEER
- BRICK VENEER (TYPE A)
- BRICK VENEER (TYPE B)
- SYNTHETIC SLATE ROOF
- COMPOSITE WOOD PANEL
- GLASS

KEY PLAN



VMDO

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ACPS (Alexandria City Public Schools)

George Mason Elementary School Modernization

2601 Cameron Mills Rd
Alexandria, VA 22302

Client Project Number
VMDO Project Number 1367

COMMONWEALTH OF VIRGINIA
Robert B. Winstead
ROBERT B. WINSTEAD
LIC. NO. 012179
ARCHITECT

Checked By PB
Drawn By CF

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REVISIONS

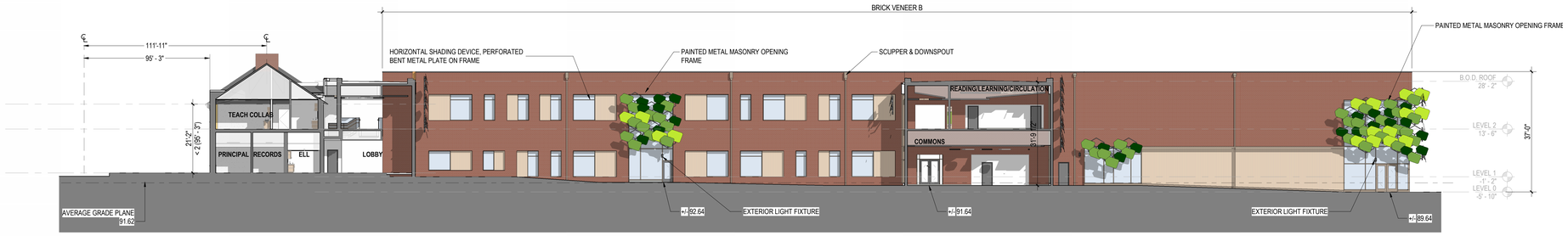
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EXTERIOR ELEVATIONS - OVERALL

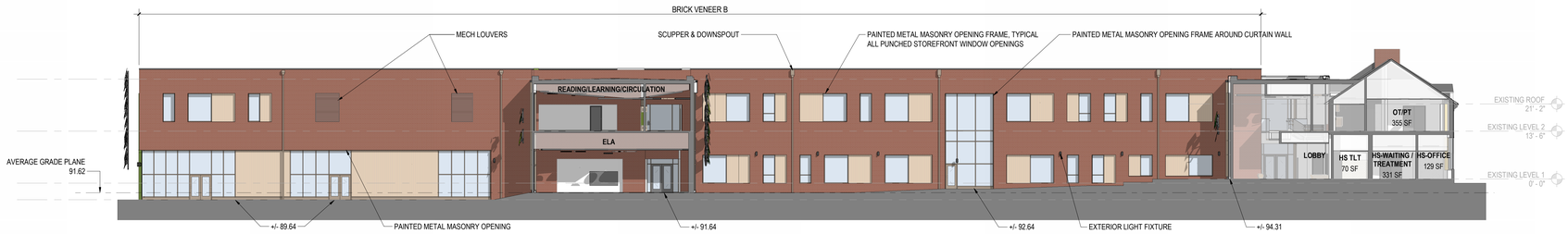
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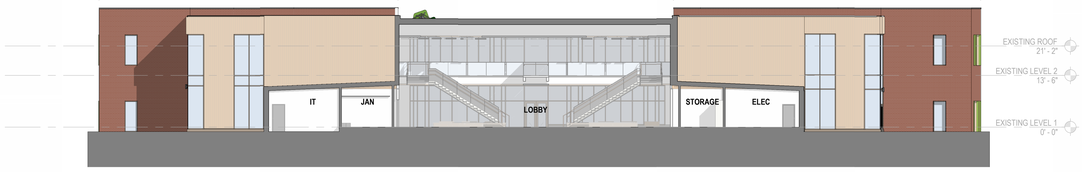
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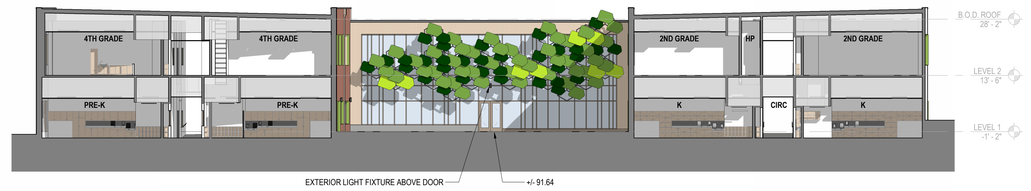
1 A101 A321 E/W COURTYARD SECTION FACING NORTH
1/16" = 1'-0"



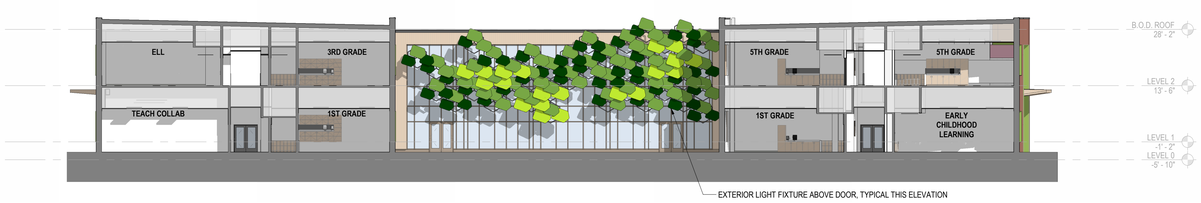
2 A101 A321 E/W COURTYARD SECTION FACING SOUTH
1/16" = 1'-0"



3 A101 A321 N/S SECTION @ WEST CONNECTOR
1/16" = 1'-0"



4 A101 A321 N/S COURTYARD SECTION FACING WEST
1/16" = 1'-0"

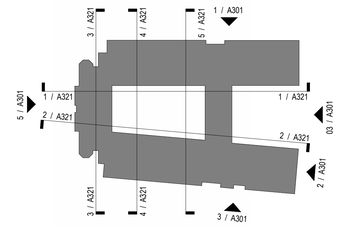


5 A317 A321 N/S COURTYARD SECTION FACING EAST1
1/16" = 1'-0"

MATERIALS IN ELEVATION

- EXISTING BRICK VENEER
- BRICK VENEER (TYPE A)
- BRICK VENEER (TYPE B)
- SYNTHETIC SLATE ROOF
- COMPOSITE WOOD PANEL
- GLASS

KEY PLAN



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ROBERT B. WINSTEAD
LIC. NO. 012179
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BUILDING SECTIONS - OVERALL

A321

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1 A341 VIEW OF SOUTHWEST CORNER FROM STREET
1 1/2" = 1'-0"



2 A341 VIEW OF MAIN ENTRY FROM STREET
1 1/2" = 1'-0"



3 A341 VIEW OF INTERIOR COURTYARD LOOKING EAST
1 1/2" = 1'-0"



4 A341 VIEW OF EAST FACADES LOOKING WEST
1 1/2" = 1'-0"



5 A341 VIEW OF OPEN SPACE LOOKING WEST
1 1/2" = 1'-0"

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PERSPECTIVE VIEWS

A341

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LANDSCAPE KEYNOTES

01 SITE PAVING: CONCRETE W/ SAW CUT CONTROL JOINTS
02 SITE PAVING: ASPHALT PAVEMENT
03 SITE PAVING: CONCRETE W/ EXPOSED AGGREGATE FINISH
04 SITE PAVING: POURED-IN-PLACE RUBBER PLAY SURFACE
05 SITE PAVING: BASKETBALL COURT WITH COLORED ASPHALT TOPPING APPLICATION
06 SITE PAVING: STONE DUST PAVING WITH STL. EDGE
07 ARTIFICIAL TURF SURFACE
08 CONCRETE PAVEMENT WITH IMPRINTED IMAGES OF NATURE: IE. LEAVES
09 PLANTING BED: NATIVE SHURBS, GRASSES & PERENNIALS WITH GROUNDCOVERS MIXED IN. PLANTING TO VARY DEPICTING/REPRESENTATIVE OF RANGE/GRADIENT OF UPLAND TO LOWLAND PLANTS
10 OPEN FIELD/PLAY FIELD (NATURAL GRASS)
11 BASEBALL FIELD (DIRT INFIELD)
12 STUDENT DROP OFF AREA
13 FRONT ENTRACE PLAZA
14 PARKING LOT (SEE CIVIL DWGS)
15 SHARED COMMUNITY PATH (CONCRETE & ASPHALT)
16 WALKING TRAIL CONNECTIONS W/ GATE
17 STORMWATER MANAGEMENT AREA
18 UNDERGROUND STORMWATER DETENTION (SEE CIVIL DWGS)
19 OUTDOOR CLASSROOM
20 SITE WALL: CONCRETE, SEAT HEIGHT (96 LF TOTAL)
21 SITE WALL: CURB HEIGHT (RETAINING 6"-12")(270 LF TOTAL)
22 SITE WALL: STEPPED WALLS (8" THICK) WITH GRASS SEATING SURFACE
23 WOOD DECKING (STEPPED SEATING AREA)
24 4' HT. SITE PERIMETER FENCE: CHAIN LINK
25 6' HT. SITE PERIMETER FENCE: CHAIN LINK
26 SITE STAIRS: CONCRETE W/ CONCRETE CHEEK WALL AND HAND RAILS
27 PLAY AREA PRE-K - 1: W/ PLAY EQUIPMENT
28 PLAY AREA 2-5: W/ PLAY EQUIPMENT
29 EXISTING TENNIS COURTS TO BE REFURBISHED SURFACE AND RE-STRIPED FOR TENNIS AND PICKLE BALL; NEW FENCING AND HITTING WALL
30 CANOPY TREES
31 VEGETATIVE BUFFER
32 DRAIN INLET
33 TRANSFORMER (T)
34 BENCHES OF WOOD AND METAL, TYP
35 NA
36 BICYCLE RACK (36)
37 CONCRETE HEAD WALL (STORM PIPE OUTLET UNDER AND THROUGH WALLS AT SUNKEN OUTDOOR CLASSROM) TO BE COORDINATED WITH CIVIL
38 TREE GRATES
39 FLUSH CONCRETE CURB
40 SITE BOULDERS: OUTDOOR SEATING
41 BASEBALL FENCING (INCLUDING BACKSTOP)
42 FENCE GATE
43 LOADING AREA
44 DUMPSTERS/TRASH AREA (D)
45 GENERATOR (G)
46 BIKE FIX-IT STATION
47 BASKETBALL COURT
48 SITE LIGHTING - POLES
49 SITE LIGHTING - BOLLARD
50 REMOVABLE TRAFFIC BOLLARD
51 NON-REMOVABLE TRAFFIC BOLLARD
52 3' HT SITE FENCE: ORNAMENTAL W/ TOP RAIL (AT PRE-K - 1 PLAY AREA) (140 LF)
53 6' HT SITE FENCE: ORNAMENTAL PICKET (SURROUNDING SITE OPEN SPACE)
54 EXISTING TREE TO REMAIN
55 LAWN
56 MEADOW PLANTING: WILDFLOWER & NATIVE GRASSES
57 SITE CONCRETE RETAINING WALL 3.5'HT, (99 LF)
58 EXISTING FENCE TO REMAIN
59 STEPPING STONE PAVERS: FLAGSTONE 18" X 36" X 2" (ACCESSIBLE)
60 TREE WITHIN FLUSH CONCRETE CURB PLANTER
61 SEAT HEIGHT CONCRETE RETAINING WALL (59 LF)
62 SEAT HEIGHT CONCRETE RETAINING WALL (31 LF)
63 SITE CONCRETE RETAINING WALL W/ FULL GUARDRAIL ON THREE SIDES. 2' RETAINING (45 LF)
64 ORNAMENTAL TREE
65 UNDERGROUND UTILITY, TYP. FOR BACKGROUND PURPOSES ONLY, REFER CIVIL DWGS.
66 DOMESTIC AND FIRE WATER SERVICE
67 SITE WALL: CONCRETE RETAINING 235 LF APPROX, 30" RET (CONFIRM WITH CIVIL DWGS.)
68 TRENCH DRAIN
69 STEPPED CONCRETE TERRACE
70 NATURAL STONE STAIRS
71 ACCESSIBLE PATH
72 BIKE TRAILER PARKING

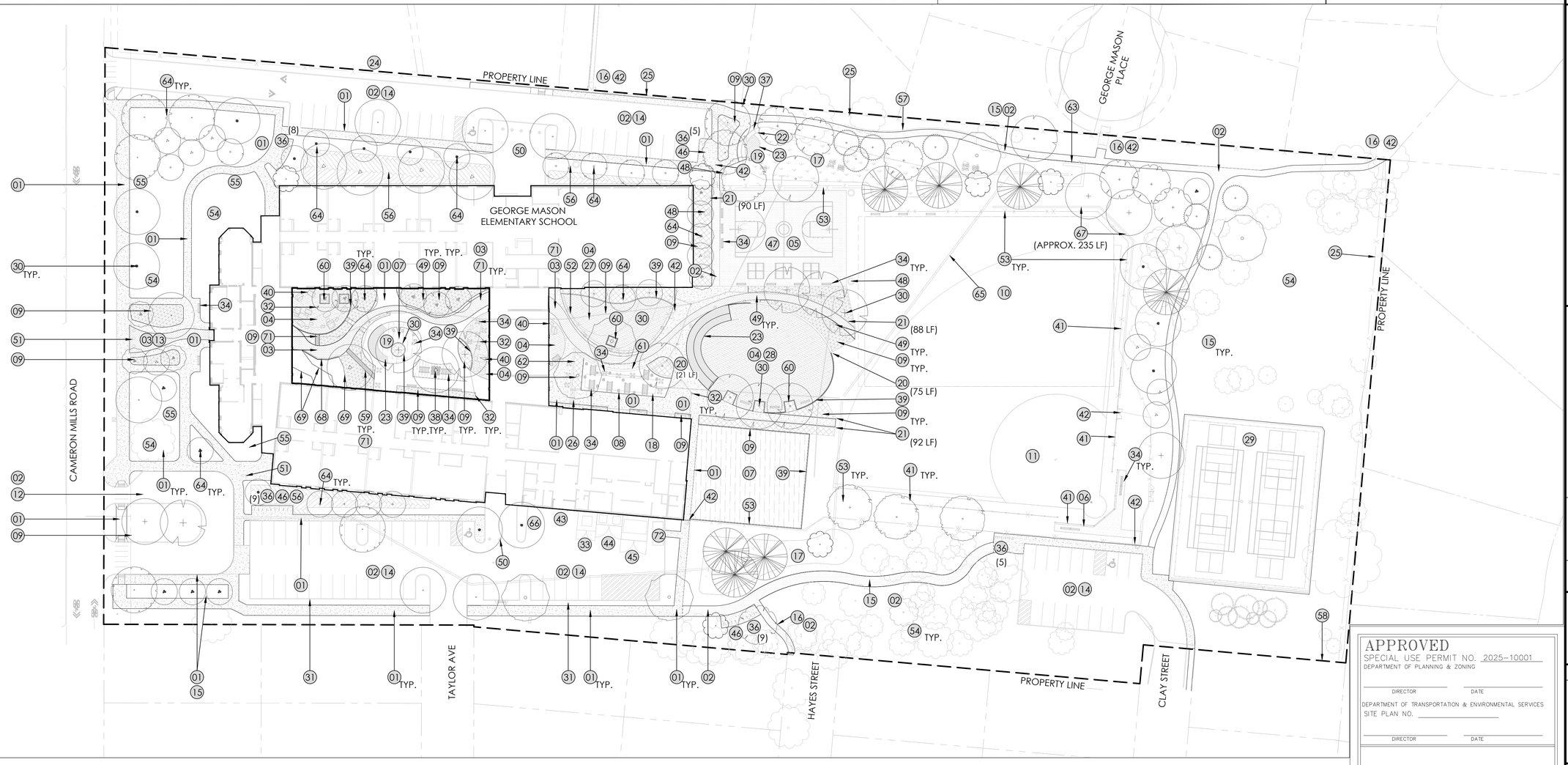
SITE LIGHTING LEGEND

PLANTING LEGEND

EXISTING EVERGREEN TO REMAIN
EXISTING DECIDUOUS TO REMAIN

LANDSCAPE LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- P.I.P. SURFACING
- PLANTING BEDS
- SYNTHETIC TURF
- MEADOW PLANTING
- WOOD DECKING
- EXPOSED AGGREGATE PAVING



01 LANDSCAPE KEYNOTE PLAN
L1.01 SCALE : 1:40

N 0 20 40 80

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Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
4.10.25
JOHN JOSEPH MEANEY
No. 0406001240
CERTIFIED LANDSCAPE ARCHITECT

GEORGE MASON ELEMENTARY SCHOOL
PRELIMINARY DSUP
-
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	01/06/25	PRELIMINARY DSUP SUBMISSION
	02/17/25	PRELIMINARY DSUP VERIFICATION SUBMISSION
	04/10/25	PRELIMINARY DSUP VERIFICATION SUBMISSION 2

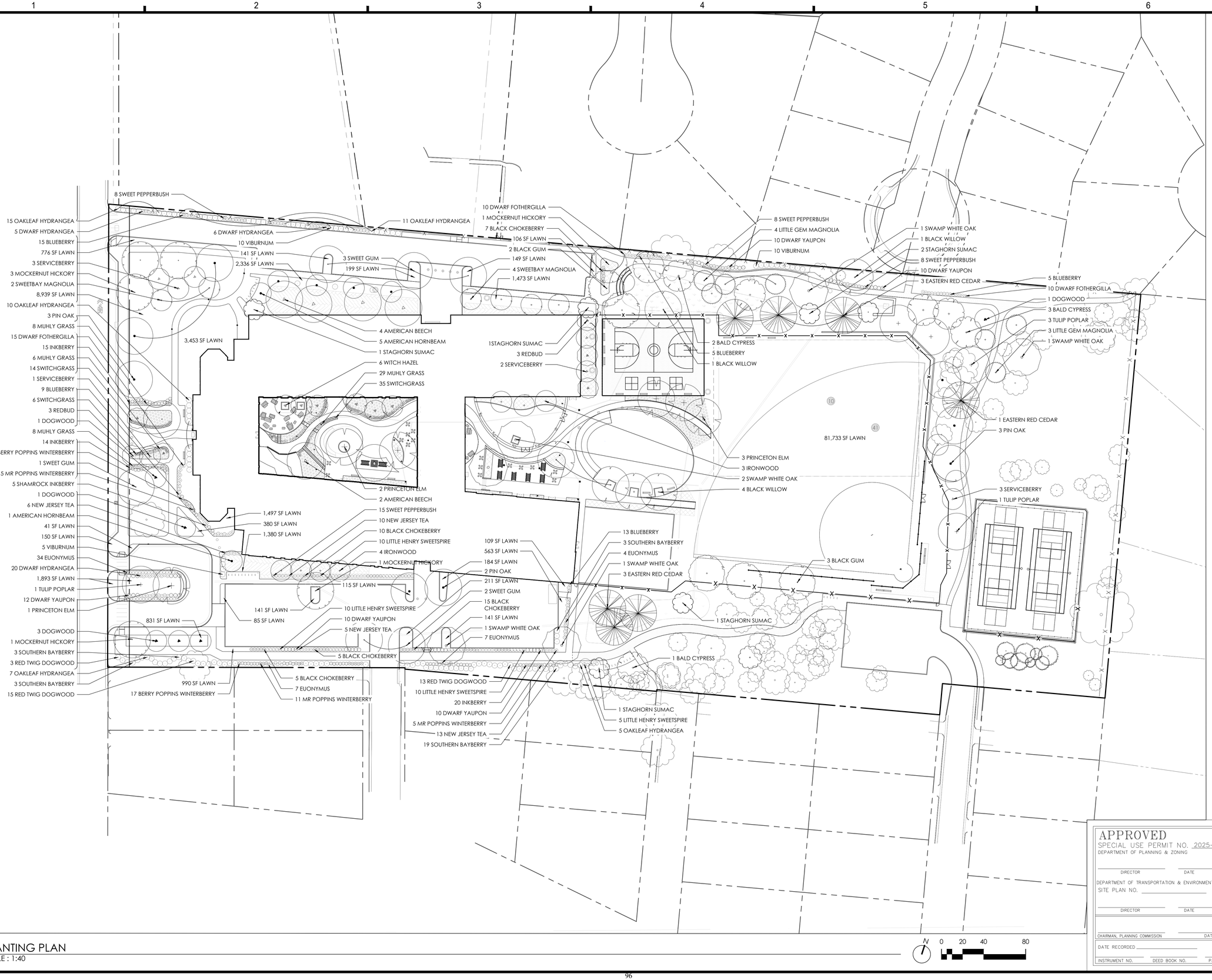
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LANDSCAPE KEYNOTE PLAN

SHEET No.
L1.00

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01 L1.01 PLANTING PLAN
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DRAWING No.:
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PLANTING PLAN

SHEET No.
L1.01

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CITY OF ALEXANDRIA - STANDARD PLANTING NOTES

The following notes shall be provided on landscape plan submissions for all projects that require approval by the City as outlined in chapter 3 of the City's 2019 Landscape Guidelines:

1. The property owner and/or applicant, specifier, contractor and installer of plant material are responsible for understanding and adhering to the standards set forth in the most recent version of the city of Alexandria Landscape Guidelines and applicable conditions of approval. All questions regarding application of, or adherence to, the standards and/or conditions of approval shall be directed to the city prior to commencement of demolition, construction, or any land disturbing activity.
2. The City-approved city-approved landscape plan submission, including plant schedule, notes and details shall be the document used for installation purposes and all procedures set forth in the landscape guidelines must be followed.
3. The contractor contractor shall not interfere with any tree protection measures or impact any existing vegetation identified to be preserved per the approved tree and vegetation protection plan.
4. Any changes, alterations or modifications to the site conditions that affect vegetation protection zones will require an amendment to the approved tree and vegetation protection plan and/or details.
5. Installation of plant material may only occur during the planting seasons identified in the landscape guidelines.
6. 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.
7. Substitutions to the approved plant material shall not occur until written approval is provided by the City..
8. Maintenance for this project shall be performed by the owner, applicant, successor(s) and/or assign(s) in perpetuity and in compliance with City of Alexandria Landscape Guidelines and as conditioned by project approval, as applicable.

In addition to the notes provided above, the following notes shall be provided on landscape plan submissions for all DSP/DSUP projects:

1. The approved method(s) of protection must be in place for all vegetation to be preserved on-site and adjacent to the project site pursuant to the approved tree and vegetation protection plan and details prior to commencement of demolition, construction, or any land disturbance. The applicant shall notify the Planning & Zoning (P&Z) project manager once the tree protection methods are in place. No demolition, construction, or land disturbance may occur until an inspection is performed by the City and written confirmation is provided by the City which verifies correct installation of the tree protection measures.
2. The applicant must contact the P&Z project manager prior to commencement of landscape installation/planting operation to schedule a pre-installation meeting. The meeting should be held between the applicant's general contractor, landscape contractor, landscape architect, the P&Z project manager and the City Arborist (as applicable) to review the scope of installation procedures and processes during and after installation.
3. The following information shall be provided to the P&Z project manager at least five (5) business days prior to the landscape pre-installation meeting: 1) a letter that certifies that the project landscape architect performed pre-selection tagging for all trees proposed within the public right of way and on public land prior to installation. This letter must be signed and sealed by the project landscape architect, and 2) a copy of the soil bulk density test report verifying that maximum compression rates are met.
4. All construction waste shall be removed prior to planting.
5. As-built drawings for this landscape and/or irrigation/water management system will be provided in compliance with City of Alexandria Landscape Guidelines, the City Code of Ordinances, and all applicable plan preparation checklists. 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.
6. Areas of bare soil will not be accepted. Mulched areas and planting areas shall be weed free upon acceptance of the project by the City.

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PROJECT No.:
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SHEET No.
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PLANTING SCHEDULE

PLANT TYPE	PLAN INFORMATION	BOTANIC/COMMON NAME				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED		
								CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER/HEIGHT						
LARGE CANOPY TREES	6	Carya	tomentosa		Mockernut Hickory	2"-3" cal./12-14 ft. ht.	B&B; multistem; full branching	1,250	7,500	6	6	6
	8	Quercus	palustris		Pin Oak	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	10,000	8	8	8
	6	Fagus	grandiflora		American Beech	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	7,500	6	6	6
	5	Nyssa	sylvatica	Wildfire	Black Gum	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	6,250	5	5	5
	5	Liriodendron	tulipifera		Tulip Poplar	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	6,250	5	5	5
	6	Salix	nigra		Black Willow	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	7,500	6	6	6
	6	Quercus	bicolor		Swamp White Oak	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	7,500	6	6	6
	6	Liquidambar	styraciflua	Rotundiloba	Sweet Gum	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	7,500	6	6	6
	6	Ulmus	americana	Princeton	Princeton Elm	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	7,500	6	6	6
	6	Taxodium	distichum		Bald Cypress	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	750	4,500	0	6	6
	TOTALS 60							LARGE CANOPY CCA:	72,000	54	60	60
										90.0%	100.0%	100.0%
	QUANTITY	GENUS	SPECIES		COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	REGIONAL (#)	EASTERN U.S. (#)	TOTAL
SMALL CANOPY TREES	9	Amelanchier	canadensis		Serviceberry	2"-3" cal./6-10 ft. ht.	B&B, multistem, branching	250	2,250	9	9	9
	6	Carpinus	caroliniana		American Hornbeam	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	500	3,000	6	6	6
	6	Hamamelis	virginiana		Witch Hazel	2"-3" cal./6-10 ft. ht.	B&B, multistem, branching	250	1,500	6	6	6
	6	Cercis	canadensis		Redbud	2"-3" cal./6-10 ft. ht.	B&B; full branching	250	1,500	6	6	6
	6	Cornus	florida	Appalachian Spring	Appalachian Spring Dogwood	2"-3" cal./6-10 ft. ht.	B&B, multistem, branching	250	1,500	6	6	6
	6	Magnolia	virginiana		Sweetbay Magnolia	2"-3" cal./6-10 ft. ht.	B&B; symmetrical, single leader	500	3,000	6	6	6
	7	Ostyra	virginiana		Ironwood	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	500	3,500	7	7	7
	6	Rhus	typhina		Staghorn Sumac	2"-3" cal./12-14 ft. ht.	B&B; full branching	250	1,500	6	6	6
	TOTALS 52							SMALL CANOPY CCA:	17,750	52	52	52
										100.0%	100.0%	100.0%
	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT		CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	REGIONAL (#)	EASTERN U.S. (#)	TOTAL
EVERGREEN TREES	7	Magnolia	grandiflora	Little Gem Dwarf	Little Gem Magnolia	2"-3" cal./6-10 ft. ht.	B&B; full branching	500	3,500	0	7	7
	7	Juniperus	virginiana		Eastern Red Cedar	1.5"-1.75" cal./6-10 ft. ht.	B&B; symmetrical, single leader	250	1,750	7	7	7
	TOTALS 14							EVERGREEN TREES CCA:	1,750	7	14	14
										50.0%	100.0%	100.0%
	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT		CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	REGIONAL (#)	EASTERN U.S. (#)	TOTAL
EVERGREEN SHRUBS	54	Ilex	glabra	Shamrock	Inkberry	3 gal		10	540	54	54	54
	52	Ilex	vomitora	Nana	Dwarf Yaupon Holly	3 gal		10	520	0	52	52
	52	Euonymus	fortunei	Emerald Gaiety	Emerald Gaiety Euonymus	3 gal		2	104	0	0	52
	28	Morella	caroliniensis	Pumila	Southern Bayberry	5 gal		25	700	0	28	28
	TOTALS 186							EVERGREEN SHRUB CCA:	1,864	54	134	186
										29.0%	72.0%	100.0%
	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT		CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
DECIDUOUS SHRUBS	48	Hydrangea	quercifolia	Snow Queen	Snow Queen Hydrangea	5 gal		25	1,200	0	48	48
	31	Hydrangea	arborescens	Invincibelle Wee White	Dwarf Hydrangea	3 gal		10	310	31	31	31
	42	Aronia	melanocarpa	Low Scape Mound	Black Chokeberry	3 gal		10	420	42	42	42
	35	Fothergilla	gardenii		Dwarf Fothergilla	3 gal		10	350	0	35	35
	35	Itea	virginica	Little Henry	Little Henry Sweetspire	3 gal		10	350	35	35	35
	25	Viburnum	dentatum	Blue Muffin	Arrowwood Viburnum	5 gal		25	625	25	25	25
	21	Ilex	verticillata	Berry Poppins	Winterberry Holly	3 gal		10	210	21	21	21
	21	Ilex	verticillata	Mr. Poppins	Winterberry Holly	3 gal		10	210	21	21	21
	39	Clethra	alnifolia	Hummingbird	Sweet Pepperbush	3 gal		10	390	0	39	39
	34	Ceanothus	americanus		New Jersey Tea	3 gal		10	340	34	34	34
	31	Cornus	sericea	Arctic Fire	Red Twig Dogwood	5 gal		25	775	0	31	31
	47	Vaccinium	angustifolium		Lowbush Blueberry	3 gal		10	470	47	47	47
	TOTALS 409							DECIDUOUS SHRUB CCA:	5,650	256	409	409
										62.6%	100.0%	100.0%
								TOTAL PROPOSED CCA (SF):	99,014			
	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.				LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
PERENNIALS, FERNS, ORNAMENTAL GRASSES	55	Panicum	virgatum	Shenandoah	Shenandoah Switchgrass	3 gal		N/A		55	55	55
	51	Muhlenbergia	capillaris		Pink Muhly Grass	3 gal				51	51	51
	TOTALS 106									106	106	106
										100.0%	100.0%	100.0%

BIODIVERSITY TABULATIONS

TREES (URBAN AND STANDARD)
TOTAL NUMBER OF TREES PROPOSED: 61

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Amelanchier	9	6.8%	33%	canadensis	9	6.8%	10%
Carpinus	6	4.5%	33%	caroliniana	6	4.5%	10%
Carya	6	4.5%	33%	tomentosa	6	4.5%	10%
Cercis	6	4.5%	33%	canadensis	6	4.5%	10%
Cornus	6	4.5%	33%	florida	6	4.5%	10%
Fagus	6	4.5%	33%	grandiflora	6	4.5%	10%
Hamamelis	6	4.5%	33%	virginiana	6	4.5%	10%
Liquidambar	6	4.5%	33%	styraciflua	7	5.3%	10%
Liriodendron	5	3.8%	33%	tulipifera	6	4.5%	10%
Magnolia	7	5.3%	33%	grandiflora	7	5.3%	10%
Magnolia	6	4.5%	33%	virginiana	6	4.5%	10%
Nyssa	5	3.8%	33%	sylvatica	7	5.3%	10%
Ostyra	7	5.3%	33%	virginiana	7	5.3%	10%
Juniperus	7	5.3%	33%	virginiana	7	5.3%	10%
Quercus	14	10.6%	33%	bicolor	6	4.5%	10%
				palustris	8	6.1%	10%
Rhus	6	4.5%	33%	typhina	7	5.3%	10%
Salix	6	4.5%	33%	nigra	6	4.5%	10%
Taxodium	6	4.5%	33%	distichum	7	5.3%	10%
Ulmus	6	4.5%	33%	americana	6	4.5%	10%

SHRUBS
TOTAL NUMBER OF SHRUBS PROPOSED:

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Aronia	42	7.1%	33%	melanocarpa	42	7.1%	10%
Ceanothus	34	5.7%	33%	americanus	34	5.7%	10%
Clethra	39	6.6%	33%	alnifolia	39	6.6%	10%
Cornus	31	5.2%	33%	sericea	31	5.2%	10%
Euonymus	52	8.7%	33%	fortunei	52	8.7%	10%
Fothergilla	35	5.9%	33%	gardenii	35	5.9%	10%
Hydrangea	79	13.3%	33%	quercifolia	48	8.1%	10%
				arborescens	31	5.2%	10%
Ilex	148	24.9%	33%	glabra	54	9.1%	10%
				vomitora	52	8.7%	10%
				verticillata	42	7.1%	10%
Itea	35	5.9%	33%	virginica	35	5.9%	10%
Morella	28	4.7%	33%	caroliniensis	28	4.7%	10%
Vaccinium	47	7.9%	33%	angustifolia	47	7.9%	10%
Viburnum	25	4.2%	33%	dentatum	25	4.2%	10%

URBAN TREE TABULATIONS

COMMON NAME	QUANTITY	PLAN LOCATION	PROJECTED 20 YR. CANOPY* (PER TREE)	IMPERVIOUS AREA UNDER CANOPY (PER TREE)	IMPERVIOUS AREA GREATER THAN 50% OF PROJECTED 20 YR. CANOPY? (Y/N)
MOCKERNUT HICKORY	1	PARKING	1250 SF	750 SF	Y
MOCKERNUT HICKORY	5	STREET TREE	1250 SF	500 SF	N
PIN OAK	3	PARK	1250 SF	0 SF	N
PIN OAK	2	PARKING	1250 SF	750 SF	Y
PIN OAK	3	STREET TREE	1250 SF	500 SF	N
AMERICAN BEECH	4	PARK	1250 SF	0 SF	N
AMERICAN BEECH	2	COURTYARD	1250 SF	1000 SF	Y
SWEET GUM	2	PARKING	1250 SF	750 SF	Y
SWEET GUM	4	PLAZA	1250 SF	1000 SF	N
TULIP POPLAR	4	PARK	1250 SF	0 SF	N
TULIP POPLAR	1	PLAZA	1250 SF	1000 SF	N
BLACK WILLOW	4	COURTYARD	1250 SF	1000 SF	Y
BLACK WILLOW	2	PARK	1250 SF	0 SF	N
SWAMP WHITE OAK	2	COURTYARD	1250 SF	1000 SF	Y
SWAMP WHITE OAK	2	PARK	1250 SF	0 SF	N
SWAMP WHITE OAK	2	PARKING	1250 SF	750 SF	Y
BALD CYPRESS	6	PARK	750 SF	0 SF	N
BLACK GUM	5	PARK	1250 SF	0 SF	N
PRINCETON ELM	5	COURTYARD	1250 SF	1000 SF	Y
PRINCETON ELM	1	PLAZA	1250 SF	1000 SF	N
SERVICEBERRY	6	PARK	250 SF	0 SF	N
SERVICEBERRY	1	PLAZA	250 SF	1000 SF	N
SERVICEBERRY	2	COURTYARD	250 SF	1000 SF	Y
AMERICAN HORNBEAM	6	COURTYARD	500 SF	1000 SF	Y
REDBUD	3	PLAZA	250 SF	1000 SF	N
REDBUD	3	COURTYARD	250 SF	1000 SF	Y
SWEETBAY MAGNOLIA	2	PARK	500 SF	0 SF	N
SWEETBAY MAGNOLIA	4	PARKING	500 SF	750 SF	Y
IRONWOOD	7	COURTYARD	500 SF	1000 SF	Y
STAGHORN SUMAC	1	PARKING	250 SF	750 SF	Y
STAGHORN SUMAC	5	PARK	250 SF	0 SF	N
EASTERN RED CEDAR	7	PARK	500 SF	0 SF	N
DOGWOOD	1	PARK	250 SF	0 SF	N
DOGWOOD	5	PLAZA	250 SF	1000 SF	N
WITCH HAZEL	6	COURTYARD	250 SF	1000 SF	Y
TOTAL URBAN TREES					
70					

**Refer to Landscape Guidelines Chapter 3 Canopy Coverage*
**Note to Applicant: The figures populated in this template are provided as an example to assist with determining "Urban Trees" as*

NATIVE PLANT TABULATIONS

PLANT TYPE	QUANTITY	NATIVE TYPE	BEGINNING JANUARY 2, 2024 REQUIRED %	PROVIDED QTY.	PROVIDED %
Urban Trees	70	Regional/Local	20%	69	98.57%
		Total Natives	50%	70	100.00%
Standard Trees	56	Regional/Local	40%	56	100.00%
		Total Natives	80%	56	100.00%
Evergreen Shrubs	186	Regional/Local	10%	54	29.03%
		Total Natives	40%	134	72.04%
Deciduous Shrubs	409	Regional/Local	20%	256	62.59%
		Total Natives	80%	409	100.00%
Groundcovers		Regional/Local	10%		
		Total Natives	20%		
Perennials, Ferns, Ornamental Grasses	106	Regional/Local	25% (perennials) 30% (ferns & grasses)	106	100.00%
		Total Natives	60% (perennials) 80% (ferns & grasses)	106	100.00%
Vines		Total Natives	100%		

TOTALS		
TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL	TOTAL SUM OF NATIVE PLANTS
827	541	775
	65.4%	93.7%

CROWN COVERAGE ALLOWANCES

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	**399,951.3**
25% CROWN COVER REQUIRED (SF)	**99,987.8**
EXISTING CROWN COVER (SF)	**100,964.9**
REMOVED CROWN COVER (SF)	**82,012.2**
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	18,952.7
Crown Cover from Preserved Trees (+/= 18") x1.5	28429.1
Crown Cover from Preserved Shrubs	0
Total	**28,429.1**
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	91,500.0
Crown Cover from Proposed Shrubs	7,514.0
Total	**99,014.0**
TOTAL PROPOSED CROWN COVER PROVIDED (%)	**24.8%**
TOTAL EXISTING CROWN COVER (%)	**7.1%**
TOTAL CROWN COVER (%)	**31.9%**

Note to Applicant: Crown Cover Tabulations shall be provided on all plans requiring approval in accordance with the 2019 Landscape Guidelines. Refer to subsequent tabs for additional required charts and schedules.

EXISTING TREES (+/= 18" IN DIAMETER)			
TREE #	TAB #	SPECIES	CANOPY SQFT
1	6622	WHITE MULBERRY	1182.7
2	6626	BLACK CHERRY	425.8
3	6628	WILLOW OAK	958.0
4	6634	AMERICAN ELM	1431.1
5	6635	WILLOW OAK	1998.8
6	6641	TULIP POPLAR	958.0
7	6657	UNKNOWN	TBD
8	6676	UNKNOWN	TBD
9	6807	WHITE MULBERRY	1998.8
10	6809	BLACK TUPELO	1848.0
11	9491	WHITE OAK	579.5
12	9625	AMERICAN ELM	3622.2
13	9634	SOUTHERN RED OAK	2027.8
14	9689	WHITE OAK	357.8
15	9692	SOUTHERN RED OAK	1564.2
		TOTAL SQUARE FEET	18952.7
		1.5X MULTIPLIER	28429.1

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engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
4.10.25
JOHN JOSEPH MEANEY
No. 0406001240
CERTIFIED LANDSCAPE ARCHITECT

GEORGE MASON ELEMENTARY SCHOOL
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
		PRELIMINARY DSUP VERIFICATION SUBMISSION 2
	02/17/25	PRELIMINARY DSUP VERIFICATION SUBMISSION
	01/06/25	PRELIMINARY DSUP SUBMISSION

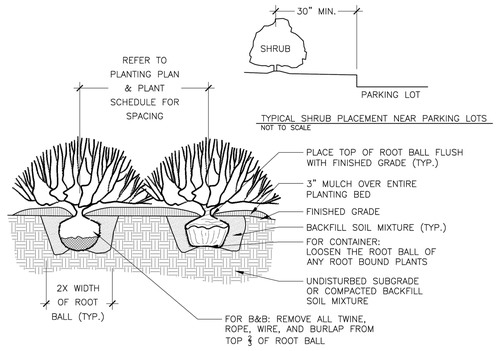
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DRAWING No.:
DATE: 02/17/2025
SCALE:
DESIGN: JM
DRAWN: JM
CHECKED:

APPROVED
SPECIAL USE PERMIT NO. 2025-10001
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.

SHEET TITLE:
PLANTING SCHEDULES

SHEET No.
L2.02

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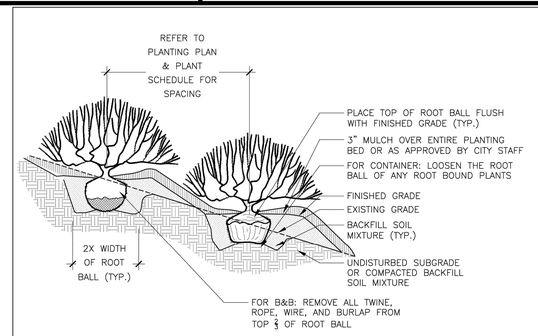


TYPICAL SHRUB PLACEMENT NEAR PARKING LOTS
NOT TO SCALE

NOTES

1. AT PLANTING, PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI 300 STANDARD.
2. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48–HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.

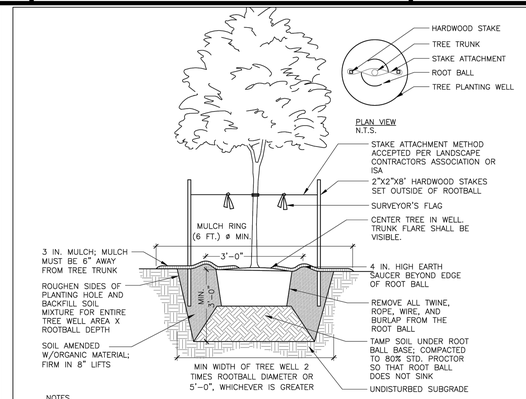
A SHRUB PLANTING
NOT TO SCALE



NOTES

1. AT PLANTING, PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI 300 STANDARD.
2. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
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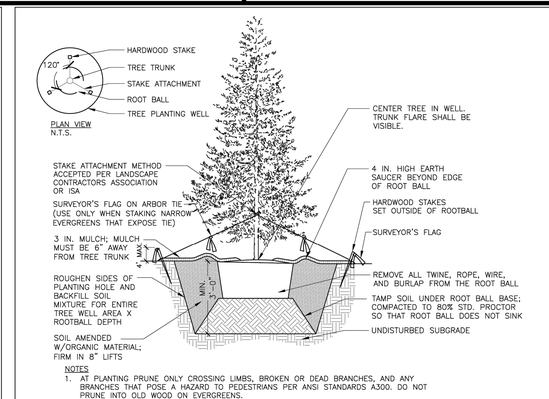
A SHRUB PLANTING ON SLOPE
NOT TO SCALE



NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48–HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

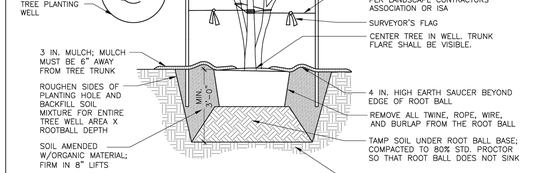
A DECIDUOUS TREE PLANTING
NOT TO SCALE



NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48–HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

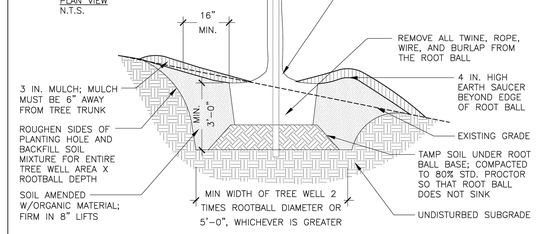
A EVERGREEN TREE PLANTING
NOT TO SCALE



NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
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7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

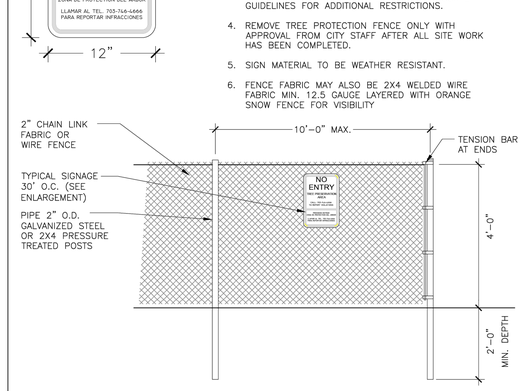
A MULTI–STEM TREE PLANTING
NOT TO SCALE



NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. REFER TO STAKING DETAILS.
7. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48–HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.

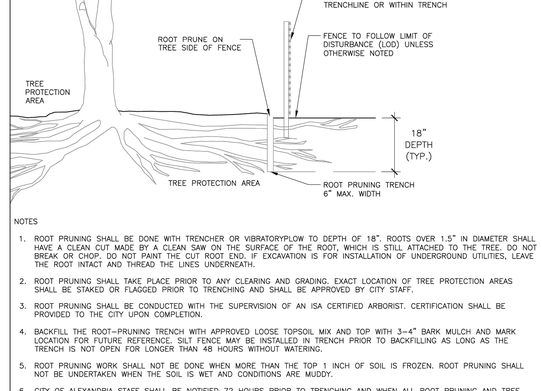
A TREE PLANTING ON SLOPE
NOT TO SCALE



NOTES

1. TREE PROTECTION DETAIL SHALL APPLY TO ALL TREES INCLUDING STREET TREES.
2. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. CITY STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION OR ANY OTHER TREE PRESERVATION MEASURE SPECIFIED IN PLANS AND SHALL APPROVE LAYOUT.
3. NO PERSONNEL, VEHICLES, EQUIPMENT, CONSTRUCTION MATERIALS OR DEBRIS ALLOWED IN TREE PROTECTION AREAS. REFER TO LANDSCAPE GUIDELINES FOR ADDITIONAL RESTRICTIONS.
4. REMOVE TREE PROTECTION FENCE ONLY WITH APPROVAL FROM CITY STAFF AFTER ALL SITE WORK HAS BEEN COMPLETED.
5. SIGN MATERIAL TO BE WEATHER RESISTANT.
6. FENCE FABRIC MAY ALSO BE 2X4 WELDED WIRE FABRIC MIN. 12.5 GAUGE LAYERED WITH ORANGE SNOW FENCE FOR VISIBILITY

A TREE PROTECTION FENCE
NOT TO SCALE



NOTES

1. ROOT PRUNING SHALL BE DONE WITH TRENCHER OR VIBRATORYPLOW TO DEPTH OF 18". ROOTS OVER 1.5" IN DIAMETER SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT, WHICH IS STILL ATTACHED TO THE TREE. DO NOT BREAK OR CHOP. DO NOT PAINT THE CUT ROOT END. IF EXCAVATION IS FOR INSTALLATION OF UNDERGROUND UTILITIES, LEAVE THE ROOT INTACT AND THREAD THE LINES UNDERNEATH.
2. ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING AND SHALL BE APPROVED BY CITY STAFF.
3. ROOT PRUNING SHALL BE CONDUCTED WITH THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. CERTIFICATION SHALL BE PROVIDED TO THE CITY UPON COMPLETION.
4. BACKFILL THE ROOT–PRUNING TRENCH WITH APPROVED LOOSE TOPSOIL MIX AND TOP WITH 3–4" BARK MULCH AND MARK LOCATION FOR FUTURE REFERENCE. SILT FENCE MAY BE INSTALLED IN TRENCH PRIOR TO BACKFILLING AS LONG AS THE TRENCH IS NOT OPEN FOR LONGER THAN 48 HOURS WITHOUT WATERING.
5. ROOT PRUNING WORK SHALL NOT BE DONE WHEN MORE THAN THE TOP 1 INCH OF SOIL IS FROZEN. ROOT PRUNING SHALL NOT BE UNDERTAKEN WHEN THE SOIL IS WET AND CONDITIONS ARE MUDDY.
6. CITY OF ALEXANDRIA STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO TRENCHING AND WHEN ALL ROOT PRUNING AND TREE PROTECTION FENCE INSTALLATION IS COMPLETE.

A ROOT PRUNING
NOT TO SCALE

CITY OF ALEXANDRIA - STANDARD PLANTING DETAILS

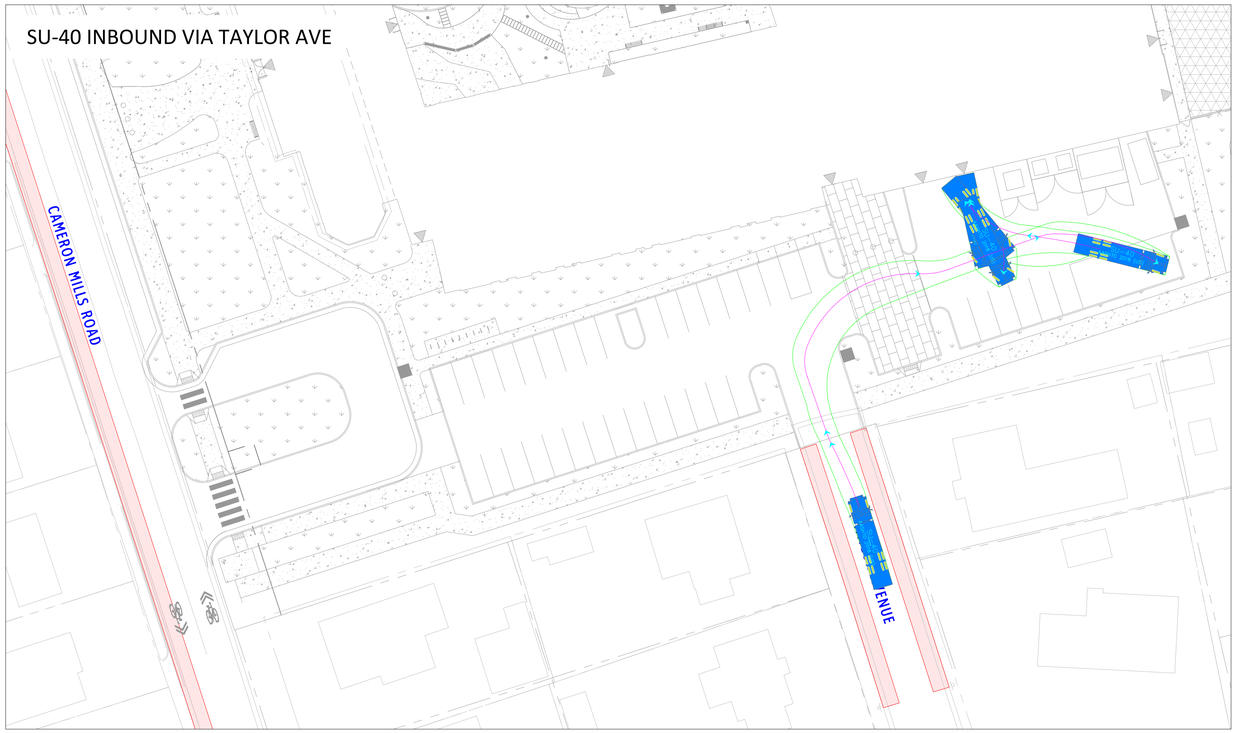
IMEG
4035 Ridge Top Rd. Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
4.10.25
JOHN JOSEPH MEANEY
No. 0406001240
CERTIFIED LANDSCAPE ARCHITECT

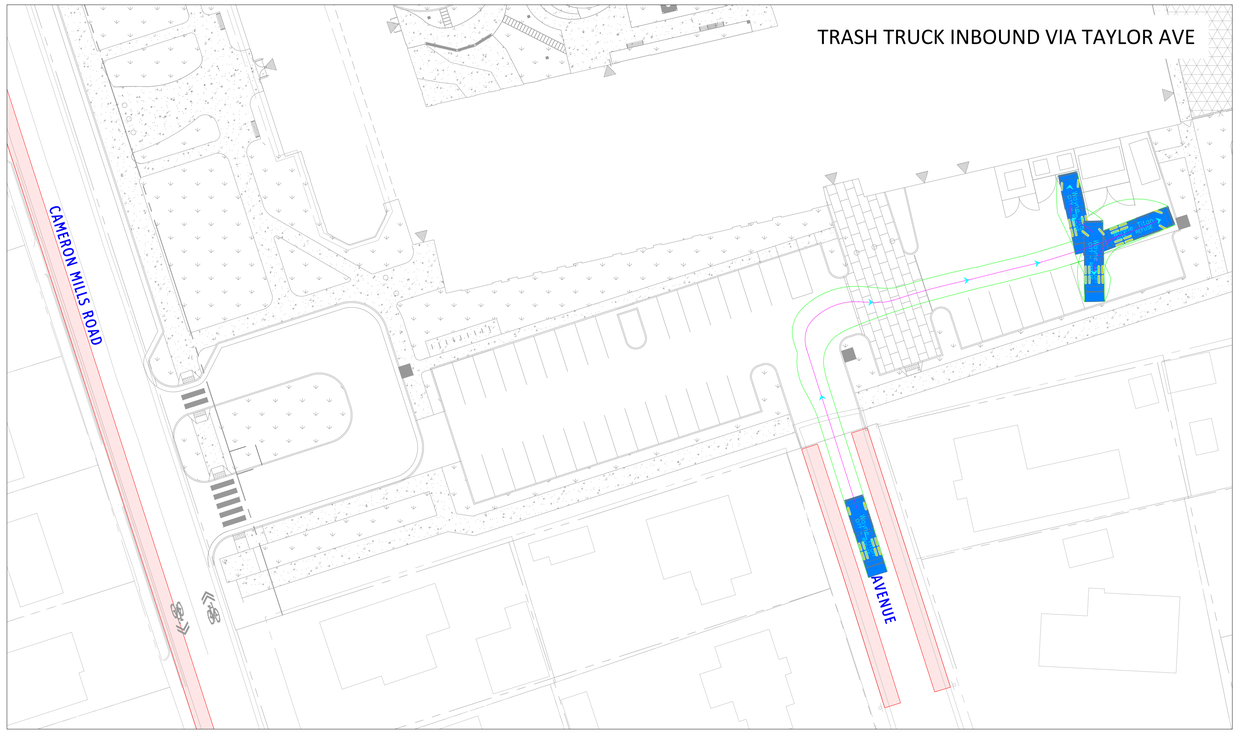
GEORGE MASON ELEMENTARY SCHOOL
PRELIMINARY DSUP
-
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION

SU-40 INBOUND VIA TAYLOR AVE



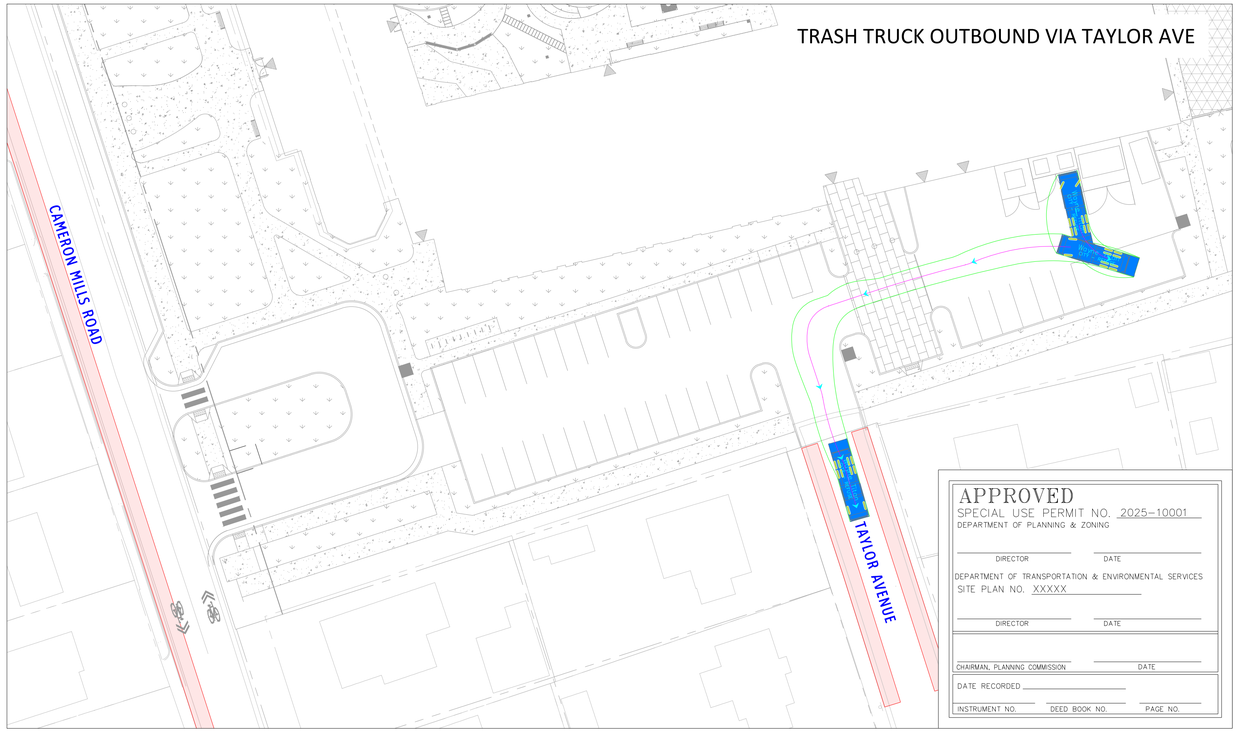
TRASH TRUCK INBOUND VIA TAYLOR AVE



SU-40 OUTBOUND VIA TAYLOR AVE



TRASH TRUCK OUTBOUND VIA TAYLOR AVE



GOROVE SLADE
Transportation Planners and Engineers

George Mason Elementary School: Turning Exhibits

GMES
April 9, 2025
T-1

Alexandria, VA

P:\2769-004 ACPS George Mason (7301-4262)\Design\06_Loading AT\George Mason Elementary School AutoTurn 04.09.2025.dwg - 4/9/2025 3:00 PM

N

SCALE: 1" = 30'





GOROVE SLADE
Transportation Planners and Engineers

George Mason Elementary School: Turning Exhibits

GMES
April 9, 2025
T-2

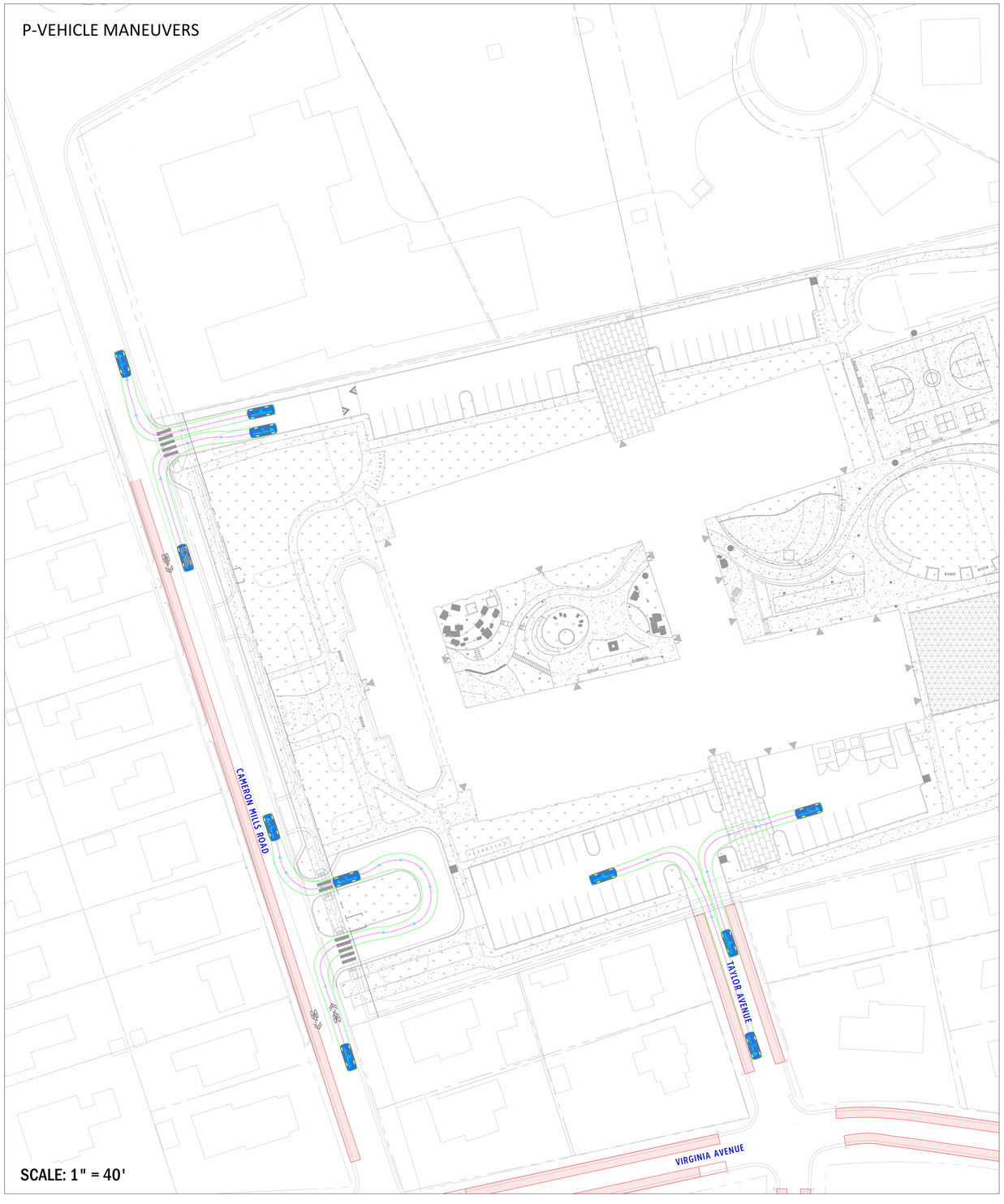
Alexandria, VA

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N

SCALE: 1" = 40'

P-VEHICLE MANEUVERS



SCALE: 1" = 40'

P-VEHICLE MANEUVERS



SCALE: 1" = 20'

APPROVED
SPECIAL USE PERMIT NO. 2025-10001
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. XXXXX

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

GOROVE SLADE
Transportation Planners and Engineers

George Mason Elementary School: Turning Exhibits

GMES
April 9, 2025
T-3

Alexandria, VA

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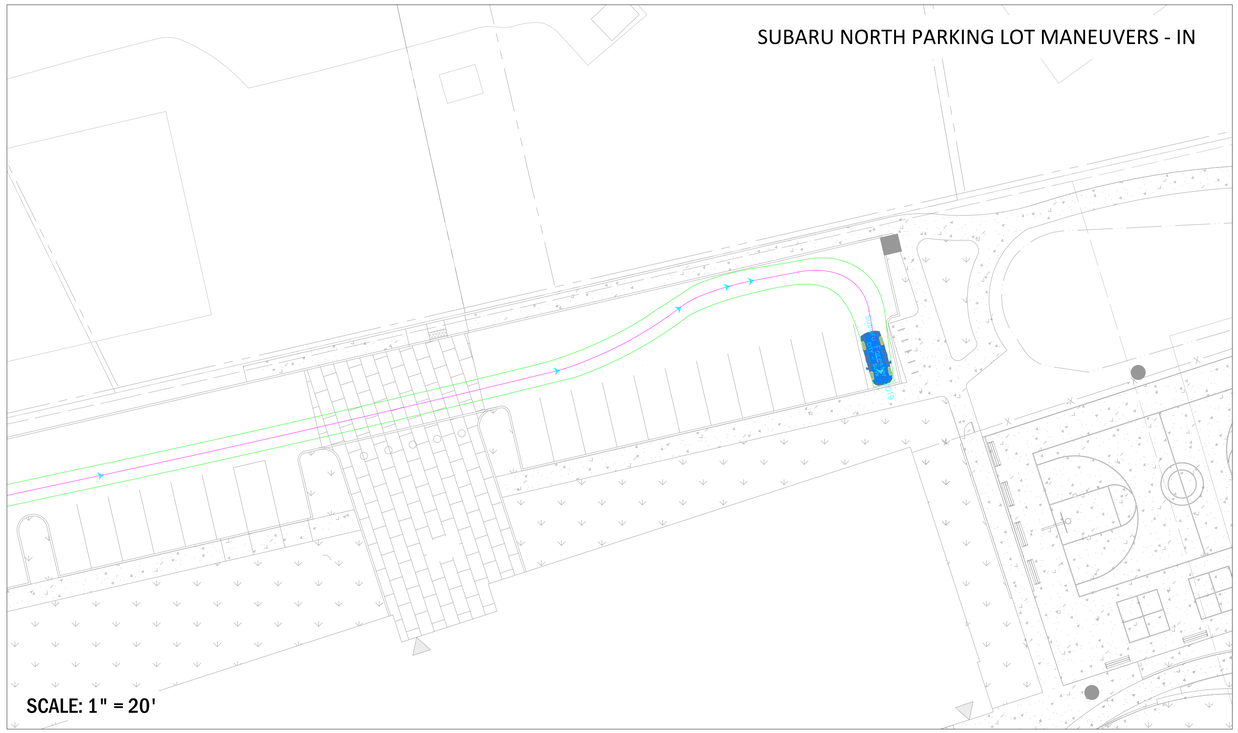
N

SUBARU NORTH PARKING LOT MANEUVERS - IN



SCALE: 1" = 30'

SUBARU NORTH PARKING LOT MANEUVERS - IN



SCALE: 1" = 20'

SUBARU NORTH PARKING LOT MANEUVERS - OUT



SCALE: 1" = 20'

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

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GOROVE SLADE
Transportation Planners and Engineers

George Mason Elementary School: Turning Exhibits

GMES
April 9, 2025
T-4

Alexandria, VA

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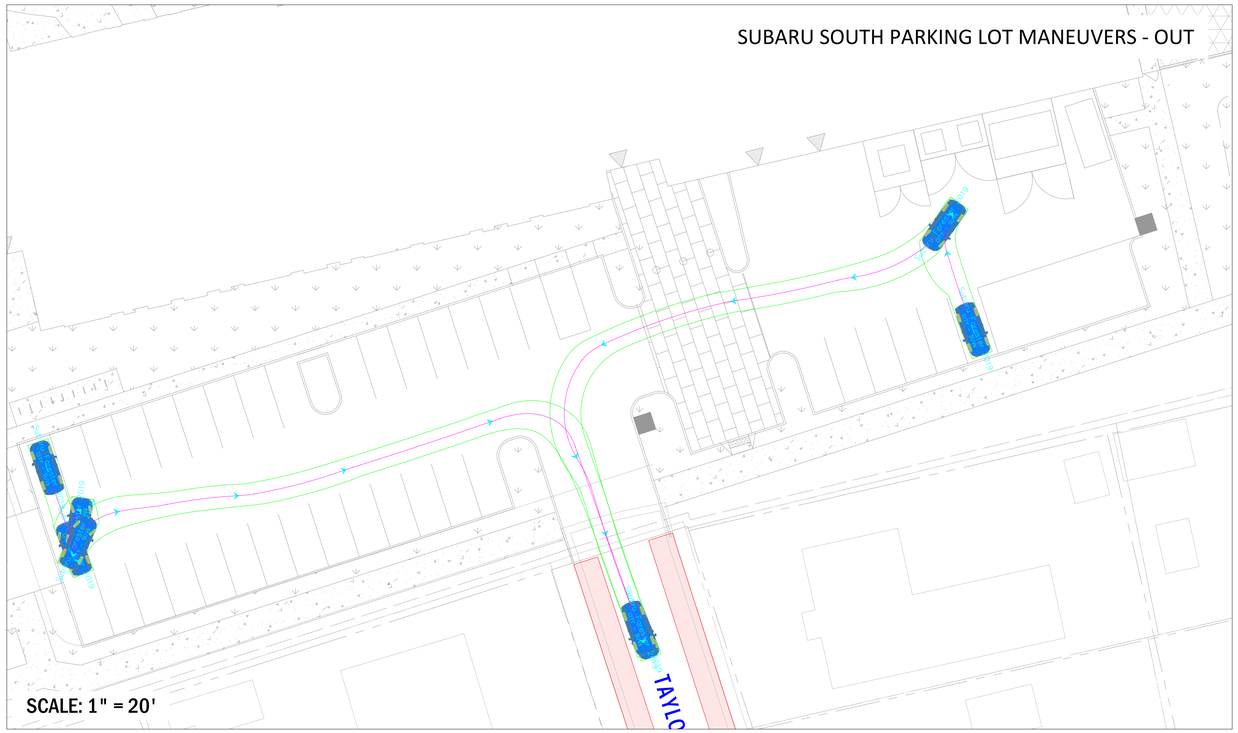
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SUBARU SOUTH PARKING LOT MANEUVERS - IN



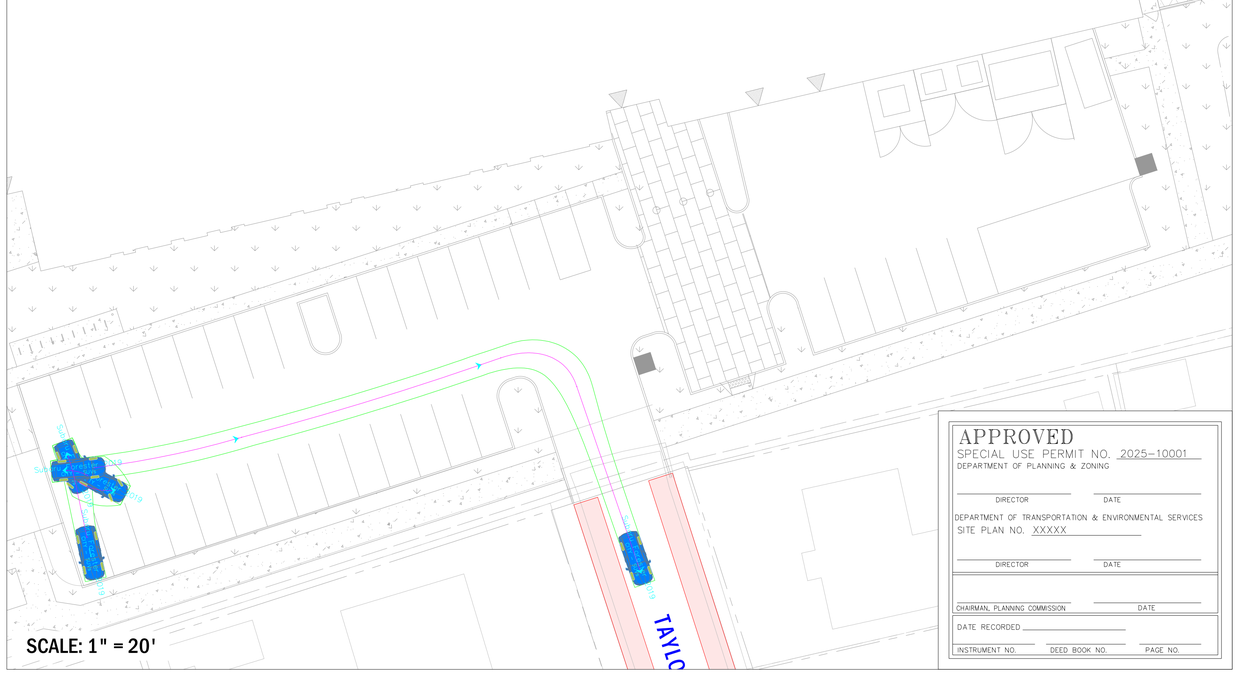
SCALE: 1" = 20'

SUBARU SOUTH PARKING LOT MANEUVERS - OUT



SCALE: 1" = 20'

SUBARU SOUTH PARKING LOT MANEUVERS - OUT



SCALE: 1" = 20'

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SPECIAL USE PERMIT NO. 2025-10001
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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CHAIRMAN, PLANNING COMMISSION DATE

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GOROVE SLADE
Transportation Planners and Engineers

George Mason Elementary School: Turning Exhibits

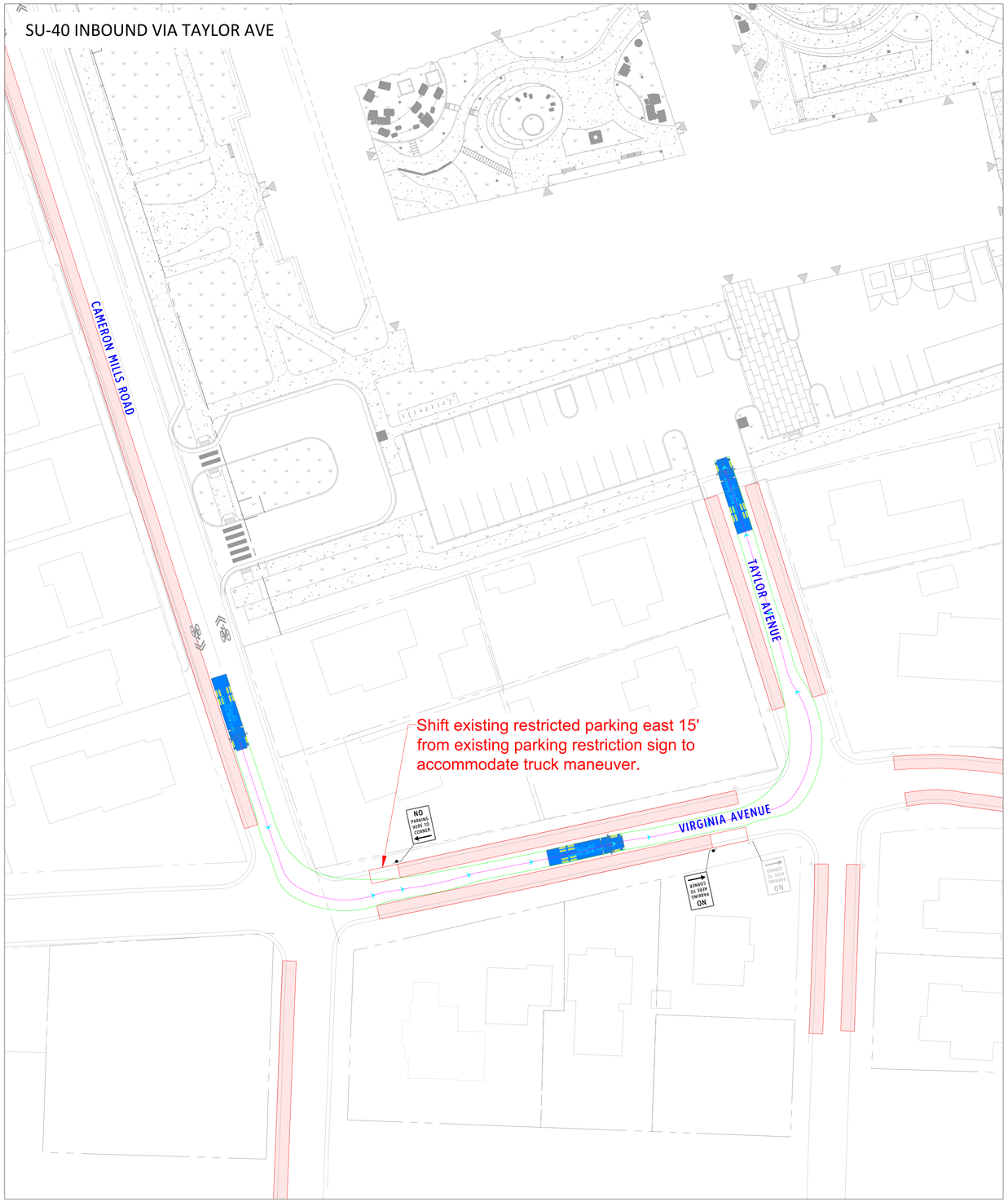
GMES
April 9, 2025
T-5

Alexandria, VA

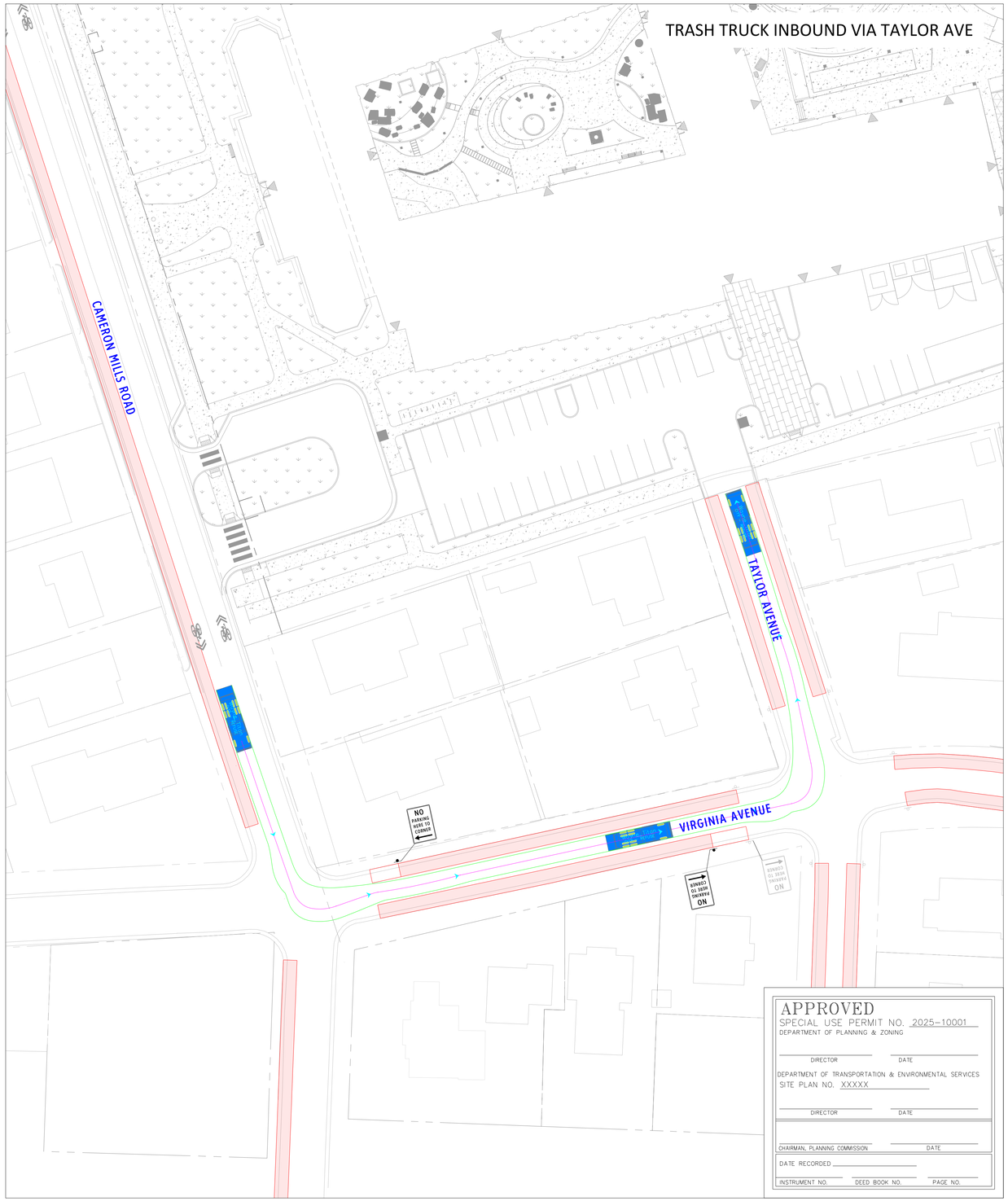
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SU-40 INBOUND VIA TAYLOR AVE



TRASH TRUCK INBOUND VIA TAYLOR AVE



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DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. XXXXX

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

GOROVE SLADE
Transportation Planners and Engineers

George Mason Elementary School: Turning Exhibits

GMES
April 9, 2025
T-6

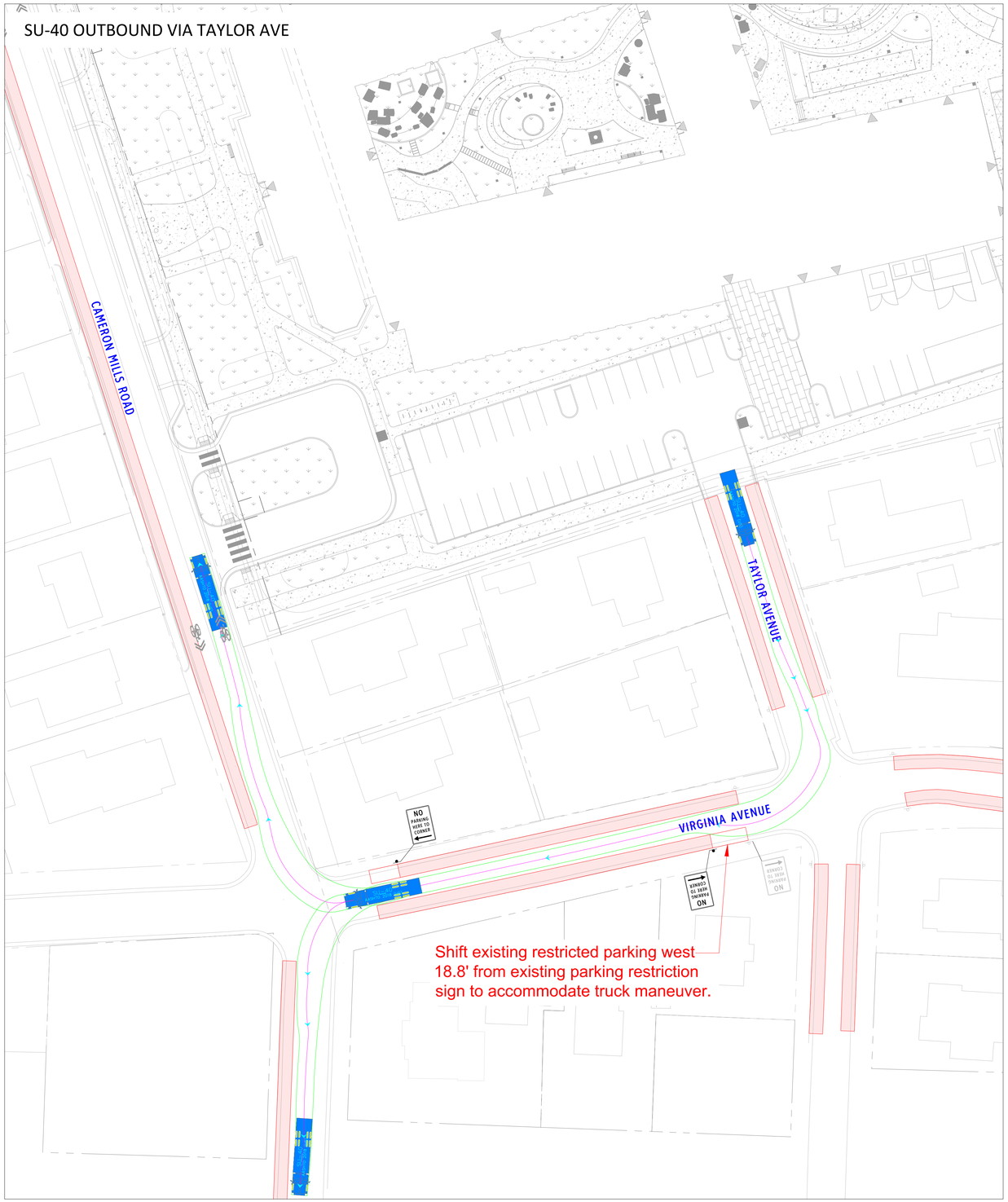
Alexandria, VA

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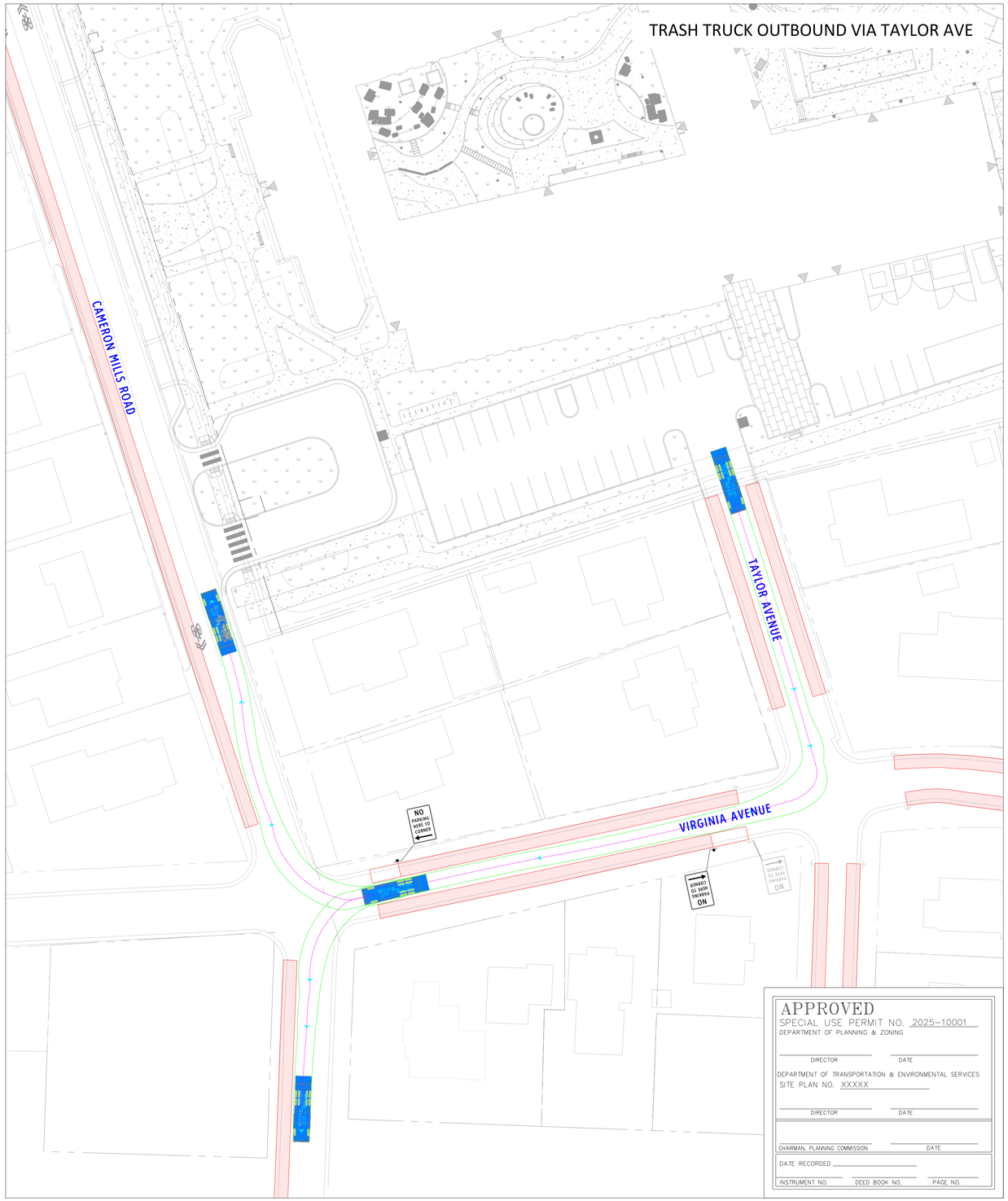
N

SCALE: 1" = 30'

SU-40 OUTBOUND VIA TAYLOR AVE



TRASH TRUCK OUTBOUND VIA TAYLOR AVE



GOROVE SLADE
Transportation Planners and Engineers

George Mason Elementary School: Turning Exhibits

GMES
April 9, 2025
T-7

Alexandria, VA

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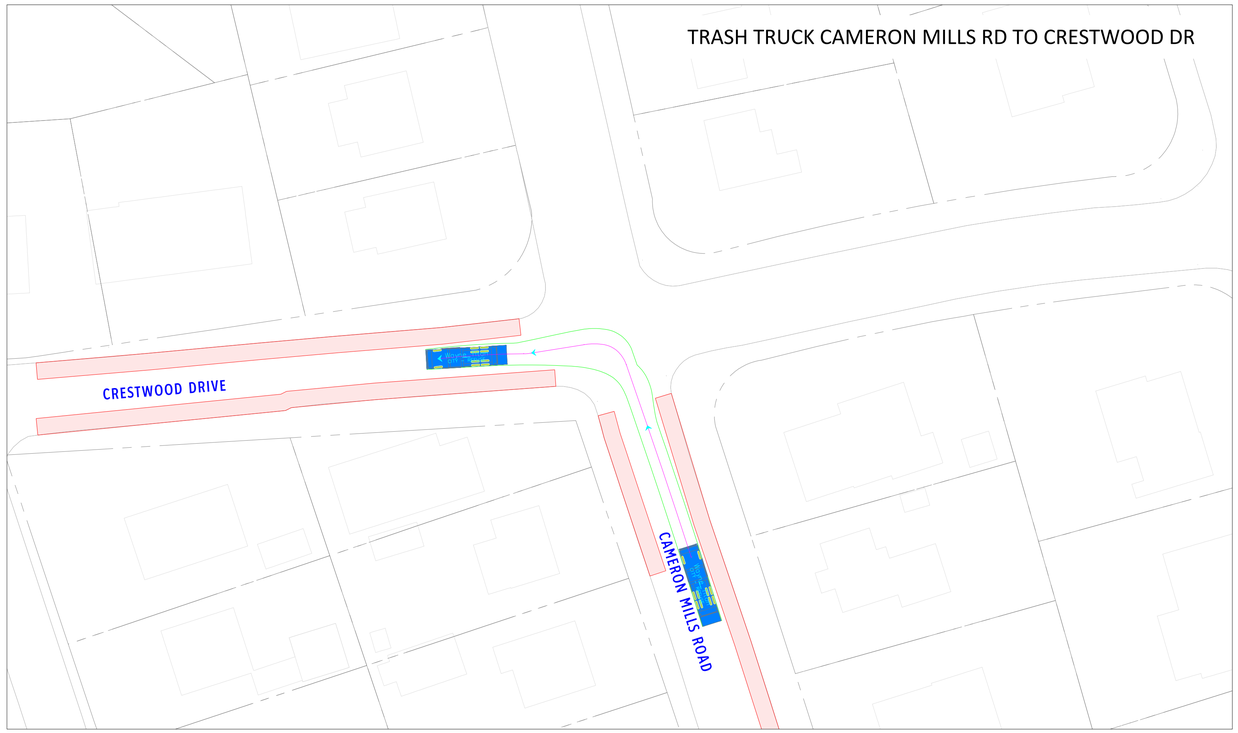
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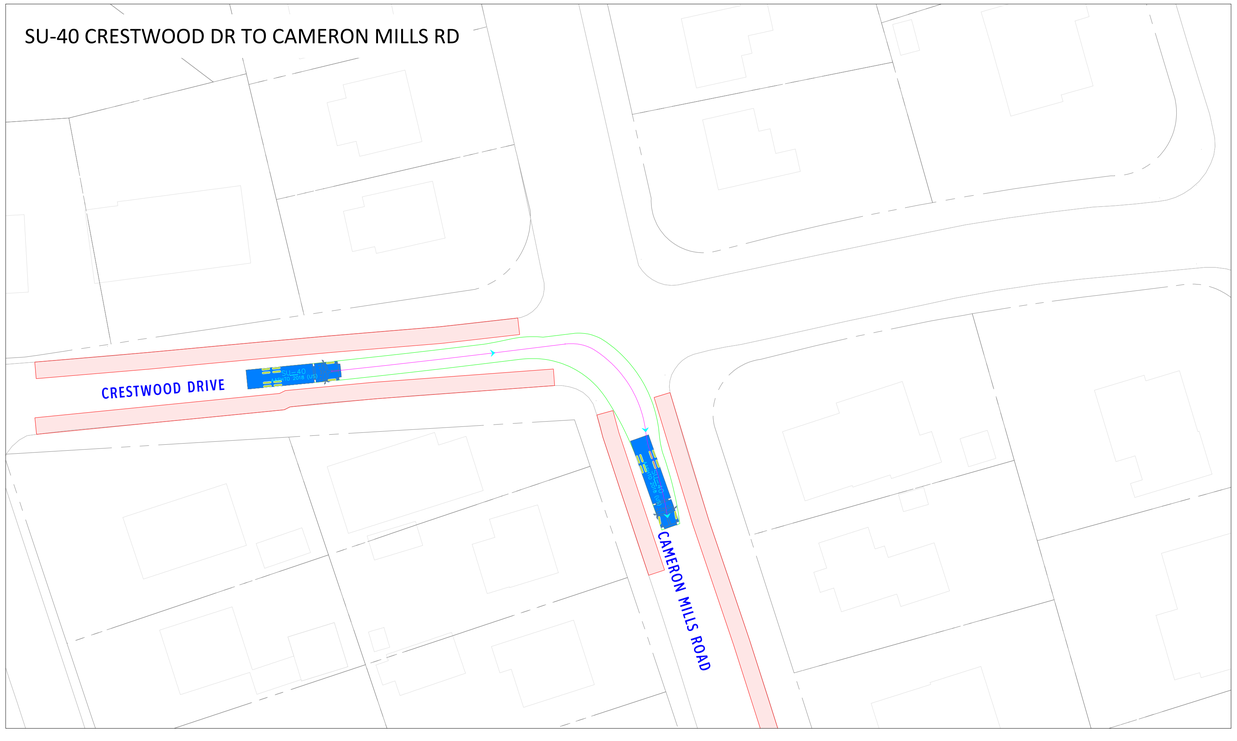
SU-40 CAMERON MILLS RD TO CRESTWOOD DR



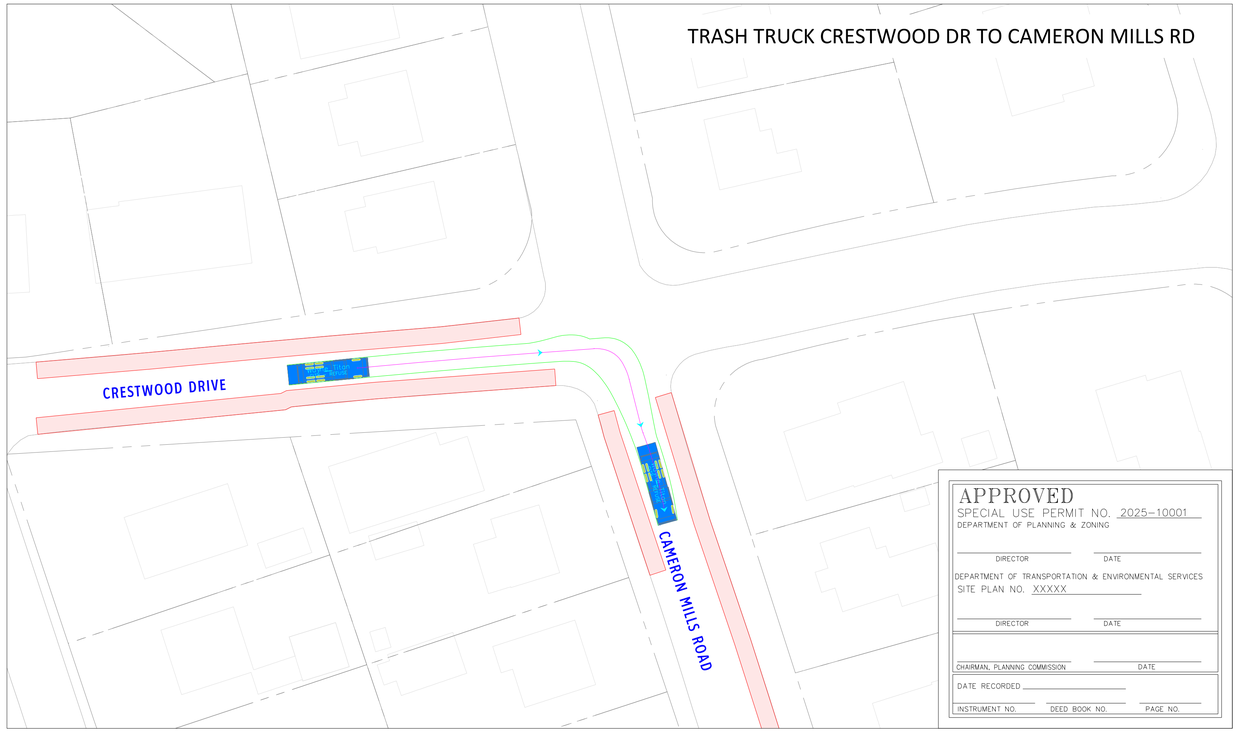
TRASH TRUCK CAMERON MILLS RD TO CRESTWOOD DR



SU-40 CRESTWOOD DR TO CAMERON MILLS RD



TRASH TRUCK CRESTWOOD DR TO CAMERON MILLS RD



APPROVED
SPECIAL USE PERMIT NO. 2025-10001
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GOROVE SLADE
Transportation Planners and Engineers

George Mason Elementary School: Turning Exhibits

GMES
April 9, 2025
T-8

Alexandria, VA

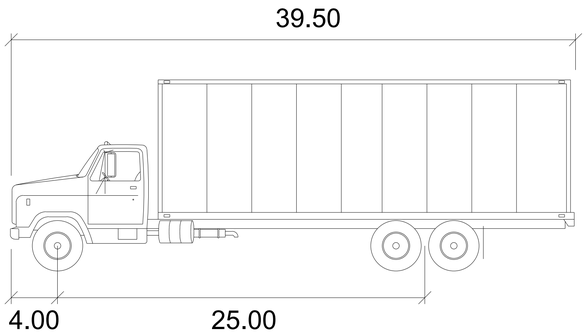
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SCALE: 1" = 30'

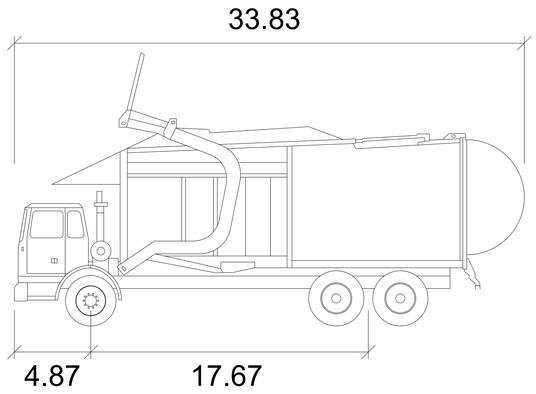
AutoTurn Notes:

- AutoTurn is a kinematic model and does not account for inertia
- AutoTurn does not account for weather and/or pavement conditions
- AutoTurn cannot compensate for driver error or experience
- Other drivable paths may achieve the same result(s) shown
- AutoTurn is a conservative model but is not a guarantee of exact real time results
- Successful simulation in AutoTurn does not guarantee that a specific driver can achieve the same pathway
- Vehicle dimensions are for standard sized vehicles, actual vehicle dimensions may vary
- Future changes to the design may impact and/or invalidate the results depicted in this exhibit
- Unless noted, AutoTurn does not account for vertical clearance or grade change.



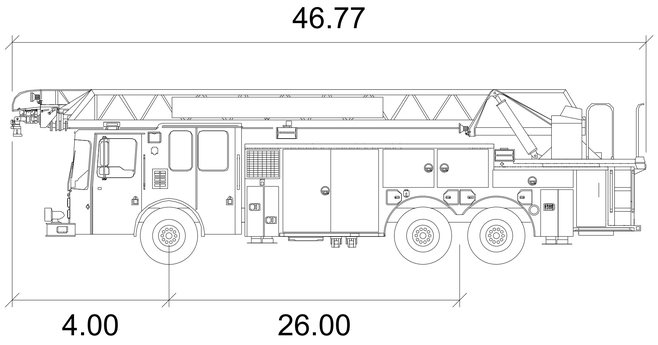
SU-40

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



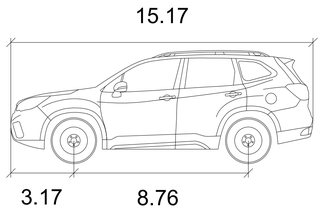
Wayne Titan

	feet
Width	: 8.46
Track	: 8.00
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Steering Angle	: 45.0



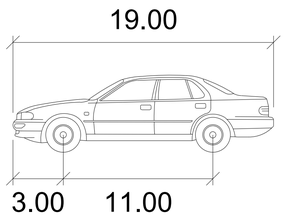
Fire Engine_ALX

	feet
Width	: 8.42
Track	: 8.42
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



Subaru Forester 2019

	feet
Width	: 5.95
Track	: 5.89
Lock to Lock Time	: 6.0
Steering Angle	: 35.1



P

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6
Height	: 4.3
Total Length	: 19.0

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SPECIAL USE PERMIT NO. 2025-10001
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. XXXXX
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

GOROVE SLADE
Transportation Planners and Engineers

George Mason Elementary School: Turning Exhibits

GMES
April 9, 2025
T-9

Alexandria, VA
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N.T.S.

From: Anita McSwain
To: PlanComm
Subject: [EXTERNAL]DSUP Approval for George Mason Elementary School Reconstruction
Date: Monday, May 5, 2025 10:08:46 PM

You don't often get email from anitamcswain@gmail.com. Learn why this is important

Hello,

As an adjacent property owner to the George Mason school and field, I feel obliged to mention that many in the neighborhood remain disappointed that the architects were unable/unwilling to offer an option with a third floor in an attempt to minimize the disruption of the field behind the school. Given that a design has now been settled upon by the school board, I humbly request that all attempts be made to minimize the impact on the field. In particular, please do not require an area of turf covering the natural grass, and please try to minimize the "planned areas" behind the school.

It is my understanding there will be a fence around the field. Thus far, we have been unable to get an answer as to when/if the gates to the fence will be opened so that the community can enjoy the field.

I live by the field, and contrary to what is often said, I witness that the school children do in fact use the grassy field and love it during the school day. Additionally, every evening during the spring and fall both ball fields and the entirety of the grassy field are utilized bymutliple community childrens' sport leagues (soccer, baseball). I have pictures and videos documenting this, if needed. Where will these teams now practice once the field is half its size, and secured by a fence?

The neighbors and the school have, as long as I have lived here, co-existed happily. Both have been able to enjoy the field, which is a central gathering point for the community and one of the few wide open spaces remaining in Alexandria. My hope is that this relationship can continue, and that all can still truly benefit from the natural beauty and openness of George Mason field.

Thank you for your consideration, and your continued efforts for our schools and our city.

Anita McSwain

DISCLAIMER: This message was sent from outside the City of Alexandria email system. DO NOT CLICK any links or download attachments unless the contents are from a trusted source.

From: Marc Williams
To: PlanComm
Cc: Nancy Williams
Subject: [EXTERNAL]GMES Modernization DSUP -- Request to approve 80 onsite parking spaces
Date: Tuesday, May 6, 2025 8:26:35 AM

You don't often get email from mpattonwilliams@gmail.com. Learn why this is important

Members of Alexandria Planning Commission,

We live at 2423 Taylor Avenue, a half block from George Mason Elementary School (GMES), and write to you about the Planning Commission's consideration of ACPS's DSUP application for GMES Modernization this evening, May 6. We continue to be concerned that there is insufficient onsite parking planned for GMES to solve the problem of congestion on Virginia and Taylor Avenues, and that the problem will only get worse with the school doubling in size. **For this reason, we are asking you to approve 80 parking spaces onsite at GMES, rather than the 60 being requested by ACPS.** If ACPS concludes an agreement with Westminster Presbyterian Church to allow GMES to use 20 parking spaces in the Westminster Presbyterian Church parking lot, that would bring the number of available parking spaces to 100, a figure closer to the 123 parking spaces recommended by the 2021 GMES Feasibility Study.

The Staff report and recommendations state that 47 onsite parking spaces are required for GMES under the City Code and state requirements. The DSUP application only requests 60 onsite parking spaces, even though ACPS has indicated that they want to provide onsite parking for the projected 80 GMES staff. ACPS is proposing to achieve the 20 additional parking spaces for staff through an agreement with Westminster Presbyterian Church that will allow GMES staff to use 20 parking spaces in its parking lot, and allow the Church to use GMES parking spaces. Our concern is that ACPS has been talking with the Church for months about the agreement, but the agreement has not been concluded. Ms. Abigail Harwell has assured us that ACPS has every faith that the agreement with the Church will be completed, as both parties are benefiting from shared parking. The status of the agreement is that it is currently under review by attorneys for both ACPS and Westminster. Ms. Harwell also indicates that in the extreme case the agreement falls through, Condition #3 in the DSUP report has been added allowing City Staff to approve additional parking spaces onsite through an administrative amendment.

We appreciate the Staff report proposing approval of the 60 onsite parking spaces and Condition #3 in the event the ACPS-Westminster Presbyterian Church agreement falls through and we ask you to support these proposals at the very least. We urge you to go further and to also approve authorizing ACPS to place 80

parking spaces onsite at GMES. These 80 onsite parking spaces in combination with 20 at Westminster Presbyterian Church would mean that the parking needs at GMES would be much closer to being met with 100 parking spaces. If you look carefully at the drawings in the Staff report, it appears that ACPS has already planned to have 80 parking spaces on the site, so the Planning Commission's approval of 80 spaces would be consistent with the plans already in place.

We would like to explain why approving 80 onsite parking spaces is needed at GMES.

First, the 2021 GMES Feasibility Study prepared for the Alexandria School Board indicates that 123 onsite parking spaces are needed to serve GMES teacher and staff parking needs, not 80. Even approving 80 onsite parking spaces represents a deficit of 43 parking spaces.

Second, seventeen of the 60 requested onsite parking spaces are highly unlikely to be used by staff. These 17 parking spaces are located at the back of George Mason Park by the tennis courts. There is parking available there now and no GMES staff member has ever used this parking area because it is more than 100 yards from the school and it is too difficult to carry armfuls of school materials to the building.

Third, more than 80 parking spaces are needed in order to accommodate the Parks and Recreation and Campagna staff coming to the building every day. Parks and Recreation will have a dedicated office within GMES and will be using the gym for its after school programs (i.e., the Out of School Time Program (OSTP) from 2:30-6:00pm daily August through June and Power On Summer Camp program daily June through August) as well as for youth sports (basketball, volleyball, etc.) practices and games. Campagna, another community program, will be using the cafeteria for before- and after- school programs. Parks and Recreation and Campagna staff and parents who drop off/pick up their children to/from these programs will all need parking. City Code Section 8-200(A)(13) requires that parking be provided where there will be indoor recreational and community use. While Ms. Harwell has told me that this code section only applies for dedicated use, from a code interpretation point of view, there is no limitation in the language of the code for dedicated use, suggesting that there is an onsite parking requirement whether the use is non-dedicated or dedicated.

Fourth and last, while we recognize that there are concerns about the loss of parkland behind the school, the solution to accommodate additional parking can be achieved in the proposed parking lots on the north and south sides of the school. And, as noted above, it appears that ACPS has already planned to have 80 parking spaces on the site, so no additional paving would be required. Rob Schiesel, ACPS's parking consultant, has made an excellent point in public meetings that placing

parking along the north and south sides of the rebuilt GMES is not displacing other beneficial uses of the space (something he described as having low opportunity costs).

We urge you to approve 80 onsite parking spaces at GMES to ensure that the doubling of the size of the school does not exacerbate the current parking and traffic congestion problems, and that the modernization improves the safety of students, families, and neighbors around GMES.

Thank you for your consideration.

Marc and Nancy Williams
202-302-8292


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From:	Matt Heckel
To:	PlanComm
Cc:	Marc Williams; Andrew Findlay
Subject:	[EXTERNAL]Submission of Public Comment for May 6th Public Hearing on GMES Modernization
Date:	Sunday, May 4, 2025 5:27:25 PM

You don't often get email from matt_heckel@yahoo.com. Learn why this is important

I would like submit the following comments to the Commission regarding the DSUP Approval for George Mason Elementary Reconstruction. I would also like to make the comment at the hearing itself. How much time is allotted to each citizen for speaking? Thanks-

To the Alexandria Planning Commission:

It's estimated that in the year 2030, the modernized George Mason Elementary School will be, at most, utilized to 78% of its capacity. This estimate comes from one of 3 provided by ACPS generated recently to support its redistricting effort. The other two estimates show only a 67% utilization in 2030. This means, that for the next 70 years, up to 33% of the planned classroom capacity will go unused.

The size of the new school is based on estimates that were made years ago. During one of the early public hearings, I asked for the source of the estimate and if the estimate would be revisited up to the point of construction. The answers I received were that they used "estimated population growth" and "yes, they would be revisited". While I don't know if the estimates have been revisited, I do know that its size hasn't changed. So either, ACPS is very proficient at estimating or, that building a school bigger than what is needed has been planned from the start.

Nine years ago, I applied for a Special Use Permit like the one we are here for tonight. My home, which is adjacent to the school's South side, sits on a lot that is 7,046 square feet but is considered substandard for the R-8 zoning within our neighborhood. Once my SUP was issued, the city had specified the type of siding I was required to use, the number of off-street parking spaces I needed and that I must use a permeable surface to provide the spaces. All of this came at considerable cost. So I know first hand, the power the city wields when issuing these permits.

During my application for an SUP, I was also required to notify my neighbors of my plans and the dates of the public hearings. ACPS was on my list of neighbors. Last week, ACPS returned the favor and alerted me of their own public hearings. However, favors offered by ACPS to my neighbors and I start and stop there. This is due to the fact that this entire project is a loss for us. Yes, we all acknowledge GMES needs to be brought to modern standards and that rebuilding, such as I did, is often cheaper than renovating. But size of the school and the design choices they have made will significantly impact our quality of life and the value of our homes.

The impacts of these choices are primarily around three things: 1) the existing park behind the school, 2 and 3) are the traffic and parking on Virginia and Taylor Avenues due to the need for access to the school's South side. As for the park, the impacts

are drastic. It will go from a large open green space to one less than half its size and fenced in with locked gates. Instead of ACPS dialing in its estimate for sizing the school and then building up instead of out, the public will be left with only a narrow path to walk around what is left of its former park.

Next up is traffic. While an effort was made to address the 700+ students being dropped off and picked up on Cameron Mills, no effort was made to mitigate the additional traffic on Virginia and Taylor Avenues from the school's Campagna After Care Program and delivery trucks. In fact, the traffic study did not even cover the hours that Campagna is fully operational. Campagna concludes at 6pm but the one day traffic survey ended at 4pm. It's well known that the bulk of the traffic occurs between 5pm and 6pm. When asked about this during a community meeting, the traffic consultant brushed off the concern by saying that since they were comfortable with the much higher volumes associated with student drop off and pickup, they were comfortable with the much lower volume of traffic due to Campagna. However, for student drop off and pickup, the design includes improvements to mitigate congestion on Cameron Mills for both buses and private vehicles. But no improvements are planned for Virginia and Taylor Avenues. However, these impacts could have been avoided entirely if ACPS had instructed its architects to reimagine the current school layout and flip the amenities that are now located on the South side to its North side, and vice versa. This would have taken Campagna traffic off of these smaller streets and kept it on Cameron Mills from which it comes. Additionally, it would have removed all the daily delivery trucks to the school. My neighbors and I pressed hard for this simple design choice but in the end were simply told no.

Finally, there is the parking situation. Parking is already a problem in the area and it's going to get worse. ACPS has made to attempts to mitigate the problem by renegotiating with Westminster Presbyterian Church on the school's North side to formally retain the meager 20 parking spaces already being afforded to the school and by repaving an existing satellite parking area to the East and delineating its spaces more clearly by repainting them. To no one's surprise, these efforts fell short of what is required. In fact, ACPS is now requesting an exception from its obligation to provide parking for its faculty and staff by means of the SUP we are here for tonight.

In closing, there were so many missed opportunities to reimagine our new community school that this permit should be flat out denied. Instead of using common sense during the process, our green park was sacrificed to provide enough roof space for solar panels to meet a net zero carbon policy for new school construction? This is despite the fact that Northern Virginia is home to a growing number of data centers, currently estimated at 300, each of which emit the carbon equivalence of thousands of homes. Alexandria is merely putting its finger in the proverbial dyke and further depleting an already strained resource of public green space across the city.

Next, instead of taking the opportunity to help the school's neighbors to its South, the school chose to pile onto their problems by adding load to traffic volume and parking. There are no homes on the North side of the school.

But at this late stage of the SUP process, what impact can this hearing truly have? At this point, all that is left are color choices for the brick and window trim and time restrictions on trash and delivery trucks. However, given the requirements in my own SUP by this Panel, I am still hopeful to have an impact here and that you will prevent the use of a brick color or window trim color that is not currently found within the surrounding community and that you will prevent any deliveries or trash pickups prior to 7am. For your reference, the brick and window trim colors chosen by ACPS for the new Minnie Howard Campus are not native to the George Mason community.

Sincerely,

Matthew Heckel

2503 Taylor Avenue

703-470-2448

matt_heckel@yahoo.com

DISCLAIMER: This message was sent from outside the City of Alexandria email system. DO NOT CLICK any links or download attachments unless the contents are from a trusted source.

From: Anita McSwain
To: PlanComm
Subject: [EXTERNAL]DSUP Approval for George Mason Elementary School Reconstruction
Date: Monday, May 5, 2025 10:08:46 PM

You don't often get email from anitamcswain@gmail.com. Learn why this is important

Hello,

As an adjacent property owner to the George Mason school and field, I feel obliged to mention that many in the neighborhood remain disappointed that the architects were unable/unwilling to offer an option with a third floor in an attempt to minimize the disruption of the field behind the school. Given that a design has now been settled upon by the school board, I humbly request that all attempts be made to minimize the impact on the field. In particular, please do not require an area of turf covering the natural grass, and please try to minimize the "planned areas" behind the school.

It is my understanding there will be a fence around the field. Thus far, we have been unable to get an answer as to when/if the gates to the fence will be opened so that the community can enjoy the field.

I live by the field, and contrary to what is often said, I witness that the school children do in fact use the grassy field and love it during the school day. Additionally, every evening during the spring and fall both ball fields and the entirety of the grassy field are utilized bymutliple community childrens' sport leagues (soccer, baseball). I have pictures and videos documenting this, if needed. Where will these teams now practice once the field is half its size, and secured by a fence?

The neighbors and the school have, as long as I have lived here, co-existed happily. Both have been able to enjoy the field, which is a central gathering point for the community and one of the few wide open spaces remaining in Alexandria. My hope is that this relationship can continue, and that all can still truly benefit from the natural beauty and openness of George Mason field.

Thank you for your consideration, and your continued efforts for our schools and our city.

Anita McSwain

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Date: Sunday, May 4, 2025 5:27:25 PM

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May 5, 2025

Mayor Gaskins, City Council, and Planning Commissioners:

Consistent with our prior communications to City and ACPS leadership regarding the modernization of George Mason Elementary School, the North Ridge Citizens' Association (NRCA) would like to emphasize some of the neighborhood's priorities once again, particularly as hearings related to the School's Special Use Permits take place this month. These priorities include:

- **Preserving Access to the Park:** As one of the only public green spaces in North Ridge – a neighborhood with roughly 8,000 residents – George Mason Park is a highly valued resource beloved by all for its versatility (playgrounds, tennis courts, baseball diamonds, open field, woods, walking paths, etc.), access, and natural, green character. To that end, NRCA hopes that the City and ACPS will preserve community access to the Park in a manner consistent with current usage.

- **Traffic and Parking:** NRCA believes careful consideration needs to be given to neighborhood traffic and parking issues. One intersection of particular concern is the intersection of Virginia Ave. and Taylor Ave. This tight intersection is already difficult to navigate due to narrow streets, parked cars, and frequent pedestrians. NRCA hopes ACPS will seek to alleviate, and not exacerbate, the issues at Taylor and Virginia Avenues by keeping ingress and egress to GMES centered on Cameron Mills Rd and away from our neighborhood's side streets.

Thank you, as always, for considering these community priorities as you hold hearings this month.

Sincerely,

V.B. "Tack" Richardson III

V.B. "Tack" Richardson
President
North Ridge Citizens' Association

About North Ridge Citizens' Association:

The North Ridge Citizens' Association (NRCA) represents the nearly 8,000 residents of the North Ridge section of Alexandria, VA on matters of civic importance, including schools, parks, zoning issues, and more. Founded in the late 1930's, NRCA's boundaries run roughly from Russell Road to Quaker Lane, W. Glebe Road to Braddock Road and King Street. Visit https://northridgecitizens.org/ to learn more.

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From: Kendra Jacobs
To: Kendra Jacobs
Subject: RE: George Mason Modernization
Date: Tuesday, May 13, 2025 1:03:45 PM

From: Luisa Lancetti <luisalancetti@gmail.com>
Sent: Friday, May 9, 2025 3:51 PM
To: Abigail Harwell <Abigail.Harwell@alexandriava.gov>
Subject: Re: George Mason Modernization

Thank you Abigail. I appreciate your willingness to take the time to talk with me and to provide more information on the school project and planning considerations. You were most helpful — and very gracious.

To confirm, I am a long-time resident of the City and live near George Mason School. I support the modernization project. I engaged in the community outreach and engagement efforts for the project, including commenting on the design proposals presented and participating in the meetings held. I am disappointed at some of the design and planning decisions made, but I accept them.

With that in mind, as I mentioned on our calls, I continue to hope the City can maintain the maximum amount of open/green space — and as much public access as possible — with safety/school needs still in mind. I have three suggestions to that end.

Tree Preservation/Concrete Perimeter Pathway
I think the Council should revise the proposed plan to replace the existing pathway around the perimeter of the property with a concrete walkway. Based on the Planning Commission application I see that the new concrete pathway is also planned to be a minimum width of 10 feet (with some exceptions). As I mentioned, I live nearby and have walked the perimeter property many times, including at times with neighbors who have mobility issues. It is an easy, relatively level walk and maintaining it, with a some repairs/upgrades, would save money, and would also preserve some existing green space and hopefully allow more trees to be preserved.

6-Foot Fencing
Second, based on your email below, I now understand that the fenced areas will only be locked during school days and from the hours of 7:30 am-2:30 pm. I am very happy to hear that. I had been told that the area would be locked until after school activities ended at 6 pm. Also, as mentioned, the application to the Planning Commission references hours of operation from 7:30 am-6pm. I think it would be helpful for Council to confirm the hours of public access to the open areas as part of its project approval.

During the Planning meeting I learned that the open space and recreational areas at

the rear of the school property will be surrounded by 6-foot fencing (excluding the pathway and the tennis courts). I fully support security requirements, but I hope it is possible to consider installing lower height fencing in certain open areas away from the building. Also, would it be possible to reduce the area that is fenced? Signage could inform the public when they are allowed access to the open/green space areas.

I think having less of the 6-foot fencing would be a positive for students and school personnel, as well as for the neighborhood and City. (Also, as we discussed, I do not think many people understand where the planned fencing will be located, or that it will be 6 feet in height. I did not find the plans or drawings to be clear about that element.)

Green Space

Lastly, I recognize that the school planning is very far along. So I am not hopeful that the amount of green space will change much. But if any additional green space can be preserved (even a little), I think it would benefit the project and advance School Board and City goals. Preserving green space is valuable for students and teachers/staff, as well as for the neighborhood and the City at large.

******

I do hope these discrete changes will be considered by Council before final project approval is granted. It appears to me that such revisions could be made quickly and without delaying construction plans or extensively modifying the existing open area designs.

Thanks again for your time and assistance. Per our conversations, I appreciate your willingness to forward this email to Council and City staff personnel for their consideration. I am happy to discuss this further with City personnel, if it would be helpful.

Regards.

Luisa Lancetti
2426 Davis Avenue
202-585-1923
Luisalancetti@gmail.com

President, George Mason Elementary School PTA

May 6, 2025 – Alexandria Planning Commission

Good evening, Commissioners. My name is Danielle Sims Vote, and I am the proud parent of a 2nd and 4th grader at George Mason Elementary School, as well as the President of the George Mason PTA. I'm here tonight to strongly urge your approval of Docket item 16: Development Special Use Permit #2025-10001 for the long-overdue modernization of George Mason Elementary School.

This project is not just about a single school—it's about making a critical investment in our city's educational infrastructure. As you know, our schools are over capacity. George Mason's modernization will bring desperately needed additional capacity to ACPS, helping to alleviate overcrowding across the city.

Our current building, while beloved by many of us, is outdated and frankly, falling apart. It has suffered from a decade of deferred maintenance and is energy inefficient—placing a heavy cost on both our school budget and the environment. The proposed modernization will create a safe, healthy, and modern learning environment for current and future George Mason Dragons, as well as for the amazing, dedicated staff that help our children learn and grow every day.

This project is also a win for the entire Alexandria community. The design includes major improvements to recreational facilities – including to the baseball field, the basketball courts, and the gym - that will benefit not just our school, but our neighbors and residents throughout the city. It also addresses long-standing stormwater issues that have plagued the site and impacted our neighbors.

Let me be clear: this project has already been delayed for more than a decade. Every year we wait, more children learn in overcrowded classrooms, and more city resources are stretched thin. We cannot afford to push it back again. It will negatively impact not just future George Mason students, but the current student body that has been preparing for the move to the Swing Space all school year. We owe our children—and our teachers—a building that matches the quality of learning we expect from them.

I believe this project represents a smart investment in Alexandria's public education system and in the George Mason community. I respectfully ask for your support in moving it forward without further delay.

Thank you for your attention to this important project.