

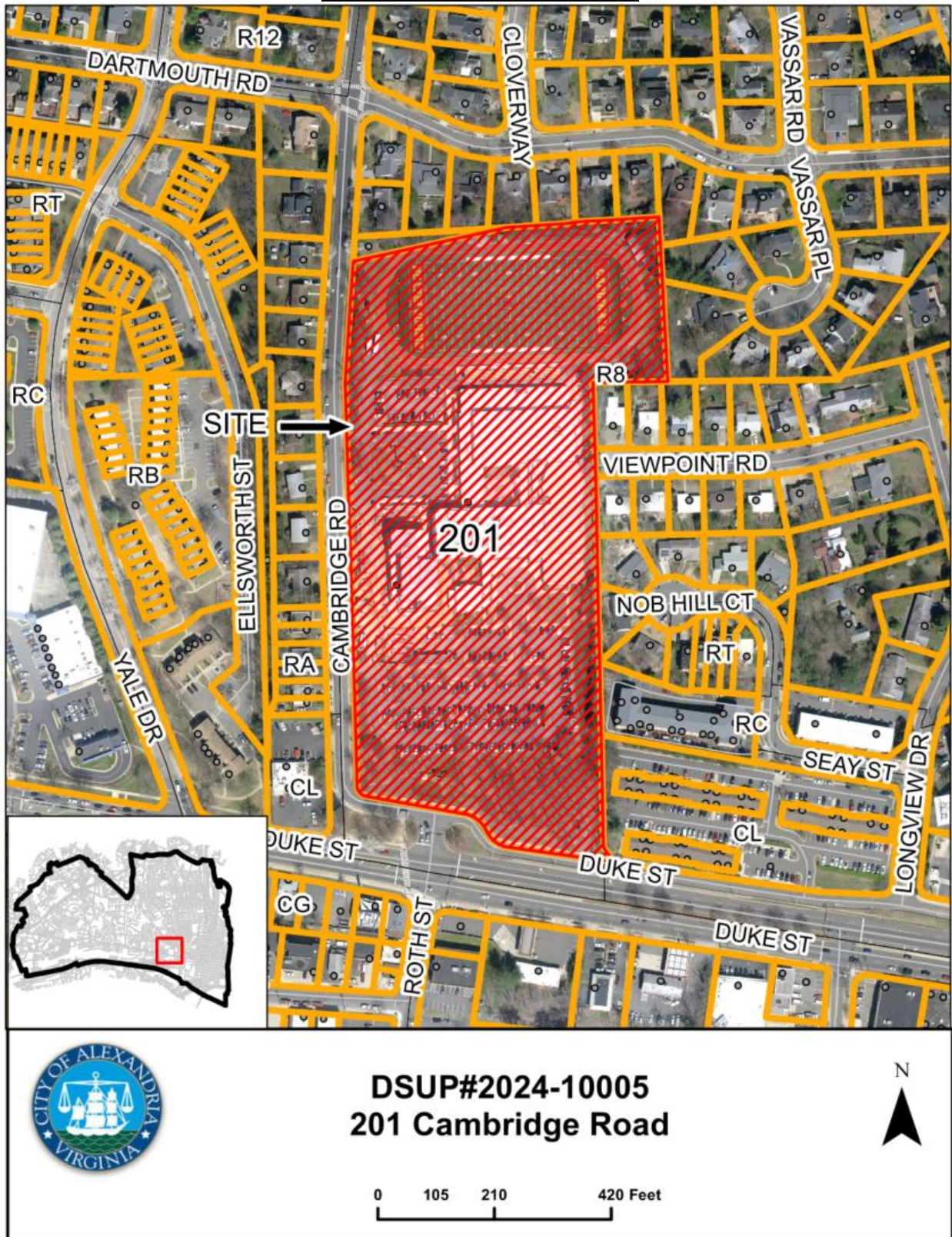
***Docket Item #7***  
***Development Special Use Permit #2024-10005***  
***Bishop Ireton High School Chapel Renovation/Amendment***  
***201 Cambridge Road***

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Application	General Data	
<b>Project Name:</b> Bishop Ireton High School Chapel Renovation	PC Hearing:	June 24, 2024
	CC Hearing:	July 2, 2024
	If approved, DSUP Expiration:	July 2, 2027 (three years)
	Plan Acreage:	Affected area: 4,030 SF (0.0925 acres) Total site: 508,476 SF (11.6730 acres)
<b>Location:</b> 201 Cambridge Road	Existing Zone:	R-8: Single-family residential
	Existing Use:	Private School
	Dwelling Units:	N/A
	Gross Floor Area:	New floor area: 0 SF Existing floor area: 144,196 SF
	Small Area Plan:	Taylor Run/ Duke Street
<b>Applicant:</b> Roman Catholic Diocese of Arlington, represented by Mary Catherine Gibbs, attorney	Historic District:	N/A
	Green Building:	LEED Silver

Purpose of Application
Consideration of an amendment request for a Development Special Use Permit to allow for the addition of a gabled roof and tower to the existing high school chapel, amending DSUP #2014-00029.
Staff Recommendation: APPROVAL WITH CONDITIONS
<b>Staff Reviewers:</b> Robert M. Kerns, AICP, Chief of Development, <a href="mailto:Robert.Kerns@AlexandriaVA.gov">Robert.Kerns@AlexandriaVA.gov</a> Nathan Randall, Principal Planner, <a href="mailto:Nathan.Randall@AlexandriaVA.gov">Nathan.Randall@AlexandriaVA.gov</a> Julian Swierczek, AICP, Urban Planner III, <a href="mailto:Julian.Swierczek@AlexandriaVA.gov">Julian.Swierczek@AlexandriaVA.gov</a>

**PROJECT LOCATION MAP**



## **I. SUMMARY**

Staff recommends **approval** of the Development Special Use Permit (DSUP#2024-10005) to allow for the addition of a gabled roof and tower to the existing high school chapel, amending previously approved DSUP #2014-00029. The proposal complies with the City's goals and objectives and will improve the quality of existing school facilities.

Bishop Ireton High School is proposing two additions the existing chapel of the high school campus: a gabled roof and a tower atop the existing building. The proposal will result in the previous one-story modernist chapel increasing in height from approximately 11.75 feet to approximately 38.5 feet and having a new gothic-style exterior.

## **II. BACKGROUND**

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

The subject site, which totals 11.7 acres of land, lies within the boundaries of the Taylor Run/Duke Street Small Area Plan. The property is surrounded by single-unit dwellings to the north and west, a mix of residential dwellings to the east, and commercial uses to the south along Duke Street. The school was originally constructed in 1960. Additions and renovations have been made to the school over the years to meet the needs of growing school enrollment, with the most recent project having been approved as part of DSUP2014-00029.

The existing school building is approximately 144,000 square feet and occupies the central portion of the site. It ranges from one to three stories in height and includes a small chapel, located on the southern side of the building, that is connected to the rest of the school. The grounds around the school include a multi-purpose outdoor stadium (Fannon Field) north of the school building. In addition to the stadium, there are two large surface parking lots at either end of the building that are accessed from Cambridge Road. The bus loop for the school uses the same access curb-cut as the northern parking lot, and the pick-up/drop off loop is accessed via the southern parking lot.

The site contains substantial topography and vegetation. Significant vegetation is located along the perimeter of the parcel to the north and east of the school. The site grading decreases from north to south, with a particularly steep drop at the southern end of the site, near the intersection of Cambridge Road and Duke Street, where the grade changes by approximately 30 feet at a large retaining wall.

### ***B. Approval History***

The most recent land-use request at the site, DSUP#2014-00029, was approved by City Council in September of 2017. It contained a four-phase project that sought to modernize and increase the size of the existing school building by adding an additional 47,000 square feet of instructional and administrative space. The applicant achieved final site plan approval for Phases 1 and 2 only. As part of Phase 1, the applicant demolished the previous southwestern portion of the building (known



as the Oblate House) and constructed a 23,000 square foot addition in its place that is used for instructional and cafeteria space. The project also included a renovated courtyard (adjoining the chapel to the south), loading area, and southern parking lot. The second phase consisted of the renovation and expansion of the northern portion of the facility, construction of a new main entrance, and renovation of the northern parking lot.

The third phase proposed the renovation and expansion of interior athletic facilities and a modest renovation and addition to the chapel. Lastly, the fourth phase was to consist of enclosing the existing northern courtyard. Under DSUP#2014-00029, the expanded Bishop Ireton High School as proposed to be approximately 168,000 square feet in total, and range in height from two stories on the northern side of the site, to six floors on the southern side.

Only Phases 1 and 2 of the project achieved final site plan approval, with Planning Commission and City Council approval of Phases 3 and 4 having expired. The school therefore remains at up to three stories in height and currently measures 144,000 gross square feet in size.

### ***C. Recent Events***

In January 2024, the applicant team approached staff with a building permit for several interior and exterior changes to the chapel building, including the addition of a new gabled roof and tower atop the existing chapel footprint. Upon evaluation, staff determined that the scope of the height increase associated with the new roof and tower was substantial enough to necessitate a major amendment to the original DSUP#2014-00029. The applicant inquired whether it would be possible to split the project into two parts in order to expedite review and keep the project on track with the school's internal construction schedule.

Staff agreed with the applicant's request that the project could proceed in two parts: the currently requested major site plan amendment and an associated minor site plan amendment. Items staff approved on May 28, 2024 as part of the Minor Amendment include:

- Enclosing of the existing porch at the east end of the chapel (entrance), increasing square footage by 83 SF, and relocating the main exterior entrance to the chapel from the south façade to the east façade.
- Construction of a concrete patio, sidewalk, and staircase to the east/ southeast of the chapel to improve pedestrian accessibility.
- Structural improvements necessary on the first floor of the chapel to allow for the addition of the gabled roof and tower associated with this Major Amendment Application.
- Inclusion of architectural details on the exterior that would give the chapel (particularly in the area of the newly enclosed porch) a more gothic appearance.
- New masonry on the existing chapel that would be red in appearance, and more closely relate to the new masonry that has been included in recently renovated portions of the school complex.



### **III. PROJECT DESCRIPTION**

The applicant proposes increasing the height of the existing chapel building at Bishop Ireton High School by adding a gabled roof atop the existing one-story flat-roof structure, and by adding a tower within the existing building footprint. No additional square footage would be added to the building under this major amendment proposal nor would the proposal modify any of the other facilities at the site. The new chapel features will be clad and detailed in a manner that, in combination with the aforementioned work being carried out on the first floor under the associate minor site plan amendment, will give the chapel a more gothic appearance, a departure from the chapel's current 1960s modernist appearance. The applicant has indicated that this project is part of an initiative on the part of the Catholic Diocese of Arlington to renovate the chapels of some of their schools to be more traditional in appearance.

The specific features of the major amendment are as follows:

- The addition of an approximately 21.5 ft. high gabled roof atop the existing flat-roof chapel structure (bringing the total height of the roofed-portion of the chapel to 33.8 ft..).
- The addition of a 38.5 ft. high tower feature.

#### IV. ZONING

The subject site is zoned R-8 single-family zone. Pursuant to Section 3-303 of the Zoning Ordinance, a private school use may be allowed in R-8 zone with Special Use Permit approval. A summary of the zoning elements of the project are identified in Figure #1 below.

Figure #1: Zoning Information			
Property Address:	201 Cambridge Road		
Total Site Area:	508,476 SF (11.6730 acres)		
Zone:	R-8 single-family zone		
Current & Proposed Use:	Private School		
	Existing	Permitted / Required	Proposed
FAR	0.257	0.35	0.257
Setbacks			
Front (W Cambridge)	65 feet	30 feet	65 feet
Front (S Cambridge)	325.8 feet	30 feet	325.8 feet
East Side yard	25.2 feet	1:1 setback ratio (min 25 feet)	25.2 feet
North side yard	287.2 feet	1:1 setback ratio (min 25 feet)	287.2 feet
Parking	307 spaces	154 (1 per 10 seats)	307 spaces
Loading spaces:	1 loading space	n/a	1 loading space
Open Space	56.5% of site	n/a	56.5% of site
Crown Coverage	25.4%	25%	25.4%
Height	38.7 feet	40 feet	38.7 feet (remainder of school) 38.5 feet (chapel)

#### V. STAFF ANALYSIS

##### *A. Consistency with Master Plan*

The property is located within the Taylor Run / Duke Street Small Area Plan, which was adopted by City Council in 1992 and last amended in 2008. This plan does not specifically focus on development at the Bishop Ireton High School campus. However, it stresses the preservation of the character and scale of the existing residential neighborhood. As the scale of the amendments proposed are relatively minor in nature, and the site of the chapel is centrally located within the overall school complex, staff finds the proposed major amendment to be in keeping with the plan's goals and objectives of requiring development to be focused around preservation of the existing character of the neighborhood. This proposed project is therefore consistent with the Small Area Plan.

### ***B. Site & Building Design***

Staff finds that the proposed site and building design is reasonable and consistent with Zoning Ordinance requirements. The additional roof and tower height would remain under the maximum building height limit for church or school buildings in the R-8 zone, with the tower not needing to use the additional height provisions for such architectural church features contained in the Zoning Ordinance (Section 6-403(C)). Neither of the new chapel features would exceed the height of the rest of the existing school building.

The proposed gabled roof and tower additions to the existing chapel will consist of masonry to match the red brick of the exterior renovations to the chapel being carried out under the associated Minor Amendment. The masonry of the chapel overall in turn will relate to the new brick color in portions of the exterior found in the most recent alterations to the general school building. Many of the new architectural details to be found on the chapel's exterior are a neutral precast limestone that further compliments the neutral gray-tone façade on the new school additions, and does not clash with the yellow-beige brick found in the remaining portions of the original 1960's school building. Both the red brick and the neutral stone elements tie into the other school buildings, helping minimize any potential impact to the change in architectural styles. Finally, both the gabled roof and tower roof are to be metal seemed roofs. The color is noted as "aged patina," which renderings present as a pale green color.

This difference between the existing school buildings with the proposed design of the chapel is further offset by the chapel being centrally located on-site, in the south side of the school complex with limited visibility from any adjacent properties or public right-of-ways.



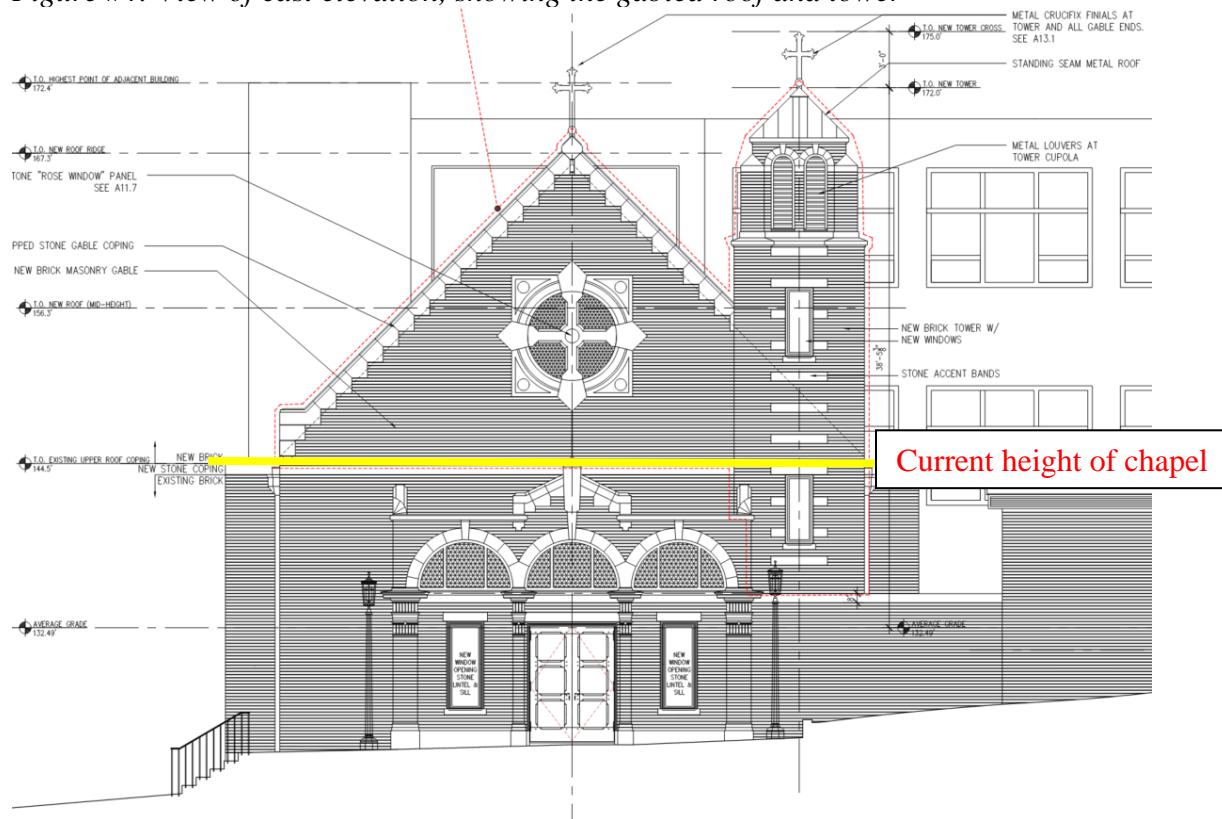
*Figure#2: View looking northwest of existing Bishop Ireton High School Chapel*



*Figure #3: Proposed chapel looking northwest (note the gabled roof feature on the south façade is no longer being proposed)*



Figure #4: View of east elevation, showing the gabled roof and tower



### C. Additional Considerations

There is no expansion of the chapel footprint, nor will the new roof or tower exceed the height of the surrounding school buildings. Staff therefore does not anticipate significant impacts regarding additional matters such as tree crown coverage, traffic, or parking.

No significant changes are proposed to the existing tree crown coverage of the subject site. The applicant agreed to replace one shrub in front of the church that needed to be removed in connection with this project, and was reportedly in poor health, as part of the minor site plan amendment.

The Major Amendment does not propose an increase in seat capacity of either the chapel or the school buildings. As such, there is not expected to be an increase in parking demand or traffic to/from the site. The applicant has indicated that they will comply with the City's regulations

regarding construction hours, and have additionally stated that they will have on-site parking reserved for the use of construction workers so as not to have any impact on neighboring streets.

## **VI. COMMUNITY**

The applicant gave a presentation to the Clover-College Park Civic Association during their regularly scheduled community meeting on May 9, 2024. Members asked if parking was to be provided for the construction workers (the school noted they will have parking spaces provided on-site so as to prevent any impact on neighboring streets) and, if there would be bells in the tower that would chime (the school noted there would not be any bells installed). At the time of staff report publication, staff has not received any comment from members of the public/ neighboring property owners.

## **VII. CONCLUSION**

Subject to the conditions contained in this report, staff recommends approval of the Development Special Use Permit amendment.

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**STAFF:** Robert Kerns, AICP, Division Chief, Department of Planning and Zoning  
Nathan Randall, Principal Planner  
Julian Swierczek, AICP, Urban Planner



## VIII. RENDERINGS OF CHAPEL DESIGN PROPOSAL



1  
3d-1 NTS  
VIEW FROM DUKE STREET LOOKING NORTH



1  
3d-1 NTS  
AERIAL VIEW LOOKING NORTH WEST



1  
3d-1 NTS  
VIEW LOOKING AT SOUTH AND WEST ELEVATIONS



1  
3d-1 NTS  
VIEW LOOKING AT FRONT/EAST ENTRANCE

## **IX. STAFF RECOMMENDATIONS**

### **A. *General Conditions:***

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest (P&Z)
2. The applicant shall provide an opaque wood fence of up to 250' in length along the school's eastern boundary to screen the mass of the auditorium building to the satisfaction of the Director of P&Z, if such a fence is desired by the adjoining property owners. If no fence is built, applicant shall plant additional evergreen trees along the east property line (particularly along the properties at 2954 Viewpoint Road and 2945 Nob Hill Court) in order to screen the proposed addition from the adjacent single family properties, to the satisfaction of the Director of P&Z and the city arborist. (P&Z) (RP&CA)
3. All trash dumpsters shall be screened from the public right of way and adjacent properties to the satisfaction of the Director of P&Z. (P&Z)
4. All landscaping and screening shall be maintained in good condition. (P&Z)
5. The east elevation of the proposed addition shall not include openings through which sound could be transmitted. The emergency exit doors shown on the east elevation drawing shall be used for emergency purposes only. (P&Z)
6. All heating, ventilation, and air conditioning (HVAC) equipment shall be located away from the adjacent residential properties and screened to the satisfaction of the Director of P&Z. (P&Z)
7. Amplified sound in the auditorium shall not be audible at the eastern property line. (P&Z)
8. School grounds staff shall police and control trash and litter from students on school grounds. (P&Z)
9. Garbage, trash, and litter generated by the school shall be collected at least twice per week as indicated by the applicant. (P&Z)

### **B. *PEDESTRIAN/STREETSCAPE:***

10. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:

- a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
- b. Construct a 6 foot sidewalk adjacent to the site. This must be concrete and designed to City standards.
- c. Eliminate the curb ramp of the sidewalk at the southwestern corner of the site adjacent to the turn in Cambridge Road.
- d. Sidewalks shall be flush across all of the site's ingress/egress points.
- e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
- f. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials so as to minimize any potential visible impacts.  
\*\*\* (P&Z)(T&ES)

**C. OPEN SPACE/LANDSCAPING:**

- 11. Develop, provide, install and maintain an integrated Landscape Plan with the Final Site Plan that is coordinated with other associated site conditions to the satisfaction of the Director of P&Z. At a minimum the Landscape Plan shall:
  - a. Provide an enhanced level of detail for plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
  - b. Ensure positive drainage in all planted areas.
  - c. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.
  - d. Provide detail sections showing above and below grade conditions for plantings above a structure.
  - e. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
  - f. All sidewalks and driveways constructed above tree wells/trenches shall be structurally supported. Areas of uncompacted growing medium shall not be used to support sidewalks and driveways without additional structural support. Provide section details both parallel and perpendicular to the street that verify this requirement.
  - g. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
  - h. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches, and all planting above structure meets the requirements of the City's Landscape Guidelines for soil volume and depth. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)



12. Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of P&Z and Code Administration.
  - a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
  - b. Provide external water hose bibs continuous at perimeter of the new building addition. Provide at least one (1) accessible, external water hose bib on all building sides at a maximum spacing of 90 feet apart.
  - c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
  - d. Install all lines beneath paved surfaces as sleeved connections.

Locate water sources and hose bibs in coordination with City Staff. (P&Z)

13. Develop a palette of site furnishings in consultation with staff.
  - a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
  - b. Site furnishings may include benches, bicycle racks, trash and recycling receptacles, drinking fountains and other associated features. (P&Z)(T&ES)

14. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails — if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z and T&ES.\* (P&Z)(T&ES)

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

15. Provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Director of P&Z. (P&Z)
16. A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each destroyed tree with at least a 10-inch caliper that is not identified “to be removed” (TBR) on the Preliminary Plan, and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. \*\*\* (P&Z)(RP&CA)

17. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated March 2017 and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)

***E. BUILDING:***

18. **CONDITON AMENDED BY STAFF:** The building design, including the quality of materials and final detailing shall be consistent with the elevations dated March 2017, and with the revised elevations dated April 2024, and the following conditions. (P&Z).
19. Provide detailed drawings (enlarged plan, section and elevation studies) in color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the Final Site Plan review. Separate design drawings shall be submitted for each building typology at a scale of ¼ inch = 1 foot (¼" = 1'). (P&Z)
20. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the preliminary plan. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
  - a. Provide a materials board that includes all proposed materials and finishes at first Final Site Plan. \*
  - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.\*\*\*
  - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. \*
  - d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. \*\*
  - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. \*\*\* (P&Z)
21. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Silver / Equivalent to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:

- a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist showing how the project plans to achieve the certification.\*
  - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. \*\*\*
  - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
  - d. Provide documentation of LEED Silver Certification from USGBC (or equivalent) within two (2) years of obtaining a final certificate of occupancy.
  - e. Failure to achieve LEED Silver (or equivalent) for the project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply.(P&Z)(T&ES)
22. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES)(P&Z)
23. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at <http://www.epa.gov/WaterSense>. (T&ES)

***F. SIGNAGE:***

24. Install a temporary informational sign as required by Section 11-303(D) of the Zoning Ordinance on the site prior to the approval of the Final Site Plan for the project. The sign shall be displayed until construction is complete or replaced with a temporary sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.\* (P&Z)(T&ES)

***G. PARKING:***

25. Provide 30 bicycle parking space(s) equating to roughly 3% of the student capacity proposed for the project. Provide spaces per Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at:



[www.alexandriava.gov/bicycleparking](http://www.alexandriava.gov/bicycleparking). Details on location and type of bicycle parking shall be provided on the Final Site Plan. Bicycle parking must be installed and operational prior to first CO. \*\*\* (T&ES)

26. Provide bicycle sharrows between the intersection of Duke & Cambridge Street and the intersection of Janney's Lane and Cambridge Street per the City's Transportation Master Plan, Pedestrian and Bicycle Mobility Plan and applicable Small Area Plans and Design Guidelines.
  - a. Provide routing signs on on-street bicycle facilities consistent with guidance from AASHTO and MUTCD.
  - b. Install sharrows consistent with AASHTO guidelines. (T&ES)
27. The design and allocation of parking shall be subject to the following to the satisfaction of the directors of P&Z, T&ES, and Code Administration:
  - a. All parked vehicles shall be prohibited from encroaching on the proposed streets, drive aisles, pedestrian walkways, or emergency vehicle easements.. (P&Z)(T&ES)(Code Administration)
28. Locate a minimum of 285 parking spaces for the first phase of the project and 307 spaces for all remaining phases. (P&Z)(T&ES)
29. Provide a Parking Management Plan with the Final Site Plan submission. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the Final Site Plan and shall at a minimum include the following:
  - a. General project information/summary and development point of contact.
  - b. A plan of the surface lot – including circulation patterns.
  - c. Total capacity and a breakdown of parking types (standard, compact, tandem, accessible, etc.).
  - d. Bicycle parking information (number of spaces, type of parking- racks, gated, location, etc.)
  - e. Information/circulation diagram noting how cyclists will reach the bicycle storage.
  - f. A description of how the surface lot will be managed, including the school's permit system. \* (P&Z)(T&ES)
30. The parking lot will not be rented as satellite parking for nearby businesses on an ongoing basis that is not tied to school related activity or sponsored events. (P&Z)(T&ES)
31. All on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the Final Site Plan. (P&Z)(T&ES)
32. All employees shall be required to park off-street. (T&ES)

***H. TRANSPORTATION DEMAND MANAGEMENT PLAN:***

33. A Transportation Management Demand Model must be implemented in order to support strategies to persuade students and employees to take public transportation or share a ride, as opposed to being a sole occupant of a vehicle. The framework of the Plan is included in the Transportation Impact Study. (T&ES)
34. A TDM Coordinator shall be designated for the entire project upon application for the initial building permit. The name, location, email and telephone number of the coordinator will be provided to the City at the time, as well as any changes occurring subsequently. This person will be responsible for implementing and managing all aspects of the TDM Model and the parking management program for the project. \*\*\* (T&ES)
35. The TDM goal is 30% usage of non-single occupancy vehicular modes by employees. The peak hour goal for all trips is a 0.5% reduction year-to-year, to reach the 30% reduction goal. \*\*\* (T&ES)
36. The TDM Coordinator will submit annual reports, transportation counts and modes of transportation surveys to the Transportation Planning Division. (T&ES)

***I. SITE PLAN:***

37. Submit the plat of all applicable easements and/or dedications prior to the Final Site Plan submission. The plat(s) shall be approved prior to or concurrently with the release of the Final Site Plan.\* (P&Z)(T&ES)
38. The plat shall be recorded and a copy of the recorded plat, dedications and deeds shall be submitted with the first request for a building permit.\*\* (P&Z)(T&ES)
39. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:
  - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
  - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
  - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
  - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)(BAR)

40. Provide a lighting plan with the Final Site Plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and/or P&Z in consultation with the Chief of Police and shall include the following:
- a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
  - b. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.
  - c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
  - d. All proposed cobra head light fixtures in the City right of way shall be approved Dominion LED light fixtures.
  - e. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
  - f. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
  - g. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
  - h. If site lights are included in the photometric plan to comply with City's lighting standards then these lights shall be put on photovoltaic switches.
  - i. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
  - j. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
  - k. The lighting for the areas not covered by the City of Alexandria's standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
  - l. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
  - m. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
  - n. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
  - o. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(Police)(BAR)(Code)

**J. CONSTRUCTION MANAGEMENT:**

41. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the Final Site Plan. All the requirements of Article XIII Environmental Management Ordinance for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan (SWPPP) must be complied with prior to the partial release of the site plan.\* (T&ES)
42. Submit a separate construction management plan to the Directors of P&Z, T&ES and Code Administration prior to Final Site Plan release. In this plan:
  - a. No street lights shall be removed without authorization from the City of Alexandria.
  - b. If street lights are to be removed from the public right of way then temporary lights shall be provided until the installation and commissioning of new lights.
  - c. Include an analysis as to whether temporary street or site lighting are needed for safety during the construction on the site and how it is to be installed.
  - d. Include the location and size of proposed construction trailers, if any;
  - e. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction;
  - f. Include references to appropriate details and standards to be used in the development of Maintenance of Traffic Plans (MOTs) that will be required for right of way permits, to include references for proposed controls for traffic movement, lane closures, construction entrances and storage of materials;
  - g. Copies of the MOT(s) approved for the right of way permits shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z)(T&ES)
43. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street, and the applicant shall be responsible for ensuring that all contractors use the off-street parking provided. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to Final Site Plan release. This plan shall:
  - a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
  - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.

- c. If the off-street construction workers parking plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. \* (P&Z)(T&ES)
- 44. To maximize parking for staff and students, during the school year construction vehicles shall not be permitted to park in any on-site lot without the permission of the Director of T&ES. (T&ES)
- 45. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. The maintenance of pedestrian access shall be included in the Construction Management Plan and will be approved by T&ES. (T&ES)
- 46. Any bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility cannot be maintained on the street adjacent to the site, a detour for bicyclists shall be established and maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
- 47. No major construction staging shall be allowed within the public right-of-way on Cambridge Road or Duke Street. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. \*\* (T&ES)
- 48. Any structural elements that extend into the public right of way, including but not limited to footings, foundations, tie-backs etc., must be approved by the Director of T&ES as a part of the Sheeting and Shoring Permit. (T&ES)
- 49. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
- 50. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified a minimum of 14 calendar days prior to the meeting date, and the meeting must be held before any permits are issued. (P&Z)(T&ES)
- 51. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the



Department of Planning & Zoning to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)

52. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or and T&ES. (P&Z)(T&ES)
53. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. Provide information on program in construction management plan. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions herein. (T&ES)
54. On-site temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. \*\*\* (P&Z) (Code)
55. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. \*\*\* (P&Z) (T&ES)
56. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
57. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect

despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)

***K. WASTEWATER / SANITARY SEWERS:***

58. The applicant shall submit a letter to the Director of Transportation & Environmental Services prior to release of the Final Site Plan acknowledging that this property will participate, if the City adopts a plan prior to release of the building permit, to require equal and proportionate participation in an improvements plan to mitigate wet weather surcharging in the Holmes Run Trunk Sewer sanitary sewer shed. (T&ES)
59. The sewer connection fee must be paid prior to release of the site plan.\* (T&ES)
60. If a commercial kitchen is constructed then the kitchen facility shall be provided with an oil & grease separator and the discharge from the separator shall be connected to a sanitary sewer.\* (T&ES)
61. Submit two originals of the Oil and Grease separator Maintenance Agreement with the City prior to the release of the final site plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.\* (T&ES)

***L. SOLID WASTE:***

62. Provide \$896 per receptacle to the Director of T&ES for purchase and installation of one (1) Victor Stanley Ironsites Series model SD-42 receptacle with Dome Lid dedicated to trash collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan.\* (T&ES)
63. Provide \$996 per receptacle to the Director of T&ES for the purchase and installation of one (1) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. (T&ES)

***M. STREETS / TRAFFIC:***

64. Maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. (T&ES)
65. A minimum separation of 30 feet shall be maintained on residential streets between the beginning of the street corner radius and any driveway apron radius. (T&ES)
66. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
67. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
68. Traffic studies and multi-modal transportation studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
69. Show turning movements of standard vehicles in the parking lots. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
70. All 90 degree vehicle parking spaces adjacent to a sidewalk less than seven feet shall have wheel stops. (T&ES)
71. The temporary staff parking lot provided during construction may be constructed utilizing temporary materials deemed appropriate by the Director of T&ES, and each parking space shall be delineated utilizing wheel stops. . (T&ES)

***N. UTILITIES:***

72. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)
73. All overhead power and communication lines fronting the development all around shall be undergrounded. (T&ES)
74. No transformer and switch gears shall be located in the public right of way. (T&ES)

***O. SOILS:***

75. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES)

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

76. The stormwater collection system is located within the Cameron Run watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
77. Project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. (T&ES)
78. Provide Environmental Site Assessment Notes that clearly delineate the individual components of the RPA (where applicable) as well as the total geographic extent of the RPA, to include the appropriate buffer, in a method approved by the Director of Transportation and Environmental Services. The Environmental Site Assessment shall also clearly describe, map or explain intermittent streams and associated buffer; highly erodible and highly permeable soils; steep slopes greater than 15 percent in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)

***Q. STORMWATER MANAGEMENT:***

79. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: 1) state phosphorus removal requirement and 2) Alexandria Water Quality Volume Default. Compliance with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
80. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES)
81. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the

design professional shall submit a written certification to the Director of T&ES that the BMPs are:

- a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
  - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. \*\*\*\* (T&ES)
82. Surface-installed stormwater Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
83. Submit two (2) originals of the stormwater quality BMP Maintenance Agreement, to include the BMP Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the Final Site Plan.\* (T&ES)
84. The Developer shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES)
85. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division on digital media prior to release of the performance bond. \*\*\*\*(T&ES)
86. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. \*\*\*\*(T&ES)

**R. CONTAMINATED LAND:**

87. Indicate whether or not there is any known soil and groundwater contamination present on the plan. The applicant must submit supporting reports for associated

environmental investigations or assessments performed to substantiate this determination. (T&ES)

88. If environmental site assessments or investigations discover the presence of contamination on site, the final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
- a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
  - b. Submit a Risk Assessment indicating any risks associated with the contamination.
  - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
  - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. The determination whether air monitoring is needed must be adequately addressed in the Health and Safety Plan submitted for review.
  - e. The applicant shall screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes the following SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221&1222 (Bituminous Coal).
  - f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. \* (T&ES)
89. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. Should unanticipated conditions warrant, construction within the impacted area shall be stopped until the appropriate environmental reports identified in a. through f. above are submitted



and approved at the discretion of the Director of Transportation and Environmental Services. This shall be included as a note on the Final Site Plan. (T&ES)

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

**S. NOISE:**

91. All exterior building-mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)
92. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

**T. AIR POLLUTION:**

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

**U. COMMUNITY:**

The following conditions have been included at the request of the adjoining civic associations:

96. The maximum enrollment of students at Bishop Ireton High School shall not exceed 950 students at any given time.
97. The installation of field lights at Fannon Field shall be prohibited.
98. All activities on Fannon Field shall end no later than 9 p.m. or dusk, whichever is earlier. During the months of June and July, field activities shall end at 6 p.m., except for one camp that may continue activities on the field during a time no later than 7:30 p.m.

- a. School sponsored sports camps shall be considered accessory within the normal operations of school athletics and shall not be subject to this provision.
  - b. Fannon Field may only be utilized on Sundays for a maximum of 5 events per year that may directly benefit the students of the school. These events shall exclude utilizing the field for spectator events.
  - c. Spectator sports events held on Fannon Field may be rescheduled to Sundays subject to the limited amounts as described in condition 97(B), provided all civic associations that directly adjoin the boundaries of Bishop Ireton are notified prior to officially rescheduling the event.
99. Co-use of the gymnasium, auditorium, and Fannon Field shall be limited to no more than one spectator event during the same time period.
100. Non-school related events on the exterior of the school building shall not exceed a total of two events per calendar year and shall be restricted to non-profit artistic centered programs available to the general public free of charge. Activities that satisfy these criteria may include, but are not limited to, Alexandria Symphony performances or United States Military Band performances.
101. The following shall govern the use of the gymnasium and auditorium facilities:
- a. The use of the gymnasiums and auditorium shall be limited to school related activities, including but not limited to academic, religious, and cultural uses.
  - b. These facilities shall not be rented or used for commercial activities.
  - c. Evening use of the auditorium and/or gymnasiums shall end no later than 11:00 p.m.
102. Loudspeakers on Fannon Field shall be directed away from residential properties to the north of the site. Amplified sound on the field shall be prohibited between 9:00 p.m. and 7:00 a.m.
103. The seating capacity of Fannon Field shall not exceed 946.
104. The school shall police and control trash and litter on school grounds.
105. The school shall provide personnel or contract employees to monitor parking areas after spectator events.
106. Bishop Ireton High School shall start their school day slightly earlier than the closest elementary school in order to minimize overlap of traffic. Bishop Ireton shall ensure that if the local elementary school changes its opening time, it shall

maintain staggered school start times at a 10 minute differential from said elementary school to alleviate neighborhood traffic.

107. The parking lot shall not be rented as satellite parking for nearby businesses on an on-going basis that is not tied to a school related activity or school sponsored events.
108. Bishop Ireton shall establish and maintain a neighborhood relations liaison that shall work with civic associations that directly adjoin the boundaries of the school property.
109. **CONDITION ADDED BY STAFF:** Per the Notice of Completeness review: Provide the following revisions on the final site plan to Sheet A3.1. Anticipated revisions include: –
  - a. Clarify Notes 2 & 3 regarding brick color.
  - b. Clearly show on the plans which sections of exterior brick wall are to remain or otherwise replaced, stained or otherwise altered.
  - c. Provide further detail as to the proposed brick color, specifying which existing brick color of the school façade is to be “matched.” (P&Z)



## APPLICATION

### DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

**DSUP #** \_\_\_\_\_ **Project Name:** Bishop Ireton Chapel Renovation

**PROPERTY LOCATION:** 201 Cambridge Road

**TAX MAP REFERENCE:** 061.02-06-12 & -13 **ZONE:** R-8

#### APPLICANT:

Name: Bishop Ireton High School

Address: 201 Cambridge Road, Alexandria, VA 22314

#### PROPERTY OWNER:

Name: Most Rev. Michael F. Burbidge, Bishop of the Catholic Diocese of Arlington and his

Address: 201 Cambridge Road, Alexandria, VA 22314 successors in office

**SUMMARY OF PROPOSAL** Request for amendment to approved DSUP for Chapel Renovation  
See the attached plans.

**MODIFICATIONS REQUESTED** \_\_\_\_\_

**SUP's REQUESTED** \_\_\_\_\_

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

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

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

Mary Catherine Gibbs, Wire Gill LLP

Print Name of Applicant or Agent

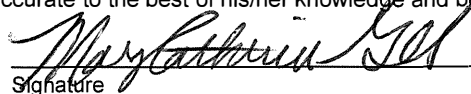
700 N. Fairfax St., Suite 600

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code

  
Signature

703-836-5757

Telephone #

Fax #

mcgibbs@wiregill.com

Email address

5/7/24

Date

#### DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

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

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

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

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

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

ACTION - CITY COUNCIL: \_\_\_\_\_

Development SUP # \_\_\_\_\_

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

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

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

☒ the Owner    ☐ Contract Purchaser    ☐ Lessee or    ☐ Other: \_\_\_\_\_ of the subject property.

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

The owner is the title owner of all Catholic Diocese of Arlington property, the Most Reverend Michael F. Burbidge, Bishop, and his successors in office.

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

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

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

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Bishop Ireton High School	201 Cambridge Road Alexandria, VA 22314	100%
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 201 Cambridge Road (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. The Most Reverend Michael F. Burbidge, Bishop and his successors in office	201 Cambridge Rd., Alex. VA 22314	100%
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.


Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Bishop Ireton High School	None	
2. The Most Reverend Michael F. Burbidge, Bishop, his successors in office.	None	
3.		

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

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

5/7/24  
3/20/24  
 Date

Mary Catherine Gibbs, Agent  
 Printed Name

  
 Signature



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

The Applicant obtained approval for the modernization of its school campus in 2017,  
under DSUP #2014-0029. The DSUP included several phases, the third of which  
included the renovation of the existing chapel on the property. The Applicant completed  
the first two phases and most of the third phase, however, they would like to make changes to  
the pitch and height of the roof of the chapel and the size of the tower that we included as part  
of Phase Three. Architectural elevations are included with this application.

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

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

No changes to student capacity (remains 925)

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

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

No changes.

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

Day	Hours	Day	Hours
Monday-Friday	<u>7:30 a.m.- 11:00 p.m. depending on sporting events and events in auditorium.</u>		
	<u>School hours proposed are 7:55 a.m. to 3:05 p.m.</u>		
Saturday	<u>9:00 a.m. - 11:00 p.m. depending on sporting events and events in auditorium.</u>		
<u>Sunday use of field Limited to 5 times per year with advance notice to neighbors.</u>			

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

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

No change to noise levels. Similar noise as now exists from student's pick up and drop off and sporting events.

B. How will the noise from patrons be controlled?

No changes.

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

None.

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

- A. What type of trash and garbage will be generated by the use?  
No changes, Same type as is now being generated, office/school paper, etc., food disposal from the cafeteria, trash from concessions at sporting events.
- B. How much trash and garbage will be generated by the use?  
No changes, similar amount as is now generated, one dumpster per week, more as needed.
- C. How often will trash be collected?  
No changes, Weekly, or more often if necessary.
- D. How will you prevent littering on the property, streets and nearby properties?  
No changes, BI has a cleaning staff that regularly monitors the site to ensure trash doesn't impact neighborhood properties.

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

☐ Yes.      ☒ No.

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

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

☐ Yes.      ☒ No.

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

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

No changes, the school has a secure entrance and visitors are required to check in through the office.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ALCOHOL SALES**

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

☐ **Yes.**      ☒ **No.**

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PARKING AND ACCESS REQUIREMENTS**

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

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

No change: 146 spaces (1,458 seats)

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

<u>12</u>	Standard spaces
<u>287</u>	Compact spaces
<u>6</u>	Handicapped accessible spaces
<u>2</u>	Other
<u>307</u>	TOTAL

- C. Where is required parking located? (check one)    ☒ **on-site**    ☐ **off-site**

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

\_\_\_\_\_

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

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

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the \_\_\_\_\_ zoning ordinance? N/A
- B. \_\_\_\_\_ How many loading spaces are available for the use? Two
- C. Where are off-street loading facilities located?  
       No changes - On site.
- D. During what hours of the day do you expect loading/unloading operations to occur?  
       No changes - During School hours.
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
       No changes - As needed, but at least once a week.

**15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?**

No changes - Street access remains adequate.

\_\_\_\_\_



# DEVELOPMENT PRELIMINARY PLAN CHECKLIST

Department of Planning and Zoning  
Development Division, City Hall  
301 King Street, Room 2100  
Alexandria, Virginia 22314  
Phone: (703) 746-4666

CDSP# \_\_\_\_\_ DSP/DSUP# \_\_\_\_\_

Project Name: \_\_\_\_\_

Project Location (Address): \_\_\_\_\_

Tax Map References: \_\_\_\_\_

Applicant's Name: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Applicant's E-mail Address: \_\_\_\_\_

Applicant's Phone: \_\_\_\_\_

**Submission Deadline:** Plan submissions received before 3:00 pm will be processed and routed to reviewers the same day. Plan submissions received after 3:00 pm will be processed and routed the next business day. **Notify Planning and Zoning staff of submissions to avoid processing delays.**

The following materials are required to be uploaded to APEX for a complete development preliminary plan submission:

\_\_\_\_\_ Completed and Signed Development Special Use Permit or Development Site Plan Application

\_\_\_\_\_ Completed and Signed Preliminary Plan Checklist (this form)

\_\_\_\_\_ Filing Fee (DSUP and DSP). Please see the fee schedule [here](#).

\_\_\_\_\_ Site Plans for Completeness Review of Preliminary Plan (First Submission)

\_\_\_\_\_ Site Plans After Completeness Review of Preliminary Plan (Second Submission)

\_\_\_\_\_ Signature of professional certifying that the submission meets all requirements:

I, \_\_\_\_\_ (print name), hereby certify that the drawings and other materials that accompany this checklist have met the requirements of the checklist.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## General Process Information:

Preliminary site plans will be reviewed for completeness by City staff. Completeness review comments will be returned to the applicant in approximately 3 weeks from submission listing additional information required for the application to be deemed complete.

The applicant must revise the site plan to address all comments of the completeness review and resubmit to Planning and Zoning. This submission must include a letter responding to each of the completeness comments and the specific location of the additions or corrections made to the plan. These plans are routed and reviewed to verify completeness. **If the plans are still not complete, the review of them will be suspended and the applicant will be notified of the information that is required.**

When the plan/application is deemed complete, a confirmation letter or e-mail will be sent to the applicant. Within 5 working days of receipt of the confirmation the applicant shall install a notice of the proposed development at the site. When an application is complete, it will receive technical review by City agencies. Three (3) weeks prior to the scheduled hearing date the applicant shall submit a sample materials board and/or color rendering.



The following sheets and information are required for every submission. Additional sheets and information should be provided where necessary to demonstrate compliance with City requirements or conditions of approval. Further, provide the appropriate page/sheet number(s) for each of the checklist items listed below.

### **Preliminary Site Plan Checklist**

#### ***Formatting Requirements for Each Sheet:***

- \_\_\_\_\_ PDF Print Size of 24" x 36"
- \_\_\_\_\_ Scale of no less than 1" : 40' with scale identified on each sheet – 1" : 20' or 1" : 30' preferred  
Note: 1" : 25' is not an acceptable scale
- \_\_\_\_\_ City approval signature block in same place (lower right corner) on each sheet (see attachment for configuration and size of block)
- \_\_\_\_\_ North point shown consistently in the same direction on all plan sheets with reference to source of meridian
- \_\_\_\_\_ Property lines with course and distance for each
- \_\_\_\_\_ Name, address, signature and registration number of professional(s) preparing the plan on each sheet – all plans to be sealed by the appropriate professional
- \_\_\_\_\_ Legend of symbols, patterns, and abbreviations used
- \_\_\_\_\_ Date the plan was prepared and each revision

#### ***Cover Sheet:***

- \_\_\_\_\_ Name, address, telephone and email address of the developer(s) and of the owner(s) of record
- \_\_\_\_\_ A narrative description of the project
- \_\_\_\_\_ A list of all special use permits, site plan approvals and zoning modifications or waivers being requested
- \_\_\_\_\_ A list of all existing special use permits, site plans and proffers that apply to all or part of the site
- \_\_\_\_\_ Total area included in the site plan, total area of tax parcel, total existing and proposed impervious area on the tax parcel, and total area that will be disturbed during construction (all expressed in square feet and acres)
- \_\_\_\_\_ Location map with the site shown in relation to the nearest intersection of two or more streets, and Parcel Number (includes tax reference number)
- \_\_\_\_\_ Sheet Index
- \_\_\_\_\_ Key to plan sheets if more than one sheet is needed to show the whole site
- \_\_\_\_\_ Building Code analysis

#### ***Zoning Tabulations (may be included on cover where sufficient space exists)\*:***

For each element, list zoning ordinance requirement and number proposed on preliminary plan:

- \_\_\_\_\_ Zoning of the site (zoning proffers, if applicable)
- \_\_\_\_\_ Existing uses on the site
- \_\_\_\_\_ Proposed uses on the site
- \_\_\_\_\_ Lot area (minimum required by zone and proposed)
- \_\_\_\_\_ Number of dwelling units (list by number of bedrooms for multifamily)
- \_\_\_\_\_ Units per acre for residential
- \_\_\_\_\_ Gross square feet (GSF) of building area\*, total and listed by use, (with area devoted to parking included and listed separately)
- \_\_\_\_\_ Net square feet (NSF) or Floor Area, total and listed by use

- \_\_\_\_\_ Floor-area-ratios existing and proposed at-grade and above grade
- \_\_\_\_\_ Open space (required and proposed)
- \_\_\_\_\_ Open space total proposed and broken down by public, private, and private with public access ground level space and usable space proposed
- \_\_\_\_\_ Average finish grade for each building
- \_\_\_\_\_ Height of each building above average finish grade
- \_\_\_\_\_ Building setbacks (required and proposed) for each building
- \_\_\_\_\_ Frontage with required and proposed listed separately
- \_\_\_\_\_ Parking spaces (listed by compact, standard, handicapped size and total) required and proposed
- \_\_\_\_\_ Parking spaces (listed by location of parking i.e. above grade and/or below grade) Loading spaces (required and proposed)
- \_\_\_\_\_ Existing and proposed trip generation (AM and PM Peak Hour)

*\*Note: If the proposed development includes multiple lots, the zoning tabulation information must be provided for each individual lot unless all the lots will be consolidated in conjunction with the proposal. For gross square footage and net square footage regulations, please reference [Section 2-145](#) of the City's Zoning Ordinance.*

**Contextual Plan:**

- \_\_\_\_\_ Show the proposed project site(s) and adjacent areas affected by the project
- \_\_\_\_\_ Proposed project site appropriately labeled
- \_\_\_\_\_ Display a minimum of a quarter (1/4) mile in radius of proposed project
- \_\_\_\_\_ Existing property lines, buildings, streets, metro, transit stops and routes

**Map of Existing Site Conditions:**

Show location, dimensions, size, height, and elevations of:

- \_\_\_\_\_ Sidewalks, streets and their names (show full width, curblines and centerlines), alleys, existing easements (include emergency vehicle easements), covenants and reservations
- \_\_\_\_\_ Show the full right-of-way width of all adjoining streets and alleys and include all information for both sides
- \_\_\_\_\_ Roadway and lane widths and uses (right turn, left turn, etc.)
- \_\_\_\_\_ Traffic and pedestrian controls including signs, markings and signals
- \_\_\_\_\_ Existing transit/bus stops with route number identification adjacent to the property
- \_\_\_\_\_ On-street parking locations and individual spaces when designated
- \_\_\_\_\_ Driveways, entrances, exits, parking areas; show vehicle parking spaces by type (standard, compact and accessible) and indicate the number in each bay and total count. Dimensions shall exclude any obstructions such as columns or light poles
- \_\_\_\_\_ Building setbacks, highway setback lines and zone transition lines
- \_\_\_\_\_ Existing buildings and structures; show footprint and indicate height
- \_\_\_\_\_ Property lines, including adjoining property lines; show course and distance of each site boundary line
- \_\_\_\_\_ For adjoining properties, show current zoning and names and addresses of owners (show zoning district boundary lines if multiple districts exist on the site or adjacent parcels)
- \_\_\_\_\_ Transformers, valves, and other surface features of utility systems
- \_\_\_\_\_ Storm and sanitary sewer systems, water mains, and other buried utilities; indicate size of lines and direction of flow for storm and sanitary lines; identify owner of each system
- \_\_\_\_\_ Fire hydrants and fire department connections
- \_\_\_\_\_ Major trees (6" or more in caliper) and shrubs (3' or more in height), located and identified by species, including street trees on public right-of-ways along property frontage. Also, locate and

- \_\_\_\_\_ identify trees on adjacent properties with canopies that extend over the site. Identify species, size and locations of trees on opposite sides of fronting streets
- \_\_\_\_\_ Recreation areas, swimming pools and bike and walking trails on abutting streets or public access easements
- \_\_\_\_\_ Watercourses, bodies of water, wetlands and limits of flood plains
- \_\_\_\_\_ Resource Protection Areas (RPAs) as defined in [Article XIII](#) of the Zoning Ordinance
- \_\_\_\_\_ Lighting on public rights-of-way adjacent to the site
- \_\_\_\_\_ Significant site features
- \_\_\_\_\_ Topography shown with 2' contours on the subject property and on adjacent parcels for sufficient distance to indicate the relationship of the site to off-site terrain
- \_\_\_\_\_ Slopes, terraces and retaining walls, including elevations of level areas and tops and bottoms of walls and exterior stairways and ramps
- \_\_\_\_\_ Indicate the following on the plan- underground storage tanks; areas located within 1,000 feet of a former sanitary landfill, dump or disposal area; areas with the potential of generating combustible gases
- \_\_\_\_\_ Location of buildings listed on the Alexandria List of 100-Year Old Buildings that occur on the site or on adjacent parcels
- \_\_\_\_\_ Local Historic District Boundaries
- \_\_\_\_\_ A statement indicating whether or not the Site has areas of Marine Clay
- \_\_\_\_\_ Indicate areas on plan and provide a statement describing any known or expected contamination or brief narrative of due diligence completed (site history) if none is expected

***Preliminary Site Plan:***

Include existing features to be retained and show location, dimension, size, height and elevation of proposed:

- \_\_\_\_\_ Boundaries of zoning districts on the site and adjoining sites
- \_\_\_\_\_ Sidewalks, streets, alleys with widths labeled, and elevations
- \_\_\_\_\_ Show the full width and centerlines of all adjoining streets and alleys
- \_\_\_\_\_ Existing and modified lane widths and uses (right turn, left turn, etc.)
- \_\_\_\_\_ Existing and proposed traffic controls including signs, markings and signals
- \_\_\_\_\_ Sidewalks, bike and walking trails on sites and on abutting streets or public property/easements, with widths of each
- \_\_\_\_\_ Bicycle parking spaces provided per City Standards
- \_\_\_\_\_ Bicycle and pedestrian paths per the Transportation Master Plan and 1998 Bicycle Transportation and Multi-Use Trail Master Plan, including existing and proposed routes
- \_\_\_\_\_ Direction of traffic and volumes at all site entrances, exits and intersections
- \_\_\_\_\_ Sight distance per AASHTO at all driveways and street intersections
- \_\_\_\_\_ Curb radii at intersections and driveway entrances for public and private streets and alleys, and within parking lots; note AASHTO turning radii
- \_\_\_\_\_ Existing and proposed on-street parking locations and individual spaces when required
- \_\_\_\_\_ Driveways, entrances, exits, parking areas; show parking spaces by type (standard, compact and handicap) and indicate the number in each bay and the total count
- \_\_\_\_\_ Locations of underground parking and indicate the footprint of related subsurface structures
- \_\_\_\_\_ Garage layouts with columns shown and drive aisle and parking spaces dimensioned. Parking space widths and lengths do not include the column width. The use of "typical" may be used provided it dimensions all types of spaces/aisles and is used in enough places that the review can be performed accurately
- \_\_\_\_\_ Vehicle turning movements for any parking lot or garage, entrances and drive aisles, accessible spaces with AASHTO standard vehicle
- \_\_\_\_\_ Vehicle turning movements for loading zones with the largest vehicle that will access the site

- \_\_\_\_\_ Slope of entrance ramp
- \_\_\_\_\_ Annotate length and slope of ramp transitions
- \_\_\_\_\_ Locations of building entrances and exits
- \_\_\_\_\_ Depict and annotate any parking control equipment or device in garage entrance
- \_\_\_\_\_ Building setbacks, highway setback lines, zone transition lines and vision clearances
- \_\_\_\_\_ Provide sections demonstrating compliance with [Section 6-403](#) of the Zoning Ordinance
- \_\_\_\_\_ Show any transition zone setback, if applicable
- \_\_\_\_\_ Easements, covenants and reservations including emergency vehicle easements (EVE) (existing and proposed)
- \_\_\_\_\_ Property lines; show course and distance of each site boundary line
- \_\_\_\_\_ Yard dimensions for setback requirements
- \_\_\_\_\_ Buildings and structures, including optional decks and other projections such as canopies, bay projections, roof overhangs; or maximum building envelope (where approved as envelope) showing outside dimensions, including height, and first floor elevations
- \_\_\_\_\_ Stoops, steps and staircases (with elevations)
- \_\_\_\_\_ Distances between buildings and adjoining property lines
- \_\_\_\_\_ Storage space for solid waste and recyclable material containers with trash truck turning movements and pick up locations
- \_\_\_\_\_ Storm and sanitary sewer systems, including lateral lines, water mains and service lines, with size, direction of flow and owners indicated in plan view for both existing and proposed
- \_\_\_\_\_ Gas mains and service lines; with size of line and owner of line indicated
- \_\_\_\_\_ Fire hydrants, water mains and service lines; with size of line and owner of line indicated
- \_\_\_\_\_ Electric, telephone, cable and all other utilities on the property; identify owners Transformers, ground level mechanical units, switchboxes, cable boxes, poles, telephone pedestals, and other surface features of utility systems and elevations
- \_\_\_\_\_ Existing and proposed light poles and fixtures on-site and on adjoining rights-of-way
- \_\_\_\_\_ Existing and proposed bus stop(s) and bus stop amenities
- \_\_\_\_\_ Recreation areas, swimming pools. (Discharge from swimming pools shall be shown connected to the sanitary sewer in plan view)
- \_\_\_\_\_ Watercourses, bodies of water, wetlands and limits of flood plains
- \_\_\_\_\_ Resource Protection Areas (RPAs) as defined in [Article XIII](#) of the Zoning Ordinance and developable area
- \_\_\_\_\_ Significant site features
- \_\_\_\_\_ Limits of Disturbance
- \_\_\_\_\_ Proposed grading shown with 2' contours on the subject property and on adjacent parcels for sufficient distance to indicate the relationship of the site to off-site terrain Slopes, terraces and retaining walls, including elevations of level areas and tops and bottoms of walls and exterior stairways and ramps
- \_\_\_\_\_ Identify all potential future deck locations

### ***Landscape Plan:***

Proposed landscape must comply with the [2019 City of Alexandria Landscape Guidelines](#) (refer to Chapter 5) published by the Department of Recreation, Parks and Cultural Activities, City of Alexandria

- \_\_\_\_\_ Buildings, and other structures and all building entrances
- \_\_\_\_\_ Streets, alleys, driveways, sidewalks, trails, intersections and all paved areas Utilities and utility easements, existing and proposed
- \_\_\_\_\_ Locations of off-site and on-site lighting, including street lighting
- \_\_\_\_\_ Existing vegetation to be removed; include locations, size and species of all trees 6" or greater in caliper

- \_\_\_\_\_ Street trees and natural vegetation to be retained; include locations, approximate driplines, size and species of all trees 6" or greater in caliper
- \_\_\_\_\_ Details of protection structures to be used for existing trees to be preserved
- \_\_\_\_\_ Proposed street tree species, locations, and planting details
- \_\_\_\_\_ Indicate the distances between street trees
- \_\_\_\_\_ Location and dimensions of areas to be landscaped (including within public right-of-ways), specifying the location, names, caliper, and size of proposed individual trees, shrubs, and ground cover plants (indicate initial and final height for trees and shrubs, initial width for shrubs, and initial spread for groundcover plants)
- \_\_\_\_\_ Tabulation of required, existing and proposed crown coverage (**Do not include street trees**)
- \_\_\_\_\_ Show existing and proposed trails, roadways and sidewalks
- \_\_\_\_\_ Plans shall be sealed by a Certified/Registered Landscape Architect

#### **Open Space Plan:**

Refer to page 48-49 of the [2019 City of Alexandria Landscape Guidelines](#), Chapter 5:

- \_\_\_\_\_ Open space areas graphically showing the square footage and type (ground level or rooftop; public, private and private with public access easement)

#### **Lighting Plan/Signage Plan:**

- \_\_\_\_\_ Building and structures
- \_\_\_\_\_ Location of all existing and proposed lights, including street lights and building lights
- \_\_\_\_\_ Type of fixture
- \_\_\_\_\_ Show the locations and height of proposed signs and provide information needed to assess compliance with the sign ordinance and applicable special guidelines

#### **GIS Dimension Plan\*:**

Include existing features to be retained and show location, dimension, size, height and elevation of:

- \_\_\_\_\_ Sidewalks, streets, alleys, driveways and parking lots; (edge of pavement or top of curb)
- \_\_\_\_\_ Show the full right-of-way width and centerlines of all adjoining streets and alleys
- \_\_\_\_\_ Buildings and structures, showing outside dimensions, including height
- \_\_\_\_\_ Property lines
- \_\_\_\_\_ Stoops, steps and staircases
- \_\_\_\_\_ Locations of building entrances; identification of primary building entrance, secondary entrances and any mock entrances if applicable
- \_\_\_\_\_ 3 x y coordinate pairs in state plane coordinates (NAD 83) conforming to 50 scale (1:600/1"=50') National Map Accuracy Standards

*\*Note: The Dimension Plan is used to update the City of Alexandria's Geographic Information System and therefore should contain only the information specified above. Additionally, Alexandria GIS does not meet the threshold for accuracy, as listed for the coordinate data above and is therefore not suitable as source for obtaining this coordinate information.*

#### **Building Elevations and Sections:**

- \_\_\_\_\_ Scaled architectural elevations of each building face, with materials labeled
- \_\_\_\_\_ Scaled elevations showing landscaping plan or screening treatment along public rights-of-way
- \_\_\_\_\_ Scaled sections showing average finished grade line, actual finished grade line, building heights as defined by the Zoning Ordinance, and penthouses – all labeled and dimensioned
- \_\_\_\_\_ Scaled sections through buildings

- \_\_\_\_\_ Scaled sections showing grade changes in relationship to buildings and/or retaining walls
- \_\_\_\_\_ Scaled sections showing average finished grade line, actual finished grade line, and scaled heights, including penthouses, labeled and dimensioned
- \_\_\_\_\_ A detailed graphic showing floor area analysis indicating areas that have been deducted for purposes of the FAR calculation. If the FAR deductions exceed 20% of the overall building's square footage, written justification shall be submitted
- \_\_\_\_\_ Scaled floor plans
- \_\_\_\_\_ Roof plan, showing all parapets, rooftop appurtenances including elevator over-runs and mechanical equipment
- \_\_\_\_\_ Color elevations for all building faces

### **Green Building:**

#### *General Approach*

- \_\_\_\_\_ Indicate certification the project will pursue and provide draft scorecard

#### *Energy*

- \_\_\_\_\_ Narratives addressing load reduction strategies proposed for the following:
  - Massing and Orientation
  - Basic Envelope Attributes
  - Lighting
  - Plug and process loads
- \_\_\_\_\_ Preliminary energy savings estimates
- \_\_\_\_\_ Renewable energy production narrative with output estimates
- \_\_\_\_\_ For Net Zero:
  - Preliminary energy analysis report that demonstrates renewable energy production strategy that offsets projected building energy use
  - Evidence that project has been registered for an approved Net Zero Energy Certification
- \_\_\_\_\_ Commissioning
  - Confirmation that a Commissioning Agent is contracted for the project
- \_\_\_\_\_ Metering Strategy Narrative

#### *Water*

- \_\_\_\_\_ Proposed outdoor water reduction strategies and percentage of water reduced
- \_\_\_\_\_ Percent of indoor water use savings and list of proposed strategies

#### *Indoor Environmental Quality*

- \_\_\_\_\_ Narrative explaining project approach to:
  - Daylighting plan and overall percentage of daylit spaces for the project
  - Interior Air Quality (IAQ) including reducing Volatile Organic Compounds (VOCs) in interior spaces
  - Construction IAQ
  - Occupant Thermal Comfort

### **Environmental Quality and Quantity Plan:**

Plans for collecting and depositing stormwater, including approximate pipe sizes, structures and stormwater quality facility best management practices (BMPs):

- \_\_\_\_\_ Pre- and post-development, 1, 2, and 10-year stormwater computations as appropriate
- \_\_\_\_\_ Drainage area map delineating area contributing stormwater onto the project

- \_\_\_\_\_ Narrative describing how the project will comply with the stormwater quantity and quality requirements in Article XIII of the Zoning Ordinance, to include the Alexandria Water Quality Volume Default
- \_\_\_\_\_ Soil types (Hydrologic Soil Group A, B, C or D as defined by NRCS) and location thereof. Group D soils must be used for stormwater worksheets and computations unless a geotechnical investigation is provided that documents otherwise
- \_\_\_\_\_ Virginia Runoff Reduction Method (VRRM) worksheets must be completed to document compliance with water quality requirements in [Sec. 13-109\(E\)](#) (4) and (5)
- \_\_\_\_\_ Layout of stormwater facility BMPs providing the location and type of facility(ies) being propose
- \_\_\_\_\_ Use the VRRM in computing Channel Protection and Flood Protection Requirements
- \_\_\_\_\_ Drainage area map with scale and north arrow indicating the area draining to the selected water quality BMPs
- \_\_\_\_\_ City standard Alexandria water quality volume default BMP data blocks (2)
- \_\_\_\_\_ Geographic coordinates of the BMP(s) (NAD88)
- \_\_\_\_\_ If an operator intends to address the water quality phosphorus requirements established in 9VAC25-870-63 and found in [Sec. 13-109\(E\)](#) (4) or (5) through purchasing offsite credits, where applicable, then a letter of availability from the offsite credit provider shall be included that documents the phosphorus and associated nitrogen credits are in place and achieving the required reduction
- \_\_\_\_\_ Preliminary calculations of sanitary flow generated from the site
- \_\_\_\_\_ Narrative describing how the project will comply with the requirements of Memo to Industry 06-14 titled New Sanitary Sewer Connection and Adequate Outfall Analysis
- \_\_\_\_\_ If the project is located in the combined Sewer System (CSS) area, provide a narrative describing how the project will comply with the requirements of Memo to Industry 07-14, titled "Development Requirements For The Combined Sewer Service Area"
- \_\_\_\_\_ Environmental Site Assessment Notes per [Sec. 13-112](#) Environmental Management Ordinance

***Preliminary Subdivision Plat:***

When subdivision of land is involved, include a Preliminary Subdivision Plat. Refer to [Section 11-1706](#) of the Alexandria Zoning Ordinance for additional requirements.

- \_\_\_\_\_ Plat size shall not exceed 24" x 36"
- \_\_\_\_\_ Scale no less than 100' to 1"
- \_\_\_\_\_ Subdivision name
- \_\_\_\_\_ Name, address of owner of record and the applicant
- \_\_\_\_\_ Name, address, certificate number and seal of the surveyor or engineer
- \_\_\_\_\_ Gross area in acres and total number of buildings, lots or sites involved
- \_\_\_\_\_ Date, scale and north point with reference to source of meridian
- \_\_\_\_\_ Zoning of the property
- \_\_\_\_\_ A form or space, not less than two and one-quarter by three and one-half inches, on which approval by the commission may be shown
- \_\_\_\_\_ Lot lines with the dimensions of the length and width of the lots
- \_\_\_\_\_ In the case of resubdivisions, all lot lines or lot numbers that are proposed to go out of existence by reason of the resubdivision shall be shown by dotted lines and numbers
- \_\_\_\_\_ Location of the property immediately adjoining the proposed subdivision and the names and addresses of all its owners
- \_\_\_\_\_ Location and width of all proposed streets, alleys and public areas and their dimensions
- \_\_\_\_\_ Points of connection with the city sewer system
- \_\_\_\_\_ Location of all easements, reservations, and highway setbacks, as established by [Section 7-1006](#) of the zoning ordinance



- \_\_\_\_\_ The width and name of adjacent existing streets, alleys, easements, public utilities, and railroads shown graphically
- \_\_\_\_\_ Limits of floodplains and resource protection areas (RPAs)
- \_\_\_\_\_ The location of metal monuments not less than one inch in diameter and 24 inches in length shown thus: O, and located in the ground at each intersection of streets and alleys with plat boundary lines, and at all points on street, alley, and boundary lines where there is a corner, change in direction, or curvature
- \_\_\_\_\_ Any deed restrictions shall be recorded with this plat, if applicable
- \_\_\_\_\_ A surveyor's or engineer's seal and certificate of survey in the following form, which may be modified to accommodate title information:

"I hereby certify that I have carefully surveyed the property delineated by this plat, and that it is correct to the best of my knowledge and belief; that this is a subdivision of part (or all) of the land conveyed by \_\_\_\_\_ to \_\_\_\_\_ by deed dated \_\_\_\_\_ and recorded among the land records of \_\_\_\_\_ in Deed Book \_\_\_\_\_ at page \_\_\_\_\_ and is within those boundaries; and that all required monuments have been installed where indicated; except those that will be installed at a later date but before completion of the project.

"Certified Surveyor or Engineer"

- \_\_\_\_\_ A curve table shall be placed on the final plat containing the following for all curvilinear boundaries and street centerlines; delta, radius, arc, tangent, chord and chord bearing. All distances shall be shown to the nearest one-hundredth of a foot; angles or bearings to the nearest ten seconds

### **ADDITIONAL STUDIES – IF REQUIRED**

#### ***Water Quality Assessment (in case of RPA encroachment):***

- \_\_\_\_\_ See Article XIII of the Zoning Ordinance for specific requirements

#### ***Archaeological Assessment:***

- \_\_\_\_\_ Documentary Study and initial Archaeological Evaluation completed and submitted by Alexandria Archaeology
- \_\_\_\_\_ Appropriate archaeology comments on all site plan sheets involving ground disturbance
- \_\_\_\_\_ Locations and themes for historical interpretive elements and markers on plan, if applicable

#### ***Building Massing Study:***

- \_\_\_\_\_ A physical model showing the mass and scale of the proposed buildings relative to surrounding buildings. This should be a scaled three-dimensional representation of the proposed building mass (including building articulation) in the context of surrounding buildings. Digital models and/or photomontage may be substituted for physical models if deemed acceptable by the Director of Planning & Zoning

#### ***Transportation Studies:***

- \_\_\_\_\_ Multimodal Transportation Study and TMP or Memo
- \_\_\_\_\_ Parking Study
- \_\_\_\_\_ Other studies as required (queuing study, signal warrant analysis, etc.)

### ***Affordable Housing Plan:***

- \_\_\_\_\_ A statement of intended voluntary contribution to the City's Housing Trust Fund or, in the case of a residential project, a voluntary Affordable Housing plan that specifies the number of affordable on-site units, by unit type, or a statement explaining why the developer is unable to include the on-site units, along with the developer's proposed voluntary contribution to the Housing Trust Fund
- \_\_\_\_\_ It is the City's policy that a voluntary contribution for affordable housing be made on all new development. The payment should be paid to the City prior to issuance of certificate of occupancy in the case of commercial development or rental housing, and paid at sale to end user in the case of for-sale housing. In lieu of this contribution, a developer may submit an Affordable Housing Plan to the Office of Housing proposing another means of meeting the affordable housing requirement  
<http://alexandriava.gov/housing/info/default.aspx?id=6628>
- \_\_\_\_\_ Tenant Relocation Plan (if applicable)

### ***Design Guidelines:***

Guidelines Link – The design guidelines below can be found on the City's website at:  
<http://alexandriava.gov/planning/info/default.aspx?id=14676>

If the project is located in the following areas, provide information necessary to assess compliance with the appropriate design and/or streetscape guidelines.

- \_\_\_\_\_ Identify and acknowledge applicable design guidelines and/or other standards. All projects Transportation and Environmental Services – Memos to the Industry -  
<http://alexandriava.gov/tes/info/default.aspx?id=3522>

### **ADDITIONAL APPLICATIONS WHICH MAY BE REQUIRED FOR CERTAIN DEVELOPMENT PROPOSALS**

Generally, all applications related to the same development proposal are required to be processed concurrently. There is a separate fee for each of these applications. See current fee schedule. Check those which are submitted with this application.

- \_\_\_\_\_ **Master Plan and/or Rezoning.** Required when the proposal requires different zoning or a change to the City's Master Plan. See Sections [11-800](#) and [11-900](#) of the Zoning Ordinance.
- \_\_\_\_\_ **Transportation Management Plan Special Use Permit.** Required for any project containing 50,000 sq.ft. or more of commercial space, 40,000 sq.ft. or more of retail space, 150,000 sq.ft. or more of industrial space or 250 or more residential units. See [Section 11-700](#) of the Zoning Ordinance.
- \_\_\_\_\_ **Vacation.** Required when a portion of the public right-of-way is proposed to be acquired and utilized in the development.
- \_\_\_\_\_ **Encroachment.** Required when portions of the building (including stoops, steps, awnings, etc.) or planters, etc. project into the public right-of-way.
- \_\_\_\_\_ **Coordinated Development District (CDD) Concept Plan.** Required on tracts zoned CDD, in order to proceed with development under the CDD zoning. See [Section 5-600](#) of the Zoning Ordinance.
- \_\_\_\_\_ **SUP for parking reductions and signs**

\_\_\_\_\_ **SUP for specific uses**

\_\_\_\_\_ **Board of Architectural Review Approvals.** Required when the project is within one of the City's two historic districts. See [Article 10](#) of the Zoning Ordinance. *\*Note this is a separate review process.*

*Revised:*

*5/11/2020 - AEF*

APPROVED

SPECIAL USE PERMIT NO. \_\_\_\_\_

DEPARTMENT OF PLANNING & ZONING

\_\_\_\_\_  
DIRECTOR

\_\_\_\_\_  
DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. \_\_\_\_\_

\_\_\_\_\_  
DIRECTOR

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION

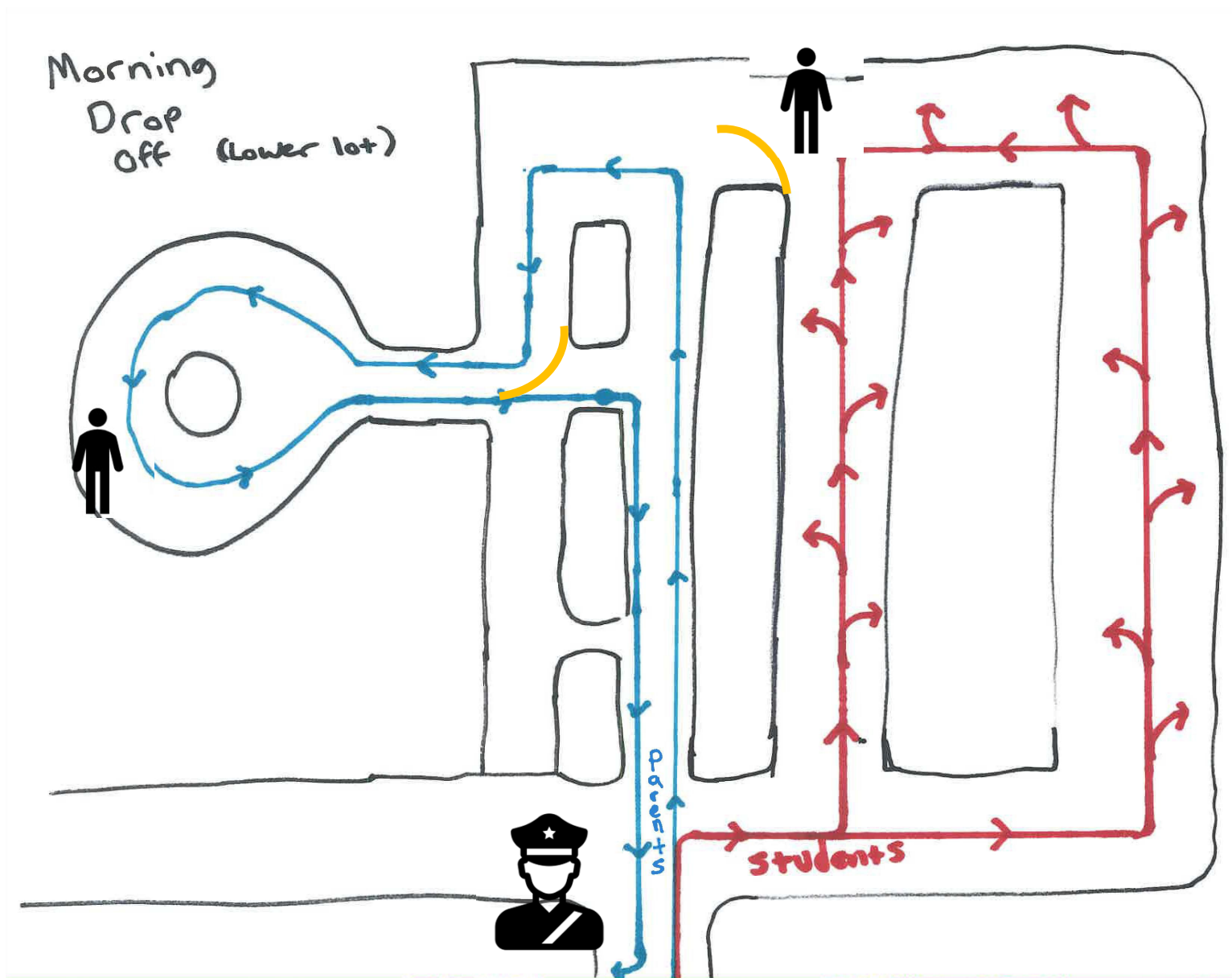
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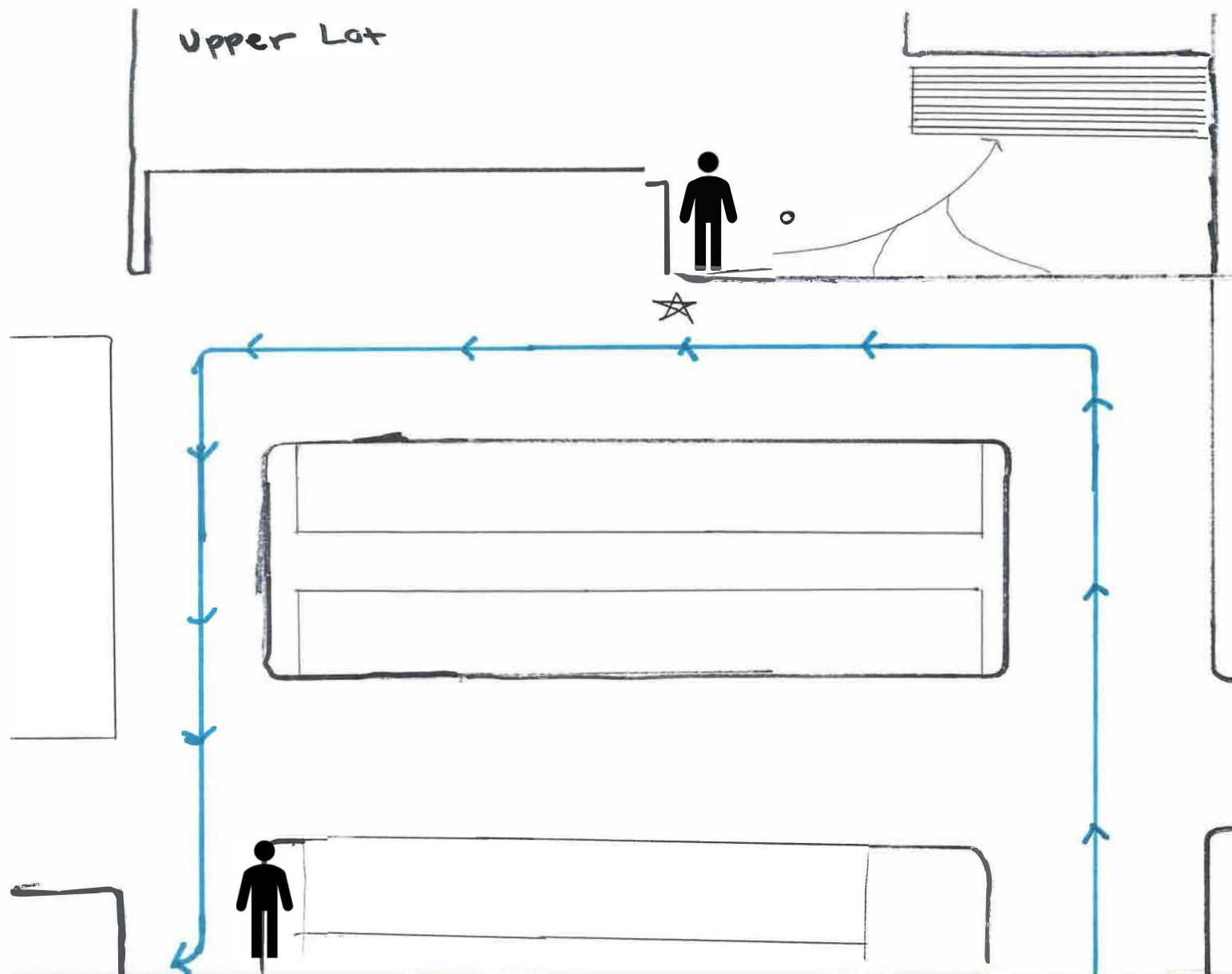
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PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

# BISHOP IRETON HIGH SCHOOL CHAPEL RENOVATION

CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL SITE DEVELOPMENT AREA = 0.0925 AC 4,030 SF (NO DISTURBANCE)

TOTAL AREA OF TAX PARCELS = 11.6730 AC 508,476 SF (TOTAL)

= 0.1383 AC 6,023 SF (TM#061.02-06-12)

= 11.5347 AC 502,453 SF (TM#061.02-06-13)

TOTAL EXISTING IMPERVIOUS AREA = 0.0925 AC 4,030 SF (SITE DEVELOPMENT AREA)

TOTAL PROPOSED IMPERVIOUS AREA = 0.0925 AC 4,030 SF (SITE DEVELOPMENT AREA)

INCREASE IN IMPERVIOUS AREA = 0 AC 0 SF

TOTAL DISTURBED AREA = 0 AC 0 SF

BUILDING CODE ANALYSIS:		COMPLETE STREETS INFORMATION:		
USE:	EDUCATIONAL	CROSSWALKS (NUMBER)	NEW	UPGRADED
USE GROUP:	EDUCATION (E)	STANDARD	N/A	N/A
TYPE OF CONSTRUCTION:	IIIB	HIGH VISIBILITY	N/A	N/A
NUMBER OF STORIES:	1	CURB RAMPS	N/A	N/A
FLOOR AREA (GROSS):	SEE ZONING TABULATIONS, THIS SHEET	SIDEWALKS (LF)	N/A	N/A
FLOOR AREA (NET):	SEE ZONING TABULATIONS, THIS SHEET	BICYCLE PARKING (NUMBER SPACES)	N/A	N/A
BUILDING FOOT PRINT AREA:	SEE ARCHITECTURAL SHEETS	PUBLIC/VISITOR	N/A	N/A
BUILDING HEIGHT:	32.5' (FOR CHAPEL)	PRIVATE/GARAGE	N/A	N/A
FIRE SUPPRESSION/DETECTION:	N/A	BICYCLE PATHS (LF)	N/A	N/A
		PEDESTRIAN SIGNALS	N/A	N/A

ENVIRONMENTAL SITE ASSESSMENT

- THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS, OR WETLANDS LOCATED ON THE SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THE SITE. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
- THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
- ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4996.
- THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:  
MONDAY THROUGH FRIDAY FROM 7am TO 6pm AND SATURDAYS FROM 9am TO 6pm; NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS AND HOLIDAYS.  
  
PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:  
MONDAY THROUGH FRIDAY FROM 9am TO 6pm AND SATURDAYS FROM 10am TO 4pm; NO PILE DRIVING ACTIVITIES ARE PERMITTED ON SUNDAYS AND HOLIDAYS.  
  
RIGHT OF WAY EXCAVATION IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:  
MONDAY THROUGH SATURDAY 7am TO 5pm; NO RIGHT OF WAY EXCAVATION IS PERMITTED ON SUNDAYS.

ENVIRONMENTAL PERMITS NOTES

NO ADDITIONAL PERMITS FROM VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY, ENVIRONMENTAL PROTECTION AGENCY, ARMY CORPS OF ENGINEERS OR VIRGINIA MARINE RESOURCES ARE REQUIRED FOR THIS PROJECT.

THIS PROJECT PROPOSES CONSTRUCTION ACTIVITIES THAT DISTURB AN AREA LESS THAN 1 ACRE, THEREFORE A VPDES PERMIT IS NOT REQUIRED.

ARCHAEOLOGY NOTES

THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY (703/746-4399) TWO (2) WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.

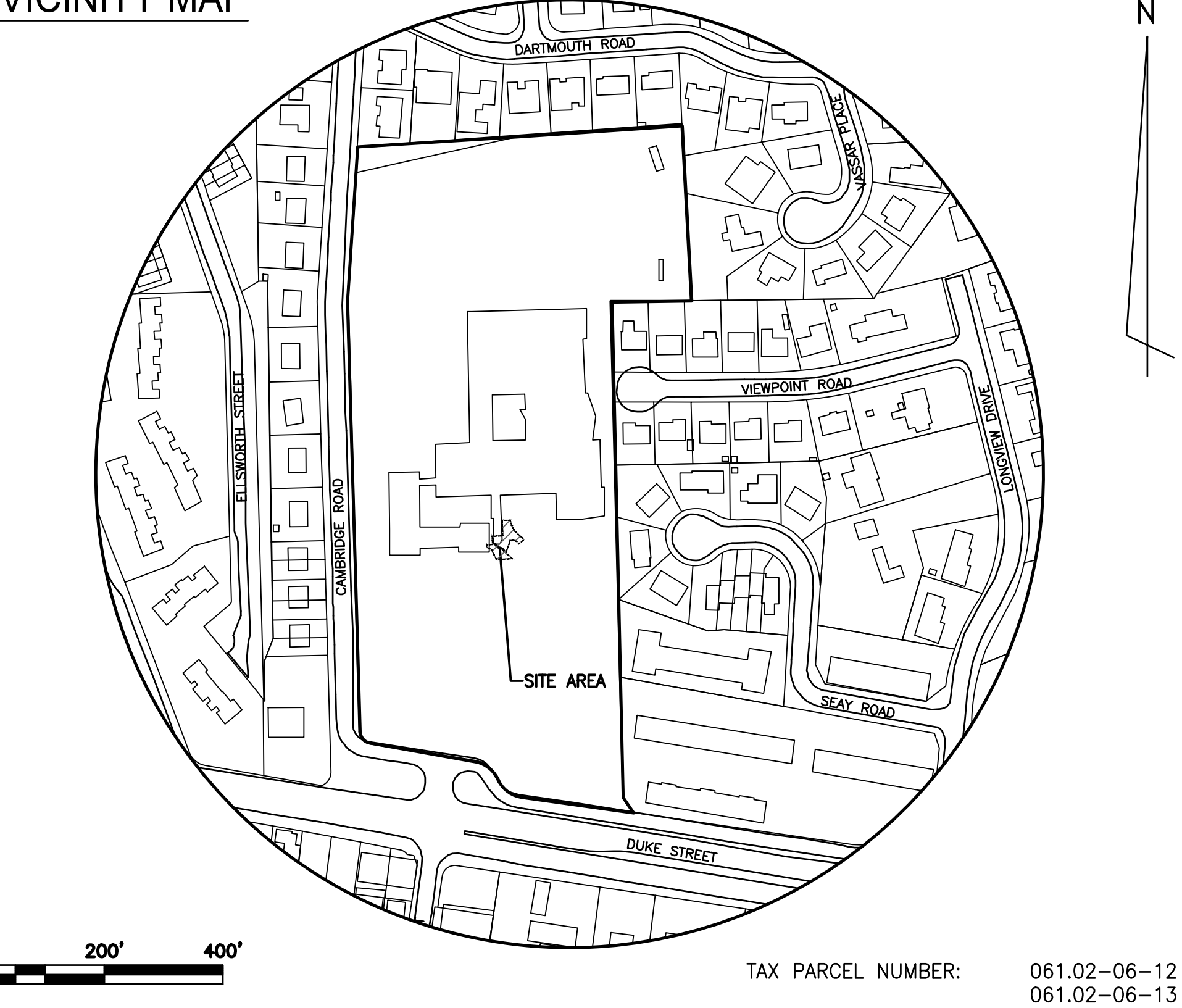
THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST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

THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS

GENERAL NOTES

- PRIOR TO THE APPLICATION FOR NEW CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL SUBMIT A BUILDING PERMIT FOR THE CHAPEL RENOVATION. DRAWINGS PREPARED BY A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER SHALL ACCOMPANY THE PERMIT APPLICATION. THE PLANS SHALL SHOW PROPOSED CONDITIONS AND PROVIDE DATA BY THE DESIGN PROFESSIONAL WHICH DETAILS HOW THE PROPOSED USE WILL COMPLY WITH THE CURRENT EDITION OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE FOR THE NEW USE IN THE AREA OF STRUCTURAL STRENGTH, MEANS OF EGRESS, PASSIVE AND ACTIVE FIRE PROTECTION, HEATING AND VENTILATING SYSTEMS, HANDICAPPED ACCESSIBILITY AND PLUMBING FACILITIES AS REQUIRED.
- NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).
- BEFORE A BUILDING PERMIT CAN BE ISSUED ON ANY PROPOSED FUTURE ALTERATIONS, A CERTIFICATION IS REQUIRED FROM THE OWNER OR OWNER'S AGENT THAT THE BUILDING HAS BEEN INSPECTED BY A LICENSED ASBESTOS INSPECTOR FOR THE PRESENCE OF ASBESTOS.
- A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF.
- REQUIRED EXITS, PARKING, AND ACCESSIBILITY WITHIN THE BUILDING FOR PERSONS WITH DISABILITIES MUST COMPLY WITH USBC CHAPTER 11. HANDICAPPED ACCESSIBLE BATHROOMS SHALL ALSO BE PROVIDED.
- TOILET FACILITIES FOR PERSONS WITH DISABILITIES: LARGER, DETAILED, DIMENSIONED DRAWINGS ARE REQUIRED TO CLARIFY SPACE LAYOUT AND MOUNTING HEIGHTS OF AFFECTED ACCESSORIES. INFORMATION ON DOOR HARDWARE FOR THE TOILET STALL IS REQUIRED (USBC 1109.2.2).
- IF APPLICABLE, ENCLOSED PARKING GARAGES MUST BE VENTILATED IN ACCORDANCE WITH USBC 406.4.2. THE REQUIRED MECHANICAL VENTILATION RATE FOR AIR IS 0.75 CFM PER SQUARE FOOT OF THE FLOOR AREA (USBC 2801.1). IN AREAS WHERE MOTOR VEHICLES OPERATE FOR A PERIOD OF TIME EXCEEDING 10 SECONDS, THE VENTILATION RETURN AIR MUST BE EXHAUSTED. AN EXHAUST SYSTEM MUST BE PROVIDED TO CONNECT DIRECTLY TO THE MOTOR VEHICLE EXHAUST (USBC 2801.1).
- ELECTRICAL WIRING METHODS AND OTHER ELECTRICAL REQUIREMENTS MUST COMPLY WITH NFPA 70, 2008.
- IF APPLICABLE, THE PUBLIC PARKING GARAGE FLOOR MUST COMPLY WITH USBC 406.2.6 AND DRAIN THROUGH OIL SEPARATORS OR TRAPS TO AVOID ACCUMULATION OF EXPLOSIVE VAPORS IN BUILDING DRAINS OR SEWERS AS PROVIDED FOR IN THE PLUMBING CODE (USBC 2901). THIS PARKING GARAGE IS CLASSIFIED AS AN S-2, GROUP 2, PUBLIC GARAGE.
- THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.
- THIS SITE CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.

VICINITY MAP



PROJECT DESCRIPTION NARRATIVE

THE APPLICANT REQUESTS A MAJOR AMENDMENT TO THE APPROVED DEVELOPMENT SPECIAL USE PERMIT (DSUP 2014-0029) TO PERMIT THE CHANGES TO THE PLANS FOR THE INSTALLATION OF NEW ROOF WORK AND A BELL TOWER ON THE EXISTING CHAPEL. THERE WILL BE NO LAND DISTURBANCE ASSOCIATED WITH THIS PLAN.

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COVER SHEET	1
CONTEXTUAL PLAN	2
OVERALL SITE PLAN AND OPEN SPACE EXHIBIT	3
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PRELIMINARY PLAN	5
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CODE RESEARCH: FAR	A0.5
FIRST FLOOR PLAN	A2.1
LOFT PLAN	A2.2
ATTIC PLAN	A2.3
ROOF PLAN	A2.4
ATTIC PLAN	A2.5
EXTERIOR ELEVATIONS	A3.1
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EXTERIOR ELEVATIONS	A3.4
BUILDING SECTIONS	A4.1
BUILDING SECTIONS	A4.2
BUILDING SECTIONS	A4.3
BUILDING SECTIONS	A4.5

OWNER/DEVELOPER

OWNER:  
MOST REVEREND MICHAEL F BURBIDGE,  
BISHOP OF THE CATHOLIC DIOCESE OF  
ARLINGTON, AND HIS SUCCESSORS IN OFFICE  
201 CAMBRIDGE ROAD  
ALEXANDRIA, VA 22314  
INSTRUMENT #180004942  
CONTACT: JASON LOUIS  
JASON.LOUISE@ARLINGTONDIOCESE.ORG  
(703) 841-3849

DEVELOPER:  
BISHOP IRETON HIGH SCHOOL  
201 CAMBRIDGE ROAD  
ALEXANDRIA, VA 22314  
CONTACT: KATHLEEN MCNUTT  
HEADOF@SCHOOL@BISHOPIRETON.ORG

ARCHITECT:  
C.J. HOWARD ARCHITECTURE, LLC  
CONTACT: C.J. HOWARD  
(703) 850-6806

PLAN PREPARED BY:  
R.C. FIELDS & ASSOCIATES, INC.  
700 S. WASHINGTON STREET, SUITE 220  
ALEXANDRIA, VA 22314  
CONTACT: VINCE MCCHALE  
(703) 549-6422

ATTORNEY:  
WIRE GILL, LP  
700 N. FAIRFAX STREET, SUITE 600  
ALEXANDRIA, VA 22314  
CONTACT: MARY CATHERINE GIBBS  
(703) 836-5757

ZONING TABULATIONS

- EXISTING ZONE: R-8 (SINGLE-FAMILY RESIDENTIAL)
- USE: EXISTING/PROPOSED: PRIVATE EDUCATION INSTITUTE
- LOT AREA: 508,476 SF, 11.67 AC (TOTAL) MINIMUM LOT AREA: 8,000 SF (R-8 ZONE)
- NUMBER OF DWELLING UNITS: N/A
- UNITS PER ACRE: ALLOWED: N/A  
PROPOSED: N/A

6. FLOOR AREA:		TOTAL FOR PARCEL		TOTAL FOR CHAPEL ONLY	
	FLOOR AREA	EXISTING	PROPOSED	EXISTING	PROPOSED
	GROSS	144,196 SF*	144,196 SF	3,767 SF*	3,767 SF
	NET	130,813 SF*	130,813 SF	2,978 SF*	2,978 SF

\*FLOOR AREA PER MINOR AMENDMENT REV1B TO DSUP2014-0029

- FLOOR AREA RATIO: ALLOWED: 0.35, 177,966 SF (R-8 ZONE)  
EXISTING: 0.257, 130,813 SF\*  
PROPOSED: 0.257, 130,813 SF  
\*PER MINOR AMENDMENT REV1B TO DSUP2014-0029
- OPEN SPACE: REQUIRED: N/A  
EXISTING: 287,647 SF (56.5%)  
PROPOSED: 287,647 SF (56.5%)
- AVERAGE FINISHED GRADE: 132.49
- HEIGHT: PERMITTED: 40.0'  
EXISTING: 38.7'  
PROPOSED: 38.7' (FOR OVERALL BUILDING) (22.81' FOR CHAPEL)  
CHAPEL BELL TOWER HEIGHT TO PEAK: 39.51'

YARD	REQUIRED:	EXISTING/PROPOSED:
SIDE (EAST)	25' (1:1 RATIO)	25.2'
SIDE (NORTH)	25' (1:1 RATIO)	287.2'
FRONT (WEST)	30'	65'
FRONT (SOUTH)	30'	325.8'

- FRONTAGE: REQUIRED: 40.0'  
EXISTING/PROPOSED: 1474.9'

- PARKING: REQUIRED:  
1.0 SPACE/10 CLASSROOM SEATS = 1.0 X (1,534 SEATS/10) = 154 SPACES

EXISTING/PROPOSED:	
STANDARD SIZE PARKING:	12 SPACES
COMPACT SIZE PARKING:	281 SPACES (70%)
ACCESSIBLE PARKING:	6 SPACES
VAN ACCESSIBLE PARKING:	2 SPACE
LOADING DOCK FACILITIES	3 SPACES
GRAVEL BUSES/VANS	3 SPACES
TOTAL PARKING:	307 SPACES

NOTE: ALL EXISTING PARKING TO REMAIN

- LOADING SPACES: REQUIRED N/A EXISTING/PROPOSED 1
- TRIP GENERATION: EXISTING 2,356 VPD PROPOSED 2,356 VPD (PER ITE STANDARDS)  
EXISTING AM PEAK: 1,163 VPD PROPOSED AM PEAK: 1,163 VPD (PER ITE STANDARDS)  
EXISTING PM PEAK: 214 VPD PROPOSED PM PEAK: 214 VPD (PER ITE STANDARDS)

- CROWN COVERAGE: REQUIRED 127,119 (25%) EXISTING 129,318 (25.4%)\* PROPOSED 129,318 (25.4%)\*  
\*PER MINOR AMENDMENT REV1B TO DSUP2014-0029

APPROVED  
SPECIAL USE PERMIT NO. \_\_\_\_\_

DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

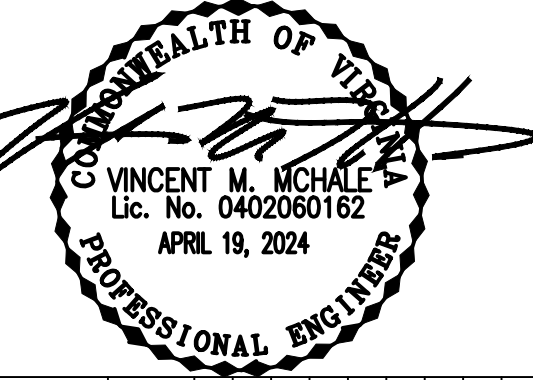
SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ DATE \_\_\_\_\_



REVISION APPROVED BY

REV.	DATE	APPROVED	DATE
1			
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PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
BISHOP IRETON HIGH SCHOOL  
CHAPEL RENOVATION

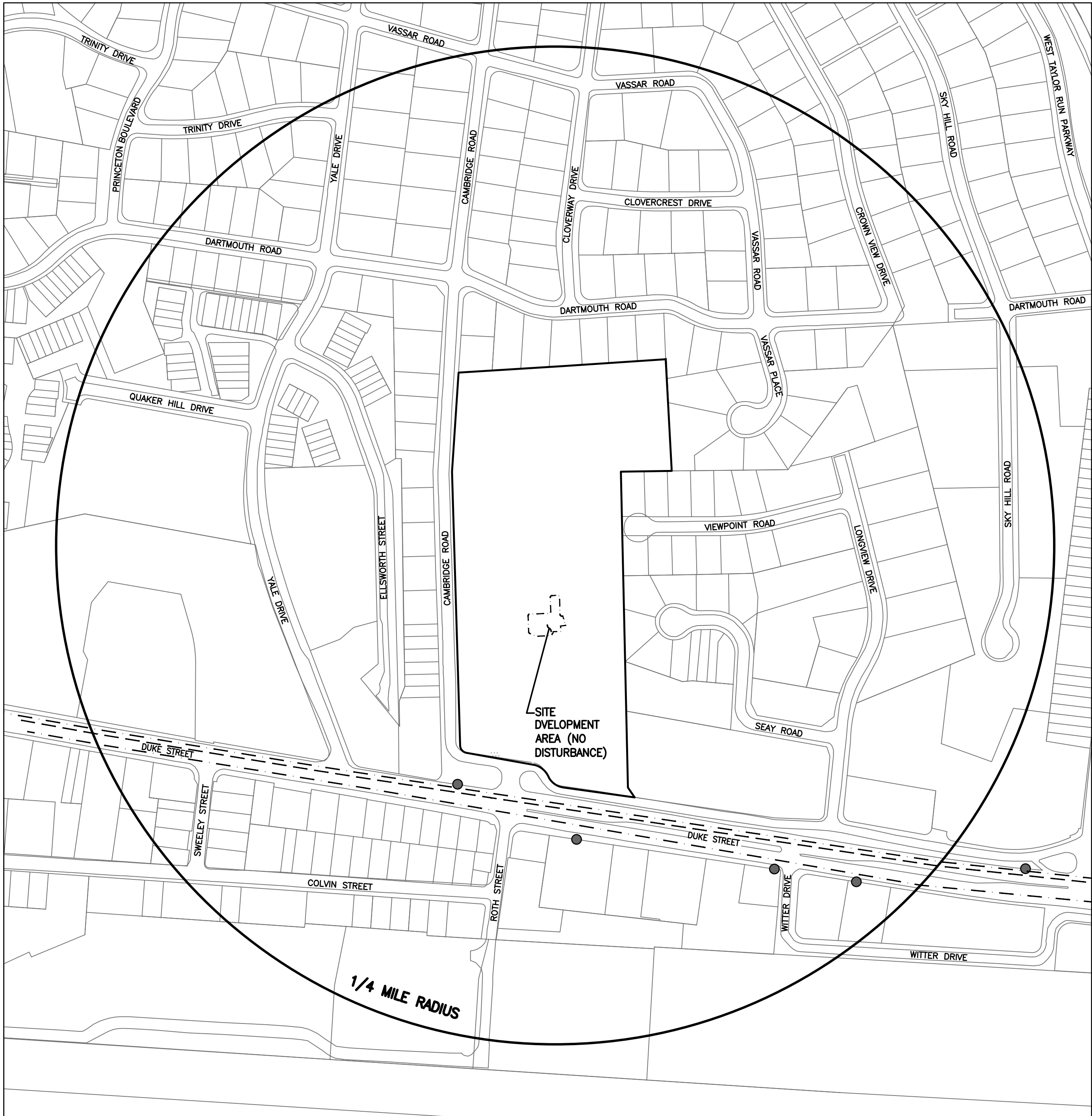
201 CAMBRIDGE ROAD  
CITY OF ALEXANDRIA, VIRGINIA

COVER SHEET

SHEET NAME:



\\2023\\2059\\VMM\\0510\\02 CONTEXTUAL PLANNING  
19 Apr 19 2024 1:15:52pm



CONTEXTUAL MAP  
SCALE: 1" = 200'

- LEGEND:
- BUS STOP
  - . - . - DASH ROUTES A18
  - - - - - WMATA ROUTES 29K, 29N



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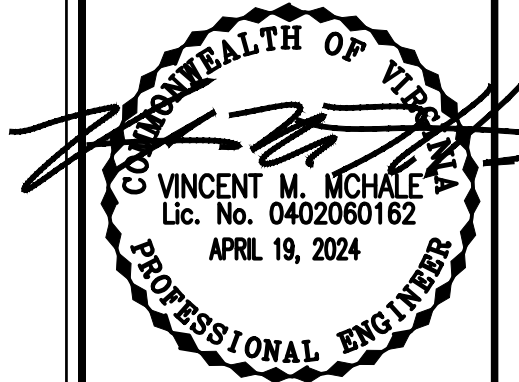
EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

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

**R.C. FIELDS & ASSOCIATES, inc.**  
ENGINEERING • LAND SURVEYING • PLANNING  
730 S. Washington Street  
Alexandria, Virginia 22314  
www.rcfiassoc.com  
(703) 549-6422



PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
BISHOP IRETON HIGH SCHOOL  
CHAPEL RENOVATION  
201 CAMBRIDGE ROAD  
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

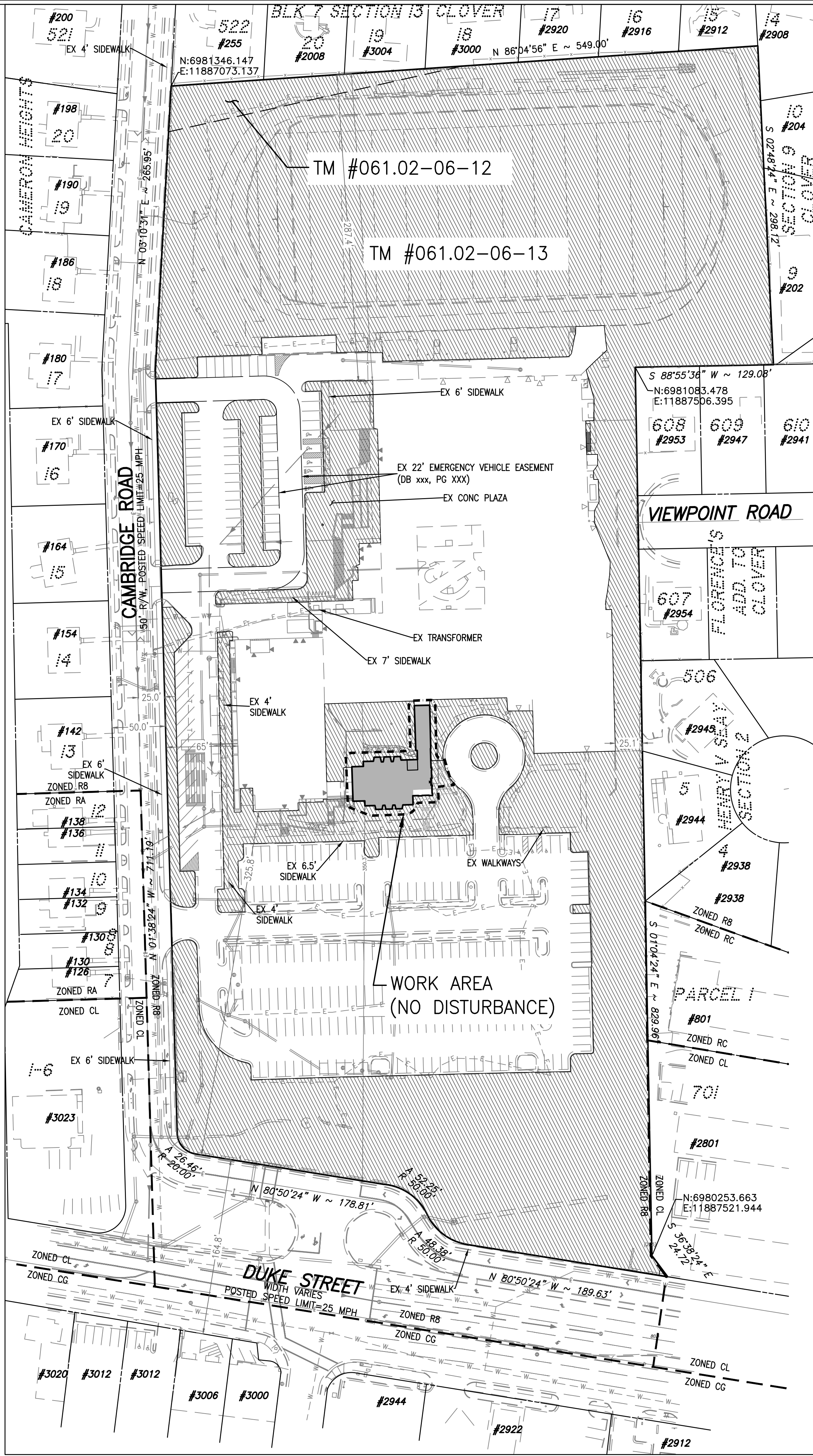
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SCALE: 1" = 200'  
DATE: APR 19, 2024

CONTEXTUAL  
PLAN

SHEET **2** OF **5**  
FILE: **23-059**



\\2025\\2059\\VMO\\05012\\2025\\CONVENTUAL PLANNING  
PC 4/19/2024 1:10:52 PM



ARCHAEOLOGY NOTES:

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VCS 83



OPEN SPACE GRAPHIC AND OVERALL SITE

SCALE: 1" = 60'

OPEN SPACE REQUIRED (R-8 ZONE):	N/A
TOTAL EXISTING OPEN SPACE:	287,647 SF (56.5%) (PER DSP2014-00029 AS BUILT)
TOTAL OPEN SPACE PROVIDED:	287,647 SF (56.5%)

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ADJACENT PROPERTY SCHEDULE

<p>#255 CAMBRIDGE ROAD N/F BRIAN G. &amp; ALLISON K. GUERNSEY 255 CAMBRIDGE RD ALEXANDRIA, VA 22314 TM #061.02-06-11 ZONE: R-8 INSTR. #120027883</p>	<p>#2008 DARTMOUTH ROAD N/F PATRICIA D. BYRD OR ROBERT ROY 2008 DARTMOUTH RD ALEXANDRIA, VA 22314 TM #061.02-06-09 ZONE: R-8 INSTR. #110012904</p>	<p>#3004 DARTMOUTH ROAD N/F JAMES F. &amp; LORRAINE M. FISHBACK 3004 DARTMOUTH RD ALEXANDRIA, VA 22314 TM #061.02-06-08 ZONE: R-8 DB. 1189, PG. 575</p>	<p>#3000 DARTMOUTH ROAD N/F JULIE E. CRUMRINE 3000 DARTMOUTH RD ALEXANDRIA, VA 22314 TM #061.02-06-07 ZONE: R-8 INSTR. #16821131</p>
<p>#2920 DARTMOUTH ROAD N/F GEORGE E. &amp; JANE P. LUKES 2920 DARTMOUTH RD ALEXANDRIA, VA 22314 TM #061.02-06-06 ZONE: R-8 DB. 1230, PG. 313</p>	<p>#2916 DARTMOUTH ROAD N/F JAMES M. ROBERTS 2916 DARTMOUTH RD ALEXANDRIA, VA 22314 TM #062.01-06-01 ZONE: R-8 INSTR. #11751952</p>	<p>#2912 DARTMOUTH ROAD N/F SARAH K. &amp; TIMOTHY R. OHARA 2912 DARTMOUTH RD ALEXANDRIA, VA 22314 TM #062.01-06-02 ZONE: R-8 INSTR. #0900020641</p>	<p>#2908 DARTMOUTH ROAD N/F ARTO T. KOVANEN OR ELIA E. MULTASUO 2908 DARTMOUTH RD ALEXANDRIA, VA 22314 TM #061.02-06-03 ZONE: R-8 INSTR. #000020641</p>
<p>#204 VASSER PLACE N/F FREDERICK E. FLICK OR ELIZABETH A. TWIGG 204 VASSER PL ALEXANDRIA, VA 22314 TM #062.01-06-07 ZONE: R-8 INSTR. #13871434</p>	<p>#202 VASSER PLACE N/F BRIAN A. &amp; ANGELA M. DESPARO 202 VASSER PL ALEXANDRIA, VA 22314 TM #062.01-06-08 ZONE: R-8 INSTR. #140003665</p>	<p>#2941 VIEWPOINT ROAD N/F CARLTON E. &amp; ANNE E. THOMAS 2941 VIEWPOINT RD ALEXANDRIA, VA 22314 TM #062.01-07-03 ZONE: R-8 DB 11879 PG 679</p>	<p>#2947 VIEWPOINT ROAD N/F JASON B. MACAY 2947 VIEWPOINT RD ALEXANDRIA, VA 22314 TM #062.01-07-02 ZONE: R-8 INSTR. #130024863</p>
<p>#2953 VIEWPOINT ROAD N/F R. RAMSEY MAUPIN &amp; DEBORAH C. RICE 2953 VIEWPOINT RD ALEXANDRIA, VA 22314 TM #062.01-07-01 ZONE: R-8 INSTR. #13301598</p>	<p>#2954 VIEWPOINT ROAD N/F JAMES R. OR MARY A. LOVE 2954 VIEWPOINT RD ALEXANDRIA, VA 22314 TM #062.01-08-01 ZONE: R-8 INSTR. #090016211</p>	<p>#2945 NOB HILL COURT N/F GHOLAMREZA BIHAMTA OR SOGHRA PANAHINIA 2945 NOB HILL CT ALEXANDRIA, VA 22314 TM #062.01-08-12 ZONE: R-8 INSTR. #090042481</p>	<p>#2944 NOB HILL COURT N/F NED C. THOMPSON 2944 NOB HILL CT ALEXANDRIA, VA 22314 TM #062.03-01-01 ZONE: R-8 DB. 1538, PG. 461</p>
<p>#2938 NOB HILL COURT N/F CHERYL B. DEMAS 2938 NOB HILL CT ALEXANDRIA, VA 22314 TM #062.03-01-02 ZONE: R-8 INSTR. #140004091</p>	<p>#2901 SEAY STREET N/F ALEXANDRIA TRILOGY PROPERTIES LP 801 N PITT STREET #121 ALEXANDRIA, VA 22314 TM #062.03-01-08 ZONE: R-8 INSTR. #140000910</p>	<p>#2801 DUKE STREET N/F ALEXANDRIA MEDICAL AND PROFESSIONAL PLAZA 2801 DUKE ST ALEXANDRIA, VA 22314 TM #062.03-04-02 ZONE: CL</p>	<p>#2912 DUKE STREET N/F DUKE STREET LUBRICATION INC PO BOX 472 ALEXANDRIA, VA 22314 TM #062.03-04-02 ZONE: CG DB 1249 PG 794</p>
<p>#2922 DUKE STREET N/F GTY CPG LEASING INC 2922 DUKE STREET ALEXANDRIA, VA 22314 TM #062.04-02-15 ZONE: CG INSTR. #130010975</p>	<p>#2944 DUKE STREET N/F GTY CPG LEASING INC 2944 DUKE STREET ALEXANDRIA, VA 22314 TM #062.04-02-15 ZONE: CG INSTR. #130010975</p>	<p>#3000 DUKE STREET N/F JEFFERY YATES 1018 N HENRY ST ALEXANDRIA, VA 22314 TM #062.04-01-21 ZONE: CG INSTR. #140006392</p>	<p>#3006 DUKE STREET N/F JEFFERY YATES 1018 N HENRY ST ALEXANDRIA, VA 22314 TM #062.04-01-20 ZONE: CG INSTR. #140006392</p>
<p>#3012 DUKE STREET N/F JEFFERY YATES 1018 N HENRY ST ALEXANDRIA, VA 22314 TM #062.04-01-19 ZONE: CG INSTR. #140006392</p>	<p>#3012 DUKE STREET N/F GTY CPG LEASING INC 3012 DUKE STREET ALEXANDRIA, VA 22314 TM #062.04-02-14 ZONE: CG INSTR. #140006392</p>	<p>#3020 DUKE STREET N/F SOUTH LAND CORP. PARTNERSHIP 2525 KING ST ALEXANDRIA, VA 22314 TM #062.04-01-17 ZONE: CG INSTR. #150001578</p>	<p>#3023 DUKE STREET N/F SOUTH LAND CORP. 3023 DUKE STREET ALEXANDRIA, VA 22314 TM #061.04-03-09 ZONE: CL DB 1166 PG 1544</p>
<p>#126 CAMBRIDGE ROAD N/F DAVIS MCCOY 126 CAMBRIDGE RD ALEXANDRIA, VA 22314 TM #061.04-03-05 ZONE: RA DB 1420 PG 96</p>	<p>#130 CAMBRIDGE ROAD N/F BARBARA MCCLENDON 130 CAMBRIDGE RD ALEXANDRIA, VA 22314 TM #061.04-03-06 ZONE: RA DB 1677 PG 1841</p>	<p>#132 CAMBRIDGE ROAD N/F BRYANT LACEY 132 CAMBRIDGE RD ALEXANDRIA, VA 22314 TM #061.04-03-07 ZONE: RA INSTR. 140013695</p>	<p>#134 CAMBRIDGE ROAD N/F HARRY PENCE 134 CAMBRIDGE RD ALEXANDRIA, VA 22314 TM #061.04-03-08 ZONE: RA DB 753 PG 74</p>
<p>#136 CAMBRIDGE ROAD N/F YOUNGMEER MOON 136 CAMBRIDGE RD ALEXANDRIA, VA 22314 TM #061.04-03-09 ZONE: RA INSTR. #100022940</p>	<p>#138 CAMBRIDGE ROAD N/F GLENVINE RICHARD 138 CAMBRIDGE RD ALEXANDRIA, VA 22314 TM #061.04-03-10 ZONE: RA INSTR. #110006812</p>	<p>#142 CAMBRIDGE ROAD N/F KATHARINE PITCHER 142 CAMBRIDGE RD ALEXANDRIA, VA 22314 TM #061.02-05-24 ZONE: R-8 INSTR. #050019066</p>	<p>#154 CAMBRIDGE ROAD N/F SUZANNE KIDWELL 154 CAMBRIDGE RD ALEXANDRIA, VA 22314 TM #061.02-05-23 ZONE: R-8 DB 1417 PG 1026</p>
<p>#164 CAMBRIDGE ROAD N/F HENRY MAXEY 164 CAMBRIDGE RD ALEXANDRIA, VA 22314 TM #061.02-05-22 ZONE: R-8 DB 1256 PG 1344</p>	<p>#170 CAMBRIDGE ROAD N/F DAVID OHARA 170 CAMBRIDGE RD ALEXANDRIA, VA 22314 TM #061.02-05-21 ZONE: R-8 INSTR. #130016043</p>	<p>#180 CAMBRIDGE ROAD N/F KATHLEEN PARNELL 180 CAMBRIDGE RD ALEXANDRIA, VA 22314 TM #061.02-05-20 ZONE: R-8 INSTR. #080004822</p>	<p>#186 CAMBRIDGE ROAD N/F MICHAEL JAMES 186 CAMBRIDGE RD ALEXANDRIA, VA 22314 TM #061.02-05-19 ZONE: R-8 INSTR. #020025165</p>
<p>#190 CAMBRIDGE ROAD N/F REYNALDO DELEON 190 CAMBRIDGE RD ALEXANDRIA, VA 22314 TM #061.02-05-18 ZONE: R-8 DB 1629 PG 1705</p>	<p>#198 CAMBRIDGE ROAD N/F MAO YUQIAN 198 CAMBRIDGE RD ALEXANDRIA, VA 22314 TM #061.02-05-17 ZONE: R-8 INSTR. #130022983</p>	<p>#200 CAMBRIDGE ROAD N/F ROBERT A. SWEENEY 200 CAMBRIDGE RD ALEXANDRIA, VA 22314 TM #061.02-05-16 ZONE: R-8 DB. 1234 PG. 83</p>	

**R.C. FIELDS & ASSOCIATES, INC.**  
ENGINEERING • LAND SURVEYING • PLANNING  
730 S. Washington Street  
Alexandria, Virginia 22314  
www.rcfields.com  
(703) 549-6422

**VINCENT M. MICHALE**  
Lic. No. 0402060162  
APRIL 19, 2024  
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
BISHOP IRETON HIGH SCHOOL  
CHAPEL RENOVATION  
201 CAMBRIDGE ROAD  
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: DJM  
DRAWN: VMM  
SCALE: 1" = 60'  
DATE: APR 19, 2024

OVERALL SITE  
PLAN AND  
OPEN SPACE  
EXHIBIT

SHEET **3** OF **5**  
FILE: **23-059**

APPROVED  
SPECIAL USE PERMIT NO. \_\_\_\_\_

DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ DATE \_\_\_\_\_



CIVIL LEGEND		
ITEM	EXISTING	PROPOSED
CURB & GUTTER	E=====	=====
SIDEWALK	---WALK---	WALK
FIRE HYDRANT	⊙	⊙
STRUCTURES	⊙	⊙
WATER MAINS	-----	-----
GAS MAINS	-----	-----
TELEPHONE LINES	-----	-----
STORM SEWER	==⊙==	==⊙==
SANITARY SEWER	==⊙==	==⊙==
PAVING	-----	-----
FENCES	-----	-----
POWER LINES	-----	-----
SPOT ELEVATIONS	+124.5	+124.5
CONTOURS	-----124-----	-----124-----
BUILDING ENTRANCES	▽	▽
UTILITY POLE	⊙	⊙
LIGHT POLE	☆	☆
LIMITS OF WORK	-----	-----

GENERAL NOTES:

- TAX MAP: 0.61.02-06-12 & 061.02-06-13
- EXISTING ZONE: R-8
- OWNER: MOST REVEREND MICHAEL F BURBIDGE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, AND HIS SUCCESSORS IN OFFICE  
201 CAMBRIDGE ROAD  
ALEXANDRIA, VA 22314  
INSTRUMENT NUMBER 180004942
- TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM = NAVD' 88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET
- NO TITLE REPORT FURNISHED. THEREFORE ALL EASEMENTS MAY NOT BE SHOWN.
- TOTAL SITE AREA = 508,476 S.F. OR 11.67 AC.
- THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
- THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
- THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS SUSQUEHANNA LOAM, LEONARDTOWN LOAM, AND LEONARDTOWN SILT LOAM. SUSQUEHANNA LOAM IS FORMED IN MARINE OR STREAM DEPOSITS OF SILTY CLAY AND CLAY. LEONARDTOWN LOAM AND LEONARDTOWN SILT LOAM IS FOUND IN THE MID-ATLANTIC COASTAL PLAIN. ALL SOILS LOCATED ON THIS SITE HAVE FAIRLY WELL ESTABLISHED DRAINAGE.
- THIS SITE DOES CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.

UTILITY OWNERSHIP NOTE:

- GAS: ALL GAS LINES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY WASHINGTON GAS COMPANY. CONTACT: KEN MCCONKEY 703-750-4756; ADDRESS: WASHINGTON GAS, 6801 INDUSTRIAL ROAD, SPRINGFIELD, VA 22151.  
- ELECTRIC: ALL ELECTRIC UTILITIES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY DOMINION VIRGINIA POWER. ANY RELOCATION OF EXISTING POLES AND LINES WILL BE COORDINATED WITH DOMINION VIRGINIA POWER. CONTACT: 1-866-366-4357; ADDRESS: DOMINION POWER, P.O. BOX 26666, RICHMOND, VA 23261.  
- WATER: ALL EXISTING WATER LINES AND FIRE HYDRANTS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY VIRGINIA AMERICAN WATER COMPANY (V.A.W.C.). EXISTING WATER SERVICES FROM METERS TO THE EXISTING BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. PROPOSED WATER SERVICES FROM METERS TO THE PROPOSED BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: NETWORK SUPERVISOR FOR THE SOUTHEAST REGION AL WALUKONIS 703-706-3863; ADDRESS: VIRGINIA AMERICAN WATER COMPANY, 2223 DUKE STREET, ALEXANDRIA, VA 22314.  
- SANITARY SEWER: ALL EXISTING SANITARY SEWER LINES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. THE PROPOSED AND EXISTING SANITARY LATERALS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: YON LAMBERT, DEPUTY DIRECTOR 703-746-4488; ADDRESS: ALEXANDRIA SANITATION AUTHORITY, 1500 EISENHOWER AVENUE, ALEXANDRIA, VA 22314.  
- STORM SEWER: ALL EXISTING STORM SEWER SHOWN ON THIS PLAN IS OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. ANY PROPOSED ON-SITE STORM SEWER WILL BE MAINTAINED BY THE PROPERTY OWNER. CONTACT THE OFFICE OF ENVIRONMENTAL QUALITY AT 703-746-4065.  
- TELEPHONE: ALL TELEPHONE LINES ARE OWNED BY VERIZON. CONTACT: SECTION MANAGER MIKE TYSINGER 804-772-6625; ADDRESS: VERIZON VIRGINIA, INC., 3011 HUNGARY SPRING ROAD, 2ND FLOOR, RICHMOND, VA 23228.

TEXT LEGEND:

\*= DEGREES  
'= MINUTES (OR FEET)  
"= SECONDS (OR INCHES)  
%= PERCENT  
#= NUMBER  
⊙= AT  
lbs.= POUNDS  
A= ARC  
AC.= ACRE  
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DISABILITIES ACT  
APPROX=APPROXIMATE  
BC=BOTTOM OF CURB  
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BLDG.= BUILDING  
BM= BENCHMARK  
BOL.= BOLLARD  
CATV= CABLE UTILITY  
CL= CLASS  
CLEAR= CLEARANCE  
CLF= CHAIN LINK FENCE  
CMP = CORRUGATED METAL  
PIPE  
C.I.= CURB INLET  
C.O.= CLEAN OUT  
CONC.= CONCRETE  
C&G= CURB & GUTTER  
DB= DEED BOOK  
DIP= DUCTILE IRON PIPE  
DOM= DOMESTIC  
DSP= DEVELOPMENT SITE PLAN  
DSUP= DEVELOPMENT SPECIAL  
USE PERMIT  
DU= DWELLING UNIT  
E= EAST  
EBOX= ELECTRICAL BOX  
ESMT= EASEMENT  
EP= EDGE OF PAVEMENT  
EVE= EMERGENCY VEHICLE  
EASEMENT  
EX=EXISTING  
FDC= FIRE DEPT. CONNECTION  
FF= FINISH FLOOR  
FH= FIRE HYDRANT  
FT.= FEET  
GL.= GROUND LIGHT  
G/V.= GAS VALVE  
G/M.= GAS METER  
G.I.= GRATE INLET  
H.C.= HEADER CURB  
HDCP.= HANDICAP  
HOPE= HIGH DENSITY  
POLYETHYLENE

HPS= HIGH PRESSURE SODIUM  
IPF= IRON PIPE FOUND  
INV.= INVERT  
INSTR.= INSTRUMENT  
L= LUMENS  
LOC= LOCATION  
LP= LIGHT POLE  
MAX.= MAXIMUM  
MH= MANHOLE  
MIN.= MINIMUM  
MPH= MILES PER HOUR  
MW= MONITORING WELL  
N= NORTH  
OHW= OVERHEAD WIRE  
PN= PANEL  
PG= PAGE  
PP= POWER POLE  
PROP= PROPOSED  
PVC= POLYVINYL CHLORIDE  
R= RADIUS  
RCP= RE-ENFORCED CONCRETE  
PIPE  
RELOC.= RELOCATED  
RET.= RETAINING  
RESID.= RESIDENTIAL  
R/W= RIGHT-OF-WAY  
S= SOUTH  
SAN.= SANITARY SEWER  
S.F.= SQUARE FEET  
SQ.FT.= SQUARE FEET  
STM.= STORM SEWER  
STR.= STRUCTURE  
SUB= SUBDIVISION PLAN  
TBR = TO BE REMOVED  
TBS = TO BE SAVED  
T.M.= TAX MAP  
TMH= TELEPHONE MANHOLE  
TC= TOP OF CURB  
TOW = TOP OF WALL  
TRAF.SIG.= TRAFFIC SIGNAL  
TYP= TYPICAL  
UGE= UNDERGROUND ELECTRIC  
UP= UTILITY POLE  
VCS= VIRGINIA COORDINATE  
SYSTEM  
VPD= VEHICLES PER DAY  
W= WATT  
W= WEST  
W.S.E.= WATER SURFACE  
ELEVATION  
WM= WATER VALVE  
WM= WATER METER  
W.W.= WINDOW WELL

ARCHAEOLOGY NOTES:

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

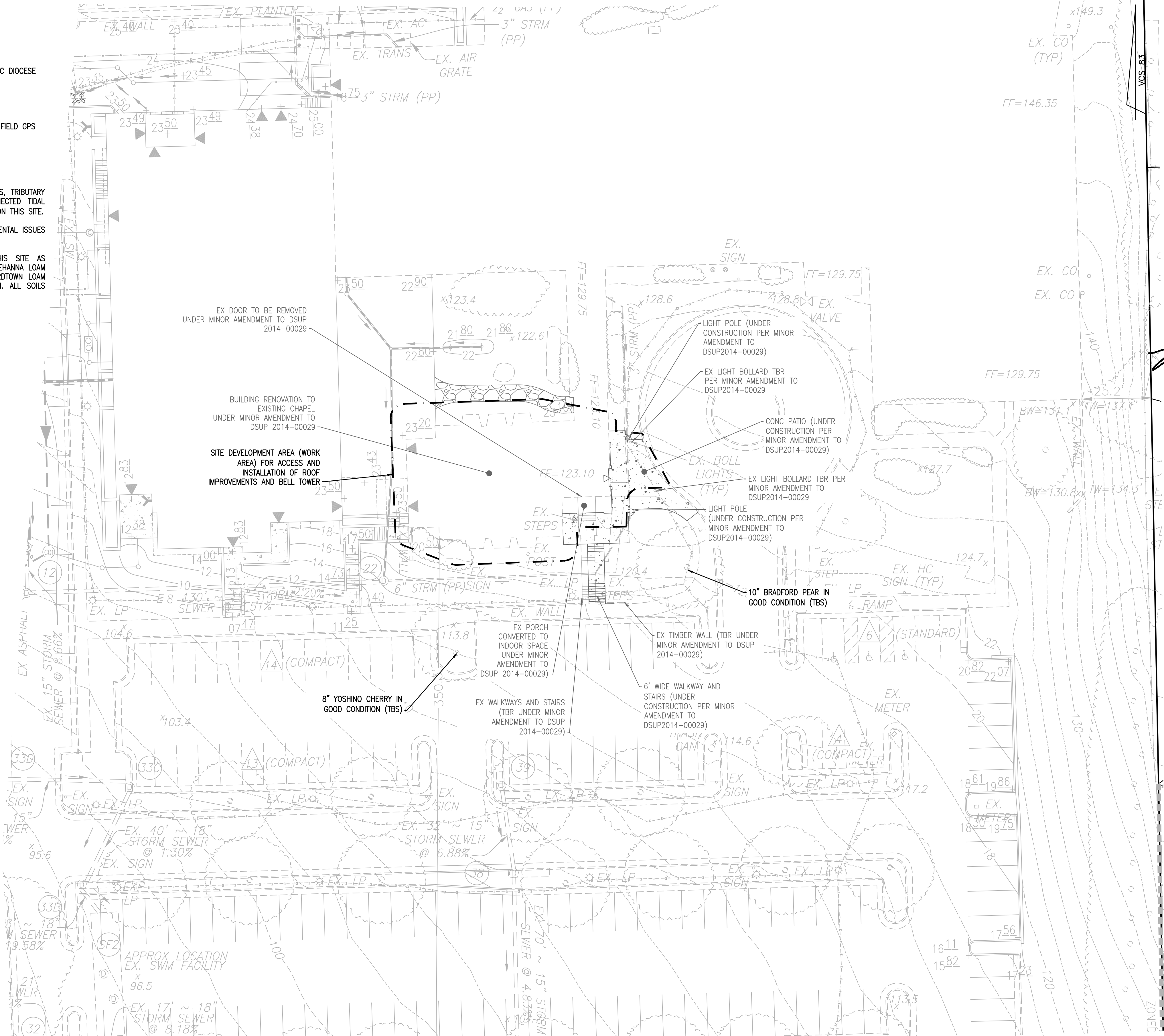
THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS

TOPOGRAPHIC NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF GARY M FAULHABER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON APRIL 4, 2023; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

EXISTING CONDITIONS SURVEY NOTES:

- UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
- LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.



THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

APPROVED  
SPECIAL USE PERMIT NO. \_\_\_\_\_

DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ DATE \_\_\_\_\_

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
BISHOP IRETON HIGH SCHOOL  
CHAPEL RENOVATION  
201 CAMBRIDGE ROAD  
CITY OF ALEXANDRIA, VIRGINIA

DATE REVISION

DESIGN: DJM  
DRAWN: VMM  
SCALE: 1' = 20'  
DATE: APR 19, 2024

EXISTING  
CONDITIONS  
PLAN

SHEET 4 OF 5

FILE: 23-059

**R.C. FIELDS & ASSOCIATES, INC.**  
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730 S. Washington Street  
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(703) 549-6422

**PROFESSIONAL ENGINEER**  
VINCENT M. MICHALE  
Lic. No. 0402060162  
APRIL 19, 2024



CIVIL LEGEND

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK		
FIRE HYDRANT		
STRUCTURES		
WATER MAINS		
GAS MAINS		
TELEPHONE LINES		
STORM SEWER		
SANITARY SEWER		
PAVING		
FENCES		
POWER LINES		
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	-124	-124
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
SITE WORK AREA		

HATCH LEGEND:

	CONCRETE UNDER CONSTRUCTION (PER MINOR AMENDMENT TO DSUP20014-00029)
	PROPOSED RENOVATIONS TO EXISTING CHAPEL

TEXT LEGEND:

"= DEGREES	IPF= IRON PIPE FOUND
'= MINUTES (OR FEET)	INV.= INVERT
"= SECONDS (OR INCHES)	INSTR.= INSTRUMENT
%= PERCENT	L= LUMENS
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@= AT	LP= LIGHT POLE
lbs.= POUNDS	MAX.= MAXIMUM
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AC.= ACRE	MIN.= MINIMUM
ADA = AMERICANS W/ DISABILITIES ACT	MPH= MILES PER HOUR
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BC= BOTTOM OF CURB	N= NORTH
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CLEAR= CLEARANCE	R= RADIUS
CLF= CHAIN LINK FENCE	RCF= RE-ENFORCED CONCRETE
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C.I.= CURB INLET	RELOC. = RELOCATED
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CONC.= CONCRETE	RESID.= RESIDENTIAL
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DSF= DEVELOPMENT SITE PLAN	SO.FT.= SQUARE FEET
DSUP= DEVELOPMENT SPECIAL USE PERMIT	STM.= STORM SEWER
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EVE= EMERGENCY VEHICLE EASEMENT	TMH= TELEPHONE MANHOLE
EX=EXISTING	TO= TOP OF CURB
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FF= FINISH FLOOR	TYP= TYPICAL
FH= FIRE HYDRANT	UGE= UNDERGROUND ELECTRIC
FT.= FEET	UP= UTILITY POLE
GL = GROUND LIGHT	VCS= VIRGINIA COORDINATE SYSTEM
G/V= GAS VALVE	VPD= VEHICLES PER DAY
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G.I.= GRATE INLET	W= WEST
H.C.= HEADER CURB	W.S.E.= WATER SURFACE ELEVATION
HDCP= HANDICAP	WV= WATER VALVE
HDPE= HIGH DENSITY POLYETHYLENE	WM= WATER METER
	W.W.= WINDOW WELL

SANITARY SEWER OUTFALL NARRATIVE:

THE EXISTING USE (PRIVATE EDUCATION INSTITUTION) PRODUCES AN AVERAGE DAILY FLOW OF APPROXIMATELY 64,000 GALLONS PER DAY (16 GAL. PER STUDENT AND EMPLOYEE X 1,000 NUMBER STUDENTS AND EMPLOYEES X 4.0 PEAK FACTOR). THERE IS NO ADDITIONAL FLOW PROPOSED WITH THIS IMPROVEMENT. SINCE FLOW FROM THE PROPOSED IMPROVEMENTS DOES NOT EXCEED 10,000 GPD. THEREFORE, A DETAILED SANITARY SEWER OUTFALL ANALYSIS IS NOT REQUIRED WITH THIS PLAN.

ARCHAEOLOGY NOTES:

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

THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS

DISTURBED AREA CERTIFICATION:

I HEREBY CERTIFY THAT THE LIMITS OF DISTURBANCE ASSOCIATED WITH THIS PROJECT REPRESENT A TOTAL LAND DISTURBANCE OF LESS THAN 2,500 SQUARE FEET. I FURTHER CERTIFY THAT NO CONSTRUCTION WORK, MATERIAL STORAGE, DUMPSTER PLACEMENT, CONSTRUCTION ACCESS OR DISTURBANCE OF ANY OTHER KIND WILL TAKE PLACE BEYOND THE LIMITS OF DISTURBANCE AS DEPICTED. I ACKNOWLEDGE THAT SHOULD THIS PROJECT RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN 2,500 SQUARE FEET, THE CITY WILL ISSUE A STOP WORK ORDER AND WORK ON THE PROJECT WILL NOT BE ALLOWED TO RESUME UNTIL A GRADING PLAN HAS BEEN SUBMITTED AND APPROVED BY THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.

DRAINAGE CERTIFICATION:

I HEREBY CERTIFY THAT THE EXISTING AND PROPOSED DRAINAGE PATTERNS ASSOCIATED WITH THIS PROJECT ARE AS DEPICTED HEREIN, THAT CONSTRUCTION OF THIS PROJECT WILL NOT CREATE A NUISANCE TO ADJACENT DOWNSTREAM PROPERTIES EITHER PUBLIC OR PRIVATE AND THAT ANY EXISTING DRAINAGE PROBLEMS ON ADJACENT PROPERTIES EITHER PUBLIC OR PRIVATE WILL NOT BE EXACERBATED BY CONSTRUCTION OF THIS PROJECT. I ACKNOWLEDGE THAT SHOULD THIS PROJECT RESULT IN THE CREATION OF ANY NUISANCE, OR EXACERBATION OF ANY EXISTING DRAINAGE PROBLEM, THE CITY WILL ISSUE A STOP WORK ORDER AND WORK ON THE PROJECT WILL NOT BE ALLOWED TO RESUME UNTIL A GRADING PLAN HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.

GENERAL NOTES:

- A FULL LENGTH CONSTRUCTION ENTRANCE IS NOT REQUIRED SINCE THIS PROJECT IS NOT SUBJECT TO THE EROSION AND SEDIMENT CONTROL PROVISIONS OF ORD. No. 4489 PER SECTION 5-4-5(D) OF THE CITY OF ALEXANDRIA CODE OF ORDINANCES. ACCESS TO THE SITE WILL BE PROVIDED THROUGH THE 10' ALLEY AND OFF OF NORTH HENRY STREET, CAMERON STREET AND N FAYETTE STREET. CONSULT INSPECTOR FOR SPECIFIC CONCERNS.
- THE EXISTING BUILDING AND ALL EXISTING IMPROVEMENTS ARE TO BE SAVED UNLESS NOTED OTHERWISE ON THIS SHEET. ALL OFFSITE TREES ARE TO BE SAVED.
- NO CHANGE OF GRADE OR DRAINAGE PATTERNS IS PROPOSED WITH THIS PLAN.
- SINCE THERE IS NO GROUND DISTURBANCE ASSOCIATED WITH THIS PLAN, THE PROJECT IS NOT SUBJECT TO ARTICLE XIII OF THE ALEXANDRIA ZONING ORDINANCE REGARDING STORMWATER.
- THIS PROJECT IS NOT SUBJECT TO THE CITY OF ALEXANDRIA EROSION AND SEDIMENT CONTROL PROVISIONS OF ORD. No. 4489 PER SECTION 5-4-5(D) OF THE CITY OF ALEXANDRIA CODE OF ORDINANCES.
- NO CHANGES TO THE EXISTING VEGETATION ARE PROPOSED WITH THIS PLAN

CONSTRUCTION NOTES:

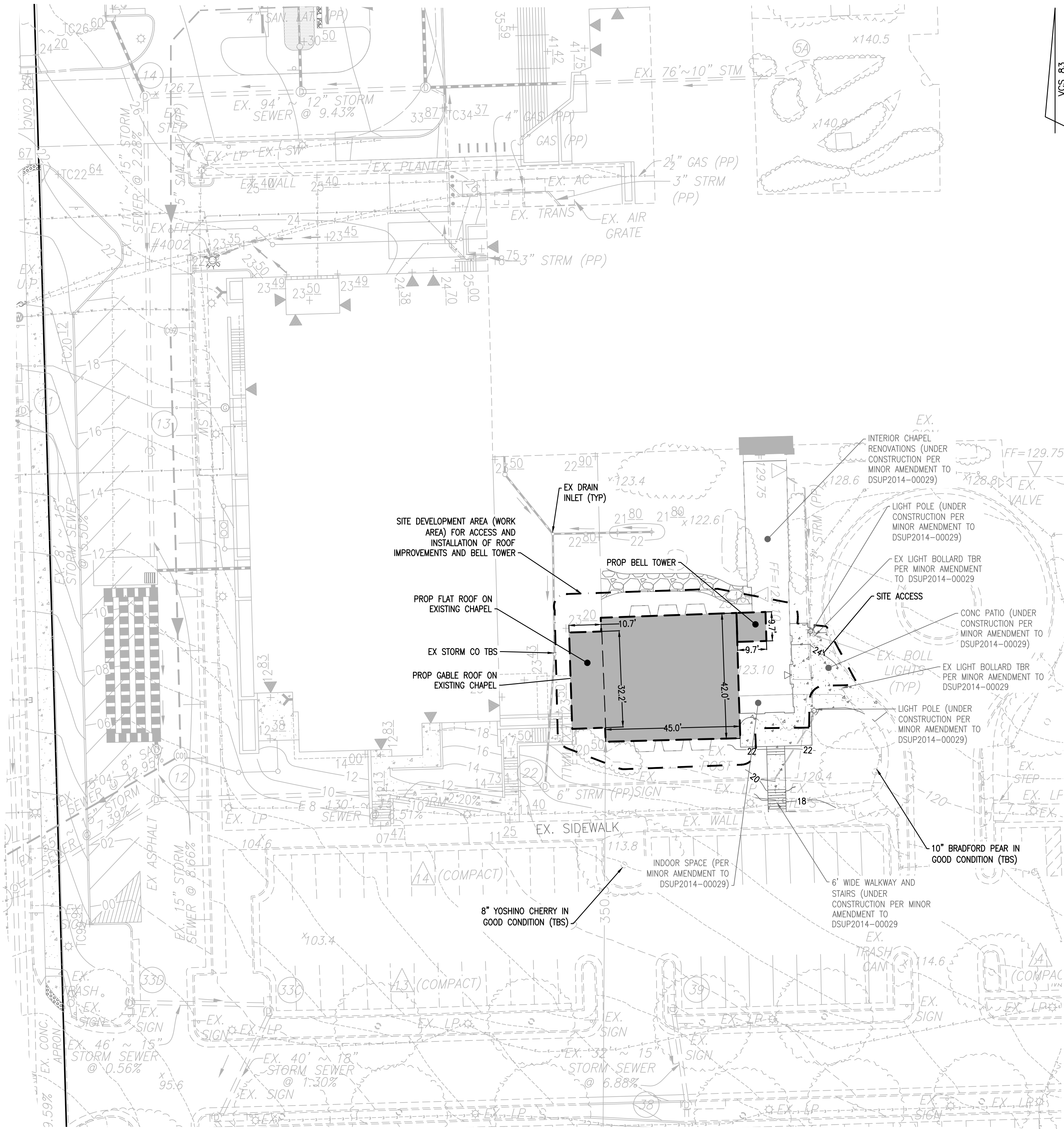
- CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
- DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR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

LIGHTING NOTE:

NO LIGHTING CHANGES ARE PROPOSED WITH THIS DSUP APPLICATION. CHANGES TO THE SITE LIGHTING ARE PROPOSED UNDER CONCURRENTLY SUBMITTED MINOR AMENDMENT TO DSUP2014-00029.

LANDSCAPE NOTE:

NO LANDSCAPE CHANGES ARE PROPOSED WITH THIS DSUP APPLICATION. CHANGES TO THE SITE LANDSCAPING ARE PROPOSED UNDER CONCURRENTLY SUBMITTED MINOR AMENDMENT TO DSUP2014-00029.



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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

APPROVED

SPECIAL USE PERMIT NO. \_\_\_\_\_

DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ DATE \_\_\_\_\_

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
BISHOP IRETON HIGH SCHOOL  
CHAPEL RENOVATION  
201 CAMBRIDGE ROAD  
CITY OF ALEXANDRIA, VIRGINIA

DATE REVISION

DESIGN: DJM  
DRAWN: VMM  
SCALE: 1" = 20'  
DATE: APR 19, 2024

PRELIMINARY  
SITE PLAN

SHEET 5 OF 5

FILE: 23-059



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ENGINEERING • LAND SURVEYING • PLANNING  
730 S. Washington Street  
Alexandria, Virginia 22314  
www.rcfassoc.com  
(703) 549-6422





1  
3d-1 NTS  
VIEW FROM DUKE STREET LOOKING NORTH



1  
3d-1 NTS  
AERIAL VIEW LOOKING NORTH WEST



1  
3d-1 NTS  
VIEW LOOKING AT SOUTH AND WEST ELEVATIONS



1  
3d-1 NTS  
VIEW LOOKING AT FRONT/EAST ENTRANCE

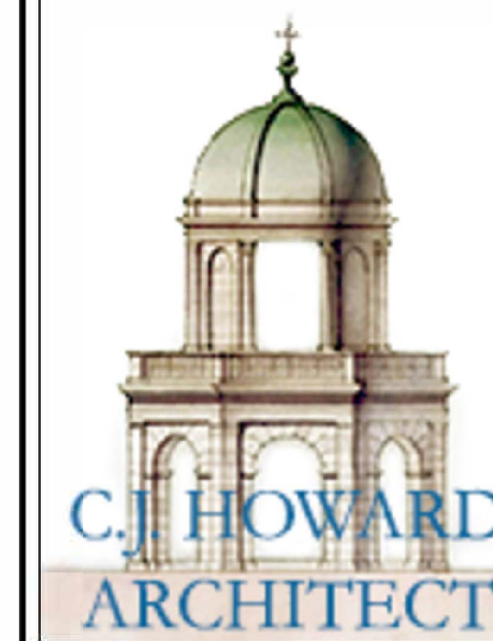
THE DORMER ROOF ELEMENT SHOWN HERE IS REMOVED OUT OF THIS SCOPE OF WORK.



1  
3d-1 NTS  
VIEW LOOKING AT COURT AND NORTH ELEVATION

DSUP MATERIAL NOTES:

1. BRICK: PINE HALL 2-1/4" X 3-1/2" X 7-5/8", "RED", WIRE CUT L/R MODULAR FACE BRICK (TO MATCH EXISTING BRICK SHOWN ON THE NEW LIBRARY WING ADDITION.)
2. STONE: ARCHITECTURAL PRECAST LIMESTONE, "FRENCH IVORY" HONED FINISH (TO MATCH ADJACENT LIMESTONE AS CLOSELY AS POSSIBLE.)
3. WINDOWS: SUSSMAN ANODIZED "DARK BRONZE" ALUMINUM FRAMES
4. LOUVERED OPENINGS: DARK BRONZE ALUMINUM "ARCHITECTURAL LOUVERS" E2DS - 2" DRAINABLE BLADE.
5. METAL ROOF: GALVALUME WESTERN LOCK STANDING SEAM METAL ROOF WITH 1.75 SEAM HEIGHT. COLOR - "AGED PATINA"
6. CRUCIFIX FINIAL: ALUMINUM ROOF MOUNTED FINIAL WITH POWDER-COAT APPLIED "GOLD" TONE.



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C.J. HOWARD ARCHITECTURE

SAINT FRANCIS  
DE SALES  
CHAPEL  
RENOVATION

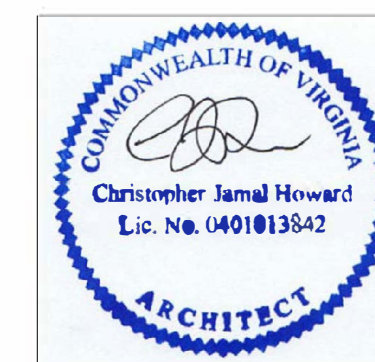
Bishop Ireton  
High School

201 Cambridge Road,  
Alexandria VA 22314

For Construction

DRAWING TITLE:

3d Rendered Views



DATE: 04/18/2024

SCALE: AS NOTED

DRAWING #:

3d-1

ISSUE:

DSUP

FILE:

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SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

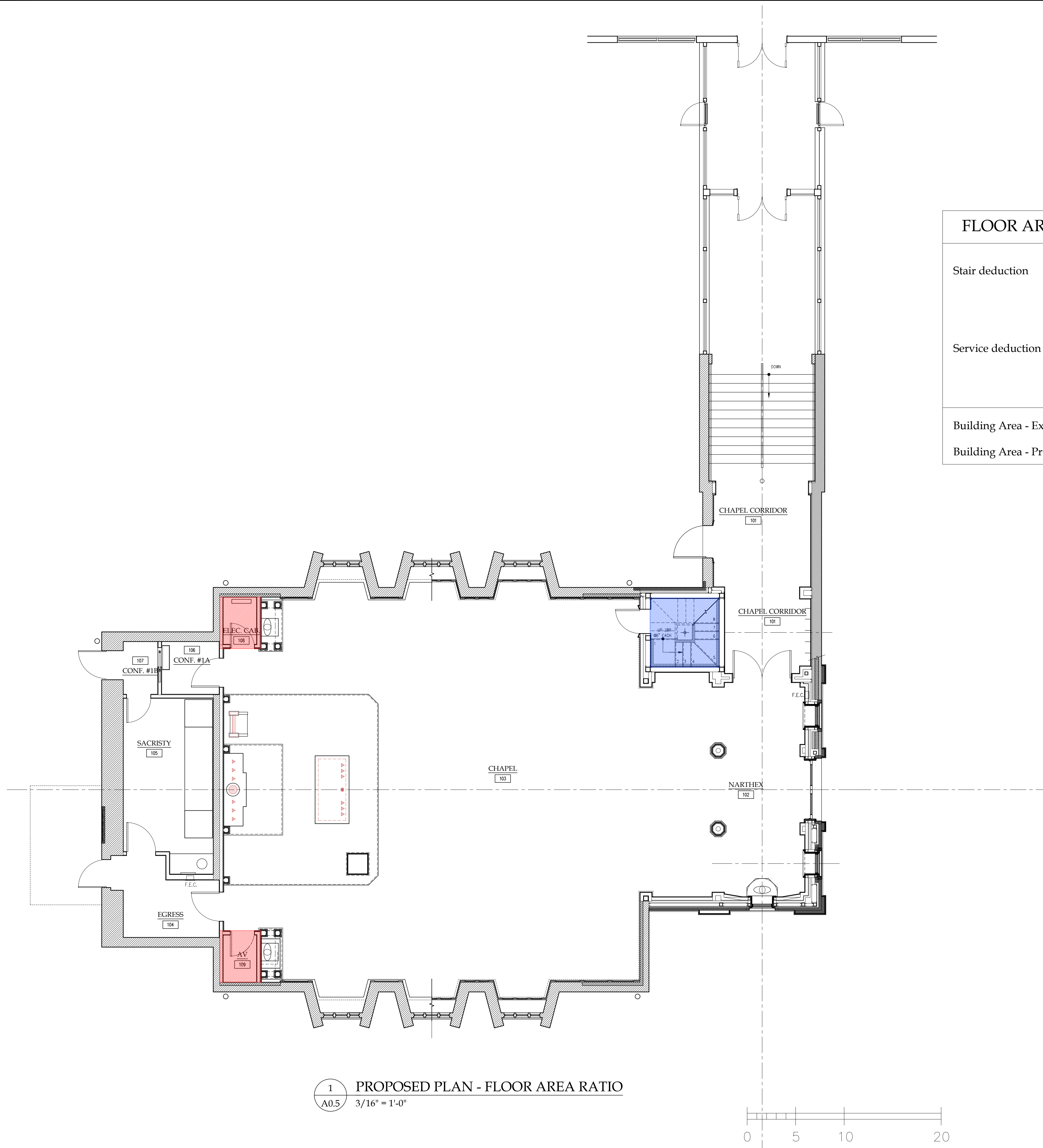
DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_

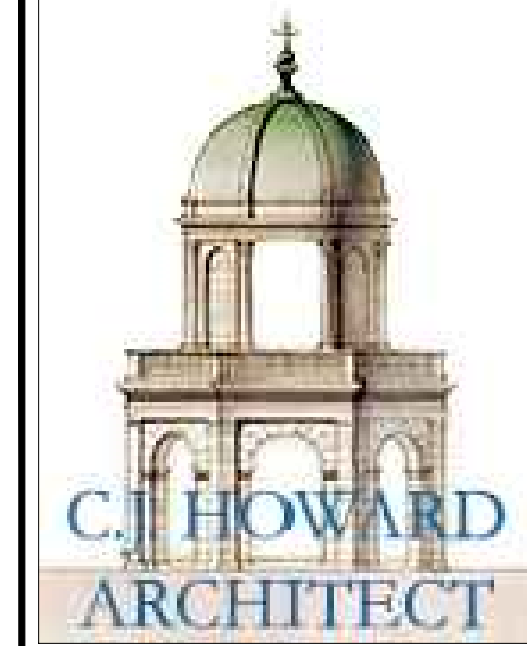
DEED BOOK NO. \_\_\_\_\_

DATE \_\_\_\_\_





FLOOR AREA RATIO DIAGRAM KEY	
Stair deduction	
Service deduction	
Building Area - Existing:	3,584 sf gross / 2,878 sf net
Building Area - Proposed:	3,684 sf gross / 2,978 sf net



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C.J. HOWARD ARCHITECTURE

## SAINT FRANCIS DE SALES CHAPEL RENOVATION

Bishop Ireton  
High School  
201 Cambridge Road,  
Alexandria VA 22314

For Construction

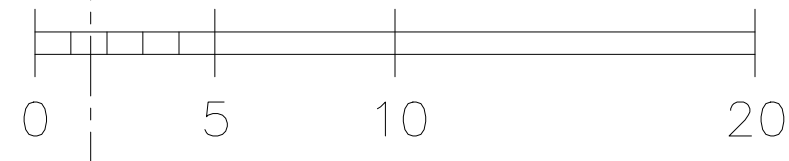
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FAR



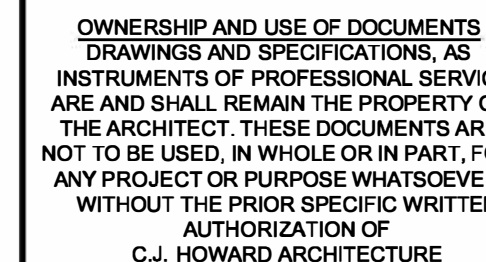
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SCALE: AS NOTED  
DRAWING #:  
**A0.5**  
ISSUE:  
DSUP  
FILE:  
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DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	

1 PROPOSED PLAN - FLOOR AREA RATIO  
A0.5 3/16" = 1'-0"





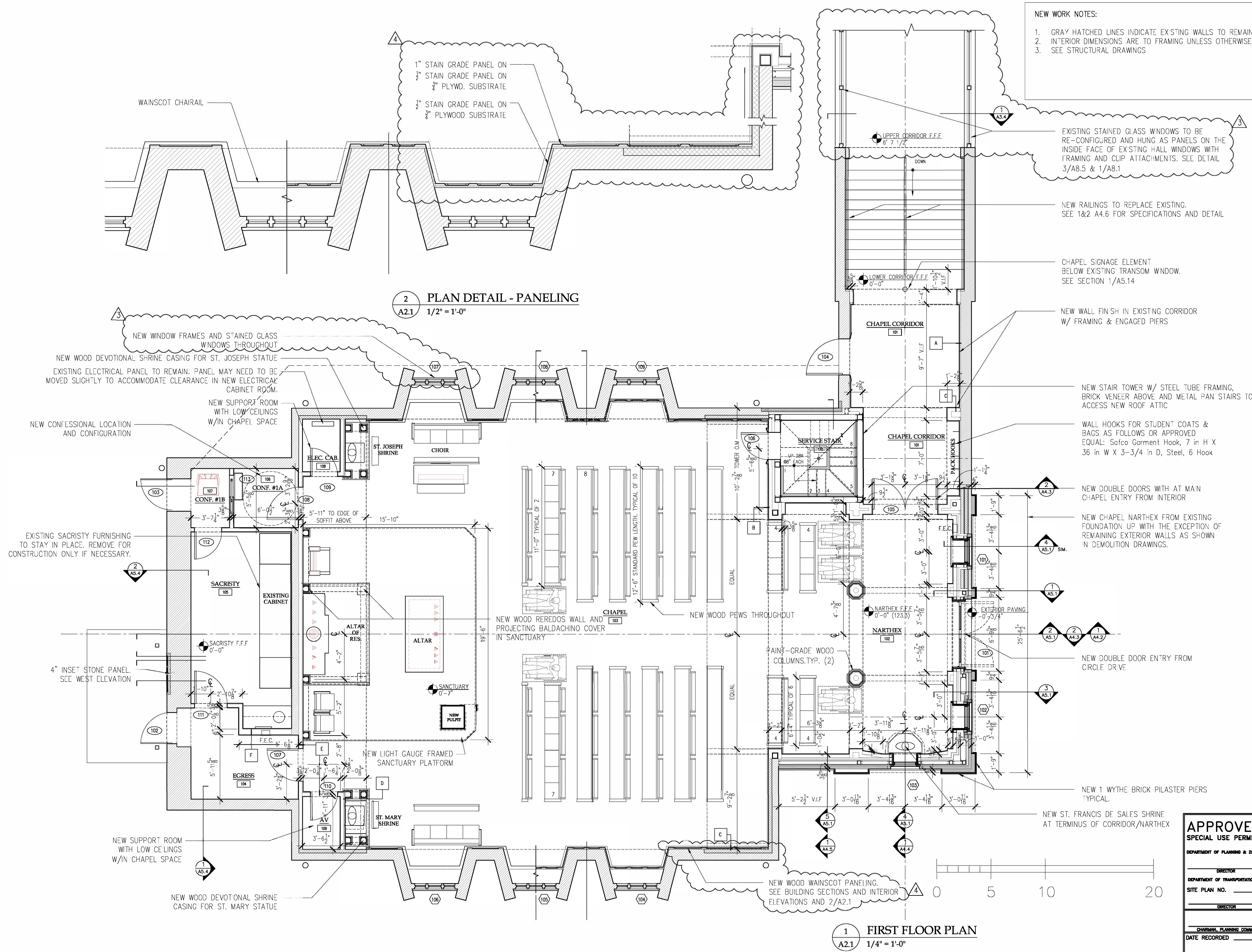
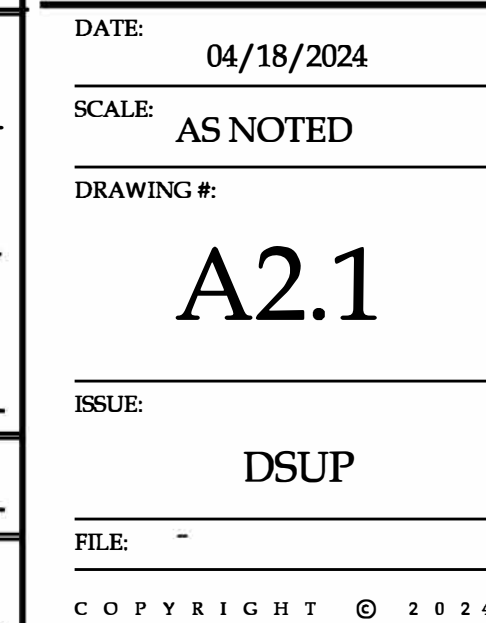


**4** ADD-ALT #4:  
MILL WORK

201 Cambridge Road,  
Alexandria VA 22314

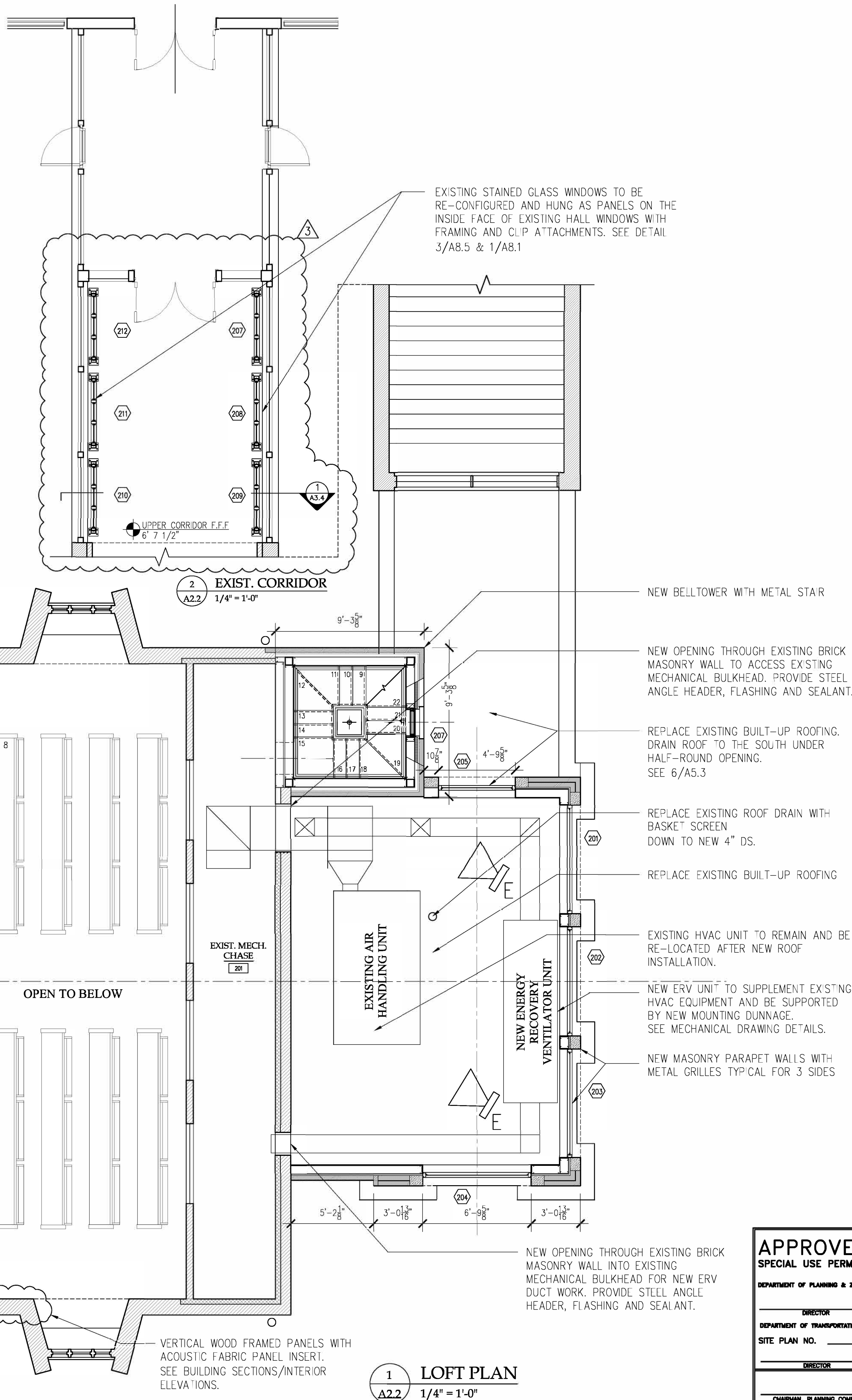
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FIRST FLOOR PLAN



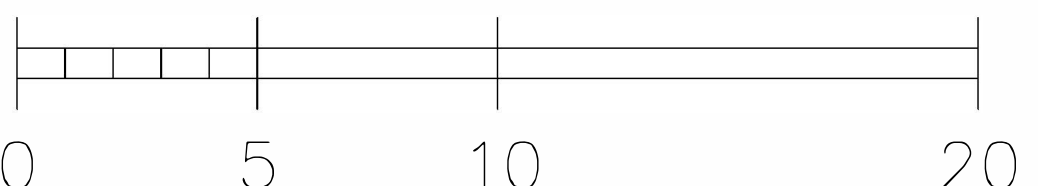


- NEW WORK NOTES:
1. GRAY HATCHED LINES INDICATE EXISTING WALLS TO REMAIN.
  2. INTERIOR DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE NOTED.
  3. SEE STRUCTURAL DRAWINGS

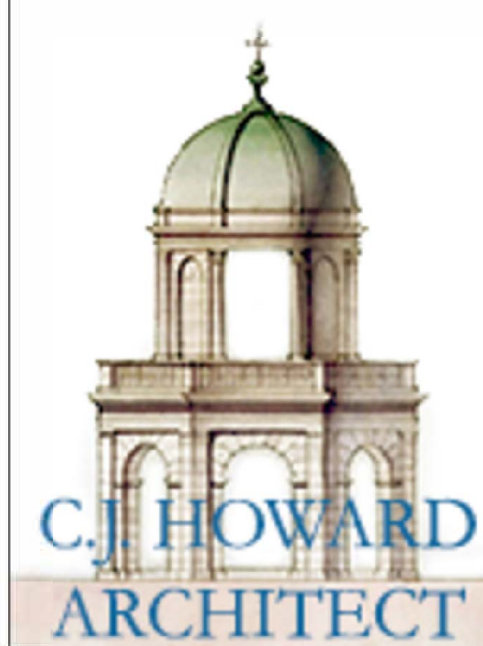


NEW 1/4":12" FLAT SEAM METAL ROOF

NEW HALF-ROUND WINDOW IN EXISTING MASONRY WALL. BUILD THE NEW ARCH USING \*CENTERING\*FORMWORK/SHORING, IN BOTH WYTHES OF THE WALL. DRYPACK THE HORIZONTAL MORTAR JOINT BETWEEN THE TOP OF THE NEW PORTION AND THE UNDERSDE OF EXISTING WALL. ALLOW THE NEW MASONRY WORK TO FULLY CURE BEFORE REMOVING THE NEEDLING/SHORING AND CENTERING FORMS.



1 LOFT PLAN  
A2.2 1/4" = 1'-0"



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- 3 ADD-ALT #3:  
NEW ALUMINUM FRAMES FOR  
NEW STAINED GLASS
- 4 ADD-ALT #4:  
MILLWORK

# SAINT FRANCIS DE SALES CHAPEL RENOVATION

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DRAWING TITLE:  
LOFT PLAN



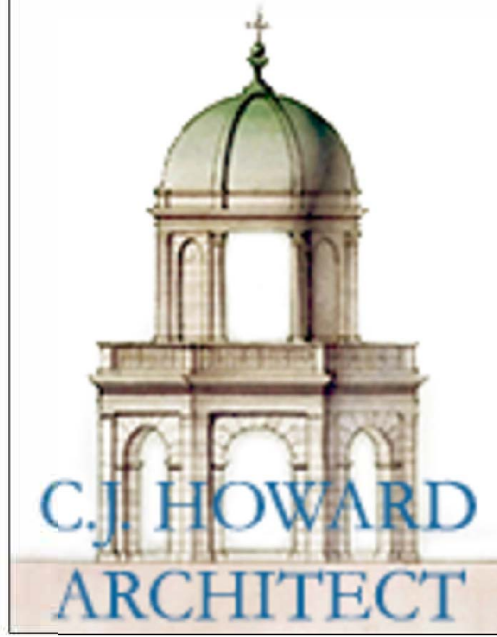
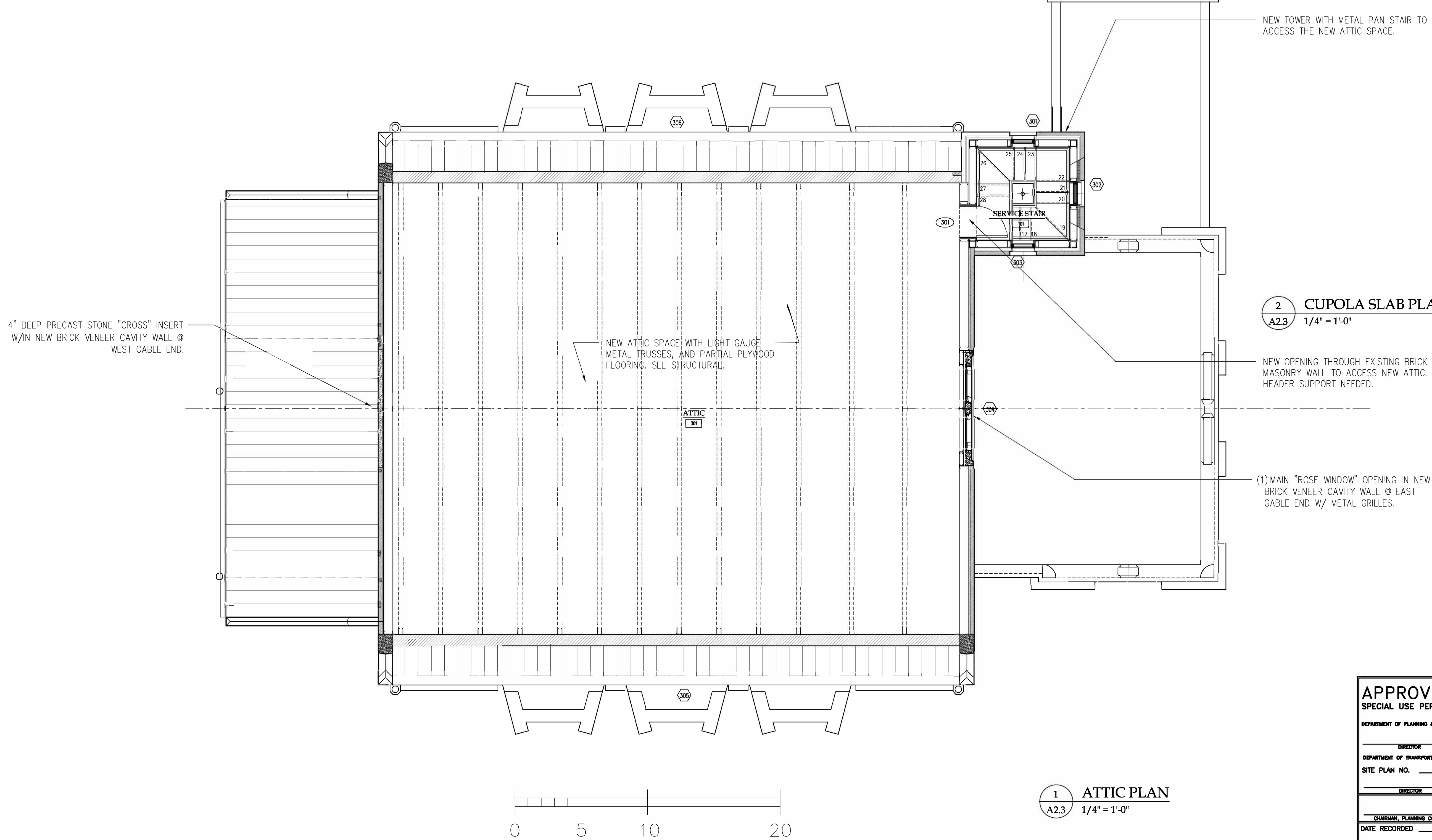
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A2.2  
ISSUE:  
DSUP  
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SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	



NEW WORK NOTES:

1. GRAY HATCHED LINES INDICATE EXISTING WALLS TO REMAIN.
2. INTERIOR DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE NOTED.
3. SEE STRUCTURAL DRAWINGS



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- 1 ADD-ALT #1:  
ADD DORMER ELEMENT TO MAIN ROOF
- 3 ADD-ALT #3:  
NEW ALUMINUM FRAMES FOR NEW STAINED GLASS
- 4 ADD-ALT #4:  
MILLWORK

SAINT FRANCIS  
DE SALES  
CHAPEL  
RENOVATION

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ATTIC PLAN



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SCALE: AS NOTED

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A2.3

ISSUE:

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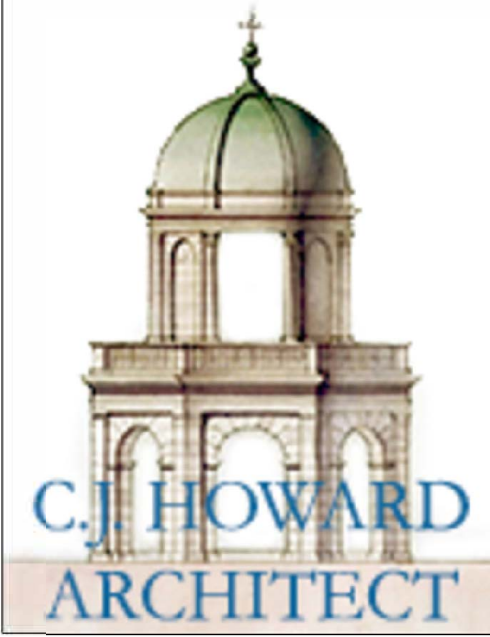
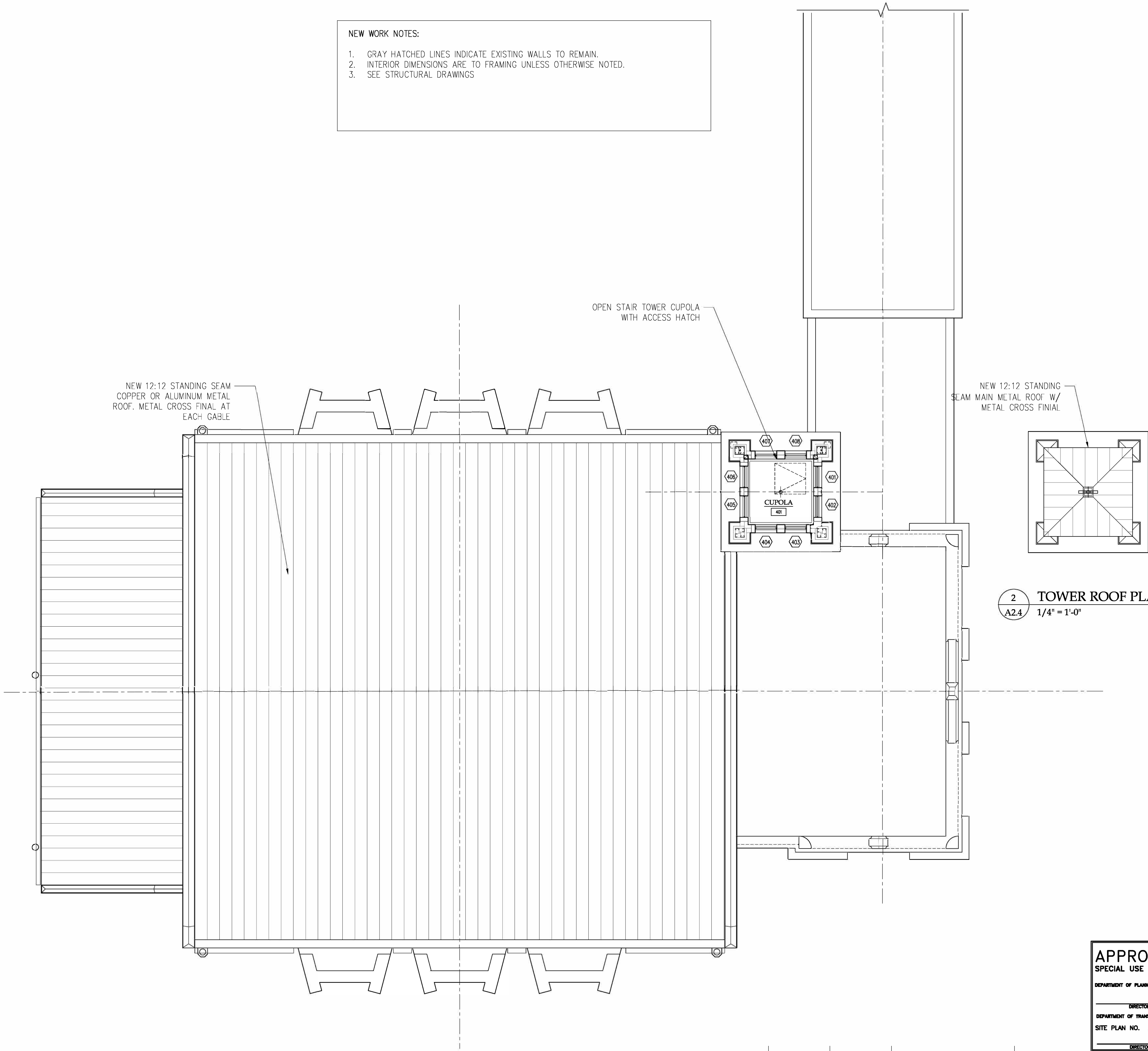
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DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	



- NEW WORK NOTES:
1. GRAY HATCHED LINES INDICATE EXISTING WALLS TO REMAIN.
  2. INTERIOR DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE NOTED.
  3. SEE STRUCTURAL DRAWINGS



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C.J. HOWARD ARCHITECTURE

- 1 ADD-ALT #1:  
ADD DORMER ELEMENT TO  
MAIN ROOF
- 3 ADD-ALT #3:  
NEW ALUMINUM FRAMES FOR  
NEW STAINED GLASS
- 4 ADD-ALT #4:  
MILLWORK

SAINT FRANCIS  
DE SALES  
CHAPEL  
RENOVATION

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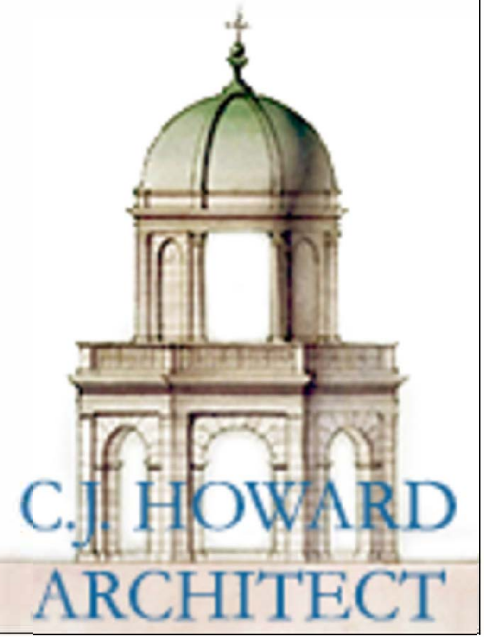
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ROOF PLAN



DATE: 04/18/2024  
SCALE: AS NOTED  
DRAWING #:  
A2.4  
ISSUE:  
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DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	DATE _____
INSTRUMENT NO. _____	DEED BOOK NO. _____





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SAINT FRANCIS  
DE SALES  
CHAPEL  
RENOVATION

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High School  
201 Cambridge Road,  
Alexandria VA 22314

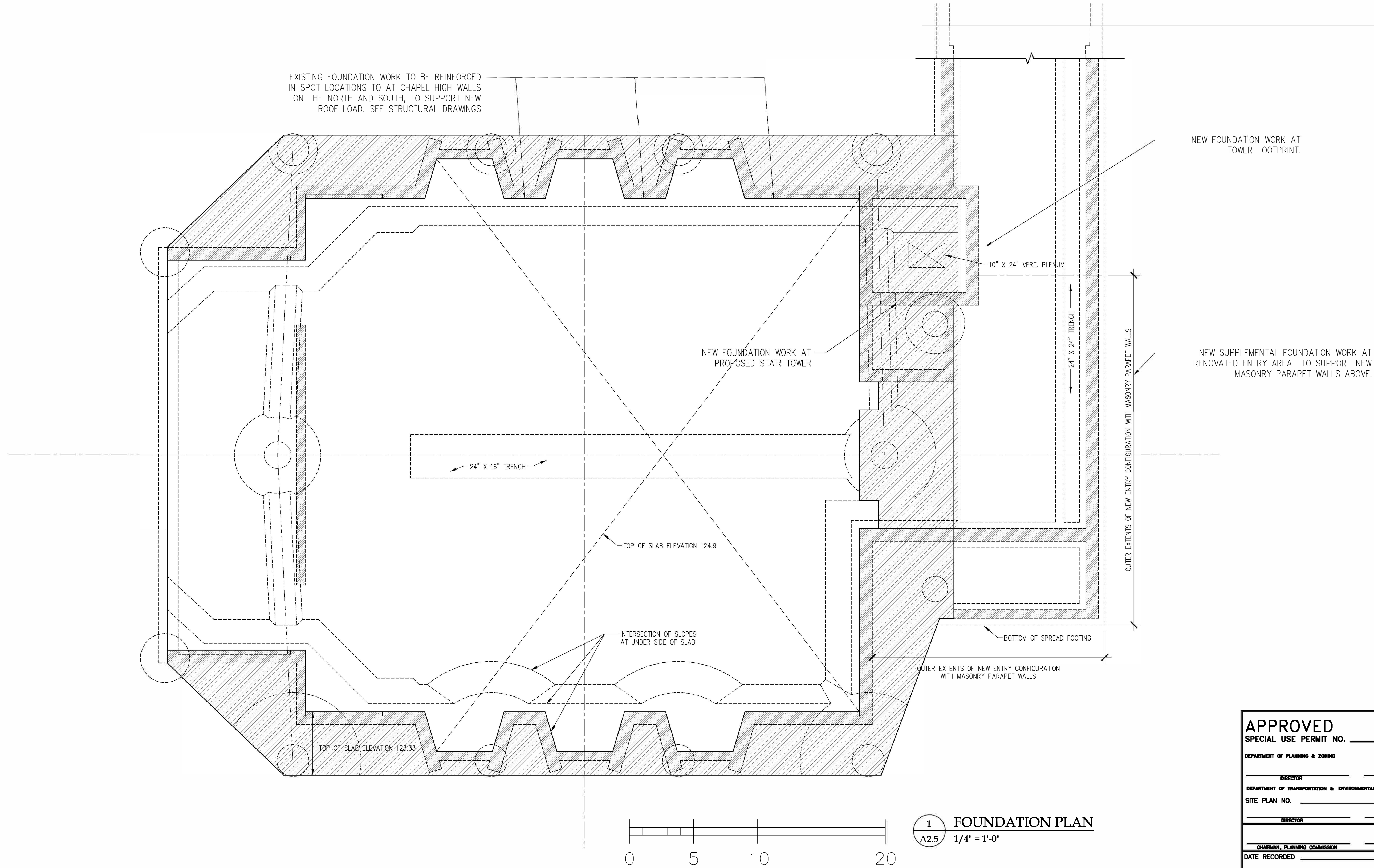
For Construction

DRAWING TITLE:  
FOUNDATION PLAN



DATE: 04/18/2024  
SCALE: AS NOTED  
DRAWING #:  
A2.5  
ISSUE:  
DSUP  
FILE: -  
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- NEW WORK NOTES:
1. DARK GRAY HATCHED LINES INDICATE EXISTING FOUNDATION WALLS TO REMAIN
  2. DARK GRAY HATCHED LINES INDICATE EXISTING SUB-GRADE CONCRETE SLABS TO REMAIN.
  3. SEE STRUCTURAL DRAWINGS FOR NEW STRUCTURAL WORK



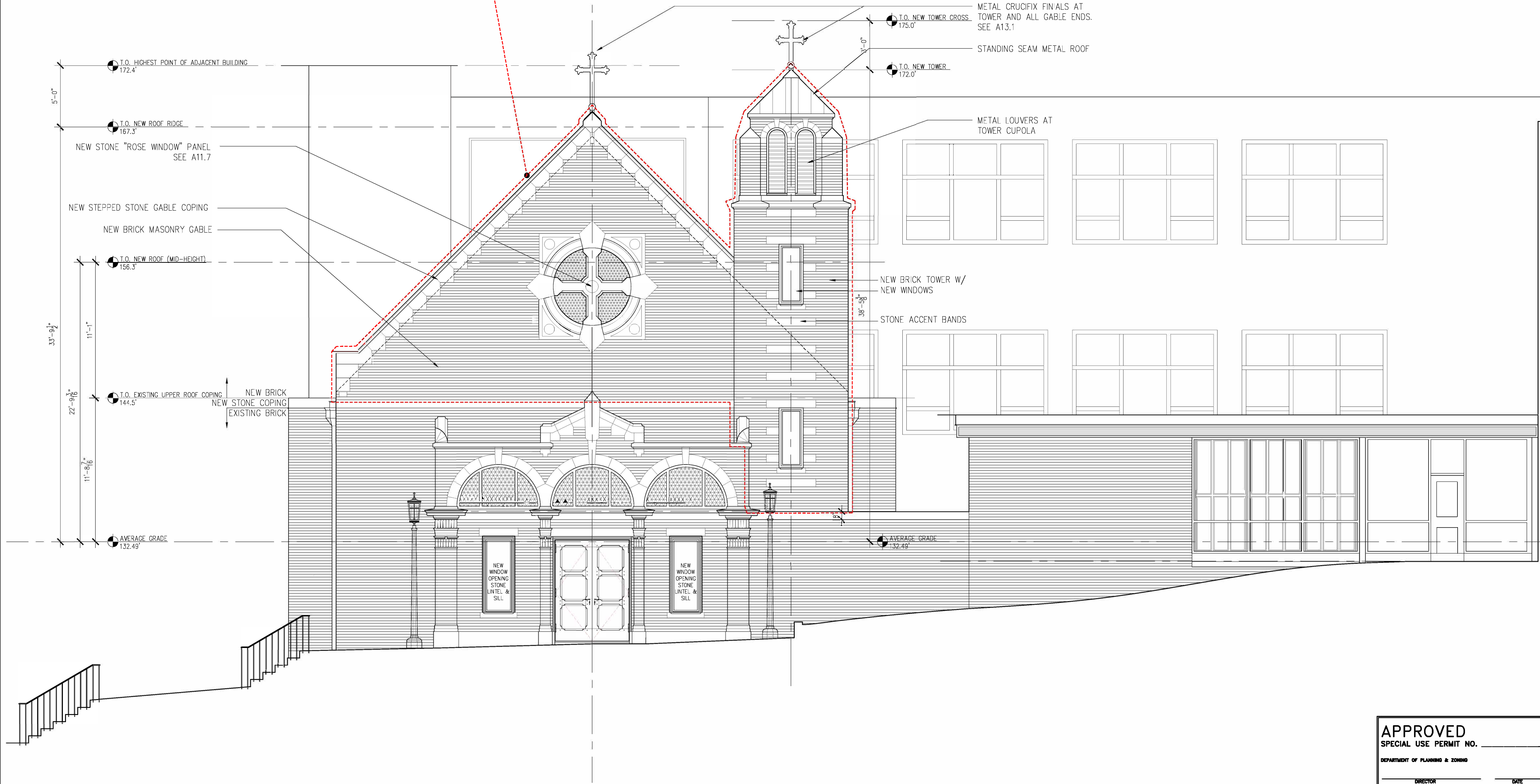


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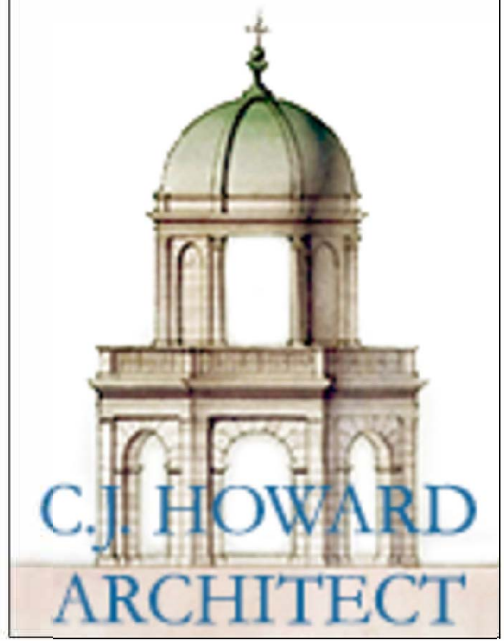
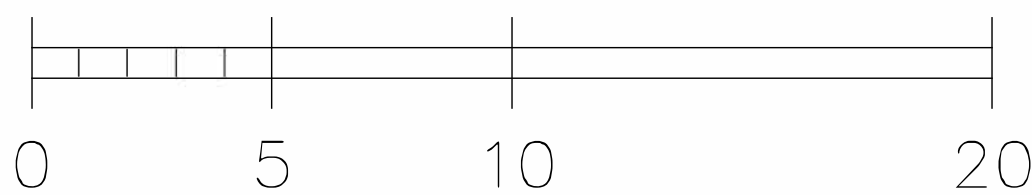
1. **GENERAL:** ALL WORK SHOWN WITHIN THIS HEAVY DASHED-LINE ENVELOPE IS PROPOSED WORK SUBJECT TO THIS DSUP APPLICATION.
2. **BRICK:** PINE HALL 2-1/4" X 3-1/2" X 7-5/8", "RED", WIRE CUT L/R MODULAR FACE BRICK (TO MATCH EXISTING BRICK SHOWN ON THE NEW LIBRARY WING ADDITION.)
3. **STONE:** ARCHITECTURAL PRECAST LIMESTONE, "FRENCH IVORY" HONED FINISH (TO MATCH ADJACENT LIMESTONE AS CLOSELY AS POSSIBLE.)
4. **WINDOWS:** SUSSMAN ANODIZED "DARK BRONZE" ALUMINUM FRAMES
5. **LOUVERED OPENINGS:** DARK BRONZE ALUMINUM "ARCHITECTURAL LOUVERS" E2DS - 2" DRAINABLE BLADE.
6. **METAL ROOF:** GALVALUME WESTERN LOCK STANDING SEAM METAL ROOF WITH 1.75 SEAM HEIGHT. COLOR - "AGED PATINA"
7. **CRUCIFIX FINIAL:** ALUMINUM ROOF MOUNTED FINIAL WITH POWDER-COAT APPLIED "GOLD" TONE.

NEW WORK NOTES:

1. SEE DEMOLITION PLANS TO LOCATE EXISTING VS. NEW EXTERIOR WALL WORK.
2. ALL EXTERIOR EXISTING BRICK TO BE RED APPROXIMATING/MATCHING RED BRICK USED IN OTHER PARTS OF THE SCHOOL BUILDING.
3. NEW BRICK ON CHAPEL TO MATCH OLD BRICK WITH STAIN APPLIED.



1 FRONT/EAST EXT. ELEV.  
A3.1 1/4" = 1'-0"



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SAINT FRANCIS  
DE SALES  
CHAPEL  
RENOVATION

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For Construction

DRAWING TITLE:

EXTERIOR  
ELEVATIONS



DATE: 04/18/2024

SCALE: AS NOTED

DRAWING #:

A3.1

ISSUE:

DSUP

FILE: -

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DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_

DEED BOOK NO. \_\_\_\_\_

DATE \_\_\_\_\_

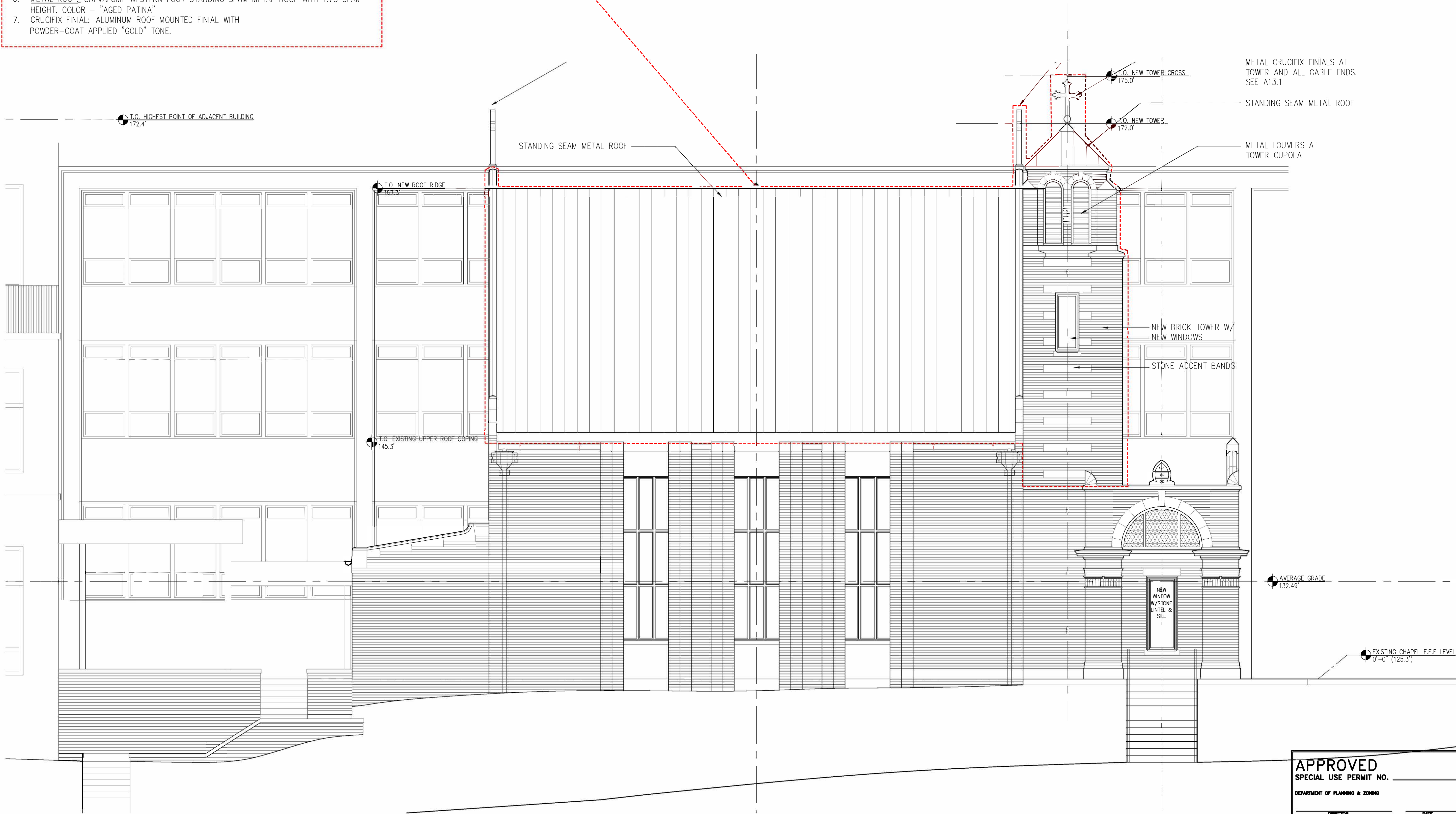


DSUP NOTES:

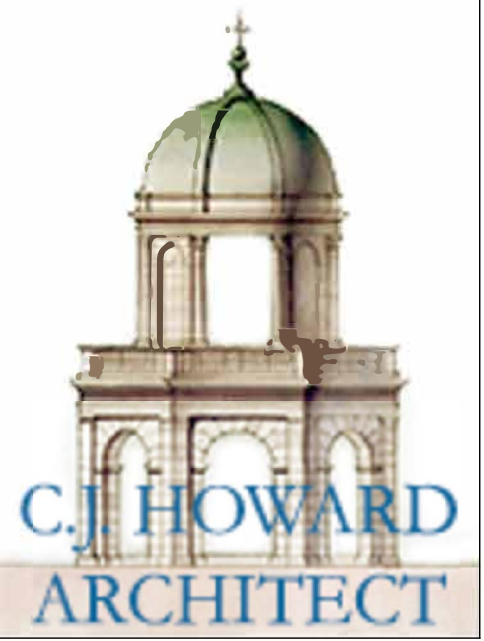
1. **GENERAL:** ALL WORK SHOWN WITHIN THIS HEAVY DASHED-LINE ENVELOPE IS PROPOSED WORK SUBJECT TO THIS DSUP APPLICATION.
2. **BRICK:** PINE HALL 2-1/4" X 3-1/2" X 7-5/8", "RED", WIRE CUT L/R MODULAR FACE BRICK (TO MATCH EXISTING BRICK SHOWN ON THE NEW LIBRARY WING ADDITION.)
3. **STONE:** ARCHITECTURAL PRECAST LIMESTONE, "FRENCH IVORY" HONED FINISH (TO MATCH ADJACENT LIMESTONE AS CLOSELY AS POSSIBLE.)
4. **WINDOWS:** SUSSMAN ANODIZED "DARK BRONZE" ALUMINUM FRAMES
5. **LOUVERED OPENINGS:** DARK BRONZE ALUMINUM "ARCHITECTURAL LOUVERS" E2DS - 2" DRAINABLE BLADE.
6. **METAL ROOF:** GALVALUME WESTERN LOCK STANDING SEAM METAL ROOF WITH 1.75 SEAM HEIGHT. COLOR - "AGED PATINA"
7. **CRUCIFIX FINIAL:** ALUMINUM ROOF MOUNTED FINIAL WITH POWDER-COAT APPLIED "GOLD" TONE.

NEW WORK NOTES:

1. SEE DEMOLITION PLANS TO LOCATE EXISTING VS. NEW EXTERIOR WALL WORK.



1 SOUTH EXT. ELEV.  
A3.2 1/4" = 1'-0"



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SAINT FRANCIS  
DE SALES  
CHAPEL  
RENOVATION

Bishop Ireton  
High School

201 Cambridge Road,  
Alexandria VA 22314

For Construction

DRAWING TITLE:

EXTERIOR  
ELEVATIONS



DATE: 04/18/2024

SCALE: AS NOTED

DRAWING #:

A3.2

ISSUE:

DSUP

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METAL CRUCIFIX FINIALS AT  
TOWER AND ALL GABLE ENDS.  
SEE A13.1

STANDING SEAM METAL ROOF

T.O. NEW ROOF RIDGE  
167.3'

METAL LOUVERS AT  
TOWER CUPOLA

NEW INSET STONE CROSS IN  
BRICK GABLE. SEE 6/A11.6

T.O. NEW ROOF (MID-HEIGHT)  
156.3'

NEW BRICK TOWER W/  
NEW WINDOWS

STONE ACCENT BANDS

T.O. EXISTING UPPER ROOF COPING  
145.3'

AVERAGE GRADE  
132.49'

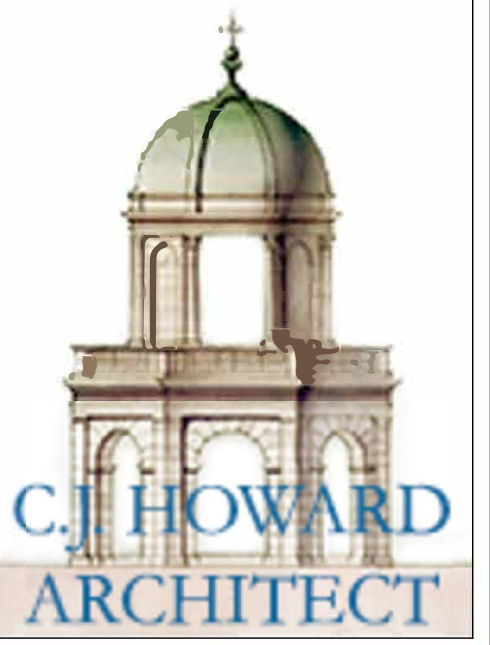
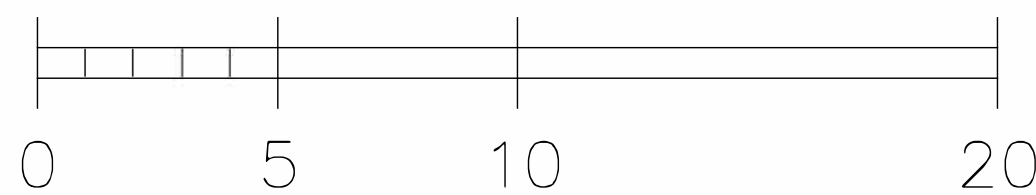
NEW BRICK GABLE WITH STONE  
COPING AND METAL CROSS FINIAL  
ABOVE EXISTING BRICK WALL.

NEW BRICK  
EXISTING STONE COPING  
EXISTING BRICK

8'-8"  
39 COURSES OF EXISTING BRICK  
15' 10" NEW COURSE OF BRICK  
ADDED FOR STEPPED PARAPETS  
WITH STONE COPING

EXISTING CHAPEL F.F.F. LEVEL  
0'-0" (125.3')

1 WEST EXT. ELEV.  
A3.3 1/4" = 1'-0"



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1 ADD-ALT #1:  
ADD DORMER ELEMENT TO  
MAIN ROOF

## SAINT FRANCIS DE SALES CHAPEL RENOVATION

Bishop Ireton  
High School

201 Cambridge Road,  
Alexandria VA 22314

For Construction

DRAWING TITLE:

EXTERIOR  
ELEVATIONS



DATE: 04/18/2024

SCALE: AS NOTED

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DIRECTOR DATE

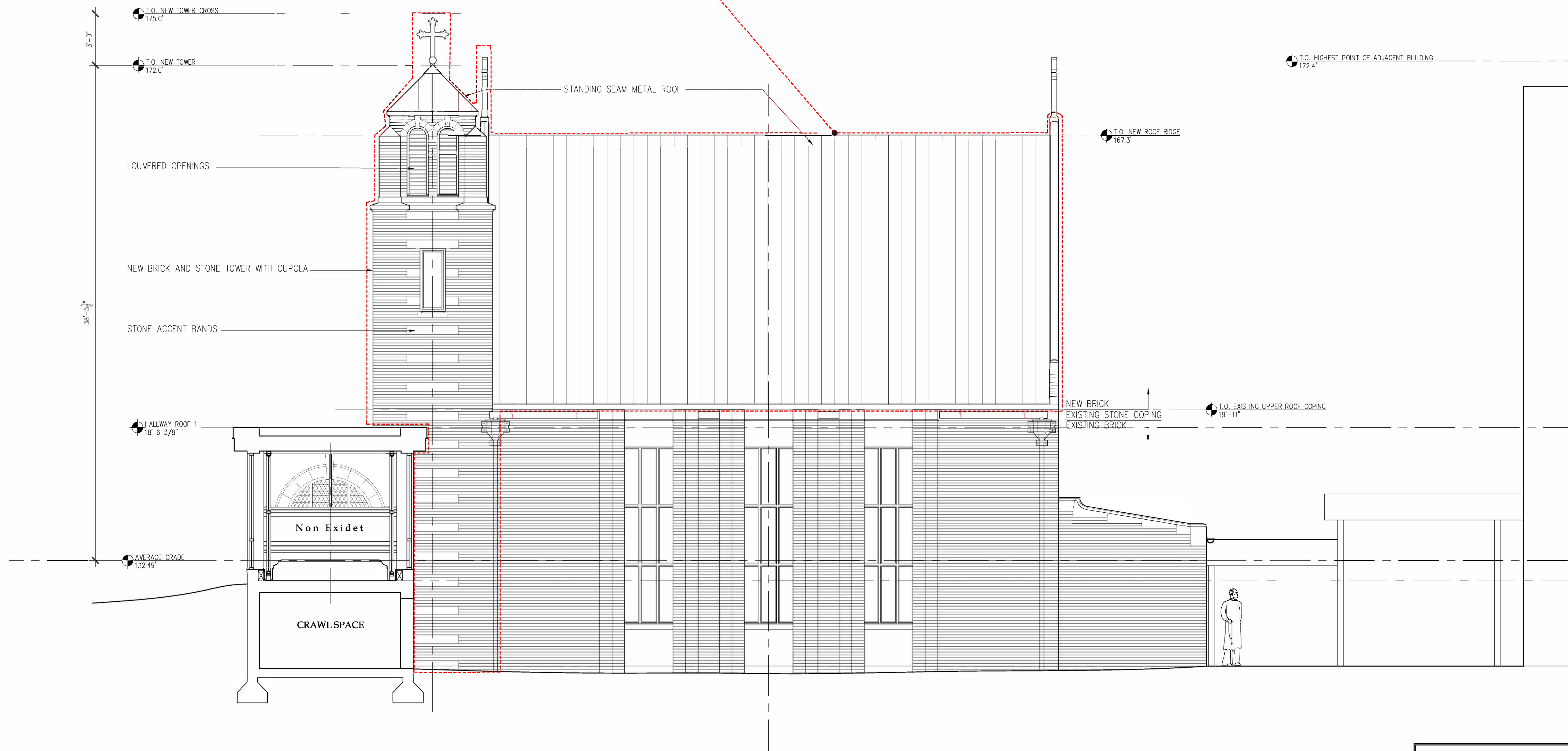
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DATE RECORDED

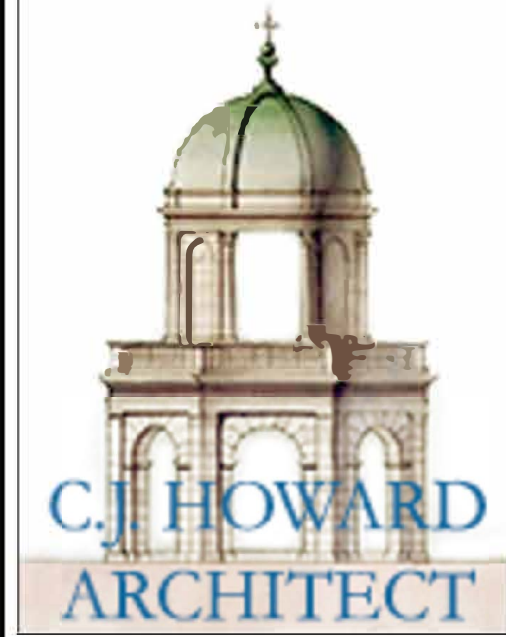
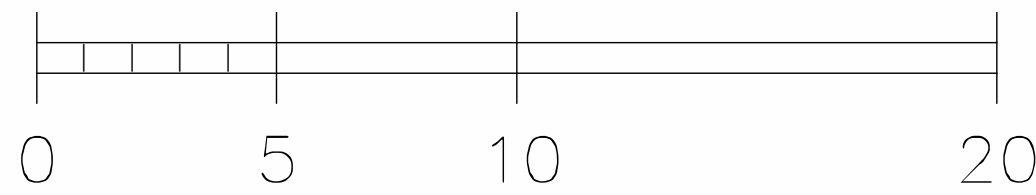
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- DSUP NOTES:
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  7. CRUCIFIX FINIAL: ALUMINUM ROOF MOUNTED FINIAL WTH POWDER-COAT APPLIED "GOLD" TONE.



1 NORTH EXT. ELEV.  
A3.4



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## SAINT FRANCIS DE SALES CHAPEL RENOVATION

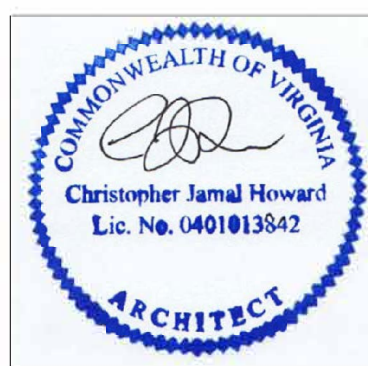
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For Construction

DRAWING TITLE:

EXTERIOR  
ELEVATIONS



DATE: 04/18/2024

SCALE: AS NOTED

DRAWING #:

A3.4

ISSUE:

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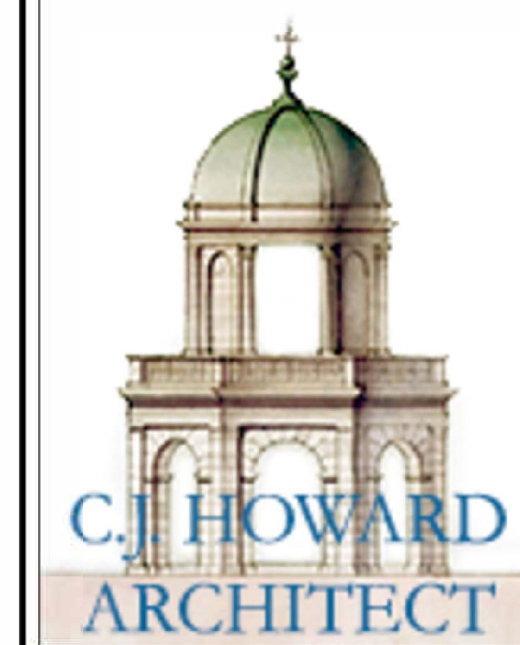
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DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	DATE _____
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	



- NEW WORK NOTES:
1. SEE CHAPTERS 5 & 6 FOR WALL SECTIONS AND DETAILS
  2. SEE CHAPTER 14 FOR ALL MILLWORK AND FINISH ASSIGNMENTS



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SAINT FRANCIS  
DE SALES  
CHAPEL  
RENOVATION

Bishop Ireton  
High School

201 Cambridge Road,  
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For Construction

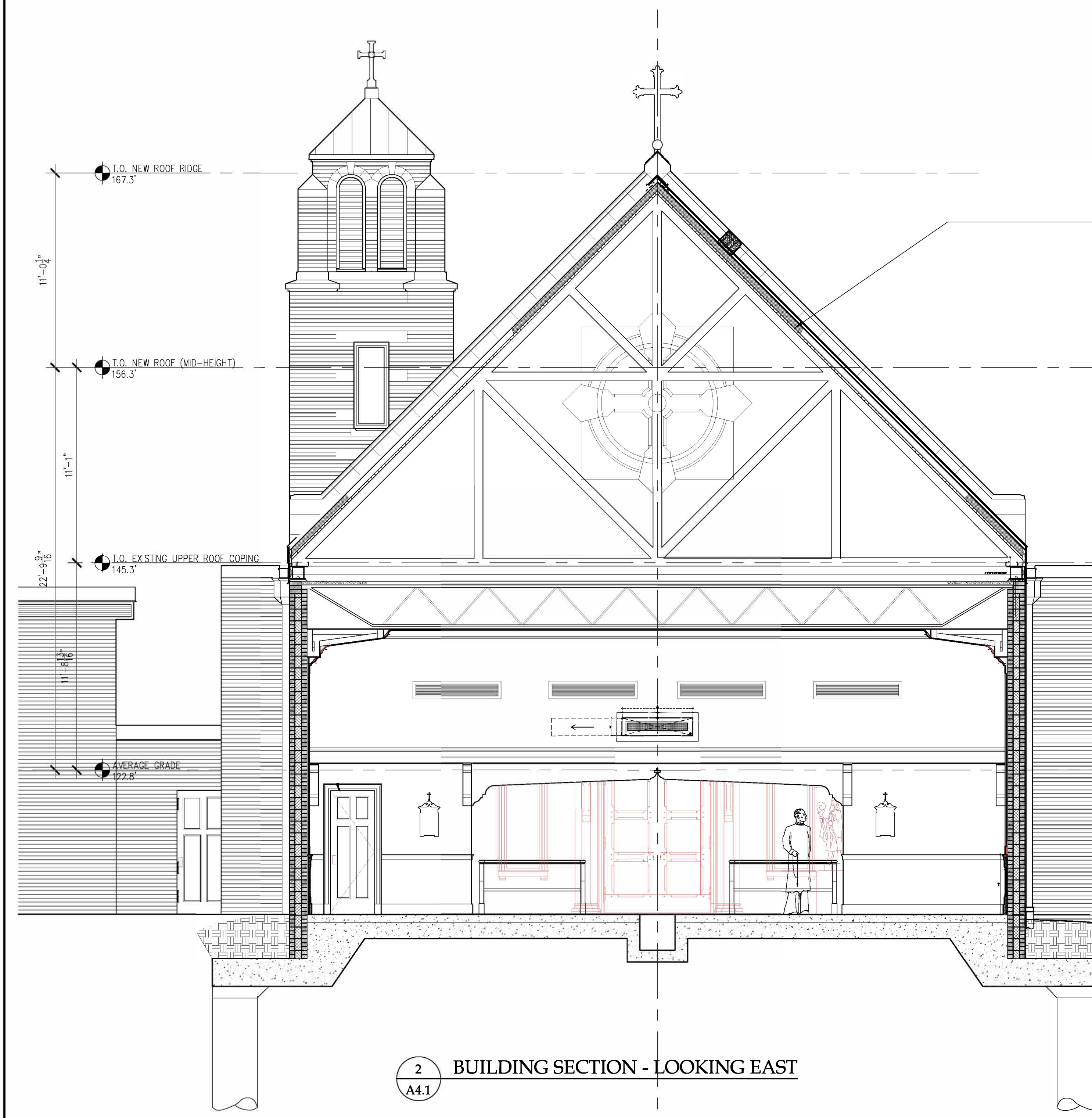
DRAWING TITLE:

BUILDING  
SECTIONS

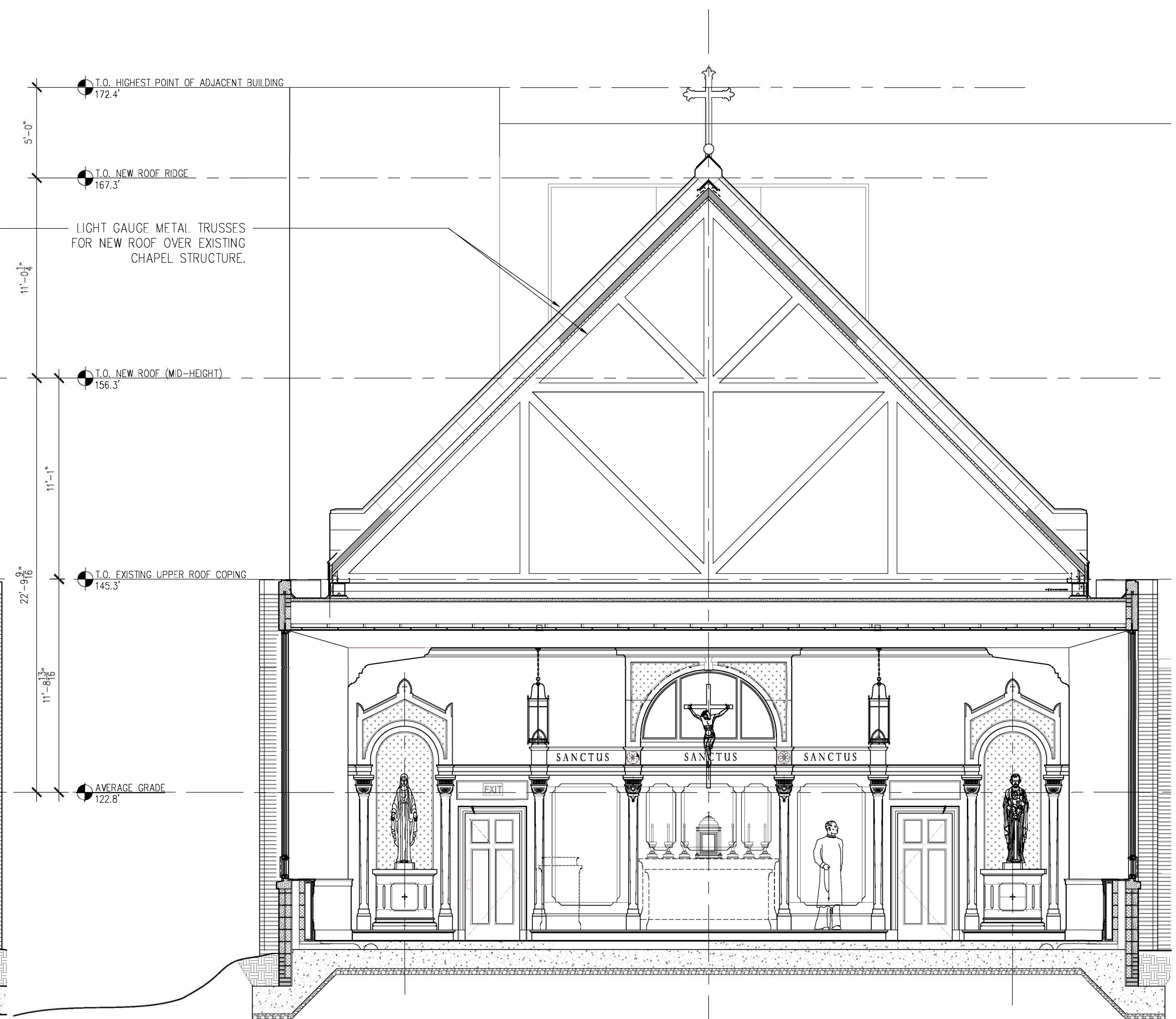


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**A4.1**  
ISSUE:  
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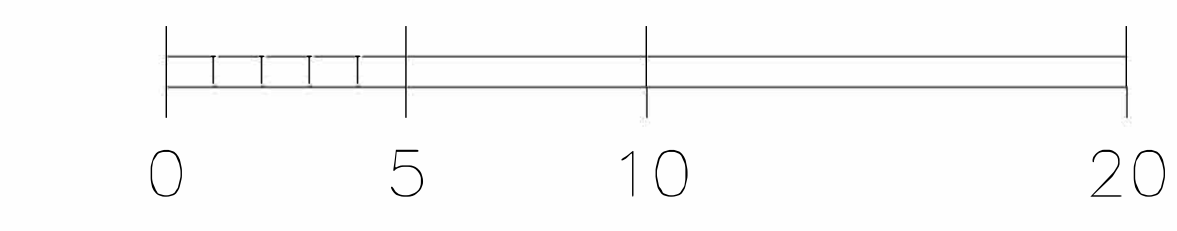
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2 BUILDING SECTION - LOOKING EAST  
A4.1



1 BUILDING SECTION - LOOKING WEST  
A4.1

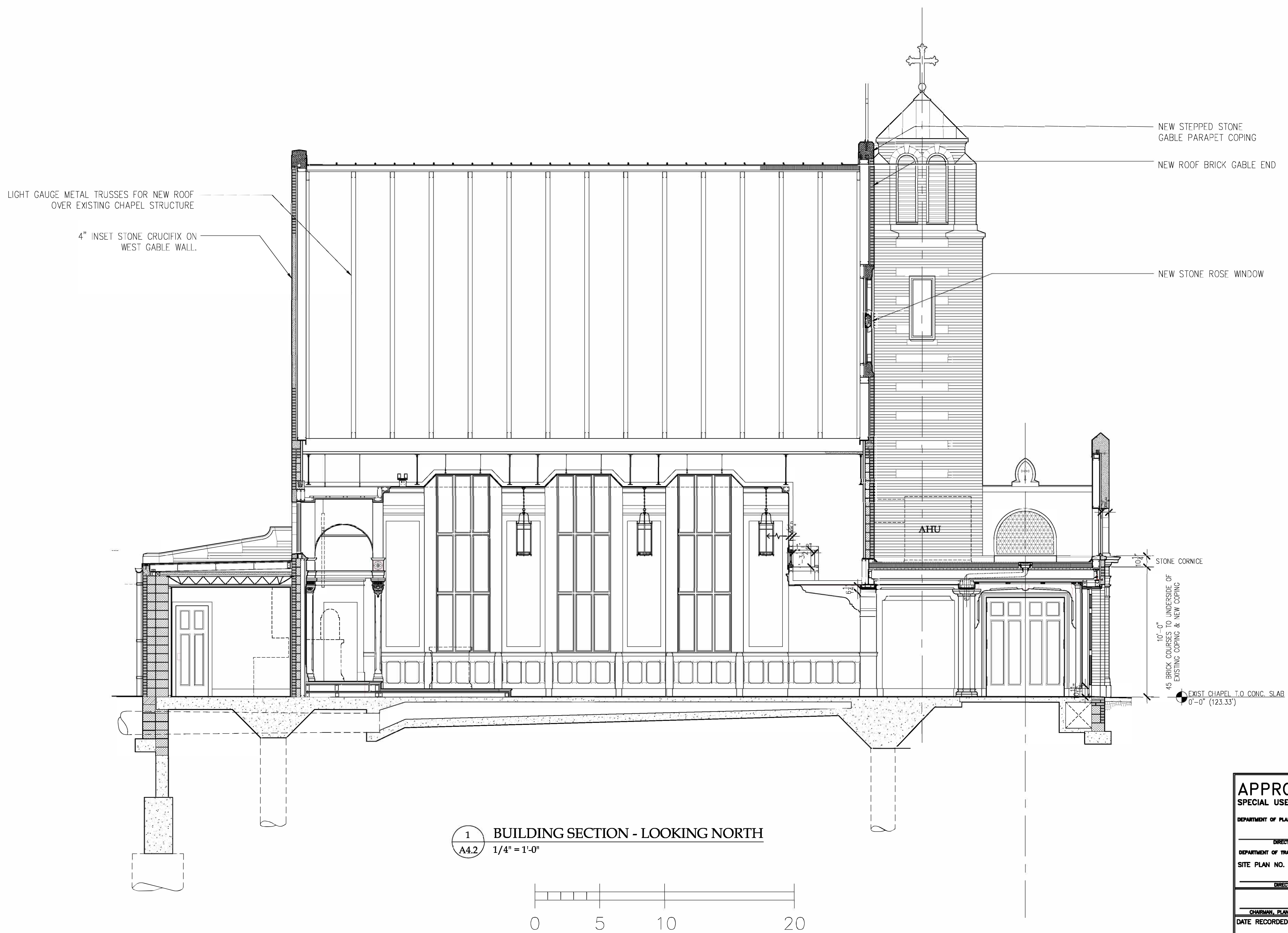




- NEW WORK NOTES:
1.

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2.

SEE CHAPTER 14 FOR ALL MILLWORK AND FINISH ASSIGNMENTS

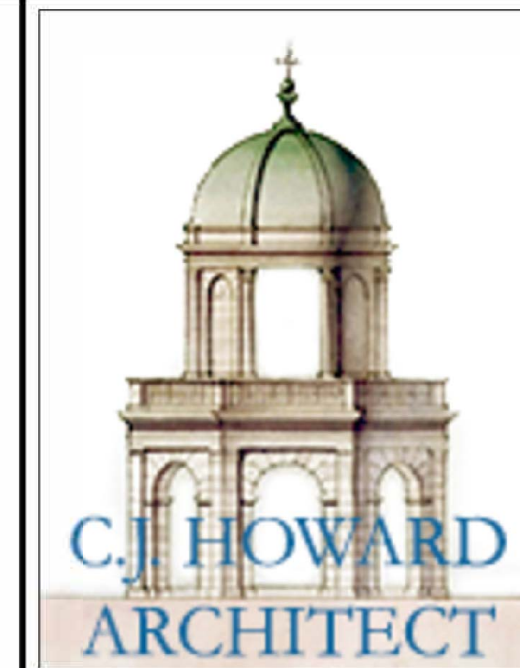
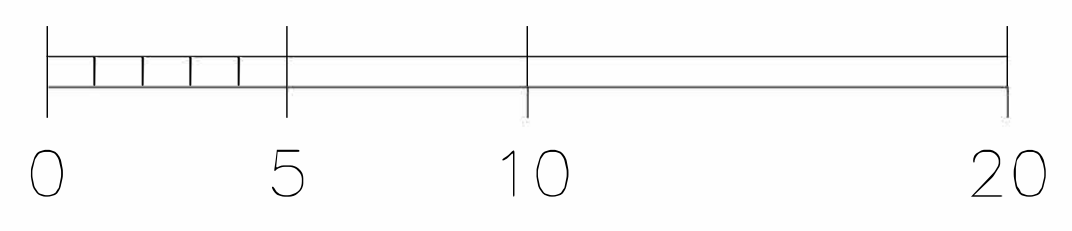


1

BUILDING SECTION - LOOKING NORTH

A4.2

1/4" = 1'-0"



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- 1
- ADD-ALT #1:  
ADD DORMER ELEMENT TO  
MAIN ROOF
- 2
- ADD-ALT #2:  
ADD NEW BULKHEADS TO  
EXISTING TO FORM COFFERED  
CEILING EFFECT
- 3
- ADD-ALT #3:  
NEW ALUMINUM FRAMES FOR  
NEW STAINED GLASS
- 4
- ADD-ALT #4:MILLWORK:  
- (6 OF 8) PIER BRACKETS  
- (8) VERTICAL PANELS  
- WAINSCOT ONLY ALONG  
N/S WALLS IN CHAPEL  
(CHAIR RAIL AND BASE IN  
BASE BID)  
- (4) BRACKETS UNDER  
EXISTING MECHANICAL SOFFIT  
- 6 BEAMS AT ENTRY

SAINT FRANCIS  
DE SALES  
CHAPEL  
RENOVATION

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BUILDING  
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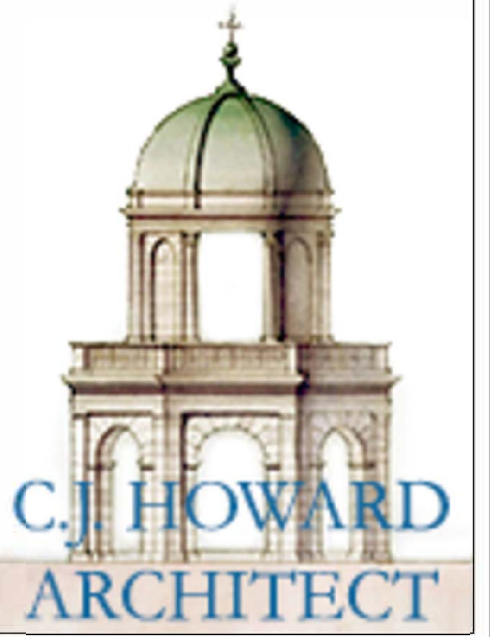
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NEW WORK NOTES:

1. SEE CHAPTERS 5 & 6 FOR WALL SECTIONS AND DETAILS
2. SEE CHAPTER 14 FOR ALL MILLWORK AND FINISH ASSIGNMENTS



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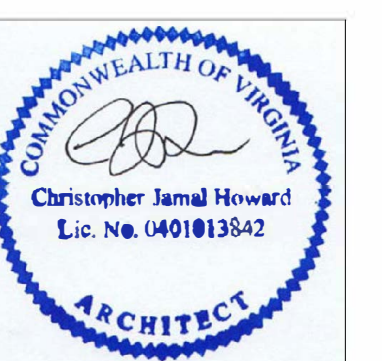
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A4.3

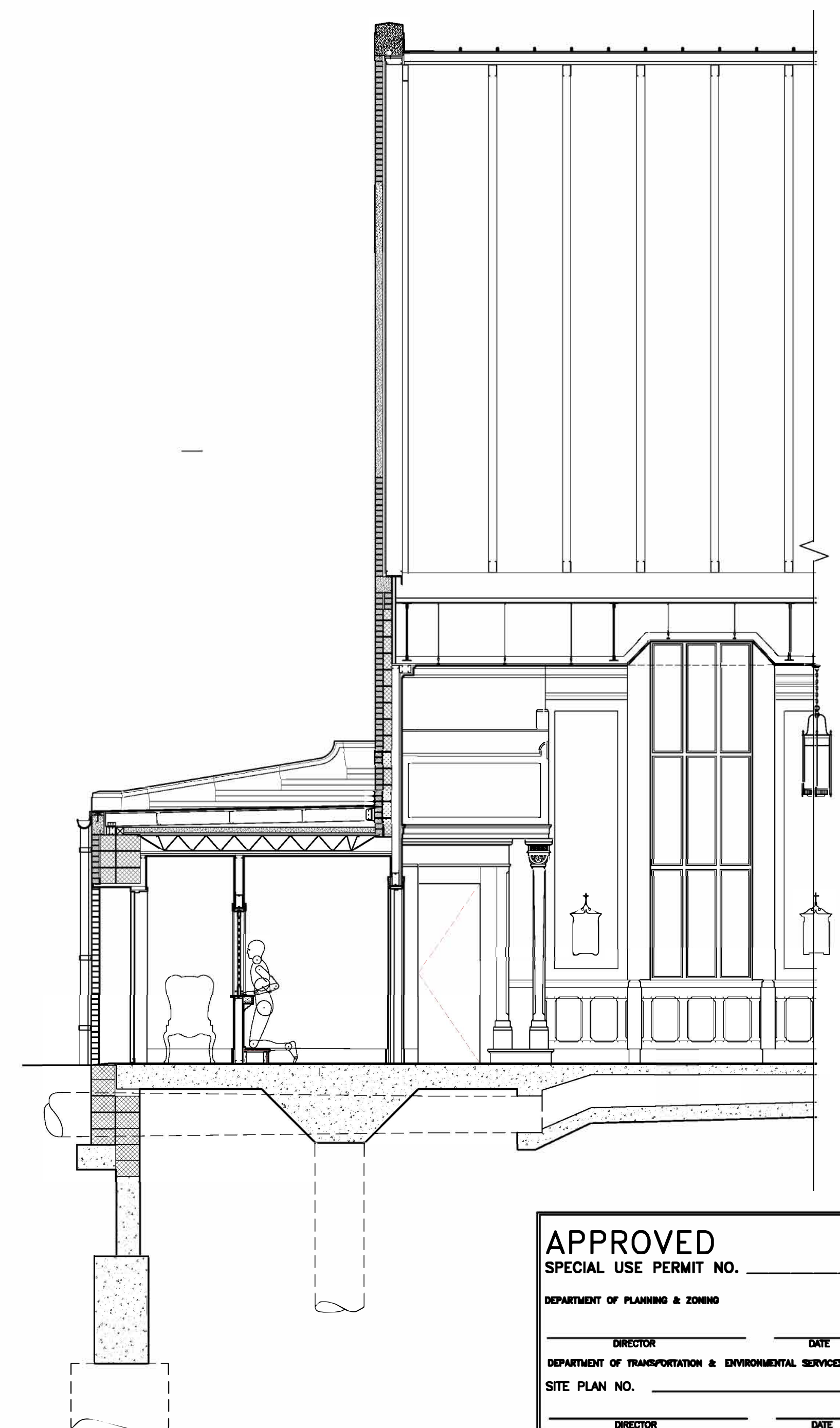
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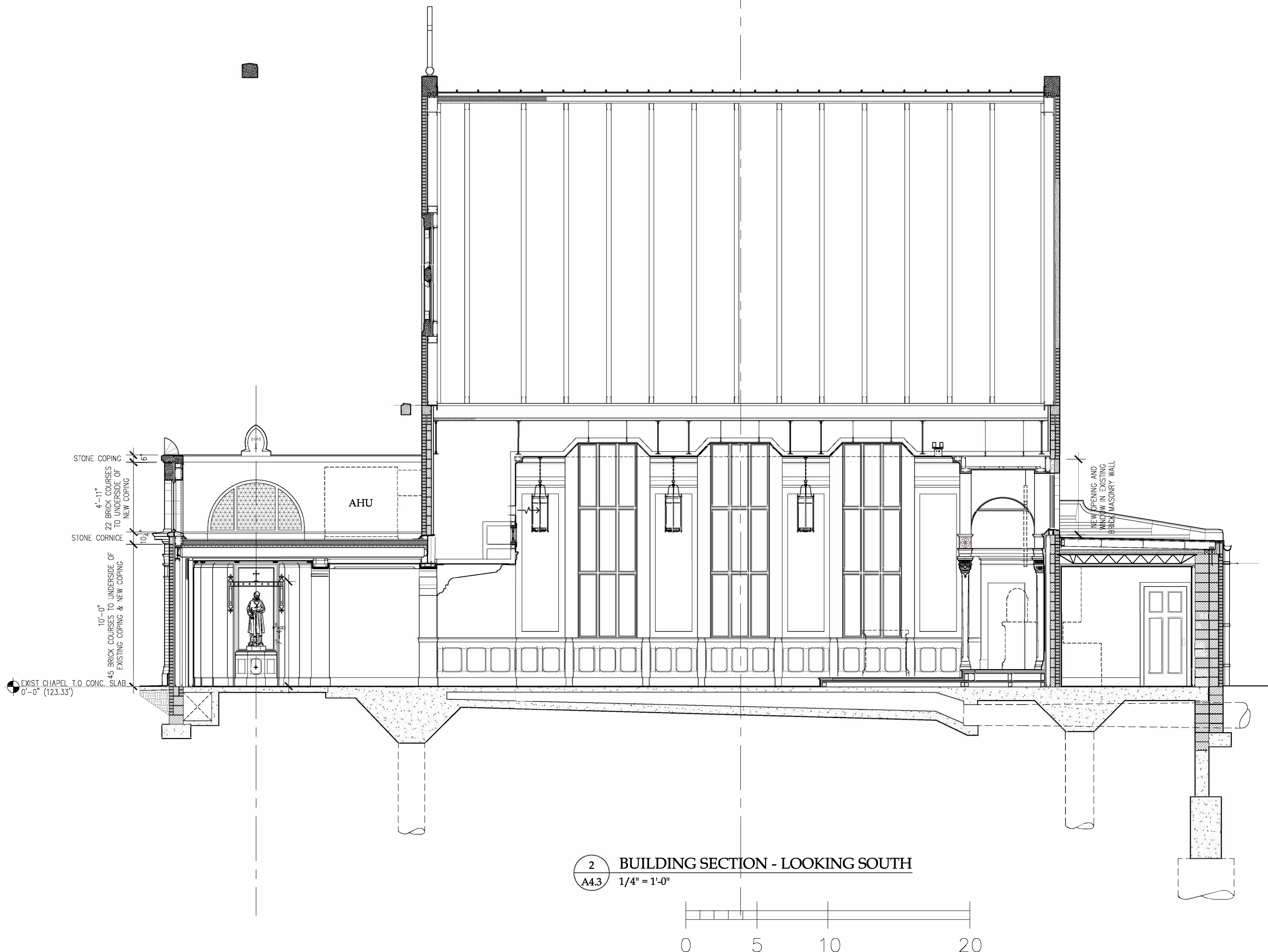
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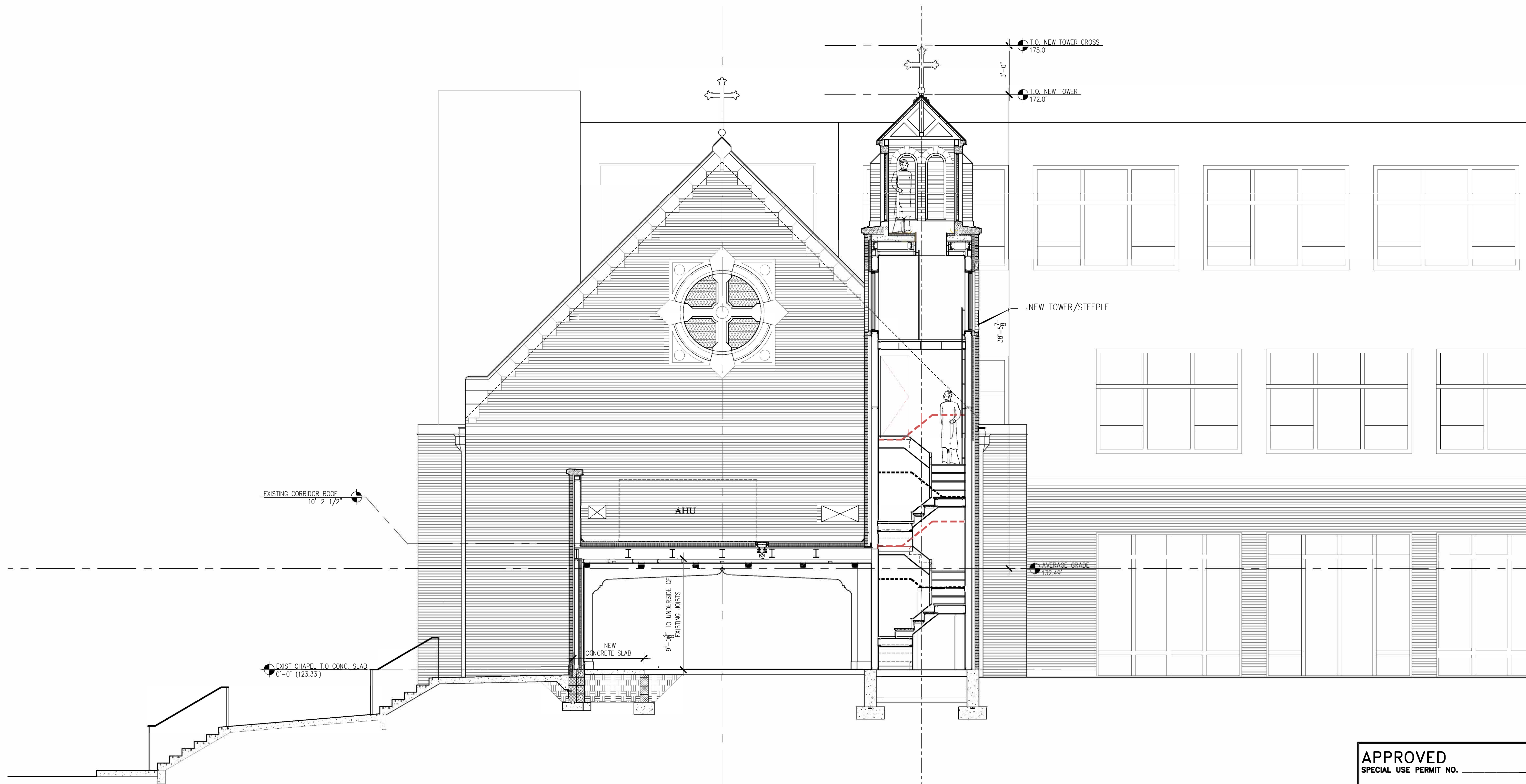
1 PARTIAL SECTION - LOOKING NORTH  
A4.3 1/4" = 1'-0"



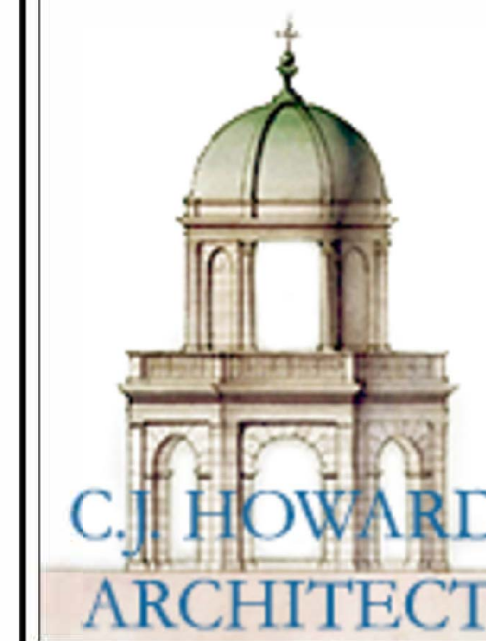
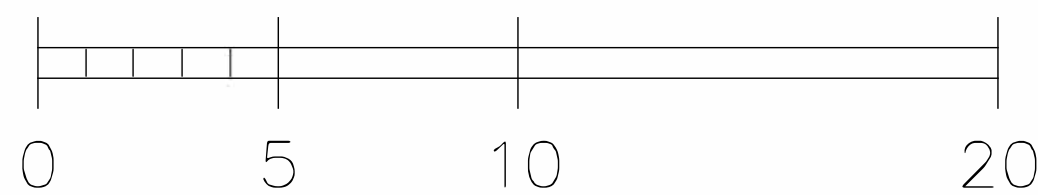
2 BUILDING SECTION - LOOKING SOUTH  
A4.3 1/4" = 1'-0"







1 BUILDING SECTION - THROUGH ENTRY LOOKING WEST  
A4.5 1/4" = 1'-0"



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4 ADD-ALT #4: MILLWORK:  
- 6 BEAMS AT ENTRY

## SAINT FRANCIS DE SALES CHAPEL RENOVATION

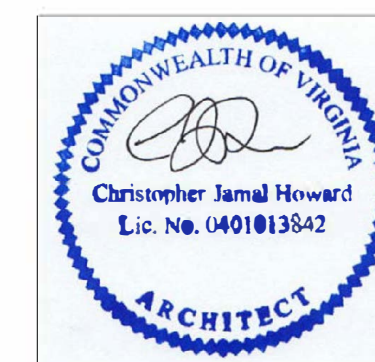
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