

DEVELOPMENT CONCEPT I PLAN

PATRICK HENRY PRE-K - 8 SCHOOL & RECREATIONAL FACILITY

DSUP #2016-0009

SITE TABULATIONS

TOTAL SITE AREA:	13.82 AC (602,150 SF)
PROPOSED USE:	PRE-K-8 SCHOOL & RECREATIONAL FACILITY
SMALL AREA PLAN DISTRICT:	SEMINARY HILL/STRAWBERRY HILL
WATERSHED:	HOLMES RUN
ZONING DISTRICT:	R-12
PARKING DISTRICT:	ZONE 12
ADJACENT AREAS ZONED:	POS, R8, R12 / PUBLIC OPEN SPACE, RESIDENTIAL ZONES (NORTH) R12 / RESIDENTIAL_ZONE (SOUTH) R8, R12 / RESIDENTIAL ZONES (WEST) RA / RESIDENTIAL MULTI-FAMILY (EAST)
ADJACENT USES:	NORTH: PARK LAND (PUBLIC) NORTH: PEACOCK AVE (RESIDENTIAL) SOUTH: BELOW TANEY AVE (RESIDENTIAL, CHURCH) EAST, WEST: (RESIDENTIAL)
EXISTING IMPERVIOUS AREA:	4 AC
AREA OF DISTURBANCE:	12 AC
<u>EXISTING ELEMENTARY SCHOOL AND RECREATIONAL CENTER</u>	
EXISTING BUILDING	
TOTAL GROSS FLOOR AREA:	86,437 SF (77,037 SF SCHOOL & 9,400 SF REC)
EXISTING BUILDING HEIGHT:	1-STORY HEIGHT: 20.00' (INCLUDES REC FACILITY)
EXISTING USE GROUP:	E
EXISTING CONSTRUCTION TYPE:	IIB & IIC
EXISTING PARKING SPACES:	72
EXISTING HANDICAP SPACES:	3
EXISTING LOADING SPACES:	1
EXISTING TRIP GENERATION:	1119 ADT -WEEKDAY (822 SCHOOL & 297 REC FACILITY) *PROVIDED BY WELLS & ASSOCIATE TRAFFIC IMPACT STUDY DATED FEBRUARY 12, 2016
<u>PROPOSED PRE-K - 8 SCHOOL AND RECREATIONAL FACILITY</u>	
TOTAL GROSS BUILDING FLOOR AREA:	155,558 SF (136,717 SF SCHOOL & 18,841 SF REC)
GROSS FLOOR AREA	1-STORY: 99,378 SF 2-STORY: 35,377 SF 3-STORY: 20,803 SF
TOTAL CANOPY AREA:	5,753 S.F.
TOTAL SUN SHADE AREA:	339 S.F.
NET FLOOR AREA:	1-STORY: 77,983 S.F. REC FACILITY: 18,083 S.F. 2-STORY: 33,675 S.F. 3-STORY: 19,803 S.F.
BUILDING HEIGHT:	1-STORY: 25.33' (INCLUDES REC FACILITY) 2-STORY: 36.00' 3-STORY: 47.33'
FAR:	(155,558+5,753+339) / 602,150 SF = 0.269
USE GROUP:	E (SCHOOL) & A (REC FACILITY)
CONSTRUCTION TYPE:	IIB
PARKING	PARKING DISTRICT ZONE 12: 650 CLASSROOM SEATS x (1 SPACE/25 CLASSROOM SEATS) = 26 SPACES (SCHOOL) 10 CLASSROOMS x (2 SPACES/CLASSROOM) = 20 SPACES (NURSERY) 19,883 SF x (1 SPACE/200 NET SF RECREATIONAL USE) = 91 SPACES (REC FACILITY) TOTAL SPACES REQUIRED = 137 SPACES TOTAL SPACES PROVIDED = 145 SPACES
TOTAL HANDICAP SPACES:	6 SPACES
VAN ACCESSIBLE HANDICAP SPACES:	1 SPACE
LOADING SPACES:	1041 SF X (1 SPACE/20,000 SF) = 1 SPACE
TRIP GENERATION:	1796 ADT-WEEKDAY (929 SCHOOL & 292 REC FACILITY) *PROVIDED BY WELLS & ASSOCIATES TRAFFIC IMPACT STUDY DATED FEBRUARY 12, 2016
AVERAGE PERIMETER GRADE:	FIRST FLOOR SCHOOL/REC FACILITY = 138.5 (2 ELEVATIONS)/139.5 (6 ELEVATIONS); 140.2 (2 ELEVATIONS); SCHOOL/LOADING AREA 141.50 (7 ELEVATIONS); FIRST FLOOR ACADEMIC WING: 142.17 (3 ELEVATIONS)/144.83 (11 ELEVATIONS)/147.50 (3 ELEVATIONS) = 4846.64/34=142.55 FEET
SETBACK YARDS:	
FRONT:	282 FT
WEST SIDE:	93.5 FT
EAST SIDE:	50 FT
REAR:	238 FT
STREET FRONTAGE:	TANEY AVE - 814 FT N. LATHAM STREET - 560 FT
PROPOSED IMPERVIOUS AREA:	8.22 AC
OPEN SPACE:	381,172 SF (OPEN AND USABLE SPACE IS AREAS OF TREES, SHRUBS, LAWNS, PATHWAYS AND OTHER NATURAL AND MAN-MADE AMENITIES WHICH FUNCTION FOR THE USE AND ENJOYMENT OF RESIDENTS, VISITORS AND OTHER PERSONS)
TREE CANOPY:	601,999 X 0.25 = 150,500 SF REQUIRED 162,405 SF PROVIDED
STREET TREES:	TANEY AVE - 814 FT X (1 SHADE TREE/30 FT ROW) = 27 REQUIRED, 21 PROVIDED 814 FT X (1 ORNAMENTAL TREE/20 FT ROW) = 41 REQUIRED, 25 PROVIDED N. LATHAM STREET - 560 FT X (1 SHADE TREE/30 FT ROW) = 19 REQUIRED, 15 PROVIDED 560 FT X (1 ORNAMENTAL TREE/20 FT ROW) = 28 REQUIRED, 16 PROVIDED
PARKING LOT LANDSCAPING:	NUMBER OF LANDSCAPE ISLANDS: 35 ; SHADE TREES PROVIDED: 35 TREES

OWNER/DEVELOPER:

4643 TANEY AVENUE
ALEXANDRIA, VA 22304

CITY OF ALEXANDRIA

ARCHITECT

MOSLEY ARCHITECTS
8001 BRADDOCK ROAD, SUITE 400
SPRINGFIELD, VA 22151
(703) 426-9057
CONTACT: BILL BROWN

CIVIL ENGINEER

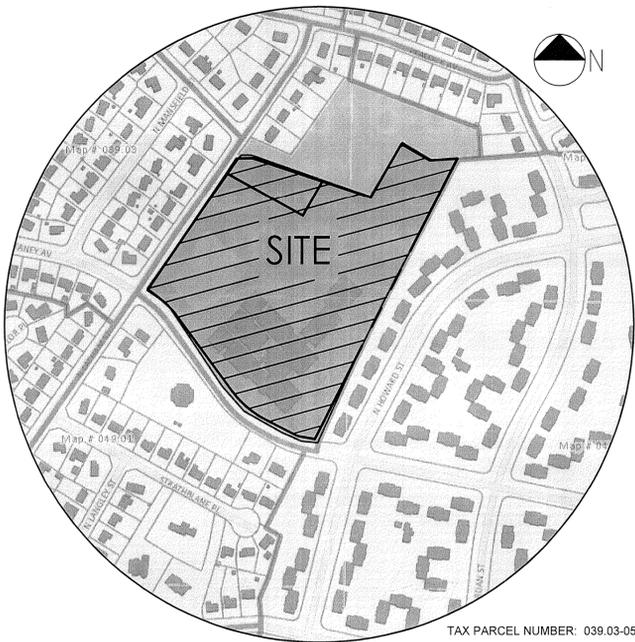
ADTEK
9990 FAIRFAX BOULEVARD, SUITE 300
FAIRFAX, VA 22020
(703)691-4040
CONTACT: ASHLEY BEESAM

TRAFFIC ENGINEER

WELLS & ASSOCIATES
1420 SPRING HILL ROAD, SUITE 510
TYSONS, VA 22102
(703) 917-6620
CONTACT: MIKE WORKOSKY,
PTP, TSOS, TOPS

VICINITY MAP

SCALE: 1" = 300'



TAX PARCEL NUMBER: 039.03-05-14

PROJECT DESCRIPTION NARRATIVE

IN A JOINT PROJECT, THE CITY OF ALEXANDRIA, DEPARTMENT OF RECREATION, PARKS AND CULTURAL ACTIVITIES (RPCA) AND ALEXANDRIA CITY PUBLIC SCHOOLS (ACPS) PLAN TO REPLACE AND EXPAND THE EXISTING ELEMENTARY SCHOOL WITH A CAPACITY OF 670 STUDENTS AND THE 8,779 SQUARE FOOT (S.F.) RECREATION CENTER WITH A NEW ELEMENTARY/MIDDLE SCHOOL WITH A CAPACITY OF 900 STUDENTS AND AN APPROXIMATELY 18,000 S.F. RECREATION CENTER. THE PROJECT IS PLANNED TO BE COMPLETE BY 2018.

PROPOSED PRE-K - 8 SCHOOL & RECREATION FACILITY

MASSING OF BUILDING IS SITED TOWARD THE EXISTING HILL AT REAR OF SITE, AFFORDING MAXIMUM OPEN SPACE TOWARD THE TANEY AVENUE SIDE. THE RECREATIONAL FACILITY IS LOCATED ON THE WESTERN SIDE OF THE BUILDING WITH A THREE STORY ACADEMIC WING TO THE EASTERN SIDE OF THE BUILDING. THE NEW FACILITY WILL BE CONSTRUCTED WHILE THE EXISTING FACILITY REMAINS OPERATIONAL. THIS PHASED APPROACH WOULD CONCLUDE WITH THE DEMOLITION OF THE EXISTING SCHOOL BUILDING AND CONSTRUCTION OF THE PARKING AREAS AND SITE AMENITIES INCLUDING THE NEW FIELD.

THIS OPTION PROVIDES GOOD SEPARATION OF BUS LOOP, PARENT DROP-OFF AND PARKING. VEHICULAR ACCESS AND STUDENT DROP-OFF/PICK-UP ACTIVITY WOULD OCCUR AT THE PROVIDED ACCESS OFF TANEY AVENUE. A BUS DROP-OFF/PICK-UP AND ACCESS DRIVEWAY IS PROVIDED OFF N. LATHAM AVENUE. THE EXISTING ACCESS OFF TANEY AVENUE WOULD BE ELIMINATED. AN EMERGENCY VEHICLE EASEMENT (EVE) IS PROVIDED AT THE BUS LOOP OFF OF N. LATHAM AS WELL AS THE STUDEN DROP-OFF/PICK-UP DRIVE AISLE IN ORDER FOR FIRE TRUCKS TO ACCESS ALL SIDES OF THE BUILDING IN THE EVENT OF AN EMERGENCY. ALL PARKING IS GROUPED IN A SINGLE AREA AWAY FROM THE SINGLE FAMILY HOMES IN FRONT OF THE SCHOOL ADJACENT TO TANEY AVENUE.

STORMWATER RUNOFF MITIGATION AND STORMWATER QUALITY REQUIREMENTS OF ARTICLE XIII OF ZONING ORDINANCE NARRATIVE

NEW UNDERGROUND DETENTION STORMWATER MANAGEMENT FACILITIES CONSISTING OF EITHER CORRUGATE METAL PIPE (CMP) OR HIGH DENSITY POLYETHYLENE ARCH PIPE CHAMBERS WILL PROVIDE FOR QUALITY CONTROL ON-SITE IN ACCORDANCE WITH THE MOST CURRENT STATE AND ALEXANDRIA CITY STORMWATER MANAGEMENT REGULATIONS. THE PROPOSED STORMWATER MANAGEMENT FACILITIES MAY INCLUDE UNDERGROUND TREATMENT CONSISTING OF PROPRIETARY MANUFACTURED BEST MANAGEMENT PRACTICE (BMP) FACILITIES CONSISTING OF FILTERING DEVICES BEFORE RUNOFF ENTERS THESE UNDERGROUND FACILITIES.

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MODIFICATIONS & WAIVERS

- ZONING ORDINANCE SECTION 3-203 FOR IDOOR RECREATIONAL FACILITY AND COMMUNITY CENTER
- ZONING ORDINANCE SECTION 7-2100 FOR SCHOOL BUILDING HEIGHT GREATER THAN 40 FEET
- ZONING ORDINANCE SECTION 7-202 FOR WALLS IN BOTH SIDE YARDS
- LANDSCAPE GUIDELINES - CITY OF ALEXANDRIA - 2007 FOR PLACING STREET TREES BEHIND SIDEWALK ALONG NORTH LATHAM STREET AND TANLEY AVENUE
- ZONING ORDINANCE SECTION 7 FOR BASEBALL NETTING OF 30 FEET

ZONING REQUIREMENTS

TAX MAP	039.03-05-14
ZONING	R-12
EXISTING USE	ELEMENTARY SCHOOL & RECREATIONAL FACILITY
TOTAL LOT AREA	13.82 AC
EXISTING BUILDING GROSS AREA	86,046 SF
FLOOR AREA RATIO	0.30 MAX
TREE CANOPY	25% TREE CANOPY
STREET TREES	FOR SHADE TREES, ONE TREE IS REQUIRED PER EVERY 30 FEET OF R.O.W. FRONTAGE, SPACED AT 30 FEET ON CENTER FOR ORNAMENTAL TREES, ONE TREE IS REQUIRED PER EVERY 20 FEET OF R.O.W. FRONTAGE, SPACED AT 20 FEET OF CENTERS
PARKING LOT LANDSCAPING	LANDSCAPE ISLAND ARE REQUIRED AT A RATE OF ONE PER EVERY 10 PARKING SPACES, AND EVERY 100 FEET OF PARKING R.O.W ISLANDS SHALL BE AT A MINIMUM OF ONE AT THE END OF EVERY R.O.W. OF PARKING. LANDSCAPE ISLANDS MUST BE THE SAME SIZE AS THE ADJACENT PARKING SPACES. LARGE AND MEDIUM SHADE TREES RECOMMENDED.
HEIGHT	40 FT MAX (60 FT MAX WITH SUP)
SETBACK YARDS:	
FRONT	35 FT
SIDE	1:1, 25 FT MIN
REAR	1:1, 25 FT MIN
LOT WIDTH	A MINIMUM OF 95 FEET IS REQUIRED FOR A CORNER LOT
LOT FRONTAGE	A MINIMUM OF 60 FEET FROM THE FRONT LOT LINE
PARKING SCREENING	PARKING LOTS ADJACENT TO OR VISIBLE FROM THE PUBLIC R.O.W MUST BE SCREENED BY A CONTINUOUS, UNINTERRUPTED SHRUBBERY SCREEN WITH MAINTAINED HEIGHT BETWEEN 2.5 AND 3.3 SCREEN SHALL BE SET BACK A MINIMUM DISTANCE OF 2.5 FEET FROM THE BACK OF CURB OF THE PARKING LOT TO PREVENT DAMAGE FROM PARKED VEHICLES
PARKING SPACES	1 / 25 CLASSROOM SEATS, ELEMENTARY 2 PER CLASSROOM, NURSERY 1 / 200 SF RECREATION USE (NET FLOOR AREA) HANDICAP (HC) SPACES: 5 HC SPACES FOR 101-150 PARKING SPACES VAN ACCESSIBLE HANDICAP SPACES: 1 VAN HC SPACE PER 6 HC SPACE
LOADING SPACES	1/ 20,000 SF FLOOR AREA OF OTHER USES SIMILARLY INVOLVING RECEIPT RECEIPT OF DISTRIBUTION BY VEHICLE OF MATERIAL OR MERCHANDISE
OPEN SPACE	NO REQUIREMENTS FOR NON-RESIDENTIAL USE

NOTES

- SURVEY INFORMATION PROVIDED BY OTHERS. HORIZONTAL DATUM SHOWN IS REFERENCED TO THE VIRGINIA COORDINATION SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY. VERTICAL DATUM SHOWN IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS ESTABLISHED FROM A CURRENT GPS SURVEY.
- BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN ARE BASED UPON A FIELD SURVEY DONE BY OTHERS BETWEEN THE DATES OF NOVEMBER 25, 2014 AND FEBRUARY 3, 2015.
- TITLE REPORT NOT YET FURNISHED.
- PROPERTY IS OUTSIDE OF OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THERE IS NO RPA ON THE SITE.
- THERE ARE NO KNOWN CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THE SITE.
- DRAFT TRAFFIC STUDY SUBMITTED SEPARATELY.
- SOILS ON SITE:
47B GRIST MILL-WOODSTOWN COMPLEX 2-7% SLOPES
86 KINGSTOWN SANDY CLAY LOAM 0-45% SLOPES
95 URBAN LAND
109B WOODSTOWN COMPLEX 2-7% SLOPES
- PUBLIC UTILITIES: THE SITE IS SERVED BY PUBLIC WATER AND SANITARY SEWER. WASHINGTON GAS PROVIDES GAS SERVICE TO THE AREA OF SITE
- COMBINED SEWER AREA: THE SITE NOT LOCATED IN THE COMBINED SEWER AREA

APPROVED

Development Special Use Permit/Site Plan # 2016-0009	
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES	
_____ DIRECTOR	_____ DATE
CHAIRMAN, PLANNING COMMISSION DATE _____	
DATE RECORDED _____	

ADTEK
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NO. DATE DESCRIPTION ISSUE



THIS DRAWING SHALL BE USED FOR THE PROJECT INDICATED IN THE TITLE BLOCK ONLY AND ONLY IF IT IS STAMPED WITH AN ORIGINAL BLACK STAMP AND SIGNED IN BLUE.

PATRICK HENRY PRE-K-8 SCHOOL & RECREATIONAL FACILITY
4643 TANEY AVE, ALEXANDRIA, VA
SITE COVER SHEET

SCALE: N/A DRAWN: EC CHECKED: CH BY: DATE: 02/25/16 PROJECT NUMBER: 1619.0001 DRAWING NUMBER: C1

CITY OF ALEXANDRIA GENERAL NOTES:

SURVEY NOTES:

- HORIZONTAL DATUM IS NORTH AMERICAN DATUM OF 1983, NAD83
VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD88
- EXISTING UTILITY INFORMATION, AS SHOWN ON THESE PLANS, IS TAKEN FROM RECORD DOCUMENTS AND FROM SURFACE FEATURES IDENTIFIED BY FIELD SURVEY COMPLETED BY BOWMAN CONSULTING GROUP, DATED NOVEMBER, 2011; AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001 AND 811 A MINIMUM OF 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION. THE CONSTRUCTION WORKERS AND CONTRACTOR(S) ARE ENCOURAGED TO VISIT DOMINION VIRGINIA POWER WEB SITE AT www.dom.com (KEYWORD SAFETY) FOR ADDITIONAL SAFETY INSTRUCTIONS.
- LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.
- THE BOUNDARY INFORMATION FOR THE SUBJECT SITE IS BASED ON A CURRENT FIELD SURVEY PREPARED BY BOWMAN CONSULTING GROUP, DATED NOVEMBER, 2011, IN ACCORDANCE WITH THE REQUIREMENTS OF VIRGINIA ASSOCIATION OF LAND SURVEYORS.

CITY STANDARD GENERAL NOTES:

- THE SITE IS LOCATED IN THE BACKLICK RUN WATERSHED.
- CONSTRUCTION PERMITS ARE REQUIRED FOR THIS PROJECT. THE APPROVED SITE PLAN MUST BE ATTACHED TO THE PERMIT APPLICATION THAT FULLY DETAILS THE CONSTRUCTION AS WELL AS LAYOUTS AND SCHEMATICS OF THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
- ALL PUBLIC AND PRIVATE EASEMENTS OR ALL KNOWN PUBLIC AND PRIVATE EASEMENTS, INCLUDING ALL UTILITY, EGRESS, AND CONSERVATION RESTRICTIONS ARE SHOWN. THE APPLICANT SHALL NOT CONSTRUCT ANY PERMANENT STRUCTURES OVER ANY EXISTING OR PROPOSED PUBLIC AND/OR PRIVATE EASEMENTS UNLESS OTHERWISE APPROVED BY THE PLANNING COMMISSION AND CITY OF ALEXANDRIA COUNCIL.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- BUILDING HEIGHT SHALL NOT EXCEED THE ALLOWABLE LIMIT BY CITY OF ALEXANDRIA ZONING ORDINANCE OR AS APPROVED BY THE PLANNING COMMISSION AND CITY OF ALEXANDRIA COUNCIL.
- ALL NEW CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC).
- FLOOR AREA CALCULATIONS WITH ALLOWABLE LIMITS, AS APPROVED BY PLANNING COMMISSION AND CITY COUNCIL, ARE DEMONSTRATED HEREIN.
- PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. IF CITY'S EXISTING PUBLIC INFRASTRUCTURE, INCLUDING BUT NOT LIMITED, TO STREETS, ALLEYS, DRIVEWAY APRONS, SANITARY AND STORM SEWERS, STREET LIGHTING, TRAFFIC AND PEDESTRIAN SIGNALS, SIDEWALKS, CURB AND GUTTER, AND STORM WATER DROP INLET STRUCTURES ARE DAMAGED BY THE CONTRACTOR OR BY ACTIVITIES RELATING TO THE SITE CONSTRUCTION THEN THE APPLICANT SHALL REPAIR THE SAME TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES). A PRE-CONSTRUCTION WALK/SURVEY OF THE SITE SHALL OCCUR WITH CONSTRUCTION AND INSPECTION STAFF TO DOCUMENT EXISTING CONDITIONS PRIOR TO ANY LAND DISTURBING ACTIVITY.
- ALL IMPROVEMENTS TO THE CITY'S RIGHT-OF-WAY SUCH AS CURB, GUTTER, SIDEWALK, AND DRIVEWAY APRONS, ETC., ARE DESIGNED PER THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS.
- ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHT-OF-WAYS, REQUIRED FOR ANY UTILITY INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS AND TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).
- CONTRACTOR MUST ENSURE THAT THERE IS NO DISTURBANCE ON ADJACENT PROPERTIES WITHOUT RECORDED EASEMENT OR NOTARIZED LETTER OF PERMISSION FROM THE ADJACENT PROPERTY OWNERS.
- ALL REQUIRED STATE AND FEDERAL PERMITS, WHICH COULD INCLUDE PERMITS FROM THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (VDNR), VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEQ), VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (VDHR), UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA), ARMY CORPS OF ENGINEERS AND VIRGINIA MARINE RESOURCES, MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF THE FINAL SITE PLAN. THIS INCLUDES THE STATE REQUIREMENT FOR A VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMMP) GENERAL PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES FOR LAND DISTURBING ACTIVITIES GREATER THAN 2,500. INFORMATION REGARDING THE VSMMP GENERAL PERMIT CAN BE FOUND ONLINE AT: http://www.dcr.virginia.gov/soil_and_water/vsmmp.shtml.
- PERMITS FROM THE CITY OF ALEXANDRIA OFFICE OF ENVIRONMENTAL QUALITY (OEQ), TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES), AND BUILDING AND FIRE CODE ADMINISTRATION SHALL BE OBTAINED BY THE APPLICANT, AS REQUIRED AND DOCUMENTED HEREIN. THE CONTRACTOR CAN CONTACT ALEXANDRIA FIRE AND CODE ADMINISTRATION DEPARTMENT AT (703) 838-4644 OR (703) 746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
- ANY WORK IN THE PUBLIC RIGHT OF WAY SHALL REQUIRE A SEPARATE PERMIT FROM THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE CONTRACTOR CAN CONTACT THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES AT (703) 746-4035 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
- THE PROPERTY ADDRESS MUST BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DEVELOPMENT SITE DURING CONSTRUCTION FOR EMERGENCY RESPONSE PURPOSE IN CONTRASTING COLORS FOR EASY IDENTIFICATION.
- THE APPLICANT SHALL CONTACT THE CRIME PREVENTION UNIT OF THE ALEXANDRIA POLICE DEPARTMENT AT 703-838-4520 REGARDING SECURITY HARDWARE FOR NEW CONSTRUCTION. THIS SHALL BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- ROOF DRAINAGE SYSTEM, SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEM MUST BE INSTALLED SO AS NEITHER TO ADVERSELY IMPACT UPON, NOR CAUSE EROSION DAMAGE TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT OF WAY.
- THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE OCCURS ON SITE TO PREVENT PONDING OR DRAINAGE PROBLEMS ON ADJACENT PROPERTIES.
- IN THE EVENT THE PROPOSED ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING ADVERSELY IMPACTS AND/OR CREATES A NUISANCE ON PUBLIC RIGHT OF WAY OR PRIVATE PROPERTIES THEN THE APPLICANT SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL IMPROVEMENTS TO THE ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.
- PER THE REQUIREMENTS OF SECTION 8-1-12 OF THE CITY CHARTER AND CODE; WHEN THE BUILDING FOOTING HAS BEEN PLACED AND THE WALLS HAVE BEEN RAISED TO THE FIRST JOIST BEARING OR STORY HEIGHT ABOVE GRADE, A PLOT PLAN SHOWING THE EXACT LOCATION OF THE WALLS SHALL BE PREPARED BY A LICENSED, CERTIFIED PUBLIC LAND SURVEYOR OR PROFESSIONAL ENGINEER AND FILED WITH THE BUILDING OFFICIAL FOR APPROVAL BEFORE PROCEEDING FURTHER WITH THE CONSTRUCTION.
- A SEPARATE DESIGN IS REQUIRED FOR ALL WALLS 24" AND OVER IN HEIGHT FROM THE GRADE AND SUBJECT TO SEPARATE PERMITS TO BE OBTAINED BY THE OWNERS. GEOTECHNICAL AND STRUCTURAL DESIGN IS TO BE COMPLETED BY OTHERS. THIS FINAL SITE PLAN SHOWS LOCATION, PROPOSED GRADING, AND DESIGN OF ALL THE WALLS.

- SUBMIT A SURVEY, CONSISTENT WITH THE REQUIREMENTS FOR CERTIFICATE OF OCCUPANCY CHECKLIST, TO THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO REQUESTING AN INSPECTION FOR A CERTIFICATE OF OCCUPANCY.
- ALL SANITARY LATERALS AND/OR SEWERS NOT SHOWN IN THE EASEMENTS SHALL BE OWNED AND MAINTAINED PRIVATELY.
- ALL STORM DRAINS NOT SHOWN WITHIN AN EASEMENT OR IN A PUBLIC RIGHT OF WAY SHALL BE OWNED AND MAINTAINED PRIVATELY.
- ALL WATER FACILITY CONSTRUCTION SHALL CONFORM TO VIRGINIA AMERICAN WATER (VAW) STANDARDS AND SPECIFICATIONS. NO WORK CAN BE COMPLETED ON EXISTING AND PROPOSED WATER FACILITIES UNTIL ALL EASEMENTS AND AGREEMENTS WITH VAW ARE FINALIZED, EXECUTED AND RECORDED. DEVELOPER OR CONTRACTOR SHALL CONTACT VAW AT 703-706-3889 TO OBTAIN AN APPROVED PROPOSAL AND PAY ALL REQUIRED FEES, PRIOR TO THE START OF CONSTRUCTION, DEMOLITION AND INSPECTION OF WATER FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER MAINS, FIRE HYDRANTS, DOMESTIC AND FIRE SERVICE LINES. ALL THE PROPOSED WET TAPS ON AN EXISTING WATER MAIN SHALL BE CONSTRUCTED BY VAW.
- THE SIDEWALKS SHALL REMAIN OPENED DURING CONSTRUCTION OR PEDESTRIAN ACCESS SHALL BE MAINTAINED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
- PRIOR TO THE RELEASE OF THE FINAL SITE PLAN, A TRAFFIC CONTROL PLAN FOR CONSTRUCTION DETAILING PROPOSED CONTROLS TO TRAFFIC MOVEMENT, LANE CLOSURES, CONSTRUCTION ENTRANCES, HAUL ROUTES, AND STORAGE AND STAGING SHALL BE PROVIDED FOR INFORMATION PURPOSE; HOWEVER, AN AMENDED TRAFFIC CONTROL PLAN, IF REQUIRED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES SHALL BE SUBMITTED TO THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES ALONG WITH THE BUILDING PERMIT APPLICATION. THE FINAL SITE PLAN SHALL INCLUDE A STATEMENT FOR INFORMATION ONLY ON THE TRAFFIC CONTROL PLAN SHEETS.
- A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF, IN ACCORDANCE WITH VIRGINIA USBC 115.0.

DEMOLITION NOTES:

- A SEPARATE PERMIT IS REQUIRED FOR DEMOLITION; HOWEVER, NO DEMOLITION SHALL BEGIN UNTIL ALL EROSION AND SEDIMENT AND TREE PROTECTION CONTROLS ARE IN PLACE AND ARE APPROVED BY AN EROSION AND SEDIMENT CONTROL INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MOST CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED, TO ENVIRONMENTAL PROTECTION AGENCY (EPA), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), VIRGINIA OCCUPATIONAL AND SAFETY HEALTH COMPLIANCE PROGRAM (VOSH ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS), AND NATIONAL INSTITUTE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
- DISCONNECTION OF SERVICES AND SYSTEMS SUPPLYING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO OTHER SITE DEMOLITION IN FULL COMPLIANCE WITH APPLICABLE CODES, REGULATIONS, AND THE REQUIREMENTS OF UTILITY PURVEYORS HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY PURVEYORS, PAYMENT OF ASSOCIATED FEES AND PROCUREMENT OF ALL NECESSARY PERMITS.
- PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND, IF AT VARIANCE WITH CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTIONS AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
- THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS / CLEAN FILL AS PER THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
- THE CONTRACTOR SHALL PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIES ARE TO REMAIN. ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
- DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEM STRUCTURES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL DOCUMENT THE SAME AND FORWARD THE INFORMATION TO THE RESIDENT ENGINEER / OWNER'S REPRESENTATIVE, AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
- THE CONTRACTOR OR APPLICANT SHALL WORK WITH THE CITY STAFF TO REUSE THE EXISTING, LEFTOVER, UNUSED, AND/OR DISCARDED BUILDING MATERIALS AS PART OF THE DEMOLITION PROCESS OR THE CONSTRUCTION DEBRIS MUST BE REMOVED TO AN APPROVED LANDFILL WITH ADEQUATE FREQUENCY IN ACCORDANCE WITH THE VIRGINIA STATE LITTER CONTROL ACT.

ENVIRONMENTAL SITE ASSESSMENT:

- THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS OR ISOLATED WETLANDS ASSOCIATED WITH SHORES, STREAMS, OR WETLANDS LOCATED ON THE SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR AREAS OF SOIL CONTAMINATION ON THE SITE. GROUNDWATER CONTAINS SOME MTBE CONTAMINATION. DURING DEWATERING THE CONTRACTOR SHALL TREAT THE WATER PRIOR TO DISCHARGE TO THE STORM DRAINAGE SYSTEM, OR DISPOSE OF THROUGH OTHER APPROPRIATE MEANS.
 - THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS, AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
 - ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-838-4400 EXT 267/255.
 - ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
 - * MONDAY THROUGH FRIDAY FROM 7 AM TO 6 PM AND
 - * SATURDAYS FROM 9 AM TO 6 PM.
 - * NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.
- PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
- * MONDAY THROUGH FRIDAY FROM 9 AM TO 6 PM AND
 - * SATURDAYS FROM 10 AM TO 4 PM.

ALEXANDRIA ARCHEOLOGY NOTES:

- 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.
- THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.
- ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

EMERGENCY VEHICLE EASEMENTS NOTE:

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

RODENT ABATEMENT NOTE:

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

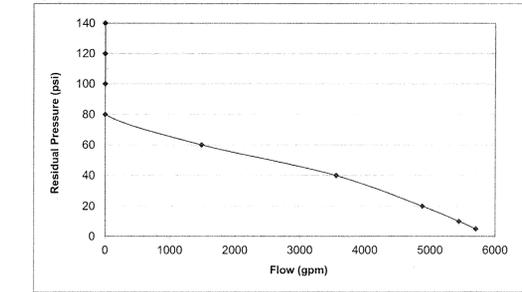
**Virginia American Water
Fire Hydrant Flow Test Summary**

Location:	4643 Taney Ave (School)	Contact Person:	Hao (Steven) Chen
Date:	5/27/2016	Main Size:	12"
Time:		Project Manager:	Virginia American Water
		Address:	2224 Duke St.
		City:	Alexandria, VA 22314
		Office:	703-706-3889
		Email:	Hao.Chen@amwater.com

Total Flow	1921 gpm	Flow Hydrant #	#6326
Static pressure	65 psi	Residual Hydrant #	#6224
Residual pressure	57 psi		

Calculated Flow (gpm)	Residual (psi)
5702	5
5441	10
4882	20
3554	40
1490	60
#NUM!	80
#NUM!	100
#NUM!	120
#NUM!	140

- Notes:
- Table calculation is for reference only. Virginia American Water will not guarantee the calculated flow.
 - 3500 gpm is the limit of available fire flow.
 - Individual (Non-public water supply) fire suppression systems shall be designed by the property owner to meet needed fire flow in excess of 3,500 gpm.
 - VAW does not provide hydrant elevations.



REQUEST FOR FIRE FLOW TEST INFORMATION

Requested by: Chris Heiser <choiser@adtekengineers.com>

Phone: 703-691-4040 Fax: _____

Email: Chris Heiser <choiser@adtekengineers.com>

Project Name: _____

Request Reason: Need flow information for hydraulic calculations

District: A P

Project address: 4643 Taney Ave (school)

Map sheet #: _____

Flow Hydrant #: #6326 use 4" nozzle

Residual Hydrant #: #6224

Main size: 12 inches

Note: Before running this flow test, check all surroundings to avoid any potential damage to nearby residents landscaping, grounds, etc.

Flow duration 3-5 minutes

Tester: J. Vanasse

Date: 5-27-16

Time: _____

Residual Hyd# #6224 Make Caray

Static Pressure (PSI) 65

Residual Pressure (PSI) 57

Flow Hydrants

Hydrant#	1	2	3	4
Hydrant make	<u>Muller</u>			
Nozzle Diameter (inch)	<u>1"</u>			
Flow reading (PSI)	<u>20</u>			
Static Reading (PSI)	<u>63</u>			

Engineering Department

Requested by: Hao S. Chen Date: 5/26/2016

APPROVED

Development Special Use Permit/Site Plan # 2016-0009

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____



NO.	DATE	DESCRIPTION	ISSUE



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PATRICK HENRY PRE-K-8 SCHOOL & RECREATIONAL FACILITY & 4643 TANEY AVE, ALEXANDRIA, VA

GENERAL NOTES - 1

SCALE: 1" = 30'	DATE: 02/25/16	PROJECT NUMBER: 1619.0001	DRAWING NUMBER: C2
DRAWN BY: EC	CHECKED BY: CH	PROJECT NUMBER: 1619.0001	DRAWING NUMBER: C2

ABBREVIATION LIST

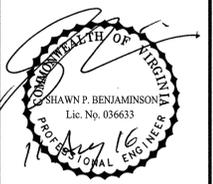
ABDN	ABANDONED	F/	FROM	PER	PERVIOUS
AC	ACRE	FC	FIELD CONNECTION	PP	PERMEABLE PAVEMENT
AGG	AGGREGATE	FDC	FIRE DEPARTMENT CONNECTION	PVC	POLYVINYL CHLORIDE PAVEMENT
APPX	APPROXIMATE	FDI	FOUNDATION DRAIN INVERT	PVMT	
ARCH	ARCHITECTURAL	FND	FOUNDATION	R =	RADIUS
B&B	BALL & BURLAP	FF	FINISHED FLOOR	RCP	ROOF DRAIN
BC	BOTTOM OF CURB (FLOW)	FH	FIRE HYDRANT	RD	REVISION
BRL	BUILDING RESTRICTION LINE	FIN	FINISHED	REV	REMOVAL LIMITS
BIT	BITUMINOUS	FO	FIBER OPTIC	RL	RIGHT OF WAY
BM	BENCH MARK	FPS	FEET PER SECOND	ROW	
C&G	CURB AND GUTTER	FS	FIRE SERVICE		
C&P	CHESAPEAKE AND POTOMAC TELEPHONE	FT	FOOT/FEET	S	SOUTH
		G	GAS (NATURAL)	S OR SAN	SANITARY
CA	CONCRETE ANCHOR	GAL	GALLON	SC	SIAMESE CONNECTION
CAP	CAPACITY	GM	GAS METER	SEW	SEWER
CATV	CABLE TELEVISION	GPM	GALLONS PER MINUTE	SF	SQUARE FOOT/FEET
CFS	CUBIC FEET PER SECOND	HB	HORIZONTAL BEND	SHT	SHEET
CL	CENTER LINE/GLASS	HC	HANDICAP	SPEC	SPECIFICATION
CLF	CHAIN LINK FENCE	HDPE	HIGH DENSITY POLYETHYLENE	SPK	SPRINKLER
CO	CLEAN OUT	IMP	IMPERVIOUS	STA	STATION
CONC	CONCRETE	INV	INVERT	STD	STANDARD
CT	CURB TRANSITION	IPF	IRON PIPE FOUND	STM	STORM
		L	LENGTH	S/W	SIDEWALK
D	DIESEL	LAT	LATERAL		
DA	DRAINAGE AREA	LOC	LOCATION	T OR TELE	TELEPHONE
DIP	DUCTILE IRON PIPE	LP	LOW POINT/LIGHT POLE	TO	TO BE REMOVED
DOM	DOMESTIC	LS	LOADING SPACE	TBR	TOP OF CURB
DRN	DRAIN			TC	TOP OF WALL
DS	DOWN SPOUT	MAX	MAXIMUM	TW	TYPICAL
		MECH	MECHANICAL	TYP	
E	EAST	MEG	MATCH EXISTING GRADE		
ELEC	ELECTRIC	MH	MANHOLE	UGE	UNDERGROUND ELECTRIC
ELEV	ELEVATION	MIN	MINIMUM	UGT	
EP	EDGE OF PAVEMENT	MON	MONUMENT		
ESMT	EASEMENT	N	NORTH	VC	VERTICAL CURVE
EW	ENDWALL	OC	ON CENTER	VENT	VENT PIPE
EX	EXISTING	OHE	OVERHEAD ELECTRIC	W	WITH
EXP	EXPOSED	OHT	OVERHEAD TELEPHONE	W/	WATER/WEST
		OHW	OVERHEAD WIRE	WL	WATER LINE
		OJPB	OPEN JOINT PAVEMENT BLOCK	WM	WATER MAIN
		OW	OBSERVATION WELL	X-ING	CROSSING

LEGEND

ITEM	PROPOSED	EXISTING
PROPERTY LINE (OUR PROPERTY)		
PROPERTY LINE (DEPARTING/OFF-SITE)		
PROPERTY CORNER		
SPOT ELEVATIONS	+109.72	109.72
CONTOURS	33	33
BUILDING(S)		
BUILDING ADDITION		
CURB TYPE TRANSITION	CG-6 CG-6R	
BUILDING DOOR		
LIGHT		
CABLE-TV	CATV	EX-CATV
ELECTRIC-OVERHEAD (POLE)	OHE	EX-OHE
ELECTRIC-UNDERGROUND (POLE)	UGE	EX-UGE
FIBER OPTIC	FO	EX-FO
GAS (VALVE)	G	EX-G
SANITARY (MANHOLE & STRUCTURE LETTER)	S A	EX-S A
SANITARY (CLEAN OUT)	S CO	EX-S CO
STORM		
STORM (MANHOLE, INLET & STRUCTURE #)		
STORM (CLEAN OUT)	CO	EX-CO
TELEPHONE-OVERHEAD (POLE)	OHT	EX-OHT
TELEPHONE-UNDERGROUND	UGT	EX-UGT
WATER (VALVE & FIRE HYDRANT)	W	EX-W
VALVES		
SIAMESE (FIRE DEPARTMENT) CONNECTION	Y	EX-Y
STEPS		
FENCE		
TREES/SHRUB		
TREELINE		
SOIL BORING		
UTILITY TEST PIT		
PARKING SPACE COUNT	12	12
TRAVERSE STATION		
SIGN		
BENCHMARK		
LIMIT OF DISTURBANCE (LOD)		
ASPHALT - REGULAR		
ASPHALT - HEAVY DUTY		
CONCRETE - REGULAR		
CONCRETE - HEAVY DUTY		
PERMEABLE PAVEMENT (OPEN JOINT PAVEMENT BLOCK)		
PERMEABLE PAVEMENT (POROUS RUBBER)		

ADTEK
 CIVIL STRUCTURAL SPECIALTY ENGINEERING & LANDSCAPE ARCHITECTURE
 9950 Fairfax Boulevard, Suite 300
 Fairfax, Virginia 22030
 Phone: 703-691-4040 Fax: 703-691-4056
 www.adtekengineers.com

NO.	DATE	DESCRIPTION	ISSUE



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APPROVED
 Development Special Use Permit/Site Plan # 2016-0009
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

PATRICK HENRY PRE-K-8 SCHOOL & RECREATIONAL FACILITY
 4643 TANEY AVE, ALEXANDRIA, VA
 GENERAL NOTES-3

SCALE: 1" = 30'

DATE: 02/25/16

PROJECT NUMBER: 1619.0001

DRAWING NUMBER: C-4

DRAWN BY: EC

CHECKED BY: CH

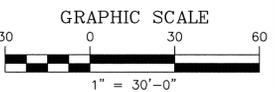
I:\Prof\16192001 - Patrick Henry\Drawings\16192001\DWG\22 EXISTING CONDITIONS.dwg PLOTTED Aug 10, 2016



NOTES:
 1. LEGEND LOCATED ON SHEET C4
 2. ABBREVIATION LIST ON SHEET C4
 3. EXISTING SANITARY AND STORM STRUCTURE TABLE ON SHEET C3

T.M. 039.03-05-15
 N/F CITY OF ALEXANDRIA
 ADDRESS: 801 N LATHAM ST.
 ALEXANDRIA, VA 22304
 ZONED: POS

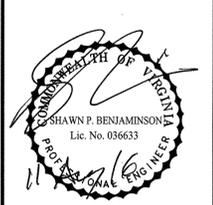
T.M. 049.02-03-01
 T.M.C.O. FOXCHASE LP
 ADDRESS: 320 N. JEFFERSON ST.
 ALEXANDRIA, VA 22304
 ZONED: RA



MATCHLINE SEE SHEET C7

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 Fairfax, Virginia 22030
 Phone: 703-691-4040 Fax: 703-691-4056
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DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

 DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

PATRICK HENRY PRE-K-8 SCHOOL & RECREATIONAL FACILITY
 4643 TANEY AVE, ALEXANDRIA, VA

EXISTING CONDITIONS - 1

SCALE: 1" = 30'
 DRAWN BY: EC
 CHECKED BY: BI
 DATE: 02/25/16
 PROJECT NUMBER: 1619.0001
 DRAWING NUMBER: C6



MATCHLINE SEE SHEET C6

1-STORY SCHOOL & RECREATIONAL FACILITY
 BRICK, FRAME & METAL
 #4643 (Posted)
 GFA: 92,098 SF (Footprint)
 HEIGHT: 20 FT
 CONSTRUCTION TYPE: IIB & IIC
 USE GROUP: E

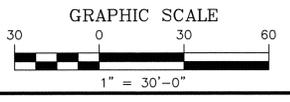
TRACT B
 PROPERTY OF CITY OF ALEXANDRIA
 (PATRICK HENRY ELEMENTARY SCHOOL)
 602,150 S.F. (TOTAL)
 13.82346 Acres (TOTAL)

EX. V.E.P.C.O. EASEMENT
 D.B. 475, PG. 302
 (GUY STUB AND ANCHOR)
 (APPRX. C/L)
 (UNSPECIFIED WIDTH)

T.M. 049.01-02-01
 SANBORN GARRET JR OR PATRICIA
 ADDRESS: 4660 TANEY AV.
 ALEXANDRIA, VA 22304
 ZONED: R12

T.M. 049.01-02-04
 WELSH THOMAS J MOST REVEREND
 ADDRESS: 4650 TANEY AV.
 ALEXANDRIA, VA 22304
 ZONED: R12

NOTES:
 1. LEGEND LOCATED ON SHEET C4
 2. ABBREVIATION LIST ON SHEET C4
 3. EXISTING SANITARY AND STORM STRUCTURE TABLE ON SHEET C3



APPROVED
 Development Special Use Permit/Site Plan # 2016-0009

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

PATRICK HENRY PRE-K-8 SCHOOL & RECREATIONAL FACILITY
4643 TANEY AVE, ALEXANDRIA, VA
EXISTING CONDITIONS-2

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 Fairfax, Virginia 22030
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NO.	DATE	DESCRIPTION	ISSUE



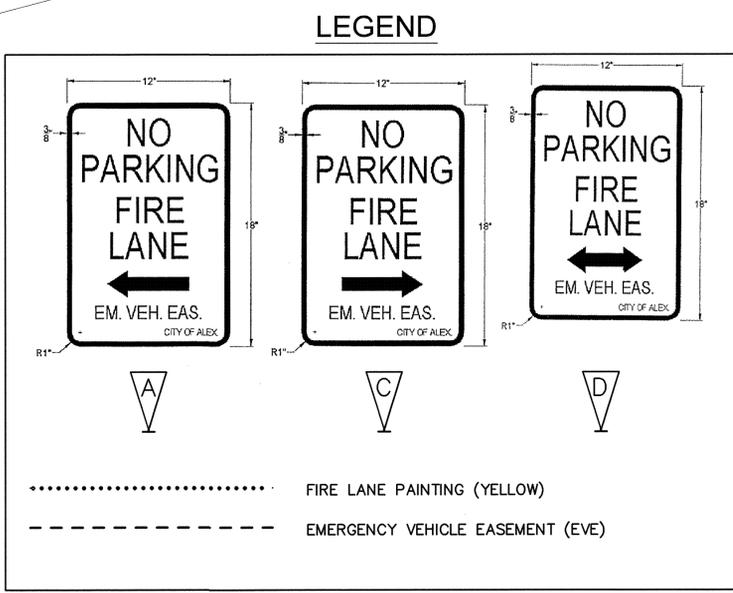
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SCALE: 1"=30'	DATE: 02/25/16	PROJECT NUMBER: 1619.0001	DRAWING NUMBER: C7
DRAWN BY: EC	CHECKED BY: BT	PROJECT NUMBER: 1619.0001	DRAWING NUMBER: C7

I:\Projects\16190001 - Patrick Henry\Drawings - 16190001\DWG\C7 EXISTING CONDITIONS.dwg PLOTTED Aug 10, 2016

I:\Projects\161900001 - Patrick Henry Pre-K-8 School - Fire Lane Plan.dwg PLOTTED Aug 11, 2016

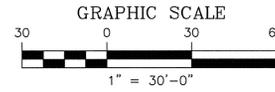
NORTH LATHAM STREET
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
 POSTED SPEED: 35 MPH



T.M. 039-03-05-15
 N/F CITY OF ALEXANDRIA
 ADDRESS: 801 N LATHAM ST.
 ALEXANDRIA, VA 22304
 ZONED: POS

T.M. 049-02-05-01
 AMCO FOXCHAS LP
 AMCO/TTA N JORDAN ST.
 ADDRESS: JORDAN, VA 22304
 ALEXANDRIA, VA
 ZONED: RA

3 STORY PRE-K - 8 SCHOOL
 AND RECREATIONAL FACILITY
 TOTAL GFA: 158,212 SF
 1-STORY GFA & HEIGHT: 101,038 SF
 (INCLUDES 19,712 SF REC FACILITY) & 25.33 FT
 2-STORY GFA & HEIGHT: 35,685 SF & 36.00 FT
 3-STORY GFA & HEIGHT: 21,489 SF & 47.33 FT
 CONSTRUCTION TYPE: IIB
 USE GROUP: E (SCHOOL) & A (REC FACILITY)
 FULLY SPRINKLERED



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APPROVED
 Development Special Use Permit/Site Plan # 2016-0009

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

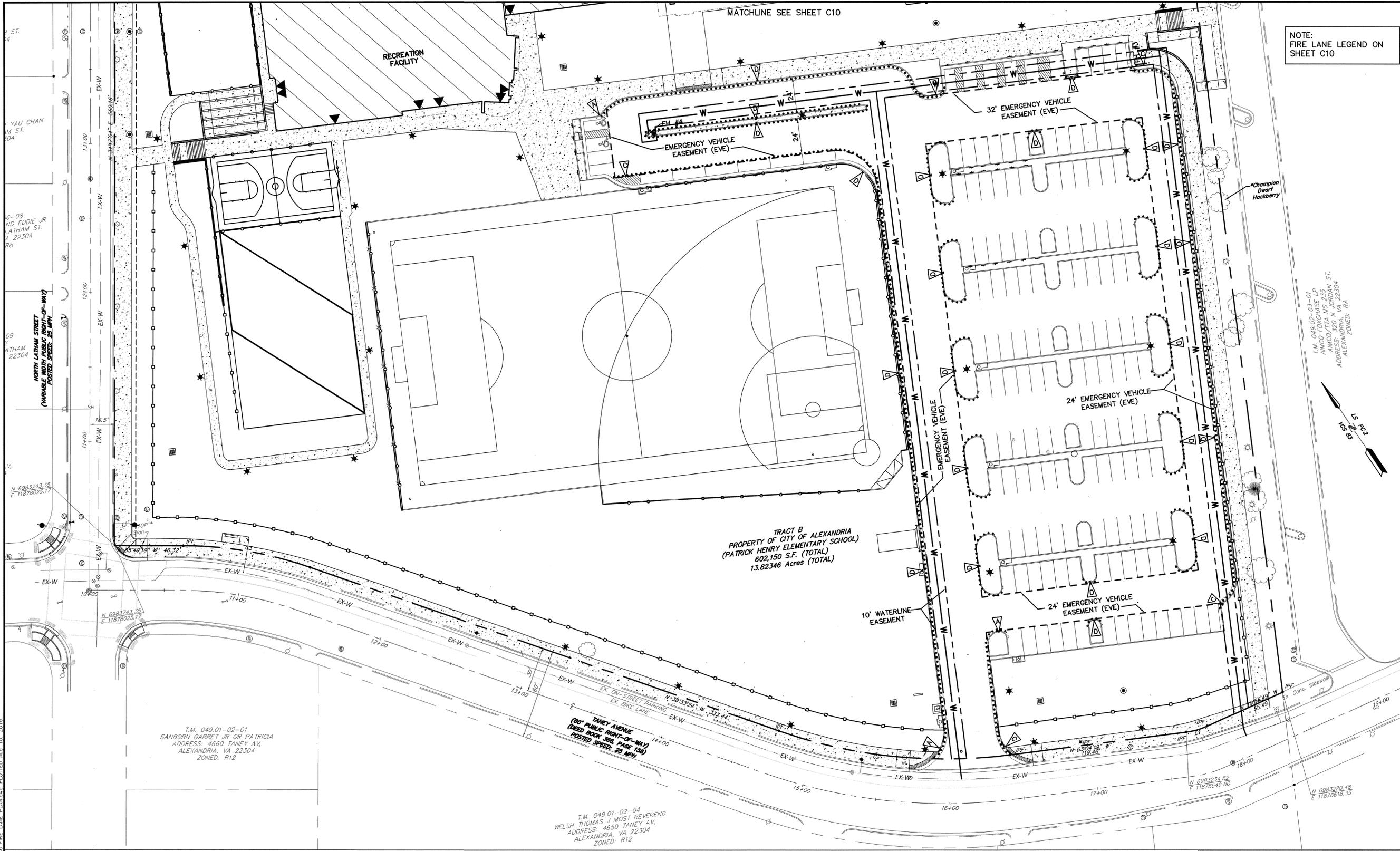
DATE RECORDED _____

**PATRICK HENRY PRE-K-8 SCHOOL
 & RECREATIONAL FACILITY**
 4643 TANEY AVE, ALEXANDRIA, VA

FIRE LANE PLAN - 1

SCALE: 1" = 30'	DATE: 02/25/16	DRAWING NUMBER: C10
DRAWN BY: EC	CHECKED BY: CH	PROJECT NUMBER: 1619.0001
NO.	DATE	DESCRIPTION

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MATCHLINE SEE SHEET C10

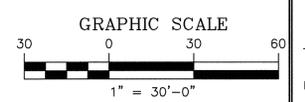
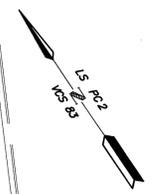
NOTE:
FIRE LANE LEGEND ON
SHEET C10

TRACT B
PROPERTY OF CITY OF ALEXANDRIA
(PATRICK HENRY ELEMENTARY SCHOOL)
602,150 S.F. (TOTAL)
13.82346 Acres (TOTAL)

T.M. 049.01-02-01
SANBORN GARRET JR OR PATRICIA
ADDRESS: 4660 TANEY AV.
ALEXANDRIA, VA 22304
ZONED: R12

T.M. 049.01-02-04
WELSH THOMAS J MOST REVEREND
ADDRESS: 4650 TANEY AV.
ALEXANDRIA, VA 22304
ZONED: R12

T.M. 049.02-03-01
AIMCO FOXCHAS 235
AIMCO/TIA N JORDAN ST.
ADDRESS: ALEXANDRIA, VA 22304
ZONED: RA



APPROVED
Development Special Use Permit/Site Plan # 2016-0009
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____

**PATRICK HENRY PRE-K-8 SCHOOL
& RECREATIONAL FACILITY
4643 TANEY AVE, ALEXANDRIA, VA**

FIRE LANE PLAN - 2



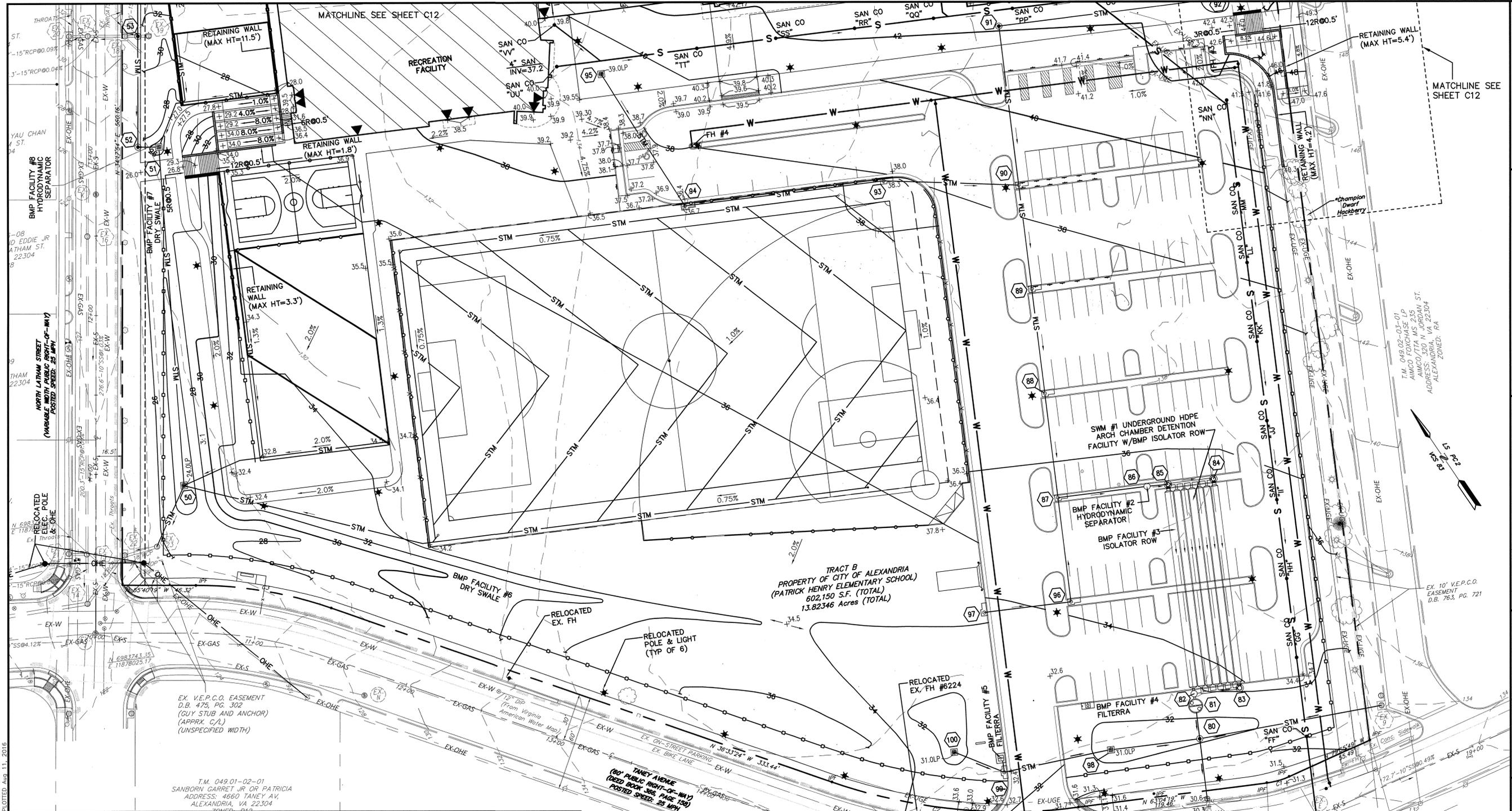
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ADTEK
CIVIL STRUCTURAL SPECIALTY ENGINEERING & LANDSCAPE ARCHITECTURE
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I:\Projects\16190001 - Patrick Henry\Drawings\16190001\DWG\C6 FIRE LANE PLAN.dwg PLOTTED Aug. 10, 2016

SCALE: 1" = 30'
DRAWN BY: EC
CHECKED BY: CH
DATE: 02/25/16
PROJECT NUMBER: 1619.0001
DRAWING NUMBER: C11

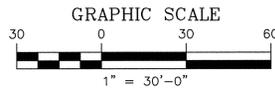


PROPOSED STORM STRUCTURE TABLE

<p>80 STM MH TOP=32.0 INV IN=26.83 (F/81) INV IN=27.85 (F/EX. 9) INV IN=26.83 (F/98) INV OUT=26.73 (T/EX. 6)</p>	<p>85 STM MH TOP=36.0 INV IN=28.42 (F/86) INV OUT=28.42 (T/82) INV OUT=28.32 (T/84)</p>	<p>90 CURB INLET TOP=39.3 INV IN=31.30 (F/93) INV IN=32.9 (F/91) INV OUT=31.2 (T/89)</p>	<p>96 CURB INLET TOP=33.8 INV IN=29.45 (F/97) INV OUT=29.35 (T/87)</p>
<p>81 SWM #2 CONTROL STRUCTURE TOP=33.0 INV IN=27.03 (F/82) INV OUT=26.93 (T/80)</p>	<p>86 STM FACILITY #2 HYDRODYNAMIC SEPARATOR TOP=35.8 INV IN=28.60 (F/87) INV OUT=28.50 (T/85)</p>	<p>91 STM MH TOP=42.5 INV IN=34.5 (F/92) INV OUT=34.4 (T/90)</p>	<p>97 CURB INLET TOP=34.3 INV OUT=30.00 (T/96)</p>
<p>82 STM MH TOP=33.8 INV IN=27.17 (F/83) INV IN=27.17 (F/85) INV OUT=27.07 (T/81)</p>	<p>87 CURB INLET TOP=34.80 INV IN= 29.0 (F/96) INV IN= 29.0 (F/88) INV OUT=28.9 (T/86)</p>	<p>92 GRATE INLET TOP=39.8 INV OUT=35.75 (T/91)</p>	<p>98 GRATE INLET TOP=31.0 INV IN=27.2 (F/99) INV OUT=27.1 (T/80)</p>
<p>83 STM MH TOP=34.3 INV IN=27.42 (F/84) INV OUT=27.32 (T/82)</p>	<p>88 CURB INLET TOP=37.0 INV IN= 29.8 (F/89) INV OUT=29.7 (T/87)</p>	<p>93 CURB INLET TOP=38.3 INV IN=31.85 (F/94) INV OUT=31.75 (T/90)</p>	<p>99 CURB INLET TOP=32.7 INV IN=27.65 (F/100) INV OUT=27.55 (T/98)</p>
<p>84 STM MH TOP=36.3 INV IN=28.17 (F/85) INV OUT=28.07 (T/83)</p>	<p>89 CURB INLET TOP=37.5 INV IN=30.55 (F/90) INV OUT=30.45 (T/88)</p>	<p>94 CURB INLET TOP=36.7 INV IN=32.6 (F/95) INV OUT=32.5 (T/93)</p>	<p>100 GRATE INLET TOP=31.0 INV OUT=27.85 (T/99)</p>
<p>85</p>	<p>95 GRATE INLET TOP=39.0 INV OUT=35.0 (T/94)</p>	<p>95</p>	<p>100</p>

PROPOSED SANITARY SEWER STRUCTURE TABLE

<p>SAN CO "FF" TOP=32.50 INV=28.70</p>	<p>SAN CO "LL" TOP=38.30 INV=31.10</p>	<p>SAN CO "RR" TOP=42.40 INV=34.00</p>	<p>SAN CO "XX" TOP=44.00 INV=38.25</p>
<p>SAN CO "GG" TOP=34.50 INV=29.10</p>	<p>SAN CO "MM" TOP=39.50 INV=31.50</p>	<p>SAN CO "SS" TOP=42.00 INV=34.40</p>	<p>SAN CO "YY" TOP=44.17 INV=38.70</p>
<p>SAN CO "HH" TOP=35.00 INV=29.50</p>	<p>SAN CO "NN" TOP=41.10 INV=31.90</p>	<p>SAN CO "TT" TOP=41.00 INV=34.80</p>	
<p>SAN CO "II" TOP=35.75 INV=29.90</p>	<p>SAN CO "OO" TOP=42.80 INV=32.80</p>	<p>SAN CO "UU" TOP=40.00 INV=37.20</p>	
<p>SAN CO "JJ" TOP=36.50 INV=30.30</p>	<p>SAN CO "PP" TOP=42.80 INV=33.20</p>	<p>SAN CO "VV" TOP=40.00 INV=35.70</p>	
<p>SAN CO "KK" TOP=37.25 INV=30.70</p>	<p>SAN CO "QQ" TOP=42.60 INV=33.60</p>	<p>SAN CO "WW" TOP=43.00 INV=35.50</p>	



APPROVED
Development Special Use Permit/Site Plan # 2016-0009

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

PATRICK HENRY PRE-K-8 SCHOOL & RECREATIONAL FACILITY
4643 TANEY AVE, ALEXANDRIA, VA

STAGE 2 CONCEPT GRADING & UTILITY PLAN - 2

SCALE: 1" = 30'

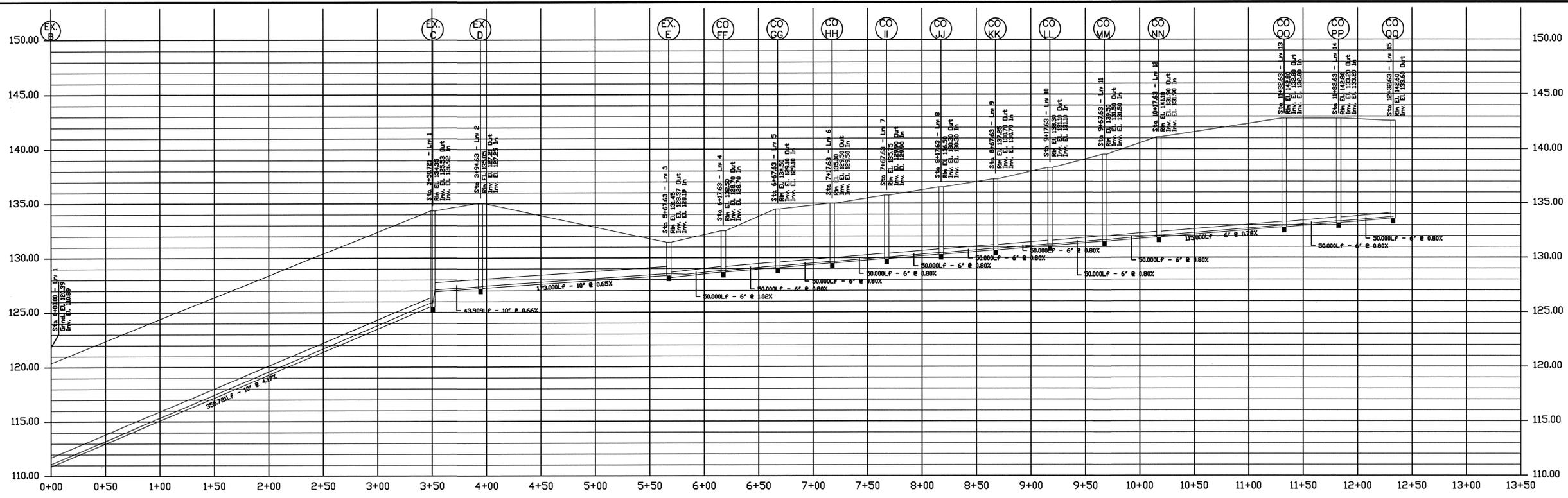
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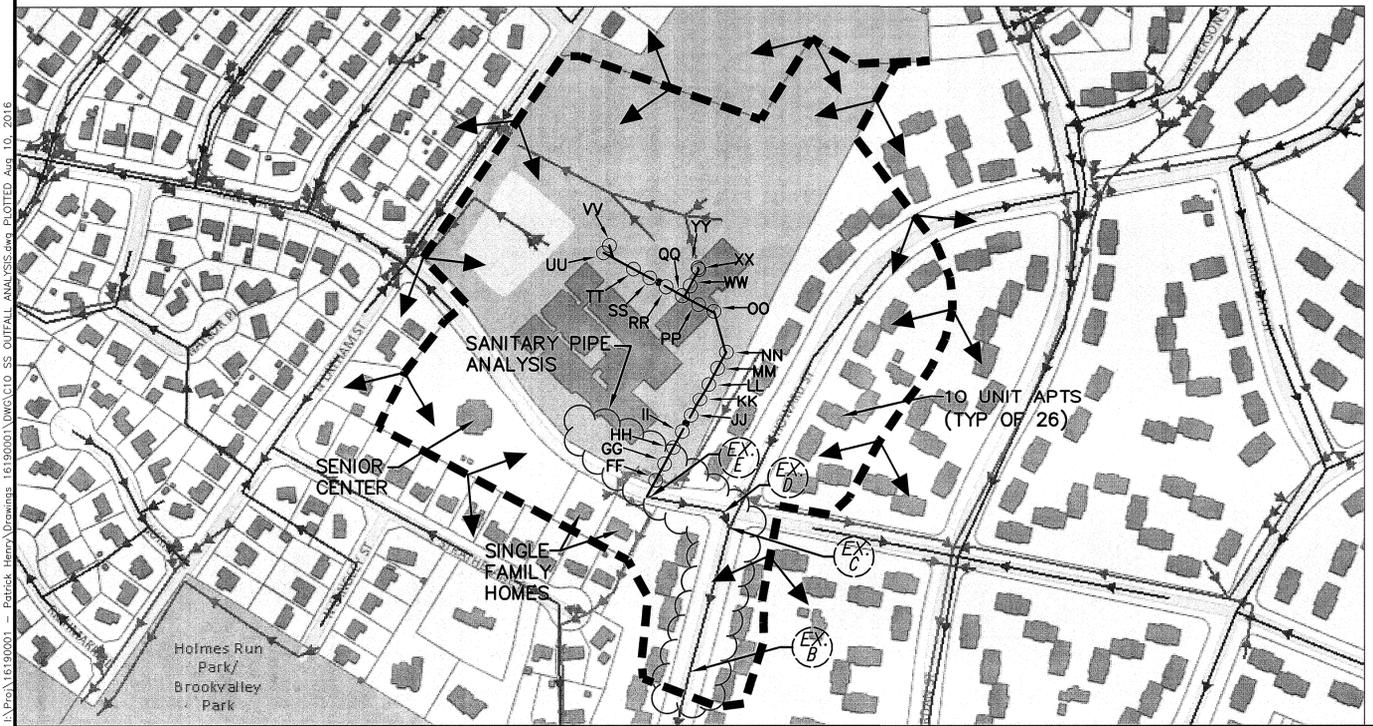


SANITARY SEWER OUTFALL PROFILE
 VERTICAL SCALE: 1"=5'
 HORIZONTAL SCALE: 1"=50'

SANITARY SEWER COMPUTATIONS

LineID	IncrQ (cfs)	TotalRunoff (cfs)	InvertUp (ft)	InvertDn (ft)	LineLength (ft)	LineSlope (%)	LineSize (in)	CapacityFull (cfs)	VelAve (ft/s)	HGLDn (ft)	HGLUp (ft)	Grnd/RimElev Dn (ft)	Grnd/RimElev Up (ft)	CoverDn (ft)	CoverUp (ft)
QQ-PP	0.09	0.09	133.6	133.2	50	0.8	6	0.5	1.84	133.35	133.75	142.8	142.6	9.1	8.5
PP-OO	0	0.09	133.2	132.8	50	0.8	6	0.5	1.84	132.95	133.35	142.8	142.8	9.5	9.1
OO-NN	0	0.09	132.8	131.9	115	0.78	6	0.5	1.84	132.05	132.95	141.1	142.8	8.7	9.5
NN-MM	0	0.09	131.9	131.5	50	0.8	6	0.5	1.84	131.65	132.05	139.5	141.1	7.5	8.7
MM-LL	0	0.09	131.5	131.1	50	0.8	6	0.5	1.84	131.25	131.65	138.3	139.5	6.7	7.5
LL-KK	0	0.09	131.1	130.7	50	0.8	6	0.5	1.84	130.85	131.25	137.25	138.3	6.05	6.7
KK-JJ	0	0.09	130.7	130.3	50	0.8	6	0.5	1.84	130.45	130.85	136.5	137.25	5.7	6.05
JJ-II	0	0.09	130.3	129.9	50	0.8	6	0.5	1.84	130.05	130.45	135.75	136.5	5.35	5.7
II-HH	0	0.09	129.9	129.5	50	0.8	6	0.5	1.84	129.65	130.05	135	135.75	5	5.35
HH-GG	0	0.09	129.5	129.1	50	0.8	6	0.5	1.84	129.25	129.65	134.5	135	4.9	5
GG-FF	0	0.09	129.1	128.7	50	0.8	6	0.5	1.84	128.85	129.25	132.5	134.5	3.3	4.9
FF-EX.E	0	0.09	128.7	128.19	50	1.02	6	0.57	1.21	128.55	128.85	131.45	132.5	2.76	3.3
EX.E-EX.D	0.09	0.18	128.37	127.25	173	0.65	10	1.76	2.05	127.43	128.55	135.05	131.45	6.97	2.25
EX.D-EX.C	0	0.18	127.21	126.92	43.909	0.66	10	1.78	2.06	127.1	127.39	134.35	135.05	6.6	7.01
EX.C-EX.B	0.46	0.64	125.53	110.89	350.721	4.17	10	4.47	4.37	111.1	125.88	120.39	134.35	8.67	7.99

SANITARY SEWER WATERSHED AND LAYOUT PLAN
 SCALE: 1"=200'



PATRICK HENRY ELEMENTARY SCHOOL (K-8) AND RECREATIONAL CENTER
SANITARY SEWER ADEQUATE OUTFALL STUDY

THE PROJECT INCLUDES CONSTRUCTION OF A PROPOSED ELEMENTARY SCHOOL (GRADES K-8) AND RECREATIONAL CENTER (ATTACHED TO THE PROPOSED SCHOOL). THE EXISTING SCHOOL AND RECREATIONAL CENTER (ATTACHED TO THE EXISTING SCHOOL) ARE CURRENTLY SERVED BY PUBLIC SANITARY SEWER AND WILL BE PART OF PHASED CONSTRUCTION THAT WILL ALLOW THE PROPOSED SCHOOL/RECREATIONAL CENTER TO BE BUILT TO THE NORTHWEST WHILE THE EXISTING SCHOOL IS DEMOLISHED SUCH THAT NO UTILITY SERVICES WILL BE REMOVED UNTIL THE PROPOSED BUILDING IS FULLY OPERATIONAL. ACCORDING TO ALEXANDRIA CITY SEWER MAPPING, THE EXISTING SCHOOL AND RECREATIONAL CENTER ARE SERVED BY AN EXISTING 8-INCH DIP SEWER MAIN ALONG TANAY AVENUE FLOWING FROM THE WEST TO EAST. SERVICING THE SAME CONNECTION IS A 10-INCH DIP SEWER MAIN ALONG N. HOWARD STREET FLOWING FROM NORTH TO SOUTH.

ESTIMATED AVERAGE DAY WASTE FLOW FOR A SCHOOL AND RECREATIONAL CENTER (ATTACHED TO THE SCHOOL BUILDING) WITH A SHOWER AND CAFETERIA IS 16 GALLONS PER CAPITA DAY. A PEAK FACTOR OF 4 IS APPLIED TO THE AVERAGE FLOW PER MEMORANDUM NO. 06-14.

WASTE FLOW CALCULATIONS FOR THE EXISTING AND PROPOSED SCHOOL AND RECREATIONAL CENTER:
 EXISTING SCHOOL & RECREATIONAL CENTER POPULATION = 643 PERSONS
 EXISTING AVERAGE FLOW WASTE = 16 GPCD X 643 PERSONS = 10,288 GPD
 EXISTING PEAK FLOW WASTE = 10,288 GPD X 4 PEAK FACTOR = 41,152 GPD

PROPOSED SCHOOL & RECREATIONAL CENTER POPULATION = 888 PERSONS
 PROPOSED AVERAGE FLOW WASTE = 16 GPCD X 888 PERSONS = 14,208 GPD
 PROPOSED PEAK FLOW WASTE = 14,208 GPD X 4 PEAK FACTOR = 56,832 GPD

IN ACCORDANCE WITH THE CITY OF ALEXANDRIA MEMORANDUM TO INDUSTRY NO. 06-14, AN ADEQUATE SANITARY SEWER OUTFALL ANALYSIS MUST BE PROVIDED FOR ANY NEW CONSTRUCTION THAT WILL RESULT IN NEW SEWER PEAK FLOWS OF 10,000 GALLONS PER DAY OR MORE. THEREFORE, AN ADEQUATE SANITARY SEWER OUTFALL ANALYSIS IS REQUIRED.

OUTFALL ANALYSIS - GENERAL:

THE EXISTING 8-INCH DIP SEWER MAIN SERVICING THE PROJECT SITE STARTS FROM TANAY AVENUE, RUNS EAST FOR A DISTANCE OF APPROXIMATELY 172 FT, AND CONNECTS TO AN EXISTING 10-INCH MAIN AT A MANHOLE IN N. HOWARD STREET, NEAR THE SOUTH-EAST BOUNDARY OF THE PROJECT SITE. AS INDICATED ON THE SEWER SHED PLAN AND THE GIS PLAN, A 10-INCH SEWER MAIN IN N. HOWARD STREET, NORTH-EAST OF THE PROJECT SITE, RUNS SOUTH FOR A DISTANCE OF APPROXIMATELY 795 FT BEFORE CONNECTING TO THE EXISTING 10-INCH DIP CITY MAIN AT THE MANHOLE IN N. HOWARD STREET, NEAR THE SOUTH-EAST BOUNDARY OF THE PROJECT SITE.

AFTER THE CONNECTION AT THE EXISTING 10-INCH DIP CITY MAIN AT THE MANHOLE IN N. HOWARD STREET, THE 10-INCH DIP SEWER MAIN THEN RUNS SOUTH FOR A DISTANCE OF APPROXIMATELY 350 FT BEFORE EXITING THE DRAINAGE BOUNDARY.

OUTFALL ANALYSIS - 8-INCH MAIN ALONG TANAY AVENUE:

FROM THE SEWER SHED PLAN AND THE GIS PLAN, THE SCHOOL AND RECREATIONAL CENTER DRAINS SOUTH TO THIS MAIN. IN ADDITION, 2 SINGLE FAMILY HOMES AND A 4949 SQUARE FOOT SENIOR CENTER, DRAIN TO THE MAIN. THE PEAK FLOWS FOR THE ANALYSIS ARE:

- PROPOSED SCHOOL & RECREATIONAL CENTER:
 AVERAGE DAY WASTE FLOW = 16 GPCD X 888 PERSONS = 14,208 GPD
- SENIOR CENTER ALONG TANAY AVENUE:
 AVERAGE DAY WASTE FLOW = 5 GPCD X 55 PERSONS = 275 GPD
- 2 SINGLE FAMILY HOMES:
 AVERAGE DAY WASTE = (350 GPD/UNIT X 2 UNITS) = 700 GPD

TOTAL AVERAGE DAY WASTE FLOW IN THE 8-INCH DIP MAIN ALONG TANAY AVENUE IS:
 (14,208 + 275 + 700) = 15,183 GPD
 TOTAL PEAK FLOW IN THE 8-INCH DIP MAIN ALONG TANAY AVENUE IS:
 (15,183 GPD X 4 PEAK FACTOR) = 60,732 GPD (X 0.0006945) = 42.17 GPM (X 0.002228) = 0.093 CFS

OUTFALL ANALYSIS - 10-INCH MAIN ALONG N. HOWARD STREET:

FROM THE SEWER SHED PLAN AND THE GIS PLAN, THE EXISTING 10-INCH MAIN ALONG N. HOWARD STREET SERVICES 26 MULTI-FAMILY FACILITIES (APARTMENTS) WITH 10 UNITS EACH. THE FACILITIES RESIDE ABOVE AND BELOW THE STREET INTERSECTION OF TANAY AVENUE AND N. HOWARD STREET FOR THE EXISTING MAIN SERVICING THE PROJECT SITE.

MULTI-FAMILY (APARTMENTS) ABOVE STREET INTERSECTION:
 AVERAGE DAY WASTE FLOW = (300 GPD/UNIT X 10 UNITS) X 8 APTS = 54,000 GPD

MULTI-FAMILY (APARTMENTS) BELOW STREET INTERSECTION:
 AVERAGE DAY WASTE FLOW = (300 GPD/UNIT X 10 UNITS) X 8 APTS = 24,000 GPD

PEAK FLOW IN THE 10-INCH DIP MAIN ALONG N. HOWARD STREET IS:
 (54,000 GPD + 24,000 GPD) X 4 PEAK FACTOR = 312,000 GPD (X 0.0006945) = 216.67 GPM (X 0.002228) = 0.483 CFS

CONCLUSION:

THE TOTAL PEAK FLOW IN THE 10-INCH DIP MAIN SOUTH OF THE CONNECTION POINT OF TANAY AVENUE AND N. HOWARD STREET, FROM EXISTING STRUCTURE TO EXISTING STRUCTURE NUMBER IS: (0.093 CFS + 0.483 CFS) = 0.576 CFS.

AS INDICATED ON THE PLAN AND PROFILE DRAWING OF THE FIELD-SURVEYED MAIN, AND IN THE HYDRAULIC GRADIENT TABLE, ALL OF THE EXISTING MAIN HAS MORE THAN ADEQUATE PEAK FLOW CAPACITY. THEREFORE, IT IS OUR OPINION THAT THE EXISTING PUBLIC SANITARY SEWER SYSTEM SERVICING THE SCHOOL AND RECREATIONAL CENTER HAS ADEQUATE CAPACITY AND PROVIDES ADEQUATE OUTFALL FOR THE SCHOOL AND RECREATIONAL CENTER PROJECT.



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 Development Special Use Permit/Site Plan # 2016-0009
 DEPARTMENT OF PLANNING & ZONING

 DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

 DIRECTOR DATE

 CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

PATRICK HENRY PRE-K-8 SCHOOL & RECREATIONAL FACILITY
4643 TANAY AVE, ALEXANDRIA, VA
SANITARY SEWER, OUTFALL ANALYSIS

SCALE: 1" = 200'
 DRAWN: EC
 CHECKED: BT
 DATE: 02/25/16
 PROJECT NUMBER: 1619.0001
 DRAWING NUMBER: C14

I:\Projects\16190001 - Patrick Henry\Drawings\16190001\DWG\C10_SS_OUTFALL_ANALYSIS.dwg PLOTTED: Apr 10, 2016

STORMWATER MANAGEMENT NARRATIVE:

THIS PROJECT CONSISTS OF A PRE-K-8 SCHOOL WITH A RECREATIONAL FACILITY, BUS LOOP, KISS-N-RIDE DROP OFF, PARKING LOT, PEDESTRIAN PATHS, AND ASSOCIATED UTILITIES. THE PROJECT LIMITS OF DISTURBANCE AREA APPROXIMATELY 12.44 ACRES. THE EXISTING IMPERVIOUS AREA WAS 4.56 ACRES, THE PROPOSED IMPERVIOUS AREA IS 8.22 ACRES. STORM WATER QUANTITY CONTROL (SWM) FOR THIS PROJECT IS COMPRISED OF STORMTECH HDPE ARCH CHAMBERS SURROUNDED IN AN AGGREGATE TRENCH (SOUTH OF THE PROPOSED BUILDING IN THE BUS LOOP (SWM #1 FACILITY) AND PARKING LOT (SWM #2 FACILITY), RESPECTIVELY) WHICH PROVIDES 1, 2 AND 10-YEAR DETENTION OF THE PEAK POST-DEVELOPMENT FLOWS TO PEAK PRE-DEVELOPMENT FLOWS PER THE REQUIREMENTS SET FORTH IN THE ENVIRONMENTAL MANAGEMENT ORDINANCE (ARTICLE XII OF THE CITY'S ZONING ORDINANCE)

PRE-DEVELOPMENT SWM CALCULATIONS:

ON-SITE
 AREA= 13.82 AC.
 IMPERVIOUS AREA= 4.56 AC.
 PERVIOUS AREA= 9.26 AC.
 C-FACTOR=[(4.56x0.9)+(9.26x0.3)]/13.82= 0.49
 Q1=0.49x4.50x13.82= 30.47 CFS
 Q2=0.49x5.45x13.82= 36.90 CFS
 Q10=0.49x7.27x13.82= 49.23 CFS

POST-DEVELOPMENT SWM CALCULATIONS:

ON-SITE OUTFALL #1
 AREA= 9.05 AC.
 IMPERVIOUS AREA= 5.42 AC.
 PERVIOUS AREA= 3.63 AC.
 RESIDENTIAL & WOODS AREA= 0 AC.
 C-FACTOR=[(5.42x0.9)+(3.63x0.3)]/9.05= 0.65
 Q1=0.65x4.50x9.05= 26.47 CFS
 Q2=0.65x5.45x9.05= 32.05 CFS
 Q10=0.65x7.27x9.05= 42.76 CFS

OFF-SITE OUTFALL #1
 AREA= 6.43 AC.
 IMPERVIOUS AREA= 0.58 AC.
 PERVIOUS AREA= 0 AC.
 RESIDENTIAL & WOODS AREA= 5.85 AC.
 C-FACTOR=[(0.58x0.9)+(5.85x0.4)]/6.43= 0.44
 Q1=0.44x4.50x6.43= 12.73 CFS
 Q2=0.44x5.45x6.43= 15.41 CFS
 Q10=0.44x7.27x6.43= 20.56 CFS

ON-SITE OUTFALL #2
 AREA= 4.77 AC.
 IMPERVIOUS AREA= 2.60 AC.
 PERVIOUS AREA= 2.17 AC.
 C-FACTOR=[(2.60x0.9)+(2.17x0.3)]/4.77= 0.62
 Q1=0.62x4.50x4.77= 13.30 CFS
 Q2=0.62x5.45x4.77= 16.11 CFS
 Q10=0.62x7.27x4.77= 21.50 CFS

OFF-SITE OUTFALL #2
 AREA= 0.87 AC.
 IMPERVIOUS AREA= 0.67 AC.
 PERVIOUS AREA= 0.20 AC.
 C-FACTOR=[(0.67x0.9)+(0.20x0.3)]/0.87= 0.76
 Q1=0.76x4.50x0.87= 2.97 CFS
 Q2=0.76x5.45x0.87= 3.60 CFS
 Q10=0.76x7.27x0.87= 4.80 CFS

ON-SITE(CONTROLLED) SWM #1
 AREA= 4.58 AC.
 IMPERVIOUS AREA= 3.16 AC.
 PERVIOUS AREA= 1.42 AC.
 C-FACTOR=[(3.16x0.9)+(1.42x0.3)]/4.58= 0.71
 Q1=0.71x4.50x4.58= 14.63 CFS
 Q2=0.71x5.45x4.58= 17.72 CFS
 Q10=0.71x7.27x4.58= 23.64 CFS

OFF-SITE(UNCONTROLLED) SWM #1
 AREA= 3.28 AC.
 IMPERVIOUS AREA= 0 AC.
 PERVIOUS AREA= 0 AC.
 RESIDENTIAL & WOODS AREA= 3.28 AC.
 C-FACTOR=[(3.28x0.4)]/3.28= 0.40
 Q1=0.40x4.50x3.28= 5.90 CFS
 Q2=0.40x5.45x3.28= 7.15 CFS
 Q10=0.40x7.27x3.28= 9.53 CFS

SWM #2
 AREA= 3.35 AC.
 IMPERVIOUS AREA= 2.18 AC.
 PERVIOUS AREA= 1.17 AC.
 C-FACTOR=[(2.18x0.9)+(1.17x0.3)]/3.35= 0.69
 Q1=0.69x4.50x3.35= 10.40 CFS
 Q2=0.69x5.45x3.35= 12.59 CFS
 Q10=0.69x7.27x3.35= 16.80 CFS

UNDETAINED AREA:
 AREA=5.89 AC.
 IMPERVIOUS = 2.68 AC.
 PERVIOUS = 3.21 AC.
 C-FACTOR=[(2.68x0.9)+(3.21x0.3)]/5.89=0.57
 Q1=0.57x4.50x5.89= 15.10 CFS
 Q2=0.57x5.45x5.89= 18.29 CFS
 Q10=0.57x7.27x5.89= 24.40 CFS

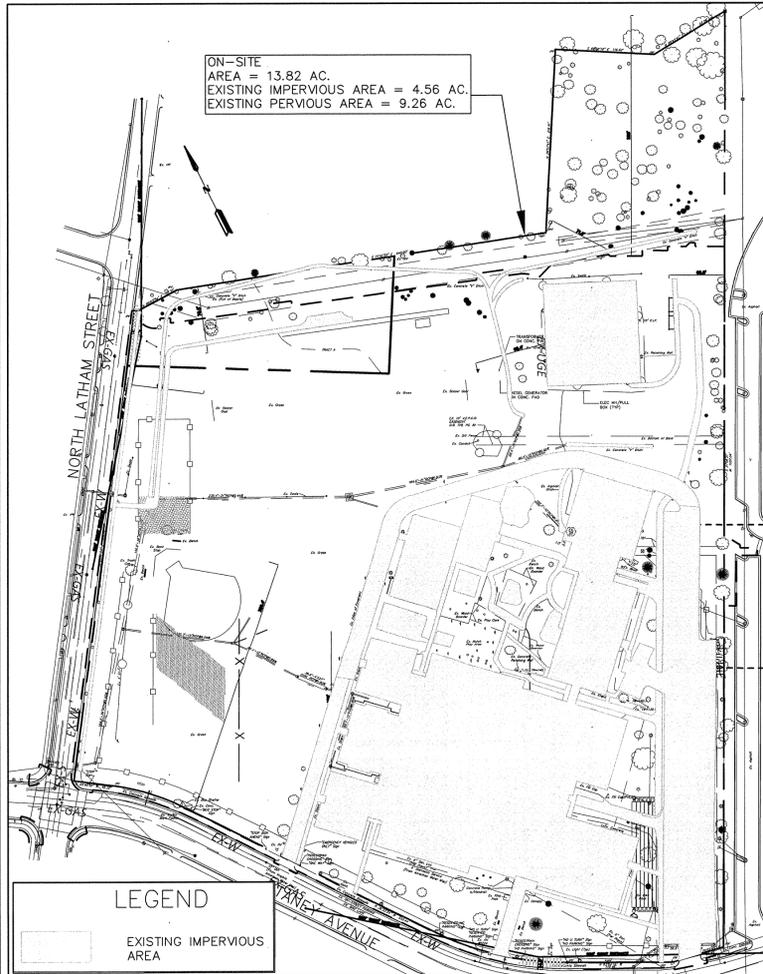
ALLOWED RELEASE FROM SWM FACILITIES:
 PRE-DEVELOPMENT - UNDETAINED +
 OFF-SITE(UNCONTROLLED) = ALLOWED RELEASE
 Q1 ALLOWED RELEASE= 30.47 CFS - 15.10 CFS + 5.90 CFS = 21.27 CFS
 Q2 ALLOWED RELEASE= 36.90 CFS - 18.29 CFS + 7.15 CFS = 25.76 CFS
 Q10 ALLOWED RELEASE= 49.23 CFS - 24.40 CFS + 9.53 CFS = 34.36 CFS

OUTFALL NARRATIVE:

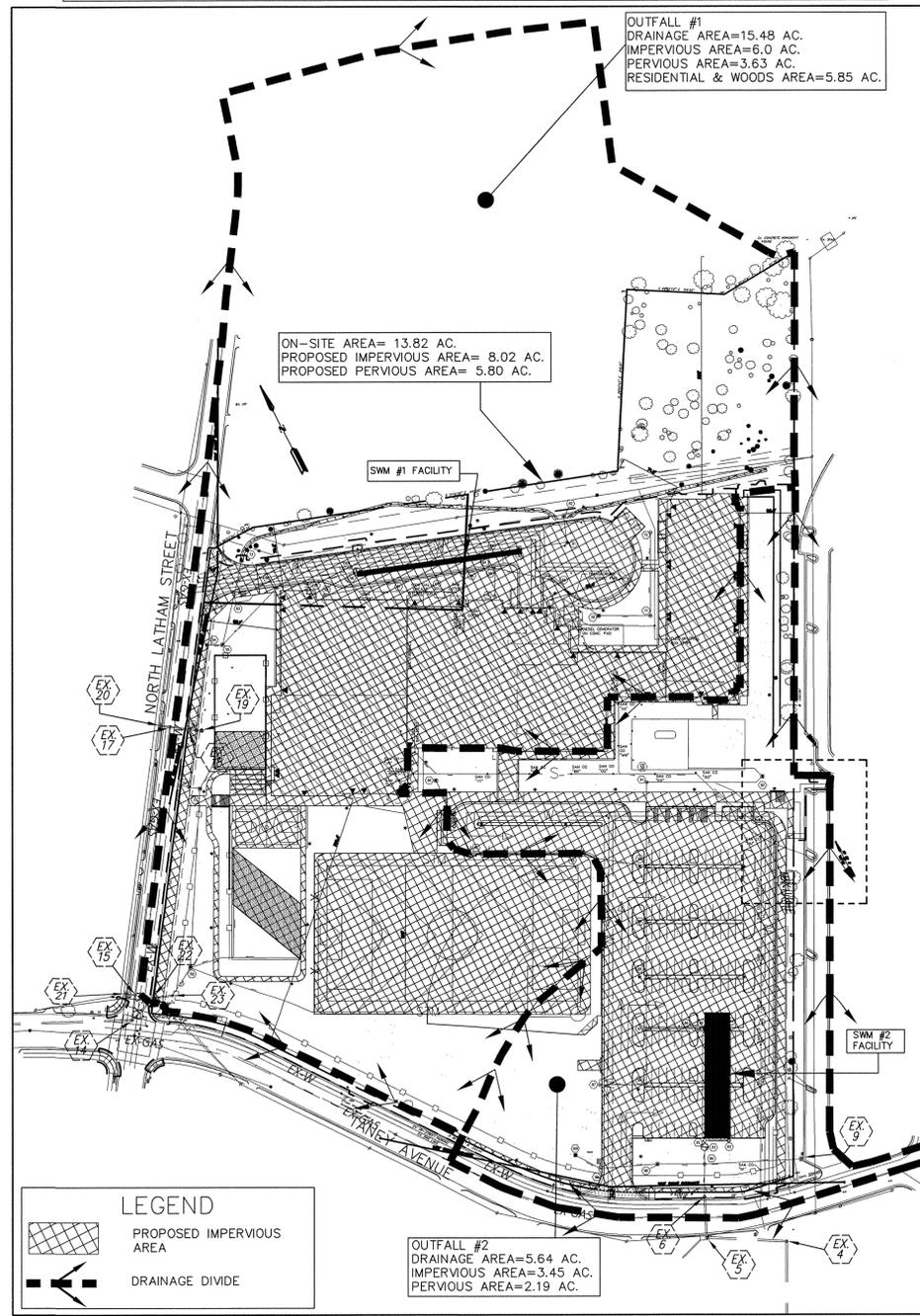
OUTFALL #1
 THIS OUTFALL DRAINS FROM NORTHEAST PROPERTY CORNER TO SOUTHWEST PROPERTY CORNER, PROPOSED ON-SITE GRATE INLETS AND AN EXISTING CONCRETE DITCH CAPTURES THE NORTHERN ON-SITE/OFF-SITE AREAS AND PROPOSED CURB AND GRATE INLETS CAPTURE RUNOFF FROM A PORTION OF THE PROPOSED BUILDING ROOF, BUS LOOP, AND GRASS AREA AND ARE DIRECTED INTO SWM #1 FACILITY. SWM #1 FACILITY DISCHARGES INTO A PROPOSED STORM SYSTEM THAT CONTINUES ON THE WEST SIDE OF THE BUILDING AND FLOWS SOUTH COLLECTING RUNOFF FROM THE PLAY AREAS AND SYNTHETIC TURF FIELD UNDERDRAINS AND CONNECTS INTO AN EXISTING STORM SYSTEM AT EXISTING STORM STRUCTURE #22, THE INTERSECTION OF NORTH LATHAM STREET AND TANEY AVENUE. THIS OUTFALL WILL BE ANALYZED AND WILL COMPLY WITH THE ENVIRONMENTAL MANAGEMENT ORDINANCE (ARTICLE XII OF THE CITY'S ZONING ORDINANCE) FOR CHANNEL AND FLOOD PROTECTION.

OUTFALL #2
 THIS OUTFALL DRAINS FROM NORTH TO SOUTH VIA PROPOSED ON-SITE GRATE AND CURB INLETS LOCATED IN GRASS AREA AND PARKING LOT THAT CAPTURE A PORTION OF THE PROPOSED BUILDING, SIDEWALKS, KISS-N-RIDE DROP OFF, AND PARKING LOT THAT ARE DIRECTED INTO SWM #2 FACILITY. SWM #2 FACILITY DISCHARGES INTO A PROPOSED STORM SYSTEM SOUTH OF THE SITE AND CONTINUES INTO EXISTING STORM STRUCTURE #6 IN TANEY AVENUE. THIS OUTFALL WILL BE ANALYZED AND WILL COMPLY WITH THE ENVIRONMENTAL MANAGEMENT ORDINANCE (ARTICLE XII OF THE CITY'S ZONING ORDINANCE) FOR CHANNEL AND FLOOD PROTECTION

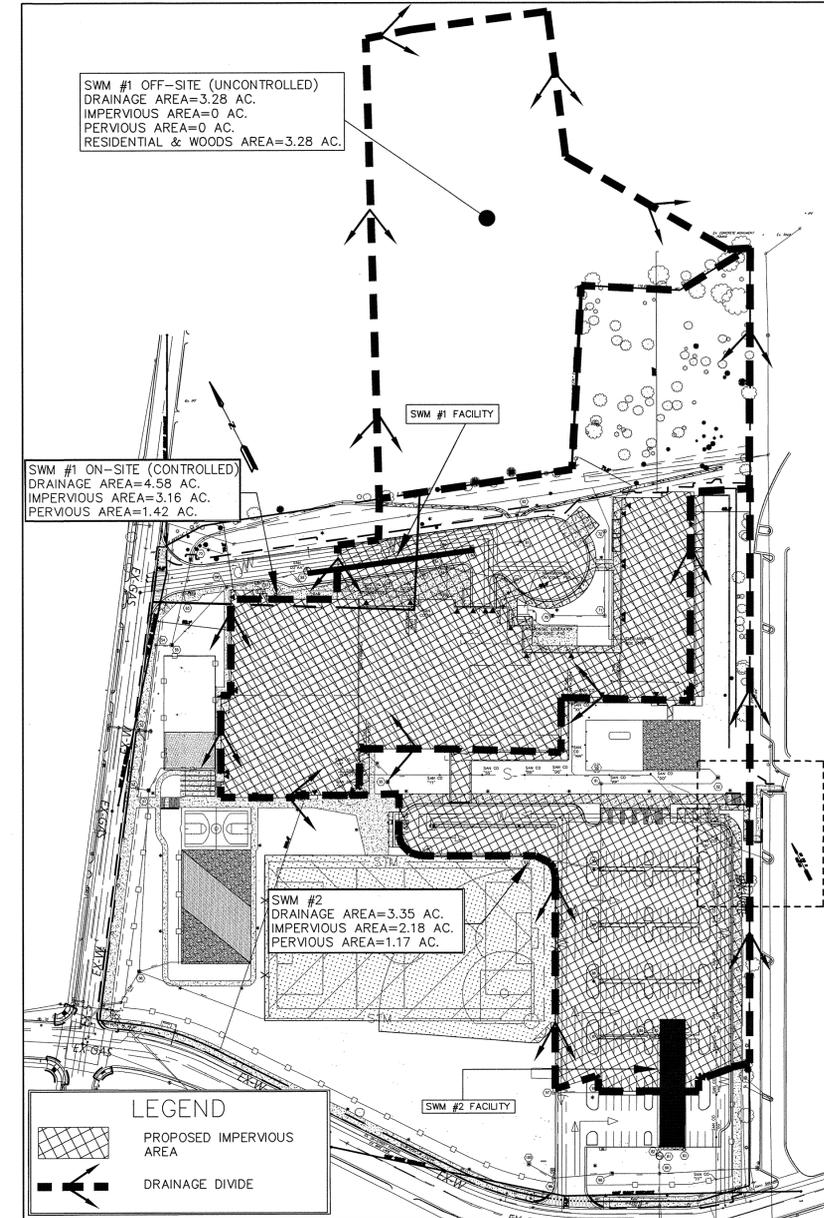
EXISTING IMPERVIOUS MAP
 SCALE: 1" = 100'



OUTFALL DRAINAGE AREA & PROPOSED IMPERVIOUS MAP
 SCALE: 1" = 100'



SWM DRAINAGE MAP
 SCALE: 1" = 100'



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 DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

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PATRICK HENRY PRE-K-8 SCHOOL & RECREATIONAL FACILITY
 4643 TANEY AVE, ALEXANDRIA, VA

STORMWATER MANAGEMENT AND ADEQUATE OUTFALL ANALYSIS

SCALE: 1" = 30'
 DRAWN: EC
 CHECKED: BH
 DATE: 02/25/16
 PROJECT NUMBER: 1619.0001
 DRAWING NUMBER: C15

I:\Pos\16190001 - Patrick Henry\Drawings\16190001\DWG\C15 SWM PLAN.dwg PLOTTED: Aug. 10, 2016

BMP NARRATIVE:

WATER QUALITY REQUIREMENTS WILL BE FULFILLED BY 9 ON-SITE BMP FACILITIES LOCATED WITHIN THEIR RESPECTIVE DRAINAGE AREAS. BMP FACILITIES #1, 2, 3, 4, 5, 8, AND 9 ARE PROPRIETARY BMPs THAT ARE HYDRODYNAMIC OR FILTERING MANUFACTURED DEVICES CONSISTING OF JELLYFISH, DOWNSTREAM DEFENDER, ISOLATOR ROW, FILTERRA, FILTERRA, DOWNSTREAM DEFENDER AND FILTERRA, RESPECTFULLY. BMP FACILITIES #6 AND #7 ARE NON-PROPRIETARY BMPs THAT ARE DRY SWALES (VA DEQ SWM DESIGN SPEC #10). PER THE VRRM SPREADSHEET BELOW, THE TOTAL LOAD (TP) REDUCTION REQUIRED IS 9.63 LB/YEAR. THE VRRM WATER QUALITY COMPLIANCE SITE RESULTS SHOW THAT THE TARGET TP REDUCTION EXCEEDED BY 0.21 LB/YEAR. PER ZONING ORDINANCE SECTION 13-109 AND 13-110 ALL IMPERVIOUS AREAS MUST BE TREATED FOR THE FIRST FLUSH (0.5") OR MUST PAY A FEE IN LIEU. DUE TO THE GRADING FOR THE WALKWAYS ALONG NORTH LATHAM STREET AND TANEY AVENUE AND PORTIONS OF THE VEHICLE ENTRANCES, 0.40 IMPERVIOUS ACRES (4.8% OF THE TOTAL SITE IMPERVIOUS) WILL NOT BE TREATED IN WHICH WE REQUEST A FEE IN LIEU ON THE FINAL SITE PLAN.

VIRGINIA RUNOFF REDUCTION METHOD(VRRM) SPREADSHEET SITE TAB

Project Name: Patrick Henry Pre-K - 8 School & Recreation Facility
 Date: 6/24/2016
 Linear Development Project? No

Site Information
 Post-Development Project (Treatment Volume and Loads)
 Enter Total Disturbed Area (acres) → 12.44
 Check: 2013 Draft Stds & Specs
 Linear project? No
 Land cover areas entered correctly?
 Total disturbed area entered?

Pre-Development Land Cover (acres)

A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, established forest/open space or enhanced				0.00
Managed Turf (acres) - disturbed, graded for walkways or other site use	8.44			8.44
Impervious Cover (acres)			4.00	4.00
				12.44

Post-Development Land Cover (acres)

A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, established forest/open space or enhanced				0.00
Managed Turf (acres) - disturbed, graded for walkways or other site use	4.22			4.22
Impervious Cover (acres)			8.22	8.22
Area Check	OK	OK	OK	OK

Constants

Annual Rainfall (inches)	63
Target Rainfall Excess (inches)	1.00
Total Phosphorus (TP) (mg/L)	0.25
Total Nitrogen (TN) (mg/L)	3.85
Target TP Load (lb/yr)	9.63
T (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.00	0.00	0.04	0.05
Managed Turf	0.15	0.20	0.32	0.35
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY - PRE-REDEVELOPMENT

Pre-Development	Listed	Adjusted
Forest/Open Space (acres)	0.00	0.00
Managed Turf (acres)	8.44	4.22
Impervious Cover (acres)	4.00	4.00
Total Site Area (acres)	12.44	8.22
Site Rv	0.48	0.59

Treatment Volume and Nutrient Load

Pre-Development Treatment Volume (acre-ft)	0.4925
Post-Development Treatment Volume (acre-ft)	0.4046
Pre-Development TP Load (lb/yr)	13.48
Post-Development TP Load (lb/yr)	11.07
TP Load Reduction (lb/yr)	2.41

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	9.63
------------------------------------	------

Nitrogen Loads (Informational Purposes Only)

Pre-Development TN Load (lb/yr)	96.43
Post-Development TN Load (lb/yr)	144.62

VIRGINIA RUNOFF REDUCTION METHOD(VRRM) SPREADSHEET WATER QUALITY COMPLIANCE TAB

Site Results (Water Quality Compliance)

Area Checks	D.A. A *	D.A. B *	D.A. C *	D.A. D *	D.A. E *	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER (ac)	3.03	2.17	0.56	1.92	0.14	OK
IMPERVIOUS COVER TREATED (ac)	3.03	2.17	0.56	1.92	0.14	OK
MANAGED TURF AREA (ac)	0.18	1.18	0.02	1.42	0.33	OK
MANAGED TURF AREA TREATED (ac)	0.18	1.18	0.02	1.42	0.33	OK

Site Treatment Volume (ft³) 32,176

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)	0	0	0	3,364	0	3,364
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	6.67	5.37	3.22	4.97	0.49	20.72
TP LOAD REDUCTION ACHIEVED (lb/yr)	3.33	3.22	0.61	2.58	0.10	9.84
TP LOAD REMAINING (lb/yr)	3.34	2.15	0.61	2.39	0.39	8.89

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	20.72
TP LOAD REDUCTION REQUIRED (lb/yr)	9.63
TP LOAD REDUCTION ACHIEVED (lb/yr)	9.84
TP LOAD REMAINING (lb/yr)	10.37

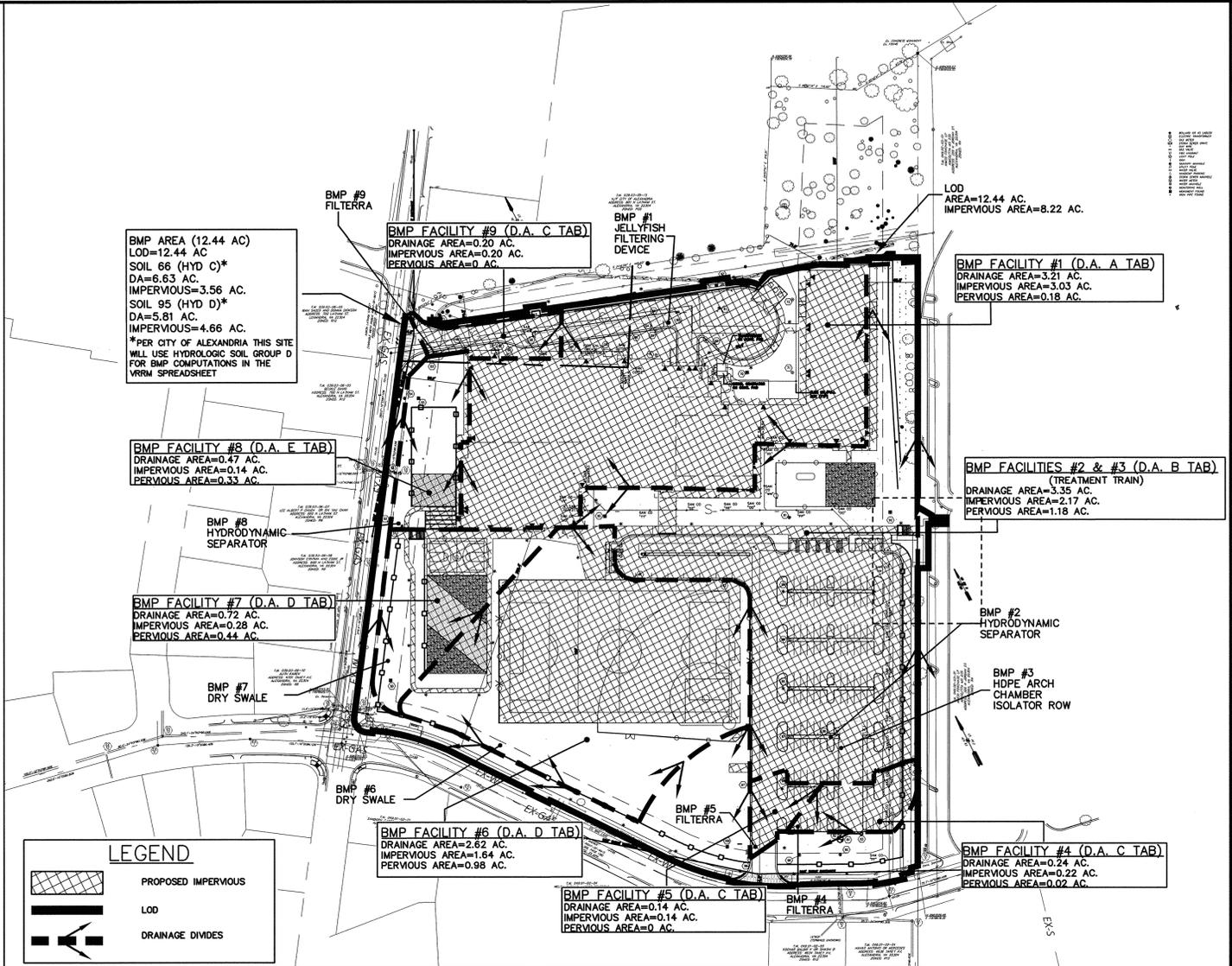
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr) 0.40
 ** TARGET TP REDUCTION EXCEEDED BY 0.21 LB/YEAR **

Total Nitrogen (For Informational Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	144.62
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	19.53
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	125.09

LEGEND*

- BMP FACILITY #1 = D.A. A TAB
- BMP FACILITY #2 & #3 = D.A. B TAB
- BMP FACILITY #4 & #5 & #9 = D.A. C TAB
- BMP FACILITY #6 & #7 = D.A. D TAB
- BMP FACILITY #8 = D.A. E TAB



IMPERVIOUS AND WATER TREATMENT TABLE

Project Description	Impervious (acres)	Pervious (acres)	Total (acres)
Drainage Area	8.02	5.8	13.82
Site Area	7.82	3.13	10.95
On-Site Treated	0	0	0
Off-Site Treated	0	0	0
Total Treated	7.82	3.13	10.95
Any On-Site Disconnected by Vegetated Buffer (25 ft)	0	0	0
Total On-Site Treated or Disconnected	7.82	3.13	10.95

Water Treatment on site

BMP Type	Area Treated by BMP (acres)	Impervious area treated by BMP (acres)	BMP efficiency (%)
BMP #1 JELLYFISH FILTERING DEVICE	3.21	3.03	50
BMP #2 HYDRODYNAMIC SEPARATOR	3.35	2.17	20
BMP #3 HOPE ARCH CHAMBER ISOLATOR ROW	3.35	2.17	50
BMP #4 FILTERRA	0.24	0.22	50
BMP #5 FILTERRA	0.14	0.14	50
BMP #6 DRY SWALE	2.62	1.64	20
BMP #7 DRY SWALE	0.72	0.28	20
BMP #8 HYDRODYNAMIC SEPARATOR	0.47	0.14	20
BMP #9 FILTERRA	0.20	0.20	50

Miscellaneous

Total WQV treated: yes, no
 Detention on site: yes, no
 Project is within which watershed? HOLMES RUN
 Project discharges to which body of water? HOLMES RUN

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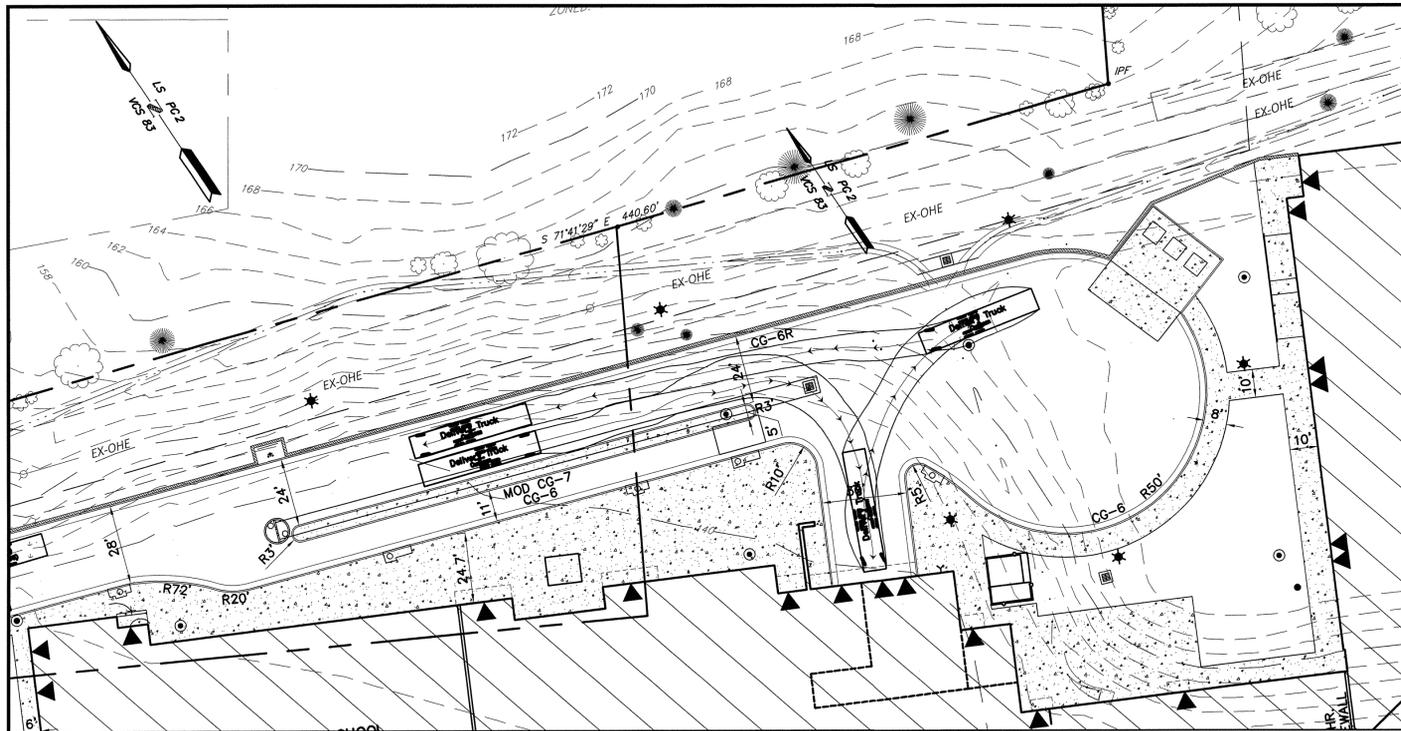
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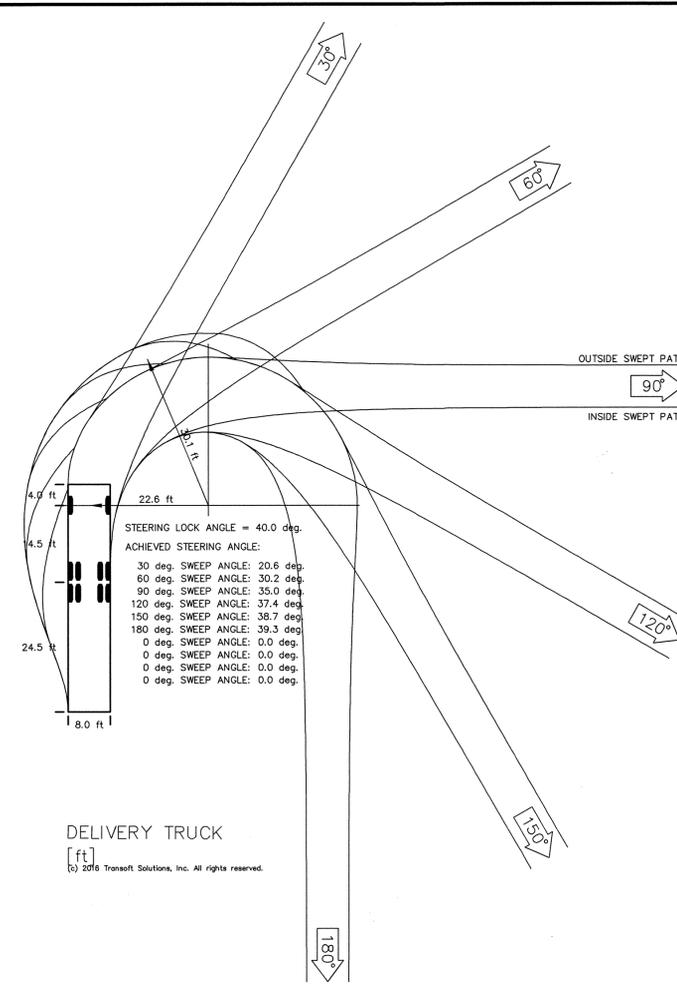
SHAWN P. BENJAMINSON
 Lic. No. 036633
 PROFESSIONAL ENGINEER

PATRICK HENRY PRE-K-8 SCHOOL & RECREATIONAL FACILITY
 4643 TANEY AVE, ALEXANDRIA, VA
 BEST MANAGEMENT PRACTICES

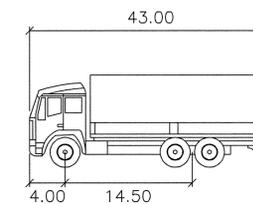
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 CHECKED BY: EC
 DATE: 02/25/16
 PROJECT NUMBER: 1619.0001
 DRAWING NUMBER: C16



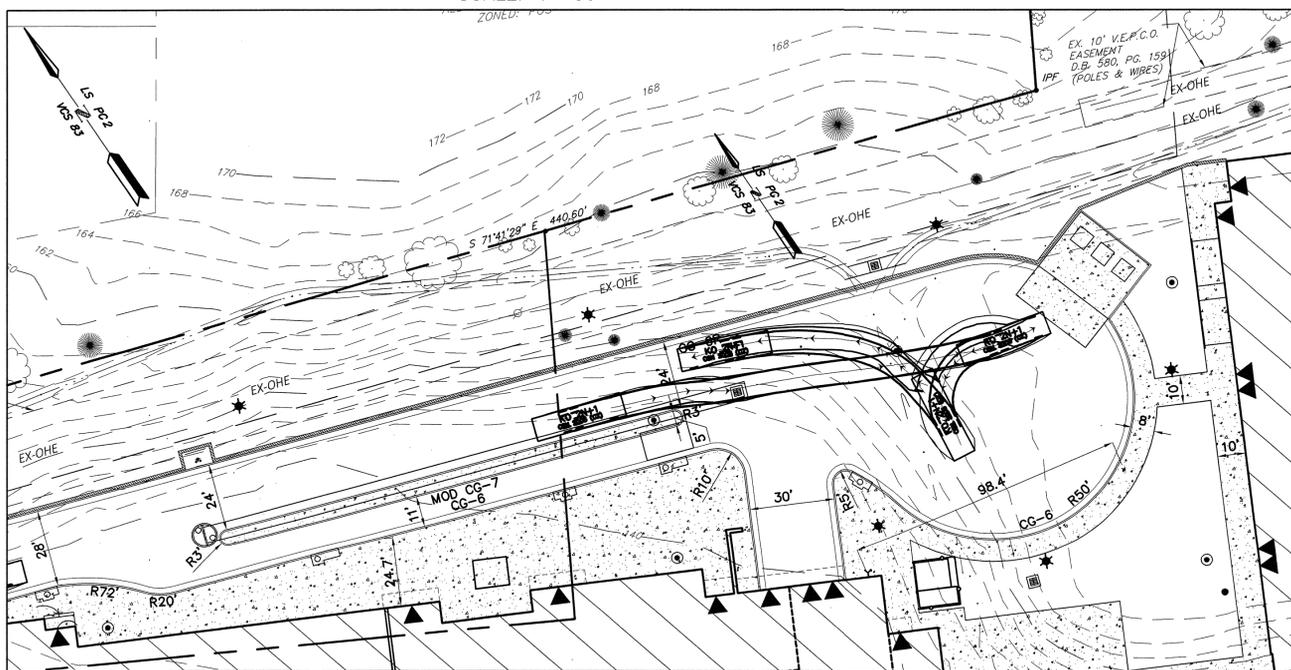
LOADING DOCK TURNING TEMPLATE
SCALE: 1"=30'



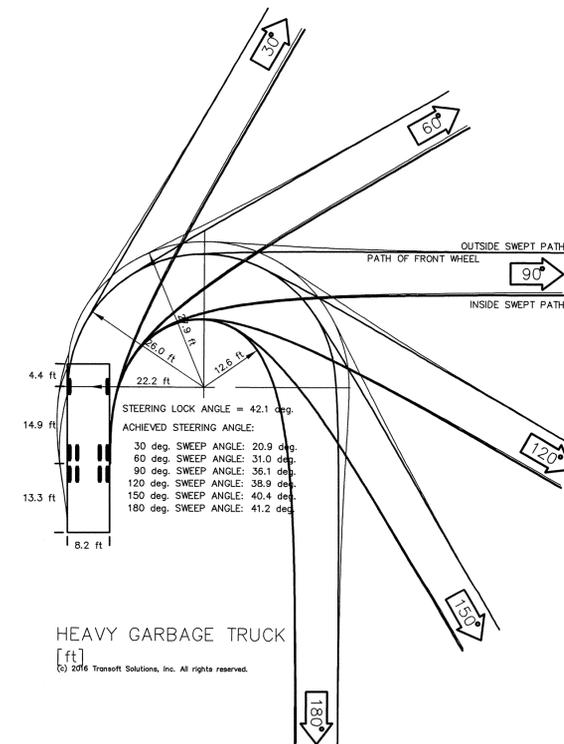
DELIVERY TRUCK
[ft]
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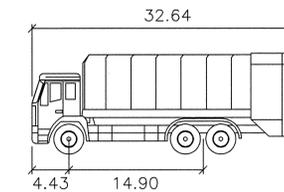
Delivery Truck
feet
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Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 40.0



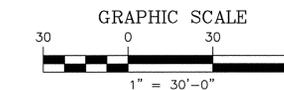
TRASH PICKUP TURNING TEMPLATE
SCALE: 1"=30'



HEAVY GARBAGE TRUCK
[ft]
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HEAVY GARBAGE TRUCK
feet
Width : 8.20
Track : 8.20
Lock to Lock Time : 6.0
Steering Angle : 42.1



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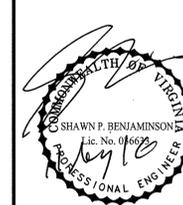
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& RECREATIONAL FACILITY
4643 TANEY AVE, ALEXANDRIA, VA
LOADING DOCK & TRASH PICKUP
TRUCK TURNING TEMPLATES

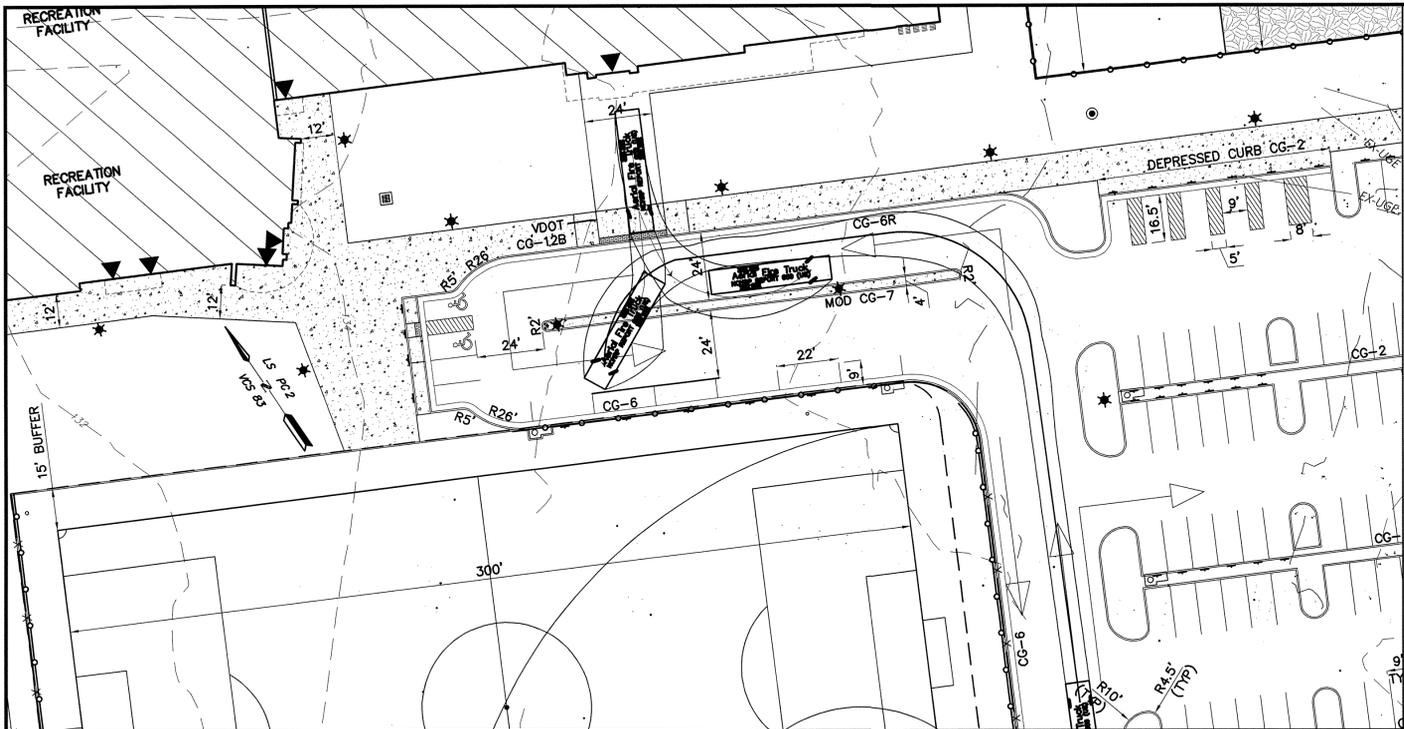
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DRAWN: EC	CHECKED: BT	CH:	BT:



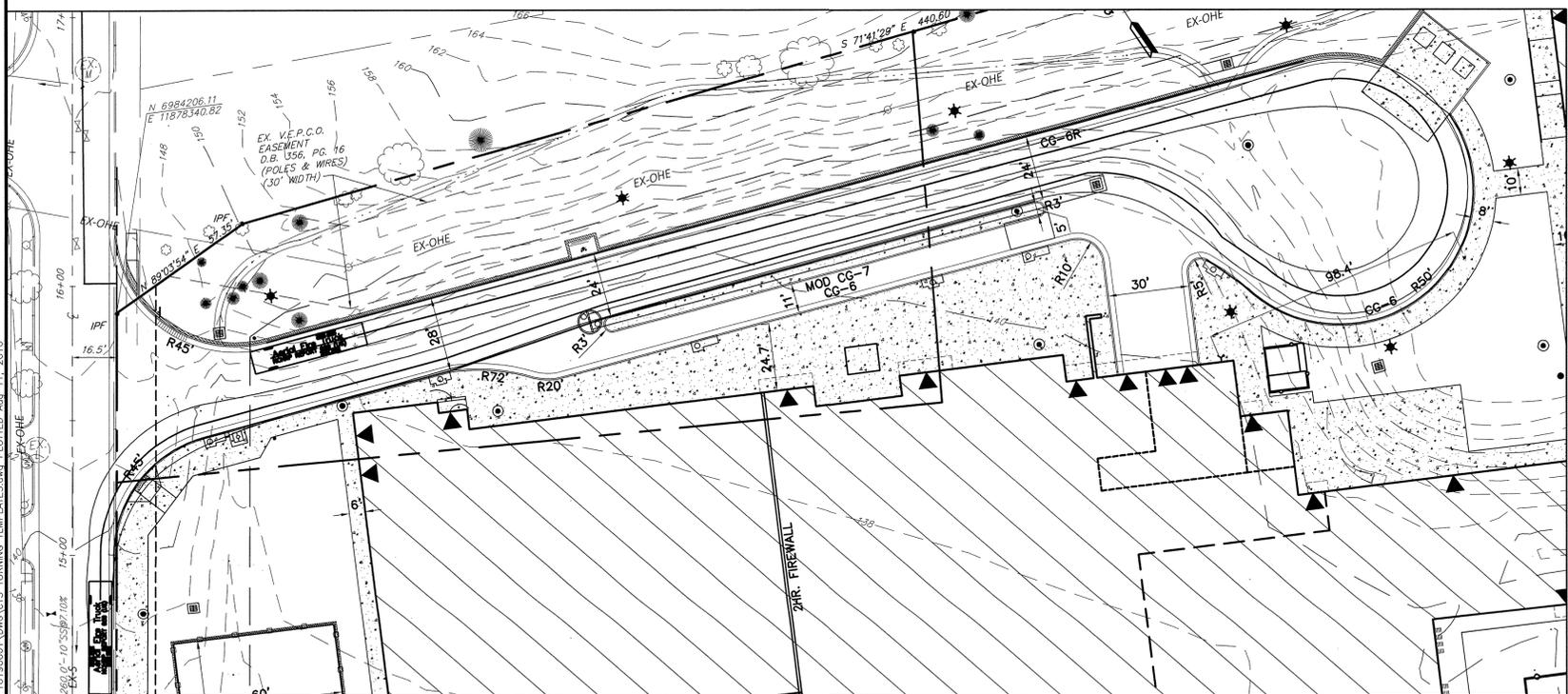
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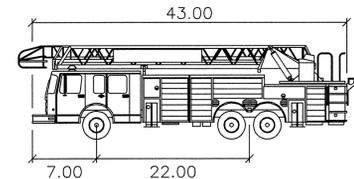
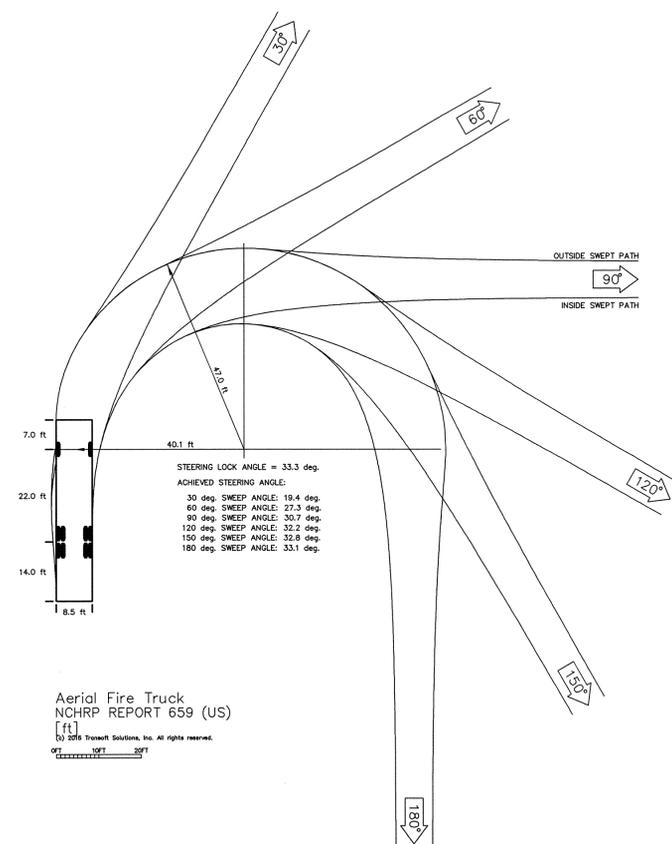
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FIRE TRUCK TURNING TEMPLATE
SCALE: 1"=30'

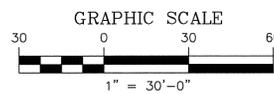


FIRE TRUCK TURNING TEMPLATE
SCALE: 1"=30'



Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3



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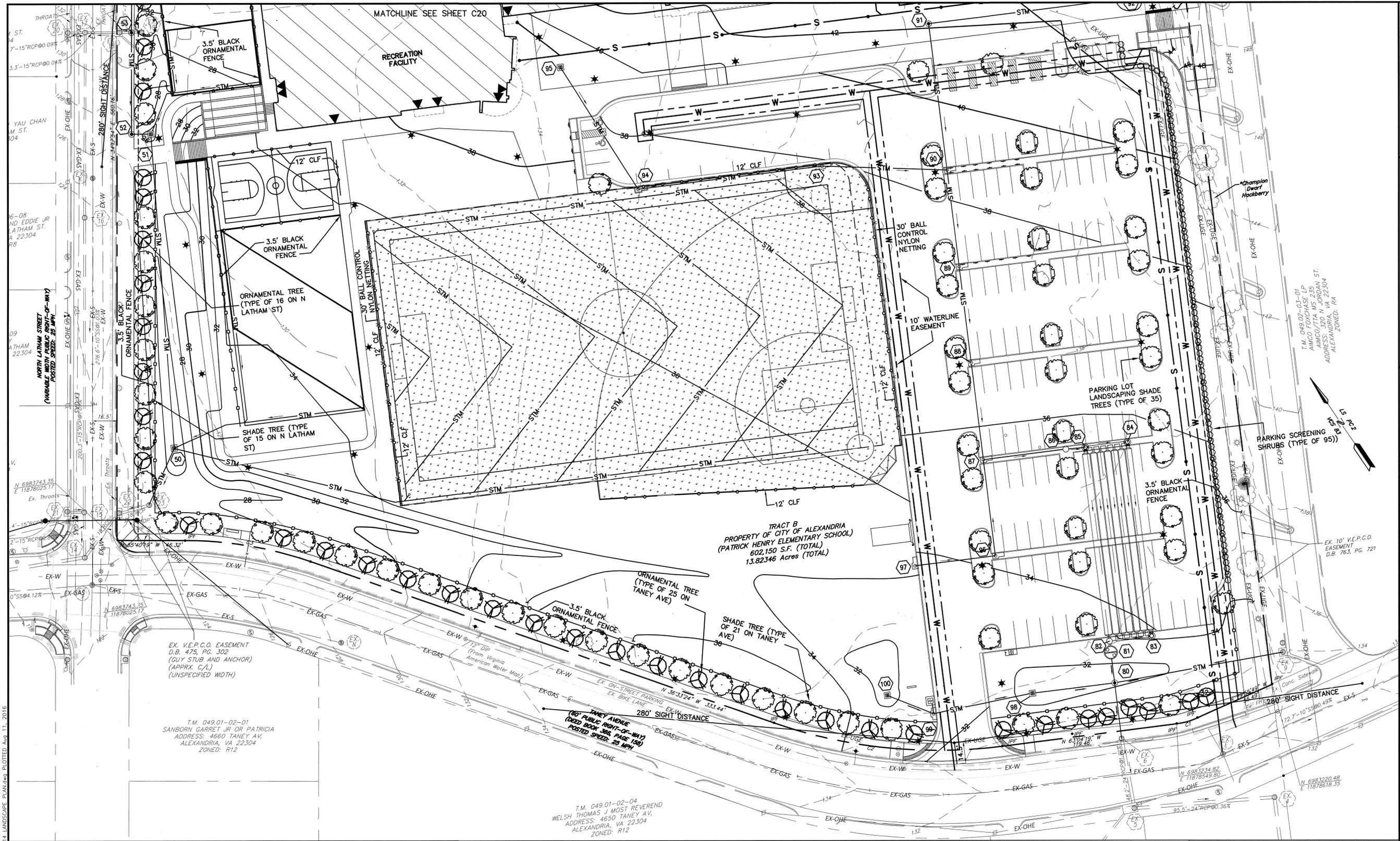
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 A:\Pos\16190001 - Patrick Henry\Drawings\16190001\DWG\C19 TURNING TEMPLATES.dwg PLOTTED Aug 11, 2016



A:\pos\16190001 - Patrick Henry\Drawings\16190001\DWG\C14 LANDSCAPE PLAN.dwg PLOTTED Aug 11, 2016

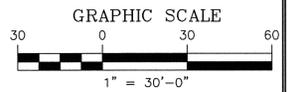
EX. V.E.P.C.O. EASEMENT
 D.B. 475, PG. 302
 (GUY STUB AND ANCHOR)
 (APPRX. C/L)
 (UNSPECIFIED WIDTH)

T.M. 049.01-02-01
 SANBORN GARRET JR OR PATRICIA
 ADDRESS: 4660 TANEY AV.
 ALEXANDRIA, VA 22304
 ZONED: R12

T.M. 049.01-02-04
 WELSH THOMAS J MOST REVEREND
 ADDRESS: 4650 TANEY AV.
 ALEXANDRIA, VA 22304
 ZONED: R12

TRACT B
 PROPERTY OF CITY OF ALEXANDRIA
 (PATRICK HENRY ELEMENTARY SCHOOL)
 602,150 S.F. (TOTAL)
 13.82346 Acres (TOTAL)

T.M. 049.02-03-01
 AMICO FOXCHASE LP
 ADDRESS: 320 N JOHNSAN ST.
 ALEXANDRIA, VA 22304
 ZONED: RA



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LANDSCAPE PLAN - 2



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Philips Gardco StanderForm luminaires combine LED performance excellence and advanced LED thermal management technology with a classic styling to provide outdoor area lighting that is both energy efficient and aesthetically pleasing. StanderForm is defined by its high performance, sleek low profile design and rugged construction. The advanced LED optical systems provide IES Type 1, 2, 3, 4 and 5 distributions. Surge protection included with all StanderForm luminaires.



Philips Gardco EcoForm LED luminaire combines economy with performance. Capable of delivering up to 20,000 lumens or more in a compact, low profile housing, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need for additional fixture mounting castings. Integral control systems, including motion response and wireless controls are available for further energy savings during off peak hours.

Symbol	Qty	Label	Arrangement	Manufacturer	Description	Av. Watts	Lum. Watts	Lum. Lumens	LPF	RUG Rating
1	16	SA	BACK WASH	PHILIPS GARDCO	EF-1-100A-483A-NW @ 2'	136.2	136.2	15188	0.850	84-100-G2
2	16	SB	SINGLE	PHILIPS GARDCO	EF-1-100A-483A-NW @ 2'	136.1	136.1	15188	0.850	84-100-G2
3	6	SC	SINGLE	PHILIPS GARDCO	EF-1-100A-483A-NW @ 2'	136.3	136.3	15188	0.850	84-100-G2
4	17	PA	POST TOP	PHILIPS GARDCO	SFRP-2BL-550A-483S-NW @ 1.5'	12.4	12.4	1503	0.850	83-100-G2

Calculation Summary	Area	Area	Area	Area	Area	Area	Area	Area	Area
Lot	0.04	3.8	0.0	N.A.	N.A.	Remainder	FC	10	0
Parking Lot	1.61	3.80	0.70	2.30	1.43	Remainder	FC	10	182
Upper Drive	1.28	2.90	0.60	2.13	4.83	Remainder	FC	10	213

Ordering guide

Part	Quantity	Part	Quantity	Part	Quantity
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7	1	8	1	9	1
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298	1	299	1	300	1

Ordering guide

Part	Quantity	Part	Quantity	Part	Quantity
1	1	2	1	3	1
4	1	5	1	6	1
7	1	8	1	9	1
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- LEGEND**
- ADMINISTRATION
 - ADMINISTRATION/HEALTH
 - BUILDING SUPPORT SPACES
 - CIRCULATION
 - CORE ACADEMIC
 - MEP
 - RECREATION CENTER
 - SHARED SPACES
 - SPECIALTY AREAS

OVERALL FIRST FLOOR PLAN
1" = 20'-0"

PROGRESS
PRINT NOT FOR
CONSTRUCTION

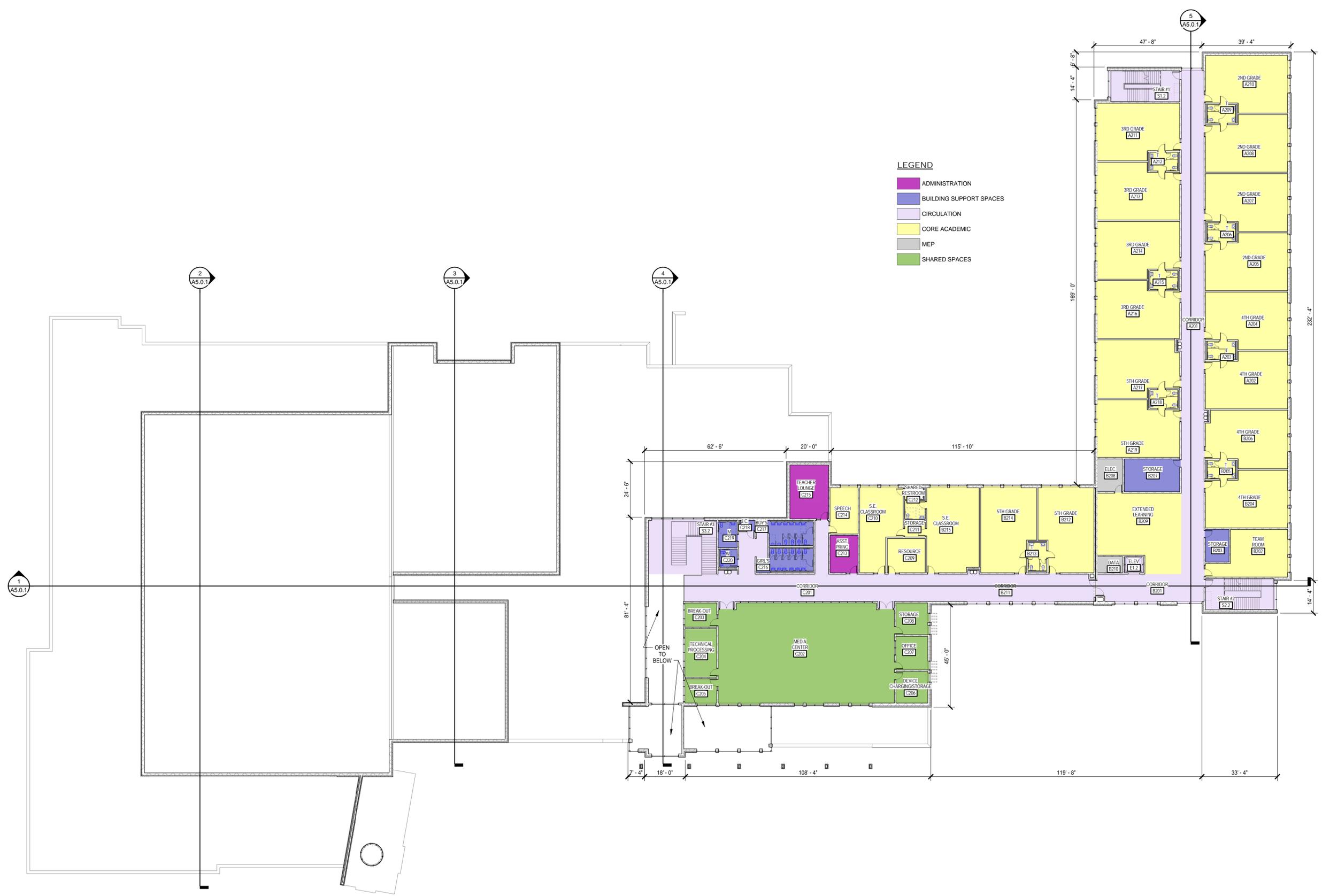
PATRICK HENRY PRE-K - 8 & REC CENTER

COMPLETENESS SUBMISSION
ALEXANDRIA CITY PUBLIC SCHOOL
4643 TANEY AVENUE, ALEXANDRIA, VA 22304

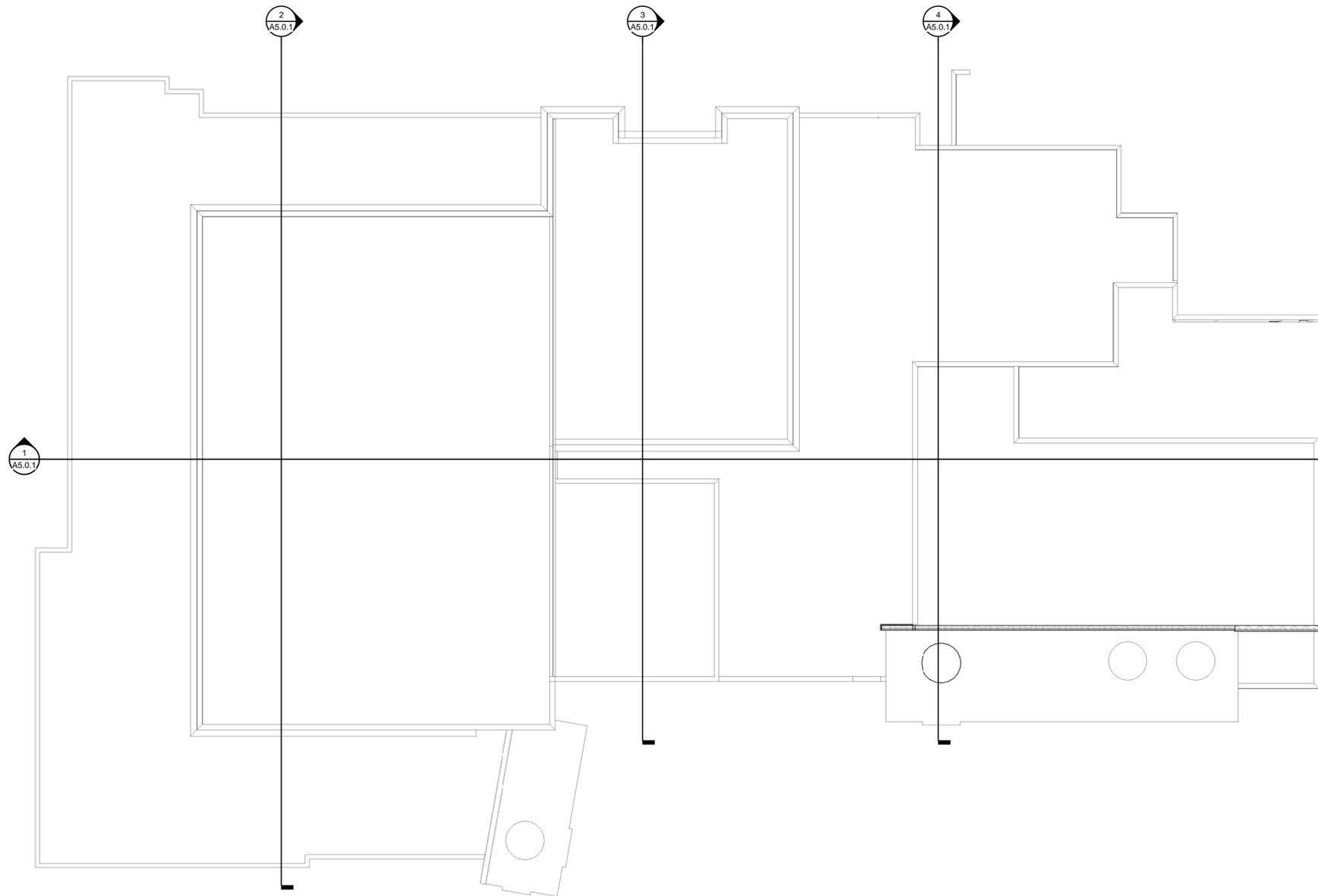
PROGRESS
 PRINT NOT FOR
 CONSTRUCTION

PATRICK HENRY PRE-K - 8 & REC CENTER

COMPLETENESS SUBMISSION
 ALEXANDRIA CITY PUBLIC SCHOOL
 4643 TANEY AVENUE, ALEXANDRIA, VA 22304



OVERALL SECOND FLOOR PLAN
 1" = 20'-0"



- LEGEND**
- ADMINISTRATION
 - BUILDING SUPPORT SPACES
 - CIRCULATION
 - CORE ACADEMIC
 - MEP



OVERALL THIRD FLOOR PLAN
1" = 20'-0"

PROGRESS
PRINT NOT FOR
CONSTRUCTION



OVERALL FRONT ELEVATION

SCALE: 1" = 20'-0"



OVERALL LEFT SIDE ELEVATION

SCALE: 1" = 20'-0"



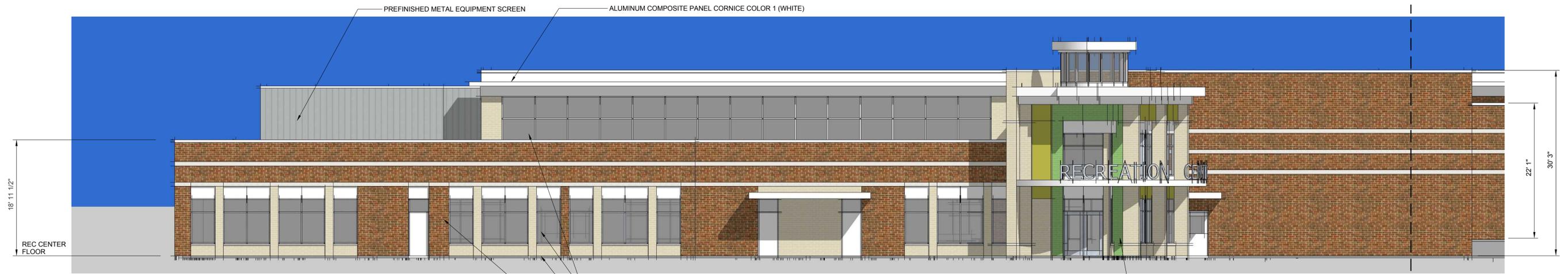
OVERALL REAR ELEVATION

SCALE: 1" = 20'-0"



OVERALL RIGHT SIDE ELEVATION

SCALE: 1" = 20'-0"



PARTIAL FRONT ELEVATION A
SCALE: 1/8" = 1'-0"



PARTIAL FRONT ELEVATION B
SCALE: 1/8" = 1'-0"



PARTIAL FRONT ELEVATION C
SCALE: 1/8" = 1'-0"



PARTIAL LEFT SIDE ELEVATION A
SCALE: 1/8" = 1'-0"

MATCHLINE
REFER TO
PARTIAL
LEFT SIDE
ELEVATION A



PARTIAL LEFT SIDE ELEVATION B
SCALE: 1/8" = 1'-0"



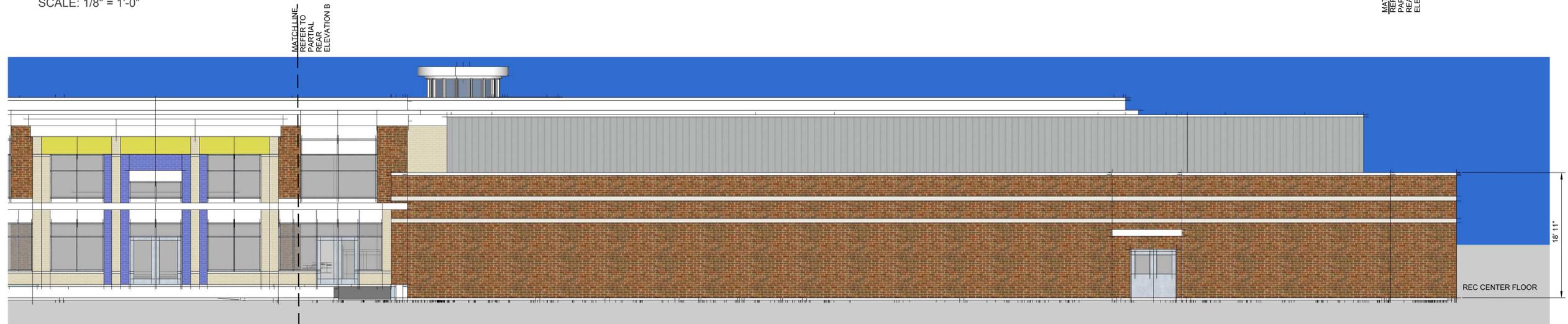
PARTIAL REAR ELEVATION A

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



PARTIAL REAR ELEVATION B

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



PARTIAL REAR ELEVATION C

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



PARTIAL RIGHT SIDE ELEVATION A

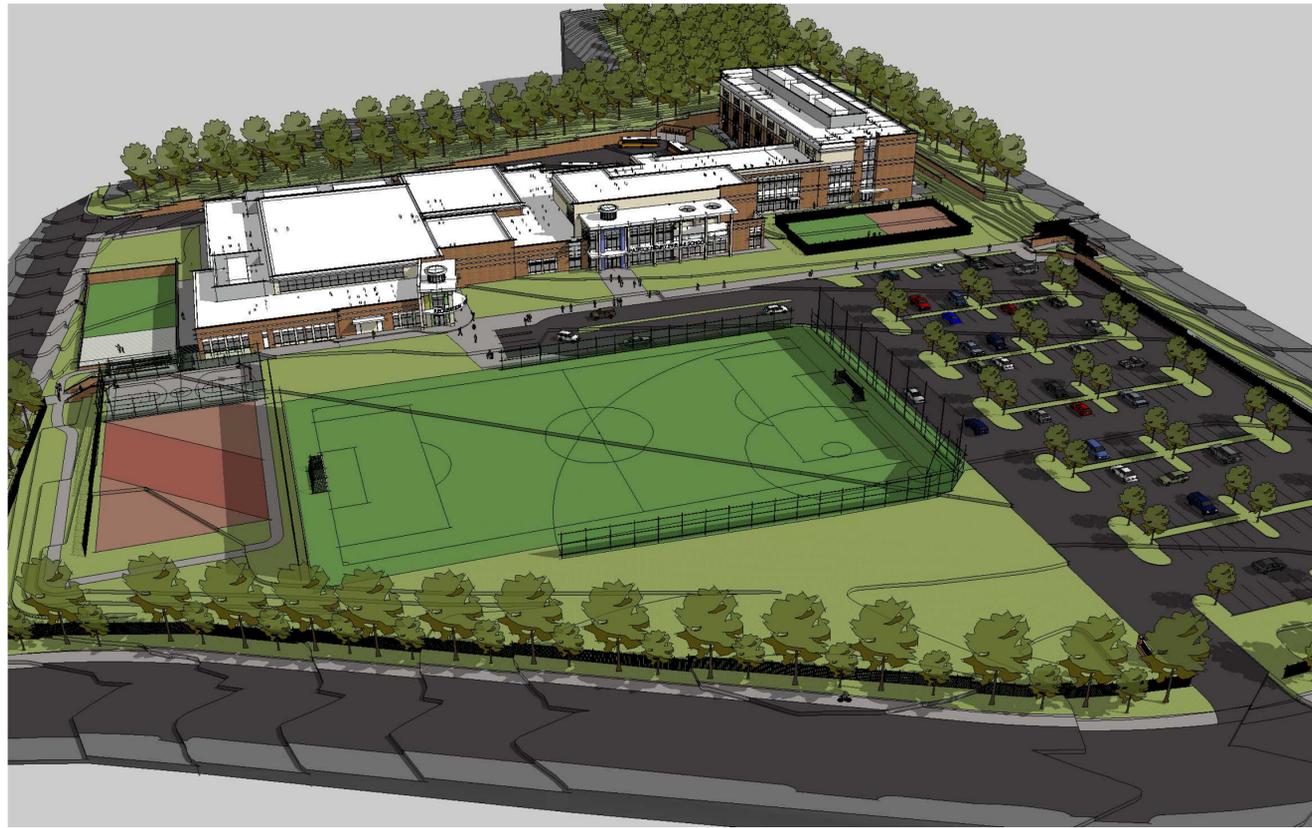
SCALE: 1/8" = 1'-0"

MATCHLINE
REFER TO
PARTIAL
RIGHT SIDE
ELEVATION A



PARTIAL RIGHT SIDE ELEVATION B

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



TANEY AVENUE AERIAL 1



TANEY AVENUE AERIAL 2



ACADEMIC WING AERIAL



BUS LOOP AERIAL



BUILDING ENTRIES VIEW



ENTRY DRIVE VIEW



NORTH LATHAM STREET VIEW



BUS LOOP VIEW



RECREATION CENTER ENTRY



SCHOOL ENTRY

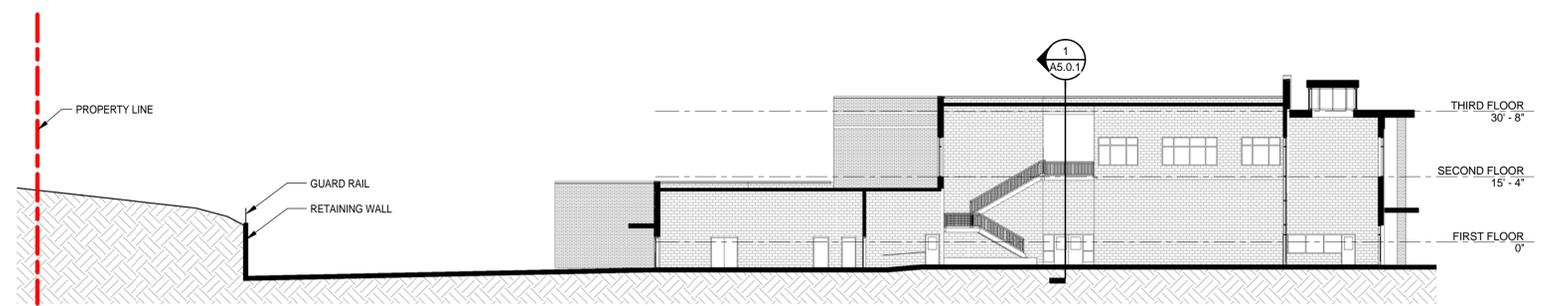


RECREATION CENTER ENTRY 2

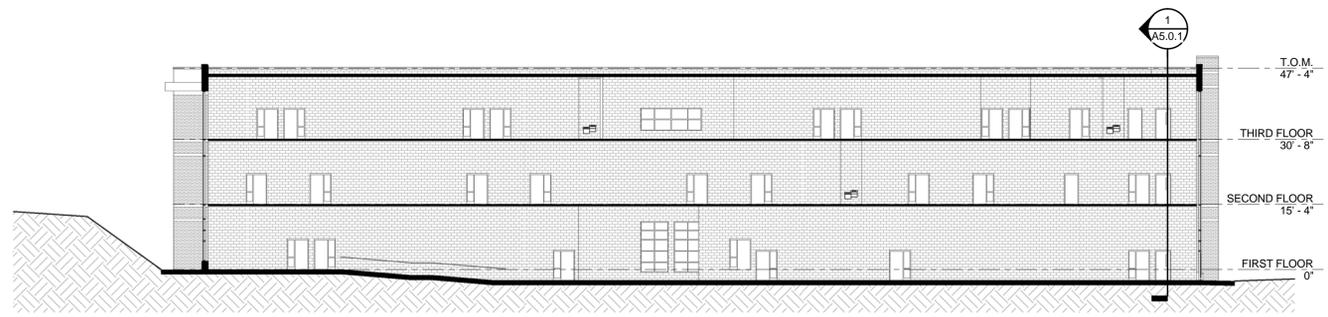


SCHOOL ENTRY 2

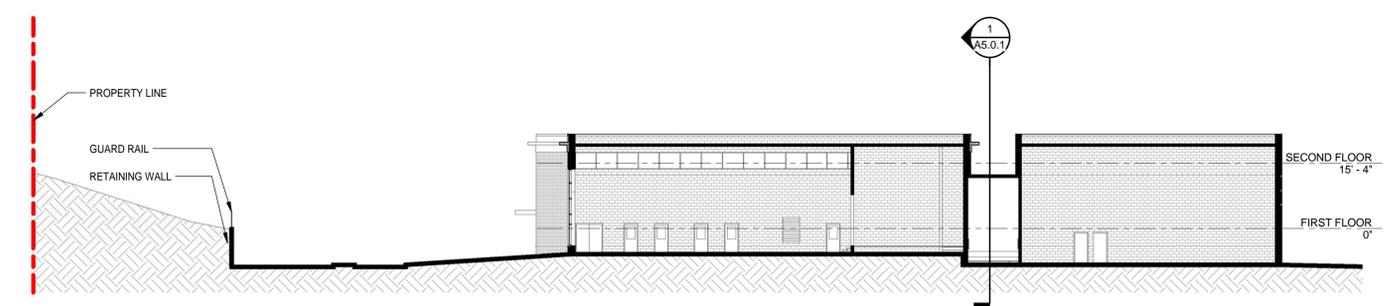
PROGRESS
 PRINT NOT FOR
 CONSTRUCTION



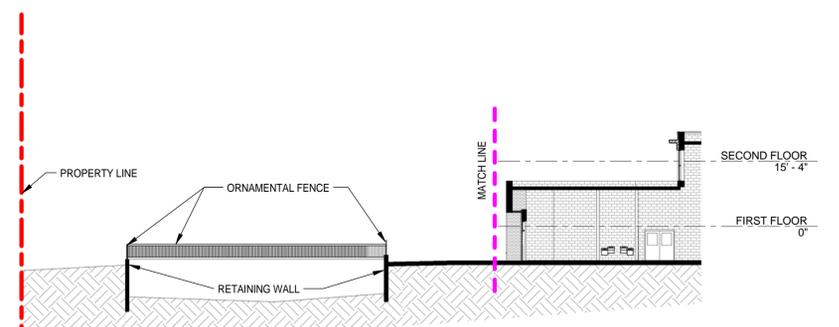
4 BUILDING SECTION THROUGH ADMIN
 A1.1|A5.0.1 1" = 20'-0"



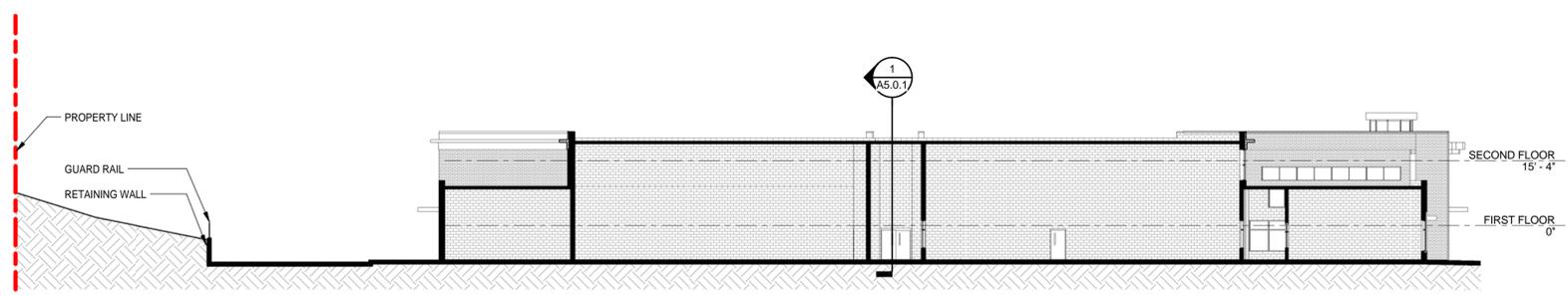
5 BUILDING SECTION THROUGH ACADEMIC WING
 A1.1|A5.0.1 1" = 20'-0"



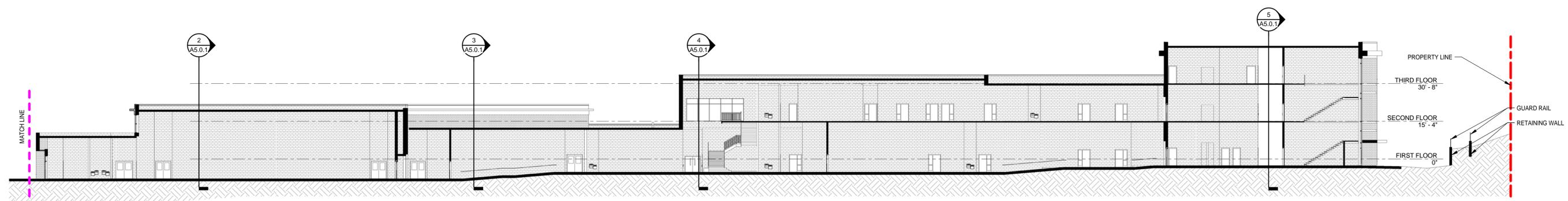
3 BUILDING SECTION THROUGH STAGE
 A1.1|A5.0.1 1" = 20'-0"



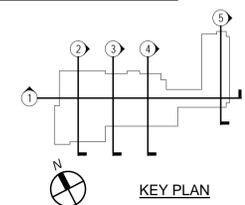
1 BUILDING SECTION THROUGH MAIN CORRIDOR (CONT.)
 A1.1|A5.0.1 1" = 20'-0"



2 BUILDING SECTION THROUGH GYM
 A1.1|A5.0.1 1" = 20'-0"



1 BUILDING SECTION THROUGH MAIN CORRIDOR
 A1.1|A5.0.1 1" = 20'-0"



KEY PLAN