RESERVED FOR BUILDING DEPARTMENT USE

WILSON SCHOOL

NOT FOR CONSTRUCTION

COVER

G000.1

For Reference Only - Not For Construction

SITE TABULATIONS:

ZONING: S-3A SPECIAL DISTRICTS

SITE AREA (EXISTING):
TOTAL AREA OF THE SITE = 2.6 AC OR 113,256 SF

PROPOSED DEDICATION = 0.36 AC OR 15,780 SF
PROPOSED VACATION = 0.08 AC OR 3,392 SF

SITE AREA (POST DEDICATION/VACATION):
TOTAL AREA OF THE SITE = 2.36 AC OR 102,835 SF

HEIGHT LIMIT:
MAXIMUM HEIGHT PER ARLINGTON COUNTY ZONING, SECTION 4.2.3.D.2, SEEKING WRAPS
EXCEPTION: HEIGHT NOT TO EXCEED 175'
ACTUAL HEIGHT (HEIGHT ABOVE AVERAGE GRADE) = 76.33'

AREA REQUIREMENTS:
LOT AREA = 102,835 SF*
LOT WIDTH = 290 FT.*
*POST VACATION/DEDICATION

COVERAGE REQUIREMENTS:
BUILDING FOOTPRINT AREA = 47,621 SF
PARKING/TRAVEL AREA = 1,734 SF
TOTAL AREA = 49,355 SF
PERCENT OF COVERAGE = 49,355 / 102,835 * 100 = 48%*
*POST VACATION/DEDICATION

EXISTING IMPERVIOUS AREA CALCULATIONS:
EXISTING SCHOOL BUILDING FOOTPRINT = 13,052 SF
EXISTING BUS DROP OFF, PARKING LOTS AND TRAVEL WAYS = 18,700 SF
EXISTING SIDEWALKS/PLAY AREAS = 11,410 SF
TOTAL EXISTING IMPERVIOUS AREA = 43,162 SF

PROPOSED IMPERVIOUS AREA CALCULATIONS:
PROPOSED SCHOOL BUILDING FOOTPRINT = 47,621 SF
SERVICE DRIVEWAY = 1,297 SF
GARAGE ENTRANCE = 437 SF
SIDEWALK = 9,395 SF
TOTAL PROPOSED IMPERVIOUS AREA = 59,050 SF

AVERAGE GRADE AT PROPOSED PROPERTY LINE = 176.17'

PARKING TABULATIONS:

SCHOOL PARKING REQUIREMENT:
MIDDLE SCHOOLS: 1 SPACE PER 7.5 STUDENTS
SCHOOL ENROLLMENT: 275 STUDENTS/7.5 STUDENTS X 1 SPACE = 37 SPACES
HIGH SCHOOL: 1 SPACE PER 10 STUDENTS
SCHOOL ENROLLMENT: 500 STUDENTS/10 STUDENTS X 1 SPACE = 50 SPACES
VISITOR PARKING*: 275 STUDENTS/40 STUDENTS X 1 SPACE = 7 SPACES
SUBTOTAL: 94 SPACES

ASSEMBLY SPACE PARKING:
MAIN GYMNASIUM: 1 SPACE/50 SQ. FT. X 8,000 SQ. FT. = 160 SPACES
AUDITORIUM THEATER: 1 SPACE/10 SEATS X 400 SEATS = 40 SPACES
BLACK BOX ARENA: 1 SPACE/50 SQ. FT. X 1,200 SQ. FT. = 24 SPACES
GYM/MULTIPURPOSE ROOM: 1 SPACE/50 SQ. FT. X 3,000 SQ. FT. = 60 SPACES
ASSEMBLY SPACE SUBTOTAL: 284 SPACES

STAFF PARKING:
STAFF MEMBERS: 141 STAFF
PERSONAL VEHICLE: 55% X 141 STAFF = 78 SPACES
CARPOOL VEHICLE**: 8% X 141 STAFF = 6 SPACES
VISITORS: 8 VISITORS
PERSONAL VEHICLE: 75% X 8 VISITORS = 6 SPACES
STAFF SUBTOTAL: 90 SPACES

TOTAL PARKING REQUIRED: 468 SPACES
TOTAL PARKING PROVIDED: 92 SPACES

*ZONING ORDINANCE DOES NOT INCLUDE A REQUIREMENT FOR VISITORS FOR HIGH SCHOOLS
**ASSUMES EACH CARPOOL HAS TWO (2) STAFF

HANDICAPPED SPACES REQUIRED = 4 HANDICAPPED SPACES
HANDICAPPED SPACES PROVIDED = 5 HANDICAPPED SPACES
HANDICAPPED VAN SPACES REQUIRED = 1 HANDICAPPED SPACES
HANDICAPPED VAN SPACES PROVIDED = 1 HANDICAPPED SPACES

BICYCLE PARKING:

PROPOSED CLASS I SECURED BICYCLE PARKING: 10 SPACES
PROPOSED CLASS 2 BICYCLE PARKING: 50 SPACES
TOTAL BICYCLE PARKING: 60 SPACES

STORM SEWER AS-BUILT

STRUCTURE No.		ELEVATION	DESCRIPTION
4489	TOP	155.87	RIM (MANHOLE)
	INVERT IN	152.25	18" RCP (FROM #16)
	INVERT OUT	151.87	18" RCP (TO NORTH)
4735	TOP	168.05	CURB INLET
	INVERT OUT	164.87	15" RCP (TO #16)
26046	TOP	169.39	RIM (GRATE)
	INVERT IN	167.22	8" RCP (FROM #20)
	INVERT IN	166.79	10" RCP (FROM EAST)
	INVERT IN	166.75	15" RCP (FROM #13)
	INVERT OUT	166.66	15" RCP (TO #14)
26047	TOP	169.63	RIM (GRATE)
	INVERT OUT	167.48	10" RCP (TO #12)
4682A	TOP	169.88	RIM (MANHOLE)
	INVERT IN	166.25	15" RCP (FROM #12)
	INVERT OUT	165.93	15" RCP (TO #17)
4774	TOP	169.91	CURB INLET
	INVERT OUT	165.60	15" RCP (TO #16)
4761	TOP	169.94	CURB INLET
	INVERT IN	166.86	8" RCP (FROM #18)
	INVERT IN	166.26	10" RCP (FROM #19)
	INVERT IN	165.16	15" RCP (FROM #15)
	INVERT IN	164.76	15" RCP (FROM #11)
	INVERT OUT	164.36	18" RCP (TO #10)
4682	TOP	170.36	CURB INLET
	INVERT IN	165.89	15" RCP (FROM #14)
	INVERT OUT	165.86	15" RCP (TO NORTHEAST)
4769	TOP	174.19	CURB INLET
	INVERT OUT	170.46	8" RCP (TO #16)
4910	TOP	175.47	RIM (MANHOLE)
	INVERT IN	172.07	15" RCP (FROM EAST)
	INVERT OUT	172.04	15" RCP (TO #18)
1836	TOP	177.49	CURB INLET
	INVERT IN	175.63	8" RCP (FROM SOUTHEAST)
	INVERT OUT	175.15	8" PVC (TO #21)
2081	TOP	178.55	RIM (MANHOLE)
	INVERT IN	173.97	8" PVC (FROM #20)
	INVERT IN	171.89	6" PVC (FROM SOUTHEAST)
	INVERT OUT	171.85	10" RCP (TO #12)
24357	TOP	178.63	RIM (MANHOLE)
	INVERT IN	173.09	15" RCP (FROM #26)
	INVERT IN	172.34	15" RCP (FROM SOUTH)
	INVERT IN	169.79	15" RCP (FROM #25)
	INVERT OUT	169.79	15" RCP (TO EAST)

SANITARY SEWER AS-BUILT

STRUCTURE No.		ELEVATION	DESCRIPTION
3457	TOP	160.46	RIM (MANHOLE)
	INVERT IN	151.18	8" DIP (FROM SOUTH)
	INVERT IN	147.26	8" PVC (FROM 13671)
	INVERT OUT	147.21	8" PVC (TO NORTH)
2136	TOP	170.90	RIM (MANHOLE)
	INVERT IN	163.50	8" PVC (FROM WEST)
	INVERT IN	163.39	8" PVC (FROM 2137)
	INVERT OUT	163.25	8" PVC (TO EAST)
13671	TOP	172.12	RIM (MANHOLE)
	INVERT IN	161.82	8" PVC (FROM SOUTHEAST)
	INVERT IN	161.33	8" PVC (FROM 3458)
	INVERT OUT	161.26	8" PVC (TO 3457)
2108	TOP	177.83	RIM (MANHOLE)
	INVERT IN	PLUGGED	
	INVERT OUT	172.39	8" PVC (TO EAST)
2109	TOP	178.30	RIM (MANHOLE)
	INVERT OUT	173.15	8" PVC (TO 2108)
F	TOP	178.51	RIM (MANHOLE)
	INVERT IN	172.45	8" PVC (FROM SOUTHEAST)
	INVERT OUT	172.45	8" PVC (TO H)
3458	TOP	178.53	RIM (MANHOLE)
	INVERT OUT	168.92	8" PVC (TO 13671)
H	TOP	178.72	RIM (MANHOLE)
	INVERT IN	172.53	8" PVC (FROM F)
	INVERT IN	172.24	8" PVC (FROM SOUTHWEST)
	INVERT OUT	172.26	8" PVC (TO EAST)
2137	TOP	180.22	RIM (MANHOLE)
	INVERT OUT	170.52	8" PVC (TO 2136)

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	EASEMENT LINE	
	EDGE PAVEMENT	
	CENTERLINE	
X X X	FENCE LINE	X X
	RAILROAD	
G	GAS LINE	G
OHE	OVERHEAD ELECTRIC	OHE
UGE	UNDERGROUND ELECTRIC LINE	UGE
OHT	OVERHEAD TELEPHONE LINE	OHT
UGT	UNDERGROUND TELEPHONE LINE	UGT
	ROADSIDE DELINEATORS	
	GUARDRAIL OR TRAFFIC BARRICADE	
8" DIP EX. 8" DIP	WATER MAIN	8" DIP W
TO BE REMOVED / TO REMAIN	BUILDINGS	PROP. BLDG.
	RETAINING WALL	
	SIDEWALK	
	HEADER CURB	
	CURB & GUTTER	
EX. 8" PVC	SANITARY SEWER	8" PVC
EX. 12" RCP	STORM SEWER	12" RCP
	DITCH, SWALE OR SMALL STREAM	
	LARGE STREAM	
	CONCRETE DITCH	
	TREES	
	TREE LINE	
	LIMITS OF WORK	
390	CONTOUR LINE	390
X 42.50	SPOT ELEVATION	42.5
	BUILDING ENTRANCE	

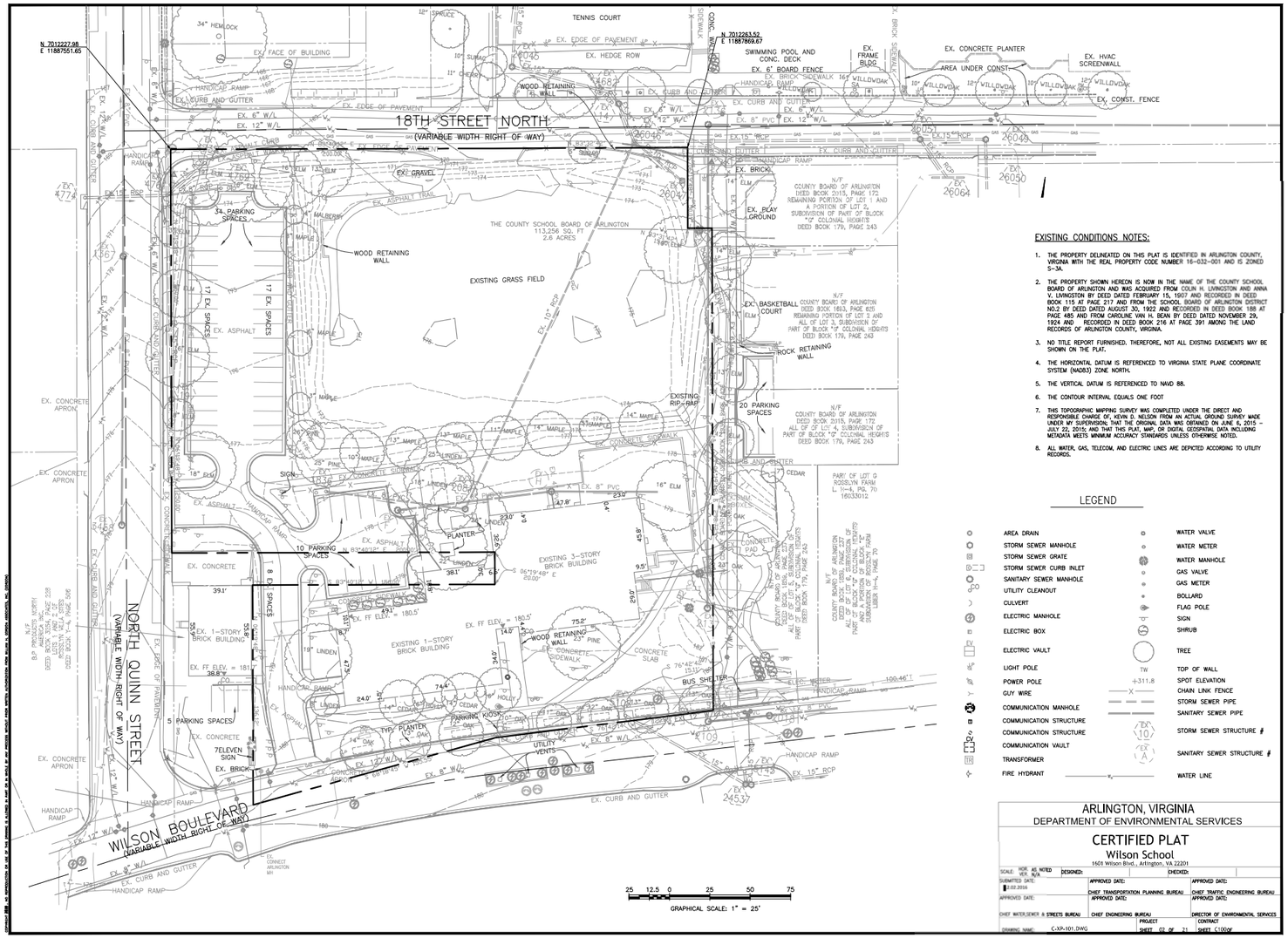
ABBREVIATIONS

A	AREA OR ARC	LT	LEFT
AC	ACRE	MAT	MATERIAL
AE	ABOVE GROUND ELECTRIC	MECH	MECHANICAL
AGEC	ABOVE GROUND ELECTRIC CONDUIT	MEP	MECHANICAL, ELECTRICAL, PLUMBING
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	MH	MANHOLE
APPROX	APPROXIMATE	MI	MILE
ARCH	ARCHITECTURAL	MS	MEDIAN STRIP
ASPH	ASPHALT	MSL	MEAN SEA LEVEL
BC	BOTTOM OF CURB	MON	MONUMENT
BF	BASEMENT FLOOR	N/F	NOW OR FORMERLY
BL	BASE LINE	NIC	NOT IN CONTRACT
BLDG	BUILDING	NFA	NET FLOOR AREA
BM	BENCHMARK	NO. #	NUMBER
BOV	BLOW OFF VALVE	NBL	NORTH BOUND LANE
BRL	BUILDING RESTRICTION LINE	OC	ON CENTER
BW	BOTTOM OF WALL	OC	OVERHEAD COMMUNICATIONS
C	COEFFICIENT OF RUNOFF	OD	OUTSIDE DIAMETER
CB	CATCH BASIN OR CHORD BEARING	OE	OVERHEAD ELECTRIC
CC	CENTER TO CENTER	OH	OVERHANG
CFS	CUBIC FEET PER SECOND	P	PERIMETER
CHD	CHORD	PC	POINT OF CURVATURE
CG	CURB AND GUTTER	PCC	POINT OF COMPOUND CURVE
CIP	CAST IRON PIPE	PCEP	POINT OF CURVE, EDGE OF PAVEMENT
CL	CENTERLINE	PCTC	POINT OF CURVE, TOP OF CURB
CMP	CORRUGATED METAL PIPE	PERF	PERFORATED
CONC	CONCRETE	PG	PAGE
CO	CLEAN OUT	PGL	POINT OF GRADE LINE
COMM	COMMUNICATIONS	PH	PROFILE HOLE
CONN	CONNECTION	PI	POINT OF INTERSECTION
CON	CONTAMINATED	PL	PROPERTY LINE
CONT	CONTINUATION	PRC	POINT OF REVERSE CURVE
CT	COURT	PRELIM	PRELIMINARY
D	DEPTH	PROP	PROPOSED
DB	DEED BOOK	PT	POINT OF TANGENCY
DET	DETAIL	PVC	POINT OF VERTICAL CURVATURE
DI	DROP INLET	PVC	POLY VINYL CHLORIDE (PLASTIC PIPE)
DIP	DUCTILE IRON PIPE	PVI	POINT OF VERTICAL INTERSECTION
DM	DROP MANHOLE	PVMT	PAVEMENT
DOM	DOMESTIC	PVT	POINT OF VERTICAL TANGENCY
DR	DRIVE	P&P	PLAN AND PROFILE
DWG	DRAWING	Q	FLOW, AMOUNT OF RUNOFF
D/W	DRIVEWAY	R	RISER, RADIUS
D	DELTA	RCP	REINFORCED CONCRETE PIPE
EC	EDGE OF CONCRETE	RD	ROAD, ROOF DRAIN
ESMT	EASEMENT	RW	RETAINING WALL
EG	EDGE OF GUTTER	REV	REVISION
ELEV	ELEVATION	RGP	ROUGH GRADING PLAN
EP	EDGE OF PAVEMENT	RR	RAILROAD
ES	END SECTION	RTE	ROUTE
EW	END WALL	RT	RIGHT
EXP	EXPANSION	R/W	RIGHT OF WAY
EX	EXISTING	SAN	SANITARY
ELEC	ELECTRICAL	SBL	SOUTH BOUND LANE
EBL	EAST BOUND LANE	SEC	SECTION
FAR	FLOOR AREA RATIO	SEW	SEWER
FC	FACE OF CURB	SP	SITE PLAN
FD	FOUNDATION DRAIN	SPEC	SPECIFICATION
FF	FIRST FLOOR OR FINISHED FLOOR	STA	STATION
FG	FINISHED GRADE	STE	STEAM
FH	FIRE HYDRANT	STD	STANDARD
FP	FLOOD PLAIN	STK	STACK
FOY	FOYER	STM	STORM
FR	FROM	SVC	SERVICE
G	GAS	S/W	SIDEWALK
GFA	GROSS FLOOR AREA	S=	CROSS SLOPE
GR	GRADE	T	TANGENT
GR	GUARD RAIL	TB	TEST BORE
HC	HANDICAP	TC	TOP OF CURB
HGL	HYDRAULIC GRADE LINE	TCP	TERRA COTTA PIPE
HP	HIGH POINT	TELE	TELEPHONE
HR	HAND RAIL	TH	TEST HOLE
HT	HEIGHT	TP	TEST PIT
HWSR	HOT WATER SUPPLY & RETURN	TB	TOP OF BANK
I	RAINFALL INTENSITY	TW	TOP OF WALL
ID	INSIDE DIAMETER	UC	UNDERGROUND COMMUNICATIONS
IN	INCH	UD	UNDERDRAIN
INV	INVERT	UE	UNDERGROUND ELECTRIC
IP	IRON PIPE	U/G	UNDERGROUND
IPF	IRON PIPE FOUND	UL	UPPER LEVEL
IPS	IRON PIPE SET	UP	UTILITY POLE
JB	JUNCTION BOX	V	VELOCITY
K	ONE THOUSAND (KILO)	VCP	VITRIFIED CLAY PIPE
L	LENGTH	VF	VERTICAL FOOT
LAT	LATERAL	W	WATER
LL	LOWER LEVEL	W/M	WATERMAIN
LOC	LOCATION	W.M.	WATER METER
LP	LOW POINT	WSE	WATER SURFACE ELEVATION
		WBL	WEST BOUND LANE
		X-ING	CROSSING
		YI	YARD INLET
		YR	YEAR
		Z	SIDE SLOPES

VICINITY MAP
SCALE: 1"=500'

SITE
WILSON BLVD
N. COLONIAL TER.
16TH ST N.
N. QUINCY ST.
N. NAGLEE ST.
N. VERMONT ST.
N. LINCOLN ST.
N. ROCHESTER ST.
N. ROCKLAND ST.
N. ROCKWOOD ST.
N. ROCKWELL ST.
N. ROCKWELL TER.
N. ROCKWELL CT.
N. ROCKWELL PL.
N. ROCKWELL WAY
N. ROCKWELL RD.
N. ROCKWELL LN.
N. ROCKWELL CIR.
N. ROCKWELL ALLEY
N. ROCKWELL PKWY.
N. ROCKWELL BLVD.
N. ROCKWELL STREET
N. ROCKWELL AVENUE
N. ROCKWELL ROAD
N. ROCKWELL LANE
N. ROCKWELL CIRCLE
N. ROCKWELL PLACE
N. ROCKWELL WAY

For Reference Only - Not For Construction



EXISTING CONDITIONS NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS IDENTIFIED IN ARLINGTON COUNTY, VIRGINIA WITH THE REAL PROPERTY CODE NUMBER 16-032-001 AND IS ZONED S-3A.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF THE COUNTY SCHOOL BOARD OF ARLINGTON AND WAS ACQUIRED FROM COLIN H. LIVINGSTON AND ANNA V. LIVINGSTON BY DEED DATED FEBRUARY 15, 1907 AND RECORDED IN DEED BOOK 115 AT PAGE 217 AND FROM THE SCHOOL BOARD OF ARLINGTON DISTRICT NO.2 BY DEED DATED AUGUST 30, 1922 AND RECORDED IN DEED BOOK 189 AT PAGE 485 AND FROM CAROLINE VAN H. BEAN BY DEED DATED NOVEMBER 29, 1924 AND RECORDED IN DEED BOOK 216 AT PAGE 391 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
3. NO TITLE REPORT FURNISHED. THEREFORE, NOT ALL EXISTING EASEMENTS MAY BE SHOWN ON THE PLAT.
4. THE HORIZONTAL DATUM IS REFERENCED TO VIRGINIA STATE PLANE COORDINATE SYSTEM (NAD83) ZONE NORTH.
5. THE VERTICAL DATUM IS REFERENCED TO NAVD 88.
6. THE CONTOUR INTERVAL EQUALS ONE FOOT
7. THIS TOPOGRAPHIC MAPPING SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, KEVIN D. NELSON FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON JUNE 6, 2015 – JULY 22, 2015; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
8. ALL WATER, GAS, TELECOM, AND ELECTRIC LINES ARE DEPICTED ACCORDING TO UTILITY RECORDS.

LEGEND

AREA DRAIN	WATER VALVE
STORM SEWER MANHOLE	WATER METER
STORM SEWER GRATE	WATER MANHOLE
STORM SEWER CURB INLET	GAS VALVE
SANITARY SEWER MANHOLE	GAS METER
UTILITY CLEANOUT	BOLLARD
CULVERT	FLAG POLE
ELECTRIC MANHOLE	SIGN
ELECTRIC BOX	SHRUB
ELECTRIC VAULT	TREE
LIGHT POLE	TOP OF WALL
POWER POLE	+311.8 SPOT ELEVATION
GUY WIRE	CHAIN LINK FENCE
COMMUNICATION MANHOLE	STORM SEWER PIPE
COMMUNICATION STRUCTURE	SANITARY SEWER PIPE
COMMUNICATION STRUCTURE	STORM SEWER STRUCTURE #
COMMUNICATION VAULT	SANITARY SEWER STRUCTURE #
TRANSFORMER	
FIRE HYDRANT	WATER LINE

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

CERTIFIED PLAT
Wilson School
1601 Wilson Blvd., Arlington, VA 22201

SCALE: HOR. AS NOTED VER. N/A	DESIGNED:	CHECKED:	
SUBMITTED DATE: 8.02.2016	APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU	APPROVED DATE: CHIEF TRAFFIC ENGINEERING BUREAU	
APPROVED DATE:	APPROVED DATE: CHIEF ENGINEERING BUREAU	APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES	
CHIEF WATER,SEWER & STREETS BUREAU			
DRAWING NAME: C-XP-101.DWG	PROJECT SHEET 02 OF 21	CONTRACT SHEET C100W	

Gordon
4501 Daly Drive
Chantilly, VA 20151
Phone 703-818-1000
www.gordonusa.com
PROGRAMMING AND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
RESIDENT ENGINEERING

REVISIONS		
SUBNUMBER	TITLE	DESCRIPTION

SUR: GORDON DRW: L. ARANCO
DES: L. ARANCO CHK: A. VERDI

SEAL:

CERTIFIED PLAT
WILSON SCHOOL
USE PERMIT RE-SUBMISSION
DISTRICT
ARLINGTON COUNTY, VIRGINIA

HORIZ.	1"=25'
SCALE: VERT.	
DATE:	12/7/2016
PLAN:	USE PERMIT RE-SUBMISSION
JOB:	2922-0205
CADD:	C-XP-101.DWG
SHEET:	C100
PAGE:	02 OF 21

Gordon

RESERVED FOR BUILDING DEPARTMENT USE

WILSON SCHOOL

OWNER	ARLINGTON PUBLIC SCHOOLS
ARCHITECT OF RECORD	LEO A DALY
DESIGN ARCHITECT	BIG BJARNE INGELS GROUP
ARCHITECT OF RECORD	GHD
CIVIL ENGINEERS	GORDON
STRUCTURAL	SILMAN
MEP & ENERGY	INTERFACE ENGINEERING
TRAFFIC CONSULTANT	THEATRE PROJECTS Consultants
ACOUSTICIAN	Jaffe-Holden
LIGHTING DESIGN	TILLOTSON DESIGN ASSOCIATES
FIRE SERVICE	HUGHES ASSOCIATES
ENVIRONMENTAL & GEOTECHNICAL	HALEY & ALDRICH, INC.
TRAFFIC & IT	DECCART GROUP

12/06/2016	USE PERMIT RE-SUBMISSION
09/13/2016	USE PERMIT SET
04/28/2016	SCHEMATIC DESIGN PRICING SET
DATE	ISSUE

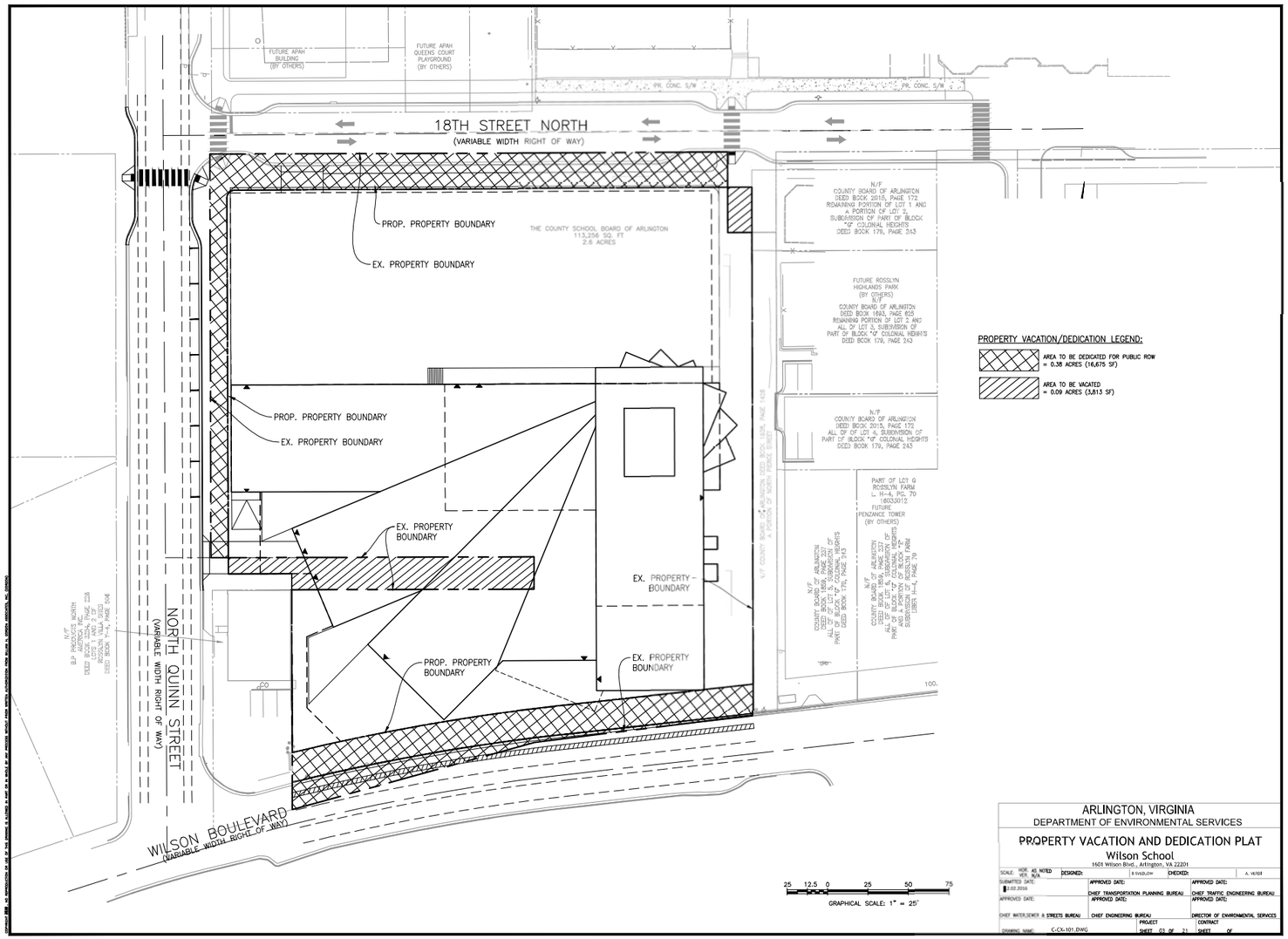
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

NOT FOR CONSTRUCTION

CERTIFIED PLAT

C100

For Reference Only - Not For Construction



PROPERTY VACATION/DEDICATION LEGEND:

- AREA TO BE DEDICATED FOR PUBLIC ROW = 0.38 ACRES (16,675 SF)
- AREA TO BE VACATED = 0.09 ACRES (3,813 SF)

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

PROPERTY VACATION AND DEDICATION PLAT
Wilson School
1601 Wilson Blvd., Arlington, VA 22201

SCALE: HORZ. AS NOTED VERT. N/A | DESIGNED: | K.VASILOW | CHECKED: | A. VERDI
SUBMITTED DATE: 8.02.2016
APPROVED DATE: | APPROVED DATE: | APPROVED DATE:
CHIEF TRANSPORTATION PLANNING BUREAU | CHIEF TRAFFIC ENGINEERING BUREAU
APPROVED DATE: | APPROVED DATE:
CHIEF WATER,SEWER & STREETS BUREAU | CHIEF ENGINEERING BUREAU | DIRECTOR OF ENVIRONMENTAL SERVICES
DRAWING NAME: C-CX-101.DWG | PROJECT SHEET 03 OF 21 | CONTRACT SHEET OF

Gordon
4501 Daly Drive
Chantilly, VA 20151
Phone 703-818-1500
www.gordon.com

PROGRAMMING AND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
RESIDENT CONSULTING

REVISIONS
DATE | DESCRIPTION

SUR: GORDON | DES: G. WALLSTEN
DRW: B. SVOLOW | CHK: A. VERDI

SEAL:

PROPERTY VACATION AND DEDICATION PLAT
WILSON SCHOOL
USE PERMIT RE-SUBMISSION
DISTRICT
ARLINGTON COUNTY, VIRGINIA

HORIZ: 1"=25
SCALE: VERT:
DATE: 12/3/2019
PLAN: USE PERMIT RE-SUBMISSION
JOB: 2922-0205
CADD: C-CX-101.DWG
SHEET: C200
PAGE: 03 OF 21
Gordon

RESERVED FOR BUILDING DEPARTMENT USE

WILSON SCHOOL
1601 WILSON BOULEVARD
ARLINGTON, VA 22209

CLIENT
ARLINGTON PUBLIC SCHOOLS
2770 SOUTH 16th STREET
ARLINGTON, VA 22204
T: +1 703.228.5500

ARCHITECT OF RECORD
LEO A DALY
4250 N. FAIRFAX DRIVE, SUITE 100
ARLINGTON, VA 22203
T: +1 703.741.4600

DESIGN ARCHITECT
BIG
BJARKE INGELS GROUP
561 BROADWAY, 5TH FLOOR
NEW YORK, NY 10012, USA
T: +1 347.578.8111

LEAD ARCHITECT FOR PRESERVATION
GHD
14500 AVION PARKWAY, SUITE 150
CHANTILLY, VA 20151
T: +1 571.291.2000

CIVIL ENGINEERS
Gordon
GORDON
4501 DALY DRIVE, SUITE 200
CHANTILLY, VA 20151
T: +1 703.818.1500

STRUCTURAL
Silman
SILMAN
1050 17th STREET NW
WASHINGTON, DC 20007
T: +1 202.223.3123

REP & ENERGY
INTERFACE ENGINEERING
INTERFACE ENGINEERING
2550 M STREET NW, SUITE 375
WASHINGTON, DC 20037
T: +1 202.772.7900

THEATRE CONSULTANT
THEATRE PROJECTS Consultants
THEATRE PROJECTS
4520 FAIRFAX DRIVE
ARLINGTON, VA 22203
T: +1 202.289.0414

ACOUSTICIAN
Jaffe Holden
JAFFE HOLDEN
114A FAIRFAX STREET
NORWALK, CT 06851
T: +1 203.838.4997

LIGHTING DESIGN
TILLOTSON DESIGN ASSOCIATES
TILLOTSON DESIGN ASSOCIATES
40 NORTH STREET PM 103
NEW YORK, NY 10013
T: +1 212.431.7116

FOOD SERVICE
Burkhart Associates
TOPNOTCH FOOD SERVICE
7900 WALKER PLACE, SUITE 110
LANHAM, MD 20706
T: +1 301.324.5200

ENVIRONMENTAL & ELECTRICAL
HALEY & ALDRICH
HALEY & ALDRICH, INC.
4000 MACARTHUR BLVD.
NEWPORT BEACH, CA 92660
T: +1 949.261.1022

TELECOM & A/V
SECCAT GROUP
SECCAT GROUP
1200 CONNECTICUT AVENUE NW, SUITE 412
WASHINGTON, DC 20036
T: +1 202.223.1111

COMMONWEALTH OF VIRGINIA
GEORGE A. VERDI
LIC. No. 040541
12-21-2016

12/06/2016 USE PERMIT RE-SUBMISSION
09/14/2016 USE PERMIT SET
06/30/2016 SCHEMATIC DESIGN PRICING SET
DATE | ISSUE

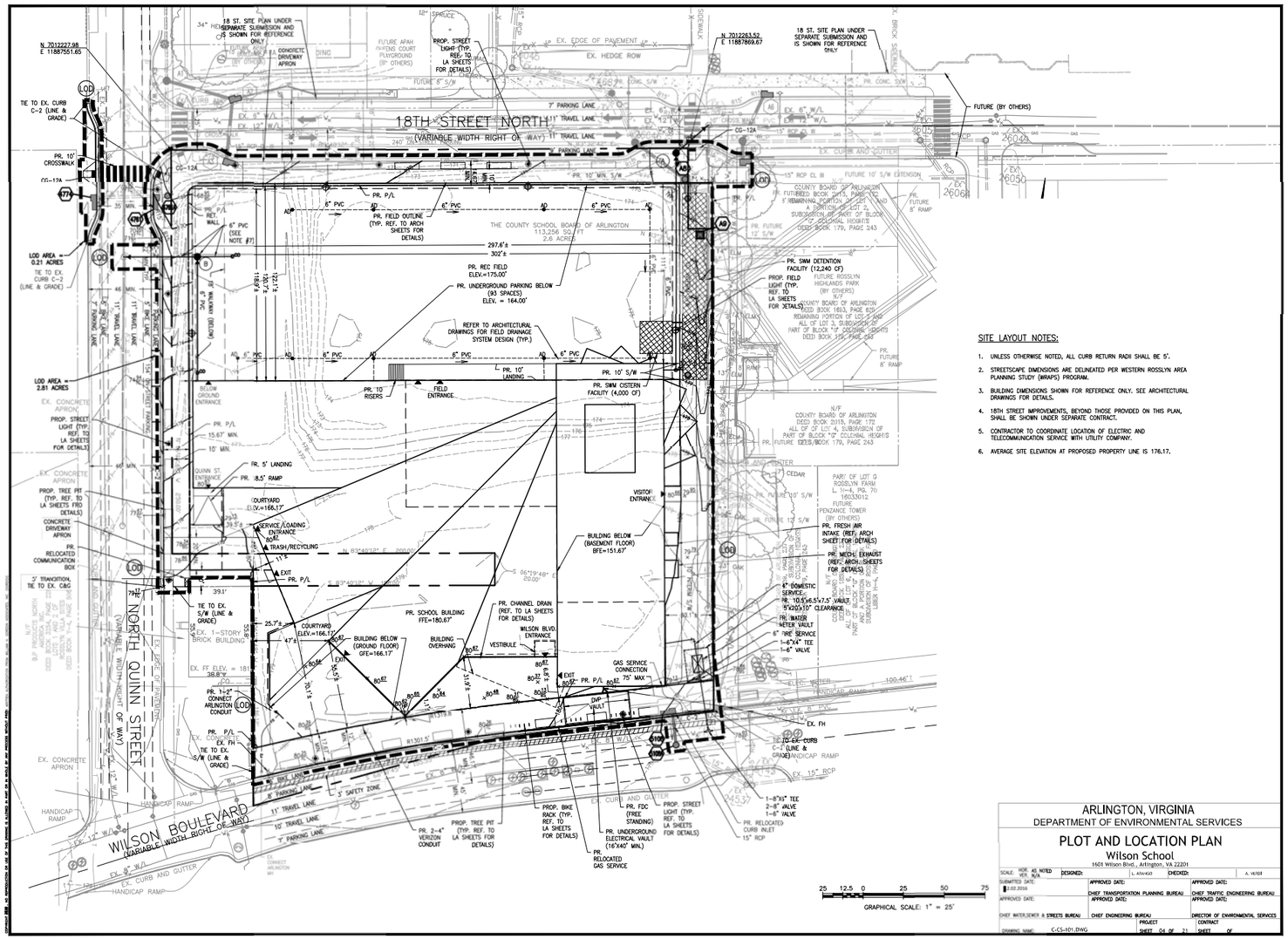
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

NOT FOR CONSTRUCTION

SHEET NO.
C200

PROPERTY VACATION AND DEDICATION PLAT

For Reference Only - Not For Construction



SITE LAYOUT NOTES:

1. UNLESS OTHERWISE NOTED, ALL CURB RETURN RADII SHALL BE 5'.
2. STREETSCAPE DIMENSIONS ARE DELINEATED PER WESTERN ROSSLYN AREA PLANNING STUDY (WRAPS) PROGRAM.
3. BUILDING DIMENSIONS SHOWN FOR REFERENCE ONLY. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
4. 18TH STREET IMPROVEMENTS, BEYOND THOSE PROVIDED ON THIS PLAN, SHALL BE SHOWN UNDER SEPARATE CONTRACT.
5. CONTRACTOR TO COORDINATE LOCATION OF ELECTRIC AND TELECOMMUNICATION SERVICE WITH UTILITY COMPANY.
6. AVERAGE SITE ELEVATION AT PROPOSED PROPERTY LINE IS 176.17.

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

PLOT AND LOCATION PLAN
Wilson School
1601 Wilson Blvd., Arlington, VA 22201

SCALE: HOR. AS NOTED VER. N/A
DESIGNED: L. ARANGO
CHECKED: A. VERDI
SUBMITTED DATE: 12.02.2016
APPROVED DATE:
APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU
APPROVED DATE: CHIEF TRAFFIC ENGINEERING BUREAU
APPROVED DATE:
CHIEF WATER,SEWER & STREETS BUREAU
CHIEF ENGINEERING BUREAU
DIRECTOR OF ENVIRONMENTAL SERVICES
DRAWING NAME: C-CS-101.DWG
PROJECT SHEET 04 OF 21
CONTRACT SHEET OF

Gordon
4501 Daly Drive
Chantilly, VA 20151
Phone 703-633-5300
www.gordon-usa.com
PROGRAMMING AND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
RESIDENT CONSULTING

REVISIONS
DESCRIPTION
ISSUANCE/REF. ITEM #

SUR: GORDON
DES: L. ARANGO
DRW: L. ARANGO
CHK: A. VERDI

SEAL:

PLOT AND LOCATION PLAN
WILSON SCHOOL
USE PERMIT RE-SUBMISSION
DISTRICT
ARLINGTON COUNTY, VIRGINIA

HORIZ: 1"=25
SCALE: VERT:
DATE: 12/2/2016
PLAN: USE PERMIT RE-SUBMISSION
JOB: 2922-0205
CADD: C-CS-101.DWG
SHEET: C300
PAGE: 04 OF 21
Gordon

RESERVED FOR BLDG DEPARTMENT USE

WILSON SCHOOL
1601 WILSON BOULEVARD
ARLINGTON, VA 22201

OWNER: ARLINGTON PUBLIC SCHOOLS
ARCHITECT OF RECORD: LEO A DALY
DESIGN ARCHITECT: BIG
LEED ARCHITECT OR ENGINEER: GHD
CIVIL ENGINEERS: Gordon
STRUCTURAL: Silman
MEP & SUSTAINABILITY: INTERFACE ENGINEERING
THEATRE CONSULTANT: THEATRE PROJECTS Consultants
ACOUSTICIAN: Jaffe-Holden
LIGHTING DESIGN: TILLOTSON DESIGN ASSOCIATES
FOOD SERVICE: HUGHES
ENVIRONMENTAL & GEOTECHNICAL: HALEY ALDRICH
TRAFFIC & LEED: SECCAT GROUP

COMMONWEALTH OF VIRGINIA
ANTHONY E. VERDI, JR.
Lic. No. 048561
12-2-2016

DATE	ISSUE
12/06/2016	USE PERMIT RE-SUBMISSION
10/31/2016	USE PERMIT SET
06/28/2016	SCHEMATIC DESIGN PRICING SET

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

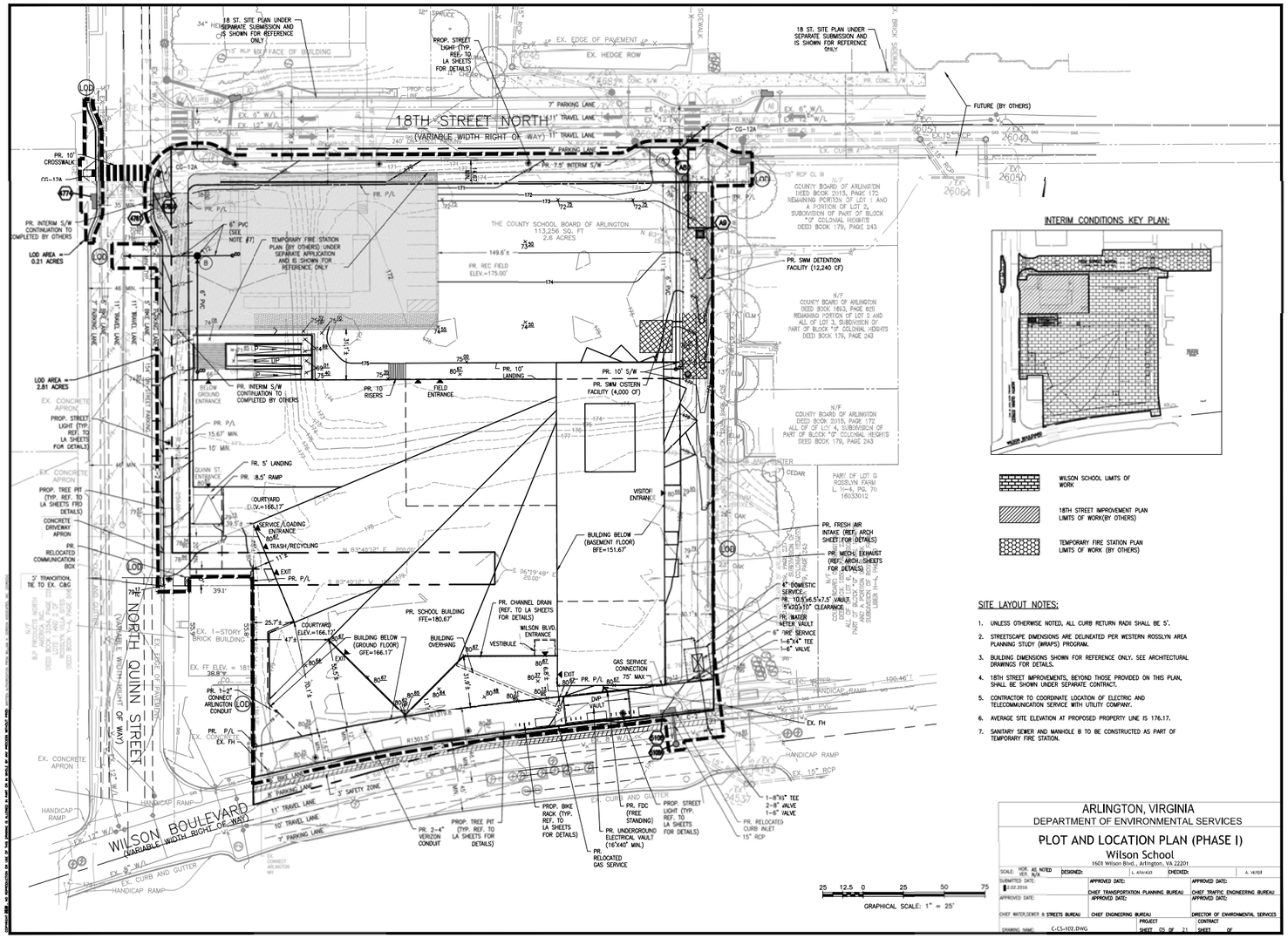
NOT FOR CONSTRUCTION

VICINITY MAP

PLOT AND LOCATION PLAN

C300

For Reference Only - Not For Construction



INTERIM CONDITIONS KEY PLAN:

WILSON SCHOOL LIMITS OF WORK

18TH STREET IMPROVEMENT PLAN LIMITS OF WORK(BY OTHERS)

TEMPORARY FIRE STATION PLAN LIMITS OF WORK (BY OTHERS)

SITE LAYOUT NOTES:

1. UNLESS OTHERWISE NOTED, ALL CURB RETURN RADII SHALL BE 5'.
2. STREETSCAPE DIMENSIONS ARE DELINEATED PER WESTERN ROSSLYN AREA PLANNING STUDY (WRAPS) PROGRAM.
3. BUILDING DIMENSIONS SHOWN FOR REFERENCE ONLY. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
4. 18TH STREET IMPROVEMENTS, BEYOND THOSE PROVIDED ON THIS PLAN, SHALL BE SHOWN UNDER SEPARATE CONTRACT.
5. CONTRACTOR TO COORDINATE LOCATION OF ELECTRIC AND TELECOMMUNICATION SERVICE WITH UTILITY COMPANY.
6. AVERAGE SITE ELEVATION AT PROPOSED PROPERTY LINE IS 176.17.
7. SANITARY SEWER AND MANHOLE B TO BE CONSTRUCTED AS PART OF TEMPORARY FIRE STATION.

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

PLOT AND LOCATION PLAN (PHASE I)
Wilson School
1601 Wilson Blvd., Arlington, VA 22201

SCALE: HOR. AS NOTED VER. N/A	DESIGNED: L. ARANGO	CHECKED: A. VERDI	
SUBMITTED DATE: 10.02.2014	APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU	APPROVED DATE: CHIEF TRAFFIC ENGINEERING BUREAU	
APPROVED DATE:	APPROVED DATE: CHIEF ENGINEERING BUREAU	APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES	
CHIEF WATER,SEWER & STREETS BUREAU			
DRAWING NAME: C-CS-102.DWG	PROJECT SHEET 05 OF 21	CONTRACT SHEET OF	

Gordon
4501 Daly Drive
Chantilly, VA 20151
Phone 703-633-5300
www.gordonusa.com
PROGRAMMING AND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
RESIDENT CONSULTING

REVISIONS		
NUMBER	DATE	DESCRIPTION

SUR: GORDON | DES: L. ARANGO
DRW: L. ARANGO | CHK: A. VERDI

SEAL:

PLOT AND LOCATION PLAN (PHASE I)
WILSON SCHOOL
USE PERMIT RE-SUBMISSION
DISTRICT
ARLINGTON COUNTY, VIRGINIA

HORIZ: 1"=25
SCALE: VERT:
DATE: 12/5/2016
PLAN: USE PERMIT RE-SUBMISSION
JOB: 2922-0205
CADD: C-CS-102.DWG
SHEET: C301
PAGE: 05 OF 21
Gordon

RESERVED FOR BUILDING DEPARTMENT USE

WILSON SCHOOL

OWNER	ARLINGTON PUBLIC SCHOOLS
ARCHITECT OF RECORD	LEO A DALY
DESIGN ARCHITECT	BIG
LEED ENGINEER OR PROJECT MGR	GHD
CIVIL ENGINEER/LA	GORDON
STRUCTURAL	Silman
MEP & SUSTAINABILITY	INTERFACE ENGINEERING
THEATRE CONSULTANT	THEATRE PROJECTS Consultants
ACOUSTICIAN	Jaffe-Holden
LIGHTING DESIGN	TILLOTSON DESIGN ASSOCIATES
FOOD SERVICE	HOSPITALITY MANAGEMENT
ENVIRONMENTAL & GEOTECHNICAL	HALEY & ALDRICH, INC.
TRAFFIC & LEED	DECCART GROUP

COMMONWEALTH OF VIRGINIA
ALDRICH E. EDEL JR.
Lic. No. 046561
12-21-2016

DATE	ISSUE
12/06/2016	USE PERMIT RE-SUBMISSION
09/01/2016	USE PERMIT SET
04/28/2016	SCHEMATIC DESIGN PRICING SET

THESE DRAWINGS AND INSTRUMENTS OF SERVICE AND ARE SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS

NOT FOR CONSTRUCTION

KEY PLAN

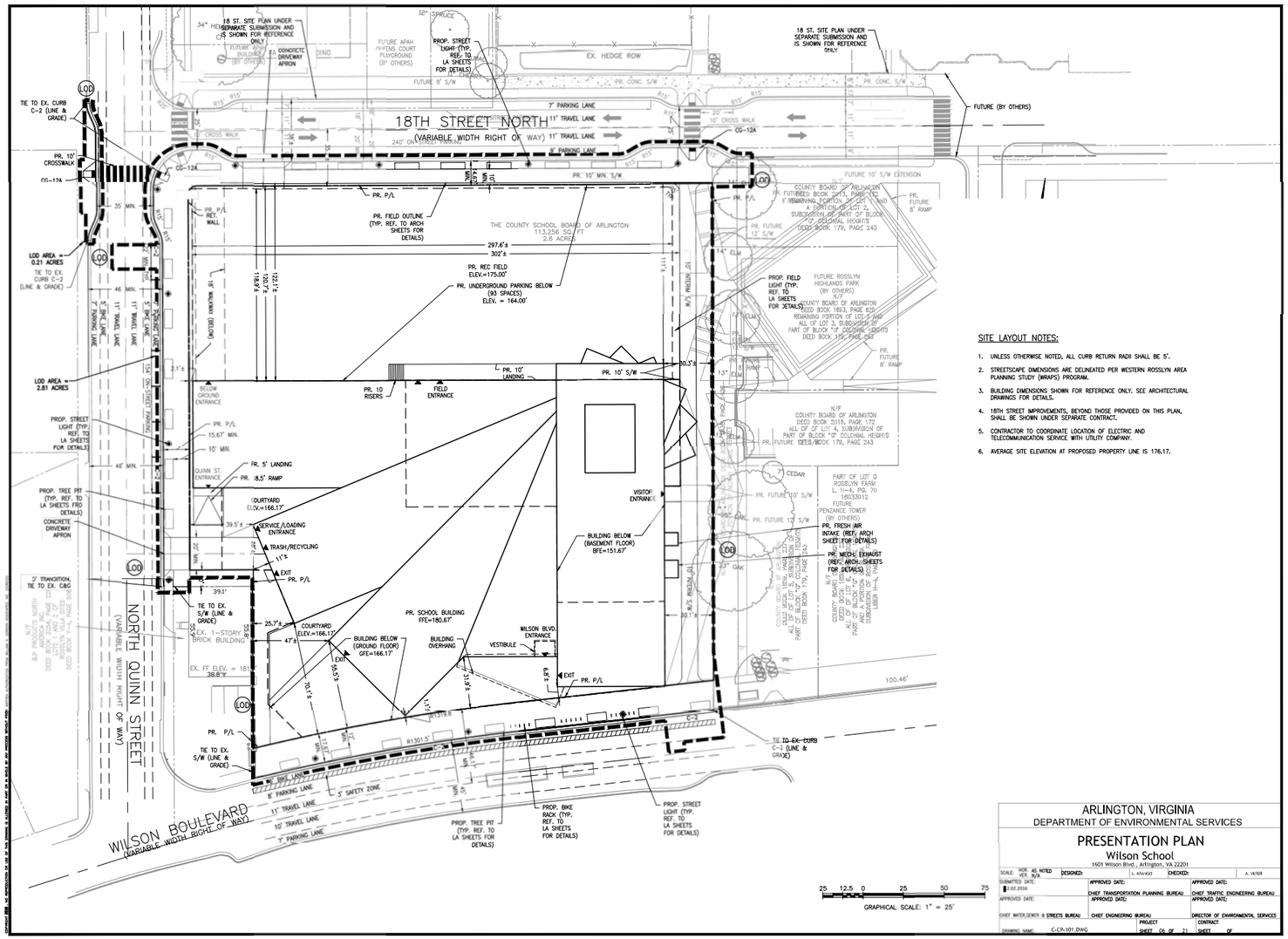
PROJECT NAME

PLOT AND LOCATION PLAN (PHASE I)

PROJECT NO. | SHEET NO.
DATE | DWN
DSN | CHK
PM | PRINCIPAL

C301

For Reference Only - Not For Construction



SITE LAYOUT NOTES:

1. UNLESS OTHERWISE NOTED, ALL CURB RETURN RADII SHALL BE 5'.
2. STREETSCAPE DIMENSIONS ARE DELINEATED PER WESTERN ROSSLYN AREA PLANNING STUDY (WRAPS) PROGRAM.
3. BUILDING DIMENSIONS SHOWN FOR REFERENCE ONLY. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
4. 18TH STREET IMPROVEMENTS, BEYOND THOSE PROVIDED ON THIS PLAN, SHALL BE SHOWN UNDER SEPARATE CONTRACT.
5. CONTRACTOR TO COORDINATE LOCATION OF ELECTRIC AND TELECOMMUNICATION SERVICE WITH UTILITY COMPANY.
6. AVERAGE SITE ELEVATION AT PROPOSED PROPERTY LINE IS 176.17.

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

PRESENTATION PLAN
Wilson School
1601 Wilson Blvd., Arlington, VA 22201

SCALE: HOR. AS NOTED VER. N/A
DESIGNED: L. ARANGO
CHECKED: A. VERDI
SUBMITTED DATE: 12.02.2014
APPROVED DATE:
APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU
APPROVED DATE: CHIEF TRAFFIC ENGINEERING BUREAU
APPROVED DATE:
CHIEF WATER,SEWER & STREETS BUREAU
CHIEF ENGINEERING BUREAU
DIRECTOR OF ENVIRONMENTAL SERVICES
DRAWING NAME: C-CP-101.DWG
PROJECT SHEET 06 OF 21
CONTRACT SHEET OF

Gordon
4501 Daly Drive
Chantilly, VA 20151
Phone 703-633-5300
www.gordon-usa.com

PROGRAMMING AND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
RESIDENT CONSULTING

REVISIONS	
FILENAME	DESCRIPTION

SUR: CORD.JIN
DES: L. ARANGO
DRW: L. ARANGO
CHK: A. VERDI

SEAL:

PRESENTATION PLAN
WILSON SCHOOL
USE PERMIT RE-SUBMISSION
DISTRICT
ARLINGTON COUNTY, VIRGINIA

HORIZ: 1"=25
SCALE: VERT:
DATE: 12/5/2016
PLAN: USE PERMIT RE-SUBMISSION
JOB: 2922-0205
CADD: C-CP-101.DWG
SHEET: C302
PAGE: 06 OF 21
Gordon

RESERVED FOR BLDG DEPARTMENT USE

WILSON SCHOOL
1601 WILSON BOULEVARD
ARLINGTON, VA 22201

CLIENT
ARLINGTON PUBLIC SCHOOLS
2770 SOUTH 16th STREET
ARLINGTON, VA 22204
T: +1 703 228-5508

ARCHITECT OF RECORD
LEO A DALY
1010 N. GLEBE RD. 12th CONNECTICUT AVE. NW
ARLINGTON, VA 22201
T: +1 202 331-8600

DESIGN ARCHITECT
BIG
561 BROADWAY, 5th FLOOR
NEW YORK, NY 10012, USA
T: +1 347 318-6111

LAND ARCHITECT OF RECORD
GHD
14500 AVION PARKWAY, SUITE 150
CHANTILLY, VA 20151
T: +1 571 226-5500

CIVIL ENGINEERS
Gordon
4501 DALY DRIVE, SUITE 200
CHANTILLY, VA 20151
T: +1 703 263-7000

STRUCTURAL
Silman
1050 17th STREET NW
WASHINGTON, DC 20007
T: +1 202 331-7510

MEP & ENERGY
INTERFACE ENGINEERING
2550 M STREET NW, SUITE 375
WASHINGTON, DC 20037
T: +1 202 775-1770

THEATRE CONSULTANT
THEATRE PROJECTS Consultants
1635 SPRING GARDEN STREET
PHILADELPHIA, PA 19130
T: +1 215 299-8412

ACOUSTICS
Jaffe Holden
114 A WASHINGTON STREET
NORWALK, CT 06854
T: +1 203 838-4167

LIGHTING DESIGN
TILLOTSON DESIGN ASSOCIATES
42 NORTH STREET, PO 103
NEW YORK, NY 10013
T: +1 212 925-7756

FOOD SERVICES
BURKHARD
7500 MACARTHUR BLVD., SUITE 110
CABIN JOHN, MD 20818
T: +1 301 320-5320

ENVIRONMENTAL & ELECTRICAL
HALEY ALDRICH
1000 WILSON BLVD., SUITE 1350
ARLINGTON, VA 22209
T: +1 703 875-3000

TRAFFIC & CIVIL
SECCAT GROUP
1 CORPORATE PLACE, SUITE 107
PISCATAWAY, NJ 08854
T: +1 732 562-9111

COMMONWEALTH OF VIRGINIA
Lic. No. 046561
12-21-2016

DATE	ISSUE
12/06/2016	USE PERMIT RE-SUBMISSION
09/01/2016	USE PERMIT SET
04/28/2016	SCHEMATIC DESIGN PRICING SET

THESE DRAWINGS AND INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

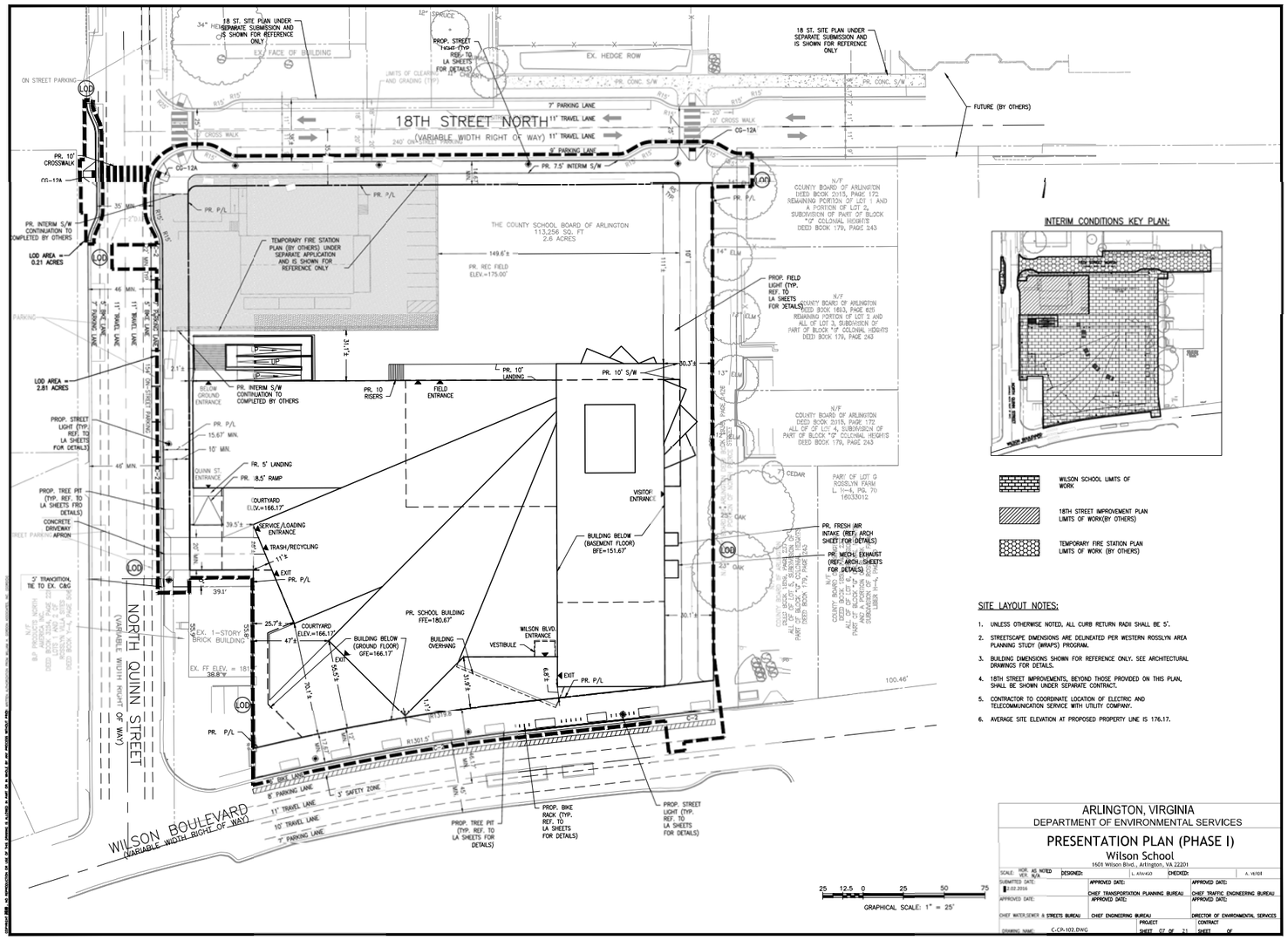
NOT FOR CONSTRUCTION

KEY PLAN

PRESENTATION PLAN

C302

For Reference Only - Not For Construction



INTERIM CONDITIONS KEY PLAN:

WILSON SCHOOL LIMITS OF WORK

18TH STREET IMPROVEMENT PLAN LIMITS OF WORK(BY OTHERS)

TEMPORARY FIRE STATION PLAN LIMITS OF WORK (BY OTHERS)

SITE LAYOUT NOTES:

1. UNLESS OTHERWISE NOTED, ALL CURB RETURN RADII SHALL BE 5'.
2. STREETSCAPE DIMENSIONS ARE DELINEATED PER WESTERN ROSSLYN AREA PLANNING STUDY (WRAPS) PROGRAM.
3. BUILDING DIMENSIONS SHOWN FOR REFERENCE ONLY. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
4. 18TH STREET IMPROVEMENTS, BEYOND THOSE PROVIDED ON THIS PLAN, SHALL BE SHOWN UNDER SEPARATE CONTRACT.
5. CONTRACTOR TO COORDINATE LOCATION OF ELECTRIC AND TELECOMMUNICATION SERVICE WITH UTILITY COMPANY.
6. AVERAGE SITE ELEVATION AT PROPOSED PROPERTY LINE IS 176.17.

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

PRESENTATION PLAN (PHASE I)
Wilson School
1601 Wilson Blvd., Arlington, VA 22201

SCALE: HOR. AS NOTED VER. N/A
DESIGNED: L. ARANGO
CHECKED: A. VERDI
SUBMITTED DATE: 8.02.2016
APPROVED DATE:
APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU
APPROVED DATE: CHIEF TRAFFIC ENGINEERING BUREAU
APPROVED DATE: CHIEF WATER,SEWER & STREETS BUREAU
APPROVED DATE: CHIEF ENGINEERING BUREAU
APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES
DRAWING NAME: C-CP-102.DWG
PROJECT SHEET 07 OF 21
CONTRACT SHEET OF

Gordon
4501 Daly Drive
Chantilly, VA 20151
Phone 703-633-5300
www.gordon.us.com

PROGRAMMING AND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
RESIDENT CONSULTING

REVISIONS
DESCRIPTION
DATE
SUBMITTED

SUR: GORDON
DES: L. ARANGO
DRW: L. ARANGO
CHK: A. VERDI

SEAL:

PRESENTATION PLAN (PHASE I)
WILSON SCHOOL
USE PERMIT RE-SUBMISSION
DISTRICT
ARLINGTON COUNTY, VIRGINIA

HORIZ: 1"=25
SCALE: VERT.
DATE: 12/2/2016
PLAN: USE PERMIT RE-SUBMISSION
JOB: 2922-0205
CADD: C-CP-102.DWG
SHEET: C303
PAGE: 07 OF 21
Gordon

RESERVED FOR BUILDING DEPARTMENT USE

WILSON SCHOOL

OWNER: ARLINGTON PUBLIC SCHOOLS
ARCHITECT OF RECORD: LEO A DALY
DESIGN ARCHITECT: BIG
MEP & LIGHTING DESIGN: GHD
CIVIL & LANDSCAPE: Gordon
STRUCTURAL: Silman
MEP & SUSTAINABILITY: INTERFACE ENGINEERING
THEATRE CONSULTANT: THEATRE PROJECTS Consultants
ACOUSTICIAN: Jaffe Holden
LIGHTING DESIGN: TILLOTSON DESIGN ASSOCIATES
FOOD SERVICE: HOPKINS
ENVIRONMENTAL & GEOTECHNICAL: HALEY ALDRICH
TRAFFIC & IT: SECCAT GROUP

COMMONWEALTH OF VIRGINIA
ANTHONY R. KOSS, JR.
Lic. No. 045561
12-21-2016

DATE	DESCRIPTION
12/06/2016	USE PERMIT RE-SUBMISSION
09/15/2016	USE PERMIT SET
04/28/2016	SCHEMATIC DESIGN PRICING SET

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

NOT FOR CONSTRUCTION

PRESENTATION PLAN (PHASE I)

C303

For Reference Only - Not For Construction

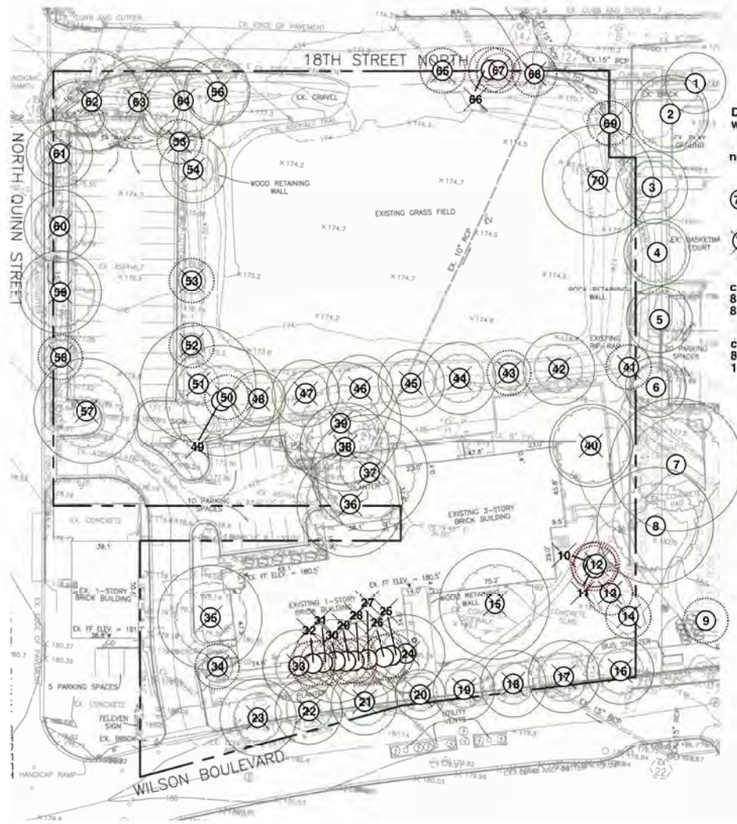
BY OTHERS– SHOWN FOR INFORMATIONAL PURPOSES ONLY!!!

TreesPlease®

P.O. Box 2025 Haymarket, Virginia 20168 703-927-2040
http://www.treesplease.com info@treesplease.com

after Gordon

Tree conservation plan



Do not remove offsite or jointly owned trees without written permission from owners!

no canopy cover is being preserved

77 trees inventoried for code requirements; these numbers supersede other visible numbers/symbols for trees on the plan

77 trees being removed

critical root zone - trees
8 inches DBH or smaller
8 foot radius CRZ

critical root zone - trees
8 to 29 inches DBH
1 foot radius per inch DBH

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

TREE PRESERVATION PLAN
Wilson School
1601 Wilson Blvd., Arlington, VA 22201

SCALE: HOR. AS NOTED VERT. N/A	DESIGNED: E. MILHOUS	CHECKED: E. MILHOUS	
SUBMITTED DATE: 8.02.2016	APPROVED DATE:	APPROVED DATE:	
APPROVED DATE:	CHIEF TRANSPORTATION PLANNING BUREAU APPROVED DATE:	CHIEF TRAFFIC ENGINEERING BUREAU APPROVED DATE:	
CHIEF WATER,SEWER & STREETS BUREAU	CHIEF ENGINEERING BUREAU	DIRECTOR OF ENVIRONMENTAL SERVICES	
DRAWING NAME: L-LS-201.DWG	PROJECT SHEET 08 OF 21	CONTRACT SHEET OF	

PROGRAMMING AND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
RESIDENT CONSULTING

Gordon
4501 Daly Drive
Chantilly, VA 20151
Phone 703-818-1300
www.gordon.usa.com

REVISIONS

DATE	BY	DESCRIPTION
7/18/2016	E. MILHOUS	
7/18/2016	E. MILHOUS	

SUR: GORDON | DES: E. MILHOUS
DRW: E. MILHOUS | CHK: E. MILHOUS

SEAL:

TREE PRESERVATION PLAN
WILSON SCHOOL
USE PERMIT RE-SUBMISSION
DISTRICT
ARLINGTON COUNTY, VIRGINIA

SCALE: HORIZ. 1"=25 VERT.
DATE: 12/7/2016
PLAN: USE PERMIT RE-SUBMISSION
JOB: 2922-0205
CADD: L-LS-201.DWG
SHEET: C400
PAGE: 08 OF 21
Gordon

RESERVED FOR BUILDING DEPARTMENT USE

WILSON SCHOOL
1601 WILSON BOULEVARD
ARLINGTON, VA 22209

OWNER: ARLINGTON PUBLIC SCHOOLS
2770 SOUTH 16th STREET
ARLINGTON, VA 22204
T: +1 703.228.6000

ARCHITECT OF RECORD: LEO A DALY
1875 EYE STREET, NW, SUITE 100
WASHINGTON, DC 20006
T: +1 202.331.8600

DESIGN ARCHITECT: BIG
561 BROADWAY, 5TH FLOOR
NEW YORK, NY 10012, USA
T: +1 347.960.8111

LEED ADVISOR AND PROJECT MGR: GHD
4500 WILSON PARKWAY, SUITE 150
CHANTILLY, VA 20151
T: +1 571.243.3000

CIVIL ENGINEER/LANDSCAPE: GORDON
4501 DALY DRIVE, SUITE 200
CHANTILLY, VA 20151
T: +1 703.818.1300

STRUCTURAL: Silman
1050 17th STREET, NW
WASHINGTON, DC 20007
T: +1 202.223.3230

MEP & ENERGY: INTERFACE ENGINEERING
2000 M STREET NW, SUITE 270
WASHINGTON, DC 20036
T: +1 202.775.1810

THEATER CONSULTANT: THEATRE PROJECTS Consultants
1635 SPRING STREET
SILVER SPRING, MD 20910
T: +1 301.589.0022

ACOUSTICIAN: JaffeHolden
114 WASHINGTON STREET
NORWALK, CT 06854
T: +1 203.852.0487

LIGHTING DESIGN: TILLOTSON DESIGN ASSOCIATES
42 NORTH STREET, PO BOX
NEW YORK, NY 10013
T: +1 212.925.7756

FOOD SERVICE: HOPKINS FOODSERVICE
7700 WOODYARD ROAD, SUITE 110
CLINTON, MD 20735
T: +1 301.324.5200

ENVIRONMENTAL & ELECTRICAL: HALEY ALDRICH
200 BRAINTREE ROAD, SUITE 200
BRAINTREE, MA 02184
T: +1 617.886.7400

TRAFFIC & SURVEY, INC.
4850 WILSON BOULEVARD, SUITE 100
ARLINGTON, VA 22203
T: +1 703.243.3311

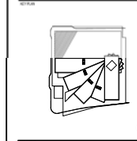
TRAFFIC & SAFETY: MOTCART GROUP
1 NORTH CHARLES STREET, SUITE 1100
BALTIMORE, MD 21201
T: +1 410.962.1111

COMMONWEALTH OF VIRGINIA
ANTHONY E. MILHOUS, JR.
Lic. No. 040561
12-21-2016

DATE	DESCRIPTION
12/08/2016	USE PERMIT RE-SUBMISSION
09/14/2016	USE PERMIT SET
06/30/2016	SCHEMATIC DESIGN PRICING SET

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

NOT FOR CONSTRUCTION



TREE PRESERVATION PLAN

C400

For Reference Only - Not For Construction

BY OTHERS- SHOWN FOR INFORMATIONAL PURPOSES ONLY!!!

Appendix
Development Tree Inventory
Wilson School
Arlington, Virginia
April 15, 2016

Prepared by
Edward F. Milhous
TreesPlease®

ASCA RCA #350 ISA #MA-0004A MD TE #458

Tree #	Name	Size	Condition	Comment	Recommendation
1	willow oak *Quercus phellos* Species Rating: 90%	11	.69	**Off the site**; this tree is owned by someone else. Suitability for preservation: *poor* Its chance of surviving planned construction is *good*. The root system of this tree is confined on two sides. Improperly pruned: pruning stubs were left.	Do not remove **off-site** trees without owner consent. Leave the tree standing if you don't have permission to cut. This tree is to be saved.
2	swamp white oak *Quercus bicolor* Species Rating: 75%	14	.73	**Off the site**; this tree is owned by someone else. Suitability for preservation: *good* Its chance of surviving planned construction is *good*. Improperly pruned: pruning stubs were left.	Do not remove **off-site** trees without owner consent. Leave the tree standing if you don't have permission to cut. This tree is to be saved.
3	green ash *Fraxinus pennsylvanica* Species Rating: 30%	13	0	**Off the site**; this tree is owned by someone else. Suitability for preservation: *poor* Its chance of surviving planned construction. Tree appears dead or dying; emerald ash borer likely.	Do not remove **off-site** trees without owner consent. Leave the tree standing if you don't have permission to cut. The tree's owner should have an arborist inspect the tree.
4	green ash *Fraxinus pennsylvanica* Species Rating: 30%	12	.56	Suitability for preservation: *good* Suitability for preservation: *poor* Its chance of surviving planned construction is *very poor*. Dieback is evident and is likely due to emerald ash borer.	The tree's owner should have an arborist inspect the tree.
5	green ash *Fraxinus pennsylvanica* Species Rating: 30%	12	.5	**Off the site**; this tree is owned by someone else. Suitability for preservation: *poor* Its chance of surviving planned construction is *very poor*. Dieback is evident and is likely due to emerald ash borer. This is a **severe** problem for this tree!	Do not remove **off-site** trees without owner consent. Leave the tree standing if you don't have permission to cut. The tree's owner should have an arborist inspect the tree.

© E. P. Milhous April 15, 2016 1 Wilson School

Appendix Development Tree Inventory Wilson School , Arlington, Virginia April 15, 2016

Tree #	Name	Size	Condition	Comment	Recommendation
6	green ash *Fraxinus pennsylvanica* Species Rating: 30%	11	.5	**Off the site**; this tree is owned by someone else. Suitability for preservation: *poor* Its chance of surviving planned construction is *very poor*. Dieback is evident and is likely due to emerald ash borer. This is a **severe** problem for this tree!	Do not remove **off-site** trees without owner consent. Leave the tree standing if you don't have permission to cut. The tree's owner should have an arborist inspect the tree.
7	northern red oak *Quercus rubra* Species Rating: 80%	24	.75	**Off the site**; this tree is owned by someone else. Suitability for preservation: *good* Its chance of surviving planned construction is *good*.	Do not remove **off-site** trees without owner consent. Leave the tree standing if you don't have permission to cut. This tree is to be saved.
8	northern red oak *Quercus rubra* Species Rating: 80%	21	.72	**Off the site**; this tree is owned by someone else. Suitability for preservation: *good* Its chance of surviving planned construction is *good*. Anthracnose or other disease signs are evident.	Do not remove **off-site** trees without owner consent. Leave the tree standing if you don't have permission to cut. This tree is to be saved.
9	crapemyrtle *Lagerstroemia indica* Species Rating: 80%	3/3/3	.75	**Off the site**; this tree is owned by someone else. Suitability for preservation: *good* Its chance of surviving planned construction is *good*. Stem and bulkness roots are buried in soil and/or mulch.	Do not remove **off-site** trees without owner consent. Leave the tree standing if you don't have permission to cut. This tree is to be saved.
10	white mulberry *Morus alba* Species Rating: 30%	4	.75	Suitability for preservation: *poor* This tree has no chance of surviving construction. One of the worst invasive exotics, it is an undesirable tree.	Do not save this tree... remove it when clearing.
11	Siberian elm *Ulmus pumila* Species Rating: 30%	8	.75	Suitability for preservation: *poor* This tree has no chance of surviving construction. One of the worst invasive exotics, it is an undesirable tree.	Do not save this tree... remove it when clearing.
12	shadbush *Amelanchier arborea* Species Rating: 80%	3/3/3/3/3	.75	Suitability for preservation: *good* This tree has no chance of surviving construction.	Do not save this tree... remove it when clearing.
13	shadbush *Amelanchier arborea* Species Rating: 80%	3/2/2/2/2	.75	Suitability for preservation: *good* This tree has no chance of surviving construction.	Do not save this tree... remove it when clearing.
14	shadbush *Amelanchier arborea* Species Rating: 80%	3/3/3/3/3	.75	Suitability for preservation: *good* This tree has no chance of surviving construction.	Do not save this tree... remove it when clearing.
15	deodar cedar *Cedrus deodara* Species Rating: 40%	20	0	Suitability for preservation: *poor* This tree has no chance of surviving construction. This tree is dead. **Danger!** This tree poses a significant risk of failure.	Do not save this tree... remove it when clearing.

© E. P. Milhous April 15, 2016 2 Wilson School

Appendix Development Tree Inventory Wilson School , Arlington, Virginia April 15, 2016

Tree #	Name	Size	Condition	Comment	Recommendation
16	willow oak *Quercus phellos* Species Rating: 90%	12	.69	Suitability for preservation: *good* This tree has no chance of surviving construction. The root system of this tree is confined to a small space.	Do not save this tree... remove it when clearing.
17	willow oak *Quercus phellos* Species Rating: 90%	13	.69	Suitability for preservation: *good* This tree has no chance of surviving construction. The root system of this tree is confined to a small space.	Do not save this tree... remove it when clearing.
18	willow oak *Quercus phellos* Species Rating: 90%	12	.69	Suitability for preservation: *good* This tree has no chance of surviving construction. The root system of this tree is confined to a small space.	Do not save this tree... remove it when clearing.
19	willow oak *Quercus phellos* Species Rating: 90%	11	.69	Suitability for preservation: *good* This tree has no chance of surviving construction. The root system of this tree is confined to a small space.	Do not save this tree... remove it when clearing.
20	willow oak *Quercus phellos* Species Rating: 90%	9	.69	Suitability for preservation: *good* This tree has no chance of surviving construction. The root system of this tree is confined to a small space.	Do not save this tree... remove it when clearing.
21	willow oak *Quercus phellos* Species Rating: 90%	12	.69	Suitability for preservation: *good* This tree has no chance of surviving construction. The root system of this tree is confined to a small space.	Do not save this tree... remove it when clearing.
22	willow oak *Quercus phellos* Species Rating: 90%	12	.69	Suitability for preservation: *good* This tree has no chance of surviving construction. The root system of this tree is confined to a small space.	Do not save this tree... remove it when clearing.
23	willow oak *Quercus phellos* Species Rating: 90%	14	.69	Suitability for preservation: *good* This tree has no chance of surviving construction. The root system of this tree is confined to a small space.	Do not save this tree... remove it when clearing.
24	eastern redcedar *Juniperus virginiana* Species Rating: 80%	14	.72	Suitability for preservation: *good* This tree has no chance of surviving construction. Appears to be a cultivar of red cedar. Old rope system or one side is cankered on one side	Do not save this tree... remove it when clearing.
25	Nellie Stevens holly *Ilex x 'Nellie R. Stevens'* Species Rating: 80%	5/5	.5	Suitability for preservation: *poor* This tree has no chance of surviving construction. Dying back... usually from disease in root system decline. There is too little space for this tree.	Do not save this tree... remove it when clearing.

© E. P. Milhous April 15, 2016 3 Wilson School

Appendix Development Tree Inventory Wilson School , Arlington, Virginia April 15, 2016

Tree #	Name	Size	Condition	Comment	Recommendation
26	Nellie Stevens holly *Ilex x 'Nellie R. Stevens'* Species Rating: 80%	5/4	.5	Suitability for preservation: *poor* This tree has no chance of surviving construction. Appears to be a cultivar of red cedar. There is too little space for this tree.	Do not save this tree... remove it when clearing.
27	eastern redcedar *Juniperus virginiana* Species Rating: 90%	14	.72	Suitability for preservation: *good* This tree has no chance of surviving construction. Appears to be a cultivar of red cedar. The root system of this tree is confined on one side.	Do not save this tree... remove it when clearing.
28	Nellie Stevens holly *Ilex x 'Nellie R. Stevens'* Species Rating: 80%	5/4	.5	Suitability for preservation: *poor* This tree has no chance of surviving construction. This tree is crowded. There is too little space for this tree.	Do not save this tree... remove it when clearing.
29	Nellie Stevens holly *Ilex x 'Nellie R. Stevens'* Species Rating: 80%	3/1	.5	Suitability for preservation: *poor* This tree has no chance of surviving construction. This tree is crowded. There is too little space for this tree.	Do not save this tree... remove it when clearing.
30	eastern redcedar *Juniperus virginiana* Species Rating: 90%	11/10	.72	Suitability for preservation: *good* This tree has no chance of surviving construction. Appears to be a cultivar of red cedar. The root system of this tree is confined on one side.	Do not save this tree... remove it when clearing.
31	Nellie Stevens holly *Ilex x 'Nellie R. Stevens'* Species Rating: 80%	5	.5	Suitability for preservation: *poor* This tree has no chance of surviving construction. This tree is crowded. There is too little space for this tree.	Do not save this tree... remove it when clearing.
32	Nellie Stevens holly *Ilex x 'Nellie R. Stevens'* Species Rating: 80%	5/4	.5	Suitability for preservation: *poor* This tree has no chance of surviving construction. This tree is crowded. There is too little space for this tree.	Do not save this tree... remove it when clearing.
33	eastern redcedar *Juniperus virginiana* Species Rating: 90%	13	.72	Suitability for preservation: *good* This tree has no chance of surviving construction. Appears to be a cultivar of red cedar. The root system of this tree is confined on one side.	Do not save this tree... remove it when clearing.
34	callery pear *Pyrus calleryana* Species Rating: 50%	8	.72	Suitability for preservation: *poor* This tree has no chance of surviving construction. Callery pear: invasive exotic species with a weak structure.	Do not save this tree... remove it when clearing.

© E. P. Milhous April 15, 2016 4 Wilson School

Appendix Development Tree Inventory Wilson School , Arlington, Virginia April 15, 2016

Tree #	Name	Size	Condition	Comment	Recommendation
35	callery pear *Pyrus calleryana* Species Rating: 50%	19	.69	Suitability for preservation: *poor* This tree has no chance of surviving construction. Callery pear: invasive exotic species with a weak structure.	Do not save this tree... remove it when clearing.
36	callery pear *Pyrus calleryana* Species Rating: 50%	19	.66	Suitability for preservation: *poor* This tree has no chance of surviving construction. Callery pear: invasive exotic species with a weak structure. The root system of this tree is confined to a small space.	Do not save this tree... remove it when clearing.
37	callery pear *Pyrus calleryana* Species Rating: 50%	21	.66	Suitability for preservation: *poor* This tree has no chance of surviving construction. Callery pear: invasive exotic species with a weak structure. The root system of this tree is confined to a small space.	Do not save this tree... remove it when clearing.
38	callery pear *Pyrus calleryana* Species Rating: 50%	18	.66	Suitability for preservation: *poor* This tree has no chance of surviving construction. Callery pear: invasive exotic species with a weak structure. The root system of this tree is confined to a small space.	Do not save this tree... remove it when clearing.
39	callery pear *Pyrus calleryana* Species Rating: 50%	22	.66	Suitability for preservation: *poor* This tree has no chance of surviving construction. Callery pear: invasive exotic species with a weak structure. The root system of this tree is confined to a small space.	Do not save this tree... remove it when clearing.
40	green ash *Fraxinus pennsylvanica* Species Rating: 30%	15	.69	Suitability for preservation: *poor* This tree has no chance of surviving construction. Dieback is evident and is likely due to emerald ash borer.	Do not save this tree... remove it when clearing.
41	Siberian elm *Ulmus pumila* Species Rating: 30%	1/1/1	.75	Suitability for preservation: *poor* This tree has no chance of surviving construction. DBH estimated. Tree appears dead; this tree was topped years ago. An old fence is embedded in this tree's trunk.	Do not save this tree... remove it when clearing.
42	red maple *Acer rubrum* Species Rating: 80%	13	.75	Suitability for preservation: *good* This tree has no chance of surviving construction.	Do not save this tree... remove it when clearing.
43	red maple *Acer rubrum* Species Rating: 80%	5/4/5	.75	Suitability for preservation: *good* This tree has no chance of surviving construction.	Do not save this tree... remove it when clearing.

© E. P. Milhous April 15, 2016 5 Wilson School

Appendix Development Tree Inventory Wilson School , Arlington, Virginia April 15, 2016

Tree #	Name	Size	Condition	Comment	Recommendation
44	red maple *Acer rubrum* Species Rating: 80%	13	.63	Suitability for preservation: *good* This tree has no chance of surviving construction. Stem girdling roots(s) are evident.	Do not save this tree... remove it when clearing.
45	red maple *Acer rubrum* Species Rating: 80%	10/6	.63	Suitability for preservation: *good* This tree has no chance of surviving construction. Stem girdling roots(s) are evident.	Do not save this tree... remove it when clearing.
46	red maple *Acer rubrum* Species Rating: 80%	12	.75	Suitability for preservation: *good* This tree has no chance of surviving construction.	Do not save this tree... remove it when clearing.
47	red maple *Acer rubrum* Species Rating: 80%	12	.75	Suitability for preservation: *good* This tree has no chance of surviving construction.	Do not save this tree... remove it when clearing.
48	red maple *Acer rubrum* Species Rating: 80%	10	.75	Suitability for preservation: *good* This tree has no chance of surviving construction.	Do not save this tree... remove it when clearing.
49	deodar cedar *Cedrus deodara* Species Rating: 40%	20	.75	Suitability for preservation: *good* This tree has no chance of surviving construction.	Do not save this tree... remove it when clearing.
50	white mulberry *Morus alba* Species Rating: 30%	1/1/1	.75	Suitability for preservation: *poor* This tree has no chance of surviving construction. One of the worst invasive exotics, it is an undesirable tree. Improperly pruned: this tree was topped years ago.	Do not save this tree... remove it when clearing.
51	deodar cedar *Cedrus deodara* Species Rating: 40%	21	.75	Suitability for preservation: *good* This tree has no chance of surviving construction.	Do not save this tree... remove it when clearing.
52	amur maple *Acer ginnala* Species Rating: none	3/3/3/2	.5	Suitability for preservation: *poor* This tree has no chance of surviving construction. Dying back... usually from disease in root system decline. This is a **severe** problem for this tree!	Do not save this tree... remove it when clearing.
53	amur maple *Acer ginnala* Species Rating: 70%	4/3/3/3	.5	Suitability for preservation: *poor* This tree has no chance of surviving construction. Dying back... usually from disease in root system decline. This is a **severe** problem for this tree!	Do not save this tree... remove it when clearing.

© E. P. Milhous April 15, 2016 6 Wilson School

Appendix Development Tree Inventory Wilson School , Arlington, Virginia April 15, 2016

Tree #	Name	Size	Condition	Comment	Recommendation
54	amur maple *Acer ginnala* Species Rating: 70%	6/7/3/2/3	.5	Suitability for preservation: *poor* This tree has no chance of surviving construction. Dying back... usually from disease in root system decline. This is a **severe** problem for this tree!	Do not save this tree... remove it when clearing.
55	green ash *Fraxinus pennsylvanica* Species Rating: 30%	4	.75	Suitability for preservation: *poor* This tree has no chance of surviving construction. An old fence is embedded in this tree's trunk. Threatened by emerald ash borer.	Do not save this tree... remove it when clearing.
56	green ash *Fraxinus pennsylvanica* Species Rating: 30%	12	0	Suitability for preservation: *poor* This tree has no chance of surviving construction. Dieback is evident and is likely due to emerald ash borer.	Do not save this tree... remove it when clearing.
57	callery pear *Pyrus calleryana* Species Rating: 30%	19	.63	Suitability for preservation: *poor* This tree has no chance of surviving construction. Callery pear: invasive exotic species with a weak structure. The root system of this tree is confined on three sides.	Do not save this tree... remove it when clearing.
58	green ash *Fraxinus pennsylvanica* Species Rating: 80%	8	.69	Suitability for preservation: *poor* This tree has no chance of surviving construction. Threatened by emerald ash borer. The root system of this tree is confined on two sides.	Do not save this tree... remove it when clearing.
59	green ash *Fraxinus pennsylvanica* Species Rating: 30%	15	.5	Suitability for preservation: *poor* This tree has no chance of surviving construction. Dieback is evident and is likely due to emerald ash borer. The root system of this tree is confined on two sides.	Do not save this tree... remove it when clearing.
60	green ash *Fraxinus pennsylvanica* Species Rating: 30%	13	.5	Suitability for preservation: *poor* This tree has no chance of surviving construction. Dieback is evident and is likely due to emerald ash borer. The root system of this tree is confined on two sides.	Do not save this tree... remove it when clearing.
61	green ash *Fraxinus pennsylvanica* Species Rating: 30%	12	.69	Suitability for preservation: *poor* This tree has no chance of surviving construction. Threatened by emerald ash borer. The root system of this tree is confined on two sides.	Do not save this tree... remove it when clearing.
62	green ash *Fraxinus pennsylvanica* Species Rating: 30%	18	0	Suitability for preservation: *poor* This tree has no chance of surviving construction. Dieback is evident and is likely due to emerald ash borer.	Do not save this tree... remove it when clearing.

© E. P. Milhous April 15, 2016 7 Wilson School

Appendix Development Tree Inventory Wilson School , Arlington, Virginia April 15, 2016

Tree #	Name	Size	Condition	Comment	Recommendation
63	green ash *Fraxinus pennsylvanica* Species Rating: 30%	15	0	Suitability for preservation: *poor* This tree has no chance of surviving construction. Dieback is evident and is likely due to emerald ash borer.	Do not save this tree... remove it when clearing.
64	green ash *Fraxinus pennsylvanica* Species Rating: 30%	15	0	Suitability for preservation: *poor* This tree has no chance of surviving construction. Dieback is evident and is likely due to emerald ash borer.	Do not save this tree... remove it when clearing.
65	white mulberry *Morus alba* Species Rating: 30%	1/1/1/1/1	.56	Suitability for preservation: *poor* This tree has no chance of surviving construction. Dieback is evident and is likely due to emerald ash borer. Improperly pruned: this tree was topped years ago. An old fence is embedded in this tree's trunk.	Do not save this tree... remove it when clearing.
66	white mulberry *Morus alba* Species Rating: 30%	3/1/1	.56	Suitability for preservation: *poor* This tree has no chance of surviving construction. One of the worst invasive exotics, it is an undesirable tree. Improperly pruned: this tree was topped years ago. An old fence is embedded in this tree's trunk.	Do not save this tree... remove it when clearing.
67	tree of heaven *Ailanthus altissima* Species Rating: 30%	5/3/3	.56	Suitability for preservation: *poor* This tree has no chance of surviving construction. One of the worst invasive exotics, it is an undesirable tree. Improperly pruned: this tree was topped years ago. An old fence is embedded in this tree's trunk.	Do not save this tree... remove it when clearing.
68	white mulberry *Morus alba* Species Rating: 30%	2/1	.56	Suitability for preservation: *poor* This tree has no chance of surviving construction. One of the worst invasive exotics, it is an undesirable tree. An old fence is embedded in this tree's trunk. Improperly pruned: this tree was topped years ago.	Do not save this tree... remove it when clearing.
69	white mulberry *Morus alba* Species Rating: 30%	2/2/1	.56	Suitability for preservation: *poor* This tree has no chance of surviving construction. One of the worst invasive exotics, it is an undesirable tree. An old fence is embedded in this tree's trunk. Improperly pruned: this tree was topped years ago.	Do not save this tree... remove it when clearing.
70	green ash *Fraxinus pennsylvanica* Species Rating: 30%	20	0	Suitability for preservation: *poor* This tree has no chance of surviving construction. Dieback is evident and is likely due to emerald ash borer.	Do not save this tree... remove it when clearing.
	Average species rating:	**.60**			

© E. P. Milhous April 15, 2016 8 Wilson School

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

TREE PRESERVATION PLAN NOTES
Wilson School
1601 Wilson Blvd., Arlington, VA 22201

SCALE: HOR. AS NOTED VER. N/A
DESIGNED: E. MILHOUS
CHECKED: E. MILHOUS
SUBMITTED DATE: 12.22.2016
APPROVED DATE:
APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU
APPROVED DATE: CHIEF ENGINEERING BUREAU
APPROVED DATE: CHIEF TRAFFIC ENGINEERING BUREAU
APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES
CHIEF WATER,SEWER & STREETS BUREAU
DRAWING NAME: L-LS-201.DWG
PROJECT SHEET 09 OF 21
CONTRACT SHEET OF

Gordon
4501 Daly Drive
Chantilly, VA 20151
Phone 703-543-1300
www.gordonusa.com

REVISIONS
DESCRIPTION

SUR: GORDON
DES: E. MILHOUS
DRW: E. MILHOUS
CHK: E. MILHOUS

SEAL

TREE PRESERVATION PLAN NOTES
WILSON SCHOOL
USE PERMIT RE-SUBMISSION
DISTRICT
ARLINGTON COUNTY, VIRGINIA

HORIZ: 1"=25
SCALE: VERT:
DATE: 12/5/2016
PLAN: USE PERMIT RE-SUBMISSION
JOB: 2922-0205
CADD: L-LS-201.DWG
SHEET: C401
PAGE: 09 OF 21

Gordon

RESERVED FOR BLDG DEPARTMENT USE

WILSON SCHOOL
1601 WILSON BOULEVARD
ARLINGTON, VA 22209

CLIENT: ARLINGTON PUBLIC SCHOOLS
2770 SOUTH 16th STREET
ARLINGTON, VA 22204
T: +1 703.228.6008

ARCHITECT OF RECORD: LEO A DALY
1010 N. LOUISE CIR / CONNECTICUT AVE, NW
WASHINGTON, DC 20006
T: +1 202.331.8600

DESIGN ARCHITECT: BIG / BJARNE MIKELS GROUP
161 AVENUE OF THE AMERICAS, 22nd FLOOR
NEW YORK, NY 10013, USA
T: +1 347.318.4111

LEAD ARCHITECT FOR PRESERVATION: GHD
14500 AVION PARKWAY, SUITE 150
CHANTILLY, VA 20151
T: +1 571.223.6000

CIVIL ENGINEERS: GORDON
4501 DALY DRIVE, SUITE 200
CHANTILLY, VA 20151
T: +1 703.542.7000

STRUCTURAL: SILMAN
2000 P STREET NW, SUITE 270
WASHINGTON, DC 20037
T: +1 202.331.8200

MEP & SMART: INTERFACE ENGINEERING
2000 M STREET NW, SUITE 270
WASHINGTON, DC 20036
T: +1 202.775.1810

THEATRE CONSULTANT: THEATRE PROJECTS Consultants
10 WATER STREET
BOSTON, MASSACHUSETTS 02109
T: +1 617.338.0412

ACOUSTICIAN: Jaffe-Holden
114 A WASHINGTON STREET
NORWALK, CT 06854
T: +1 203.852.1010

LIGHTING DESIGN: TILLOTSON DESIGN ASSOCIATES
42 NORTH STREET, PO 10
NEW YORK, NY 10013
T: +1 212.620.7744

FOOD SERVICE: BURKHARD Food Service Consultants
7500 MACARTHUR BLVD, SUITE 100
LAKE OSWEGO, OR 97035
T: +1 503.635.6000

ENVIRONMENTAL & ELECTRICAL: HALEY & ALDRICH, INC.
1000 HOLLAND DRIVE, SUITE 100
BOCA RATON, FL 33487
T: +1 561.241.7200

TRAFFIC & IT: SECCAT GROUP
1 CAPITOL CHANNEL CENTER, SUITE 1
ANNAPOLIS, MD 21401
T: +1 410.216.3111

COMMONWEALTH OF VIRGINIA
LICENSED PROFESSIONAL ENGINEER
Lic. No. 048561
12-21-2016

DATE	ISSUE
12/06/2016	USE PERMIT RE-SUBMISSION
09/01/2016	USE PERMIT SET
04/28/2015	SCHEMATIC DESIGN PRICING SET

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

NOT FOR CONSTRUCTION

SITE PLAN

VICINITY MAP

TREE PRESERVATION PLAN NOTES

PROJECT NO. 2922-0205
DRAWN E. MILHOUS
DESIGN E. MILHOUS
CHECKED E. MILHOUS
SHEET NO. C401

For Reference Only - Not For Construction

BY OTHERS– SHOWN FOR INFORMATIONAL PURPOSES ONLY!!!

Replacement Calculations
Wilson School
Arlington, Virginia
April 15, 2016

Prepared by
Edward P. Milhous
TreesPlease®
ASCA RCA #350 ISA #MA-0004A MD TE #458

Tree #	Species	Diameter	Condition Rating	Species Rating	Total Score	Replacements
10	*Morus alba*	4	.75	.3	.9	1
11	*Ulmus pumila*	8	.75	.3	1.8	1
12	*Amelanchier arborea*	.5/.5/.5/.5/.5	.75	.9	1.7	1
13	*Amelanchier arborea*	3/2/2/2/2	.75	.9	7.4	1
14	*Amelanchier arborea*	.5/.5/.5/.5/.5	.75	.9	1.7	1
15	*Cedrus deodara*	20	0	.4	0	0
16	*Quercus phellos*	12	.69	.9	7.5	2
17	*Quercus phellos*	13	.69	.9	8.1	2
18	*Quercus phellos*	12	.69	.9	7.5	2
19	*Quercus phellos*	11	.69	.9	6.8	2
20	*Quercus phellos*	9	.69	.9	5.6	1
21	*Quercus phellos*	12	.69	.9	7.5	2
22	*Quercus phellos*	12	.69	.9	7.5	2
23	*Quercus phellos*	14	.69	.9	8.7	2
24	*Juniperus virginiana*	14	.72	.9	9.1	2
25	*Ilex x 'Nellie R. Stevens'*	5/5	.5	.8	4	1
26	*Ilex x 'Nellie R. Stevens'*	5/4	.5	.8	3.6	1
27	*Juniperus virginiana*	14	.72	.9	9.1	2
28	*Ilex x 'Nellie R. Stevens'*	5/4	.5	.8	3.6	1
29	*Ilex x 'Nellie R. Stevens'*	3/1	.5	.8	1.6	1
30	*Juniperus virginiana*	11/10	.72	.9	13.6	2
31	*Ilex x 'Nellie R. Stevens'*	5	.5	.8	2	1
32	*Ilex x 'Nellie R. Stevens'*	5/6	.5	.8	4.4	1
33	*Juniperus virginiana*	13	.72	.9	8.4	2

© E. P. Milhous April 15, 2016 1 Wilson School

Tree #	Species	Diameter	Condition Rating	Species Rating	Total Score	Replacements
34	*Pyrus calleryana*	8	.72	.5	2.9	1
35	*Pyrus calleryana*	19	.69	.5	6.6	2
36	*Pyrus calleryana*	19	.66	.5	6.3	2
37	*Pyrus calleryana*	21	.66	.5	6.9	2
38	*Pyrus calleryana*	16	.66	.5	5.3	2
39	*Pyrus calleryana*	22	.66	.5	7.3	2
40	*Fraxinus pennsylvanica*	15	.69	.3	3.1	1
41	*Ulmus pumila*	1/1/1	.75	.3	.7	1
42	*Acer rubrum*	13	.75	.8	7.8	2
43	*Acer rubrum*	5/4/5	.75	.8	8.4	1
44	*Acer rubrum*	13	.63	.8	6.6	2
45	*Acer rubrum*	10/6	.63	.8	8.1	2
46	*Acer rubrum*	12	.75	.8	7.2	2
47	*Acer rubrum*	12	.75	.8	7.2	2
48	*Acer rubrum*	10	.75	.8	.6	1
49	*Cedrus deodara*	20	.75	.4	6	2
50	*Morus alba*	1/1/1	.75	.3	.7	1
51	*Cedrus deodara*	21	.75	.4	6.3	2
52	*Acer ginnala*	3/3/3/2	.5	.3	3.9	1
53	*Acer ginnala*	4/5/3/3/3	.5	.7	6.3	1
54	*Acer ginnala*	8/7/3/3/3	.5	.7	8.4	1
55	*Fraxinus pennsylvanica*	4	.75	.3	.9	1
56	*Fraxinus pennsylvanica*	12	0	.3	0	0
57	*Pyrus calleryana*	19	.63	.5	6	2
58	*Fraxinus pennsylvanica*	8	.69	.3	1.7	1
59	*Fraxinus pennsylvanica*	15	.5	.3	2.3	1
60	*Fraxinus pennsylvanica*	13	.5	.3	2	1
61	*Fraxinus pennsylvanica*	12	.69	.3	2.5	1
62	*Fraxinus pennsylvanica*	18	0	.3	0	0
63	*Fraxinus pennsylvanica*	15	0	.3	0	0

© E. P. Milhous April 15, 2016 2 Wilson School

Tree #	Species	Diameter	Condition Rating	Species Rating	Total Score	Replacements
64	*Fraxinus pennsylvanica*	15	0	.3	0	0
65	*Morus alba*	1/1/1/1/1	.56	.3	.8	1
66	*Morus alba*	3/1/1	.56	.3	.8	1
67	*Ailanthus altissima*	5/3/3	.56	.3	1.8	1
68	*Morus alba*	2/1	.56	.3	.5	1
69	*Morus alba*	2/2/1	.56	.3	.8	1
70	*Fraxinus pennsylvanica*	20	0	.3	0	0
					Total Replacements	79

© E. P. Milhous April 15, 2016 3 Wilson School

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

TREE PRESERVATION PLAN NOTES
Wilson School
1601 Wilson Blvd., Arlington, VA 22201

SCALE: HOR. AS NOTED VER. N/A | DESIGNED: E. MILHOUS | CHECKED: E. MILHOUS
SUBMITTED DATE: 2.02.2016 | APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU | APPROVED DATE: CHIEF TRAFFIC ENGINEERING BUREAU
APPROVED DATE: CHIEF WATER,SEWER & STREETS BUREAU | APPROVED DATE: CHIEF ENGINEERING BUREAU | APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES
DRAWING NAME: L-LS-201.DWG | PROJECT SHEET 10 OF 21 | CONTRACT SHEET OF

Gordon
4501 Daly Drive
Chantilly, VA 20151
Phone 703-818-1300
www.gordon-usa.com

PROGRAMMING AND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
RESIDENT CONSULTING

REVISIONS
DATE	BY	DESCRIPTION
11/8/13	TILMAN/EC	

SUR: GORDON | DES: E. MILHOUS
DRW: E. MILHOUS | CHK: E. MILHOUS

SEAL

TREE PRESERVATION PLAN NOTES
WILSON SCHOOL
USE PERMIT RE-SUBMISSION
DISTRICT
ARLINGTON COUNTY, VIRGINIA

HORIZ 1"=25
SCALE: VERT.
DATE: 12/7/2016
PLAN: USE PERMIT RE-SUBMISSION
JOB: 2922-0205
CADD: L-LS-201.DWG
SHEET: C402
PAGE: 10 OF 21
Gordon

RESERVED FOR BUILDING DEPARTMENT USE

WILSON SCHOOL
1601 WILSON BOULEVARD
ARLINGTON, VA 22209

CLIENT: ARLINGTON PUBLIC SCHOOLS
ARCHITECT OF RECORD: LEO A DALY
DESIGN ARCHITECT: BIG
LEED ENGINEER OF RECORD: GHD
CIVIL ENGINEERS: GORDON
STRUCTURAL: Silman
MEP & ENERGY: INTERFACE ENGINEERING
THEATER CONSULTANT: THEATRE PROJECTS Consultants
ACOUSTICIAN: Jaffe-Holden
LIGHTING DESIGN: TILLOTSON DESIGN ASSOCIATES
FOOD SERVICE: BOWMAN
ENVIRONMENTAL & ELECTRICAL: HALEY ALLBRITCH
TECHNOLOGY: MCCART GROUP

COMMONWEALTH OF VIRGINIA
ANTHONY E. KELLY, JR.
Lic. No. 045061
12-21-2016

DATE	DESCRIPTION
12/06/2016	USE PERMIT RE-SUBMISSION
09/14/2016	USE PERMIT SET
04/28/2016	SCHEMATIC DESIGN PRICING SET

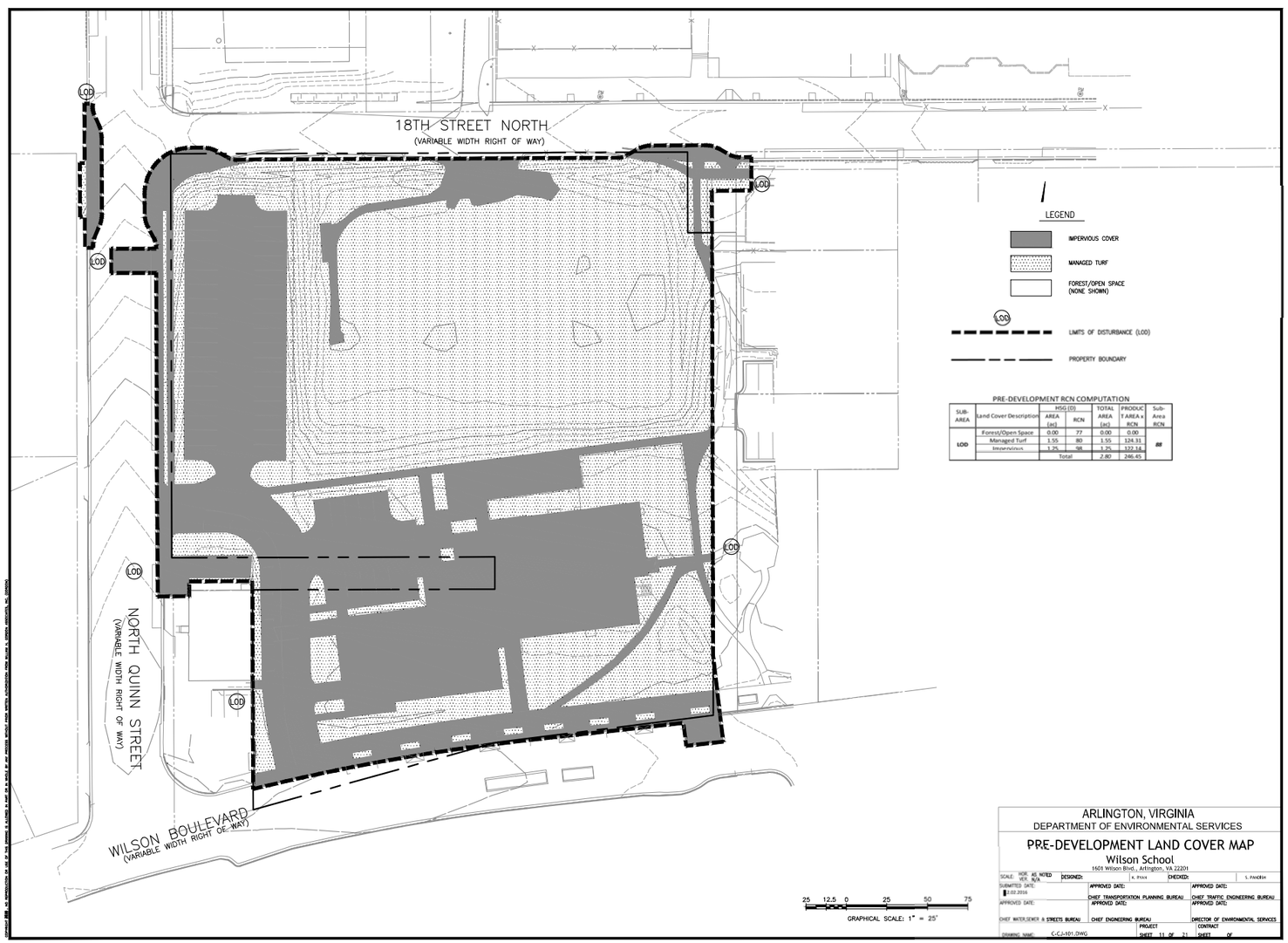
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

NOT FOR CONSTRUCTION

TREES PRESERVATION PLAN NOTES

C402

For Reference Only - Not For Construction



PRE-DEVELOPMENT RCN COMPUTATION

SUB-AREA	Land Cover Description	HSG (D) AREA (ac)	HSG (D) RCN	TOTAL AREA (ac)	PRODUCT AREA x RCN	Sub-Area RCN
LOD	Forest/Open Space	0.00	77	0.00	0.00	88
	Managed Turf	1.55	80	1.55	124.31	
	Impervious	1.25	98	1.25	122.14	
		Total		2.80	246.45	

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

PRE-DEVELOPMENT LAND COVER MAP
Wilson School
1601 Wilson Blvd., Arlington, VA 22201

SCALE: HOR. AS NOTED VER. N/A
DESIGNED: K. RYAN
CHECKED: S. PANDISH
SUBMITTED DATE: 12.02.2016
APPROVED DATE:
APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU
APPROVED DATE: CHIEF ENGINEERING BUREAU
APPROVED DATE: CHIEF TRAFFIC ENGINEERING BUREAU
APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES
CHIEF WATER,SEWER & STREETS BUREAU
DRAWING NAME: C-C.J-101.DWG
PROJECT SHEET 11 OF 21 SHEET OF CONTRACT

Gordon
4501 Daly Drive
Chantilly, VA 20151
Phone 703-633-5300
www.gordon.us.com

PROGRAMMING AND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
RESIDENT CONSULTING

REVISIONS

NUMBER	ITEM	DESCRIPTION

SUR: GORDON
DRW: K. RYAN
DES: G. RYAN
CHK: S. PANDISH

SEAL:

PRE-DEVELOPMENT LAND COVER MAP
WILSON SCHOOL
USE PERMIT RE-SUBMISSION
DISTRICT
ARLINGTON COUNTY, VIRGINIA

HORIZ: 1"=25'
SCALE: VERT.
DATE: 12/2/2016
PLAN: USE PERMIT RE-SUBMISSION
JOB: 2922-0205
CADD: C-CJ-101.DWG
SHEET: C500
PAGE: 11 OF 21
Gordon

WILSON SCHOOL
1601 WILSON BOULEVARD
ARLINGTON, VA 22201

OWNER
ARLINGTON PUBLIC SCHOOLS
2770 SOUTH 16th STREET
ARLINGTON, VA 22204
T: +1 703.228.5508

ARCHITECT OF RECORD
LEO A DALY
1875 EYE STREET, NW, CONNECTICUT AVE, NW
WASHINGTON, DC 20006
T: +1 202.361.1000

DESIGN ARCHITECT
BIG
BJARKE INGELS GROUP
561 BROADWAY, 5TH FL 2200
NEW YORK, NY 10003, USA
T: +1 347 578 4111

LEED ASSOCIATE AND PROJECT MGR
GHD
14500 AVION PARKWAY, SUITE 150
CHANTILLY, VA 20151
T: +1 571 223 6100

CIVIL & LANDSCAPE
GORDON
4501 DALY DRIVE, SUITE 200
CHANTILLY, VA 20151
T: +1 703 633 7000

STRUCTURAL
SILMAN
1050 17th STREET NW
WASHINGTON, DC 20007
T: +1 202 223.2223

MEP & ENERGY
INTERFACE ENGINEERING
INTERFACE ENGINEERING
2550 M STREET NW, SUITE 375
WASHINGTON, DC 20037
T: +1 202 775 1760

THEATER CONSULTANT
THEATRE PROJECTS Consultants
THEATRE PROJECTS
1 CAMPBELL PLACE, 2 ST. MARKS
LONDON, NW1 7RX, UK
T: +1 203 2894 0412

ACOUSTICIAN
Jaffe-Holden
JAFFE HOLDEN
114 W. MAGNOLIA STREET
BRIDGEPORT, CT 06604
T: +1 203.268.1487

LIGHTING DESIGN
TILLOTSON DESIGN ASSOCIATES
TILLOTSON DESIGN ASSOCIATES
42 NORTH STREET, FIN 103
NEW YORK, NY 10013
T: +1 212 675 7766

FIRE SERVICE
HUGHES ASSOCIATES
HUGHES ASSOCIATES
7700 WISCONSIN BLVD., SUITE 150
CHEVY CHASE, MD 20814
T: +1 301 654 3201

ENVIRONMENTAL & ELECTRICAL
HALEY & ALDRICH
HALEY & ALDRICH, INC.
200 CN BOULEVARD, SUITE 200
WILMINGTON, DE 19801
T: +1 302 573 3500

TRAFFIC & EV
SECCAT GROUP
SECCAT GROUP
1 CAMPUS DRIVE, SUITE 100
PARSIPPANY, NJ 07054
T: +1 973 263 0111

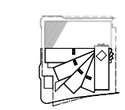
COMMONWEALTH OF VIRGINIA
KEVIN E. RYAN
Lic. No. 046561
12-21-2016

DATE	ISSUE
12/06/2016	USE PERMIT RE-SUBMISSION
09/01/2016	USE PERMIT SET
04/28/2016	SCHEMATIC DESIGN PRICING SET

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

NOT FOR CONSTRUCTION

KEY PLAN



KEY SCALE

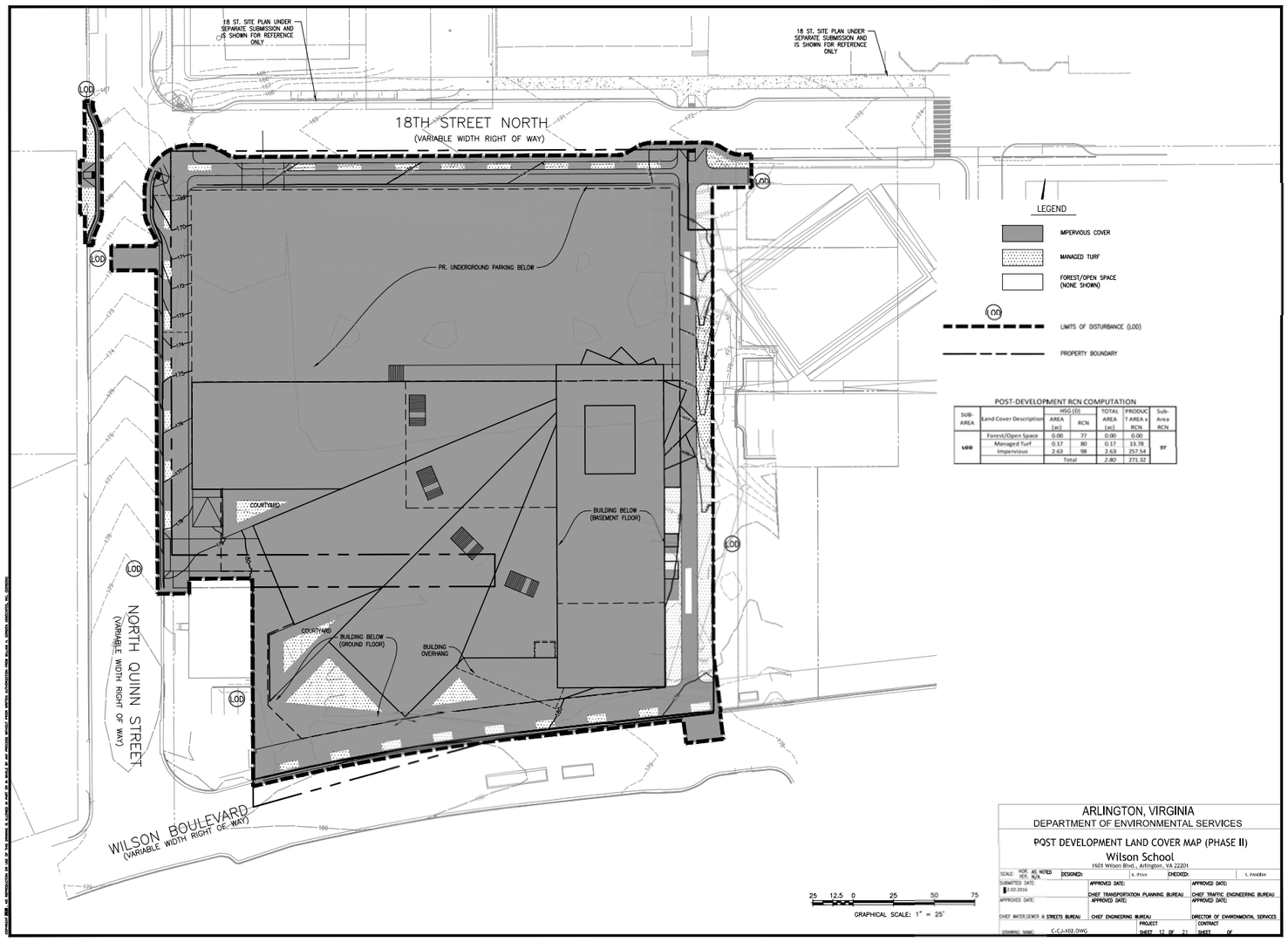
FIELD VERIF.

PRE-DEVELOPMENT LAND COVER MAP

PROJECT NO.
DATE
DRAWN
CHKD
REVIEW
APPROV.

SHEET NO.
C500

For Reference Only - Not For Construction



POST-DEVELOPMENT RCN COMPUTATION

SUB-AREA	Land Cover Description	HSG (C) AREA (ac)	HSG (C) RCN	TOTAL AREA (ac)	PRODUCT AREA x RCN	Sub-Area RCN
LOD	Forest/Open Space	0.00	77	0.00	0.00	97
	Managed Turf	0.17	80	0.17	13.78	
	Impervious	2.63	98	2.63	257.54	
	Total			2.80	271.32	

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

POST DEVELOPMENT LAND COVER MAP (PHASE II)
Wilson School
1601 Wilson Blvd., Arlington, VA 22201

SCALE: HOR. AS NOTED VER. N/A | DESIGNED: K. RYAN | CHECKED: S. PANDISH
SUBMITTED DATE: 2.02.2016
APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU
APPROVED DATE: CHIEF TRAFFIC ENGINEERING BUREAU
APPROVED DATE: CHIEF WATER,SEWER & STREETS BUREAU
APPROVED DATE: CHIEF ENGINEERING BUREAU
APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES
DRAWING NAME: C-CJ-102.DWG
PROJECT
CONTRACT
SHEET 12 OF 21 | SHEET OF

Gordon
4501 Daly Drive
Chantilly, VA 20151
Phone 703-263-1300
www.gordon.com

PROGRAMMING AND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
RESIDENT CONSULTING

REVISIONS
DESCRIPTION
TIME
TIME
SUBMITTED

SUR: GORDON | DES: K. RYAN
DRW: K. RYAN | CHK: S. PANDISH

SEAL:

POST DEVELOPMENT LAND COVER MAP (PHASE II)
WILSON SCHOOL
USE PERMIT RE-SUBMISSION
DISTRICT
ARLINGTON COUNTY, VIRGINIA

HORZ: 1"=25'
SCALE: VERT:
DATE: 12/9/2016
PLAN: USE PERMIT RE-SUBMISSION
JOB: 2922-0205
CADD: C-CJ-102.DWG
SHEET: C501
PAGE: 12 OF 21
Gordon

RESERVED FOR BUILDING DEPARTMENT USE

WILSON SCHOOL
1601 WILSON BOULEVARD
ARLINGTON, VA 22209

CLIENT
ARLINGTON PUBLIC SCHOOLS
2770 SOUTH 16th STREET
ARLINGTON, VA 22204
T: +1 703 228-5508

ARCHITECT OF RECORD
LEO A DALY
1875 K STREET, NW, SUITE 100
WASHINGTON, DC 20006
T: +1 202 331-8600

DESIGN ARCHITECT
BIG
BJARKE INGELS GROUP
561 BROADWAY, 5th FLOOR
NEW YORK, NY 10012, USA
T: +1 347 578-8111

LEED ADVISOR AND PROJECT MGR
GHD
14500 AVION PARKWAY, SUITE 150
CHANTILLY, VA 20151
T: +1 571 223-6000

CIVIL ENGINEERS
GORDON
4501 DALY DRIVE, SUITE 250
CHANTILLY, VA 20151
T: +1 703 263-1300

STRUCTURAL
Silman
1050 17th STREET, NW
WASHINGTON, DC 20007
T: +1 202 331-7510

MEP & SUSTAINABILITY
INTERFACE ENGINEERING
2550 M STREET NW, SUITE 375
WASHINGTON, DC 20037
T: +1 202 775-1880

THEATER CONSULTANT
THEATRE PROJECTS Consultants
NEW YORK PROJECTS
45 NORTH STREET
ELLICOTTVILLE, CT 06036
T: +1 203 209-6412

ACOUSTICIAN
Jaffe Holden
114A FAIRFIELD STREET
BOSTON, MA 02116
T: +1 617 482-3811

LIGHTING DESIGN
TILLOTSON DESIGN ASSOCIATES
40 NORTH STREET, PM 103
NEW YORK, NY 10013
T: +1 212 431-7766

FOOD SERVICE
TOPNOTCH FOOD SERVICE
7700 WALKER PLACE, SUITE 110
LAND, MD 20774
T: +1 301 324-5201

CIVIL/MECHANICAL & ELECTRICAL
HALEY & ALDRICH, INC.
2000 M STREET, NW, SUITE 300
WASHINGTON, DC 20036
T: +1 202 331-7660

TRAFFIC & EAT
SENTART GROUP
1 CORPORATE PLACE, SUITE 1B
PISCATAWAY, NJ 08854
T: +1 732 562-1111

COMMONWEALTH OF VIRGINIA
ANTHONY R. KOEL, JR.
Lic. No. 045061
21-Jan-16

12/09/2016	USE PERMIT RE-SUBMISSION
09/11/2015	USE PERMIT SET
06/30/2015	SCHEMATIC DESIGN PRICING SET
DATE	ISSUE

SEAL

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

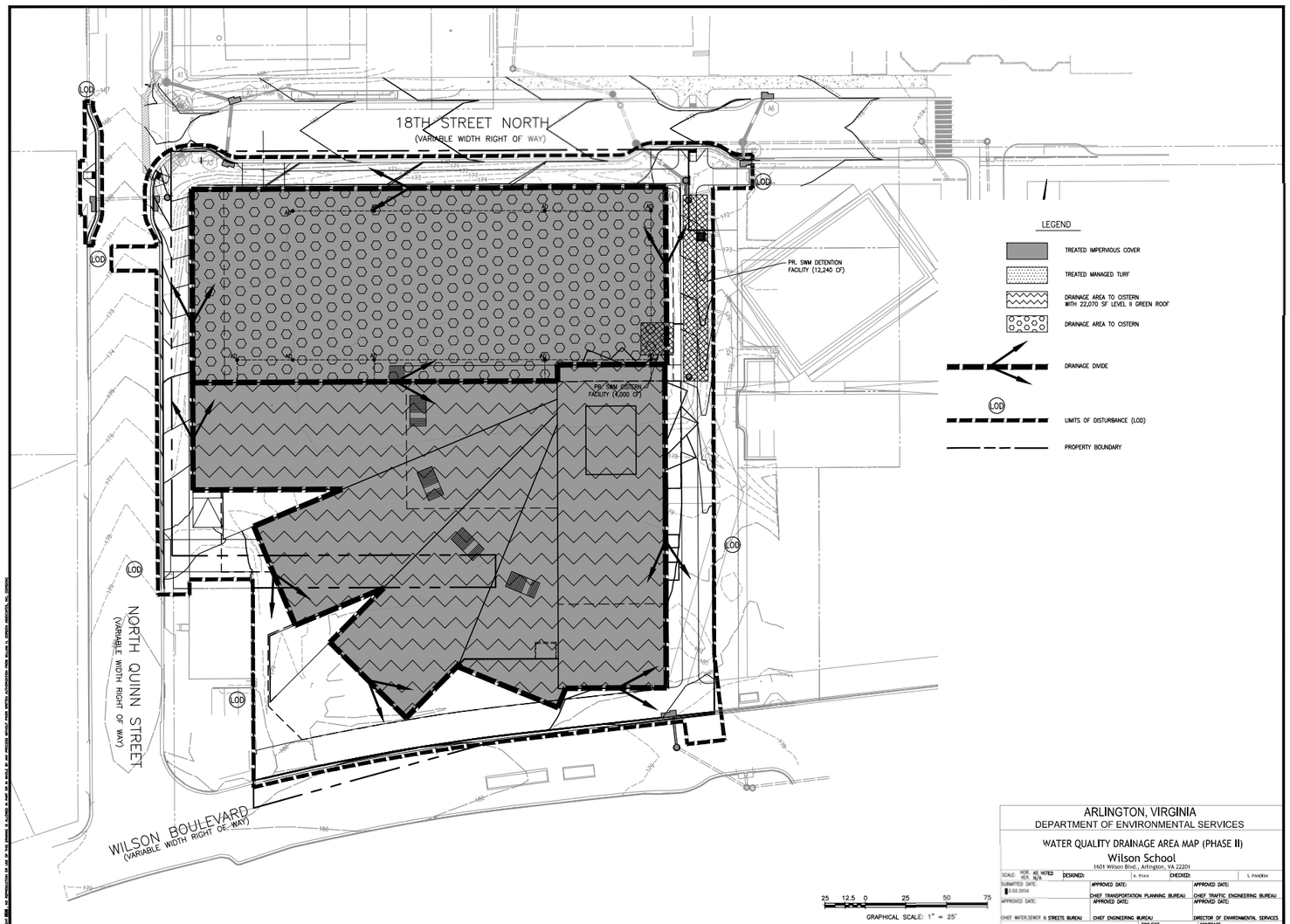
NOT FOR CONSTRUCTION

VICINITY MAP

POST DEVELOPMENT LAND COVER MAP (PHASE II)

C501

For Reference Only - Not For Construction



ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

WATER QUALITY DRAINAGE AREA MAP (PHASE II)
Wilson School
1601 Wilson Blvd., Arlington, VA 22201

SCALE: HOR. AS NOTED VER. N/A | DESIGNED: | K. RYAN | CHECKED: | S. PANDISH
SUBMITTED DATE: 10.09.2018
APPROVED DATE:
APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU
APPROVED DATE: CHIEF TRAFFIC ENGINEERING BUREAU
CHIEF WATER/SEWER & STREETS BUREAU
CHIEF ENGINEERING BUREAU
APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES
DRAWING NAME: C-CJ-103.DWG
PROJECT SHEET 13 OF 21
CONTRACT SHEET OF

Gordon
4501 Daly Drive
Chantilly, VA 20151
Phone 703-633-5300
www.gordon.com

PROGRAMMING AND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
RESIDENT CONSULTING

REVISIONS
DATE | DESCRIPTION

SUR: GORDON | DES: K. RYAN
DRW: K. RYAN | CHK: S. PANDISH

SEAL:

WATER QUALITY DRAINAGE AREA MAP (PHASE II)
WILSON SCHOOL
USE PERMIT RE-SUBMISSION
DISTRICT
ARLINGTON COUNTY, VIRGINIA

HORIZ: 1"=25'
SCALE: VERT:
DATE: 12/21/2018
PLAN: USE PERMIT RE-SUBMISSION
JOB: 2922-0205
CADD: C-CJ-103.DWG
SHEET: C502
PAGE: 13 OF 21

Gordon

RESERVED FOR BUILDING DEPARTMENT USE

WILSON SCHOOL
1601 WILSON BOULEVARD
ARLINGTON, VA 22201

OWNER: ARLINGTON PUBLIC SCHOOLS
2770 CLARITY CAYLAN STREET
ARLINGTON, VA 22204
T: +1 703.228.5500

ARCHITECT OF RECORD: LEO A DALY
1875 PENNSYLVANIA AVE, NW
WASHINGTON, DC 20006
T: +1 202.331.8600

DESIGN ARCHITECT: BIG
561 BROADWAY, 10TH FLOOR
NEW YORK, NY 10012, USA
T: +1 347.960.8111

LEED ARCHITECT OF RECORD: GHD
14500 AVION PARKWAY, SUITE 150
CHANTILLY, VA 20151
T: +1 571.225.6500

CIVIL ENGINEER: GORDON
4501 DALY DRIVE, SUITE 200
CHANTILLY, VA 20151
T: +1 703.633.7000

STRUCTURAL: SILMAN
1055 1ST STREET NW
WASHINGTON, DC 20001
T: +1 202.313.1313

MEP & ENERGY: INTERFACE ENGINEERING
2550 M STREET NW, SUITE 275
WASHINGTON, DC 20037
T: +1 202.772.1900

THEATRE CONSULTANT: THEATRE PROJECTS Consultants
1556 WISCONSIN AVENUE NW
WASHINGTON, DC 20007
T: +1 202.337.3456

ACOUSTICIAN: JaffeHolden
114 A RIVERVIEW STREET
BOSTON, MA 02108
T: +1 617.728.1177

LIGHTING DESIGN: TILLOTSON DESIGN ASSOCIATES
42 NORTH STREET PO 103
NEW YORK, NY 10013
T: +1 212.925.7766

FOOD SERVICE: BRIGHAM & BERGER
7500 WISCONSIN BLVD, SUITE 110
CHEVY CHASE, MD 20815
T: +1 301.913.9200

MECHANICAL, ELECTRICAL: HALEY ALDRICH
1000 WILSON BOULEVARD, SUITE 2350
ARLINGTON, VA 22209
T: +1 703.797.9660

TRAFFIC & SIGNAL: VHB
8614 WESTWOOD CENTER DRIVE, SUITE 650
VIENNA, VA 22182
T: +1 703.923.2420

TRAFFIC & SAFETY: SECURT GROUP
1 CORPORATE PLACE, SUITE 1
CHARLESTOWN, MA 02129
T: +1 617.241.8300

COMMONWEALTH OF VIRGINIA
Kevin Ryan
LIC. NO. 046541
12-21-2018

DATE	DESCRIPTION
12/21/2018	USE PERMIT RE-SUBMISSION
10/31/2018	USE PERMIT SET
04/20/2018	SCHEMATIC DESIGN PRICING SET

SEAL

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

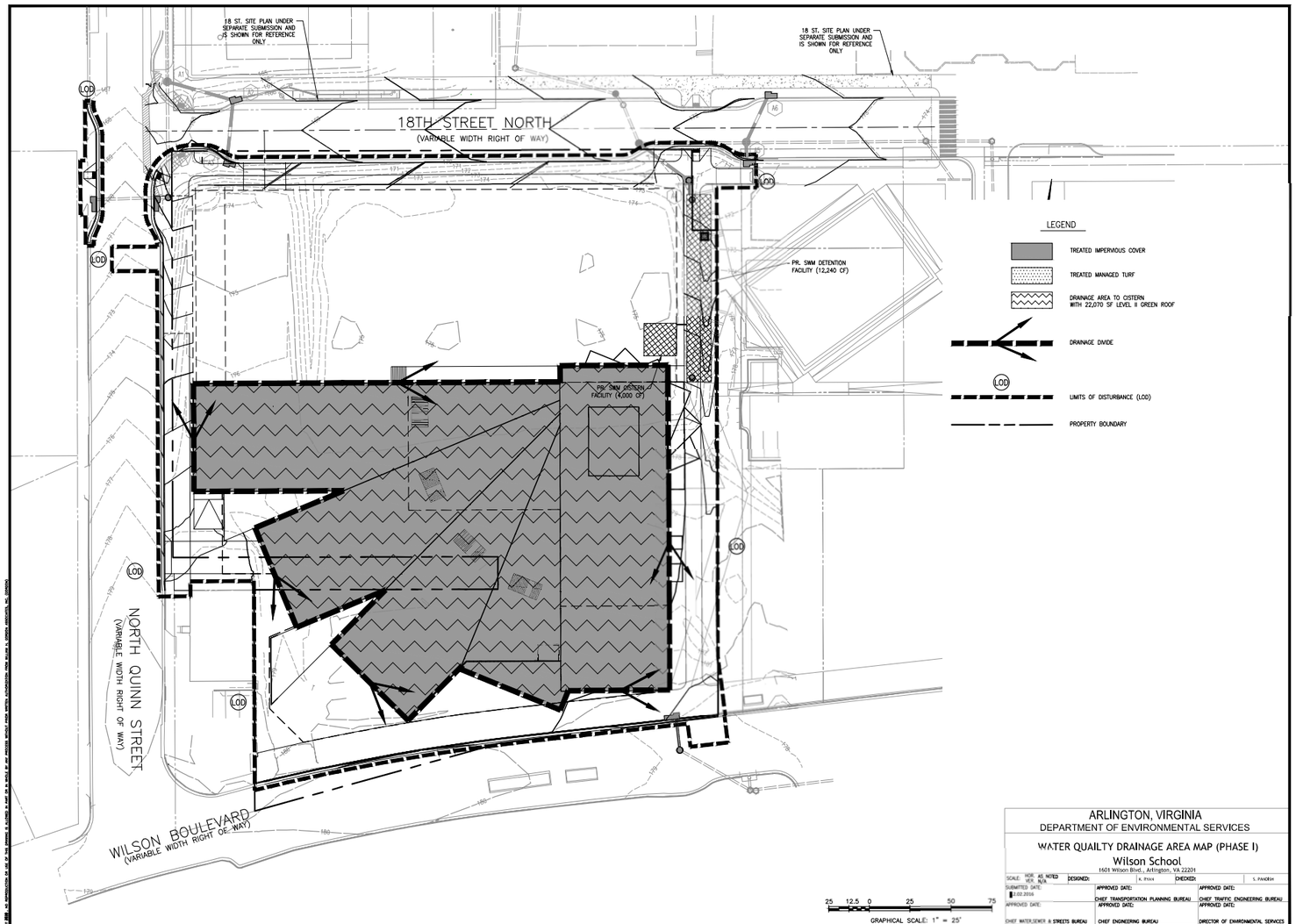
NOT FOR CONSTRUCTION

SHEET NO.

WATER QUALITY DRAINAGE AREA MAP (PHASE II)

PROJECT NO. | DATE
ISSUE
FILE
PROJECT MANAGER
DRAWN BY
CHECKED BY
SHEET NO. C502

For Reference Only - Not For Construction



ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

WATER QUAILTY DRAINAGE AREA MAP (PHASE I)
Wilson School
1601 Wilson Blvd., Arlington, VA 22201

SCALE: HORZ. AS NOTED VERT. N/A | DESIGNED: | K. RYAN | CHECKED: | S. PANDISH
SUBMITTED DATE: 2.02.2016 | APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU | APPROVED DATE: CHIEF TRAFFIC ENGINEERING BUREAU
APPROVED DATE: | APPROVED DATE: CHIEF ENGINEERING BUREAU | APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES
CHIEF WATER,SEWER & STREETS BUREAU
DRAWING NAME: C-CJ-103.DWG | PROJECT SHEET 14 OF 21 | CONTRACT SHEET OF

Gordon
4501 Daly Drive
Chantilly, VA 20151
Phone 703-633-5300
www.gordon.com

PROGRAMMING AND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
RESIDENT CONSULTING

REVISIONS
DESCRIPTION
ITEM #
ISSUANCE

SUR: GORDON | DES: N. RYAN
DRW: K. RYAN | CHK: S. PANDISH

SEAL:

WATER QUALITY DRAINAGE AREA MAP (PHASE I)
WILSON SCHOOL
USE PERMIT RE-SUBMISSION
DISTRICT
ARLINGTON COUNTY, VIRGINIA

HORZ: 1"=25'
SCALE: VERT:
DATE: 12/?/2016
PLAN: USE PERMIT RE-SUBMISSION
JOB: 2922-0205
CADD: C-CJ-103.DWG
SHEET: C503
PAGE: 14 OF 21
Gordon

RESERVED FOR BLDG DEPARTMENT USE

WILSON SCHOOL
1601 WILSON BOULEVARD
ARLINGTON, VA 22201

CLIENT: ARLINGTON PUBLIC SCHOOLS
ARCHITECT OF RECORD: LEO A DALY
DESIGN ARCHITECT: BIG
CIVIL ENGINEER: GHD
CIVIL ELEVATIONS: GORDON
STRUCTURAL: Silman
MEP & ENERGY: INTERFACE ENGINEERING
THEATER CONSULTANT: THEATRE PROJECTS Consultants
ACOUSTICIAN: Jaffe Holden
LIGHTING DESIGN: TILLOTSON DESIGN ASSOCIATES
FOOD SERVICE: FOOD SERVICE
ENVIRONMENTAL & GEOTECHNICAL: HALEY ALDRICH
TRAFFIC & LEED: SECCAT GROUP

COMMONWEALTH OF VIRGINIA
ANTHONY R. KOEL, JR.
Lic. No. 040501
12-2-2016

12/09/2016	USE PERMIT RE-SUBMISSION
09/12/2016	USE PERMIT SET
06/28/2016	SCHEMATIC DESIGN PRICING SET
DATE	ISSUE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

NOT FOR CONSTRUCTION

WATER QUAILTY DRAINAGE AREA MAP (PHASE I)

PROJECT NO. | SHEET NO.
DATE | SCALE
DRAWN BY
CHECKED BY
DATE | C503

For Reference Only - Not For Construction

WATER QUALITY REQUIREMENT COMPUTATIONS

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

◉ 2011 BMP Standards and Specifications ○ 2013 Draft BMP Standards and Specifications

Project Name:	Wilson School
Date:	12/2/2016
Linear Development Project?	No

CLEAR ALL (Ctrl+Shift+R)

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

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 2.80

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*1.381563657*
Post-Development TP Load Reduction for Site (lb/yr):	*2.99*

Check:
BMP Design Specifications List: 2011 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/Open Space (acres) – undisturbed, protected forest/open space or reforested				0.00	0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be				1.55	1.55
Impervious Cover (acres)				1.25	1.25
					2.80

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested				0.00	0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be				0.17	0.17
Impervious Cover (acres)				2.63	2.63
Area Check	OK.	OK.	OK.	OK.	2.80

Constants

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

Runoff Coefficients (Rv)

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

LAND COVER SUMMARY – PRE REDEVELOPMENT

Land Cover Summary-Pre

Pre-ReDevelopment	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	1.55	0.17
Weighted Rv(turf)	0.25	0.25
% Managed Turf	55%	17%
Impervious Cover (acres)	1.25	1.25
Rv(impervious)	0.95	0.95
% Impervious	45%	83%
Total Site Area (acres)	2.80	1.42
Site Rv	0.56	0.86

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.1310	0.1023
Pre-ReDevelopment Treatment Volume (cubic feet)	5,708	4,454
Pre-ReDevelopment TP Load (lb/yr)	3.59	2.80
Pre-ReDevelopment TP Load per Acre (lb/acre/yr)	1.28	1.97
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding previous and proposed for new impervious cover)		0.82

[1] *Adjusted Land Cover Summary:*
Pre-Redevelopment land cover status attribute field cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-Redevelopment acreage (minus acreage of new impervious cover).

Column I shows load reduction requirement for new impervious cover based on new development load limit, 0.41 lbs/acre/year).

LAND COVER SUMMARY – POST DEVELOPMENT

Land Cover Summary-Post (Final)

Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.17
Weighted Rv (turf)	0.25
% Managed Turf	6%
Impervious Cover (acres)	2.63
Rv(impervious)	0.95
% Impervious	94%
Final Site Area (acres)	2.80
Final Post Dev Site Rv	0.91

Land Cover Summary-Post
Post-ReDevelopment

Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.17
Weighted Rv (turf)	0.25
% Managed Turf	12%
ReDev. Impervious Cover (acres)	1.25
Rv(impervious)	0.95
% Impervious	88%
Total ReDev. Site Area (acres)	1.42
ReDev Site Rv	0.86

Land Cover Summary-Post
Post-Development New Impervious

New Impervious Cover (acres)	1.38
Rv(impervious)	0.95

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.2116	Post-ReDevelopment Treatment Volume (acre-ft)	0.1023	Post-Development Treatment Volume (acre-ft)	0.1094
Final Post-Development Treatment Volume (cubic feet)	9,219	Post-ReDevelopment Treatment Volume (cubic feet)	4,454	Post-Development Treatment Volume (cubic feet)	4,764
Final Post-Development TP Load (lb/yr)	5.79	Post-ReDevelopment TP Load (TP) (lb/yr)[1]	2.80	Post-Development TP Load (lb/yr)	2.99
Final Post-Development TP Load per Acre (lb/acre/yr)	1.69	Post-ReDevelopment TP Load per Acre (lb/acre/yr)	1.97		
		Max. Reduction Required (Below Pre-ReDevelopment Load)	20%		
		TP Load Reduction Required for Redeveloped Area (lb/yr)	0.56	TP Load Reduction Required for New Impervious Area (lb/yr)	2.43

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	2.99

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	25.66	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	41.44

WATER QUALITY NARRATIVE

THE TOTAL APPLICABLE AREA IS DEFINED BY THE APPROXIMATE LIMITS OF DISTURBANCE (LOD) OF 2.80 ACRES. DURING THE INTERIM CONDITION WHEN THE TEMPORARY FIRE STATION OCCUPIES PART OF THE SITE, WATER QUALITY CONTROL IS PROVIDED BY THE GREEN ROOF AND RAINWATER HARVESTING FACILITY. THE RAINWATER HARVESTING SYSTEM WILL COLLECT WATER FROM THE ROOF ONLY. WATER QUALITY CONTROL FOR THE TEMPORARY FIRE STATION WILL BE PROVIDED UNDER A SEPARATE SUBMISSION AND IS NOT PROVIDED IN THIS PLAN. IN THE ULTIMATE CONDITION, WATER QUALITY COMPLIANCE FOR THE SITE IS ACHIEVED BY THE GREEN ROOF AND RAINWATER HARVESTING FACILITY. THE RAINWATER HARVESTING SYSTEM WILL COLLECT WATER FROM THE ROOF AND THE ARTIFICIAL TURF FIELD.

AS DISCUSSED IN THE MEETING WITH ARLINGTON COUNTY ON NOVEMBER 1, 2016 AND PER THE MEETING MINUTES DATED NOVEMBER 15, 2016, "ARLINGTON COUNTY ACKNOWLEDGES THAT, AS A RESULT OF THE COMPLICATIONS PROVIDED TO THE WILSON SCHOOL PROJECT, FULL STORMWATER MANAGEMENT REQUIREMENTS WOULD BE DIFFICULT TO MEET DURING THE INTERIM CONDITION. THEREFORE, ARLINGTON COUNTY ASKS THAT AS MUCH OF THE STORMWATER MANAGEMENT COME ON-LINE AS POSSIBLE IN THE INTERIM CONDITION." A RAINWATER HARVESTING SYSTEM WILL BE CONSTRUCTED IN THE INTERIM CONDITION BUT SIZED TO MEET THE ULTIMATE WATER QUALITY STORAGE REQUIREMENTS.

THE IMPERVIOUS AREA IN THE EXISTING CONDITION IS 1.25 ACRES (45%), AND THE IMPERVIOUS AREA IN THE ULTIMATE PROPOSED CONDITION IS 2.63 ACRES (94%). TO MEET COUNTY AND STATE REQUIREMENTS FOR WATER QUALITY, THE SITE IS PROPOSING A LEVEL II GREEN ROOF AND A RAINWATER HARVESTING FACILITY. THE WATER QUALITY REQUIREMENT IS BASED ON THE ULTIMATE CONDITION OF THE SITE AND COMPUTATIONS ARE SHOWN ON THIS SHEET. COMPUTATIONS TO DEMONSTRATE ULTIMATE CONDITION COMPLIANCE ARE ON SHEET 16 AND COMPUTATIONS TO DEMONSTRATE THE QUALITY ACHIEVEMENT IN THE INTERIM CONDITION ARE ON SHEET 17.

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
WATER QUALITY COMPUTATIONS (PHASE II)
Wilson School
1601 Wilson Blvd., Arlington, VA 22201

SCALE: HOR. AS NOTED VER. N/A	DESIGNED: K. RYAN	CHECKED: S. PANDISH	
SUBMITTED DATE: 12.02.2016	APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU	APPROVED DATE: CHIEF TRAFFIC ENGINEERING BUREAU	
APPROVED DATE:	APPROVED DATE:	APPROVED DATE:	
CHIEF WATER,SEWER & STREETS BUREAU	CHIEF ENGINEERING BUREAU	DIRECTOR OF ENVIRONMENTAL SERVICES	
DRAWING NAME: C-C-J-110.DWG	PROJECT SHEET 15 OF 21	CONTRACT SHEET OF	

Gordon
4501 Daly Drive
Chantilly, VA 20151
Phone 703-818-1500
www.gordon.com
PROGRAMMING AND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
RESIDENT CONSULTING

REVISIONS
DESCRIPTION

SUR: | DES: K. RYAN
DRW: K. RYAN | CHK: S. PANDISH

SEAL

WATER QUALITY COMPUTATIONS (PHASE II)
WILSON SCHOOL
USE PERMIT RE-SUBMISSION
DISTRICT
ARLINGTON COUNTY, VIRGINIA

HORIZ: N/A
SCALE: VERT:
DATE: 12/2/2016
PLAN: USE PERMIT RE-SUBMISSION
JOB: 2922-0205
CADD: C-C-J-110.DWG
SHEET: C504
PAGE: 15 OF 21
Gordon

RESERVED FOR BUILDING DEPARTMENT USE

WILSON SCHOOL

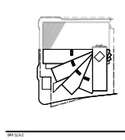
ARLINGTON PUBLIC SCHOOLS
LEO A DALY
BIG
GHD
Gordon
Silman
INTERFACE ENGINEERING
THEATRE PROJECTS Consultants
Jaffe-Holden
TILLOTSON DESIGN ASSOCIATES
HOPKINS ARCHITECTS
HALEY ALDRICH
SECCAT GROUP

COMMONWEALTH OF VIRGINIA
Kevin Ryan
Lic. No. 045561
12-2-2016

DATE	DESCRIPTION
12/06/2016	USE PERMIT RE-SUBMISSION
10/31/2016	USE PERMIT SET
06/28/2016	SCHEMATIC DESIGN PRICING SET

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

NOT FOR CONSTRUCTION



WATER QUALITY COMPUTATIONS (PHASE II)

C504

For Reference Only - Not For Construction

WATER QUALITY COMPLIANCE COMPUTATIONS – ULTIMATE CONDITION

Drainage Area A

CLEAR BMP AREAS

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)				0.00	0.00	0.00
Managed Turf (acres)				0.00	0.00	0.00
Impervious Cover (acres)				1.88	1.88	0.95
				Total	1.88	

Total Phosphorus Available for Removal in D.A. A (lb/yr): 4.08

Post Development Treatment Volume in D.A. A (ft^3): 6,490

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	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
1. Vegetated Roof (RR)													
1.b. Vegetated Roof #2 (Spec #5)	60		0.51		1,048	699	1,747	0		1.10	0.66	0.44	2.h. To Train Barrel, Rain Tank, or Cistern
2. Rooftop Disconnection (RR)													
2.h. To Rainwater Harvesting (Spec #6)	71		1.38	699	3,864	1,578	5,442	0	0.44	2.98	2.42	0.99	

Practice	Nitrogen Removal Efficiency (%)	Nitrogen Load from Upstream Practices (lbs)	Untreated Nitrogen Load to Practice (lbs)	Nitrogen Removed By Practice (lbs)	Remaining Nitrogen Load (lbs)
1. Vegetated Roof (RR)					
	0		7.84	4.71	3.14
2. Rooftop Disconnection (RR)					
	0	3.14	21.29	17.35	7.08

TOTAL IMPERVIOUS COVER TREATED (ac)	1.88	AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (ac)	0.00	AREA CHECK: OK.
TOTAL RUNOFF REDUCTION IN D.A. A (ft^3)	4,912	
TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr)	4.08	
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	3.08	
TOTAL PHOSPHORUS REMAINING AFTER APPLYING RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	1.00	

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

TOTAL RUNOFF REDUCTION IN D.A. A (ft^3)	4,912
NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	22.05

SEE WATER QUALITY COMPLIANCE TAB FOR SITE CALCULATIONS (Information Only)

(A) DRAINAGE AREA–A COMPLIANCE COMPUTATIONS

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)	1.88	0.75	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	1.88	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.00	0.17	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3): 9,219

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)	4,912	0	0	0	0	4,912
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	4.08	1.71	0.00	0.00	0.00	5.79
TP LOAD REDUCTION ACHIEVED (lb/yr)	3.08	0.00	0.00	0.00	0.00	3.08
TP LOAD REMAINING (lb/yr)	1.00	1.71	0.00	0.00	0.00	2.71
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	22.05	0.00	0.00	0.00	0.00	22.05

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	5.79
TP LOAD REDUCTION REQUIRED (lb/yr)	2.99
TP LOAD REDUCTION ACHIEVED (lb/yr)	3.08
TP LOAD REMAINING (lb/yr)	2.71
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.1 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	81.44
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	22.05
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	19.38

(B) WATER QUALITY COMPLIANCE SUMMARY

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

WATER QUALITY COMPUTATIONS (PHASE II)
Wilson School
1601 Wilson Blvd., Arlington, VA 22201

SCALE: HOR. AS NOTED VER. N/A | DESIGNED: | K. RYAN | CHECKED: | S. PANDISH
SUBMITTED DATE: 8.02.2016
APPROVED DATE: | APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU | APPROVED DATE: CHIEF TRAFFIC ENGINEERING BUREAU
CHIEF WATER,SEWER & STREETS BUREAU | APPROVED DATE: CHIEF ENGINEERING BUREAU | APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES
DRAWING NAME: C-C2-110.DWG | PROJECT SHEET 16 OF 21 | CONTRACT SHEET OF

Gordon
4501 Daly Drive
Chantilly, VA 20151
Phone 703-818-1500
www.gordon.com

REVISIONS
DESCRIPTION | DATE | ILLEGIBLE

SUR: GORDON | DES: K. RYAN
DRW: K. RYAN | CHK: S. PANDISH

SEAL:

WATER QUALITY COMPUTATIONS (PHASE II)
WILSON SCHOOL
USE PERMIT RE-SUBMISSION
DISTRICT
ARLINGTON COUNTY, VIRGINIA

HORIZ: N/A
SCALE: VERT.
DATE: 12/2/2016
PLAN: USE PERMIT RE-SUBMISSION
JOB: 2922-0205
CADD: C-C2-110.DWG
SHEET: C505
PAGE: 16 OF 21
Gordon

RESERVED FOR BUILDING DEPARTMENT USE

WILSON SCHOOL
1601 WILSON BOULEVARD
ARLINGTON, VA 22209

OWNER: ARLINGTON PUBLIC SCHOOLS
2770 SOUTH 16th STREET
ARLINGTON, VA 22204
T: +1 703.228.6000

ARCHITECT OF RECORD: LEO A DALY
1010 N. GLEBE RD. 10th CONNECTICUT AVE. NW
ARLINGTON, VA 22201
T: +1 202.331.8600

DESIGN ARCHITECT: BIG
BJARKE INGELS GROUP
561 BROADWAY, 5th FLOOR
NEW YORK, NY 10012, USA
T: +1 347.960.4111

LEED ADVISOR AND PROJECT MANAGER: GHD
4800 FAIRFAX PARKWAY, SUITE 100
ARLINGTON, VA 22203
T: +1 571.267.8000

CIVIL & LANDSCAPE: Gordon
4501 DALY DRIVE, SUITE 200
CHANTILLY, VA 20151
T: +1 703.818.1500

STRUCTURAL: Silman
1050 17th STREET NW
WASHINGTON, DC 20007
T: +1 202.223.1225

MEP & ENERGY: INTERFACE ENGINEERING
2550 M STREET NW, SUITE 375
WASHINGTON, DC 20037
T: +1 202.772.2400

THEATRE CONSULTANT: THEATRE PROJECTS Consultants
THEATRE PROJECTS
4 CHURCH STREET
SOUTH BOSTON, MA 02118
T: +1 617.338.6612

ACOUSTICIAN: Jaffe Holden
JAFFE HOLDEN
114 TOWNSHIP STREET
NORWALK, CT 06854
T: +1 203.838.4007

LIGHTING DESIGN: TILLOTSON DESIGN ASSOCIATES
40 NORTH STREET PO 10
NEW YORK, NY 10013
T: +1 212.431.7766

FIRE SERVICE: HOPKINS
7700 WALKER BLVD., SUITE 10
LAND, OR 97303
T: +1 541.923.9

ENVIRONMENTAL & ELECTRICAL: HALEY & ALDRICH
HALEY & ALDRICH, INC.
4000 MUSEUM DRIVE, SUITE 100
ANNANDALE, VA 22003
T: +1 703.867.0001

TECHNOLOGY: SECURT GROUP
SECURITY CONSULTING GROUP, PLLC
1 CHURCH STREET, SUITE 200
ROCKVILLE, MD 20850
T: +1 240.223.0

COMMONWEALTH OF VIRGINIA
ANTHONY R. KOSS, JR.
Lic. No. 045561
12-2-2016

DATE	DESCRIPTION
12/02/2016	USE PERMIT RE-SUBMISSION
09/01/2016	USE PERMIT SET
06/30/2016	SCHEMATIC DESIGN PRICING SET

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

NOT FOR CONSTRUCTION

WATER QUALITY COMPUTATIONS (PHASE II)

C505

For Reference Only - Not For Construction

WATER QUALITY COMPLIANCE COMPUTATIONS – INTERIM CONDITION

Drainage Area A

CLEAR BMP AREAS

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)				0.00	0.00	0.00
Managed Turf (acres)				0.00	0.00	0.00
Impervious Cover (acres)				1.09	1.09	0.95
				Total	1.09	

Total Phosphorus Available for Removal in D.A. A (lb/yr) 2.37

Post Development Treatment Volume in D.A. A (ft^3) 3,768

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	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
1. Vegetated Roof (RR)													
1.b. Vegetated Roof #2 (Spec #5)	60		0.51		1,048	699	1,747	0		1.10	0.66	0.44	2.h. To Rain Barrel, Rain Tank, or Cistern
2. Rooftop Disconnection (RR)													
2.h. To Rainwater Harvesting (Spec #6)	71		0.59	699	1,931	789	2,720	0	0.44	1.27	1.21	0.49	

Practice	Nitrogen Removal Efficiency (%)	Nitrogen Load from Upstream Practices (lbs)	Untreated Nitrogen Load to Practice (lbs)	Nitrogen Removed By Practice (lbs)	Remaining Nitrogen Load (lbs)
1. Vegetated Roof (RR)					
1.b. Vegetated Roof #2 (Spec #5)	0		7.84	4.71	3.14
2. Rooftop Disconnection (RR)					
2.h. To Rainwater Harvesting (Spec #6)	0	3.14	9.07	8.67	3.54

TOTAL IMPERVIOUS COVER TREATED (ac)	1.09	AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (ac)	0.00	AREA CHECK: OK.
TOTAL RUNOFF REDUCTION IN D.A. A (ft^3)	2,979	

TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr)	2.37
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	1.87
TOTAL PHOSPHORUS REMAINING AFTER APPLYING RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.50

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

TOTAL RUNOFF REDUCTION IN D.A. A (ft^3)	2,979
NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	13.38

SEE WATER QUALITY COMPLIANCE TAB FOR SITE CALCULATIONS (Information Only)

(A) DRAINAGE AREA–A COMPLIANCE COMPUTATIONS

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)	1.09	1.54	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	1.09	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.00	0.17	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3) 9,219

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)	2,979	0	0	0	0	2,979
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	2.37	3.42	0.00	0.00	0.00	5.79
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.87	0.00	0.00	0.00	0.00	1.87
TP LOAD REMAINING (lb/yr)	0.50	3.42	0.00	0.00	0.00	3.92
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	13.38	0.00	0.00	0.00	0.00	13.38

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	5.79
TP LOAD REDUCTION REQUIRED (lb/yr)	2.99
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.87
TP LOAD REMAINING (lb/yr)	3.92
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	1.12

SEE NARRATIVE ON SHEET 15

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	41.44
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	13.38
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	28.06

(B) WATER QUALITY COMPLIANCE SUMMARY

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
WATER QUALITY COMPUTATIONS (PHASE I)
Wilson School
1601 Wilson Blvd., Arlington, VA 22201

SCALE: HOR. AS NOTED VER. N/A | DESIGNED: K. RYAN | CHECKED: S. PANDISH
SUBMITTED DATE: 12.02.2014
APPROVED DATE:
APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU
APPROVED DATE: CHIEF TRAFFIC ENGINEERING BUREAU
APPROVED DATE: CHIEF WATER,SEWER & STREETS BUREAU
APPROVED DATE: CHIEF ENGINEERING BUREAU
APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES
DRAWING NAME: C-C-J-110.DWG | PROJECT | CONTRACT | SHEET 17 OF 21 | SHEET OF

Gordon
4501 Daly Drive
Chantilly, VA 20151
Phone 703-818-1500
www.gordon.com
PROGRAMMING AND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
RESIDENT CONSULTING

REVISIONS
| FILENAME | TITLE | DESCRIPTION |

SUR: GORDON | DES: K. RYAN
DRW: K. RYAN | CHK: S. PANDISH

SEAL:

WATER QUALITY COMPUTATIONS (PHASE I)
WILSON SCHOOL
USE PERMIT RE-SUBMISSION
DISTRICT
ARLINGTON COUNTY, VIRGINIA

HORIZ: N/A
SCALE: VERT:
DATE: 12/5/2016
PLAN: USE PERMIT RE-SUBMISSION
JOB: 2922-0205
CADD: C-C-J-110.DWG
SHEET: C506
PAGE: 17 OF 21
Gordon

RESERVED FOR BUILDING DEPARTMENT USE

WILSON SCHOOL
1601 WILSON BOULEVARD
ARLINGTON, VA 22209

OWNER: ARLINGTON PUBLIC SCHOOLS
2770 SOUTH ZAN LEE STREET
ARLINGTON, VA 22206
T: +1 703.228.6000

ARCHITECT OF RECORD: LEO A DALY
1575 EYE STREET, NW, CONNECTICUT AVE, NW
WASHINGTON, DC 20005
T: +1 202.371.9000

DESIGN ARCHITECT: BIG
BJARKE INGELS GROUP
561 BROADWAY, 5TH FLOOR
NEW YORK, NY 10012, USA
T: +1 347.230.0111

LEED ADVISOR AND PROJECT MANAGER: GHD
1450 SOUTH EADS STREET, SUITE 700
ARLINGTON, VA 22202
T: +1 571.243.3000

CIVIL ENGINEERS: GORDON
4501 DALY DRIVE, SUITE 200
CHANTILLY, VA 20151
T: +1 703.818.1500

STRUCTURAL: SILMAN
1050 17TH STREET NW
WASHINGTON, DC 20007
T: +1 202.223.2223

MEP & ENERGY: INTERFACE ENGINEERING
2550 M STREET NW, SUITE 375
WASHINGTON, DC 20037
T: +1 202.772.7900

THEATER CONSULTANT: THEATRE PROJECTS Consultants
THEATRE PROJECTS CONSULTANTS
1635 SPRING GARDEN STREET
PHILADELPHIA, PA 19130
T: +1 215.204.0212

ACOUSTICIAN: JaffeHolden
JAFFE HOLDEN
114 TWO RIVERS PLACE, STREET
NORWALK, CT 06850
T: +1 203.268.1687

LIGHTING DESIGN: TILLOTSON DESIGN ASSOCIATES
TILLOTSON DESIGN ASSOCIATES
40 NORTH STREET PIX 10
NEW YORK, NY 10013
T: +1 212.431.7766

FOOD SERVICE: BURKHARD
THE BURKHARD BLDG, SUITE 10
1200 20th ST, NW, 10 FLOOR
WASHINGTON, DC 20036
T: +1 202.223.2000

ENVIRONMENTAL & ELECTRICAL: HALEY & ALDRICH
HALEY & ALDRICH, INC.
4000 MACARTHUR BLVD, SUITE 100
NEWPORT BEACH, CA 92660
T: +1 949.851.2000

TRANSLATOR: SECCAT GROUP
CONFIDENTIAL FIRST FLOOR, 10 ...
T: +1 212.243.2...

COMMONWEALTH OF VIRGINIA
Lic. No. 046561
12-21-2016

DATE	ISSUE
12/06/2016	USE PERMIT RE-SUBMISSION
09/01/2016	USE PERMIT SET
04/28/2016	SCHEMATIC DESIGN PRICING SET

SEAL

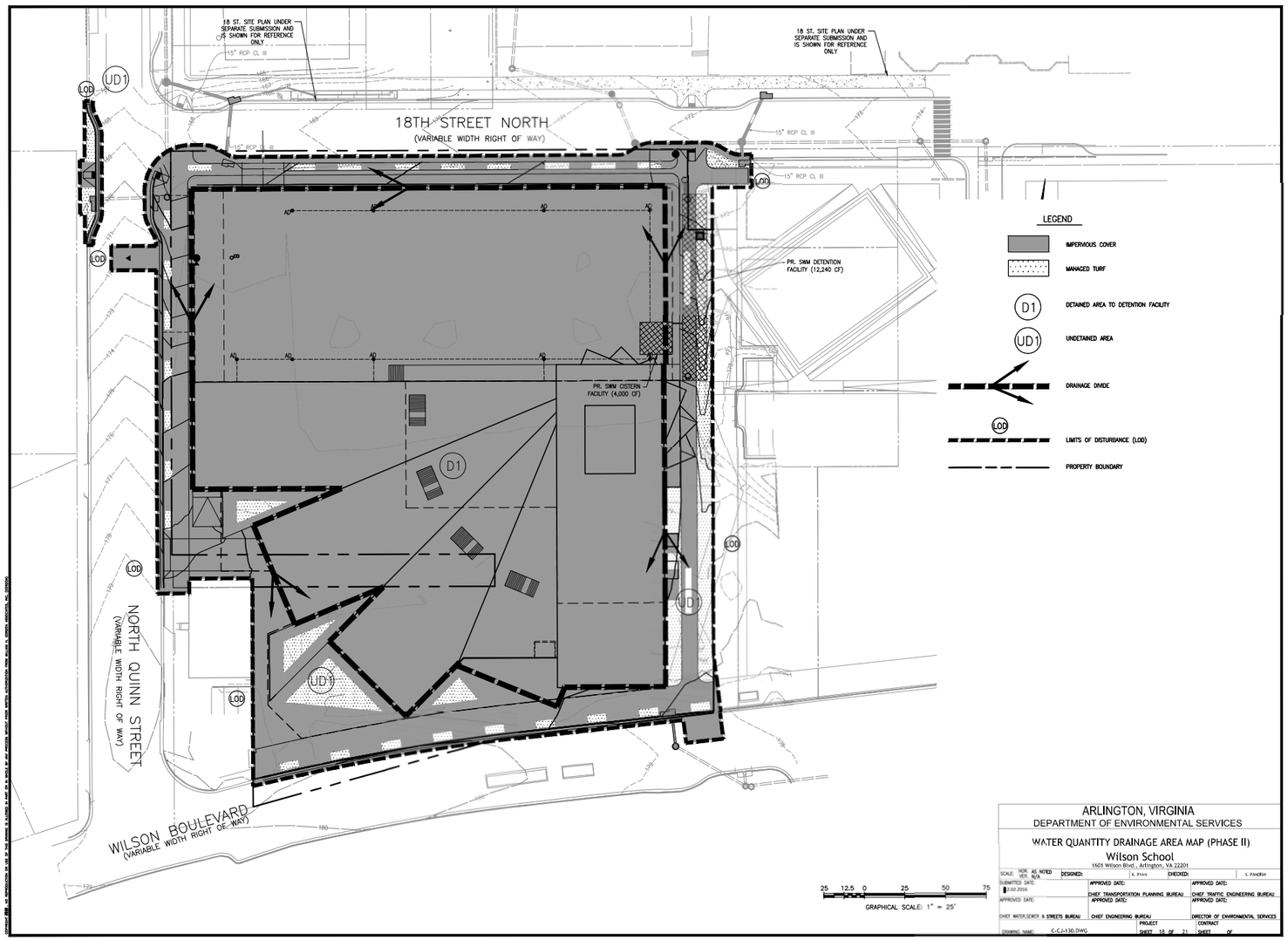
THESE DRAWINGS AND INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

NOT FOR CONSTRUCTION

WATER QUALITY COMPUTATIONS (PHASE I)

C506

For Reference Only - Not For Construction



ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

WATER QUANTITY DRAINAGE AREA MAP (PHASE II)
Wilson School
1601 Wilson Blvd., Arlington, VA 22201

SCALE: HOR. AS NOTED VER. N/A	DESIGNED: K. RYAN	CHECKED: S. PANDISH	
SUBMITTED DATE: 2.02.2016	APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU	APPROVED DATE: CHIEF TRAFFIC ENGINEERING BUREAU	
APPROVED DATE:	APPROVED DATE: CHIEF ENGINEERING BUREAU	APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES	
CHIEF WATER,SEWER & STREETS BUREAU	PROJECT SHEET 18 OF 21	CONTRACT SHEET OF	
DRAWING NAME: C-CJ-130.DWG			

Gordon
4501 Daly Drive
Chantilly, VA 20151
Phone 703-818-1300
www.gordon.com

PROGRAMMING AND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
RESIDENT CONSULTING

REVISIONS
DESCRIPTION
ITEM #
ISSUANCE

SUR: GORDON
DES: K. RYAN
DRW: K. RYAN
CHK: S. PANDISH

SEAL:

WATER QUANTITY DRAINAGE AREA MAP (PHASE II)
WILSON SCHOOL
USE PERMIT RE-SUBMISSION
DISTRICT
ARLINGTON COUNTY, VIRGINIA

HORZ: 1"=25'
SCALE: VERT:
DATE: 12/9/2016
PLAN: USE PERMIT RE-SUBMISSION
JOB: 2922-0205
CADD: C-CJ-130.DWG
SHEET: C507
PAGE: 18 OF 21
Gordon

RESERVED FOR BUILDING DEPARTMENT USE

WILSON SCHOOL
1601 WILSON BOULEVARD
ARLINGTON, VA 22209

CLIENT: ARLINGTON PUBLIC SCHOOLS
ARCHITECT OF RECORD: LEO A DALY
DESIGN ARCHITECT: BIG
LEAD LANDSCAPE ARCHITECT: GHD
CIVIL ENGINEERS: Gordon
STRUCTURAL: Silman
MEP & SUSTAINABILITY: INTERFACE ENGINEERING
THEATER CONSULTANT: THEATRE PROJECTS Consultants
ACOUSTICIAN: Jaffe Holden
LIGHTING DESIGN: TILLOTSON DESIGN ASSOCIATES
FOOD SERVICE: Food Service Design
ENVIRONMENTAL & ELECTRICAL: HALEY ALDRICH
TRAFFIC & IT: SECCAT GROUP

COMMONWEALTH OF VIRGINIA
ANTHONY R. RUSSO, JR.
Lic. No. 045061
2-2-2016

12/09/2016	USE PERMIT RE-SUBMISSION
09/11/2015	USE PERMIT SET
06/30/2015	SCHEMATIC DESIGN PRICING SET
DATE	ISSUE

SEAL

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

NOT FOR CONSTRUCTION

SEAL

VICINITY MAP

EXISTING

WATER QUANTITY DRAINAGE AREA MAP (PHASE II)

PROJECT NO.
SHEET NO.
ISSUE DATE
SCALE
DRAWN BY
CHECKED BY
DATE

C507