PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

BASILICA SCHOOL OF SAINT MARY

400 GREEN STREET

CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL SITE AREA = 3.8859 AC 169,271 SF

TOTAL AREA OF TAX PARCEL = 3.8859 AC 169,271 SF

TOTAL EXISTING IMPERVIOUS AREA = 2.7341 AC 119,098 SF

TOTAL PROPOSED IMPERVIOUS AREA = 2.6536 AC 115,591 SF

TOTAL DISTURBED AREA = 2.3141 AC 100,803 SF

ENVIRONMENTAL SITE ASSESSMENT

1. THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, CONNECTED TIDAL WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS, OR WETLANDS LOCATED ON THE SITE; HOWEVER, ACCORDING TO FEMA MAPS, A SMALL PORTION OF THE SITE IS WITHIN THE 100-YEAR FLOODPLAIN OF THE POTOMAC RIVER. DUE TO THE SMALL SIZE OF THE FLOODPLAIN ONSITE, 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.
2. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
3. ALL WELLS TO BE DEMOLISHED 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.
4. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
5. 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

ALL REQUIRED PERMITS FROM VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY, ENVIRONMENTAL PROTECTION AGENCY, ARMY CORPS OF ENGINEERS, VIRGINIA MARINE RESOURCES MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF THE FINAL SITE PLAN.

THIS PROJECT PROPOSES CONSTRUCTION ACTIVITIES WHICH DISTURB AN AREA MORE THAN 1 ACRE, THEREFORE A VPDES PERMIT IS REQUIRED.

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.

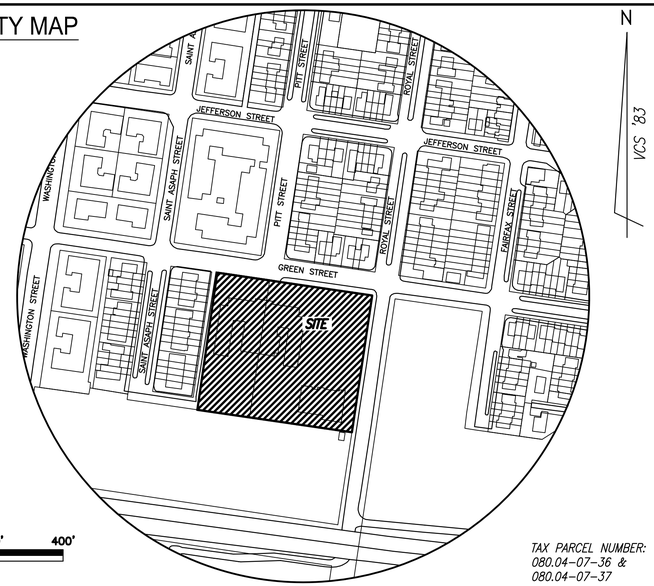
THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

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

GENERAL NOTES

1. 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.
2. NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).
3. 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.
4. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF.
5. 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.
6. 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).
7. 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).
8. ELECTRICAL WIRING METHODS AND OTHER ELECTRICAL REQUIREMENTS MUST COMPLY WITH NFPA 70, 2008.
9. 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.
10. THIS PROJECT IS LOCATED IN A COMBINED SEWER AREA.
11. THIS SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.

VICINITY MAP



TAX PARCEL NUMBER:
080.04-07-36 &
080.04-07-37

PROJECT DESCRIPTION NARRATIVE

THE APPLICANT REQUESTS A DEVELOPMENT SPECIAL USE PERMIT WITH A SITE PLAN (DSUP) TO PERMIT AN ADDITION CONNECTING THE TWO EXISTING BUILDINGS, RELOCATION OF SITE ENTRANCES, AND ASSOCIATED SITE IMPROVEMENTS. THESE IMPROVEMENTS INCLUDE UPGRADED PARKING AREA, STUDENT PICK-UP AND DROP-OFF FACILITIES, AND PLAY AREA. IN EXISTING CONDITIONS THE SITE CONTAINS AN ELEMENTARY SCHOOL BUILDING, MIDDLE SCHOOL BUILDING, PARKING LOT, AND PLAY AREA. THIS SITE IS LOCATED WITHIN AND IS SUBJECT TO THE REQUIREMENTS OF OLD TOWN SMALL AREA PLAN AND OLD AND HISTORIC ALEXANDRIA DISTRICT.

REQUESTED APPLICATIONS AND MODIFICATIONS:

- DEVELOPMENT SPECIAL USE PERMIT FOR A PRIVATE SCHOOL
- SUP FOR PARKING IN EXCESS OF REQUIREMENT
- MODIFICATION TO MINIMUM LANDSCAPE ISLAND REQUIREMENT
- MODIFICATION OF THE REQUIRED STREET TREE PLACEMENT

PREVIOUSLY APPROVED SUP/DSUP

- SUP162
- SUP94-030
- SUP95-0138

BUILDING CODE ANALYSIS:

USE:	SCHOOL
USE GROUP:	E
TYPE OF CONSTRUCTION:	II-B
NUMBER OF STORIES:	3 STORY (MAIN BUILDING) 4 STORY (STEPHENS HALL)
FLOOR AREA (GROSS):	111,109 SF
FLOOR AREA (NET):	101,863 SF
BUILDING FOOT PRINT AREA:	40,827 SF (INCLUDES EXISTING BUILDING)
BUILDING HEIGHT:	48.6' (TOWER), 35.0' (FLAT ROOF)
FIRE SUPPRESSION/DETECTION:	FULLY SPRINKLERED (STEPHENS HALL & BUILDING ADDITION)

COMPLETE STREETS INFORMATION:

	NEW	UPGRADED
CROSSWALKS (NUMBER)	N/A	3
STANDARD	N/A	2
HIGH VISIBILITY	N/A	1
CURB RAMPS	N/A	2
SIDEWALKS (LF)	25	N/A
BICYCLE PARKING (NUMBER SPACES)	N/A	N/A
PUBLIC/VISITOR	N/A	N/A
PRIVATE/GARAGE	N/A	N/A
BICYCLE PATHS (LF)	N/A	N/A
PEDESTRIAN SIGNALS	N/A	N/A

OWNER/DEVELOPER

OWNER:
BISHOP OF THE CATHOLIC DIOCESE
OF ARLINGTON
310 DUKE STREET
ALEXANDRIA, VA 22314
D.B. 104 P.G. 91 & D.B. 189 P.G.38
CONTACT: BOB NASHED
EMAIL: ROBERT.NASHED@ARLINGTONDIOCESE.ORG

DEVELOPER:
BASILICA SCHOOL OF SAINT MARY
400 GREEN STREET
ALEXANDRIA, VA 22314
(703) 549-1646
CONTACT: BOB NASHED
EMAIL: ROBERT.NASHED@ARLINGTONDIOCESE.ORG

ARCHITECT:
BARNES VANZE ARCHITECTS, INC.
1000 POTOMAC STREET NW SUITE L-2
WASHINGTON, DC 20007
(202) 337-7255
CONTACT: MICHAEL PATRICK

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

ATTORNEY:
WALSH, COLUCCI, LUBELEY & WALSH, PC.
2200 CLARENDON BLVD, SUITE 1300
ARLINGTON, VA 22201
(703) 528-4700 X5413
CONTACT: M. CATHARINE PUSKAR

LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ, INC.
101 N. UNION ST. SUITE 320
ALEXANDRIA, VA 22314
(703) 548-5010 X112
CONTACT: TRINI RODRIGUEZ

TRAFFIC:
GOROVE SLADE
11140 CONNECTICUT AVE. NW #600
WASHINGTON, DC 20036
(202) 540-1926
CONTACT: ROB SCHIESEL

ARBORIST:
TNT ENVIRONMENTAL
13966 PARKEAST CIRCLE, SUITE 101
CHANTILLY, VIRGINIA 20151
(703) 466-5123
CONTACT: SOPHIE SWARTZENDRUBER

ZONING TABULATIONS

1. TAX MAP: #080.04-07-36 & #080.04-07-37
2. ZONE OF SITE: RM/TOWNHOUSE ZONE
3. USE: EXISTING: PRIVATE SCHOOL PROPOSED: PRIVATE SCHOOL
4. LOT AREA: REQUIRED: N/A PROVIDED: 169,271 SQ FT
5. OPEN SPACE: REQUIRED: N/A PROVIDED: 63,300 SF (37.4%)
   GROUND LEVEL: 63,300 SF ROOFTOP: 0 SF
   PUBLIC: 0 SF PRIVATE: 63,300 SF
   PRIVATE OPEN SPACE W/ PUBLIC ACCESS EASEMENT: 0 SF
6. NUMBER OF DWELLING UNITS: ALLOWED: N/A PROPOSED: N/A
7. UNITS PER ACRE: ALLOWED: 30 PROPOSED: N/A
8. FLOOR AREA:

	GROSS	NET	PARKING
ALLOWED: 253,907 SF EXISTING:	90,571 SF	82,565 SF	0 SF
PROPOSED:	111,109 SF	101,863 SF	0 SF

9. FLOOR AREA RATIO: PERMITTED: 1.5 EXISTING: 0.5 PROPOSED: 0.7
   EXISTING BELOW GRADE: 0.1 EXISTING AT GRADE: 0.2 EXISTING ABOVE GRADE: 0.2
   PROPOSED BELOW GRADE: 0.1 PROPOSED AT GRADE: 0.3 PROPOSED ABOVE GRADE: 0.3
10. AVERAGE FINISHED GRADE: 22.1'
11. BUILDING HEIGHT: PERMITTED: 35 FT PROPOSED: 35.0 FT
    EXISTING: PARAPET 36.1 FT TOWER: 48.6 FT; PARAPET: 38.0 FT
12. SETBACKS:
    REQUIRED: FRONT: 6.2'(EAST), 10.0'(NORTH)
    SIDE: 25'
    REAR: 1:1 SETBACK RATIO WITH MINIMUM 16'
    PROVIDED: FRONT: 21.2'(EAST), 63.9'(NORTH)
    SIDE: 29.7'(WEST)
    SIDE: 30.7' (SOUTH)
    REAR: N/A
13. FRONTAGE: REQUIRED: N/A
    PROPOSED: 821.51'
14. * PARKING: REQUIRED:
    1 SPACE FOR EACH 25 CLASSROOM SEATS
    765 CLASSROOM SEATS/ 25 = 31 SPACES

    EXISTING:

STANDARD PARKING SPACES:	30 SPACES
COMPACT PARKING SPACES:	35 SPACES
ACCESSIBLE PARKING SPACES:	2 SPACES
TOTAL PARKING SPACES:	67 SPACES (INCLUDING TANDEM)

    PROVIDED (AT GRADE):

STANDARD PARKING SPACES:	20 SPACES
COMPACT PARKING SPACES:	50 SPACES
ACCESSIBLE PARKING SPACES:	4 SPACES
TOTAL PARKING SPACES:	74 SPACES

15. LOADING SPACES: REQUIRED: N/A PROPOSED: N/A
15. CANOPY COVERAGE: REQUIRED: 42,318 SF (25%) PROPOSED: 44,591 SF (26.3%)
    (SEE CROWN COVER TABULATIONS ON OVERALL LANDSCAPE PLAN L1.00)
16. TRIP GENERATION: PER TRANSPORTATION IMPACT STUDY
    EXISTING: 1,561 VPD (TIS) PROPOSED: 1,659 VPD (TIS)
    EX AM PEAK: 633 VPH PR AM PEAK: 673 VPH
    EX PM DISMISSAL PEAK: 305 VPH PR PM DISMISSAL PEAK: 324 VPH
    EX PM PEAK: 141 VPH PR PM PEAK: 150 VPH

* SEE REQUESTED APPLICATIONS AND MODIFICATIONS FOR DETAILED INFORMATION (THIS SHEET)

SHEET INDEX:

RC FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422
PROJ. MANAGER: VINCE MCHALE
EMAIL: VMCHALE@RCFASSOC.COM

DRAWN: ACS
DATE: OCT 2020
REV.:
SCALE: AS NOTED

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
FEBRUARY 9, 2021
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

PRELIMINARY DEVELOPMNT SPECIAL USE PERMIT
BASILICA SCHOOL OF SAINT MARY
400 GREEN STREET
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: COVER SHEET

APPROVED
SPECIAL USE PERMIT NO. 2019-0004

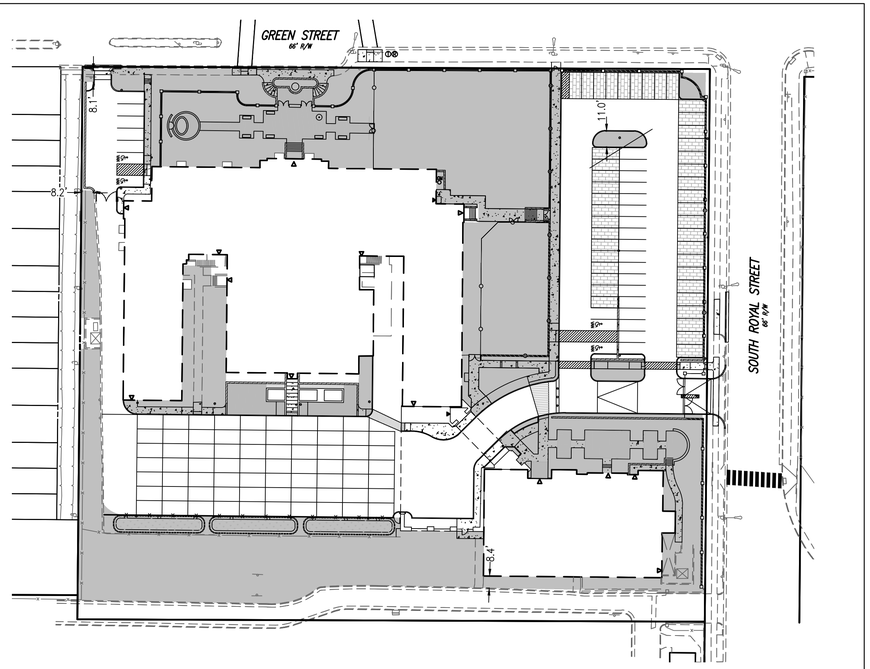
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE

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

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE



TOTAL SITE AREA:	169,271 SF	GROUND LEVEL OPEN SPACE:	63,300 SF	PUBLIC OPEN SPACE:	0 SF
OPEN SPACE REQUIRED:	N/A	ROOFTOP OPEN SPACE:	0 SF	PRIVATE OPEN SPACE:	63,300 SF
OPEN SPACE PROVIDED:	63,300 SF (37.4%)	TOTAL OPEN SPACE:	63,300 SF	PRIVATE OPEN SPACE W/ PUBLIC ACCESS EASEMENT:	0 SF
				TOTAL OPEN SPACE:	63,300 SF

GROUND LEVEL OPEN SPACE

OPEN SPACE GRAPHIC

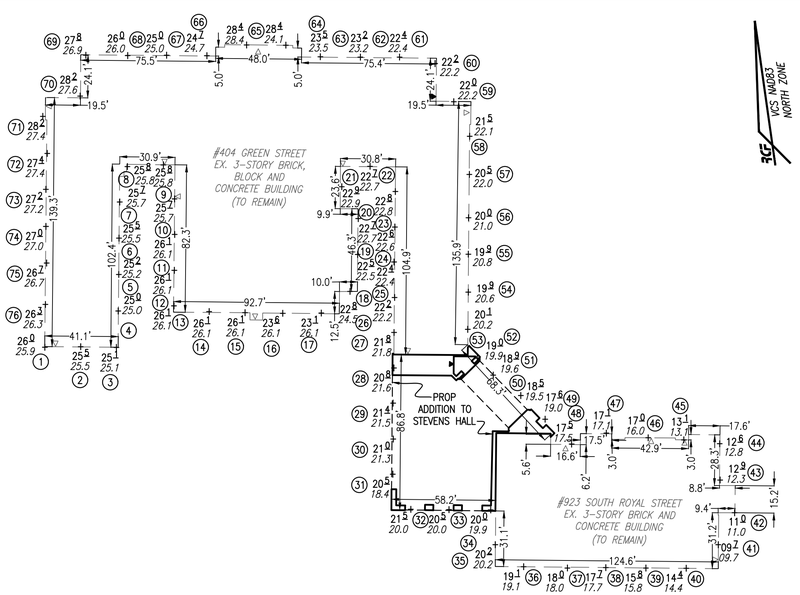
SCALE: 1" = 50'

0' 50' 100'

CONTEXTUAL MAP

SCALE: 1" = 200'

0' 200' 400'



Average Finished Grade			
Spot	Grade	Spot	Grade
1	26.0	39	15.8
2	25.5	40	14.4
3	25.1	41	9.7
4	25.0	42	11.0
5	25.2	43	12.9
6	25.5	44	12.6
7	25.7	45	13.1
8	25.8	46	17.0
9	25.8	47	17.1
10	25.7	48	17.5
11	26.1	49	17.6
12	26.1	50	18.5
13	26.1	51	18.9
14	26.1	52	19.0
15	26.1	53	20.1
16	23.6	54	19.9
17	23.1	55	19.9
18	22.8	56	20.0
19	22.5	57	20.5
20	22.7	58	21.5
21	22.9	59	22.0
22	22.7	60	22.2
23	22.8	61	22.4
24	22.6	62	23.2
25	22.4	63	23.5
26	22.2	64	28.4
27	21.8	65	28.4
28	20.8	66	24.7
29	21.4	67	25.0
30	21.0	68	26.0
31	20.5	69	27.8
32	21.5	70	28.2
33	20.5	71	28.2
34	20.0	72	27.4
35	20.2	73	27.2
36	19.1	74	26.7
37	18.0	75	26.7
38	17.7	76	26.0
		Average	22.1

AVERAGE FINISHED GRADE AND BUILDING DIMENSION GRAPHIC

SCALE: 1" = 40'

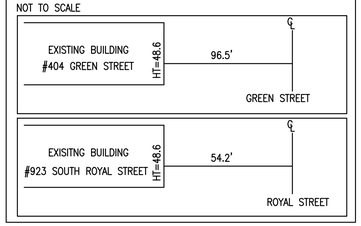
0' 40' 80'

SECTION 6-403 COMPLIANCE NOTE:

SECTION 6-403 STATES "IN ALL HEIGHT DISTRICTS, THE ALLOWABLE HEIGHT OF A BUILDING AT ANY POINT SHALL NOT EXCEED TWICE THE DISTANCE FROM THE FACE OF THE BUILDING AT THAT POINT TO THE CENTERLINE OF THE STREET FACING SUCH BUILDING." SEE DETAIL BELOW FOR SECTION SHOWING COMPLIANCE.

SECTION 6-403 DETAIL:

NOT TO SCALE



LEGEND:

- BUS STOP
- DASH ROUTES AT3
- METRO BUS ROUTES 10ABE, 11Y
- METRO BUS ROUTE NH2
- ENHANCED BICYCLE CORRIDOR

APPROVED
SPECIAL USE PERMIT NO. 2019-0004

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
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FEBRUARY 9, 2021
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

BASILICA SCHOOL OF SAINT MARY

400 GREEN STREET

CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: ACS
SCALE: AS NOTED
DATE: JAN 2021

CONTEXTUAL PLAN

SHEET 2 OF 23

FILE: 20-77

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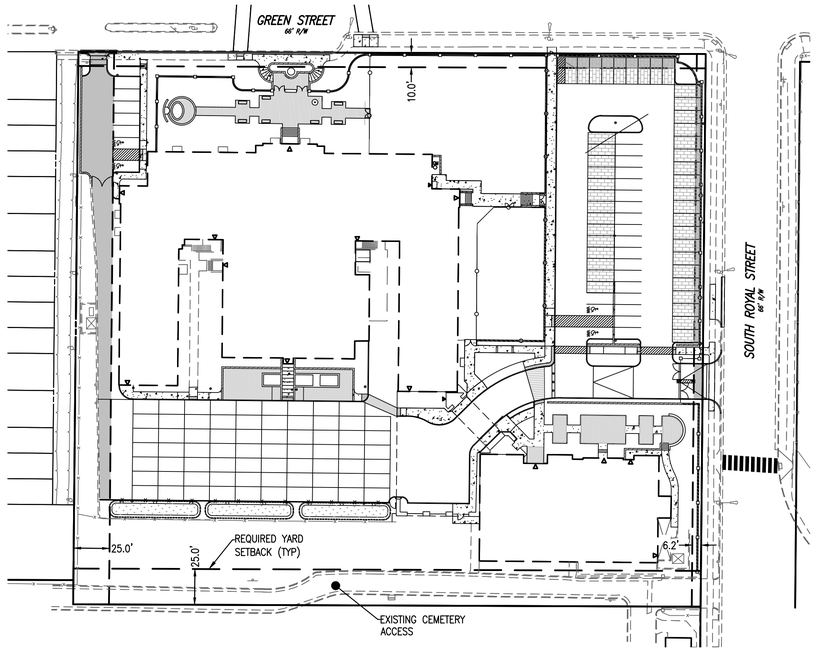

TOTAL REQUIRED YARD AREA ALONG GREEN STREET: 4,383 SF
MAXIMUM PARKING AREA: 2,192 SF (50.0%)
PROVIDED PARKING AREA: 970 SF (22.1%)

TOTAL REQUIRED YARD AREA ALONG ROYAL STREET: 2,394 SF
MAXIMUM PARKING AREA: 1,197 SF (50.0%)
PROVIDED PARKING AREA: 739 SF (30.9%)

TOTAL REQUIRED YARD AREA WEST SIDE YARD: 9,654 SF
MAXIMUM PARKING AREA: 4,827 SF (50.0%)
PROVIDED PARKING AREA: 3,970 SF (22.1%)

TOTAL REQUIRED YARD AREA ALONG SOUTH SIDE YARD: 10,960 SF
MAXIMUM PARKING AREA: 5,480 SF (50.0%)
PROVIDED PARKING AREA: 0 SF (0.0%)

PARKING AREA IN REQUIRED YARD

YARD PARKING EXHIBIT
SCALE: 1" = 50'

0' 50' 100'

VCS NAD83 NORTH ZONE

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PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

BASILICA SCHOOL OF SAINT MARY

400 GREEN STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: ACS
SCALE: 1"=50'
DATE: JAN 2021

YARD PARKING EXHIBIT

SHEET 3 OF 23
FILE: 20-77

APPROVED
SPECIAL USE PERMIT NO. 2019-0004

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

GENERAL NOTES:

1. TAX MAP: #080.04-07-36 & #080.04-07-37
2. ZONE: RM/TOWNHOUSE
3. OWNER: THOMAS J. WELSH. BISHOP OF ARLINGTON (TM: 07-36)
   ST. MARYS CATHOLIC CEMETERY (TM: 07-37)
   310 DUKE ST. ALEXANDRIA, VA. 22314
   D.B. 801 PG. 513 (TM: 07-36)
   D.B. 104 PG. 91 (TM: 07-37)
4. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88. PER CITY OF ALEXANDRIA MONUMENT #623. ELEVATION = 8.88'

   BOUNDARY REFERENCED TO VIRGINIA COORDINATE SYSTEM, 1983. MONUMENTS USED:
   CITY OF ALEXANDRIA GPS #622. N= 6,976484.83 E= 11,897,487.02
   CITY OF ALEXANDRIA GPS #623. N= 6,975631.81 E= 11,897,341.57
5. TOTAL SITE AREA: 169,271 SQ. FT. OR 3.8859 ACRES.
6. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
7. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS, UNDERGROUND STORAGE TANKS, OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
8. THERE IS NO ONSITE AREA WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP, DISPOSAL AREA, OR AREA WITH THE POTENTIAL OF GENERATING COMBUSTIBLE GASES.
9. THIS SITE DOES NOT CONTAIN ANY AREA WITH PREVIOUSLY MAPPED MARINE CLAYS.
10. THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS GRIST MILL SANDY LOAM. THE GRIST MILL SANDY LOAM OCCURS IN LOW, SMOOTH TERRACES. IT IS A WELL DRAINED SOIL.
11. TITLE ABSTRACT WAS FURNISHED, ALL UNDERLYING TITLE LINES RIGHT-OF-WAYS, EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE SUBJECT PROPERTY ARE AS SHOWN BY THE ABSTRACT FURNISHED BY KENNETH SCHRANTZ WITH A DATE OF SEPTEMBER 19TH, 2016.
12. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
13. THE PROPERTY IS LOCATED IN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED), OTHER FLOOD AREAS: ZONE X-SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD: AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) , AND OTHER AREAS ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER MAP FLOOD INSURANCE RATE MAP, CITY OF ALEXANDRIA, VA. INDEPENDENT CITY, PANEL 33 OF 45, MAP NUMBER 5155190041E WITH A MAP REVISED DATE OF JUNE 16, 2011.

CIVIL LEGEND:

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES		
WATER MAINS	W	W
GAS MAINS	G	G
TELEPHONE LINES	T	T
STORM SEWER		
SANITARY SEWER		
PAVING		
FENCES	X	X
POWER LINES	E	E
SPOT ELEVATIONS	× 124.5	+ 124 5
CONTOURS	124	124
BUILDING ENTRANCES	▽	▼
UTILITY POLE		
LIGHT POLE	☼	☼

TEXT LEGEND:

° = DEGREES
' = MINUTES (OR FEET)
" = SECONDS (OR INCHES)
% = PERCENT
# = NUMBER
@ = AT
lbs = POUNDS
A = ARC
AC = ACRE
ADA = AMERICANS W/ DISABILITIES ACT
APPROX = APPROXIMATE
BC = BOTTOM OF CURB
BF = BASEMENT FLOOR
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BM = BENCHMARK
BSMT = BASEMENT
BOL = BOLLARD
BW = BOTTOM OF WALL
CATV = CABLE UTILITY
CL = CLASS
C/L = CENTERLINE
CLR = CLEARANCE
CLF = CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
CI = CURB INLET
CO = CLEAN OUT
CONC = CONCRETE
C&G = CURB & GUTTER
CVR = COVER
DB = DEED BOOK
DHF = DRILL HOLE FOUND
DIP = DUCTILE IRON PIPE
DOM = DOMESTIC
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
GI = GRATE INLET
G/L = GAS LINE
GM = GAS METER
G/S = GAS SERVICE
GV = GAS VALVE
HC = HEADER CURB
HDCP = HANDICAP
HDPE = HIGH DENSITY POLYETHYLENE
HP = HIGH POINT
HPS = HIGH PRESSURE SODIUM
IPF = IRON PIPE FOUND
INV = INVERT
INSTR = INSTRUMENT
INTX = INTERSECTION
IRF = IRON ROD FOUND
L = LUMENS
LAT = LATERAL
LED = LIGHT EMITTING DIODE
LL = LANDSCAPE LIGHT
LOC = LOCATION
LP = LIGHT POLE
MAX = MAXIMUM
ME = MATCH EXISTING
MH = MANHOLE
MIN = MINIMUM
MON = MONUMENT
MPH = MILES PER HOUR
MW = MONITORING WELL
N = NORTH
OHW = OVERHEAD WIRE
PED = PEDESTRIAN
PN = PANEL
PG = PAGE
PP = POWER POLE
PROP = PROPOSED
PVC = POLYVINYL CHLORIDE
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
RELOC = RELOCATED
RET = RETAINING
RESID = RESIDENTIAL
REQ = REQUIRED
ROW = RIGHT-OF-WAY
S = SOUTH
SAN = SANITARY
SEW = SEWER
SF = SQUARE FEET
SQ FT = SQUARE FEET
STM = STORM
STR = STRUCTURE
SW = SIDEWALK
TBR = TO BE REMOVED
TBS = TO BE SAVED
TM = TAX MAP
TMH = TELEPHONE MANHOLE
TC = TOP OF CURB
TW = TOP OF WALL
TRAF SIG = TRAFFIC SIGNAL
TYP = TYPICAL
UGE = UNDERGROUND ELECTRIC
UP = UTILITY POLE
VCS = VIRGINIA COORDINATE SYSTEM
VPD = VEHICLES PER DAY
W = WEST
W/L = WATER LINE
WM = WATER METER
W/S = WATER SERVICE
WSE = WATER SURFACE ELEVATION
WV = WATER VALVE
WW = WINDOW WELL
XING = CROSSING

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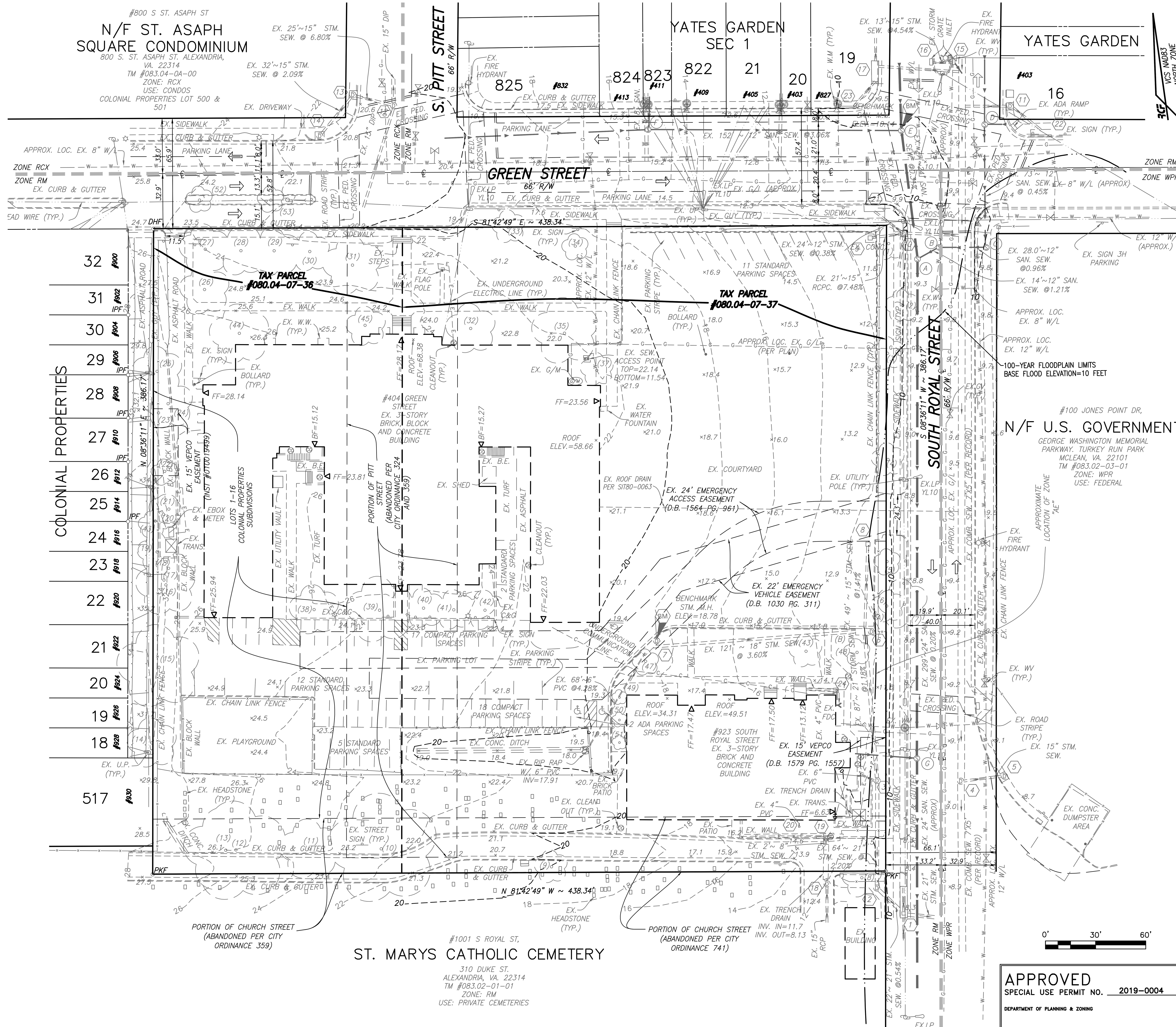
Tue, Feb 09 2021 - 11:07:26am



TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON DECEMBER 19, 2018; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

EXISTING CONDITIONS SURVEY NOTES:

1. 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.
2. 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.

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. 2019-0004
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

RC FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700. Washington Street, Suite 220
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
FEBRUARY 9, 2021
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
BASILICA SCHOOL OF SAINT MARY
400 GREEN STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: ACS
SCALE: 1" = 30'
DATE: JAN 2021

EXISTING CONDITIONS

SHEET 4 OF 23
FILE: 20-77

ADJOINING LOT INFORMATION

900 S. SAINT ASAPH ST.
N/F CAROL R. OR DENNIS M. KENNEDY
900 S. SAINT ASAPH ST.
ALEXANDRIA, VA. 22314
TM #080.04-07-20
ZONE: RM
USE: TOWNHOUSE
DB. 1570 PG. 327
COLONIAL PROPERTIES LOT 32

902 S. SAINT ASAPH ST.
N/F NANCY E. OR RANDALL A. MADDOX
902 S. SAINT ASAPH ST.
ALEXANDRIA, VA. 22314
TM #080.04-07-21
ZONE: RM
USE: TOWNHOUSE
DB. 1510 PG. 657
COLONIAL PROPERTIES LOT 31

904 S. SAINT ASAPH ST.
N/F GAYLE R. & TERENCE W. ANDERSON, TR.
904 S. SAINT ASAPH ST.
ALEXANDRIA, VA. 22314
TM #080.04-07-22
ZONE: RM
USE: TOWNHOUSE
INSTRUMENT #170010738
COLONIAL PROPERTIES LOT 30

906 S. SAINT ASAPH ST.
N/F HILLARY H. LEWIS
906 S. SAINT ASAPH ST.
ALEXANDRIA, VA. 22314
TM #080.04-07-23
ZONE: RM
USE: TOWNHOUSE
DB. 1705 PG. 681
COLONIAL PROPERTIES LOT 29

908 S. SAINT ASAPH ST.
N/F MARY L. SCRIVA
908 S. SAINT ASAPH ST.
ALEXANDRIA, VA. 22314
TM #080.04-07-24
ZONE: RM
USE: SEMI-DETACHED HOUSE
CW15001004
COLONIAL PROPERTIES LOT 28

910 S. SAINT ASAPH ST.
N/F JONATHAN H. OR KERRI H. KERR
8224 CHANCERY COURT
ALEXANDRIA, VA. 22308
TM #080.04-07-25
ZONE: RM
USE: SEMI-DETACHED HOUSE
INSTRUMENT #150016398
COLONIAL PROPERTIES LOT 27

912 S. SAINT ASAPH ST.
N/F JUDITH A. OR MICHAEL F. LAVANGA, TRS.
912 S. SAINT ASAPH ST.
ALEXANDRIA, VA. 22314
TM #080.04-07-26
ZONE: RM
USE: TOWNHOUSE
INSTRUMENT #170001380
COLONIAL PROPERTIES LOT 26

914 S. SAINT ASAPH ST.
N/F HELENE ELIZABETH BELL ATTN. HELENE E. LAFONTAINE
914 S. SAINT ASAPH ST.
ALEXANDRIA, VA. 22314
TM #080.04-07-27
ZONE: RM
USE: TOWNHOUSE
INSTRUMENT #060009301
COLONIAL PROPERTIES LOT 25

916 S. SAINT ASAPH ST.
N/F PATRICIA A. TIERNEY & HELGA M. TILLINGHAST
916 S. SAINT ASAPH ST.
ALEXANDRIA, VA. 22314
TM #080.04-07-28
ZONE: RM
USE: TOWNHOUSE
INSTRUMENT #040001131
COLONIAL PROPERTIES LOT 24

918 S. SAINT ASAPH ST.
N/F JAMES P. OR HEATHER P. BOBOTEK
918 S. SAINT ASAPH ST.
ALEXANDRIA, VA. 22314
TM #080.04-07-29
ZONE: RM
USE: TOWNHOUSE
INSTRUMENT #050039883
COLONIAL PROPERTIES LOT 23

920 S. SAINT ASAPH ST.
N/F BRENDA K. OR DAVID W. BECK
920 S. SAINT ASAPH ST.
ALEXANDRIA, VA. 22314
TM #080.04-07-30
ZONE: RM
USE: SEMI-DETACHED HOUSE
INSTRUMENT #050002990
COLONIAL PROPERTIES LOT 22

922 S. SAINT ASAPH ST.
N/F CHRISTINE BROWN
922 S. SAINT ASAPH ST.
ALEXANDRIA, VA. 22314
TM #080.04-07-31
ZONE: RM
USE: TOWNHOUSE
INSTRUMENT #130006470
COLONIAL PROPERTIES LOT 21

924 S. SAINT ASAPH ST.
N/F RYAN R. MERTINS & INDIA A. MOORHOUSE
924 S. SAINT ASAPH ST.
ALEXANDRIA, VA. 22314
TM #080.04-07-32
ZONE: RM
USE: TOWNHOUSE
INSTRUMENT #170005396
COLONIAL PROPERTIES LOT 20

926 S. SAINT ASAPH ST.
N/F JOHN OR ELISE LATAWIEC
926 S. SAINT ASAPH ST.
ALEXANDRIA, VA. 22314
TM #080.04-07-33
ZONE: RM
USE: TOWNHOUSE
INSTRUMENT #170008668
COLONIAL PROPERTIES LOT 19

928 S. SAINT ASAPH ST.
N/F LAUREN KRAMER
928 S. SAINT ASAPH ST.
ALEXANDRIA, VA. 22314
TM #080.04-07-34
ZONE: RM
USE: TOWNHOUSE
INSTRUMENT #120000303
COLONIAL PROPERTIES LOT 18

930 S. SAINT ASAPH ST.
N/F CHRISTINE B. & MICHAEL N. SCHLACTER
930 S. SAINT ASAPH ST.
ALEXANDRIA, VA. 22314
TM #080.04-07-35
ZONE: RM
USE: SEMI-DETACHED HOUSE
INSTRUMENT #130002938
COLONIAL PROPERTIES LOT 517
VACATED R/W & ALLEY

832 S. PITT ST.
N/F JOHN L. MCPHERSON
832 S. PITT ST.
ALEXANDRIA, VA. 22314
TM #080.04-04-17
ZONE: RM
USE: SEMI-DETACHED HOUSE
INSTRUMENT #130025969
YATES GARDEN LOT 825 SEC. 1
BLK. 2

413 GREEN ST.
N/F BRADFORD E. & SOFIA V. SCHWARTZ
413 GREEN ST.
ALEXANDRIA, VA. 22314
TM #080.04-04-18
ZONE: RM
USE: SEMI-DETACHED HOUSE
INSTRUMENT #150006243
YATES GARDEN LOT 824 SEC. 1
BLK. 2

411 GREEN ST.
N/F SETH EHRLICH
411 GREEN ST.
ALEXANDRIA, VA. 22314
TM #080.04-04-19
ZONE: RM
USE: TOWNHOUSE
INSTRUMENT #180003266
YATES GARDEN LOT 823 SEC. 1
BLK. 2

409 GREEN ST.
N/F EDWARD SEMONIAN
409 GREEN ST.
ALEXANDRIA, VA. 22314
TM #080.04-04-20
ZONE: RM
USE: SEMI-DETACHED HOUSE
INSTRUMENT #160020386
YATES GARDEN LOT 822 SEC. 1
BLK. 2

405 GREEN ST.
N/F CHARLES T. NELSON & LOUISA F. MILLER
405 GREEN ST.
ALEXANDRIA, VA. 22314
TM #080.04-04-21
ZONE: RM
USE: SEMI-DETACHED HOUSE
DB. 1161 PG. 625
YATES GARDEN LOT 21 SEC. 1
BLK. 2

403 GREEN ST.
N/F JEFFREY A. BLOUNT
6300 GOLF COURSE SQ.
ALEXANDRIA, VA. 22037
TM #080.04-04-22
ZONE: RM
USE: TOWNHOUSE
DB. 1473 PG. 1676
YATES GARDEN LOT 20 SEC. 1
BLK. 2

827 S. ROYAL ST.
N/F MICHAEL OR MEGHAN COURTNEY
827 S. ROYAL ST.
ALEXANDRIA, VA. 22314
TM #080.04-04-23
ZONE: RM
USE: SEMI-DETACHED HOUSE
INSTRUMENT #150008615
YATES GARDEN LOT 19 SEC. 1
BLK. 2

333 GREEN ST.
N/F AMY L. OR PAUL OSULLIVAN
333 GREEN ST.
ALEXANDRIA, VA. 22314
TM #080.04-05-16
ZONE: RM
USE: TOWNHOUSE
INSTRUMENT #060033516
YATES GARDEN LOT 16 BLK. 5

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/PROPOSED WATER SERVICES FROM METERS TO THE PROPOSED BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: NETWORK SUPERVISOR FOR THE SOUTHEAST REGION HAO (STEVEN) CHEN 703-706-3889; ADDRESS: VIRGINIA AMERICAN WATER COMPANY, 2223 DUKE STREET, ALEXANDRIA, VA 22314.
- SANITARY SEWER: ALL EXISTING SANITARY SEWER MAINS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. EXISTING/ PROPOSED SANITARY LATERAL(S) WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.
- STORM SEWER: ALL EXISTING AND PROPOSED STORM SEWER LOCATED IN THE PUBLIC RIGHT-OF-WAY 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: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.
- 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.

EXISTING SANITARY SEWER INFORMATION

(A) EX. SAN M.H.
TOP=9.51
INV. IN (NORTH)=1.09
INV. IN (EAST)=1.74
INV. OUT=0.84

(B) EX. SAN M.H.
TOP=9.88
INV. IN=1.97
INV. OUT=1.91

(C) EX. SAN M.H.
TOP=10.15
INV. IN=2.28
INV. OUT=2.24

(D) EX. SAN M.H.
TOP=9.69
INV. IN (NORTH)=2.71
INV. IN (EAST)=2.88
INV. OUT=2.61

(E) **BENCHMARK #2**
EX. SAN M.H.
TOP=10.14
INV. IN (NORTH)=1.34
INV. IN (WEST)=2.42
INV. OUT=1.33

(F) EX. SAN M.H.
TOP=15.16
INV. IN (WEST)=7.07
INV. IN (NORTH)=7.70
INV. OUT=7.00

(G) EX. SAN. M.H.
TOP=8.71
INV. IN (WEST)=1.16
INV. IN (NORTH)=-0.06
INV. OUT=0.21

EXISTING TREE TABLE
(1) 6" TREE
(2) 10" TREE
(3) 12" TREE
(4) 8" TREE
(5) 6" TREE
(6) 6" TREE
(7) 10" TREE
(8) 10" TREE
(9) 12" TREE
(10) 27" TREE
(11) 24" TREE
(12) 24" TREE
(13) 21" TREE
(14) 10" TREE
(15) 18" TREE/TWIN
(16) 15" TREE
(17) 15" TREE
(18) 15" TREE/DEAD
(19) 15" TREE
(20) 12" TREE
(21) 15" TREE
(22) 10" TREE
(23) 8" TREE
(24) 12" TREE
(25) 10" TREE/TWIN
(26) 8" TREE/QUAD
(27) 8" TREE/TRIPLE
(28) 15" TREE/TWIN
(29) 10" TREE/TRIPLE
(30) 15" TREE
(31) 18" TREE
(32) 8" TREE/TRIPLE
(33) 12" TREE
(34) 12" TREE
(35) 24" MAGNOLIA
(37) 6" CREPE MYRTLE
(38) 15" TREE
(39) 18" TREE
(40) 12" TREE
(41) 12" TREE
(42) 12" TREE
(43) 6" TREE/TWIN
(44) 27" MAGNOLIA
(45) 21" HOLLY
(47) 8" TREE
(48) 6" TREE
(49) 6" TREE
(50) 4" TREE
(51) 4" TREE
(52) 10" TREE
(53) 12" TREE

EXISTING STORM SEWER INFORMATION

(1) EX. STM. GRATE INLET
TOP=9.00
INV. IN(WEST)=4.70
INV. IN (SOUTH)=6.72
INV. IN (NORTH)=6.32
INV. OUT=4.50

(2) EX. STM. M.H.
TOP=11.97
INV. IN=5.22
INV. OUT=4.82

(3) EX. STM. M.H.
TOP=11.53
INV. IN (WEST)=7.93
INV. IN (NORTH)=7.28
INV. OUT=6.63

(4) EX. COMBINED STM. SAN. M.H.
TOP=9.07
INV. IN(NORTH)=-0.17
INV. OUT=-0.27

(5) EX. STM. M.H.
TOP=8.84

(6) EX. STM. M.H.
TOP=12.55
INV. IN (NORTH)=8.05
INV. IN (WEST)=7.90
INV. OUT=7.80

(7) **BENCHMARK #1**
EX. STM. M.H.
TOP=18.78
INV. IN=15.00
INV. OUT=12.25

(8) EX. STM. GRATE INLET
TOP=10.81
INV. OUT=8.74

(9) EX. STM. GRATE INLET
TOP=11.20
INV. OUT=7.60

(10) EX. STM M.H.
TOP=10.07
INV. IN (NORTH)=6.79
INV. IN (WEST)=6.03
INV. IN (SOUTH)=7.37
INV. OUT=4.82

(11) EX. STM. M.H.
TOP=9.09
INV. IN=7.24
INV. OUT=6.69

(12) EX. COMBINED STM. SAN. M.H.
TOP=21.08
INV. IN (WEST)=14.88
INV. IN (SOUTH)=13.00
INV. OUT=13.00

(13) EX. STM. H.H.
TOP=21.18
INV. IN=17.20
INV. OUT=16.58

(14) EX. STM. H.H.
TOP=21.70
INV. IN=19.39
INV. OUT=17.90

(15) EX. STM. GRATE INLET TOP=9.05
INV. IN=6.35
INV. OUT=0.45

(16) EX. STM. GRATE INLET
TOP=9.09
INV. OUT=6.94

(17) EX. STM. CATCH BASIN
TOP=9.14
INV. IN (NORTH)=7.14
INV. IN (SOUTH)=6.74
INV. OUT=5.99

(18) EX. STM. H.H.
TOP=11.98
INV. IN=8.00
INV. OUT=7.93

(19) EX. STM. GRATE INLET
TOP=13.45
INV. OUT=11.85

(20) EX. YARD INLET
TOP=11.45
BOTTOM=10.37
INV. OUT=10.73

(21) EX. STM. CATCH BASIN
TOP=10.48
NO ACCESS

(22) EX. STM. CATCH BASIN
TOP=9.20
NO ACCESS

(23) EX. STM. CATCH BASIN
TOP=9.45
NO ACCESS

(24) EX. YARD INLET
TOP=12.10
BOTTOM=11.0
INV. OUT=11.35

APPROVED
SPECIAL USE PERMIT NO. 2019-0004

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 ____

R.C. FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700 Washington Street, Suite 220
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www.rcfassoc.com
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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
FEBRUARY 9, 2021
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
BASILICA SCHOOL OF SAINT MARY
400 GREEN STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: ACS
SCALE: N/A
DATE: JAN 2021

EXISTING CONDITIONS INFORMATION

SHEET 5 OF 23
FILE: 20-77

J:\2020\20177\DWG\DELIV\03_EXISTING CONDITIONS.dwg
Tue, Feb 09 2021 - 11:07:30am

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CMP = CORRUGATED METAL PIPE
CI = CURB INLET
CO = CLEAN OUT
CONC = CONCRETE
C&G = CURB & GUTTER
CVR = COVER
DB = DEED BOOK
DHF = DRILL HOLE FOUND
DIP = DUCTILE IRON PIPE
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DU = DWELLING UNIT
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EBOX = ELECTRICAL BOX
ESMT = EASEMENT
EP = EDGE OF PAVEMENT
EVE = EMERGENCY VEHICLE EASEMENT
EX = EXISTING
FDC = FIRE DEPT. CONNECTION
FF = FINISH FLOOR
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WSE = WATER SURFACE ELEVATION
WV = WATER VALVE
WW = WINDOW WELL
XING = CROSSING

CIVIL LEGEND

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES		
WATER MAINS	W	W
GAS MAINS	G	G
TELEPHONE LINES	T	T
STORM SEWER		
SANITARY SEWER		
PAVING		
FENCES		
POWER LINES	E	E
SPOT ELEVATIONS	+ 124.5	+ 124 5
CONTOURS	124	124
BUILDING ENTRANCES	▽	▼
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		

FIRE PROTECTION INFORMATION:

ALL NEW CONSTRCUTION SHALL COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).

1. A FIRE PREVENTION CODE PERMIT IS REQUIRED FOR THE PROPOSED OPERATION.
2. THE PROPOSED BUILDING IS TO BE FULLY SPRINKLERED.
3. A FINAL FIRE FLOW ANALYSIS REPORT, IN ACCORDANCE WITH CITY STANDARDS AND PREPARED BY A LICENSED ENGINEER, IS TO BE SUBMITTED AND APPROVED BY THE CITY OF ALEXANDRIA FIRE/EMS DEPARTMENT. VERIFICATION THAT THE PROPOSED INFRASTRUCTURE IS CAPABLE OF PROVIDING THE REQUIRED FIRE FLOW IS PROVIDED IN THE REPORT.

BOLLARDS NOTE:

ALL PROPOSED ONSITE BOLLARDS SHALL BE APPROVED BY THE CITY OF ALEXANDRIA FIRE DEPARTMENT AND FIRE MARSHALS OFFICE.

FIRE DEPARTMENT ACCESSIBILITY NOTE:

ALL SECURITY GATES THAT RESTRICT AUTOMATIC OPERATION BY THE FIRE DEPARTMENT SHALL BE FITTED WITH TWO OVERRIDE FUNCTIONS; A YELP SIREN SENSOR AND A MANUAL KEY OVERRIDE (KNOX ITEM NUMBER 3501) AS APPROVED BY THE FIRE OFFICIAL. DEPENDANT UPON THE SELECTED PROPOSED GATE SYSTEM, A BUILDING, ELECTRICAL, AND FIRE PROTECTION SYSTEM PERMIT SHALL BE REQUIRED.

FIRE SERVICE NOTE:

THE EXISTING FIRE DEPARTMENT CONNECTION (FDC) LOCATED AT THE NORTHEAST CORNER OF STEPHENS HALL AND THE EXISTING FIRE SERVICE LINE ARE TO REMAIN AND SERVE THE SPRINKLER SYSTEM WITHIN THE BUILDING ADDITION. FIRE ACCESS WILL BE PROVIDED VIA A 22' EMERGENCY VEHICLE EASEMENT AS SHOWN ON THIS SHEET. FIRE TRUCKS WILL ENTER THE SITE VIA THE RELOCATED CURB CUT ON SOUTH ROYAL STREET, CONTINUING THROUGH THE REAR OF THE SITE, AND EXITING THE SITE VIA THE NORTH WEST GREEN STREET CURB CUT. ALL EXISTING FIRE HYDRANTS SHALL REMAIN IN SERVICE AND UNOBSTRUCTED DURING CONSTRUCTION. A FIRE SAFETY PLAN WILL BE PROVIDED WITH THE FINAL SITE PLAN SUBMISSION.

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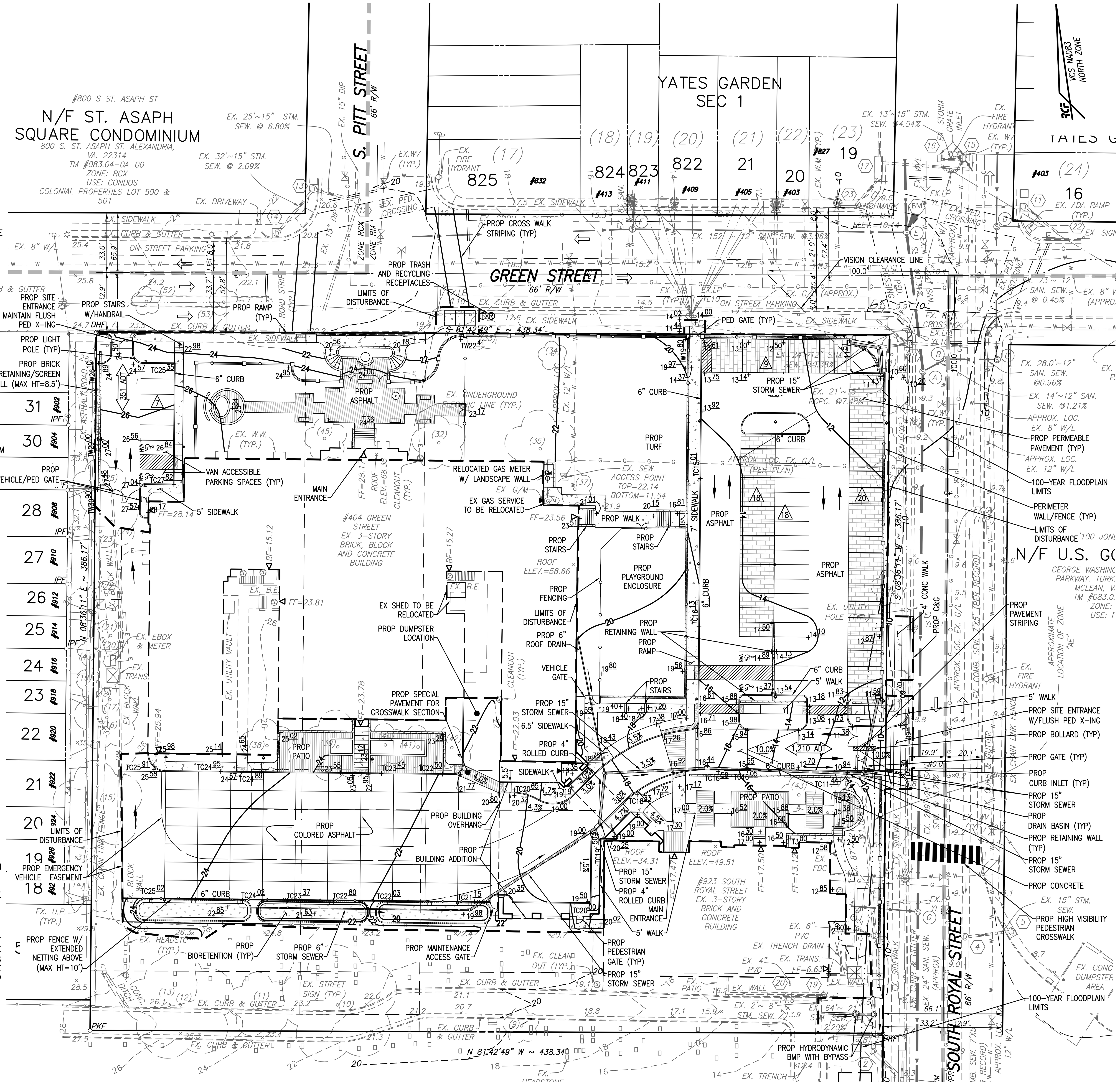

HATCH LEGEND

PROPOSED PERVIOUS PAVERS

PROPOSED CONCRETE SIDEWALK

GENERAL NOTES:

1. TAX MAP: #080.04-07-36 & #080.04-07-37
2. ZONE: RM/TOWNHOUSE
3. OWNER: THOMAS WELSH. BISHOP OF ARLINGTON (TM: 07-36)
   ST. MARYS CATHOLIC CEMETERY (TM: 07-37)
   310 DUKE ST. ALEXANDRIA, VA. 22314
   D.B. 801 PG. 513 (TM: 07-36)
   D.B. 104 PG. 91 (TM: 07-37)
4. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88. PER CITY OF ALEXANDRIA MONUMENT #623. ELEVATION = 8.88'

   BOUNDARY REFERENCED TO VIRGINIA COORDINATE SYSTEM, 1983. MONUMENTS USED:
   CITY OF ALEXANDRIA GPS #622. N= 6,976484.83 E= 11,897,487.02
   CITY OF ALEXANDRIA GPS #623. N= 6,975631.81 E= 11,897,341.57
5. A TITLE ABSTRACT WAS FURNISHED, ALL UNDERLYING TITLE LINES RIGHT-OF-WAYS, EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE SUBJECT PROPERTY ARE AS SHOWN BY THE ABSTRACT FURNISHED BY KENNETH SCHRANTZ WITH A DATE OF SEPTEMBER 19TH, 2016.
6. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
7. THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS GRIST MILL SANDY LOAM. THE GRIST MILL SANDY LOAM OCCURS IN LOW, SMOOTH TERRACES. IT IS A WELL DRAINED SOIL.
8. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
9. TOTAL SITE AREA = 169,272 SQ. FT. OR 3.89 AC.
10. THIS PROJECT IS LOCATED WITHIN A COMBINED SEWER SHED.
11. PROPERTY IS LOCATED IN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED), OTHER FLOOD AREAS: ZONE X-SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD: AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) , AND OTHER AREAS ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER MAP FLOOD INSURANCE RATE MAP, CITY OF ALEXANDRIA, VA. INDEPENDENT CITY, PANEL 33 OF 45, MAP NUMBER 5155190041E WITH A MAP REVISED DATE OF JUNE 16, 2011.

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 OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

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

SANITARY SEWER OUTFALL NARRATIVE:

THE EXISTING USE (PRIVATE EDUCATION INSTITUTION) PRODUCES AN AVERAGE DAILY FLOW OF APPROXIMATELY 51,584 GALLONS PER DAY (16 GAL. PER STUDENT AND EMPLOYEE X 806 STUDENTS AND EMPLOYEES X 4.0 PEAK FACTOR). THE PROPOSED IMPROVEMENTS PRODUCE AN AVERAGE DAILY FLOW OF APPROXIMATELY 54,784 GALLONS PER DAY (16 GAL. PER STUDENT AND EMPLOYEE X 856 NUMBER STUDENTS AND EMPLOYEES X 4.0 PEAK FACTOR). THE ADDITIONAL 3,200 GALLONS PER DAY FROM THE PROPOSED IMPROVEMENTS DOES NOT EXCEED 10,000 GPD; THEREFORE, A DETAILED SANITARY SEWER OUTFALL ANALYSIS IS NOT REQUIRED WITH THE SUBMISSION OF THIS PLAN.

REFUSE TRUCK NOTE:

TRASH WILL BE COLLECTED WITHIN EACH BUILDING AND STORED ONSITE. REFUSE VEHICLE ACCESS WILL BE PROVIDED AS NECESSARY FOR PICKUP.

ALEXRENEW NOTES:

CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER6, 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 703-549-3382.

UTILITIES NOTE:

THE EXISTING BUILDING AND PROPOSED IMPROVEMENTS SHALL UTILIZE THE EXISTING SANITARY LATERAL, GAS LINE, DOMESTIC SERVICE LINE, AND FIRE LINE IF DEEMED ADEQUATE BASED ON FIELD INSPECTION.

PHASING NOTE:

CONSTRUCTION IS ANTICIPATED TO BEGIN IN THE FALL OF 2021. THE NORTHWEST PARKING LOT IMPROVEMENTS AND STEPHENS HALL ADDITION WILL BE CONSTRUCTED AS PHASE IA & IB. THE EASTERN PARKING LOT WILL BE CONSTRUCTED AS PHASE II. IT IS ANTICIPATED THAT THIS WORK WOULD HAPPEN IN THE SUMMER OF 2022. LASTLY, THE FRONT YARD PLAZA IMPROVEMENTS AT THE MAIN BUILDING AS PHASE III. ULTIMATE EXTENTS OF PHASING WILL BE DETAILED WITH THE FINAL SITE PLAN SUBMISSION.

GREEN BUILDING NARRATIVE:

LEED STRATEGIES ARE DETAILED WITHIN THE NARRATIVE, SCORECARD AND ASSESSMENT PROVIDED UNDER SEPARATE COVER WITH THIS APPLICATION. ADDITIONAL INFORMATION WILL BE PROVIDED WITH SUBSEQUENT SUBMISSIONS.

0' 30' 60'

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. 2019-0004
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

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
FEBRUARY 9, 2021
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
BASILICA SCHOOL OF SAINT MARY
400 GREEN STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: ACS
SCALE: 1" = 30'
DATE: JAN 2021

PRELIMINARY PLAN

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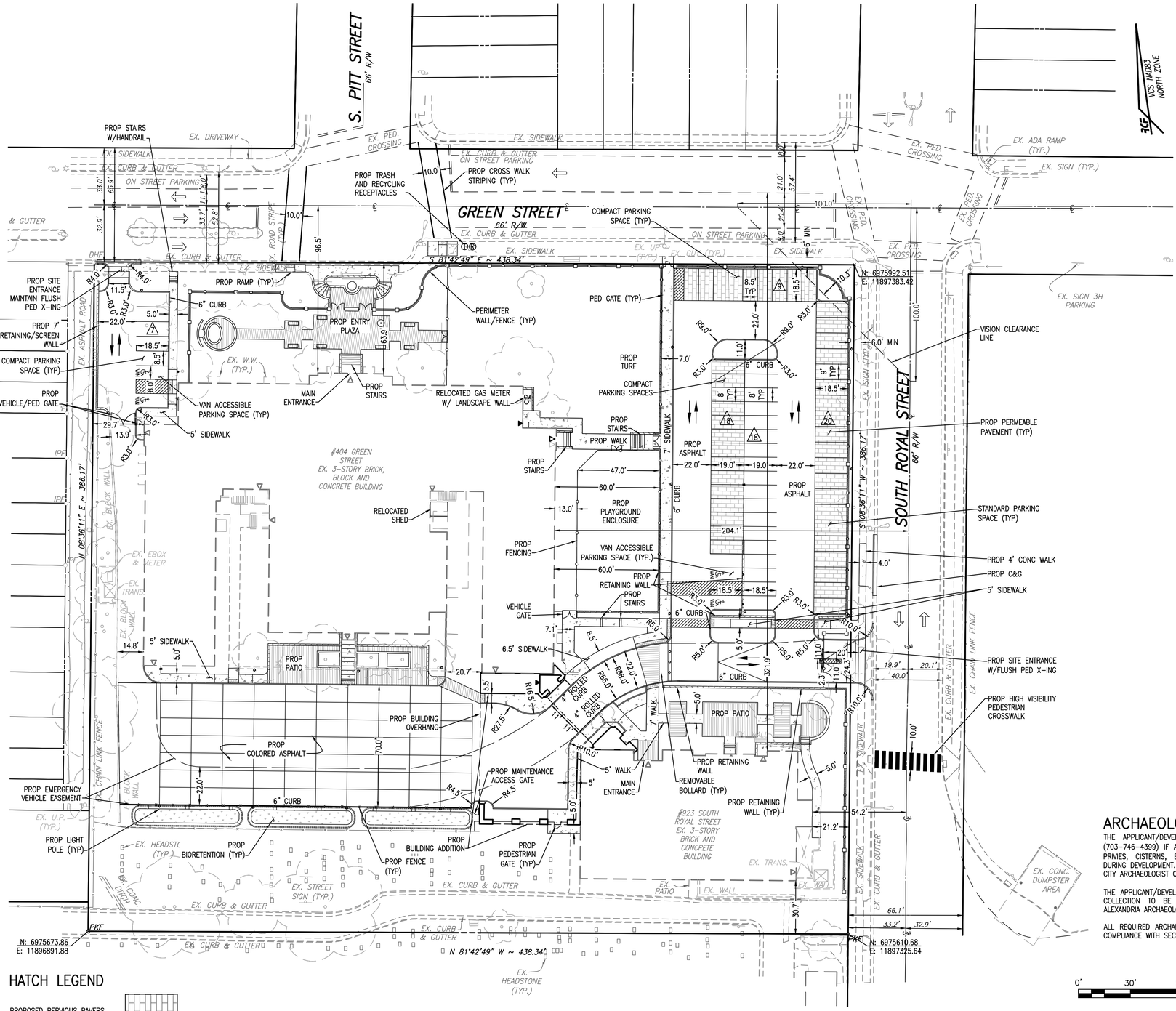
CIVIL LEGEND

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES	D	D
WATER MAINS	W	W
GAS MAINS	G	G
TELEPHONE LINES	T	T
STORM SEWER	D	D
SANITARY SEWER	S	S
PAVING		
FENCES		
POWER LINES	E	E
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	124	124
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		



HATCH LEGEND

PROPOSED PERVIOUS PAVERS

PROPOSED CONCRETE SIDEWALK

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0' 30' 60'

APPROVED
SPECIAL USE PERMIT NO. 2019-0004
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
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FEBRUARY 9, 2021
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PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
BASILICA SCHOOL OF SAINT MARY
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CITY OF ALEXANDRIA, VIRGINIA

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SITE DIMENSIONS PLAN

SHEET 7 OF 23
FILE: 20-77

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Tue, Feb 09 2021 - 11:07:49am

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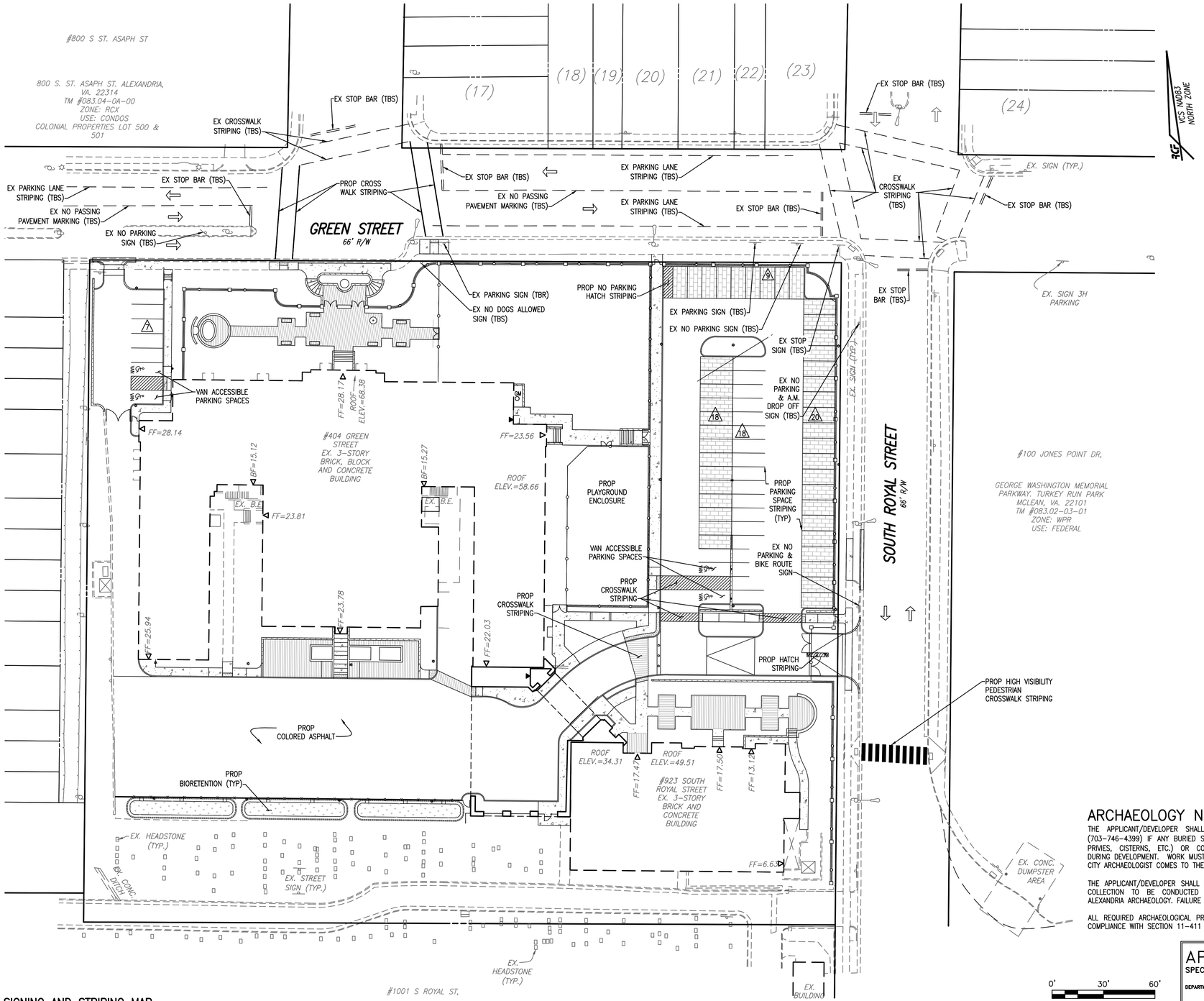
ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES	D	D
WATER MAINS	W	W
GAS MAINS	G	G
TELEPHONE LINES	T	T
STORM SEWER	D	D
SANITARY SEWER	S	S
PAVING		
FENCES		
POWER LINES	E	E
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	124	124
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		



SIGNING AND STRIPING MAP
SCALE: 1" = 30'

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APPROVED
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DIRECTOR — DATE

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CHECKED: ACS
SCALE: 1" = 30'
DATE: JAN 2021

SIGNING AND STRIPING PLAN

SHEET 8 OF 23
FILE: 20-77

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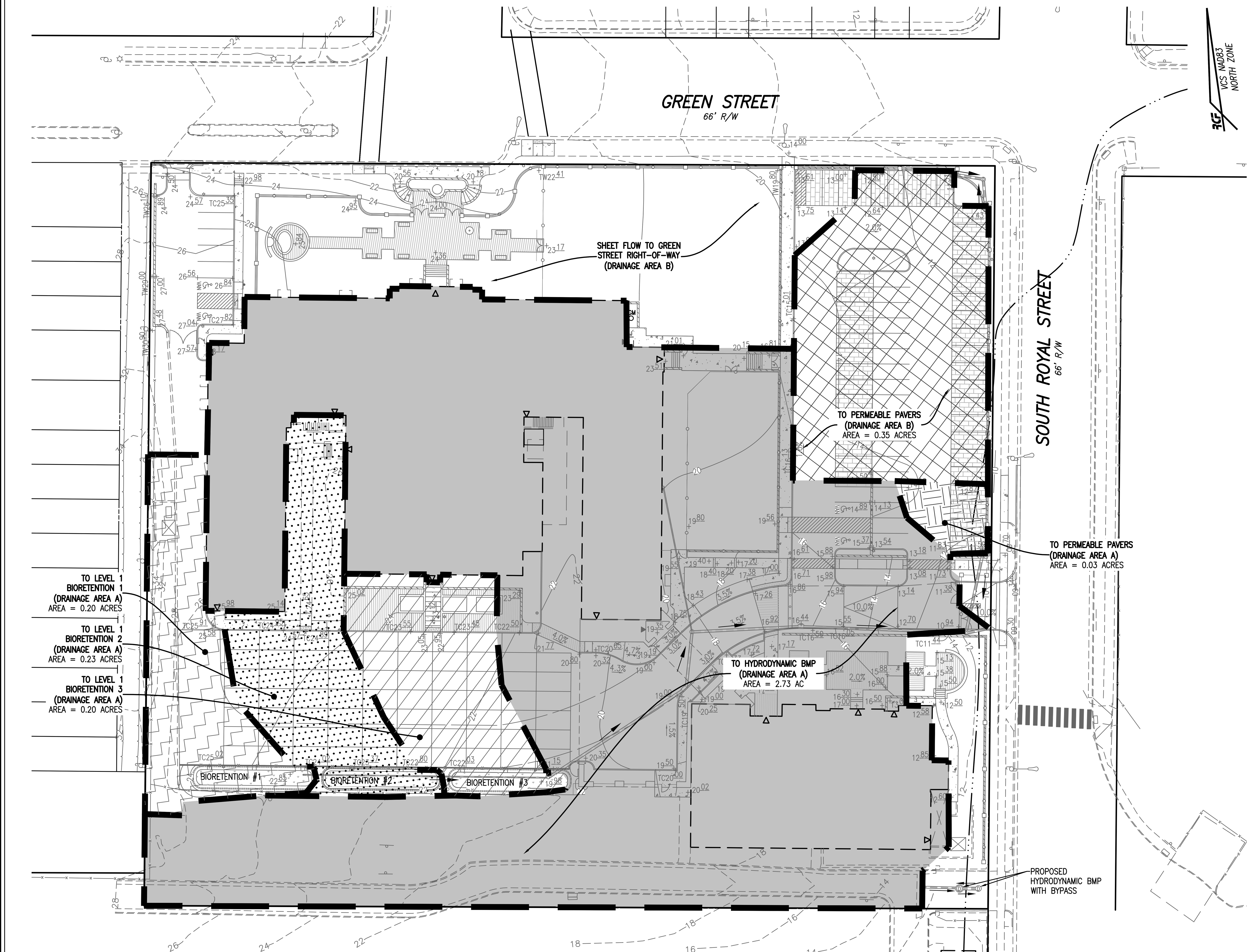
Tue, Feb 09 2021 - 11:07:57am



STORMWATER MANAGEMENT NARRATIVE:

PRE-DEVELOPMENT CONDITIONS:
THIS 3.89 ACRE PROJECT AREA IS LOCATED IN THE COMBINED SEWER SYSTEM WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF TWO EXISTING BUILDINGS, ASPHALT PARKING LOT, AND VEGETATED AREAS. RUNOFF FROM THE ENTIRE PARCEL DRAINS IN A NORTHERLY AND EASTERLY DIRECTION TO THE SOUTH ROYAL AND GREEN STREET RIGHT-OF-WAYS. AS A PORTION OF THE RUNOFF IS DIRECTED IN AN EASTERLY DIRECTION, ENTERING THE SOUTH ROYAL STREET RIGHT-OF-WAY, THE RUNOFF ENTERS THE MAPPED FLOODPLAIN OF THE POTOMAC RIVER. THE REMAINDER OF THE RUNOFF IS COLLECTED VIA EXISTING CURB INLETS AND THEN CONVEYED IN A SOUTHERLY DIRECTION UNTIL IT ENTERS A MAPPED FLOODPLAIN OF THE POTOMAC RIVER.

POST-DEVELOPMENT CONDITIONS:
THIS PROJECT PROPOSES THE CONSTRUCTION OF BUILDING ADDITIONS AND ASSOCIATED SITE IMPROVEMENTS. RUNOFF FOR THE ENTIRE SITE WILL CONTINUE TO DRAIN IN AN EASTERLY DIRECTION, TO THE SOUTH ROYAL STREET RIGHT-OF-WAY AND THE FLOODPLAIN OF THE POTOMAC RIVER, AND A NORTHERLY DIRECTION, TO THE GREEN STREET RIGHT-OF-WAY WHERE THE RUNOFF IS CONVEYED IN A SOUTHERLY DIRECTION, AS IN EXISTING CONDITIONS. ALL RUNOFF IS CONVEYED TO THE MAPPED FLOODPLAIN OR THROUGH THE EXISTING COMBINED SEWER SYSTEM UNTIL IT ENTERS A MAPPED FLOODPLAIN.

CONCLUSION
DUE TO AN OVERALL DECREASE OF SITE IMPERVIOUS AREA, THE SITE RELEASES A POST-DEVELOPMENT PEAK RATE FOR THE 1, 2, AND 10-YEAR, 24-HOUR STORM EVENT THAT IS LESS THAN THE PRE-DEVELOPMENT PEAK FLOW RATE FOR THE 1, 2, AND 10-YEAR, 24-HOUR STORM EVENT (SEE COMPUTATIONS PROVIDED ON THIS SHEET). THEREFORE, THE SMALL PORTION OF RUNOFF THAT EXITS THE SITE WILL HAVE NO ADVERSE IMPACT ON DOWN GRADIENT PROPERTIES OF RESOURCES.

STORMWATER RUNOFF COMPUTATIONS

I. PROJECT AREA = 169,271 SQ.FT. OR 3.89 ACRES
EXISTING IMPERVIOUS AREA = 119,098 SQ.FT. OR 2.73 ACRES
PROPOSED IMPERVIOUS AREA = 115,591 SQ.FT. OR 2.65 ACRES

VIRGINIA RUNOFF REDUCTION METHOD (PER TR-20, TYPE II, 24-HOUR STORM, USING CLASS D SOILS):

II. WEIGHTED CURVE NUMBER (CN) CALCULATIONS:
CN PRE-DEVELOPMENT = (2.73 X 98 + 1.16 X 80) ÷ 3.89 = 93
CN POST-DEVELOPMENT = (2.65 X 98 + 1.24 X 80) ÷ 3.89 = 92

III. PRE-DEVELOPMENT PEAK DISCHARGES: (Tc = 5 MINS.)
PEAK Q_1 PRE-DEVELOPMENT = 8.83 CFS
PEAK Q_2 PRE-DEVELOPMENT = 10.82 CFS
PEAK Q_{10} PRE-DEVELOPMENT = 18.72 CFS

IV. POST-DEVELOPMENT PEAK DISCHARGES (Tc = 5 MINS.)
PEAK Q_1 POST-DEVELOPMENT = 8.53 CFS
PEAK Q_2 POST-DEVELOPMENT = 10.53 CFS
PEAK Q_{10} POST-DEVELOPMENT = 18.48 CFS

Q_1 DECREASE = 0.30 CFS
Q_2 DECREASE = 0.29 CFS
Q_{10} DECREASE = 0.24 CFS

DUE TO THE DECREASE IN THE PEAK DISCHARGE FOR THE 1, 2, AND 10-YEAR STORM, DETENTION IS NOT REQUIRED.

PROJECT DESCRIPTION:

REDEVELOPMENT

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
PROJECT AREA	2.65	1.24	3.89
ON-SITE TREATED	2.45	0.63	3.08
OFF-SITE TREATED	0.00	0.00	0.00
TOTAL TREATED	2.45	0.63	3.08
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE BUFFER	N/A		
TOTAL TREATED OR DISCONNECTED			3.08

WATER QUALITY VOLUME DEFAULT:

PROPOSED IMPERVIOUS: 2.65 AC
TREATMENT OF FIRST HALF INCH OF RUNOFF: 1,815 X 2.65 = 4,810 CU. FT. WQV REQUIRED

WATER TREATMENT ON-SITE			
BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)
BIORETENTION	0.60	0.55	25%
PERMEABLE PAVERS	0.38	0.38	25%
HYDRO DYNAMIC BMP	2.73	2.10	20%

TOTAL WQV TREATED: NO
WATER QUALITY VOLUME REQUIRED = 4,810 CU. FT.
WATER QUALITY VOLUME TREATED = 1,815 X 2.51 = 4,556 CU. FT.
PERCENT OF WATER QUALITY VOLUME TREATED = 94.4%
DETENTION ON SITE: NO
PROJECT IS WITHIN WHICH WATERSHED? COMBINED SEWER SHED – ROYAL STREET
PROJECT DISCHARGES TO WHICH BODY OF WATER? POTOMAC RIVER

0' 30' 60'

HATCH LEGEND

- DRAINAGE AREAS
- PERMEABLE PAVERS
- AREA TO HYDRODYNAMIC BMP (DRAINAGE AREA A)
- AREA TO PERMEABLE PAVERS (DRAINAGE AREA A)
- AREA TO BIORETENTION 1 (DRAINAGE AREA A)
- AREA TO BIORETENTION 2 (DRAINAGE AREA A)
- AREA TO BIORETENTION 3 (DRAINAGE AREA A)
- AREA TO PERMEABLE PAVERS (DRAINAGE AREA B)

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. 2019-0004
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

RC FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700 Washington Street, Suite 220
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
FEBRUARY 9, 2021
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
BASILICA SCHOOL OF SAINT MARY
400 GREEN STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: ACS
SCALE: 1" = 30'
DATE: JAN 2021

STORMWATER MANAGEMENT PLAN

SHEET 9 OF 23
FILE: 20-77

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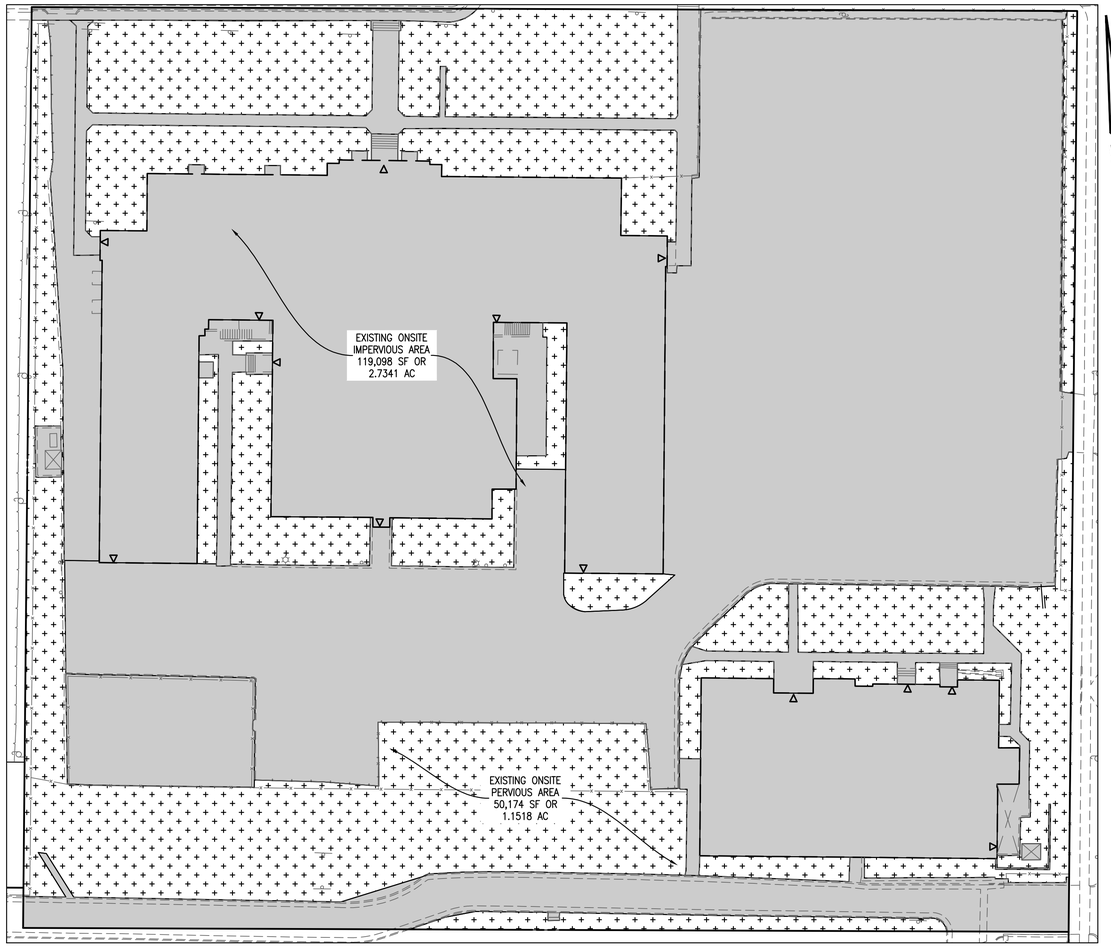
Tue, Feb 09 2021 - 11:08:05am



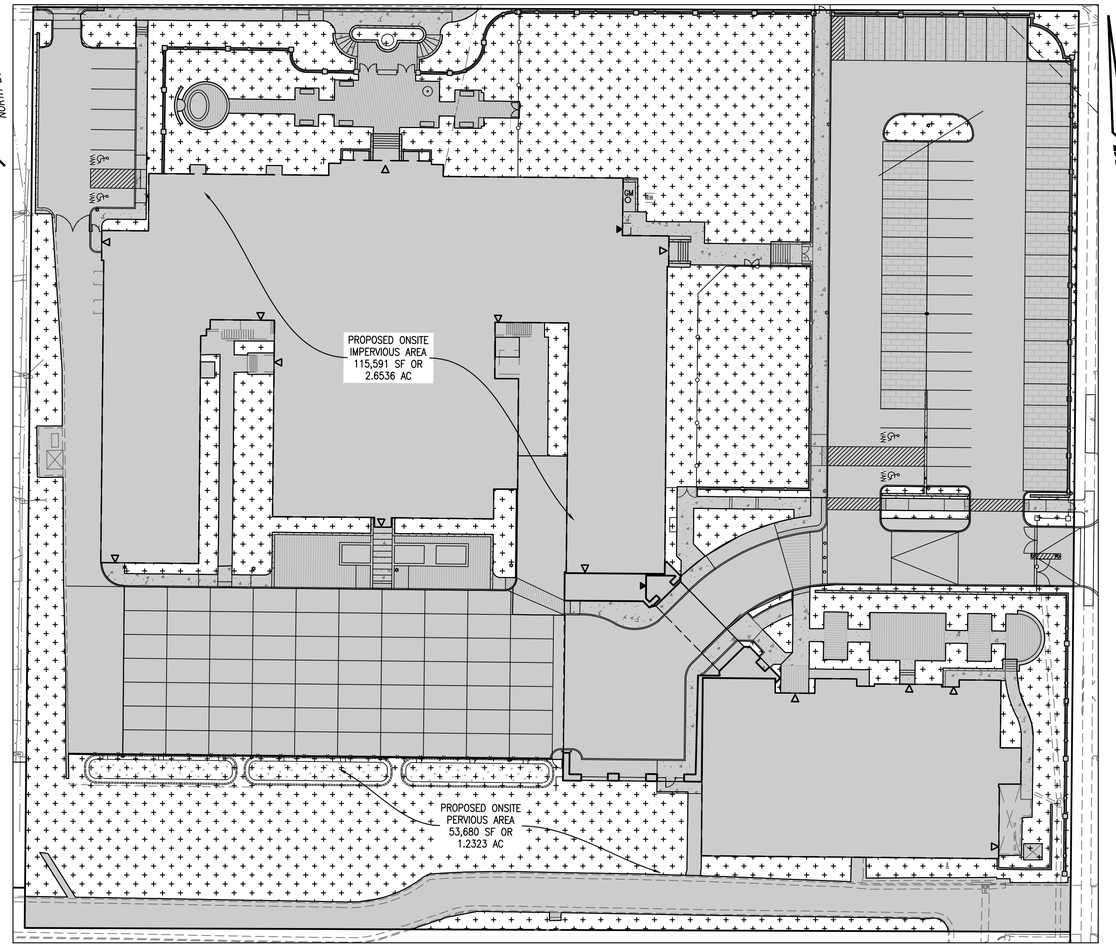
EXISTING IMPERVIOUS AREA MAP
SCALE: 1" = 30'

0' 30' 60'

LEGEND:

— EXISTING IMPERVIOUS AREA = 119,098 SF = 2.7341 AC

— EXISTING PERVIOUS AREA = 50,174 SF = 1.1518 AC



PROPOSED IMPERVIOUS AREA MAP
SCALE: 1" = 30'

0' 30' 60'

LEGEND:

— PROPOSED IMPERVIOUS AREA = 115,591 SF = 2.6536 AC

— PROPOSED PERVIOUS AREA = 53,680 SF = 1.2323 AC

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.

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DEPARTMENT OF PLANNING & ZONING

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
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PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
BASILICA SCHOOL OF SAINT MARY
400 GREEN STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: ACS
SCALE: 1" = 30'
DATE: JAN 2021

IMPERVIOUS AREA PLAN

SHEET 10 OF 23
FILE: 20-77

J:\2020\2077\DWG\DELIV\07_IMPERVIOUS AREA PLAN.dwg
Tue, Feb 09 2021 - 11:08:20am

ProjecA4:M67t Name: Basilica School of Saint Mary
Date: 9/29/2020
Linear Development Project? No

CLEAR ALL (Ctrl+Shift+R)

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 2.31

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*0*
Post-Development TP Load Reduction for Site (lb/yr):	*1.19*

Check:
BMP Design Specifications List: 2011 Stds & Specs
Linear project? No
Land cover areas entered correctly? ✔
Total disturbed area entered? ✔

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				1.16	1.16
Impervious Cover (acres)				2.73	2.73
					3.89

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				1.24	1.24
Impervious Cover (acres)				2.65	2.65
Area Check	OK.	OK.	OK.	OK.	3.89

Constants

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

Runoff Coefficients (Rv)

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

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	**Listed**	**Adjusted[1]**
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	1.16	1.16
Weighted Rv(turf)	0.25	0.25
% Managed Turf	30%	30%
Impervious Cover (acres)	2.73	2.73
Rv(impervious)	0.95	0.95
% Impervious	70%	70%
Total Site Area (acres)	**3.89**	**3.89**
Site Rv	**0.74**	**0.74**

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.2403	0.2403
Pre-ReDevelopment Treatment Volume (cubic feet)	10,467	10,467
Pre-ReDevelopment TP Load (lb/yr)	**6.58**	**6.58**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.69	1.69
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*1.59*

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	
Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	1.24
Weighted Rv (turf)	0.25
% Managed Turf	32%
Impervious Cover (acres)	2.65
Rv(impervious)	0.95
% Impervious	68%
Final Site Area (acres)	**3.89**
Final Post Dev Site Rv	**0.73**

Land Cover Summary-Post	
Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	1.24
Weighted Rv (turf)	0.25
% Managed Turf	32%
ReDev. Impervious Cover (acres)	2.65
Rv(impervious)	0.95
% Impervious	68%
Total ReDev. Site Area (acres)	**3.89**
ReDev Site Rv	**0.73**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	0.00
Rv(impervious)	--

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.2356	**Post-ReDevelopment Treatment Volume (acre-ft)**	0.2356	**Post-Development Treatment Volume (acre-ft)**	--
Final Post-Development Treatment Volume (cubic feet)	10,264	**Post-ReDevelopment Treatment Volume (cubic feet)**	10,264	**Post-Development Treatment Volume (cubic feet)**	--
Final Post-Development TP Load (lb/yr)	**6.45**	**Post-ReDevelopment Load (TP) (lb/yr)***	**6.45**	**Post-Development TP Load (lb/yr)**	--
Final Post-Development TP Load per acre (lb/acre/yr)	1.66	Post-ReDevelopment TP Load per acre (lb/acre/yr)	1.66		
		Max. Reduction Required (Below Pre-ReDevelopment Load)	**20%**		
		TP Load Reduction Required for Redeveloped Area (lb/yr)	**1.19**	**TP Load Reduction Required for New Impervious Area (lb/yr)**	**0**

[1] *Adjusted Land Cover Summary:*
Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

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

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

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	1.19

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	47.05
Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	46.13

Drainage Area A

CLEAR BMP AREAS

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.66	0.66	0.25
Impervious Cover (acres)				2.10	2.10	0.95
				Total	2.76	

Total Phosphorus Available for Removal in D.A. A (lb/yr) 4.93
Post Development Treatment Volume in D.A. A (ft^3) 7,841

Stormwater Best Management Practices (RR = Runoff Reduction) --Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
3. Permeable Pavement (RR)													
3.a. Permeable Pavement #1 (Spec #7)	45		0.03	0	47	57	103	25	0.00	0.06	0.04	0.03	14.a. MTD - Hydrodynamic
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	0.08	0.55	0	788	1,182	1,969	25	0.00	1.24	0.68	0.56	14.a. MTD - Hydrodynamic
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0	0.58	1.52	1,238	0	7,007	7,007	20	0.58	3.62	0.84	3.36	

Drainage Area B

CLEAR BMP AREAS

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.58	0.58	0.25
Impervious Cover (acres)				0.55	0.55	0.95
				Total	1.13	

Total Phosphorus Available for Removal in D.A. B (lb/yr) 1.52
Post Development Treatment Volume in D.A. B (ft^3) 2,423

Stormwater Best Management Practices (RR = Runoff Reduction) --Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
3. Permeable Pavement (RR)													
3.a. Permeable Pavement #1 (Spec #7)	45		0.35	0	543	664	1,207	25	0.00	0.76	0.45	0.31	None

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	2.10	0.55	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	2.10	0.35	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.66	0.58	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.66	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3) 10,264

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft^3)	834	543	0	0	0	1,377
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	4.93	1.52	0.00	0.00	0.00	6.45
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.56	0.45	0.00	0.00	0.00	2.00
TP LOAD REMAINING (lb/yr)	3.37	1.08	0.00	0.00	0.00	4.45
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	5.93	3.18	0.00	0.00	0.00	9.11

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	6.45
TP LOAD REDUCTION REQUIRED (lb/yr)	1.19
TP LOAD REDUCTION ACHIEVED (lb/yr)	2.00
TP LOAD REMAINING (lb/yr):	4.45
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.82 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	46.13
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	9.11
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	37.02

Drainage Area A		A Soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.66
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	2.10
	CN	98	98	98	98
					$CN_{(D.A. A)}$ 94

Total Area (acres): 2.76
Runoff Reduction Volume (ft^3): 834

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	2.06	2.54	4.51
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	1.98	2.46	4.42
Adjusted CN*	93	93	93

Drainage Area B		A Soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.58
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.55
	CN	98	98	98	98
					$CN_{(D.A. B)}$ 89

Total Area (acres): 1.13
Runoff Reduction Volume (ft^3): 543

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	1.63	2.08	3.96
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	1.50	1.95	3.83
Adjusted CN*	87	87	88

STORM WATER QUALITY NARRATIVE (CITY CODE SECTION 13-109E COMPLIANCE):

THE PROPOSED REDEVELOPMENT (2.3141 ACRES OF ONSITE DISTURBANCE) GENERATES A NET DECREASE IN IMPERVIOUS AREA FROM PRE-DEVELOPMENT CONDITIONS. PER CITY CODE SECTION 13-109E-(5)(a), DEVELOPMENT OF PRIOR DEVELOPED LANDS RESULTING IN NO NET INCREASE IN IMPERVIOUS AREA AND DISTURBING MORE THAN 1 ACRE MUST RESULT IN A 20% DECREASE IN PHOSPHORUS LOADING FROM THE PRE-DEVELOPMENT TOTAL PHOSPHORUS LOAD.

THE VIRGINIA RUNOFF REDUCTION METHOD WAS UTILIZED TO DETERMINE THE STORM WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THIS PROJECT. COMPUTATIONS PROVIDED ON THIS SHEET DEMONSTRATE A NET DECREASE OF IMPERVIOUS AREA. MULTIPLE BMP FACILITIES ARE ALSO PROPOSED WITH THIS DEVELOPMENT. THIS WILL RESULT IN A 32.4% ([1-4.45/6.58)]*100% = 32.4%) REDUCTION OF PHOSPHORUS LOAD FROM THE SITE WHICH IS GREATER THAN THE MINIMUM REQUIREMENT OF 20% (SEE SPREADSHEET ON THIS SHEET). THEREFORE, THE WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PER CITY CODE SECTION 13-109E-(5)(a) HAVE BEEN MET.

IN ADDITION, 2.45 ACRES OF THE 2.65 ACRES OF ON-SITE IMPERVIOUS AREA IS PROPOSED TO BE TREATED WITH THIS DEVELOPMENT, WHICH MEETS THE MAJORITY OF THE WATER QUALITY DEFAULT VOLUME TREATMENT STANDARDS IN SECTION 13-110 OF THE ZONING ORDINANCE. A CONTRIBUTION TO THE ALEXANDRIA WATER QUALITY IMPROVEMENT FUND WILL BE MADE FOR THAT PORTION OF THE WATER QUALITY VOLUME NOT TREATED IN COMPLIANCE WITH CITY CODE SECTION 13-109E-(5) AND SECTION 13-110.

APPROVED
SPECIAL USE PERMIT NO. 2019-0004

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

R.C. FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700 Washington Street, Suite 220
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
FEBRUARY 9, 2021
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
BASILICA SCHOOL OF SAINT MARY
400 GREEN STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: ACS
SCALE: N/A
DATE: JAN 2021

STORMWATER QUALITY COMPUTATIONS

SHEET 11 OF 23
FILE: 20-77

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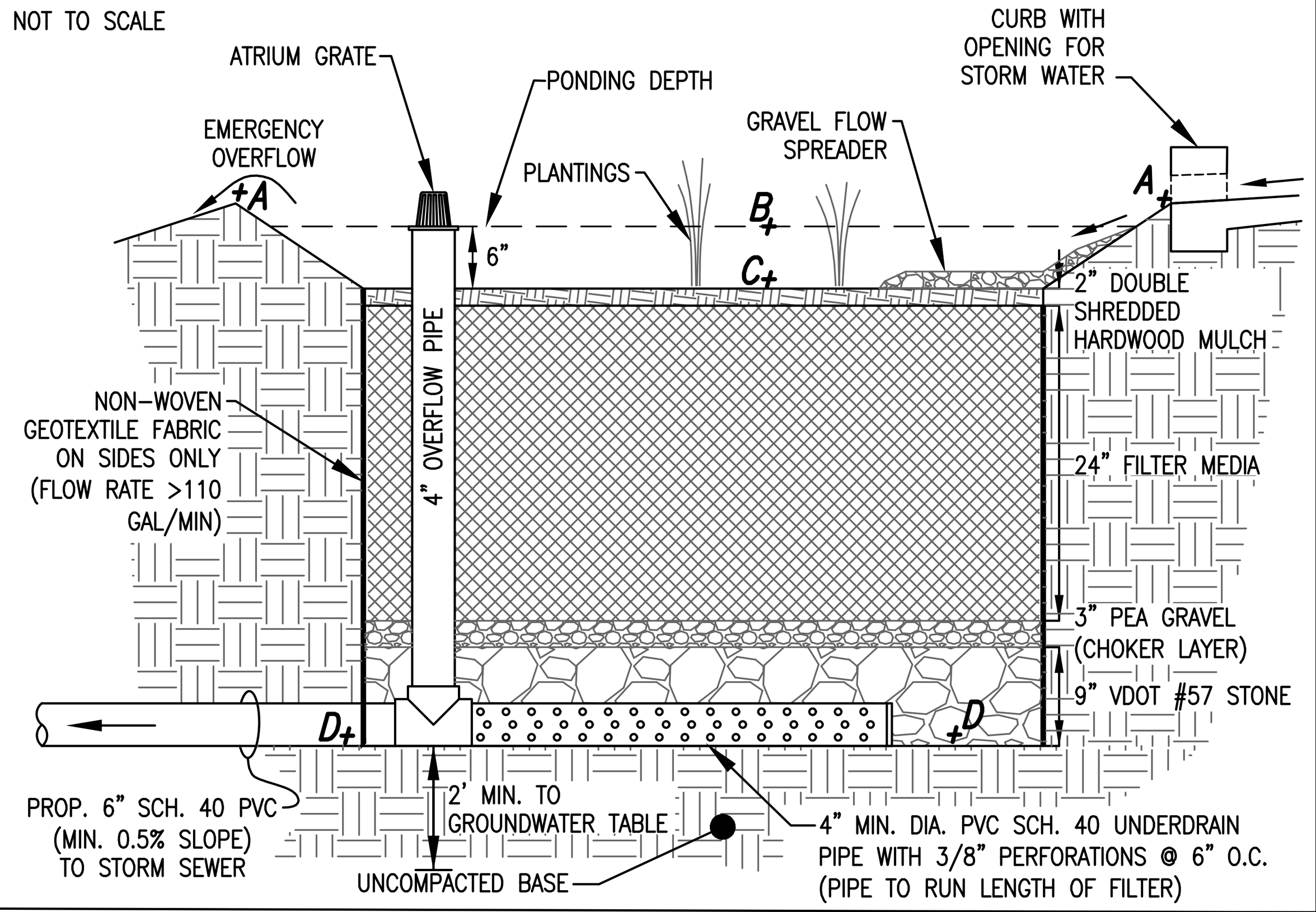
Tue, Feb 09 2021 - 11:08:25am

LEVEL 1 BIORETENTION FILTER DETAIL

NOT TO SCALE



WATER QUALITY VOLUME CALCULATIONS:

PROPOSED BIORETENTION #1:

TOTAL AREA TO BMP = 8,655 SQ.FT.
IMPERVIOUS AREA TO BMP = 8,183 SQ.FT. ("R_V" = 0.95)
PERVIOUS AREA TO BMP = 472 SQ.FT. ("R_V" = 0.25)

WATER QUALITY VOLUME REQUIRED:

T_V = (RV)(A)/12
WHERE:
A = AREA TO FACILITY (8,655 SF)
R_V = COMPOSITE RUNOFF COEFFICIENT
$R_V = \frac{[(0.25*472)+(0.95*8,183)]}{8,655} = 0.91$

T_V = (0.91)(8,655)/12 = **656.3 FT^3**

WATER QUALITY VOLUME PROVIDED:

$V = SA[D_p+(D_{fm})(N_{fm})+(D_g)(N_g)]$
WHERE:
V = VOLUME
SA = SURFACE AREA (472 SQ. FT.)
D_p = PONDING DEPTH (6")
D_{fm} = DEPTH OF FILTER MEDIA (24")
N_{fm} = VOID RATIO OF FILTER MEDIA (0.25)
D_g = DEPTH OF GRAVEL BED (12")
N_g = VOID RATIO OF GRAVEL BED (0.40)

V = 472[0.5'+(2.0')(0.25)+(1.0')(0.40)] = **660.8 FT^3**

REQUIRED: **656 CU.FT.**
PROVIDED: **661 CU.FT.**

PROPOSED BIORETENTION #2:

TOTAL AREA TO BMP = 10,000 SQ.FT.
IMPERVIOUS AREA TO BMP = 7,287 SQ.FT. ("R_V" = 0.95)
PERVIOUS AREA TO BMP = 2,713 SQ.FT. ("R_V" = 0.25)

WATER QUALITY VOLUME REQUIRED:

T_V = (RV)(A)/12
WHERE:
A = AREA TO FACILITY (10,000 SF)
R_V = COMPOSITE RUNOFF COEFFICIENT
$R_V = \frac{[(0.25*2,713)+(0.95*7,287)]}{10,000} = 0.76$

T_V = (0.76)(10,000)/12 = **633.3 FT^3**

WATER QUALITY VOLUME PROVIDED:

$V = SA[D_P+(D_{FM})(N_{FM})+(D_G)(N_G)]$
WHERE:
V = VOLUME
SA = SURFACE AREA (456 SQ. FT.)
D_P = PONDING DEPTH (6")
D_{FM} = DEPTH OF FILTER MEDIA (24")
N_{FM} = VOID RATIO OF FILTER MEDIA (0.25)
D_G = DEPTH OF GRAVEL BED (12")
N_G = VOID RATIO OF GRAVEL BED (0.40)

V = 456[0.5'+(2.0')(0.25)+(1.0')(0.40)] = **638.4 FT^3**

REQUIRED: **633 CU.FT.**
PROVIDED: **638 CU.FT.**

PROPOSED BIORETENTION #3:

TOTAL AREA TO BMP = 8,690 SQ.FT.
IMPERVIOUS AREA TO BMP = 8,218 SQ.FT. ("R_V" = 0.95)
PERVIOUS AREA TO BMP = 472 SQ.FT. ("R_V" = 0.25)

WATER QUALITY VOLUME REQUIRED:

T_V = (RV)(A)/12
WHERE:
A = AREA TO FACILITY (8,690 SF)
R_V = COMPOSITE RUNOFF COEFFICIENT
$R_V = \frac{[(0.25*472)+(0.95*8,218)]}{8,690} = 0.91$

T_V = (0.91)(8,690)/12 = **659.0 FT^3**

WATER QUALITY VOLUME PROVIDED:

$V = SA[D_P+(D_{FM})(N_{FM})+(D_G)(N_G)]$
WHERE:
V = VOLUME
SA = SURFACE AREA (472 SQ. FT.)
D_P = PONDING DEPTH (6")
D_{FM} = DEPTH OF FILTER MEDIA (24")
N_{FM} = VOID RATIO OF FILTER MEDIA (0.25)
D_G = DEPTH OF GRAVEL BED (12")
N_G = VOID RATIO OF GRAVEL BED (0.40)

V = 472[0.5'+(2.0')(0.25)+(1.0')(0.40)] = **660.8 FT^3**

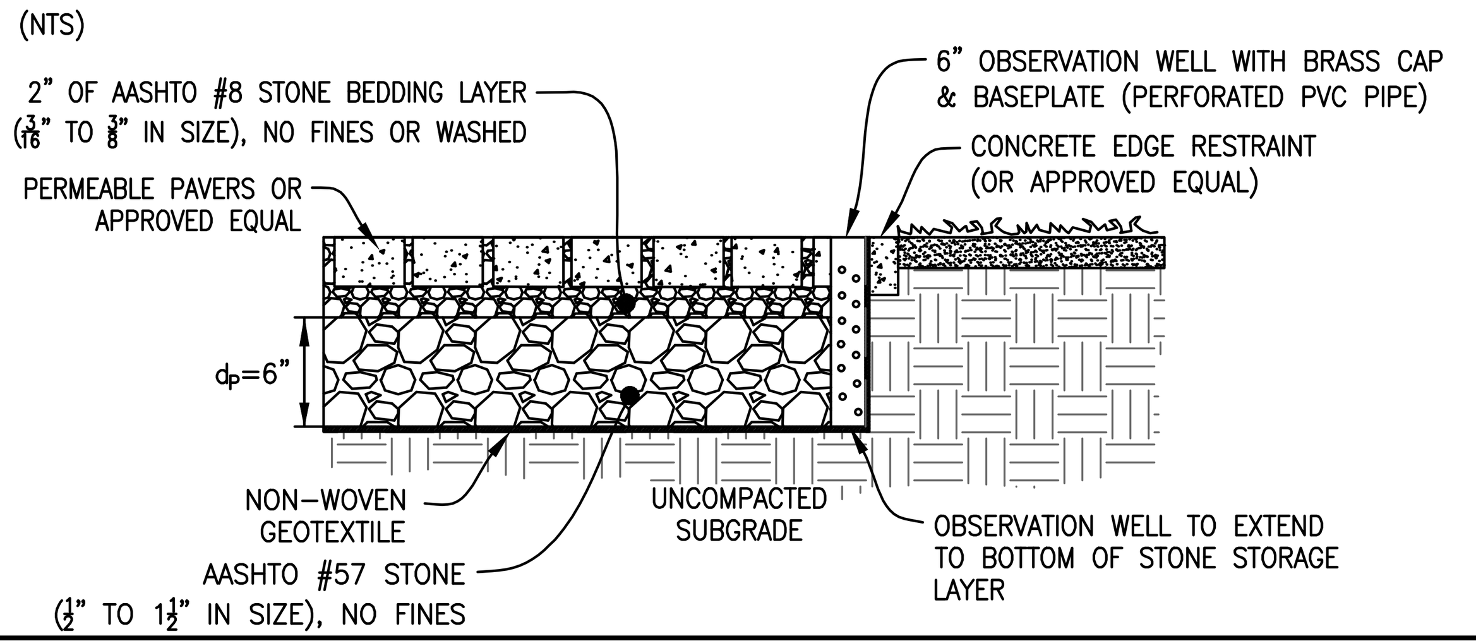
REQUIRED: **659 CU.FT.**
PROVIDED: **661 CU.FT.**

BMP FACILITY	AREA TREATED (ACRES)	IMPERVIOUS AREA TREATED (ACRES)	PERVIOUS AREA TREATED (ACRES)	TP REMOVAL EFFICIENCY	PHOSPHORUS REMOVED (LBS)	GEOGRAPHIC COORDINATES	
						LATITUDE	LONGITUDE
PERMEABLE PAVERS	0.3781	0.3781	0	25%	0.49	38.7952625	-77.0458185
BIORETENTION	0.6278	0.5459	0.0819	25%	0.68	SEE BELOW	
HYDRODYNAMIC BMP	2.7579	2.0954	0.6625	20%	0.84	38.8262209	-77.0811314

BIORETENTION	SQ.FT. OF SURFACE AREA	ELEVATIONS				LATITUDE	LONGITUDE
		A	B	C	D		
1	472.0	23.52	23.35	22.85	19.68	38.7946689	−77.0471608
2	456.0	22.30	22.13	21.63	18.46	38.7946343	−77.0469322
3	472.0	20.65	20.48	19.98	16.81	38.7946056	−77.0467023

TYPICAL PERVIOUS PAVER DETAIL

(NTS)



WATER QUALITY VOLUME CALCULATIONS:

WATER QUALITY VOLUME REQUIRED:

$T_V = (R_V)(A)/12$
WHERE:
T_V = TREATMENT VOLUME (FT^3)
R_V = COMPOSITE RUNOFF COEFFICIENT
A = AREA TO FACILITY (SF)

DEPTH OF RESERVOIR LAYER:

$$d_p = \frac{\{(d_c*R)+P-(i/2*t_f)\}}{V_r}$$

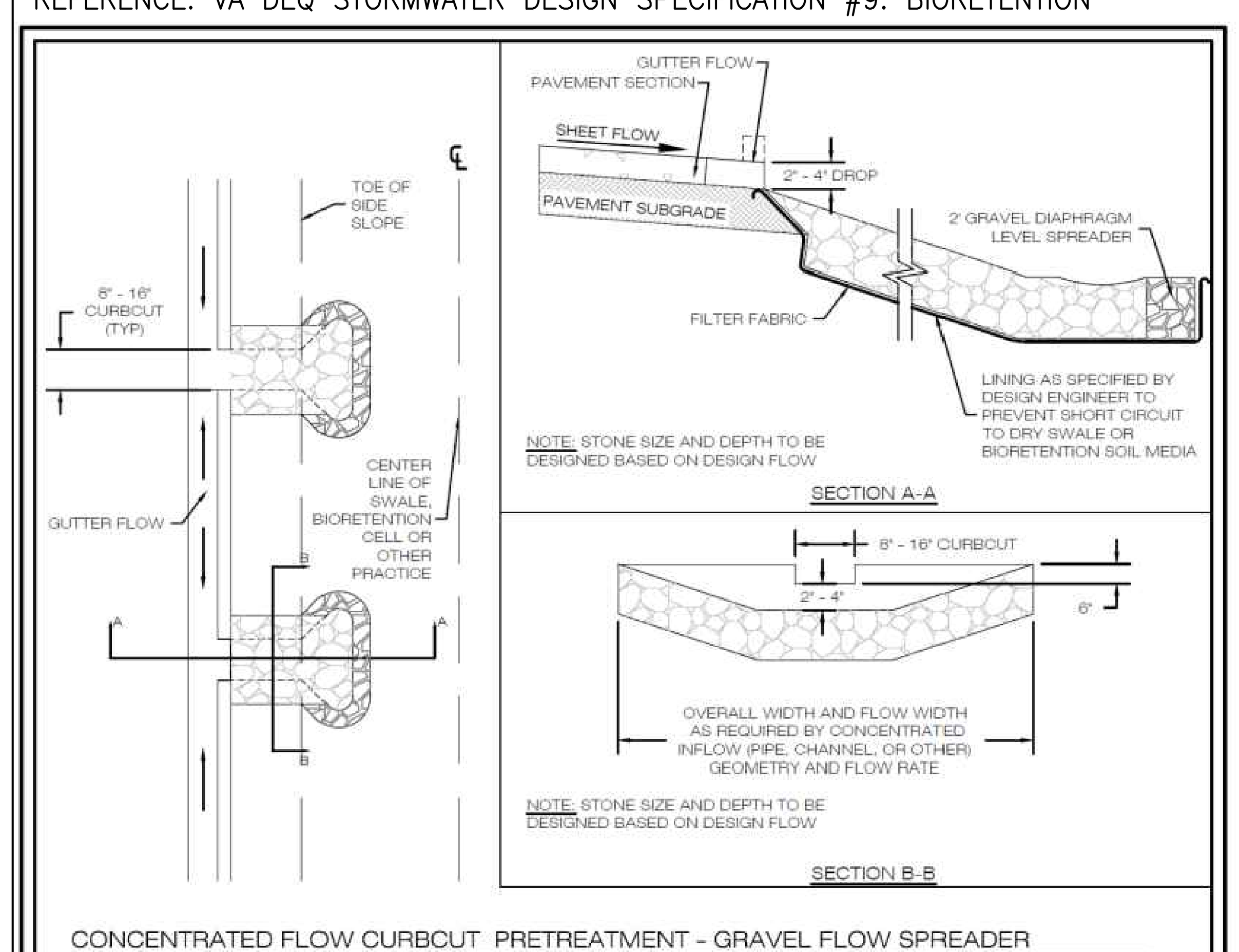
$$d_{p-max} = \frac{(i/2)(t_d)}{V_r}$$

WHERE:
d_p = DEPTH OF RESERVOIR LAYER (FT)
d_c = DEPTH OF RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA FOR THE TREATMENT VOLUME (T_V/A_C)
R = RATIO OF CONTRIBUTING DRAINAGE AREA (A_C) TO PERMEABLE PAVEMENT SURFACE AREA (A_P) [A_C/A_P]
P = RAINFALL DEPTH (0.083 FT)
i = INFILTRATION RATE (ASSUME 0.5 FT/DAY)
t_f = TIME TO FILL THE RESERVOIR LAYER (0.083 DAY)
t_d = TIME TO DRAIN THE RESERVOIR LAYER (1 DAY)
V_r = VOID RATIO OF THE RESERVOIR LAYER (0.4)

R_v	0.95
A_c (SF)	10077.6
A_p (SF)	6406.1
T_v (FT3)	797.8
d_c (FT)	0.079
R	1.57
P (FT)	0.083
i (FT/DAY)	0.5
t_f (DAY)	0.083
t_d (DAY)	1.0
V_r	0.4
d_p (FT)	**0.47**
d_{p-max} (FT)	**0.63**
d_p Provided (FT)	**0.50**

GRAVEL FLOW SPREADER DETAIL:

REFERENCE: VA DEQ STORMWATER DESIGN SPECIFICATION #9: BIORETENTION



CONCENTRATED FLOW CURBCUT PRETREATMENT – GRAVEL FLOW SPREADER

NTS

Technical Abstract

First Defense® - High Capacity

Hydro International

NJCAT Verified 80% TSS Removal for 50 to 150 μm Particle Size Range

Introduction

Hydro International has a state-of-the-art hydraulics and test facility that is used both to develop products and to evaluate performance. Through controlled testing using industry standard test protocols, Hydro's treatment products are evaluated under varying hydraulic and sediment load conditions. With a known drainage area or water quality flow rate, these test results are used to benchmark treatment objectives and to select the correct model size.

A common stormwater treatment goal for manufactured treatment devices is to reduce the Total Suspended Solids (TSS) concentration by at least 80%. To comply with this goal, a silica-based test sand with known particle size gradation (PSD) and density is injected into the treatment system at different flow rates. With known TSS concentrations and particle sizes before and after treatment, efficiency curves are plotted and used to predict TSS reductions for a range of particle sizes.

OK110 Silica Test Sand

U.S. Silica OK110 is a common test sand that has been used by the industry but is no longer available. However, its PSD can be modelled from a blend of silica sands having a wide range of particle sizes. This abstract summarizes test results based on a particle size range similar to OK110 for the First Defense® High Capacity (FDHC). All test protocols and results have been independently verified by the New Jersey Corporation for Advanced Technology (NJCAT). The full report can be viewed at: FDHC PSD Removal Verification Report 9-16.pdf

First Defense High Capacity (FDHC)

The FDHC (Figure 1) has patented flow modifying internal components that create a gentle swirling flow path within the Vortex Chamber. The rotating flow creates low energy vortex forces that supplement gravitational settling forces to enhance separation of pollutants.

The internal components are fit into precast manholes to collect runoff as part of typical drainage network system. During rain events, flow enters either from a surface inlet grate or inlet pipe. As flow enters the manhole, components divert flow and pollutants into a Vortex Chamber beneath a separation module, that includes both Inlet\Outlet Chutes and Bypass Weirs. The internal Bypass Weirs divert peak flows over the separation module and away from the Vortex Chamber where pollutants are collecting. This prevents high velocities from re-suspending captured pollutants during infrequent but large storm events.

Capable of providing high pollutant removals for a wide range of flow rates and pipe sizes, the FDHC can be installed ether online or offline depending on pipes and peak flows. Its efficiency and simplicity make it economical to install and maintain.

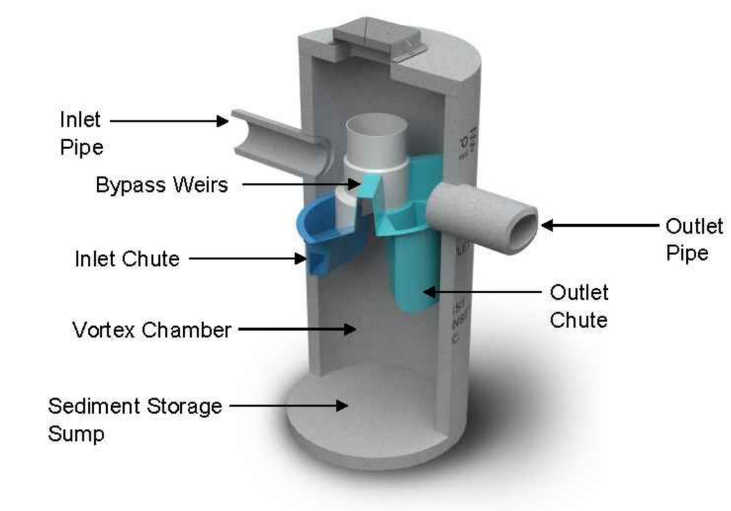


Figure 1 - First Defense High Capacity

Laboratory Testing Arrangement

The laboratory setup (Figure 2) consisted of a recirculating closed loop system with an 8-inch (200 mm) submersible Flygt pump that conveyed water from a 23,000 gal (87,064 L) reservoir through a PVC pipe network to the 4-ft (1.2m) FDHC. The flow rate of the pump was controlled by a GE Fuji Electric AF-300 P11 Adjustable Frequency Drive and measured by an EMCO Flow Systems 4411e Electromagnetic Flow Transmitter. Test sand was injected into the incoming flow stream using a volumetric screw feeder situated 10-ft prior to entering the test unit.

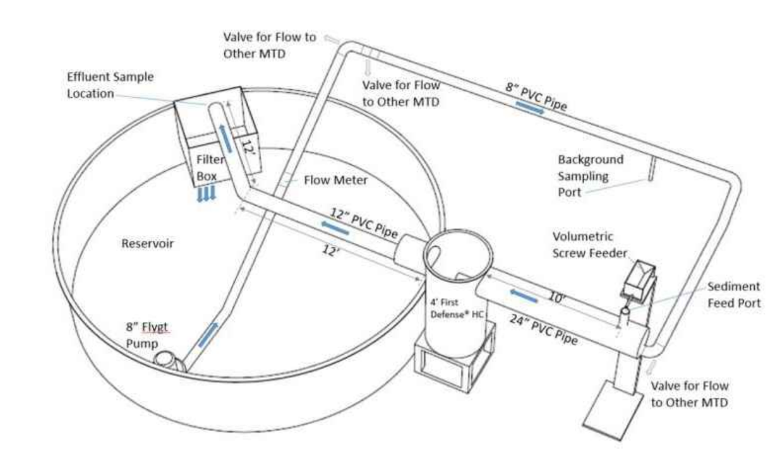


Figure 2 - Set-up of the Portland, Maine hydraulic testing facility

Test Sediment

The feed sediment injected into the inlet during removal efficiency testing was a blend of commercially available silica sands ranging from 2 μm to 1,000 μm. The PSD of the test sediment was analyzed by an independent laboratory in accordance with ASTM D 422-63.

Stormwater Solutions

First Defense® - High Capacity

To evaluate the performance consistent with OK110 test sand, results were analyzed from the particle sizes range of 50 μm to 150 μm (D_{50}=108μm). A comparison between the 50 – 150 μm range and OK110 gradation is shown in Figure 3. The 50 – 150 μm test sand gradation is overall finer than OK110 between 50 μm and 100 μm. For example, the test sand had 15% finer than 75 μm compared to the OK110 PSD that had only 3% less than 75 microns. Given that finer particles are more difficult to remove, performance results for 50 to 150 μm PSD is considered conservative.

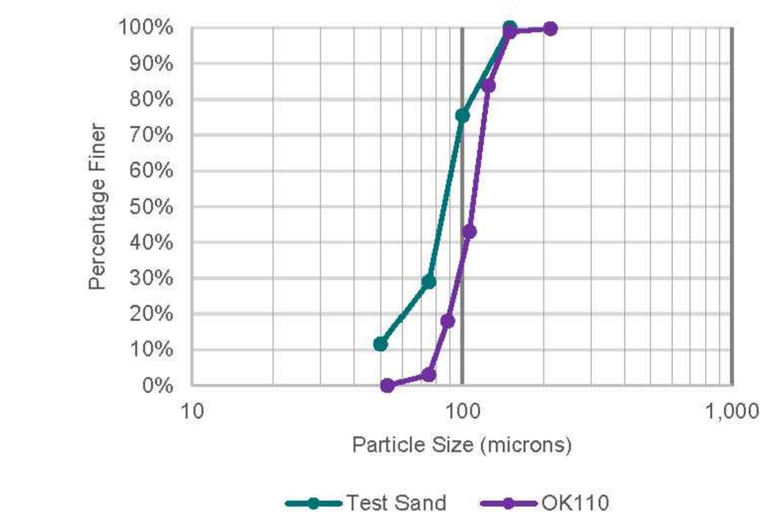


Figure 3 - Particle Size Distribution Comparison

Removal Efficiency Testing

Removal efficiency testing with the feed sediment was conducted in accordance with Section 5 of the NJDEP Laboratory Protocol for Manufactured Treatment Devices. Five flow rates ranging from 0.38 cfs to 1.88 cfs were tested to assess the performance trend.

The test sediment was fed into the flow stream at a rate that was equivalent to 200 mg/L. The average influent TSS concentration was calculated using the total sediment mass and volume of water added during dosing. The influent concentration for each particle size band was calculated using the percentage of particles in each particle size band and known average inlet concentration. Three time-spaced effluent grab samples were composited and analyzed using laser diffraction (ISO 13320) to evaluate the effluent particle sizes.

Table 1 – 50 – 150 μm Particle Size Range Test Results

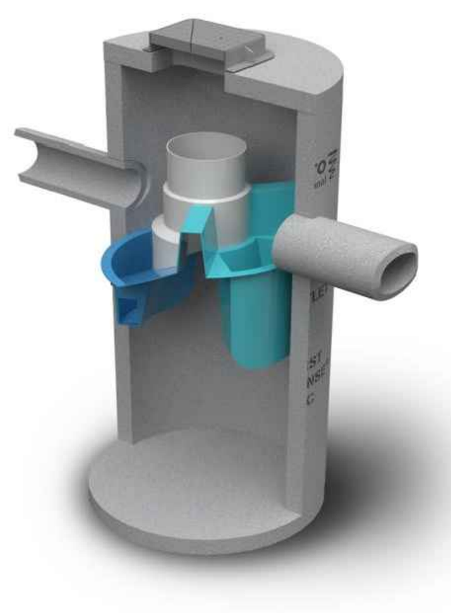
Flow	Inlet Mass	Outlet Mass	Removal
cfs (L/s)	grams	grams	%
0.38 (10.8)	1,554.6	107.1	93.1
0.75 (21.2)	1,761.0	150.8	91.4
1.13 (32.0)	1,872.8	127.2	93.2
1.5 (42.5)	2,203.2	226.7	89.7
1.88 (53.2)	2,366.6	303.8	87.2

The average effluent sediment concentration of the three composited samples was also measured for each flow rate in accordance with ASTM D3977-97. The effluent concentration for each particle size band was then calculated using the average effluent composite concentration and percentage of particles in each particle size band.

Percent removed at each of the five tested flow rates is shown in Table 1. Inlet concentrations of the OK110 particle size range varied from 79-84 mg/L compared to 4-8.5 mg/L at the outlet. As expected, the highest concentration measured at the outlet was at the highest tested flow rate of 1.88 cfs (53.2 L/s). In general, the 4-ft FDHC removed greater than 85% of the OK110 particle size range for all tested flow rates. Table 2 provides "Treatment Flow Rates" for the available models.

Table 2 – FDHC Treatment Flow Rate for > 85% OK110

Model:	FD-3HC	FD-4HC	FD-5HC	FD-6HC	FD-8HC
Size:	3 ft (900 mm)	4 ft (1.2 m)	5 ft (1.5 m)	6 ft (1.8 m)	8 ft (2.4m)
cfs:	1.06	1.88	2.94	4.23	7.52
L/s:	30.02	53.2	83.3	119.8	212.9

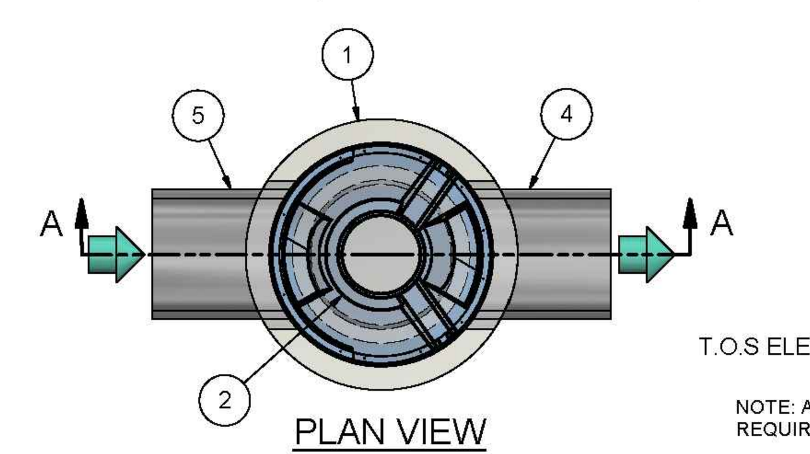


For design purposes the selected model's Treatment Flow Rate must be equal or greater to the site's required Water Quality Flow Rate. The peak flow rate and maximum pipe size must be considered to determine whether an online or offline configuration is appropriate. Full removal curves are available on request.

Refer First Defense product information brochure or visit www.hydro-int.com/us for more information

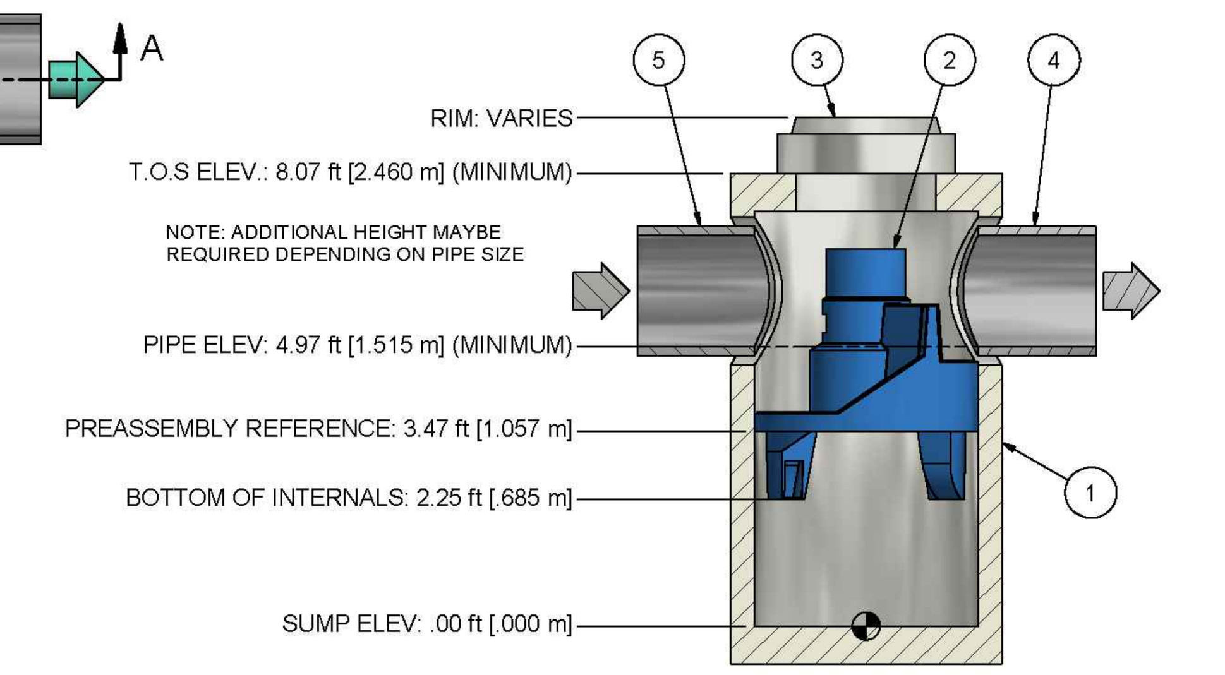
Hydro International. 94 Hutchins Drive. Portland. ME 04102
Tel: 207.756.6200 Fax: 207.756.6212
Email: stormwaterinquiry@hydro-int.com Web: www.hydro-int.com

Stormwater Solutions



PLAN VIEW

HYDRO FRAME AND COVER (INCLUDED)
GRADE RINGS BY OTHERS AS REQUIRED



SECTION A-A

PRODUCT SPECIFICATION:

1. Peak Hydraulic Flow: 18.0 cfs (510 l/s)
2. Min Sediment Storage Capacity: 0.7 cu. yd. (0.5 cu. m.)
3. Oil Storage Capacity: 191 gal. (723 liters)
4. Maximum Inlet/Outlet Pipe Diameters: 24 in. (600 mm)
5. The Treatment System Shall Use An Induced Vortex To Separate Pollutants From Stormwater Runoff.
6. For More Product Information Including Regulatory Acceptances, Please Visit https://hydro-int.com/en/products/first-defense

GENERAL NOTES:

1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 24".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plan.s)
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.

PARTS LIST

ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	48	1200	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	24 (MAX)	600 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	24 (MAX)	600 (MAX)	INLET PIPE (BY OTHERS)

PROJECTION

IF IN DOUBT ASK

COMMENTS:
1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

DATE: 10/7/2019	SCALE: 1:30	
DRAWN BY: ER	CHECKED BY: MRJ	APPROVED BY

Title: 4-ft DIAMETER FIRST DEFENSE HIGH CAPACITY
GENERAL ARRANGEMENT

Hydro International
hydro-int.com
HYDRO INTERNATIONAL

DO NOT SCALE DRAWING
STEEL FABRICATION TOLERANCES
UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES.

LINEAR	ANGULAR
000 - 012in = ±0.04in	000 - 120in = ±1°
012 - 024in = ±0.06in	120 - 240in = ±0.5°
024 - 048in = ±0.08in	240in >>>> = ±0.25°
048 - 120in = ±0.12in	
120in >>>> = ±0.20in	

WEIGHT: N/A
MATERIAL:
STOCK NUMBER:
DRAWING NO.: FDHC GA-4
SHEET SIZE: B
SHEET: 1 OF 1
Rev: -

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. 2019–0004

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

RCFIELDS & ASSOCIATES, INC.
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700 Washington Street, Suite 220
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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
FEBRUARY 9, 2021
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

BASILICA SCHOOL OF SAINT MARY

400 GREEN STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: ACS
SCALE: AS NOTED
DATE: JAN 2021

BMP DETAILS

SHEET 12 OF 23

FILE: 20–77

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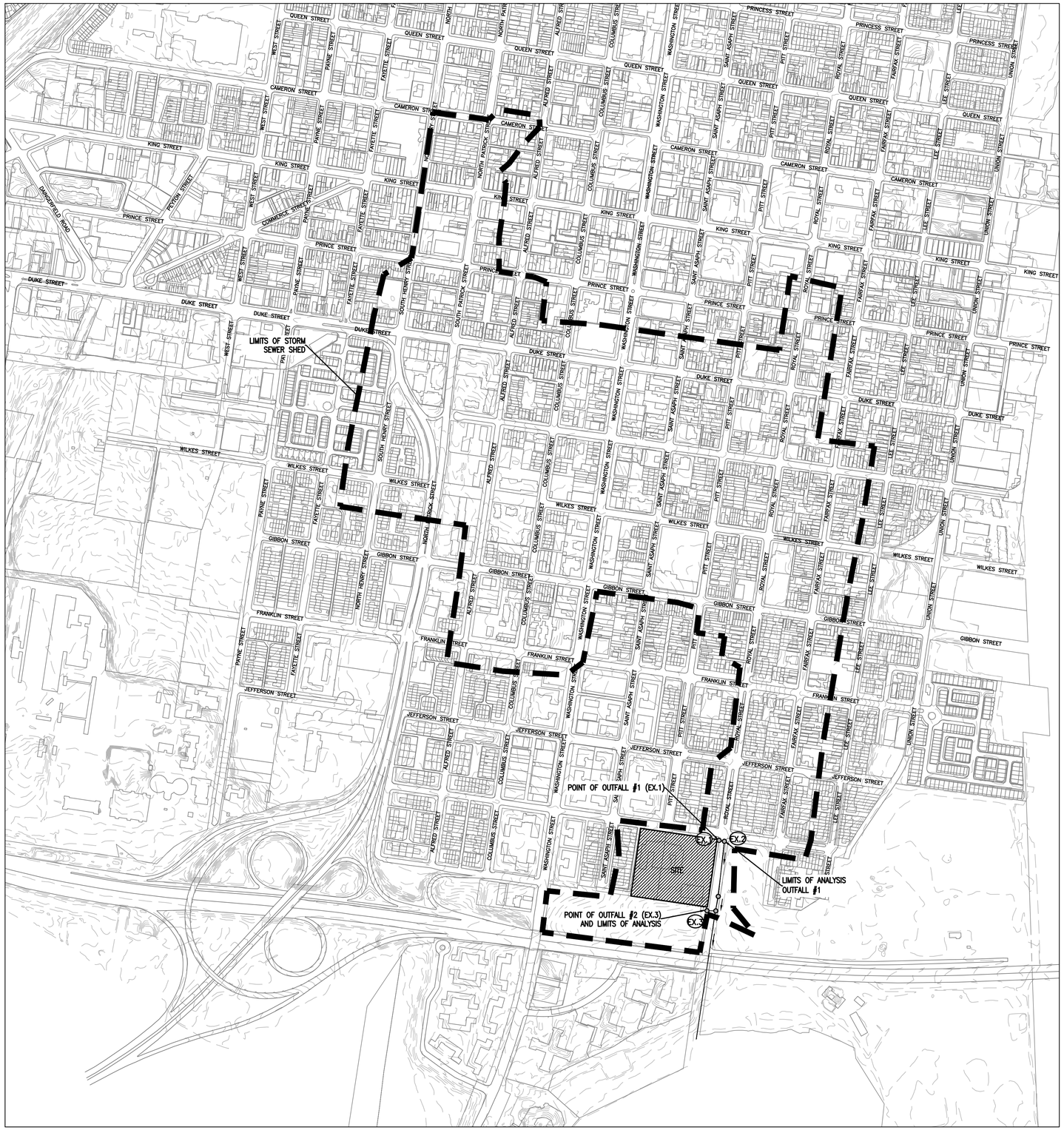
Tue, Feb 09 2021 - 11:08:35am



OUTFALL MAP
SCALE: 1" = 300'

0' 300' 600'

VCS NAD83
NORTH ZONE

STORMWATER OUTFALL NARRATIVE (CITY CODE SECTION 13-109F):

PRE-DEVELOPMENT CONDITIONS:
THE 3.89 ACRE SITE IS LOCATED IN THE POTOMAC RIVER WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF AN EXISTING ELEMENTARY AND MIDDLE SCHOOL WITH A PLAYGROUND, PARKING LOT, AND ASSOCIATED SITE IMPROVEMENTS. THIS PROJECT HAS TWO OUTFALL POINTS.

OUTFALL #1: A PORTION OF THE PROJECT SITE DRAINS VIA NON-CONCENTRATED SHEET FLOW BEFORE FLOWING OFF SITE TO THE GREEN STREET RIGHT-OF-WAY. THE STORMWATER RUNOFF IS THEN COLLECTED BY AN EXISTING CURB INLET (EX.1) AT THE CORNER OF GREEN STREET AND SOUTH ROYAL STREET AND PIPED IN A GENERALLY SOUTHERLY DIRECTION VIA CITY OF ALEXANDRIA MAINTAINED 5'X7' COMBINED SEWER BEFORE IT OUTFALLS TO THE POTOMAC RIVER.

OUTFALL #2: THE REMAINDER OF THE PROJECT SITE RUNOFF FLOWS AS NON-CONCENTRATED SHEET FLOW BEFORE BEING COLLECTED BY AN EXISTING PRIVATE STORM PIPE SYSTEM ON THE SUBJECT PROPERTY. RUNOFF CONTINUES WITHIN THE PRIVATE STORM PIPE SYSTEM UNTIL IT ENTERS THE CITY OF ALEXANDRIA MAINTAINED COMBINED SEWER SYSTEM IN THE SOUTH ROYAL STREET RIGHT-OF-WAY (EX.3) BEFORE BEING DISCHARGED INTO THE POTOMAC RIVER.

POST-DEVELOPMENT CONDITIONS:
THE REDEVELOPMENT OF THE PROJECT SITE PROPOSES A BUILDING ADDITION, RENOVATION OF THE EXISTING PARKING LOT, AND PLAYGROUND AND ASSOCIATED SITE IMPROVEMENTS. OVERALL IMPERVIOUS AREA DECREASES WITH THE PROPOSED CONSTRUCTION. THE STORMWATER RUNOFF FROM THE SITE WILL BE TREATED BY THE PROPOSED BIORETENTION FACILITY, PERVIOUS PAVEMENT, AND HYDRODYNAMIC BMP. THE PROJECT SITE HAS TWO OUTFALL POINTS IN PROPOSED CONDITIONS.

OUTFALL #1: IN POST-DEVELOPMENT CONDITIONS, A PORTION OF THE SITE WILL BE COLLECTED AND TREATED ONSITE BY PROPOSED PERMEABLE PAVEMENT. THE RUNOFF THEN OUTFALLS VIA PIPE FLOW TO THE EXISTING COMBINED SEWER SYSTEM LOCATED AT CORNER OF GREEN STREET AND SOUTH ROYAL STREET (EX.1, POINT OF OUTFALL #1). THE STORMWATER THEN FLOWS IN A GENERALLY SOUTHERLY DIRECTION VIA CITY OF ALEXANDRIA MAINTAINED COMBINED SEWER SYSTEM BEFORE A BLIND CONNECTION INTO A 5'X7' COMBINED SEWER (EX.2). AT THIS POINT, PER SECTION 13-109(F)(2)(c)(iii) AND IN ACCORDANCE WITH SECTION 6-300 OF THE CITY CODE, THE FLOW REACHES THE LIMITS OF ANALYSIS AS THE STORMWATER CONVEYANCE SYSTEM ENTERS A MAPPED FLOODPLAIN.

OUTFALL #2: A MAJORITY OF THE REMAINING RUNOFF FROM THE PROJECT SITE IS COLLECTED BY THE PROPOSED ONSITE STORM PIPE SYSTEM. THE RUNOFF WILL BE TREATED BY PROPOSED BIORETENTIONS, PERMEABLE PAVEMENT, AND A HYDRODYNAMIC BMP. THE FLOW THEN ENTERS THE CITY OF ALEXANDRIA COMBINED SEWER SYSTEM IN THE SOUTH ROYAL STREET RIGHT-OF-WAY (EX.3, POINT OF OUTFALL #2). AT POINT EX.3, PER SECTION 13-109(F)(2)(c)(iii) AND IN ACCORDANCE WITH SECTION 6-300 OF THE CITY CODE, THE FLOW REACHES THE LIMITS OF ANALYSIS FOR OUTFALL #2 AS THE STORMWATER CONVEYANCE SYSTEM ENTERS A MAPPED FLOODPLAIN.

THE REMAINDER OF THE RUNOFF FROM THE SITE LEAVES THE SITE VIA NON-CONCENTRATED SHEET FLOW. DUE THE NON-CONCENTRATED SHEET FLOW AND THE FACT THERE IS NO RUNOFF VOLUME INCREASE IN THE FORM OF SHEET FLOW RESULTING FROM PERVIOUS AREAS, DISCONNECTED IMPERVIOUS AREAS OR FROM PHYSICAL SPREADING OF CONCENTRATED FLOW ASSOCIATED WITH THE REDEVELOPMENT OF THIS SITE, THE SMALL PORTION OF THE RUNOFF THAT EXITS THE SITE IN THE FORM OF SHEET FLOW WILL HAVE NO ADVERSE IMPACTS ON DOWN-GRADIENT PROPERTIES OR RESOURCES.

DUE TO THE FREQUENCY OF BLIND CONNECTIONS INTO THE 5'X7' COMBINE SEWER, DETERMINING THE SLOPE OF THE SEWER BASED ON INVERTS IS NOT FEASIBLE. WITH THE LACK OF INFORMATION, PIPE CAPACITY COMPUTATIONS HAVE NOT BE PROVIDED. HOWEVER, THE PEAK FLOW RATE FOR THE 1, 2, AND 10-YEAR, 24-HOUR STORMS ARE BEING REDUCED WITH THE PROPOSED DEVELOPMENT THROUGH DECREASE OF IMPERVIOUS AREA AND RUNOFF REDUCTION PROVIDED BY THE PROPOSED BIORETENTION FACILITIES AND PERMEABLE PAVEMENT. ASSUMING THE WORST CASE SCENARIO THAT THE EXISTING STORMWATER CONVEYANCE SYSTEM IS CURRENTLY EXPERIENCING LOCALIZED FLOODING, THE SITE IS IN COMPLIANCE WITH SECTIONS 13-109(F)(1)(a)(i) AND 13-109F(2)(b)(ii) AND NO OFFSITE IMPROVEMENTS WILL BE REQUIRED.

COMBINED SEWER SYSTEM NOTE:

THIS SITE DISCHARGES TO SEPARATE STORM AND SANITARY PIPE SYSTEMS THAT COMBINE DOWNSTREAM. PER MEMO TO INDUSTRY 07-14, THE APPLICANT WILL PROVIDE A CONTRIBUTION FOR STORM WATER AND SANITARY RUNOFF GENERATED ONSITE IN LIEU OF OFFSITE SEPARATION AS THERE IS NO OPPORTUNITY FOR SEPARATION WITHIN THE VICINITY OF THIS SITE AND THE EXISTING SOIL CONDITIONS ARE NOT CONDUCIVE FOR STORM WATER INFILTRATION.

APPROVED
SPECIAL USE PERMIT NO. 2019-0004

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

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700 Washington Street, Suite 220
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www.rcfassoc.com
(703) 549-6422

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
FEBRUARY 9, 2021
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
BASILICA SCHOOL OF SAINT MARY
400 GREEN STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: ACS
SCALE: 1" = 300'
DATE: JAN 2021

STORM SEWER OUTFALL ANALYSIS

SHEET 13 OF 23
FILE: 20-77

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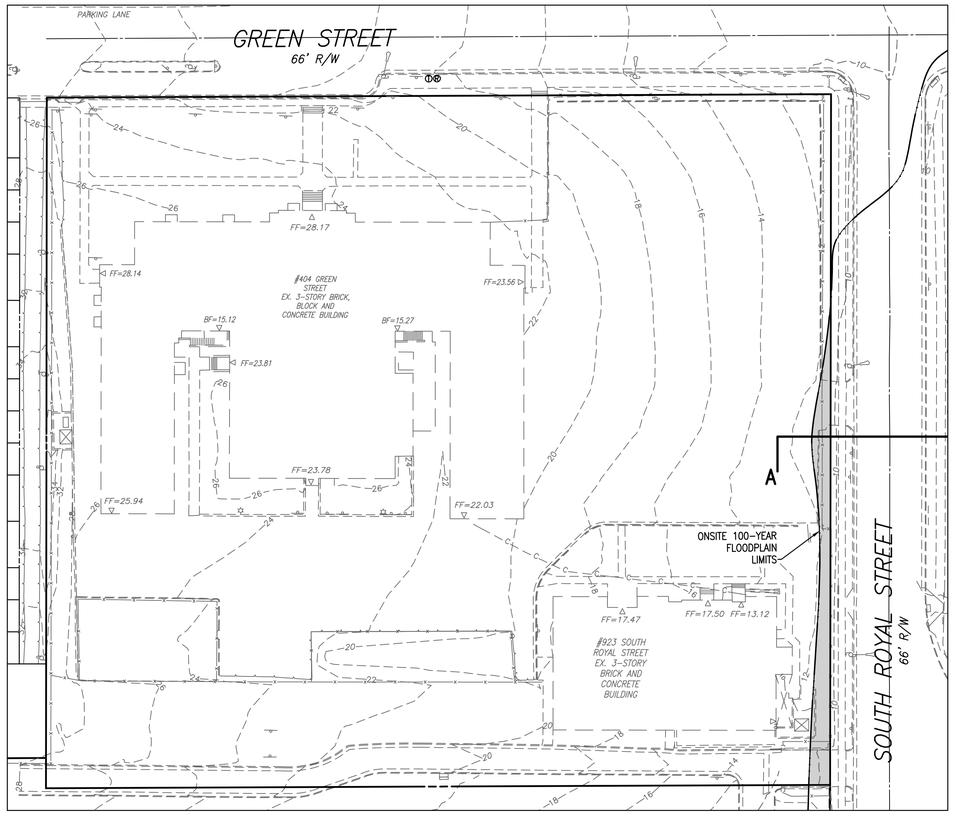
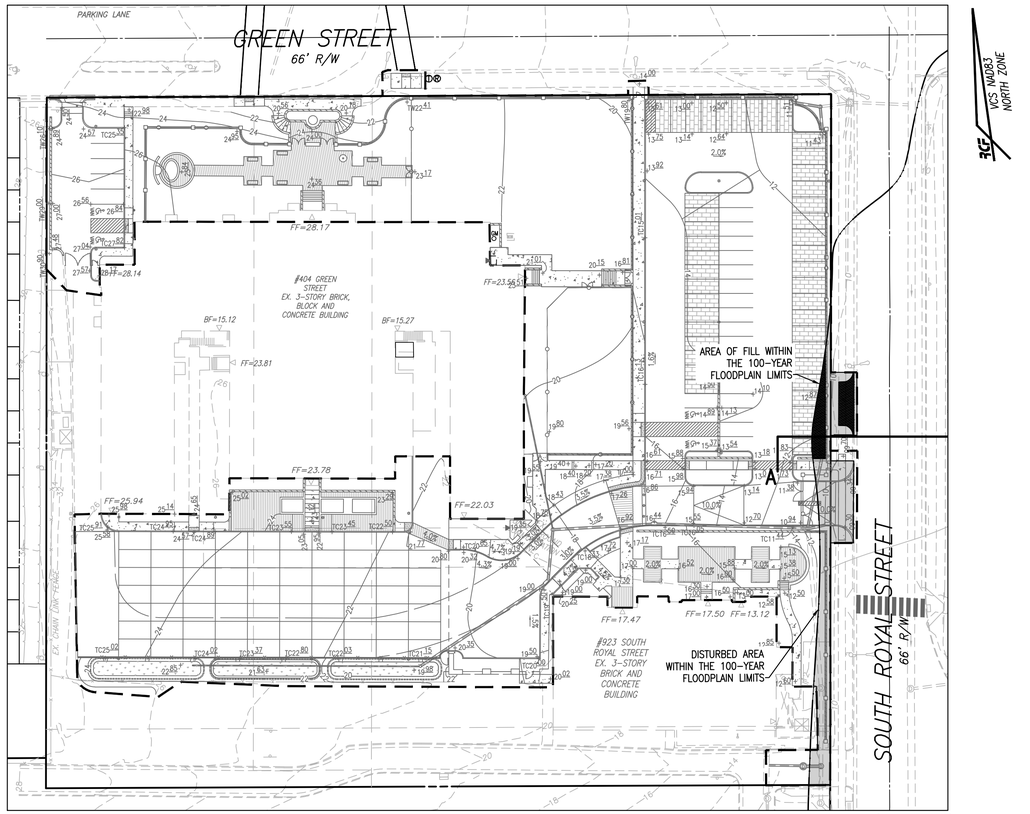


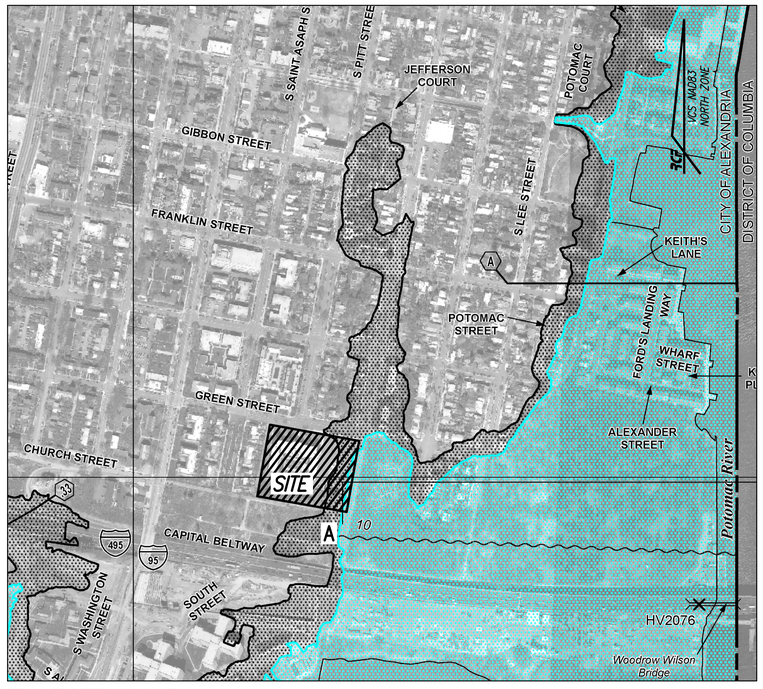
EXISTING CONDITIONS
SCALE: 1" = 40'

0' 40' 80'



PROPOSED CONDITIONS
SCALE: 1" = 40'

0' 40' 80'



FEMA FLOODPLAIN MAP
SCALE: 1" = 350'

0' 350' 700'

LEGEND

= SFHA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

= OTHER FLOOD AREAS

FLOODPLAIN STUDY TECHNICAL MEMO:

THE SUBJECT PARCEL AND THE DISTURBED AREA FOR THE PROJECT IS WITHIN ZONE AE OF THE FEMA REGULATED FLOODPLAIN ADJACENT TO THE POTOMAC RIVER. THE EXISTING FLOODPLAIN HAS BEEN DELINEATED BY RUNNING MODELS SIMULATING HISTORIC STORM EVENTS (HURRICANES AND NORTHEASTERS) AND COLLECTING DATA ON THE FLOOD ELEVATIONS OF THE 1-PERCENT ANNUAL CHANCE FLOOD (100-YEAR STORM) ALONG THE POTOMAC RIVER AND THROUGHOUT THE DC-METRO AREA. FROM THESE STUDIES, USING HEC-RAS RIVER MODELS, THE ESTABLISHED BASE FLOOD ELEVATION (BFE) FOR THIS PORTION OF THE RIVER IS AT ELEVATION '10' AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM 515519), SHOWN ON THIS SHEET.

PER THE CITY OF ALEXANDRIA FLOODPLAIN DISTRICT REQUIREMENTS (ZO ARTICLE 6-300) THE INTRODUCTION OF FILL ASSOCIATED WITH THE PROPOSED USE CANNOT INCREASE THE BASE FLOOD ELEVATION (BFE) MORE THAN 0.5 FOOT.

THE PROPOSED DEVELOPMENT WILL INTRODUCE APPROXIMATELY 50 CUBIC YARDS OF FILL INTO THE AREA OF DESIGNATED FEMA FLOOD ZONE. THE RELATIVELY SMALL INCREASE IN FILL AT THIS LOCATION WOULD POTENTIALLY PRODUCE AN INCALCULABLE AND INSIGNIFICANT CHANGE IN WATER SURFACE FOR SUCH A BROAD SECTION (~8,000 FEET) OF THE POTOMAC RIVER FLOOD PLAIN. THE DISPLACEMENT OF WATER FOR 50 CUBIC YARDS OF FILL WOULD PRODUCE A CHANGE IN WATER SURFACE OF LESS THAN 0.0015 FEET (CALCULATIONS ACROSS CROSS SECTION A-A HAVE BEEN PROVIDED ON THE NEXT SHEET).

THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL THE OTHER PROVISIONS OF ZO ARTICLE 6-300 (FLOODPLAIN DISTRICT) REQUIREMENTS.

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
FEBRUARY 9, 2021
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

BASILICA SCHOOL OF SAINT MARY

400 GREEN STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: ACS
SCALE: AS NOTED
DATE: JAN 2021

FLOODPLAIN ANALYSIS AND ASSESSMENT (SHEET 1 OF 2)

SHEET 14 OF 23
FILE: 20-77

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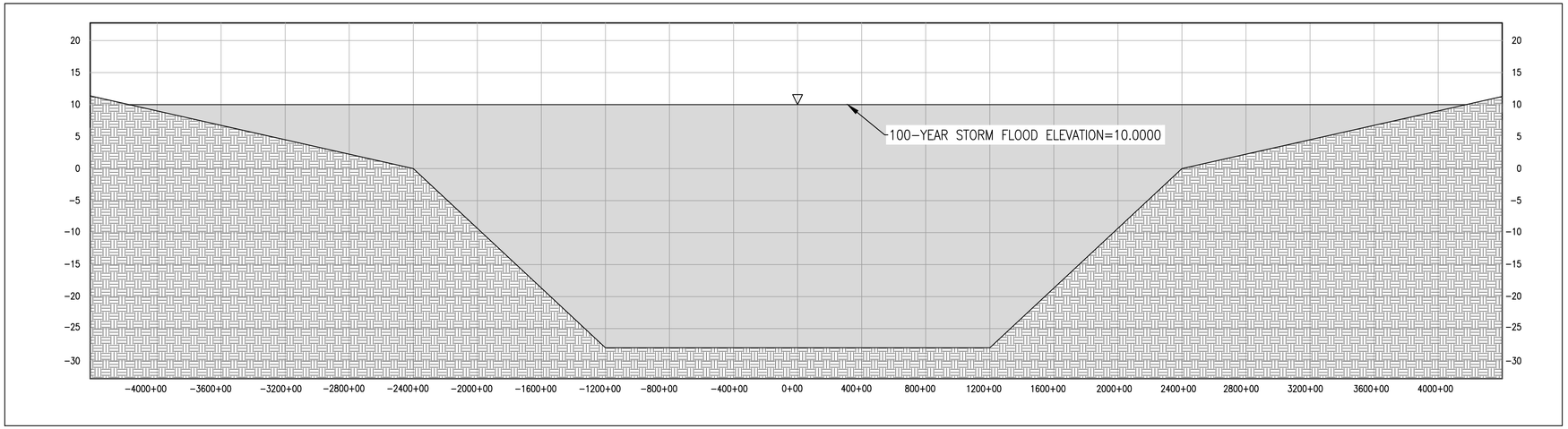
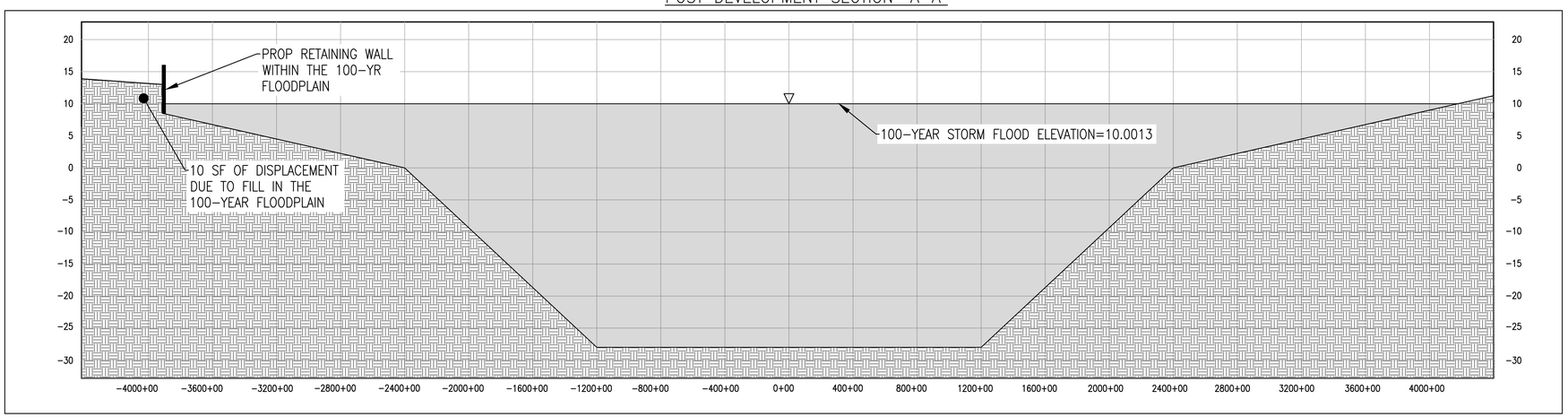
Tue, Feb 09 2021 - 11:09:12am

PRE DEVELOPMENT SECTION "A-A"



0' 10' 20'
VERTICAL: 1" = 10'
0' 400' 800'
HORIZONTAL: 1" = 400'

POST DEVELOPMENT SECTION "A-A"



0' 10' 20'
VERTICAL: 1" = 10'
0' 400' 800'
HORIZONTAL: 1" = 400'

DISPLACEMENT IN THE FLOODPLAIN CALCULATION:

WIDTH OF THE FLOODPLAIN OF THE POTOMAC RIVER (PER FEMA MAPS): 8,000 FT

AREA OF DISPLACEMENT WITHIN THE FLOODPLAIN AT CROSS SECTION A-A: 10 SF

ELEVATION RISE OF THE FLOODPLAIN=(AREA OF DISPLACEMENT WITHIN FLOODPLAIN)/(WIDTH OF FLOODPLAIN)

ELEVATION RISE=(10 SF)/(8,000 FT)=0.0013 FT

MINOR CHANGE IN FLOODPLAIN STUDY:

DUE TO THE PROPOSED FILL WITHIN THE 100-YEAR FLOODPLAIN, THE WATER SURFACE ELEVATION WILL RISE HIGHER DIRECTLY PROPORTIONATE TO THE AMOUNT OF AREA DISPLACED WITHIN THE FLOODPLAIN IN THE DISTURBED AREA. CROSS SECTION A-A HAS BEEN ANALYZED DUE TO THE AMOUNT OF ENCROACHMENT IN THE FLOODPLAIN AND THE FILL PROPOSED WITHIN IT. APPROXIMATELY 10 SF WITHIN THE CROSS SECTION OF THE ENTIRE FLOODPLAIN OF THE POTOMAC RIVER IS TO BE FILLED, RAISING THE ELEVATION OF THE FLOODPLAIN APPROXIMATELY 0.0013 FT. THE DISPLACEMENT WITHIN THE FLOODPLAIN IS LESS THAN 0.5 FEET; THEREFORE, PER ALEXANDRIA CODE SECTION 6-307(A), THE DISTURBANCE WITHIN THE FLOODPLAIN IS ACCEPTABLE

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BASILICA SCHOOL OF SAINT MARY

400 GREEN STREET
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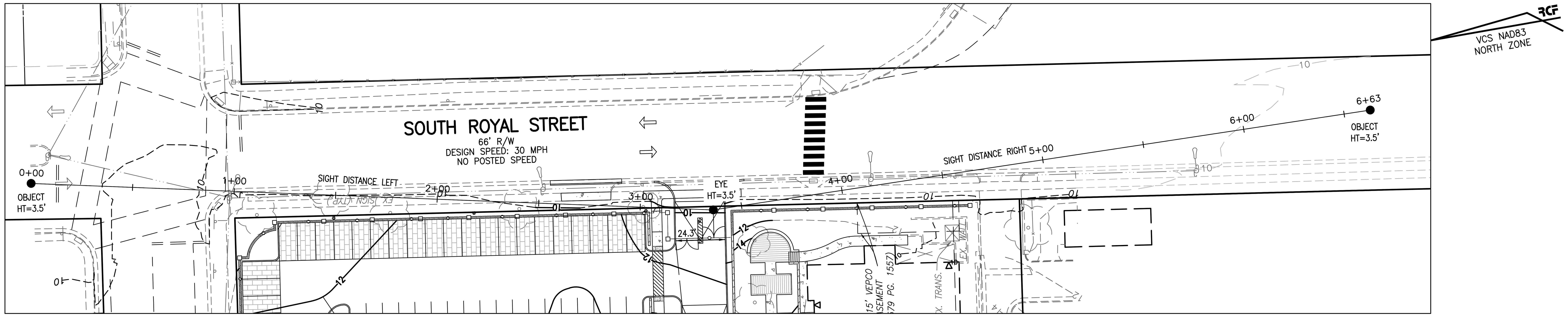
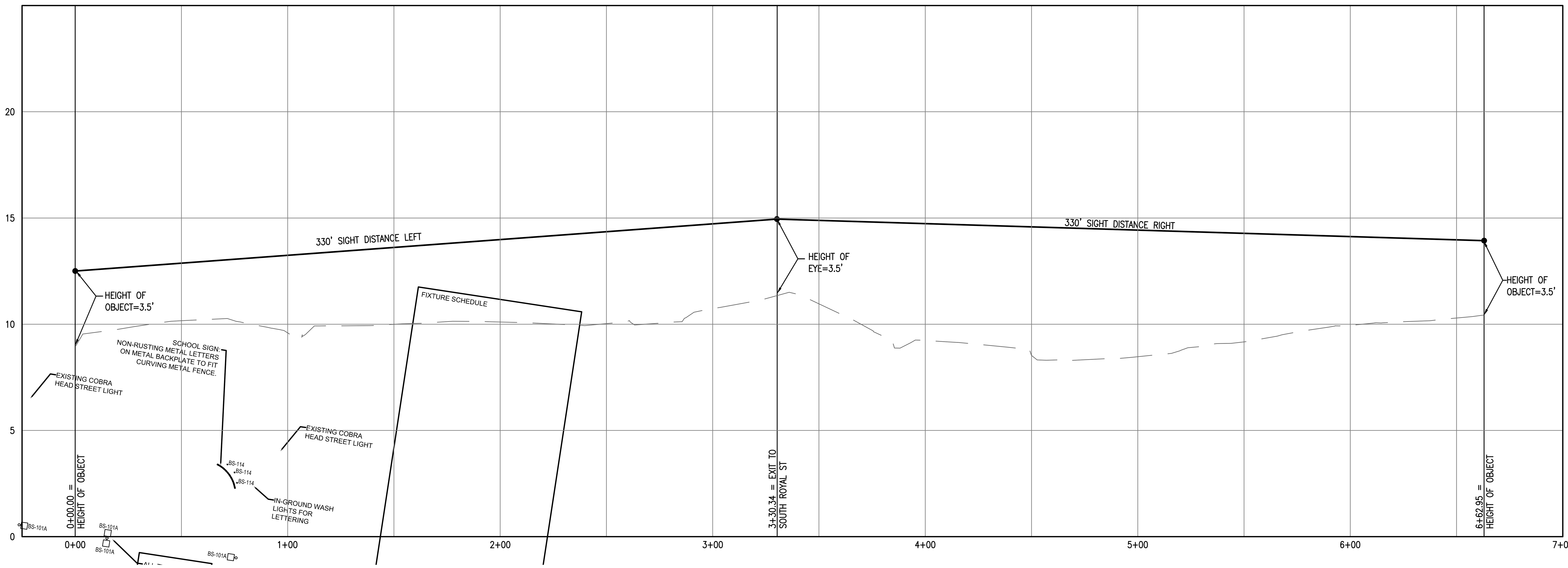
FLOODPLAIN ANALYSIS AND ASSESSMENT (SHEET 2 OF 2)

SHEET 15 OF 23
FILE: 20-77



SOUTH ROYAL STREET SIGHT DISTANCE PLAN VIEW
SCALE: 1" = 30'



SOUTH ROYAL STREET SIGHT DISTANCE PROFILE
SCALE: V: 1" = 3', H: 1" = 30'

PLAN VIEW SCALE
0' 30' 60'

HORIZ. PROFILE SCALE
0' 30' 60'

VERT. PROFILE SCALE
0' 3' 6'

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. 2019-0004
DEPARTMENT OF PLANNING & ZONING
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SIGHT DISTANCE PROFILE (SHEET 1 OF 2)

SHEET 16 OF 23
FILE: 20-77

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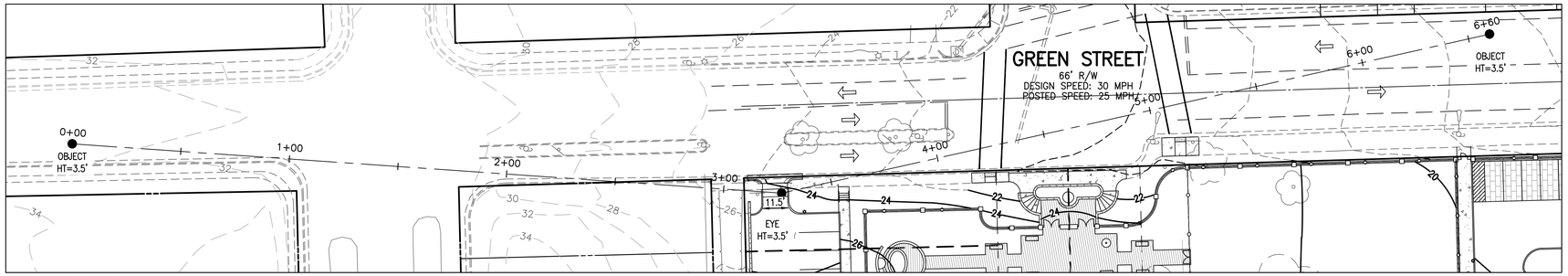
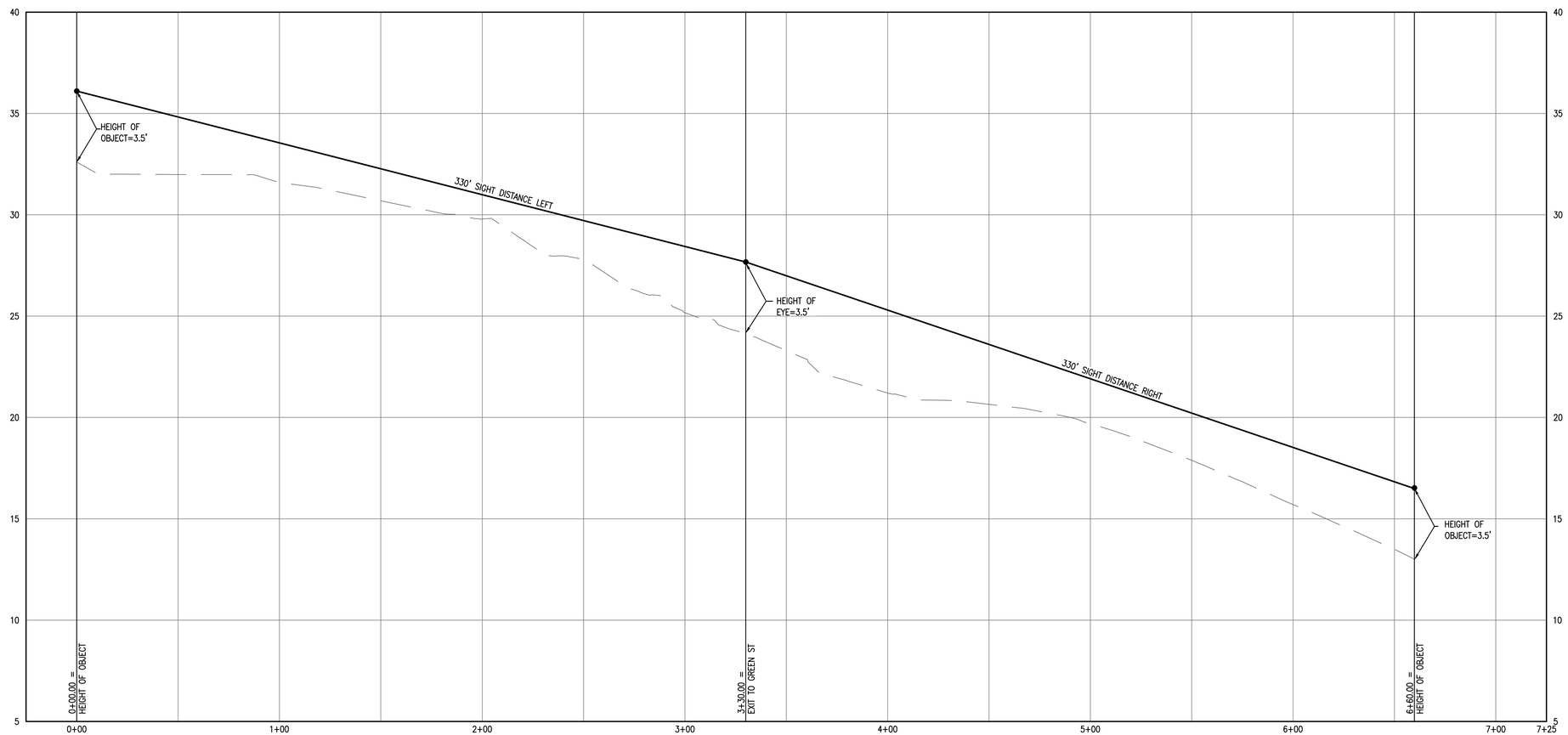


GREEN STREET SIGHT DISTANCE PLAN VIEW
SCALE: 1" = 30'



GREEN STREET SIGHT DISTANCE PROFILE
SCALE: V: 1" = 3', H: 1" = 30'

PLAN VIEW SCALE
0' 30' 60'

HORIZ. PROFILE SCALE
0' 30' 60'

VERT. PROFILE SCALE
0' 3' 6'

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

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PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

BASILICA SCHOOL OF SAINT MARY

400 GREEN STREET

CITY OF ALEXANDRIA, VIRGINIA

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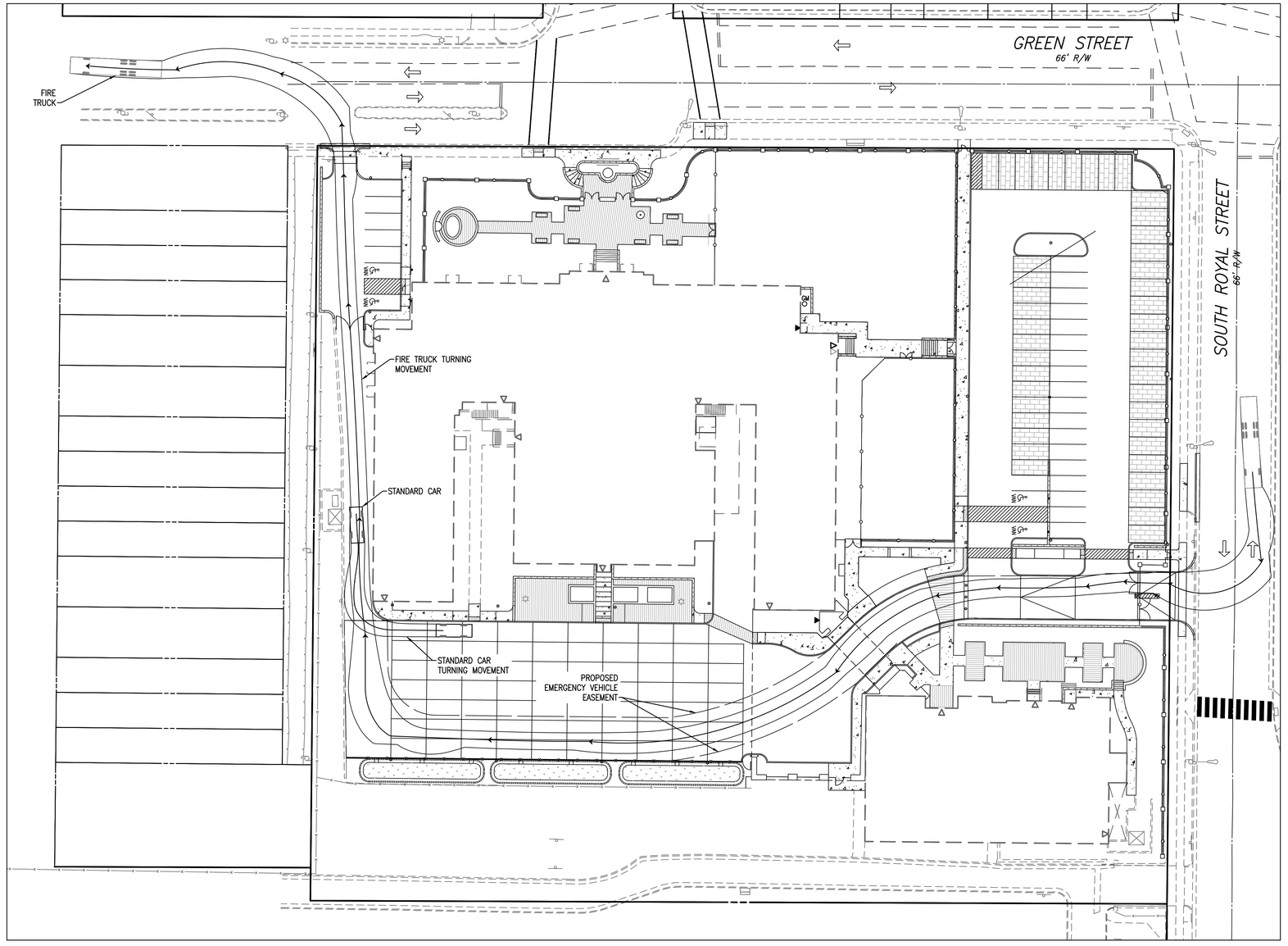
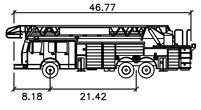
DATE: JAN 2021

SIGHT DISTANCE PROFILE (SHEET 2 OF 2)

SHEET 17 OF 23
FILE: 20-77

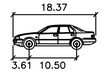


FIRE TRUCK TURNING MOVEMENTS
SCALE: 1"=30'



Alexandria TOWER 203

	feet
Width	: 8.17
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 24.8



STANDARD CAR

	feet
Width	: 6.56
Track	: 6.56
Lock to Lock Time	: 6.0
Steering Angle	: 36.2

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DIRECTOR — DATE

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DIRECTOR — DATE

CHAIRMAN, PLANNING COMMISSION — DATE

DATE RECORDED _____

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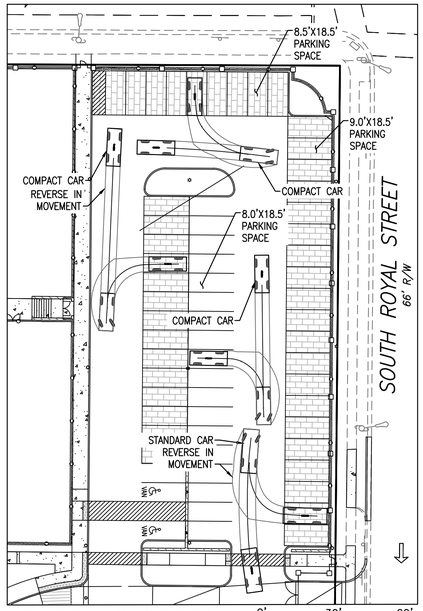
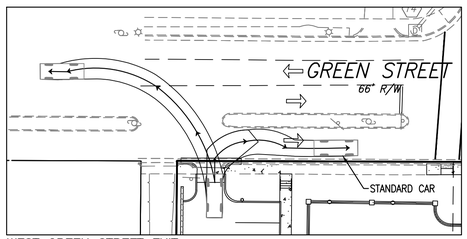
TURNING MOVEMENTS (SHEET 1 OF 2)

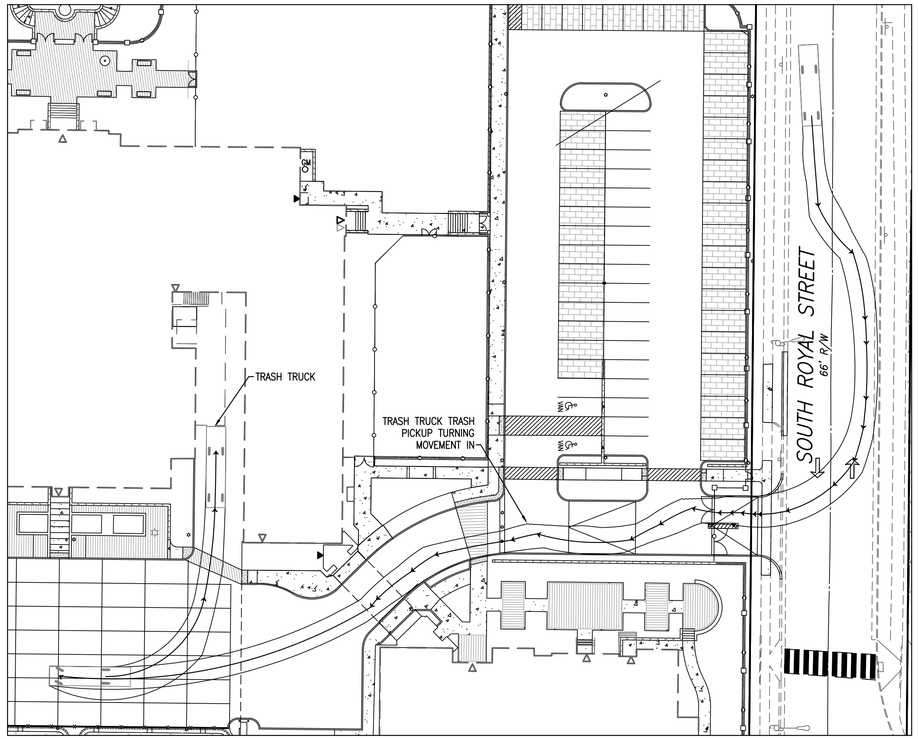
SHEET 18 OF 23
FILE: 20-77



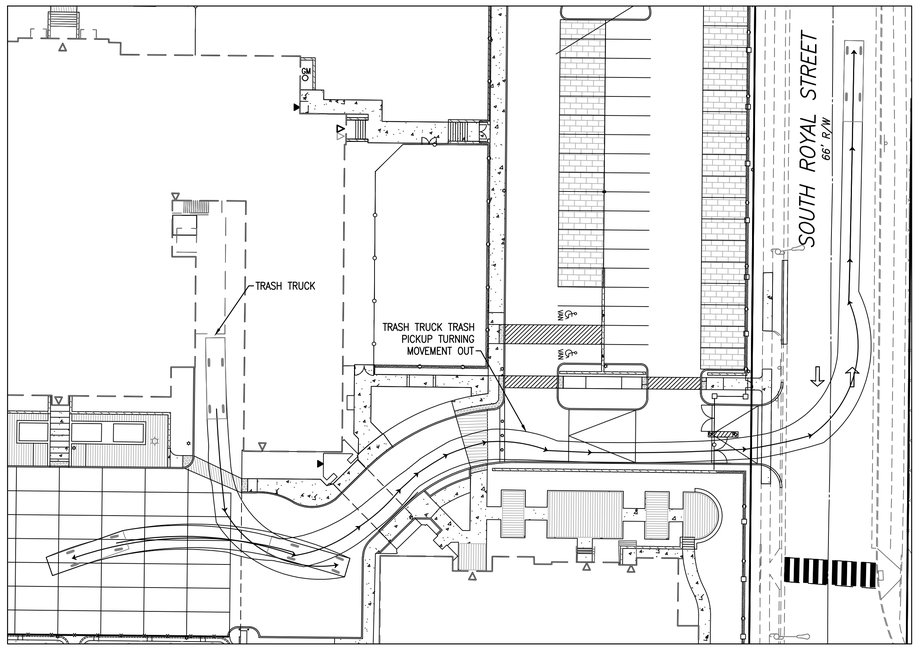
VEHICLE TURNING MOVEMENTS
SCALE: 1"=30'



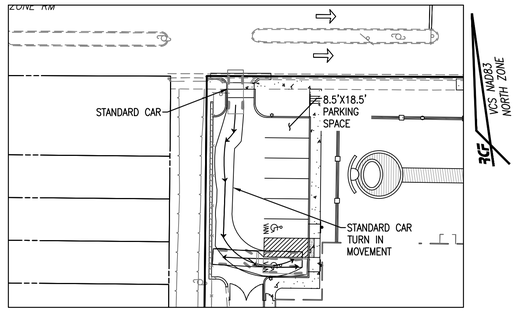
WEST GREEN STREET EXIT TURNING MOVEMENTS
SCALE: 1"=30'



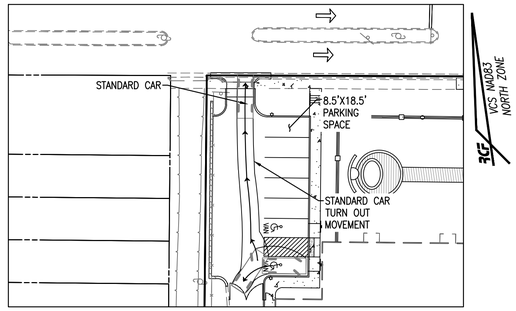
TRASH TRUCK TURNING MOVEMENT IN
SCALE: 1"=30'



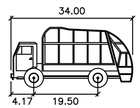
TRASH TRUCK TURNING MOVEMENT OUT
SCALE: 1"=30'



VISITOR PARKING LOT VEHICLE TURNING MOVEMENT IN
SCALE: 1"=30'

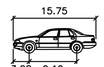


VISITOR PARKING LOT VEHICLE TURNING MOVEMENT OUT
SCALE: 1"=30'



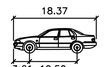
TRASH TRUCK

	feet
Width	: 8.08
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 25.1



COMPACT CAR

	feet
Width	: 5.91
Track	: 5.74
Lock to Lock Time	: 6.0
Steering Angle	: 35.9



STANDARD CAR

	feet
Width	: 6.56
Track	: 6.56
Lock to Lock Time	: 6.0
Steering Angle	: 36.2

APPROVED
SPECIAL USE PERMIT NO. 2019-0004

DEPARTMENT OF PLANNING & ZONING

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TURNING MOVEMENTS (SHEET 2 OF 2)

SHEET 19 OF 23
FILE: 20-77

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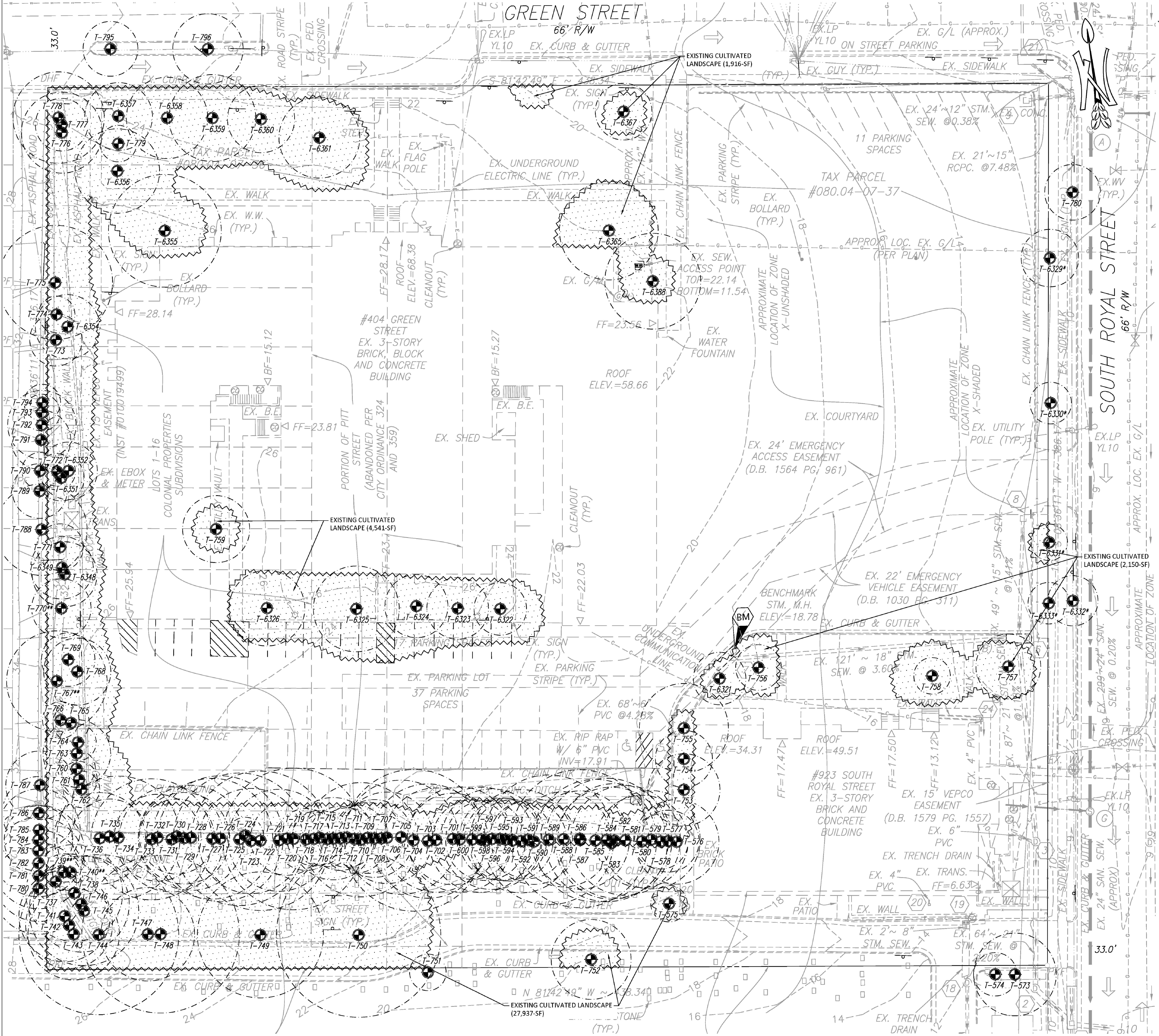
EXISTING TREE AND VEGETATION SURVEY



LEGEND

- TREELINE
- EXISTING CULTIVATED LANDSCAPE (36,544-SF)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION (T-XXX)

NOTES:

*1. SHARED/OFFSITE TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.

**2. TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.

3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS AND TREE LOCATIONS ARE APPROXIMATE.

4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF THE CITY.

5. APPLY 3-4 INCHES OF SHREDDED HARDWOOD MULCH TO THE CRITICAL ROOT ZONES OF SPECIFIC TREES.

NOTES:

1. THE PROPERTY DELINEATED HEREON IS LOCATED AT THE BASILICA SCHOOL OF SAINT MARY (400 GREEN STREET).
2. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY R.C. FIELDS & ASSOCIATES, INC., 2020.
3. PROPOSED DEVELOPMENT PLAN BY R.C. FIELDS & ASSOCIATES, INC., 2020.
4. TREE EVALUATIONS AND COMPUTATIONS BY TNT ENVIRONMENTAL, INC., SEPTEMBER 2020.
(MS. SOPHIE S. SWARTZENDRUBER, CERTIFICATION #: MA-6053A).
5. CRZ MEASUREMENTS IN RADIUS PER THE CITY OF ALEXANDRIA DETAIL.
6. TOTAL CANOPY COVER: 36,544 SQUARE FEET (SF).
7. TOTAL SITE AREA: 169,271 SF.
8. PERCENT OF SITE COVERED: 21.6%
9. PERCENT COVER REQUIRED BY ZONING: 25%
10. QUALIFYING CANOPY TO BE PRESERVED: 9,841 SF x 1.0 CANOPY MULTIPLIER = 9,841 SF (5.8%)
11. MINIMUM CANOPY AREA TO BE PLANTED TO MEET REQUIREMENT: 32,477 SF (19.2%)

CERTIFIED ARBORIST ISA
Avinash M. Sareen
Certified Arborist
Certification # MA-4727A

FOR INFORMATION ONLY
COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
FEBRUARY 9, 2021
PROFESSIONAL ENGINEER
DESIGN BY OTHERS

SCALE (IN FEET)
20 0 10 20

APPROVED	
SPECIAL USE PERMIT NO. 2019-0004	
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

TNT ENVIRONMENTAL
4455 Brookfield Corporate Drive, Suite 100
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

BASILICA SCHOOL OF SAINT MARY

CITY OF ALEXANDRIA, VA

TREE AND VEGETATION SURVEY & PROTECTION PLAN

REVISIONS	
DATE	COMMENTS

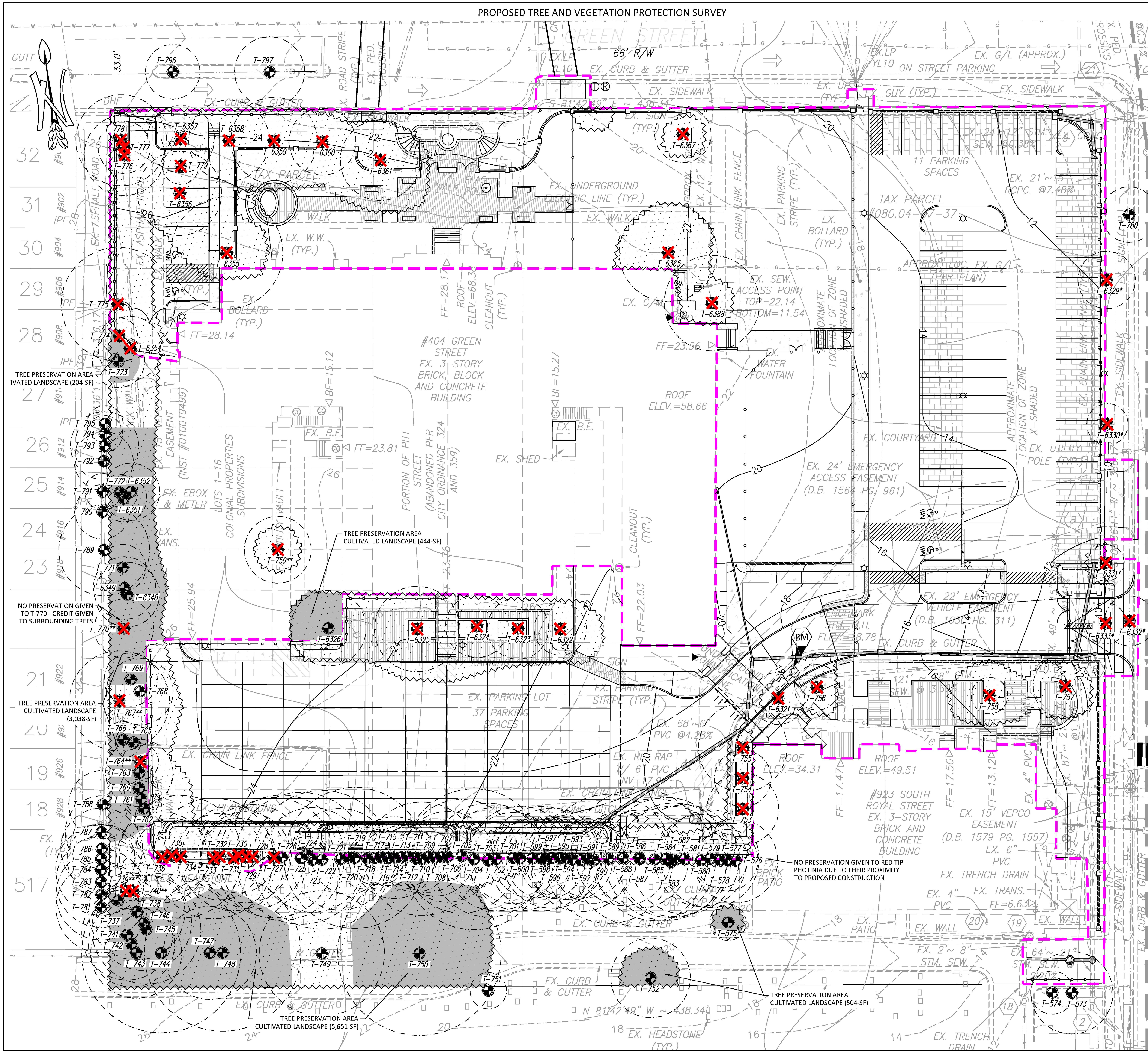
SHEET 20 OF 24

SCALE: 1" – 20'

PROJECT DATE: 10/14/20

DRAFT: TNW | CHECK: AMS

FILE NUMBER: 2084



LEGEND

- TREELINE
- EXISTING CULTIVATED LANDSCAPE (36,544-SF)
- TREE PRESERVATION AREA (CULTIVATED LANDSCAPE) (9,841-SF)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION (T-XXX)
- TREE TO BE REMOVED (TBR) (T-XXX)
- TREE PROTECTION FENCING

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SCALE (IN FEET)
10 20
20 0

CERTIFIED ARBORIST ISA
Avinash M. Sareen
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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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CHAIRMAN, PLANNING COMMISSION DATE
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INSTRUMENT NO. DEED BOOK NO. DATE

ENVIRONMENTAL
4455 Brookfield Corporate Drive, Suite 100
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

BASILICA SCHOOL OF SAINT MARY
CITY OF ALEXANDRIA, VA

TREE AND VEGETATION SURVEY & PROTECTION PLAN

REVISIONS	
DATE	COMMENTS

SHEET 21 OF 24
SCALE: 1" - 20'
PROJECT DATE: 10/14/20
DRAFT: TNW
CHECK: AMS
FILE NUMBER: 2084

Tree Number	Common Name	Scientific Name	Size (dia. @ 54-in. above grade)	Critical Root Zone (feet)	Condition Rating %	Invasive	Likelihood of Survival of Construction	Remove?	Offsite or Shared	Notes & Recommendations
573	American Elm	*Ulmus americana*	18.1	18.1	75%		High	Save	Offsite	Several dead limbs/broken limbs, shallow rooting
574	Black Cherry	*Prunus serotina*	9.5	9.5	75%		High	Save	Offsite	Large dead limbs/broken limbs, shallow rooting
575	Sugar Maple	*Acer saachrarum*	7.0	8.0	94%		High	Save		Mulch shallow roots (see note 5)
576	Red Tip Photinia	*Photinia fraseri*	18.5	18.5	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
577	Red Tip Photinia	*Photinia fraseri*	13.5	13.5	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
578	Red Tip Photinia	*Photinia fraseri*	12.0	12.0	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
579	Red Tip Photinia	*Photinia fraseri*	21.5	21.5	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
580	Red Tip Photinia	*Photinia fraseri*	20.2	20.2	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
581	Red Tip Photinia	*Photinia fraseri*	24.0	24.0	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
582	Red Tip Photinia	*Photinia fraseri*	25.0	25.0	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
583	Red Tip Photinia	*Photinia fraseri*	24.5	24.5	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
584	Red Tip Photinia	*Photinia fraseri*	27.0	27.0	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
585	Red Tip Photinia	*Photinia fraseri*	26.8	26.8	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
586	Red Tip Photinia	*Photinia fraseri*	30.2	30.2	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
587	Red Tip Photinia	*Photinia fraseri*	21.5	21.5	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
588	Red Tip Photinia	*Photinia fraseri*	20.8	20.8	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
589	Red Tip Photinia	*Photinia fraseri*	28.4	28.4	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
590	Red Tip Photinia	*Photinia fraseri*	18.7	18.7	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
591	Red Tip Photinia	*Photinia fraseri*	17.0	17.0	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
592	Red Tip Photinia	*Photinia fraseri*	22.6	22.6	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
593	Red Tip Photinia	*Photinia fraseri*	17.8	17.8	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
594	Red Tip Photinia	*Photinia fraseri*	18.0	18.0	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
595	Red Tip Photinia	*Photinia fraseri*	19.6	19.6	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
596	Red Tip Photinia	*Photinia fraseri*	22.0	22.0	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
597	Red Tip Photinia	*Photinia fraseri*	17.5	17.5	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
598	Red Tip Photinia	*Photinia fraseri*	23.0	23.0	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
599	Red Tip Photinia	*Photinia fraseri*	17.4	17.4	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
600	Red Tip Photinia	*Photinia fraseri*	23.0	23.0	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
701	Red Tip Photinia	*Photinia fraseri*	20.0	20.0	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
702	Red Tip Photinia	*Photinia fraseri*	22.8	22.8	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
703	Red Tip Photinia	*Photinia fraseri*	25.0	25.0	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
704	Red Tip Photinia	*Photinia fraseri*	31.0	31.0	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
705	Red Tip Photinia	*Photinia fraseri*	25.0	25.0	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
706	Red Tip Photinia	*Photinia fraseri*	20.0	20.0	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
707	Red Tip Photinia	*Photinia fraseri*	10.5	10.5	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
708	Red Tip Photinia	*Photinia fraseri*	17.0	17.0	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
709	Red Tip Photinia	*Photinia fraseri*	15.5	15.5	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
710	Red Tip Photinia	*Photinia fraseri*	25.0	25.0	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
711	Red Tip Photinia	*Photinia fraseri*	15.0	15.0	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
712	Red Tip Photinia	*Photinia fraseri*	13.0	13.0	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
713	Red Tip Photinia	*Photinia fraseri*	14.0	14.0	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
714	Red Tip Photinia	*Photinia fraseri*	18.0	18.0	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
715	Red Tip Photinia	*Photinia fraseri*	12.0	12.0	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
716	Red Tip Photinia	*Photinia fraseri*	12.0	12.0	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
717	Red Tip Photinia	*Photinia fraseri*	11.8	11.8	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
718	Red Tip Photinia	*Photinia fraseri*	13.5	13.5	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
719	Red Tip Photinia	*Photinia fraseri*	31.0	31.0	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
720	Red Tip Photinia	*Photinia fraseri*	16.0	16.0	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
721	Red Tip Photinia	*Photinia fraseri*	22.3	22.3	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
722	Red Tip Photinia	*Photinia fraseri*	30.5	30.5	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
723	Red Tip Photinia	*Photinia fraseri*	23.0	23.0	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
724	Hackberry	*Celtis occidentalis*	3.0	8.0	75%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
725	Red Tip Photinia	*Photinia fraseri*	29.0	29.0	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
726	Red Tip Photinia	*Photinia fraseri*	27.5	27.5	78%		Moderate	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
727	Red Tip Photinia	*Photinia fraseri*	26.4	26.4	78%		None, within LOD	TBR		Multi-trunk, English ivy on trunk, several dead limbs, improperly pruned
728	Red Tip Photinia	*Photinia fraseri*	23.0	23.0	78%		None, within LOD	TBR		Multi-trunk, English ivy on trunk, several dead limbs, improperly pruned
729	Red Tip Photinia	*Photinia fraseri*	20.0	20.0	78%		None, within LOD	TBR		Multi-trunk, English ivy on trunk, several dead limbs, improperly pruned
730	Red Tip Photinia	*Photinia fraseri*	16.4	16.4	78%		None, within LOD	TBR		Multi-trunk, English ivy on trunk, several dead limbs, improperly pruned
731	Red Tip Photinia	*Photinia fraseri*	23.0	23.0	78%		None, within LOD	TBR		Multi-trunk, English ivy on trunk, several dead limbs, improperly pruned
732	Red Tip Photinia	*Photinia fraseri*	19.0	19.0	78%		None, within LOD	TBR		Multi-trunk, English ivy on trunk, several dead limbs, improperly pruned
733	Red Tip Photinia	*Photinia fraseri*	26.5	26.5	78%		None, within LOD	TBR		Multi-trunk, English ivy on trunk, several dead limbs, improperly pruned
734	Red Tip Photinia	*Photinia fraseri*	27.0	27.0	78%		None, within LOD	TBR		Multi-trunk, English ivy on trunk, several dead limbs, improperly pruned
735	Red Tip Photinia	*Photinia fraseri*	16.5	16.5	78%		None, within LOD	TBR		Multi-trunk, English ivy on trunk, several dead limbs, improperly pruned
736	Red Tip Photinia	*Photinia fraseri*	20.0	20.0	78%		None, within LOD	TBR		Multi-trunk, English ivy on trunk, several dead limbs, improperly pruned
737	Eastern Redbud	*Cercis canadensis*	9.0	9.0	75%		High	Save		Multi-trunk, lean in growth. Treat/remove vines, prune dead limbs to ANSI A300 standards
738	Red Tip Photinia	*Photinia fraseri*	21.2	21.2	78%		High	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
739	Rose of Sharon	*Hibiscus syriacus*	8.0	8.0	50%	Invasive	Invasive	TBR**		Multi-trunk, covered in vines, dead limbs/broken limbs
740	White Mulberry	*Morus alba*	8.0	8.0	50%	Invasive	Invasive	TBR**		Covered in vines, many dead limbs/broken limbs
741	Red Tip Photinia	*Photinia fraseri*	20.0	20.0	78%		High	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
742	Red Tip Photinia	*Photinia fraseri*	19.0	19.0	78%		High	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
743	Red Tip Photinia	*Photinia fraseri*	20.0	20.0	78%		High	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
744	Red Tip Photinia	*Photinia fraseri*	35.0	35.0	78%		High	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
745	Red Tip Photinia	*Photinia fraseri*	24.0	24.0	78%		High	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
746	Red Tip Photinia	*Photinia fraseri*	21.0	21.0	78%		High	Save		Multi-trunk, improperly pruned. Treat/remove English ivy on trunk, prune dead limbs to ANSI A300 standards
747	Black Cherry	*Prunus serotina*	20.5	20.5	66%		High	Save		Poor form, crooked trunk, rot at base. Treat/remove vines on trunk, prune dead limbs to ANSI A300 standards
748	Black Cherry	*Prunus serotina*	34.5	34.5	66%		High	Save		Several weeping wounds, poor form, rot at base. Prune dead limbs/broken limbs to ANSI A300 standards, treat/remove vines on trunk
749	Silver Maple	*Acer saccharinum*	27.6	27.6	50%		Moderate	Save		Cavity with rot at base, partially topped, high amount of dieback
750	Silver Maple	*Acer saccharinum*	36.0	36.0	91%		High	Save		Low amount of dieback. Prune water sprouts & dead limbs/broken limbs to ANSI A300 standards
751	Sugar Maple	*Acer saccharum*	6.5	8.0	100%		High	Save	Offsite	
752	Willow Oak	*Quercus phellos*	17.5	17.5	97%		High	Save		Prune few dead limbs to ANSI A300 standards
753	Crepe Myrtle	*Lagerstroemia spp.*	15.8	15.8	97%	Invasive	None, within LOD	TBR		Multi-trunk, a few dead limbs
754	Crepe Myrtle	*Lagerstroemia spp.*	12.5	12.5	97%	Invasive	None, within LOD	TBR		Multi-trunk, a few dead limbs
755	Crepe Myrtle	*Lagerstroemia spp.*	19.5	19.5	97%	Invasive	None, within LOD	TBR		Multi-trunk, a few dead limbs
6321	Southern Magnolia	*Magnolia grandiflora*	11.5	11.5	100%		None, within LOD	TBR		Some woodpecker damage to trunk, included bark
756	Flowering Dogwood	*Cornus florida*	10.0	10.0	100%		None, within LOD	TBR		Several dead limbs/broken limbs, shallow rooting
757	Crabapple	*Malus spp.*	14.2	14.2	75%		None, within LOD	TBR		Large dead limbs/broken limbs, shallow rooting
758	Southern Magnolia	*Magnolia grandiflora*	5.0	8.0	50%		None, within LOD	TBR		Small cavity in limbs
6322	Red Maple	*Acer rubrum*	11.5	11.5	97%		None, within LOD	TBR		Some dieback
6323	Red Maple	*Acer rubrum*	13.5	13.5	100%		None, within LOD	TBR		Small cavity in limb, several dead limbs
6324	Red Maple	*Acer rubrum*	13.8	13.8	84%		None, within LOD	TBR		High amount of dieback, many dead limbs/broken limbs
6325	Red Maple	*Acer rubrum*	18.8	18.8	63%		None, within LOD	TBR		Multiple small cavities in limbs, several broken limbs, moderate dieback
6326	Red Maple	*Acer rubrum*	16.6	16.6	69%		Moderate	Save		Multiple, small cavities in limbs, moderate dieback. Mulch girdled roots (see note 5), prune broken limbs to ANSI A300 standards
759	Crepe Myrtle	*Lagerstroemia spp.*	14.7	14.7	69%	Invasive	Invasive	TBR**		Small cavity in limb
760	American Elm	*Ulmus americana*	8.2	8.2	94%		Moderate	Save		Poor form, lean in growth. Treat/remove vines
761	Black Cherry	*Prunus serotina*	4.5	8.0	75%		Moderate	Save		Poor form, lean in growth. Treat/remove vines
762	Pin Oak	*Quercus palustris*	6.6	8.0	75%		Moderate	Save		Moderate amount of dieback. Treat/remove vines, prune dead limbs/broken limbs to ANSI A300 standards
763	Sugar Maple	*Acer saccharum*	14.8	14.8	75%		Moderate	Save		Multi-trunk. Treat/remove vines, prune dead limbs/broken limbs to ANSI A300 standards
764	Chinese Holly	*Ilex cornuta*	2.5	8.0	72%	Invasive	Invasive	TBR**		Covered in vines, some broken limbs
765	Northern Red Oak	*Quercus rubra*	5.0	8.0	75%		Moderate	Save		Twisted trunk. Treat/remove vines, prune dead limbs to ANSI A300 standards
766	Northern Red Oak	*Quercus rubra*	7.0	8.0	66%		Moderate	Save		Treat/remove vines, prune dead limbs to ANSI A300 standards
767	White Mulberry	*Morus alba*	22.0	22.0	75%	Invasive	Invasive	TBR**		Topped/uprooting, mostly dead
768	Crabapple	*Malus spp.*	14.7	14.7	25%		Moderate	Save		Treat/remove vines, prune dead limbs to ANSI A300 standards
769	Northern Red Oak	*Quercus rubra*	11.7	11.7	63%		Moderate	Save		Treat/remove vines, prune dead limbs to ANSI A300 standards
770	White Mulberry	*Morus alba*	13.0	13.0	78%	Invasive	Invasive	TBR**		Mostly dead, partially topped, covered in vines
6348	American Elm	*Ulmus americana*	14.2	14.2	25%		High	Save		Treat/remove vines, prune dead limbs to ANSI A300 standards
6349	American Elm	*Ulmus americana*	13.7	13.7	56%		High	Save		High amount of dieback. Treat/remove vines, prune dead limbs to ANSI A300 standards
771	Black Cherry	*Prunus serotina*	10.2	10.2	50%		High	Save		Poor form, partially topped. Treat/remove vines, prune dead limbs/broken limbs to ANSI A300 standards
6351	Black Walnut	*Juglans nigra*	10.3	10.3	63%		High	Save		Treat/remove vines, prune dead limbs to ANSI A300 standards
6352	Black Walnut	*Juglans nigra*	12.6	12.6	63%		High	Save		Treat/remove vines, prune dead limbs to ANSI A300 standards
772	American Elm	*Ulmus americana*	6.8	8.0	75%		High	Save		Treat/remove vines, prune dead limbs to ANSI A300 standards
773	Northern Red Oak	*Quercus rubra*	11.5	11.5	63%		High	Save		Treat/remove dense vines, moderate dieback
6354	American Elm	*Ulmus americana*	14.1	14.1	75%		None, within LOD	TBR		Vines, pruned for powerlines, dead limbs/broken limbs
774	Northern Red Oak	*Quercus rubra*	7.0	8.0	63%		None, within LOD	TBR		Covered in dense vines, moderate dieback
775	White Mulberry	*Morus alba*	25.0	25.0	25%	Invasive	None, within LOD	TBR		Poor form, several large dead limbs/broken limbs, high dieback, covered in dense vines
776	Red Tip Photinia	*Photinia fraseri*	17.7	17.7	75%		None, within LOD	TBR		Multi-trunk, covered in vines, many broken limbs
777	Red Tip Photinia	*Photinia fraseri*	11.5	11.5	75%		None, within LOD	TBR		Multi-trunk, covered in vines, many broken limbs
778	Red Tip Photinia	*Photinia fraseri*	20.0	20.0	75%		None, within LOD	TBR		Multi-trunk, covered in vines, many broken limbs
6356	Kwanzan Cherry	*Prunus serrulata*	18.5	18.5	63%		None, within LOD	TBR		Girdled/shallow roots, moderate dieback, several dead limbs, weeping wound
6357	Kwanzan Cherry	*Prunus serrulata*	14.8	14.8	63%		None, within LOD	TBR		Girdled/shallow roots, moderate dieback, several dead limbs, weeping wound
779	Kwanzan Cherry	*Prunus serrulata*	6.5	8.0	59%		None, within LOD	TBR		Broken co-leader, moderate dieback, several dead limbs/broken limbs, shallow roots
6358	Kwanzan Cherry	*Prunus serrulata*	17.8	17.8	63%		None, within LOD	TBR		Girdled/shallow roots, moderate dieback, several dead limbs, weeping wound
6359	Kwanzan Cherry	*Prunus serrulata*	19.0	19.0	63%		None, within LOD	TBR		Girdled/shallow roots, moderate dieback, several dead limbs, weeping wound
6360	Littleleaf Linden	*Tilia cordata*	14.7	14.7	69%		None, within LOD	TBR		Girdled/shallow roots, some dead limbs/broken limbs
6355	Southern Magnolia	*Magnolia grandiflora*	24.7	24.7	94%		None, within LOD	TBR		Over pruned
6361	Kwanzan Cherry	*Prunus serrulata*	17.7	17.7	50%		None, within LOD	TBR		Shallow rooting, many dead limbs, broken limbs
6365	Southern Magnolia	*Magnolia grandiflora*	21.6	21.6	81%		None, within LOD	TBR		Shallow rooting, some dead limbs, broken limbs
6388	Crepe Myrtle	*Lagerstroemia spp.*	21.0	21.0	100%	Invasive	None, within LOD	TBR		Multi-trunk
6367	White Ash	*Fraxinus americana*	12.4	12.4	50%		None, within LOD	TBR		Shallow rooting, improperly pruned, moderate dieback, dead limbs/broken limbs
6368	Bradford Pear	*Pyrus calleryana*	24.1	24.1	50%	Invasive	None, within LOD	TBR		Shallow rooting, cavity in trunk, improperly pruned
6369	Bradford Pear	*Pyrus calleryana*	18.6	18.6	50%	Invasive	None, within LOD	TBR		Shallow rooting, cavity in trunk, improperly pruned
6367	Crabapple	*Malus spp.*	9.5	9.5	50%		None, within LOD	TBR		Fungus at base, many dead limbs/broken limbs, girdled/shallow roots
780	Crabapple	*Malus spp.*	12.2	12.2	50%		Moderate	Save	Offsite	Fungus at base, many dead limbs/broken limbs, girdled/shallow roots
6329	Crabapple	*Malus spp.*	12.6	12.6	50%		Low	TBR*	Shared	Fungus at base, many dead limbs/broken limbs, girdled/shallow roots
6330	Crabapple	*Malus spp.*	9.1	9.1	50%		Low	TBR*	Shared	Fungus at base, many dead limbs/broken limbs, girdled/shallow roots
6331	Crabapple	*Malus spp.*	7.8	8.0	75%		None, within LOD	TBR*	Shared	Girdled/shallow roots, some dead limbs/broken limbs
6332	Crabapple	*Malus spp.*	11.0	11.0	75%		None, within LOD	TBR*	Offsite	Girdled/shallow roots, some dead limbs/broken limbs, poor form
6333	Crabapple	*Malus spp.*	9.1	9.1	75%		None, within LOD	TBR*	Shared	Girdled/shallow roots, some dead limbs/broken limbs
781	Cherry Laurel	*Prunus laurocerasus*	20.0	20.0	91%		High	Save	Offsite	Some dead limbs, vines in canopy
782	Cherry Laurel	*Prunus laurocerasus*	20.0	20.0	91%		High	Save	Offsite	Some dead limbs, vines in canopy
783	Cherry Laurel	*Prunus laurocerasus*	20.0	20.0	91%		High	Save	Offsite	Some dead limbs, vines in canopy
784	Cherry Laurel	*Prunus laurocerasus*	20.0	20.0	91%		High	Save	Offsite	Some dead limbs, vines in canopy
785	Cherry Laurel	*Prunus laurocerasus*	15.0	15.0	91%		High	Save	Offsite	Some dead limbs, vines in canopy
786	Cherry Laurel	*Prunus laurocerasus*	18.0	18.0	91%		High	Save	Offsite	Some dead limbs, vines in canopy
787	Cherry Laurel	*Prunus laurocerasus*	16.0	16.0	91%		High	Save	Offsite	Some dead limbs, vines in canopy
788	Hackberry	*Celtis occidentalis*	15.0	15.0	63%		High	Save	Offsite	Covered in vines, several dead limbs/broken limbs
789	American Elm	*Ulmus americana*	20.0	20.0	25%		High	Save	Offsite	Poor form, dense vines throughout, many large dead limbs/broken limbs
790	Arborvitae	*Thuja occidentalis*	12.0	12.0	100%		High	Save	Offsite	Multi-trunk
791	Arborvitae	*Thuja occidentalis*	5.0	8.0	100%		High	Save	Offsite	
792	Black Walnut	*Juglans nigra*	13.0	13.0	75%		High	Save	Offsite	Covered in vines, several dead limbs/broken limbs
793	Black Walnut	*Juglans nigra*	15.0	15.0	75%		High	Save	Offsite	Covered in vines, several dead limbs/broken limbs
794	Black Walnut	*Juglans nigra*	6.0	8.0	75%		High	Save	Offsite	Covered in vines, several dead limbs/broken limbs
795	Bradford Pear	*Pyrus calleryana*	8.0	8.0	75%	Invasive	High	Save	Offsite	Covered in dense vines, several dead limbs/broken limbs
796	Japanese Zelkova	*Zelkova serrata*	12.0	12.0	63%	Invasive	Moderate	Save	Offsite	Shallow rooting, many dead limbs/broken limbs
797	Japanese Zelkova	*Zelkova serrata*	15.4	15.4	75%	Invasive	High	Save	Offsite	Girdled/very shallow roots, improperly pruned, many dead limbs

NOTES:
*1. SHARED/OFFSITE TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
**2. TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS AND TREE LOCATIONS ARE APPROXIMATE.
4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF THE CITY.
5. APPLY 3-4 INCHES OF SHREDDED HARDWOOD MULCH TO THE CRITICAL ROOT ZONES OF SPECIFIC TREES.

FOR INFORMATION ONLY
COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
FEBRUARY 9, 2021
PROFESSIONAL ENGINEER
DESIGN BY OTHERS

CERTIFIED ARBORIST ISA
Avinash M. Sareen
Certified Arborist
Certification # MA-4727A

APPROVED
SPECIAL USE PERMIT NO. 2019-0004
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

ENVIRONMENTAL
4455 Brookfield Corporate Drive, Suite 100
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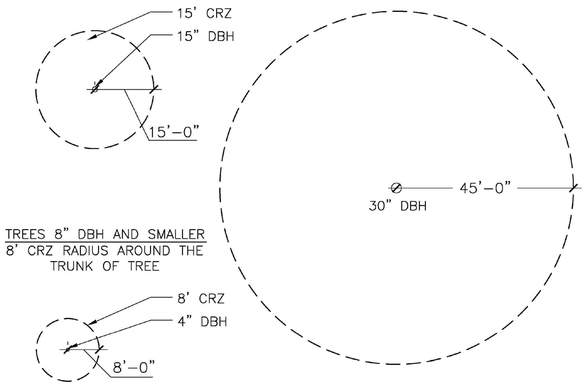
BASILICA SCHOOL OF SAINT MARY
CITY OF ALEXANDRIA, VA

TREE AND VEGETATION SURVEY & PROTECTION PLAN

REVISIONS

DATE	COMMENTS

SHEET 22 OF 24
SCALE: NTS
PROJECT DATE: 10/14/20
DRAFT: NW | CHECK: AMS
FILE NUMBER: 2084



NOTES:

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

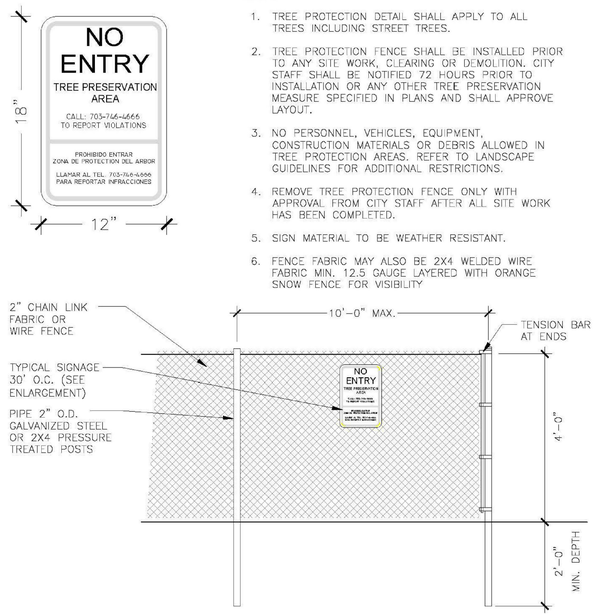
A TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
1 OF 1
CRITICAL ROOT ZONE
LD 013



NOTES

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

A TREE PROTECTION FENCE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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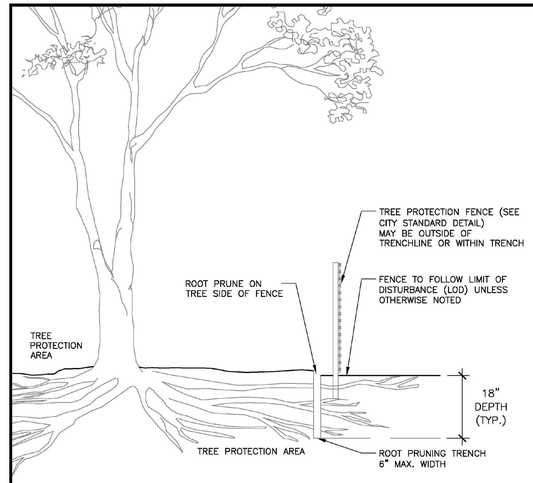
Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
1 OF 1
TREE PROTECTION FENCE
LD 014



NOTES

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

A ROOT PRUNING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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

INVASIVE SPECIES CONTROL NARRATIVE:

1. ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN.

2. ENGLISH IVY: REMOVE FROM TREES AND LANDSCAPE BY CUTTING ALL VINES AT GROUND LEVEL. VINES SHOULD BE CUT AGAIN SEVERAL FEET UP THE TRUNK. PEAL THE CUT SECTIONS OFF BUT CARE SHOULD BE TAKEN NOT TO STRIP THE BARK OFF THE TREE. PULL GROUND COVER BACK A FEW FEET FROM THE BASE OF THE TREE TO SLOW REGROWTH UP THE TREE TRUNK. REMOVE GROUND COVER BY HAND PULLING, CUTTING AND MULCHING OVER TOP, AND/OR APPLYING A GLYPHOSATE HERBICIDE AS A 4-PERCENT SOLUTION (1 PINT PER 3-GALLON MIX) TO LEAVES OR FRESHLY CUT LARGE STEMS, BY THOROUGHLY WETTING THEM. USE A STRING TRIMMER TO REDUCE GROWTH LAYERS AND TO INJURE LEAVES FOR IMPROVED HERBICIDE UPTAKE. RETREATMENT MAY BE NECESSARY FOR COMPLETE ERADICATION. THE REMNANTS SHALL BE BAGGED AND REMOVED FROM THE PROJECT SITE.

3. JAPANESE HONEYSUCKLE: SHALL BE REMOVED BY HAND TO MINIMIZE SITE DISTURBANCE. TO REDUCE DAMAGE TO NON-TARGET PLANTS, HERBICIDES SUCH AS GLYPHOSATE AND TRICLOPYR MAY BE APPLIED TO FOLIAGE BY A VIRGINIA CERTIFIED APPLICATOR DURING GROWING SEASON (APRIL TO OCTOBER). THOROUGHLY COVER ALL LEAVES AND/OR FRESHLY CUT STEMS IN HERBICIDE, REPEAT AS NECESSARY.

4. BRADFORD PEAR: ANY BRADFORD PEAR OF ANY SIZE ARE TO BE REMOVED FROM TREE PRESERVATION AREAS BY HAND. THE STUMP WILL BE CUT, FLAGGED AND PAINTED WITH AN AN ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDE TO BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR.

5. ORNAMENTAL BITTERSWEET: VINES SHALL BE REMOVED BY HAND, INCLUDING THE ROOTS, WHERE POSSIBLE TO MINIMIZE DISTURBANCE. FOR VINES TOO LARGE TO PULL, CUT AT GROUND LEVEL OR GRUB. CUT VINE STEMS MAY ALSO BE TREATED WITH A SYSTEMIC HERBICIDE BY A CERTIFIED APPLICATOR. FOR LARGE INFESTATIONS, A FOLIAR APPLICATION OF A SYSTEMIC HERBICIDE SUCH AS GLYPHOSATE OR TRICLOPYR MAY BE APPLIED FROM LATE SUMMER TO FALL BY A CERTIFIED APPLICATOR.

6. WHITE MULBERRY: CONTROL AND MANAGEMENT SHOULD BE ATTEMPTED DURING FLOWERING, BEFORE SEED PRODUCTION. CUTTING THE TREE TO THE GROUND LEVEL IS THE FIRST MEASURE OF CONTROL AND WILL REQUIRE REPEATED CUTTING OF RESPROUTS OR SUPPLEMENTAL APLICATION OF HERBICIDE AS RESPROUT OCCURS. GIRDLING CAN BE EFFECTIVE ON LARGE TREES AND SHOULD BE CONDUCTED BY CUTTING THROUGH THE BARK OF THE TREE, AROUND THE ENTIRE TRUNK OF THE TREE, AT LEAST 6 INCHES ABOVE THE SURFACE. SUBSEQUENT RESPROUTING SHOULD BE TREATED WITH AN HERBICIDE. HAND PULLING CAN BE EFFECTIVE WITH YOUNG SEEDLINGS BUT CARE SHOULD BE GIVEN TO REMOVE THE ENTIRE ROOT SINCE BROKEN FRAGMENTS MAY RESPROUT.

7. ROSE OF SHARON: HAND PULL SEEDLINGS, USE A WEED WRENCH ON LARGE SAPLINGS AND CUT DOWN MATURE BUSHES. BUNDLE BRANCHES AND BAG BRANCHES WITH SEED PODS. DISPOSE OF IN DUMPSTER OR BURN. A VIRGINIA CERTIFIED APPLICATOR MAY APPLY A 3-PERCENT SOLUTION OF GLYPHOSATE HERBICIDE TO FOLIAGE IN THE LATE FALL OR EARLY WINTER. REPEAT AS NECESSARY.

8. INVASIVE SPECIES CONTROL SHALL COMMENCE WITH E&S PHASE I AND BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BOND RELEASE, WHICHEVER IS LATER.

FOR INFORMATION ONLY
COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
FEBRUARY 9, 2021
PROFESSIONAL ENGINEER
DESIGN BY OTHERS

CERTIFIED ARBORIST ISA
Arvinash M. Sareen
Certified Arborist
Certification # MA-4727A

APPROVED
SPECIAL USE PERMIT NO. 2019–0004
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

ENVIRONMENTAL
4455 Brookfield Corporate Drive, Suite 100
Chantilly, VA 20151
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BASILICA SCHOOL OF SAINT MARY
CITY OF ALEXANDRIA, VA

TREE AND VEGETATION SURVEY & PROTECTION PLAN

REVISIONS

DATE	COMMENTS

SHEET 23 OF 24

SCALE: NTS
PROJECT DATE: 10/14/20
DRAFT: TNW
CHECK: AMS
FILE NUMBER: 2084

EXISTING COBRA HEAD STREET LIGHT

EXISTING FLOODLIT ST. MARY STATUE TO BE RELOCATED

EXISTING FLAGPOLE UPLIGHT TO BE RELOCATED

ALL TYPE BS-102A FIXTURES TO BE MOUNTED ON 40' POLES

SCHOOL SIGN: NON-RUSTING METAL LETTERS ON METAL BACKPLATE TO FIT CURVING METAL FENCE.

EXISTING COBRA HEAD STREET LIGHT

EXISTING COBRA HEAD STREET LIGHT

IN-GROUND WASH LIGHTS FOR LETTERING

ALL TYPE BS-101A FIXTURES MOUNTED ON 25' POLES

FIXTURES MOUNTED AROUND EDGE, AND FACING INTO ENCLOSURE WITH RELOCATED ST. MARY STATUE.

EXISTING SCONCES FLANKING DOOR TO REMAIN.

EXISTING AREA LIGHT ABOVE DOOR TO BE REPLACED

LINEAR FIXTURES INCORPORATED INTO HANDRAILS

EXISTING WALL MOUNTED AREA LIGHTS AT APPROX. 8' H TO BE REPLACED

ROOF MOUNTED FLOODLIGHTS TO LIGHT SOUTH SIDE OF CUPOLA

WALL MOUNTED AREA LIGHTS AT APPROX. 12' H

EXISTING WALL MOUNTED AREA LIGHT AT APPROX. 30' H

EXISTING WALL MOUNTED AREA LIGHT AT APPROX. 30' H

BS-112 LIGHTS MOUNTED UNDER ARCHWAY - APPROX 12' H

EXISTING AREA LIGHT ABOVE DOOR AT APPROPX. 12' H

EXISTING AREA LIGHT ABOVE DOOR AT APPROPX. 9' H

BS-111 LIGHTS MOUNTED TO UNDERSIDE OF OVERPASS - APPROX 22' H

EXISTING COBRA HEAD STREET LIGHT

EXISTING COBRA HEAD STREET LIGHT

WALL MOUNTED AREA LIGHTS AT APPROX. 9' H

NORTH

FIXTURE SCHEDULE

TYPE	W/V	DESCRIPTION	MANUFACTURER	ACCESSORIES
BS-101	N/A	25' tapered aluminum pole, 7"Ø at bottom, 4"Ø at top, pole cap, 4 mounting bolts, provide with GFI receptacle and cover, finish t.b.d. by architect, see plans for mounting orientation	**Kim Lighting** RTA-K-25-70-B-XX-TBD-GFI	
BS-101A	240W / 120V 30,000 LM 4000K CCT 80CRI	Pole mounted area light, 16.56" w x 23.44" d x 3.5" h, aluminum housing, glass lens, Type 4 Wide distribution, integral 0-10V driver, finish t.b.d. by architect	**Kim Lighting** ALT2-100L-240-4K8-4W-UNV-A46-TBD-XXX-XXX	
BS-102	N/A	40' tapered aluminum pole, 8"Ø at bottom, 4.5"Ø at top, pole cap, 4 mounting bolts, provide with GFI receptacle and cover, finish t.b.d. by architect, see plans for mounting orientation	**Kim Lighting** RTA-K-40-80-C-XX-TBD-GFI	
BS-102A	50 W / 120V 5157 LM 4000K CCT 80 CRI	Pole mounted adjustable floor light, 10.13"Ø housing, 6° beam spread, horizontal linear spread lens distribution, integral driver, linear spread lens horizontal attachment, snoot attachment, finish t.b.d. by architect	**Lumenpulse** LBL-120-40K-NF-LSLH-TBD-DIM-UL-XX-XX	Snoot:# LBLSN-XX-BK
BS-103	40W / 120V 4500 LM 4000K CCT 80 CRI	Wall mounted area light, 13" w x 8.9" d x 4.3" h, aluminum housing, acrylic lens, Type 4 wide distribution, integral 0-10V driver, finish t.b.d. by architect	**Kim Lighting** WD5-D-24L-40-4K8-4W-UNV-TBD-XX-XX	
BS-104	10W / 120V 1230LM 4000K CCT	Surface mounted adjustable accent light, 2.25"Ø x 4.5" l, 7.5° stem, on wall mount canopy, 60° beam, soft focus lens, integral 0-10V 1% driver, finish t.b.d. by architect.	**B-K Lighting** AR-LED-TR-x54-WFL-TBD-12-A-010-MT-WM	
BS-105		NOT USED		
BS-106	3.6W / 120V 4200K CCT	Recessed path/step light, 9.38" w x 3.5" h x 0.75" proj, aluminum housing, prismatic glass lens, integral driver, finish t.b.d. by architect.	**Kim Lighting** EL807 / 3L4KUV - TBD	
BS-107	3.57 W/LF / 120-24V LM 4000 CCT 88 CRI	Handrail light 0.89" H. x 0.75" W. x lenghts per plan (for integration into handrails by separate manufacturer), linear asymetric area light with manufacturer's remote 0-10V driver.	**Wagner** LUL5-40K-40-70-MA-XX	Remote driver: LUDRIVER100W
BS-108	34W / 120V 3174LM 3500K CCT 90 CRI	In-ground adjustable flood light, 4"Ø x 7.5" l, integral driver, 25° beam, soft focus lens, 45° cap, integral 0-10V 1% driver, wet listed, provide w stem for in-ground mounting, finish t.b.d. by architect	**B-K Lighting** HU-LED-TR-x119-NFL-TBD-12	
BS-109	7W / 120V 459 LM 4000K CCT CRI	Stem mounted adjustable flood lights, 2.25"Ø x 4.44" l, 31° beam, soft focus lens, deep cut-off cap, mounting canopy, remote wet listed ELV driver, finish t.b.d. by architect	**B-K Lighting** NSII-LED-e66-WFL-TBD-12	Remote driver:UPMRM
BS-110	10W / 120V 1230LM 4000K CCT	Surface mounted adjustable accent light, 2.25"Ø x 4.5" l, 7.5° stem, on wall mount canopy, 60° beam, soft focus lens, integral 0-10V 1% driver, wet listed, finish t.b.d. by architect.	**B-K Lighting** AR-LED-TR-x54-WFL-TBD-12-A-010-MT-WM	
BS-111A	64W /120V 3500 LM 4000K CCT 80 CRI	Recessed round dome light, 2' Ø, 7.3° d, flat diffuser lens, integral 0-10V 1% driver,	**Kurtzon** RD-F/G-1-20-LEDR-840-120V-FL	
BS-111B	132W /120V 7000 LM 4000K CCT 80 CRI	Recessed round dome light, 3' Ø, 7.3° d, flat diffuser lens, integral 0-10V 1% driver,	**Kurtzon** RD-F/G-1-30-LEDR-840-120V-FL	
BS-111C	198W /120V 10000 LM 4000K CCT 80 CRI	Recessed round dome light, 4' Ø, 7.3° d, flat diffuser lens, integral 0-10V 1% driver,	**Kurtzon** RD-F/G-1-40-LEDR-840-120V-FL	
BS-112	43W / 120V 4588 LM 4000K CCT 80+ CRI	Surface mounted, linear asymmetric uplight, 5" h x 10" projection, 6' long ea. (joined for continuous run per plan), adjustable aiming, asymmetric output, cutoff visor, integral 0-10V 1% driver, provide with cantilever hangers for ends and mid point, finish t.b.d. by architect	**Elliptipar** S175-RO6L-H-TBD-VO-0-840-TD	
BS-113	10W / 120V 1230LM 4000K CCT	Surface mounted adjustable accent light, 2.25"Ø x 4.5" l, 7.5° stem, on wall mount canopy, 20° beam, integral 0-10V 1% driver, finish t.b.d. by architect.	**B-K Lighting** AR-LED-TR-x54-SP-TBD-12-A-010-MT-WM	
BS-114	6W / 120V 699 LM 4000K CCT 72+ CRI	In-ground wall wash uplight, 7.44"Ø 2.19" h bronze housing above ground, tempered glass lens, 52° wall wash optic, integral dimmable drive	**Kim Lighting** LTV83EB-WW-5L-4K-UV-PL-RCA83	

APPROVED
SPECIAL USE PERMIT NO. 2019-0004

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

STROIK LIGHTING DESIGN

1470 Waggaman Circle
McLean VA 22101
703 829 0548
stroiklighting.com

SUBMITTALS:

1/19/2021 PRELIMINARY VERIFICATION SUBMITTAL

PROJECT:

BASILICA SCHOOL OF ST. MARY

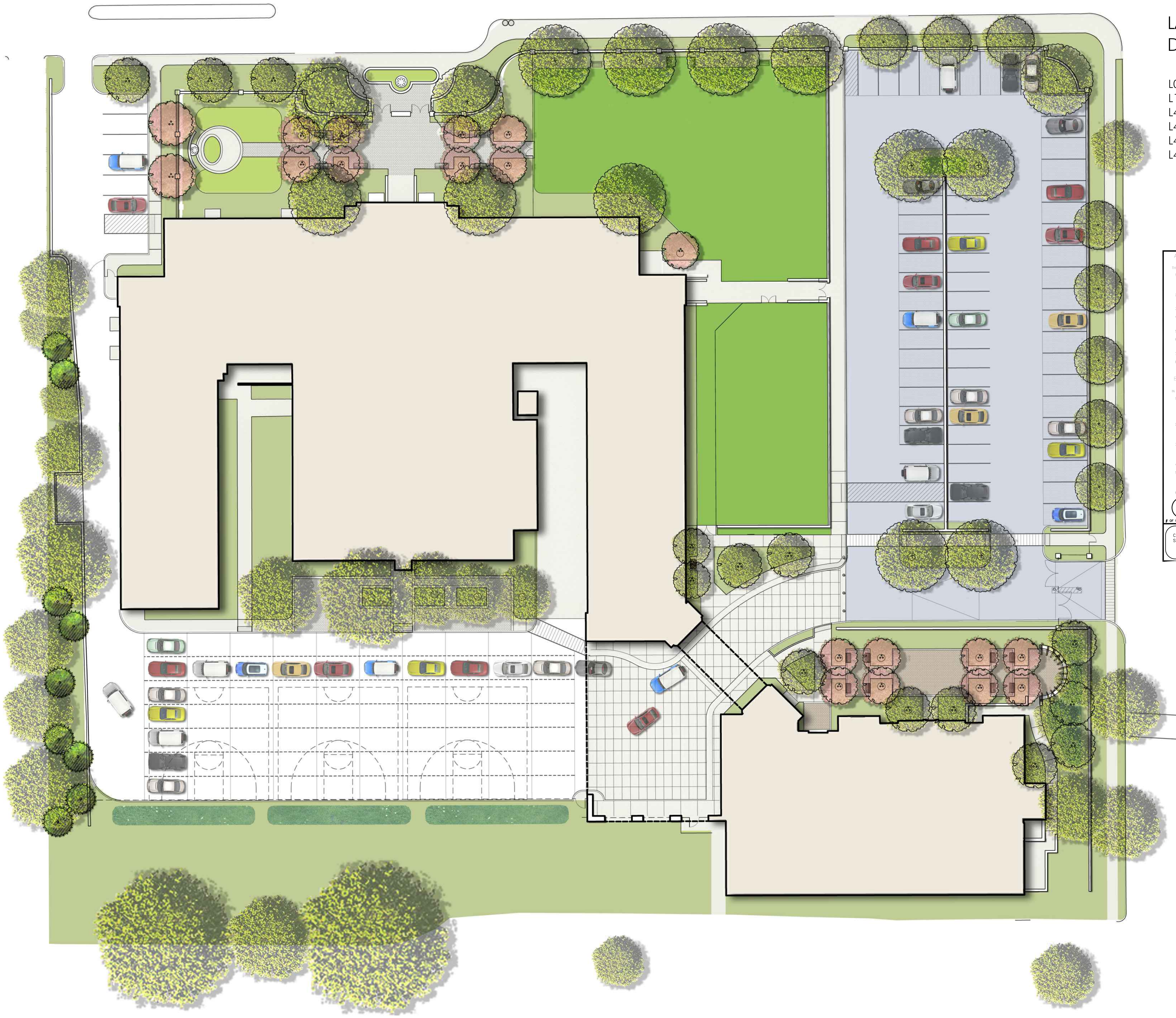
ALEXANDRIA, VA

SITE PLAN - PROPOSED AND EXISTING LIGHTING

PROJECT #: 1819

SHEET: L-1

SCALE: 1"=20'



01 ILLUSTRATIVE SITE PLAN

NTS

LANDSCAPE ARCHITECTURE DRAWING LIST:

A) STANDARD LANDSCAPE PLAN NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES:

1) THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.

2) THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.

3) THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.

4) ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.

5) INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.

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

7) SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.

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

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

IN ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL DSP/DSUP PROJECTS:

1) THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.

2) THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.

3) THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.

4) ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.

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

6) AREAS OF BARE SOIL WILL NOT BE ACCEPTED. MULCHED AREAS AND PLANTING AREAS SHALL BE WEED FREE UPON ACCEPTANCE OF THE PROJECT BY THE CITY.

(A) STANDARD LANDSCAPE PLAN NOTES
NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

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

NOTE:
THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
1 OF 1
STANDARD LANDSCAPE PLAN NOTES
Date drawn: 01/01/19
LD 016

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

APPROVED
SPECIAL USE PERMIT NO. DSUP#2019-0004
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. ______

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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

BASILICA SCHOOL OF SAINT MARY

ALEXANDRIA
VIRGINIA

PARKER RODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

OWNER
BISHOP OF THE CATHOLIC
DIOCESE OF ARLINGTON
310 DUKE STREET
ALEXANDRIA, VA 22314

DEVELOPER
BASILICA SCHOOL OF SAINTMARY
400 GREEN STREET
ALEXANDRIA, VA 22314
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WASHINGTON, DC 20007
202.337.7255

CIVIL ENGINEERS
R.C. FIELDS & ASSOCIATES, INC.
700 S. WASHINGTON ST,STE 220
ALEXANDRIA, VA 22314
703.549.6422

ATTORNEY
WALSH, COLUCCI, LUBELEY & WALSH, PC.
2200 CLARENDON BLVD SUITE 1300
ARLINGTON, VA 22201
703.528.4700 x5413

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
02/09/21
LANDSCAPE ARCHITECT

REVISIONS

1	DSUP Set	10.16.2020
2	DSUP Set	12.18.2020
3	DSUP Set	01.21.2021
4	DSUP Set	02.09.2021

ILLUSTRATIVE SITE PLAN

ORIGINAL ISSUE DATE
10.30.2020

DESIGNED BY

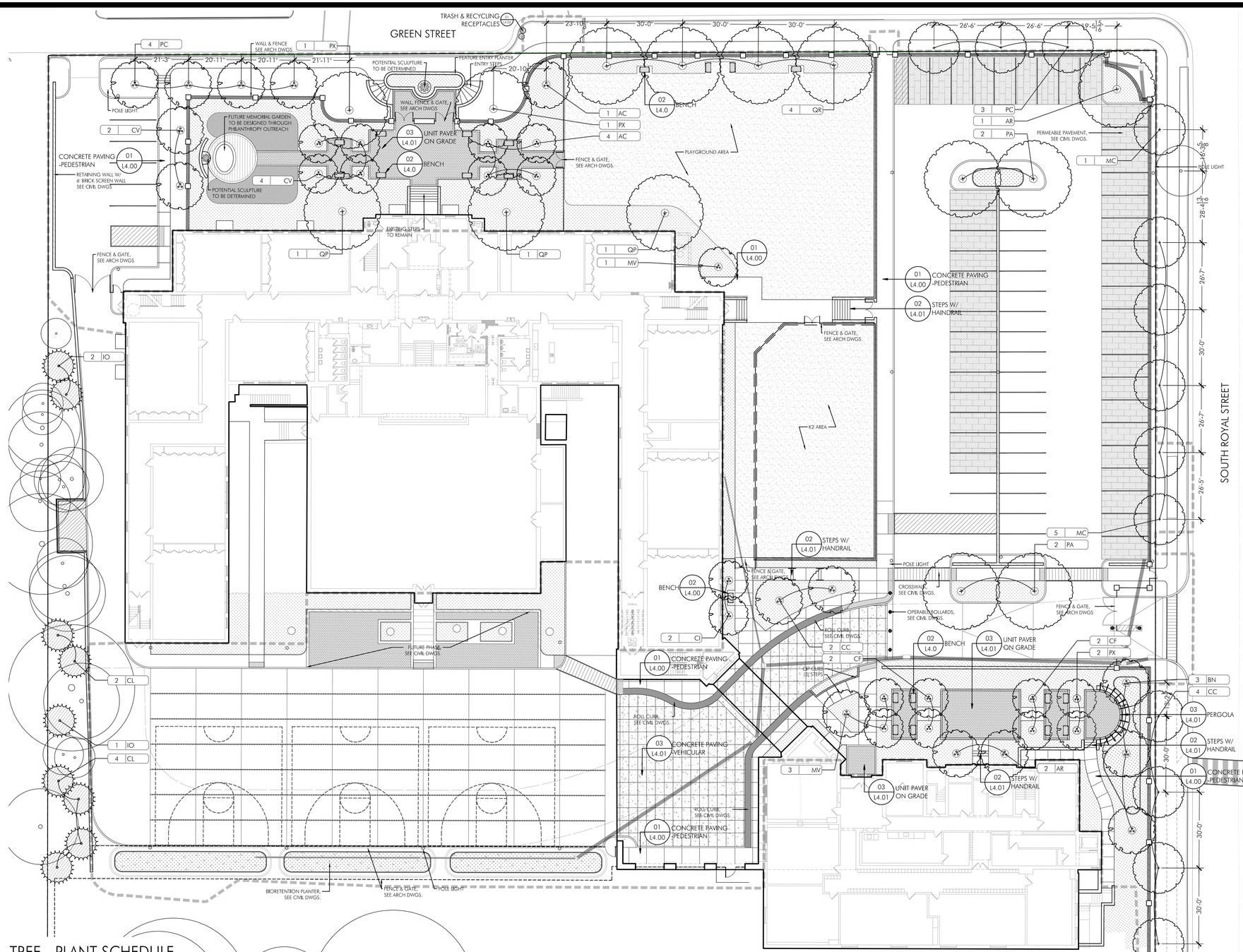
DRAWN BY

CHECKED BY

NORTH

SCALE
1"=20'-0"
0 10' 20' 40'
FEET

L0.00



HARDSCAPE LEGEND

- CONCRETE PAVING - PEDESTRIAN
- CONCRETE PAVING - VEHICULAR
- UNIT PAVING
- PLANTING BED
- ARTIFICIAL TURF
- BENCH - (BACKED)
- TRASH + RECYCLING RECEPTACLES - TYPE A (CITY STANDARD)
- POLE LIGHT

PLANTING LEGEND

- EXISTING TREE TO REMAIN
- PROPOSED TREE (CANOPY)
- PROPOSED TREE (ORNAMENTAL)
- PROPOSED TREE (EVERGREEN)

CROWN COVER TABULATIONS

TOTAL SITE AREA (SF)	169,271
25% CROWN COVER REQUIRED (SF)	42,318
EXISTING CROWN COVER (SF)	36,543
REMOVED CROWN COVER (SF)	26,702
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	9841
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	37,500
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	28.0%
TOTAL CROWN COVER PROVIDED (SF)	47,341

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

TREE - PLANT SCHEDULE

PLANT TYPE	LOCATION	PLAN INFORMATION		BOTANIC/COMMON NAME			SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED		
		PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
STANDARD TREES		AC	5	Amelanchier	canadensis		Serviceberry	10-12' ht.	B&B, multistem - 3 stems min; full branching	500	2,500	5		5
		AR	3	Acer	rubrum	October Glory	October Glory Red Maple	3-3 1/2" cal.	B&B, single leader; full branching	1,250	3,750	3		3
		BN	3	Betula	nigra	Dura Heat	Dura Heat River Birch	12-14' ht.	B&B, multistem - 3 stems min; full branching	750	2,250	3		3
		CC	6	Cercis	canadensis		Eastern Redbud	10-12' ht.	B&B, multistem - 3 stems min; full branching	500	3,000	6		6
		CF	4	Cornus	florida		Eastern Dogwood	10-12' ht.	B&B, multistem - 3 stems min; full branching	250	1,000	4		4
		CL	6	Cupressocyparis	leylandii		Leyland Cypress	10-12' ht.	B&B, single leader; full branching	250	1,500	0		0
		CI	2	Crataegus	viridis	Winter King	Green hawthorn	3-3 1/2" cal.	B&B, single leader; full branching	500	1,000	2		2
		CV	6	Chionanthus	virginicus		Fringe tree	10-12' ht.	B&B, multistem - 3 stems min; full branching	500	3,000	6		6
		IO	3	Ilex	opaca		American Holly	10-12' ht.	B&B, single leader; full branching	250	750	3		3
	Off-Site	MC	6	Malus	coronaria		Wild Crabapple	3-3 1/2" cal.	B&B, single leader; full branching	0	0	6		6
		MV	4	Magnolia	virginiana		Sweetbay Magnolia	10-12' ht.	B&B, multistem - 3 stems min; full branching	250	1,000	4		4
		PA	4	Platanus	acerafolia	Bloodgood	London Planetree	3-3 1/2" cal.	B&B, single leader; full branching	1,250	5,000	4		4
		PX	4	Prunus	x okame		Okame Cherry	3-3 1/2" cal.	B&B, single leader; full branching	500	2,000	4		4
		PC	4	Prunus	virginiana		Chokecherry	3-3 1/2" cal.	B&B, single leader; full branching	500	2,000	4		4
	Off-Site	PC	3	Prunus	virginiana		Chokecherry	3-3 1/2" cal.	B&B, single leader; full branching	0	0	3		3
		QP	3	Quercus	phellos		Willow Oak	3-3 1/2" cal.	B&B, single leader; full branching	1,250	3,750	3		3
		QR	4	Quercus	rubra		Red Oak	3-3 1/2" cal.	B&B, single leader; full branching	1,250	5,000	4		4
		TOTALS	70							STANDARD TREE CCA:	37,500	64	0	64
												91.4%	0.0%	91.4%

BIODIVERSITY TABULATIONS

BASILICA SCHOOL OF SAINT MARY

ALEXANDRIA
VIRGINIA

PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
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TRINI M. RODRIGUEZ
Cert. No. 1296
02/09/21
LANDSCAPE ARCHITECT

REVISIONS

1	DSUP Set	10.16.2020
2	DSUP Set	12.18.2020
3	DSUP Set	01.21.2021
4	DSUP Set	02.09.2021

OVERALL LANDSCAPE PLAN

ORIGINAL ISSUE DATE
10.30.2020

DESIGNED BY

DRAWN BY

CHECKED BY

NORTH

SCALE
1"=20'-0"
0 10 20 40
FEET

APPROVED
SPECIAL USE PERMIT NO. DSUP#2019-0004
DEPARTMENT OF PLANNING & ZONING

DIRECTOR — DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

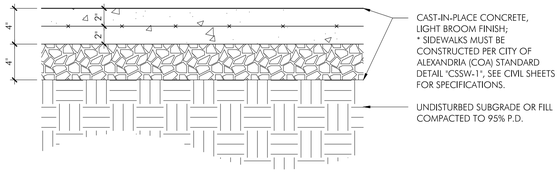
DIRECTOR — DATE

CHAIRMAN, PLANNING COMMISSION — DATE

DATE RECORDED _____

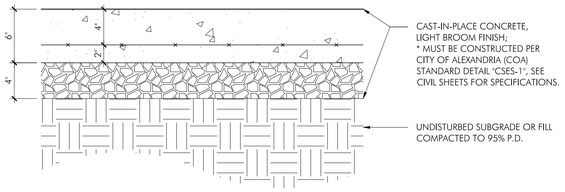
INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

L1.00



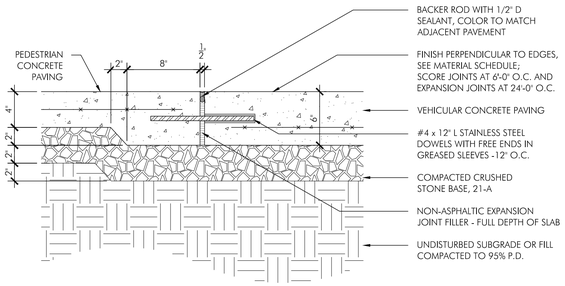
01 CONCRETE PAVING ON GRADE - PEDESTRIAN

1 1/2" - 1'-0"



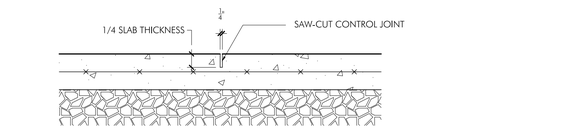
02 CONCRETE PAVING ON GRADE - VEHICULAR

1 1/2" - 1'-0"



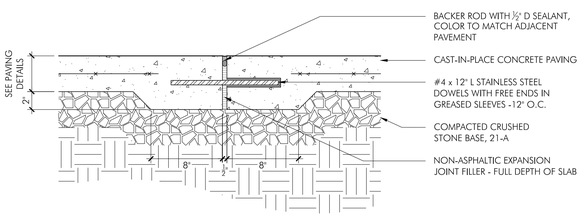
03 CONCRETE PAVING ON GRADE - VEH. TO PED.

1 1/2" - 1'-0"



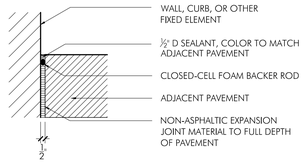
04 CONTROL JOINT

1 1/2" - 1'-0"



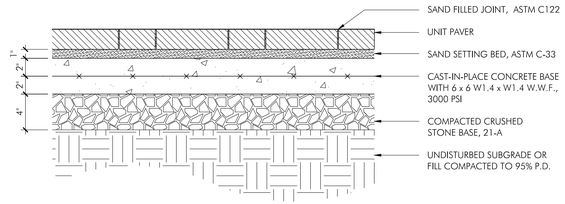
05 EXPANSION JOINT

1 1/2" - 1'-0"



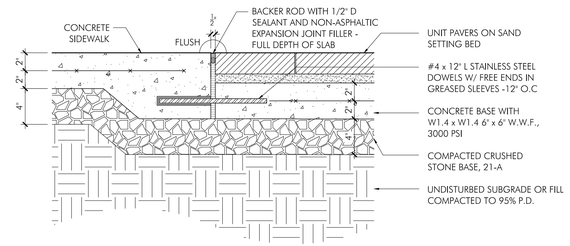
06 ISOLATION JOINT

1 1/2" - 1'-0"



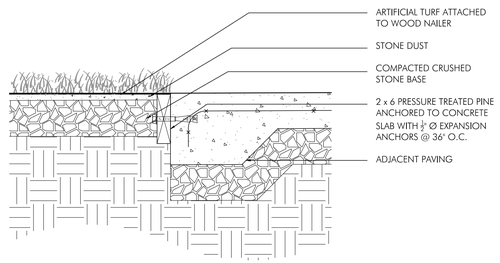
07 UNIT PAVING ON GRADE

1 1/2" - 1'-0"



08 CONCRETE PAVING TO UNIT PAVING ON GRADE

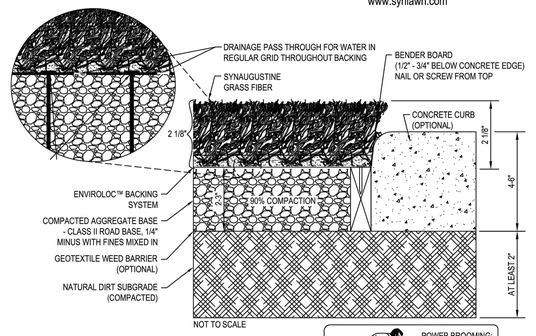
1 1/2" - 1'-0"



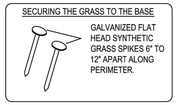
09 ARTIFICIAL TURF EDGE TREATMENT

1 1/2" - 1'-0"

SYNLAWN
2680 ABUTMENT ROAD SE
DALTON, GA 30721
TOLL FREE: 1-866-SYNLAWN
FAX: (706) 277-1128
www.synlawn.com



NOT TO SCALE



SPECIFICATIONS

YARN TYPE: GRASS ZONE™:	POLYETHYLENE OMEGA
YARN TYPE: THATCH ZONE™:	PE
YARN COLOR: GRASS ZONE™:	FEILD / OLIVE / APPLE
YARN COLOR: GRASS THATCH™:	BEIGE
PILE HEIGHT: GRASS ZONE™:	1 5/8"
PILE HEIGHT: THATCH ZONE™:	1 1/8" +/- 15%
YARN FACE WEIGHT:	100 OZ
ROLL WIDTH:	15' WIDTH
MAXIMUM DRAIN RATE:	> 45 INCHES PER HOUR PER SQ. YARD

NOTE: THE GRASS MUST BE INSTALLED AND SEAMED WITH ADJACENT PIECES RUNNING IN THE SAME DIRECTION; SEAMS SHOULD BE GLUED WITH SUITABLE SEAMING GLUE AND SEAMING CLOTH, NOT ADHESIVE TAPE.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS BY FACTORY AUTHORIZED INSTALLERS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 1437-444.

LAWN AND LANDSCAPE SYSTEM

SYNAUGUSTINE X47 - INSTALLED OVER AGGREGATE BASE W/ BENDER BOARD

REVISION DATE 11/02/2018

10 ARTIFICIAL TURF

1 1/2" - 1'-0"

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

APPROVED
SPECIAL USE PERMIT NO. DSUP#2019-0004
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

BASILICA SCHOOL OF SAINT MARY

ALEXANDRIA
VIRGINIA

PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

OWNER
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310 DUKE STREET
ALEXANDRIA, VA 22314

DEVELOPER
BASILICA SCHOOL OF SAINTMARY
400 GREEN STREET
ALEXANDRIA, VA 22314
703.549.1646

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1000 POTOMAC STREET NW SUITE L-2
WASHINGTON, DC 20007
202.337.7255

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ALEXANDRIA, VA 22314
703.549.6422

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2200 CLARENDON BLVD SUITE 1300
ARLINGTON, VA 22201
703.528.4700 x5413

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
02/09/21
LANDSCAPE ARCHITECT

REVISIONS

1	DSUP Set	10.16.2020
2	DSUP Set	12.18.2020
3	DSUP Set	01.21.2021
4	DSUP Set	02.09.2021

HARDSCAPE DETAILS

ORIGINAL ISSUE DATE
10.30.2020

DESIGNED BY

DRAWN BY

CHECKED BY

SCALE
AS NOTED

L4.00

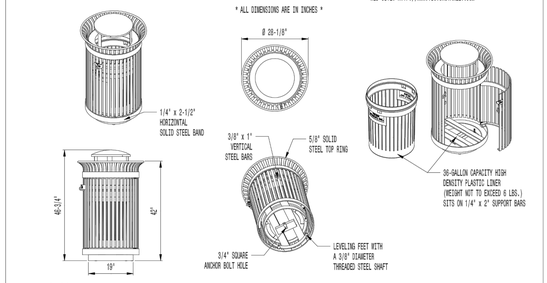
TRASH AND RECYCLING RECEPTACLE NOTES:

1. TRASH RECEPTACLE IN BLACK POWDER COAT FINISH (CITY OF ALEXANDRIA STANDARD).
2. RECYCLING RECEPTACLE IN BLUE POWDER COAT FINISH (CITY OF ALEXANDRIA STANDARD).
3. TRASH RECEPTACLE FIXTURES ARE N.I.C. - TO BE PROVIDED BY THE CITY OF ALEXANDRIA CONTRACTOR TO INSTALL ON SITE

VICTOR STANLEY, INC.®
-Manufacturers of Quality Site Furnishings since 1962-

P.O. DRAWER 330 - DUNKIRK, MD 20754 USA
TOLL FREE: (800) 368-2573 (USA & CANADA)
TEL. (301) 855-6300 - FAX (410) 257-7579
WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

* ALL DIMENSIONS ARE IN INCHES *



AVAILABLE OPTIONS:
POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS,
CUSTOM COLORS (INCLUDING THE RAL RANGE)
CUSTOM PLAQUES & DECALS
AVAILABLE WITH STEEL PLAQUES IN VARIOUS SIZES AND PRESSURE SENSITIVE VINYL OUTDOOR DECALS.

LIDS
STANDARD TAPERED FORMED LID. AVAILABLE WITH OPTIONAL DOME LID (AS SHOWN), DOME LID WITH STAINLESS STEEL ASHTRAY, CONVEX LID, CONVEX LID WITH SELF-CLOSING DOOR, RAIN BONNET LID, RAIN BONNET LID WITH STAINLESS STEEL ASHTRAY, AND RECYCLE LIDS. ASHTRAYS AVAILABLE WITH OPTIONAL ASHTRAY COVER.
SECURITY
STANDARD WITH LOCKABLE LATCH, AVAILABLE WITH OPTIONAL KEYED LOCK BOX, OPTIONAL TRIANGLE LOCK BOX. LID BOLTED IN PLACE, AVAILABLE WITH OPTIONAL MOUNT WITH 3 IN-LINE ANCHOR HOLES AND OPTIONAL BUTTON PLATE COVER.

NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD FILM COATING. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. OIL IMPREGNATED BRONZE BUSHINGS AND STAINLESS STEEL PIVOT PINS FOR DOOR MOVEMENT, STANDARD 3/16" SOLID STEEL LATCH ASSEMBLY OR OPTIONAL PATENTED STAINLESS STEEL KEYED LOCK ASSEMBLY.
4. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
5. VICTOR STANLEY, INC., PLASTIC DOME LINERS ARE MOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING CRITICAL MOLDED RIBS, INTEGRAL HANDHOLDS, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY EMPTYING AND STORAGE WHILE AFFORDING LONG SERVICE LIFE.
6. ANCHOR BOLT NOT PROVIDED BY VICTOR STANLEY, INC.
7. FOR HIGH SALT ABSORBTION CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 860°F (460°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURERS FOR DETAILS.
8. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
9. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

SD-42
IRONSITE® SERIES
36-GALLON SIDE-DOOR-OPENING LITTER RECEPTACLE
SHOWN: OPTIONAL DOME LID

01 TRASH & RECYCLING RECEPTACLES

NOT TO SCALE

VICTOR STANLEY™
Create a timeless moment.™

P.O. Drawer 330, Dunkirk, Maryland 20754 USA
301.855.8300 Fax: 410.257.7579 Toll Free: 800.368.2573
sales@victorstanley.com
www.victorstanley.com

Drawn By: AVP
Rev: 11/20/2013
Layout ID: 4088-01e

Client Layout for SD-42 Band Decal
Client: City of Alexandria

Customer Approval

Date:____/____/____

Graphics Application: The graphics will be digitally printed onto a pressure sensitive vinyl and applied to the top steel band of the receptacle.
Product Color: Blue
Decal Size: 37.5" x 2.25" (2 decals per band)
Decal Material Color: White
Image Color: Pantone 295 (dark blue), black and green

Approximate Size of text on decal

Specifications are subject to change at manufacturer's discretion to ensure proper fit and/or optimum output.

VICTOR STANLEY, INC.®
-Manufacturers of Quality Site Furnishings since 1962-
Toll Free: 800.368.2573

P.O. Drawer 330, Dunkirk, Maryland 20754 USA
301.855.8300 | Fax: 410.257.7579
sales@victorstanley.com
www.victorstanley.com

Drawn By: CLB
Rev: 06/11/2013
Layout ID: 4088-02a

Client Layout for VSI SD-42 Dome Lid Decal
Client: City of Alexandria

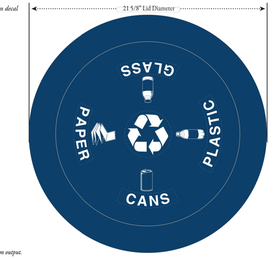
Customer Approval

Date:____/____/____

Graphics Application: The graphics will be digitally printed onto a pressure sensitive vinyl decal and applied to the lid.
Lid Size: 21 5/8"
Lid Color: Blue
Decal Size: Approx. 13 1/2" Outer Diameter
Decal Material Color: Clear
Image Color: White

Approximate size of text on decal

21 5/8" Lid Diameter



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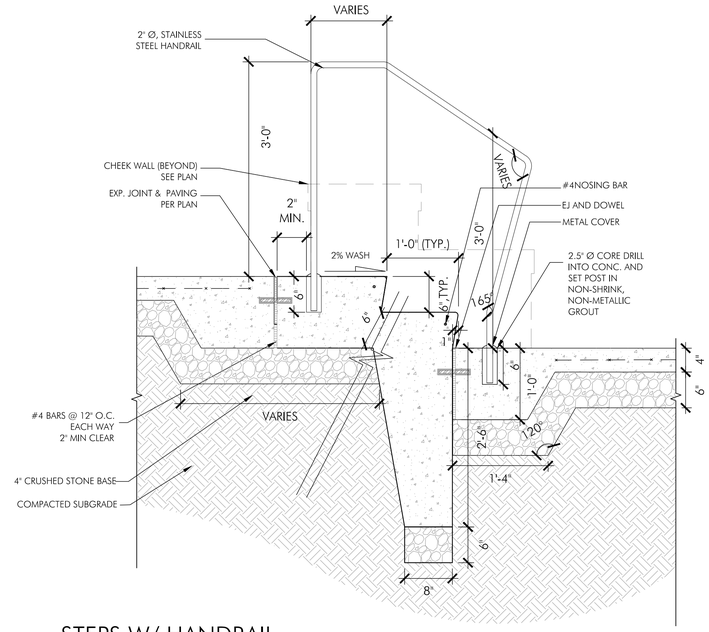
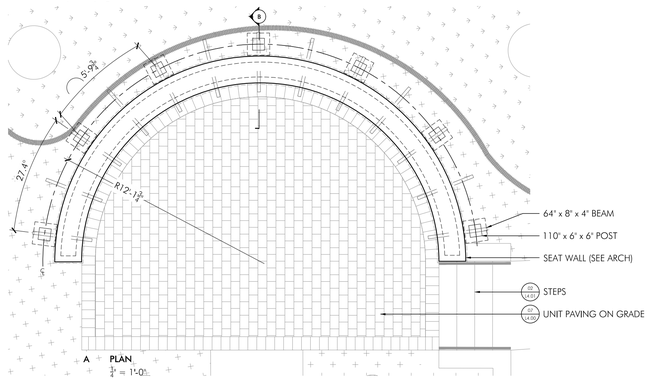


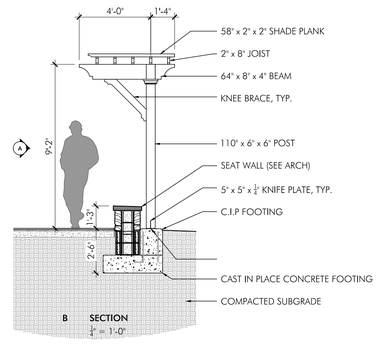
HANDRAIL NOTES:

1. CONTRACTOR TO VERIFY DIMENSIONS IN FIELD AND PROVIDE SHOP DRAWINGS OF RAILING AND PROPOSED CONNECTIONS PRIOR TO FABRICATION.
2. PROVIDE SHOP-APPLIED POWDERCOAT FINISH - BLACK COLOR.
3. CONTRACTOR TO PROVIDE HANDRAILS AT EXTERIOR STAIRS WHERE THERE ARE TWO OR MORE RISERS.
4. ALL WELDS TO BE GROUND SMOOTH PRIOR TO FINISHING.
5. ALL HANDRAIL ELEMENTS TO COMPLY WITH APPLICABLE CODES.

03 STEPS W/ HANDRAIL

1" = 1'-0"

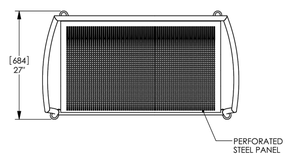


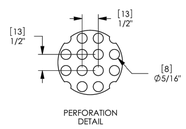


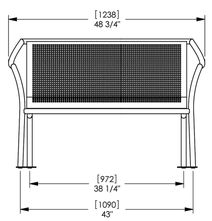
04 PERGOLA

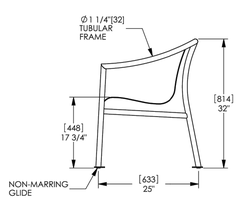
NTS

Towne Square™ Backed Bench, 49" Length, Perforated Steel Seat, No Dividers, Freestanding/Surface Mount — Date: 5/17/2010
Product Drawing — www.landscapeforms.com — Ph: 800.521.2546









landscapeforms® Drawing: TN625-03
Dimensions are in inches [mm]
Patent Pending

02 BENCH

NOT TO SCALE

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

APPROVED
SPECIAL USE PERMIT NO. DSUP#2019-0004
DEPARTMENT OF PLANNING & ZONING

DIRECTOR — DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR — DATE

CHAIRMAN, PLANNING COMMISSION — DATE

DATE RECORDED _____

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

BASILICA SCHOOL OF SAINT MARY

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VIRGINIA

PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
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703.548.5010

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DEVELOPER
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2200 CLARENDON BLVD SUITE 1300
ARLINGTON, VA 22201
703.528.4700 x5413

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
02/09/21
LANDSCAPE ARCHITECT

REVISIONS

1	DSUP Set	10.16.2020
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HARDSCAPE DETAILS

ORIGINAL ISSUE DATE
10.30.2020

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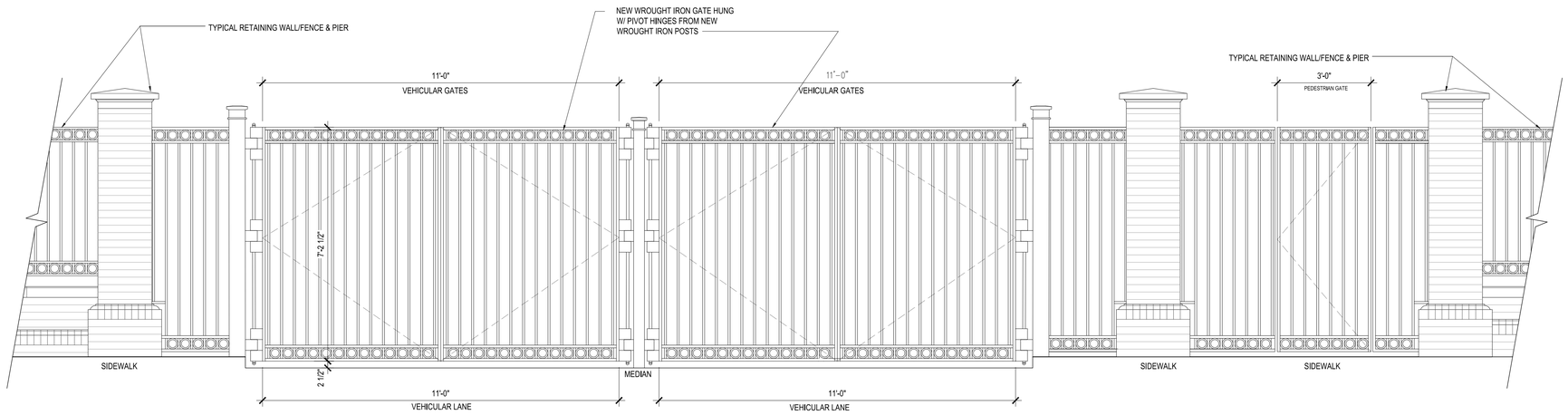
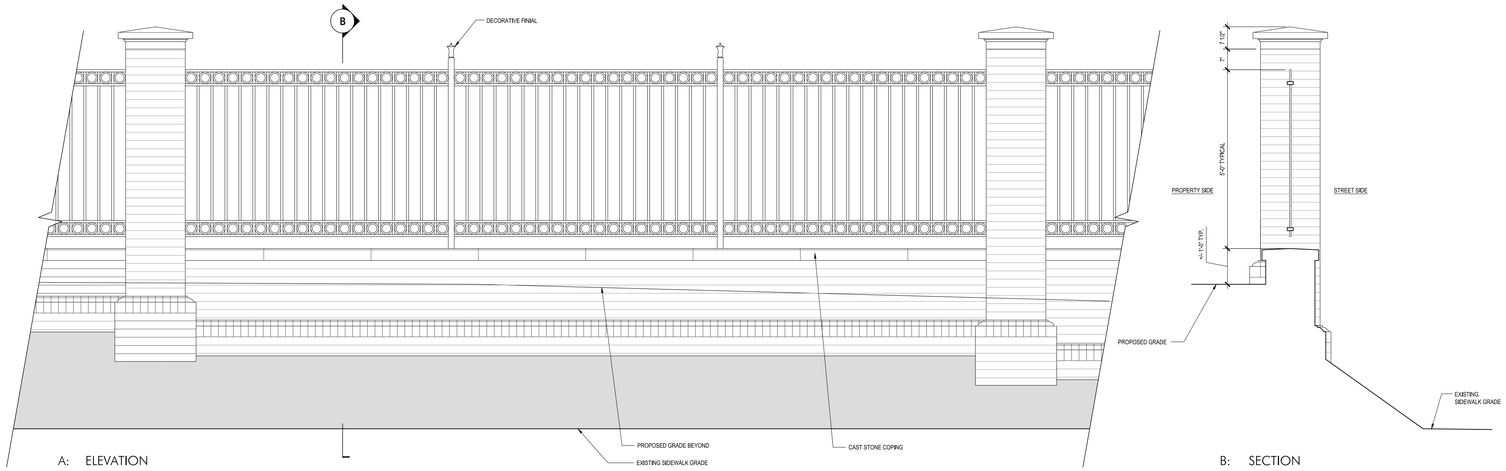


01 VEHICULAR GATE & FENCE

1/2" = 1'-0"



A: ELEVATION

B: SECTION

02 FENCE & PIER

1/2" = 1'-0"

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

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SPECIAL USE PERMIT NO. DSUP#2019-0004
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DIRECTOR DATE

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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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COMMONWEALTH OF VIRGINIA
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HARDSCAPE DETAILS

ORIGINAL ISSUE DATE
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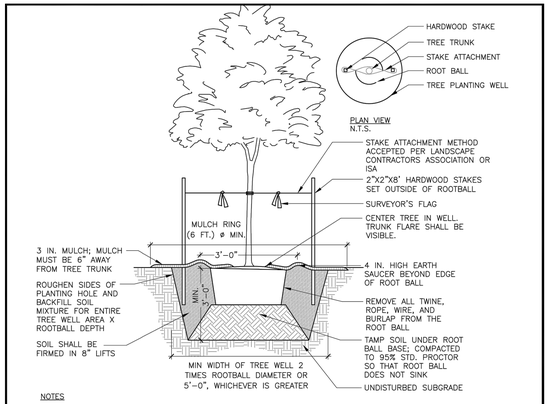


NOTES

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

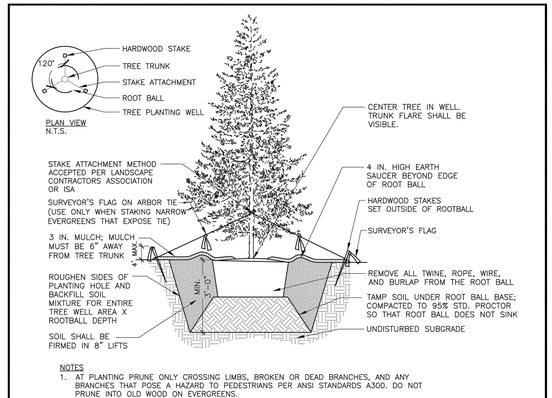
A DECIDUOUS TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA	DECIDUOUS TREE PLANTING	
Approved by: COA	Date drawn: 01/01/19	LD 001
I OF I		



NOTES

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9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

A EVERGREEN TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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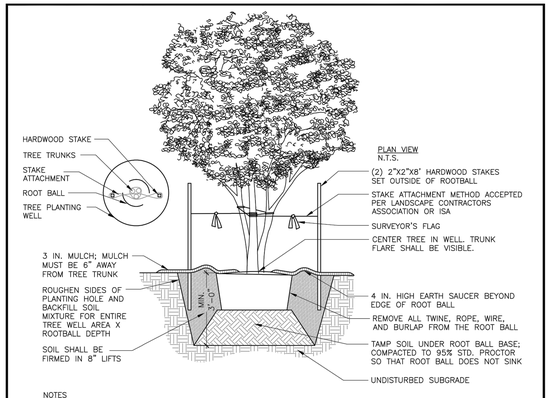
Source: CITY OF ALEXANDRIA	EVERGREEN TREE PLANTING	
Approved by: COA	Date drawn: 01/01/19	LD 002
I OF I		



NOTES

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8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

A MULTI-STEM TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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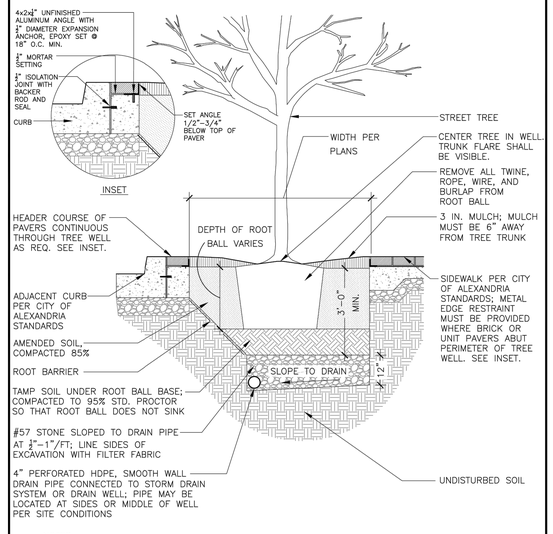
Source: CITY OF ALEXANDRIA	MULTI-STEM TREE PLANTING	
Approved by: COA	Date drawn: 01/01/19	LD 003
I OF I		



NOTES

1. THIS CROSS-SECTION APPLIES TO BOTH TREE PLANTING STRIPS AND TREE PLANTING WELLS.
2. REFER TO LANDSCAPE GUIDELINES FOR GENERAL STREET TREE PLANTING NOTES.

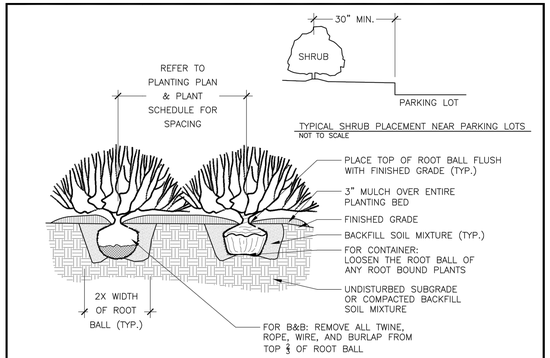
A STREET TREE PLANTING WELL
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA	STREET TREE PLANTING WELL	
Approved by: COA	Date drawn: 01/01/19	LD 005
I OF I		



NOTES

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

A SHRUB PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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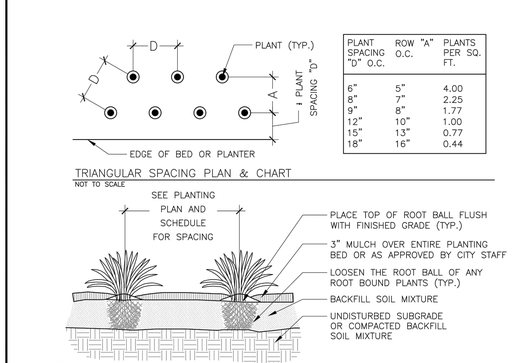
Source: CITY OF ALEXANDRIA	SHRUB PLANTING	
Approved by: COA	Date drawn: 01/01/19	LD 009
I OF I		



PLANT SPACING "D" O.C.	ROW "A" O.C.	PLANTS PER SQ. FT.
6"	5"	4.00
8"	7"	2.25
9"	8"	1.77
12"	10"	1.00
15"	13"	0.77
18"	16"	0.44

NOTES

1. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
2. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
3. GROUND COVERS AND PERENNIALS SHALL BE INSTALLED WITH TRIANGULAR SPACING. REFER TO CHART.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OR CROWN OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

A GROUNDCOVER & PERENNIAL PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA	GROUNDCOVER & PERENNIAL PLANTING	
Approved by: COA	Date drawn: 01/01/19	LD 011
I OF I		

01 ALEXANDRIA CITY STANDARD PLANTING DETAILS ON GRADE
NOT TO SCALE

BASILICA SCHOOL OF SAINT MARY

ALEXANDRIA
VIRGINIA

PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

OWNER
BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON
310 DUKE STREET
ALEXANDRIA, VA 22314

DEVELOPER
BASILICA SCHOOL OF SAINTMARY
400 GREEN STREET
ALEXANDRIA, VA 22314
703.549.1646

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WASHINGTON, DC 20007
202.337.7255

CIVIL ENGINEERS
R.C. FIELDS & ASSOCIATES, INC.
700 S. WASHINGTON ST.STE 220
ALEXANDRIA, VA 22314
703.549.6422

ATTORNEY
WALSH, COLUCCI, LUBELEY & WALSH, PC.
2200 CLARENDON BLVD SUITE 1300
ARLINGTON, VA 22201
703.528.4700 x5413

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
02/09/21
LANDSCAPE ARCHITECT

REVISIONS

1	DSUP Set	10.16.2020
2	DSUP Set	12.18.2020
3	DSUP Set	01.21.2021
4	DSUP Set	02.09.2021

PLANTING DETAILS

ORIGINAL ISSUE DATE 10.30.2020
DESIGNED BY
DRAWN BY
CHECKED BY

SCALE AS NOTED

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

APPROVED
SPECIAL USE PERMIT NO. DSUP#2019-0004
DEPARTMENT OF PLANNING & ZONING

DIRECTOR ____ DATE ____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. ____

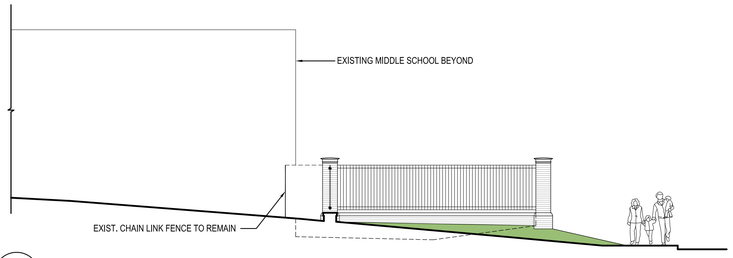
DIRECTOR ____ DATE ____

CHAIRMAN, PLANNING COMMISSION ____ DATE ____

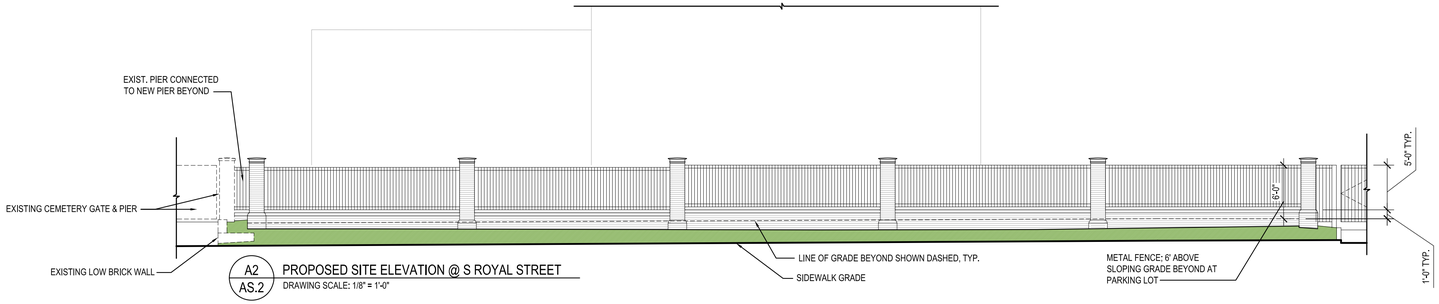
DATE RECORDED ____

INSTRUMENT NO. ____ DEED BOOK NO. ____ PAGE NO. ____

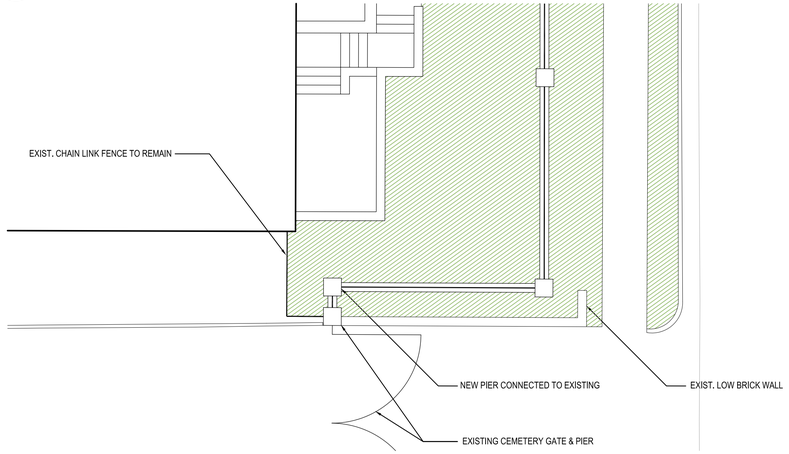
L4.11



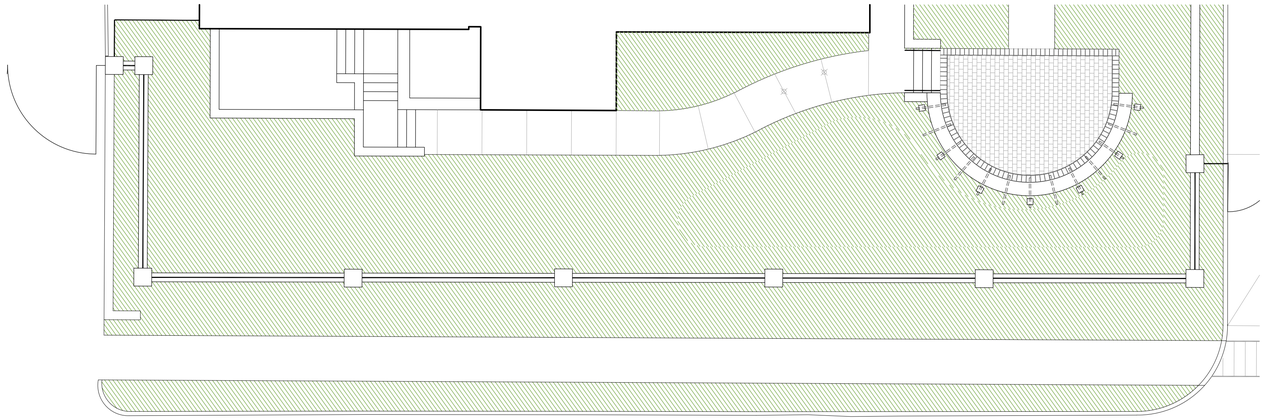
A1 / AS.2 PROPOSED SITE ELEVATION @ S ROYAL STREET
DRAWING SCALE: 1/8" = 1'-0"



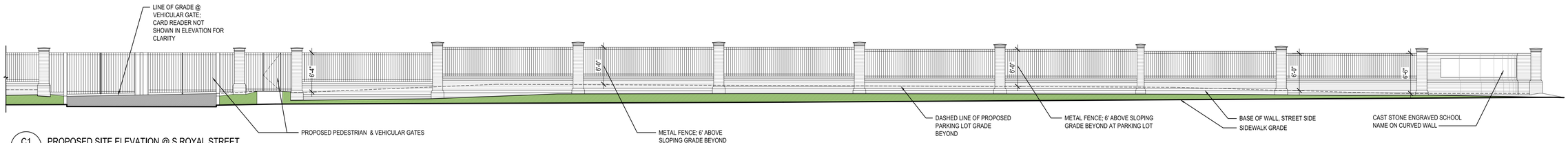
A2 / AS.2 PROPOSED SITE ELEVATION @ S ROYAL STREET
DRAWING SCALE: 1/8" = 1'-0"



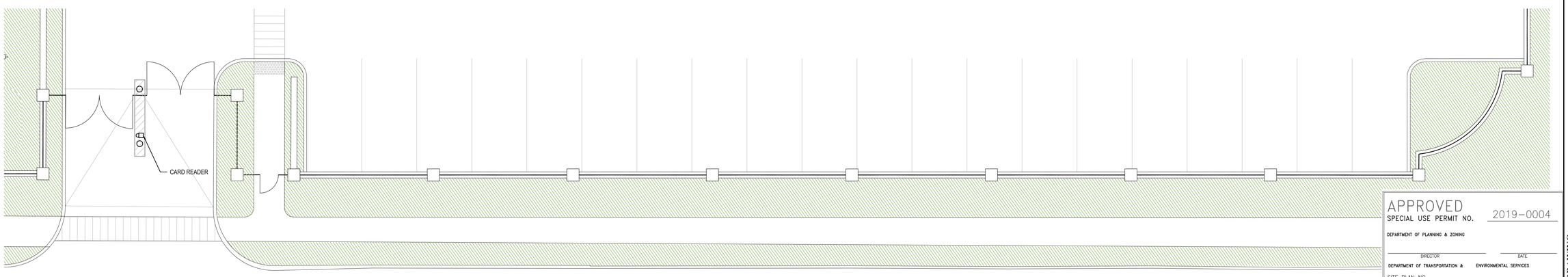
B1 / AS.2 PROPOSED PARTIAL SITE PLAN
DRAWING SCALE: 1/8" = 1'-0"



B2 / AS.2 PROPOSED PARTIAL SITE PLAN
DRAWING SCALE: 1/8" = 1'-0"



C1 / AS.2 PROPOSED SITE ELEVATION @ S ROYAL STREET
DRAWING SCALE: 1/8" = 1'-0"



0 1 5 10 20

D1 / AS.2 PROPOSED PARTIAL SITE PLAN
DRAWING SCALE: 1/8" = 1'-0"

APPROVED
SPECIAL USE PERMIT NO. 2019-0004

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

2040

BVA

BarnesVanze Architects Inc.
1000 Potomac St NW, Suite L-2
Washington DC 20007
barnesvanze.com 202 337 7255

COMMONWEALTH OF VIRGINIA
MICHAEL H. PATRICK
Lic. No. 015188
ARCHITECT

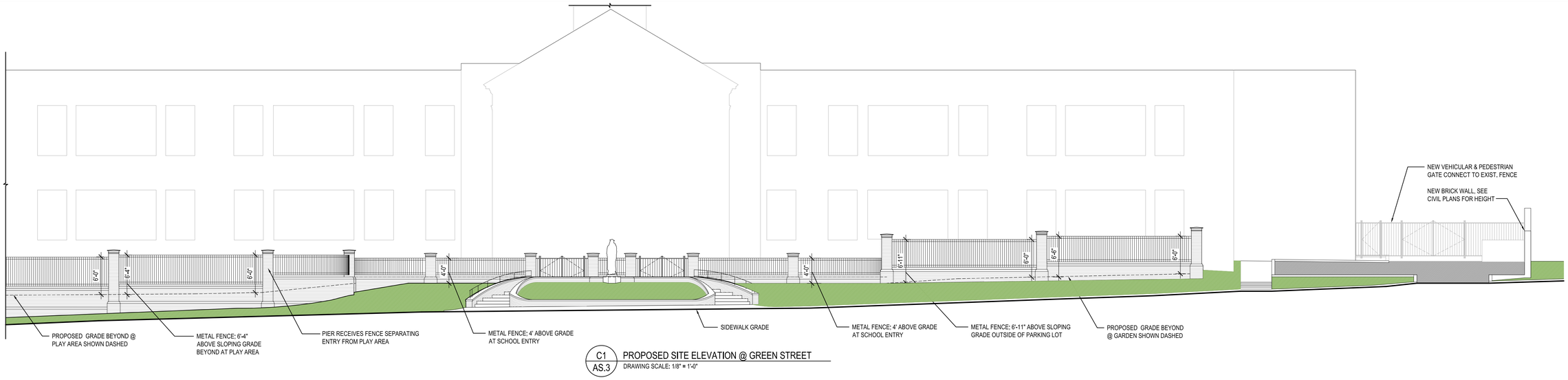
BASILICA SCHOOL OF ST. MARY

400 GREEN STREET
ALEXANDRIA, VA 22314

DRAWING: SITE ELEVATIONS

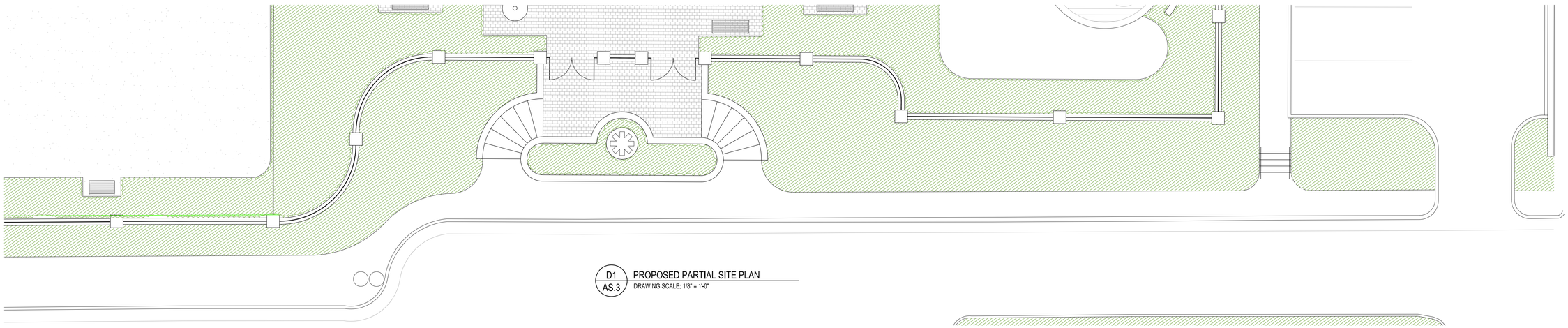
ISSUED:	
2021-10-30	PRELIMINARY COMPLETENESS PLAN
2021-01-19	PRELIMINARY VERIFICATION PLAN
2021-02-09	PRELIMINARY VERIFICATION PLAN

AS.2



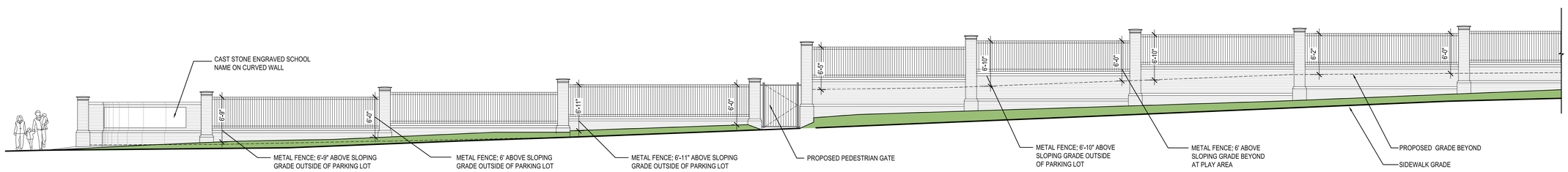
C1 / AS.3 PROPOSED SITE ELEVATION @ GREEN STREET

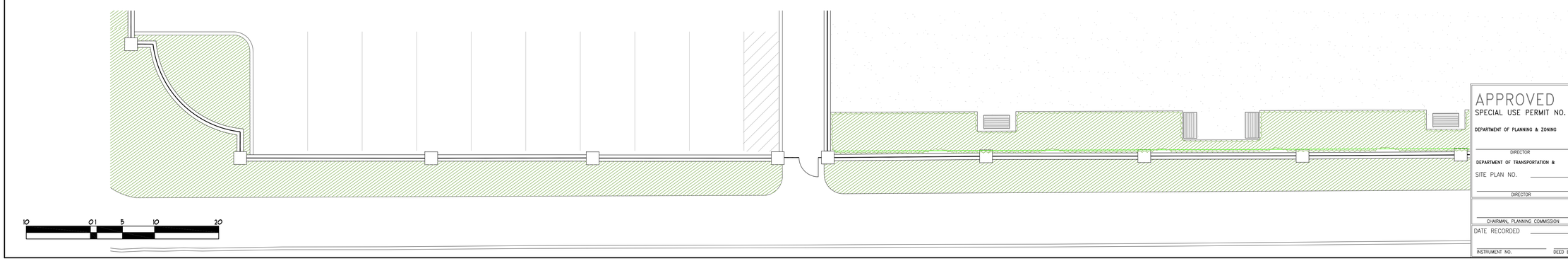
DRAWING SCALE: 1/8" = 1'-0"



D1 / AS.3 PROPOSED PARTIAL SITE PLAN

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





APPROVED
SPECIAL USE PERMIT NO. 2019-0004

DEPARTMENT OF PLANNING & ZONING

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SITE PLAN NO.

DIRECTOR DATE

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ALEXANDRIA, VA 22314

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ISSUED:

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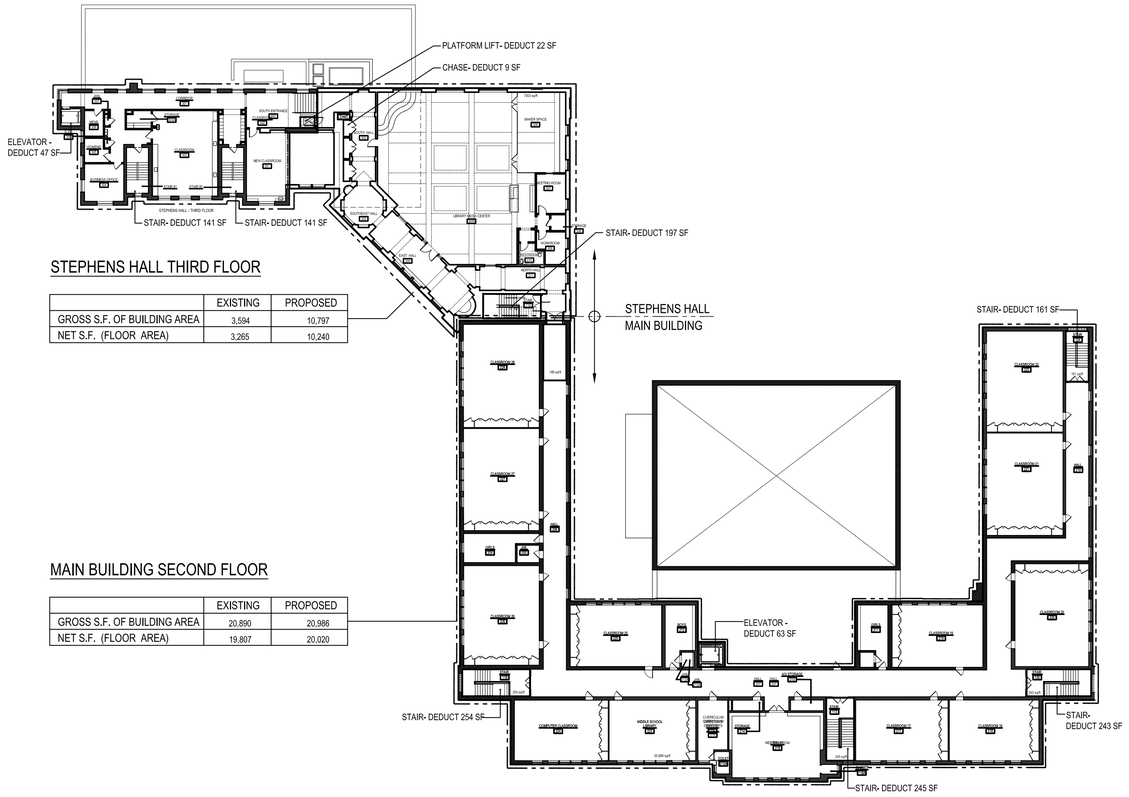
2021-01-19	PRELIMINARY VERIFICATION PLAN
2021-02-09	PRELIMINARY VERIFICATION PLAN

AS.3

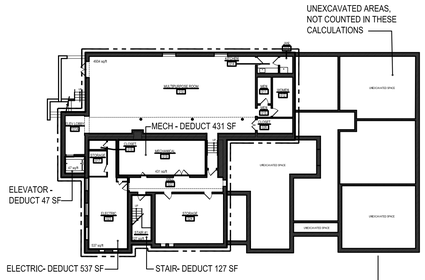


STEPHENS HALL THIRD FLOOR

	EXISTING	PROPOSED
GROSS S.F. OF BUILDING AREA	3,594	10,797
NET S.F. (FLOOR AREA)	3,265	10,240

MAIN BUILDING SECOND FLOOR

	EXISTING	PROPOSED
GROSS S.F. OF BUILDING AREA	20,890	20,986
NET S.F. (FLOOR AREA)	19,807	20,020



STEPHENS HALL LOWER LEVEL

	EXISTING	PROPOSED
GROSS S.F. OF BUILDING AREA	4,934	-
NET S.F. (FLOOR AREA)	3,792	-

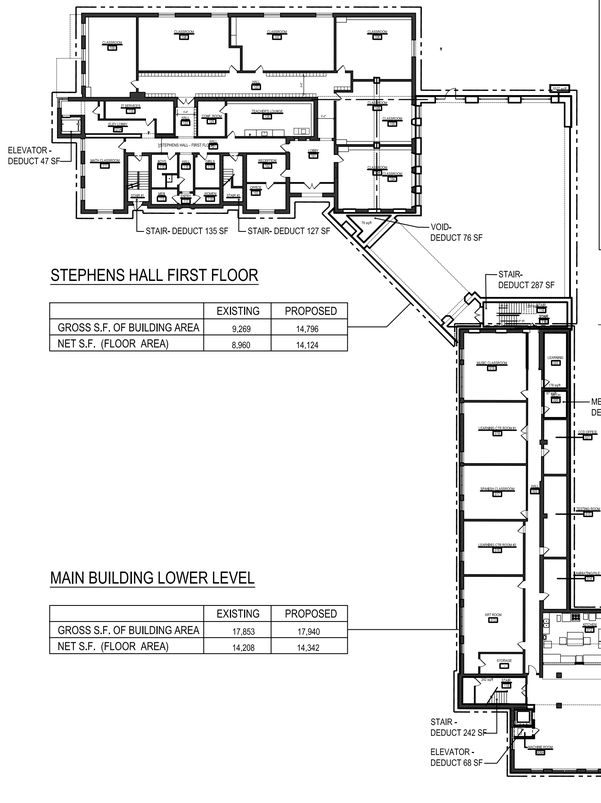
BUILDING AREA					
Gross SF Existing (Building Area)					
Main Building		Stephens Hall			
		Lower Level	4,934		
Lower Level	17,853	First Floor	9,269		
First Floor	30,437	Second Floor	3,594		
Second Floor	20,890	Third Floor	3,594		
BLDG AREA TOTAL	**69,180**		**21,391**	**OVERALL TOTAL**	**90,571**

Gross SF Proposed (Building Area)					
Main Building (Includes New Elevators)		Stephens Hall (Includes New Connector Addition)			
		Lower Level	4,934		
Lower Level	17,940	First Floor	14,796		
First Floor	30,437	Second Floor	11,219		
Second Floor	20,986	Third Floor	10,797		
BLDG AREA TOTAL	**69,363**		**41,746**	**OVERALL TOTAL**	**111,109**

FLOOR AREA					
Net SF Existing (Floor Area)					
Main Building		Stephens Hall			
		Lower Level	3,792		
Lower Level	14,208	First Floor	8,960		
First Floor	29,268	Second Floor	3,265		
Second Floor	19,807	Third Floor	3,265		
FLR AREA TOTAL	**63,283**		**19,282**	**OVERALL TOTAL**	**82,565**

Net SF Proposed (Floor Area)					
Main Building (Includes New Elevators)		Stephens Hall (Includes New Connector Addition)			
		Lower Level	3,792		
Lower Level	14,342	First Floor	14,124		
First Floor	29,214	Second Floor	10,131		
Second Floor	20,020	Third Floor	10,240		
FLR AREA TOTAL	**63,576**		**38,287**	**OVERALL TOTAL**	**101,863**

BUILDING AREA AND FLOOR AREA CALCULATIONS

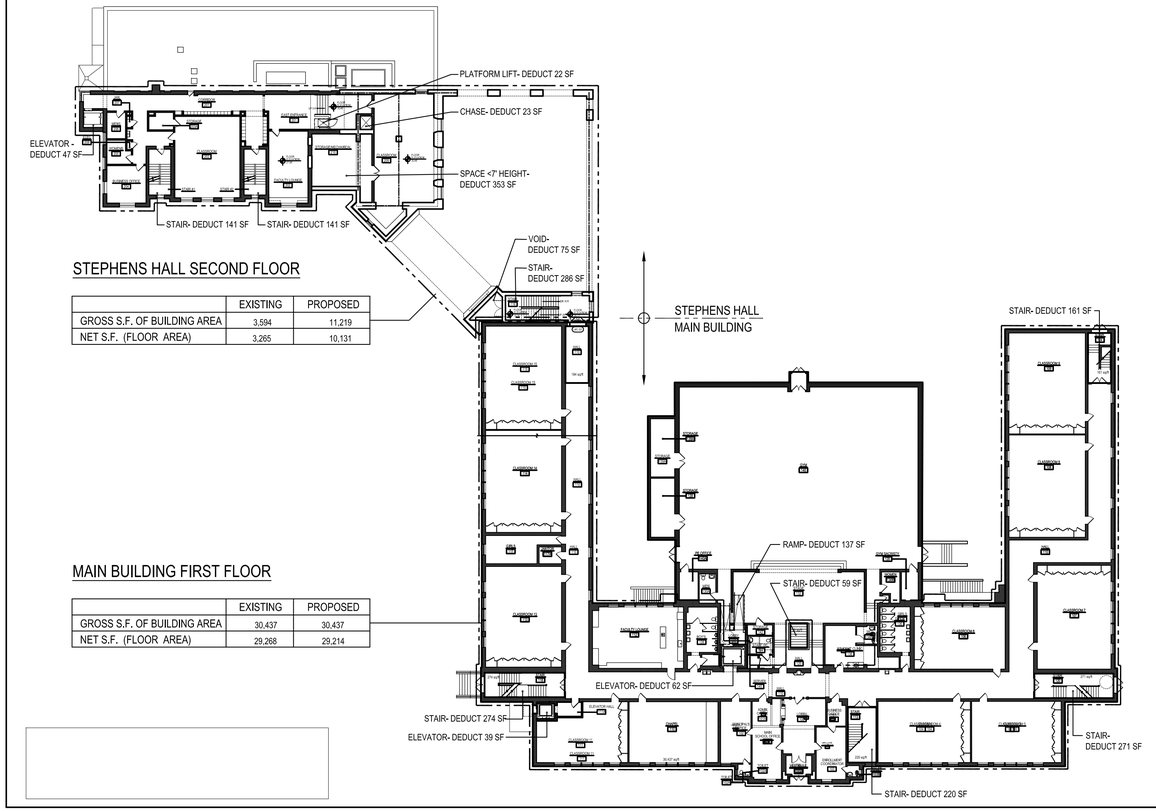


STEPHENS HALL FIRST FLOOR

	EXISTING	PROPOSED
GROSS S.F. OF BUILDING AREA	9,269	14,796
NET S.F. (FLOOR AREA)	8,960	14,124

MAIN BUILDING LOWER LEVEL

	EXISTING	PROPOSED
GROSS S.F. OF BUILDING AREA	17,853	17,940
NET S.F. (FLOOR AREA)	14,208	14,342



STEPHENS HALL SECOND FLOOR

	EXISTING	PROPOSED
GROSS S.F. OF BUILDING AREA	3,594	11,219
NET S.F. (FLOOR AREA)	3,265	10,131

MAIN BUILDING FIRST FLOOR

	EXISTING	PROPOSED
GROSS S.F. OF BUILDING AREA	30,437	30,437
NET S.F. (FLOOR AREA)	29,268	29,214

2040
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BASILICA SCHOOL OF ST. MARY

400 GREEN STREET
ALEXANDRIA, VA 22314

APPROVED
SPECIAL USE PERMIT NO. 2019-0004

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

DRAWING: AREA CACULATIONS

ISSUED:

2021-10-30	PRELIMINARY COMPLETENESS PLAN
2021-01-19	PRELIMINARY VERIFICATION PLAN
2021-02-09	PRELIMINARY VERIFICATION PLAN

A0.1

EXISTING CONSTRUCTION SHOWN HATCHED

STEPHENS HALL - FIRST FLOOR

SEE CIVIL AND LANDSCAPE DRAWINGS FOR SITE PLAN INFORMATION

58'-0"
7'-6" 11'-0" 5'-0" 11'-0" 5'-0" 11'-0" 7'-6"
DIMENSIONS TAKEN AT WALL BASES

NEW STEEL COLUMN ENCASED IN PTD GWB
NEW STL BEAMS ABOVE
NEW STEEL COLUMN ENCASED IN PTD GWB
NEW STL BEAM ABOVE
CLASSROOM 105
CLASSROOM 104
FLOOR ELEVATION 17.47'
INFILL EXISTING WINDOW OPENINGS
A1 A4.2
NEW PAINTED METAL GATE, SEE AS SERIES
PTD MTL FENCES, SEE AS SERIES
NEW BRICK-CLAD EXTERIOR WALLS WITH CONCRETE OR CAST STONE WATER TABLE
NEW BRICK AND CMU EXTERIOR WALLS
4'-8" 2'-8" 4'-8" 6'-0" 4'-8" 2'-8" 4'-8" 2'-8" 4'-8" 1'-0" 3'-8"
42'-2 1/4"
2" 2'-8" 2'-8"
11'-8"
65'-9 1/2" 87'-4 1/2"
A1 A4.3
LINE OF BUILDING ABOVE

3'-5"
8'-10 3/4"
NICHE
RETAINING WALL WITH PLANTING
6'-9" 5'-4" 6'-9" 1'-4" 2'-5" 14'-7" 17'-7" 18'-5"
NEW LIMESTONE OR CAST-STONE CLAD EXTERIOR WALL BASE WITH CMU AND STEEL BACK-UP, BRICK VENEER ABOVE SHOWN DASHED
LINE OF BUILDING ABOVE
A1 A4.1
66'-0 3/4" 40'-8 3/4" 8'-8 1/4"
1'-4"
NEW LIMESTONE OR CAST-STONE CLAD EXTERIOR WALL BASE WITH CMU BACK-UP. BRICK VENEER ABOVE SHOWN DASHED

34'-0
NEW LIMESTONE OR CAST STONE CLAD EXTERIOR WALLS WITH CMU BACK-UP, NEW BRICK-CLAD EXTERIOR WALLS ABOVE SHOWN DASHED
1'-8 1/4" 17'-11 1/4" 14'-7" 1'-8 1/4" 14'-7" 10'-0" 6'-0"
FLOOR ELEVATION 19.35
UP 16R
STAIR 116
31'-4 1/4"
FLOOR ELEVATION 19.35'
UP 8R
FLOOR ELEVATION 15.13'
1'-8" 9'-2" 1'-2"
12'-0"
NEW STAIR WITH PRE-CAST CONCRETE AND STEEL STEPS, PTD STEEL GUARD AND RAIL
EXTEND FLOOR STRUCTURE IN THIS AREA WHERE STAIRS WERE DEMOLISHED, REPAIR INTERIOR FINISHES AS PER SCHEDULE THROUGHOUT FORMER STAIR ENCLOSURE
SEISMIC JOINT COVER AT THIS LOCATION
INFILL EXISTING WINDOW OPENINGS
MUSIC CLASSROOM 019
13'-3"
NEW PARTITION
LEARNING 023
REPAIR EXISTING FLOOR AND WALL FINISHES AS REQUIRED
EXISTING MAIN BUILDING GYM

MAIN BUILDING LOWER LEVEL - CUT AT ELEVATION 24'-0"

LIBRARY MEDIA CENTER GROUND FLOOR PLAN
DRAWING SCALE: 1/8" = 1'-0"

NORTH

10 0 5 10 20

APPROVED
SPECIAL USE PERMIT NO. 2019-0004
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
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SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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2040

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ARCHITECT

BASILICA SCHOOL OF ST. MARY
400 GREEN STREET
ALEXANDRIA, VA 22314

DRAWING: LIBRARY MEDIA CENTER GROUND FLOOR PLAN

ISSUED:	
2021-10-30	PRELIMINARY COMPLETENESS PLAN
2021-01-19	PRELIMINARY VERIFICATION PLAN
2021-02-09	PRELIMINARY VERIFICATION PLAN

LMC
A3.1

EXISTING CONSTRUCTION SHOWN HATCHED

A1 A4.2

ROOF OVER EXISTING 1ST FLOOR OF STEPHENS HALL

NEW DEDICATED OUTDOOR AIR SYSTEM UNIT ON ROOF OF STEPHENS HALL. EXTEND BRICK-ON-STEEL FRAME SCREENING.

DOAS

JAN. 207

CORRIDOR 201

MENS 206

STORAGE 203A

ELEC 208

WOMENS 205

CLASSROOM 203

BUSINESS OFFICE 204

STAIR #1

STAIR #2

EAST ENTRANCE 201

NEW STAIR W/ PRECAST CONCRETE TREADS & PTD METAL HNDRL

UP 5 R

FLOOR ELEVATION 30.48'

NEW PLATFORM LIFT

STORAGE/MECHANICAL 210

LOW CEILING

FLOOR ELEVATION 27.96'

INFILL EXISTING WINDOW OPENINGS

FACULTY LOUNGE 202

CLASSROOM 209

STL COL. WRAPPED IN PTD GWB

STL BEAM ABOVE

STL COL. WRAPPED IN PTD GWB

FLOOR ELEVATION 30.48'

STL BEAM ABOVE

STEPHENS HALL - SECOND FLOOR

CONTRACTOR SHALL REPAIR ALL FINISHES TO WALLS, CEILINGS, AND FLOORS IN THE EXISTING MIDDLE SCHOOL AS REQUIRED BY STRUCTURAL ALTERATIONS

94'-7"

43'-11"

23'-8"

11'-4" 4'-8" 11'-4" 4'-8" 11'-4" 7'-4"

BRICK ARCHES SHOWN DASHED

NEW BRICK-CLAD EXTERIOR WALLS WITH CMU BACKUP BELOW LMC LEVEL, STEEL STUD BACK-UP AT LMC LEVEL

STL BEAM ABOVE

2'-0"

STL GIRDER ABOVE

STL GIRDER ABOVE

NEW BRICK AND CMU EXTERIOR WALLS

4"

2'-4"

2'-0"

11'-4"

4'-9⅜"

6'-0"

4'-8"

2'-8"

4'-8"

2'-8"

4'-8"

1'-0"

3'-8"

42'-2 1/4"

DASHED LINE OF EXIST. WALL BELOW

64'-2 1/2"

16'-7 1/8"

6'-0"

PTD CABINETRY

7'-5"

2'-5"

7'-5"

18'-0"

14'-7"

NEW BRICK-CLAD EXTERIOR WALLS WITH STEEL STUD BACK-UP

NEW BRICK-CLAD EXTERIOR WALLS WITH CMU BACK-UP

LIMESTONE OR CAST STONE BASE CLADDING WITH CMU BACKUP BELOW

LINE OF BUILDING ABOVE

25'-10 1/4"

4'-0"

4'-0"

2'-0"

4"

FACE OF BRICK VENEER ABOVE

41'-4 11/16"

A1 A4.1

STAIR 116

DN 16 R

31'-4 1/4"

FLOOR ELEVATION 19.35

UP 24 R

FLOOR ELEVATION 28.17'

NEW ENTRANCE BELOW

11'-4"

NEW BRICK-CLAD EXTERIOR WALLS WITH CMU BACK-UP

NEW STAIR WITH PRE-CAST CONCRETE AND STEEL STEPS, PTD STEEL GUARD AND RAIL

SEISMIC JOINT COVER AT THIS LOCATION

1'-3 1/8"

HALL 110

EXTEND FLOOR STRUCTURE IN THIS AREA WHERE STAIRS WERE DEMOLISHED. REPAIR INTERIOR FINISHES AS PER SCHEDULE THROUGHOUT FORMER STAIR ENCLOSURE

15'-4" EXTEND STRUCTURE AS REQ'D

22'-8 1/16" EXISTING STAIR ENCLOSURE

CLASSROOM 15 115

8'-0"

MAIN BUILDING - FIRST FLOOR

A1 A4.3

NORTH

10 0 5 10 20

LIBRARY MEDIA CENTER ADDITION SECOND FLOOR PLAN

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

APPROVED
SPECIAL USE PERMIT NO. 2019-0004

DEPARTMENT OF PLANNING & ZONING

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SITE PLAN NO.

DIRECTOR DATE

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COMMONWEALTH OF VIRGINIA
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BASILICA SCHOOL OF ST. MARY

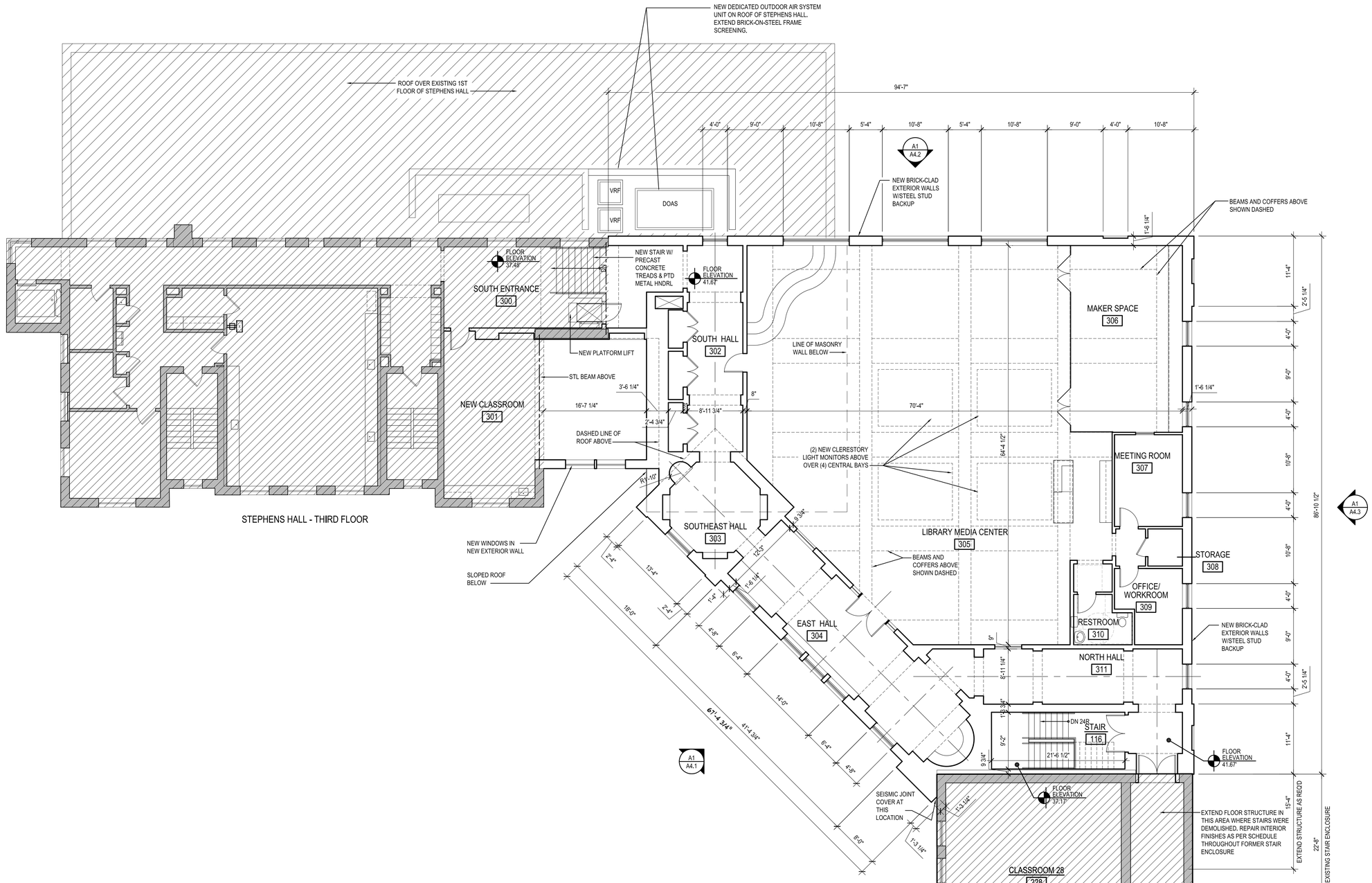
400 GREEN STREET
ALEXANDRIA, VA 22314

DRAWING: LIBRARY MEDIA CENTER INTERSTITIAL FLOOR PLAN

ISSUED:	
2021-10-30	PRELIMINARY COMPLETENESS PLAN
2021-01-19	PRELIMINARY VERIFICATION PLAN
2021-02-09	PRELIMINARY VERIFICATION PLAN

LMC
A3.2

EXISTING CONSTRUCTION SHOWN HATCHED



STEPHENS HALL - THIRD FLOOR

MAIN BUILDING - SECOND FLOOR

LIBRARY MEDIA CENTER ADDITION FLOOR PLAN

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

NORTH

0 1 5 10 20

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DRAWING: LIBRARY MEDIA CENTER MAIN FLOOR PLAN

ISSUED:

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2021-02-09	PRELIMINARY VERIFICATION PLAN

LMC
A3.3

EXISTING ROOF CONSTRUCTION SHOWN HATCHED

ROOF OVER EXISTING 1ST FLOOR OF STEPHENS HALL

NEW PARAPET WALL BUILT OVER EXISTING--REMOVE EXISTING COPING AS REQ'D

EXISTING BUILT-UP ASPHALTIC ROOFING

VRF

VRF

DOAS

NEW DEDICATED OUTDOOR AIR SYSTEM UNIT ON ROOF OF STEPHENS HALL. EXTEND BRICK-ON-STEEL FRAME SCREENING.

RAIN LEADER DN. PROVIDE NEW RAIN LEADERS FOR STEPHENS HALL ROOF AS REQ'D

RL

RAIN LEADER DN

RL

RL

RAIN LEADER DN

JOG IN PARAPET

DASHED LINE OF EXTERIOR FACE OF WALL BELOW, TYP.

NEW CAST-STONE PARAPET COPING

NEW OVERBUILT FLAT ROOF OVER NEW STAIR

NEW CLERESTORY LIGHT MONITORS W/ CLEAR GLAZING ON NORTH SIDE

ROOF SLOPE TO DRAIN TO PERIMETER SCUPPERS

EXISTING METAL ROOF

ROOF OVER EXISTING 3RD FLOOR OF STEPHENS HALL

ROOF OVER NEW PORTION OF STEPHENS HALL

NEW PARAPET WALLS

MONITOR ROOF AS PER MANUFACTURER, TYP.

ROOF SLOPE TO DRAIN TO PERIMETER SCUPPERS

RAINWATER DISCHARGES FROM TOWER CORNICE GUTTER ON TO LOW ROOF

ROOF SLOPE TO DRAIN TO PERIMETER SCUPPERS

TPO OR SIM. SINGLE-PLY MEMBRANE ROOF OVER NEW PORTION OF STEPHENS HALL. ROOF SHALL DRAIN ONTO EXISTING PORTION OF STEPHENS HALL ROOF VIA SCUPPER OR OTHER OUTLET. PROVIDE ADDITIONAL DOWNSPOUT ALONG SOUTH FACADE OF STEPHENS HALL IF REQUIRED

STEEL CROSS FINIAL

ALUMINUM ROOF

METAL FLASHING OVER LIMESTONE CORNICE

LIBRARY/MEDIA CENTER ROOF

SLOPED ROOF BELOW

TPO OR SIM. SINGLE-PLY MEMBRANE ROOF W/ WALK PADS

ROOF SLOPE TO DRAIN TO PERIMETER SCUPPERS

JOG IN PARAPET

DASHED LINE OF EXTERIOR FACE OF WALL BELOW, TYP.

ROOF SLOPE TO DRAIN TO PERIMETER SCUPPERS

STEP IN ROOF TO ALLOW FOR 30" PARAPET

NEW LIMESTONE PARAPET COPING, MATCH HEIGHT OF EXISTING MAIN BUILDING PARAPET

RL

RAIN LEADER DN

MAIN BUILDING ROOF

EXISTING BUILT-UP ASPHALTIC ROOFING

EXISTING GYM ROOFS

10 0 1 5 10 20

LIBRARY MEDIA CENTER ADDITION ROOF PLAN

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

NORTH

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DRAWING: LIBRARY MEDIA CENTER ROOF PLAN

ISSUED:

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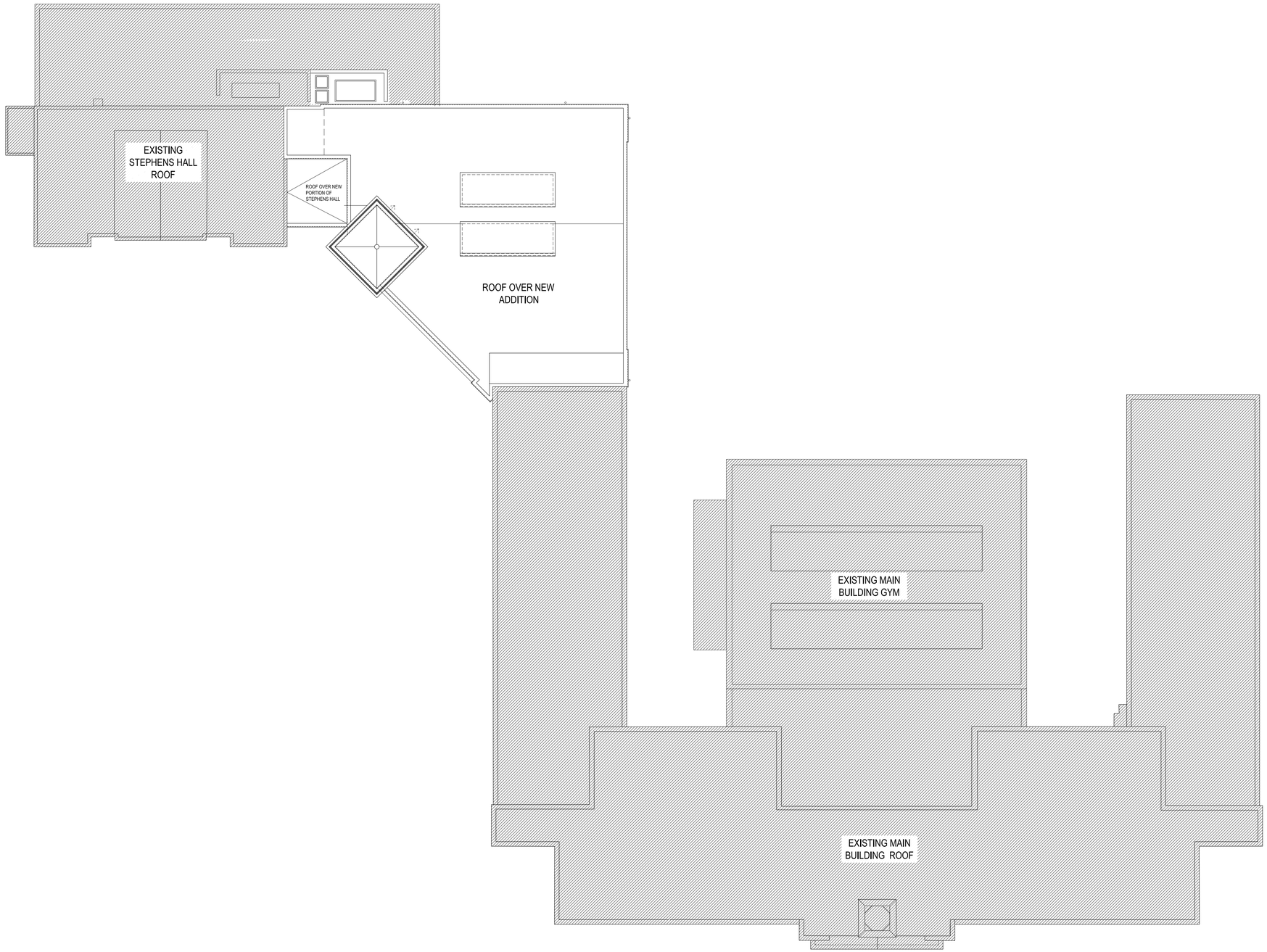
LMC
A3.4a

EXISTING ROOF CONSTRUCTION SHOWN HATCHED



0 1 5 10 20

PROPOSED OVERALL ROOF PLAN
DRAWING SCALE: 1/8" = 1'-0"

NORTH

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DRAWING: PROPOSED OVERALL ROOF PLAN

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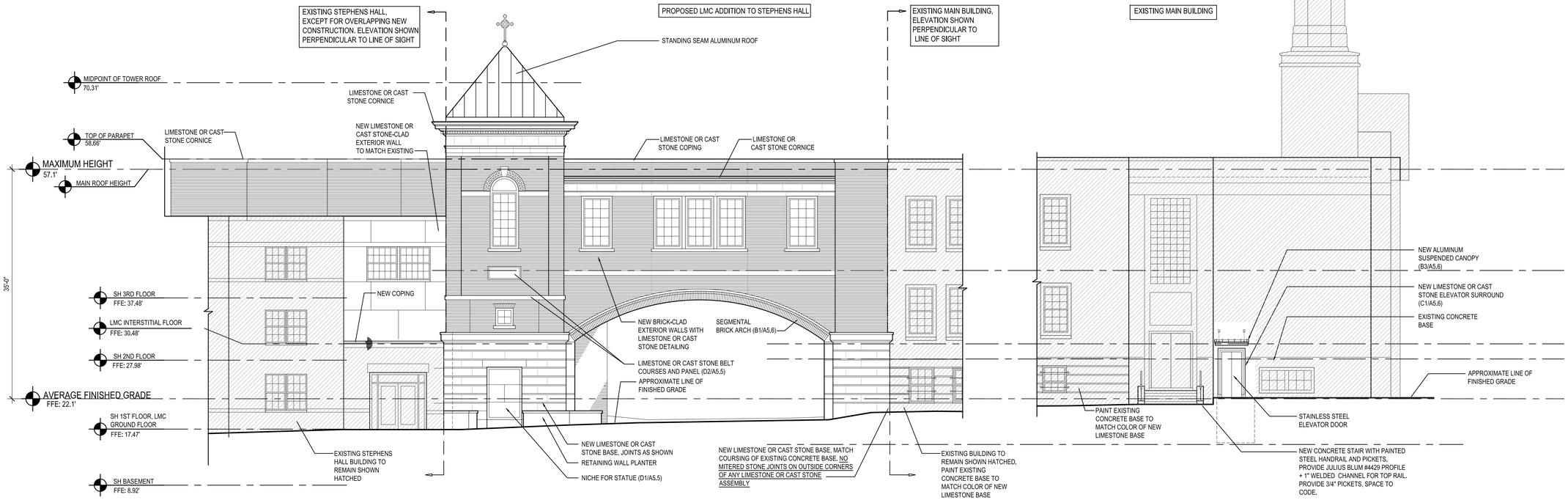
LMC
A3.4b



A1 / A4.1 LIBRARY MEDIA CENTER NORTHEAST ELEVATION - PROPOSED
DRAWING SCALE: 1/8" = 1'-0"

A2 / A4.1 MAIN BUILDING EAST ELEVATION - PROPOSED
DRAWING SCALE: 1/8" = 1'-0"

10 0 1 5 10 20

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DRAWING: EXTERIOR ELEVATIONS

ISSUED:	
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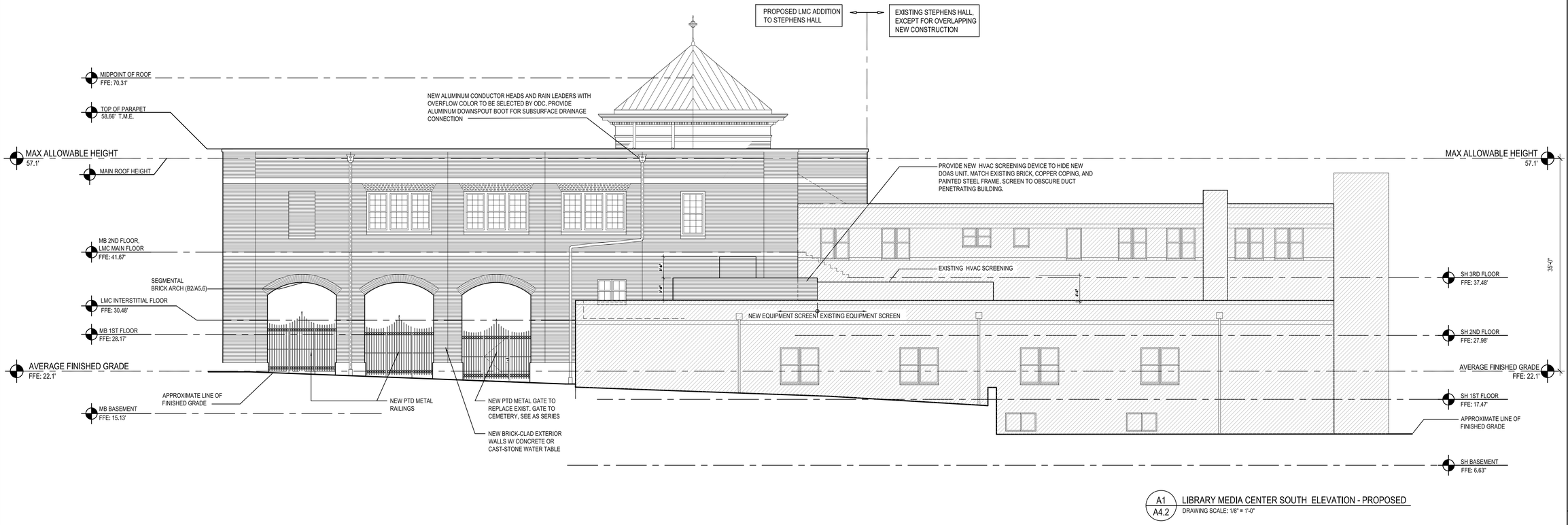
LMC
A4.1



A1 / A4.2 LIBRARY MEDIA CENTER SOUTH ELEVATION - PROPOSED

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

10 0 1 5 10 20

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DRAWING: EXTERIOR ELEVATIONS

ISSUED:	
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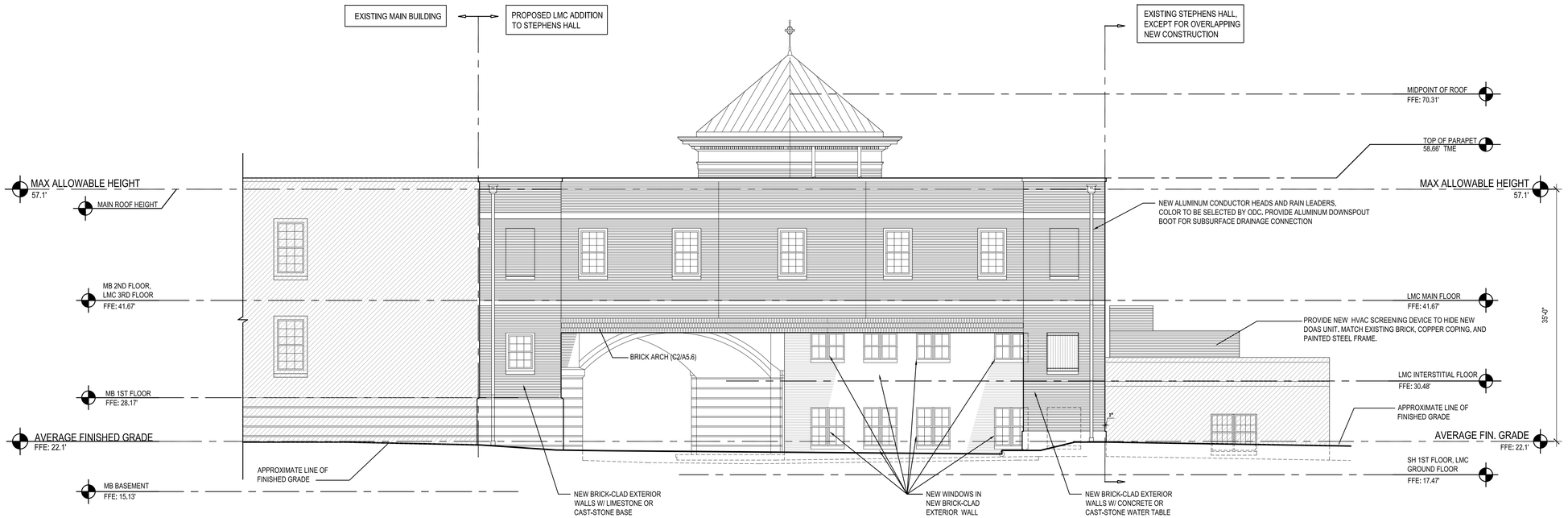
2021-02-09	PRELIMINARY VERIFICATION PLAN

LMC
A4.2



A1 / A4.3 LIBRARY MEDIA CENTER SOUTH ELEVATION - PROPOSED

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

10 0 1 5 10 20

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DRAWING: EXTERIOR ELEVATIONS

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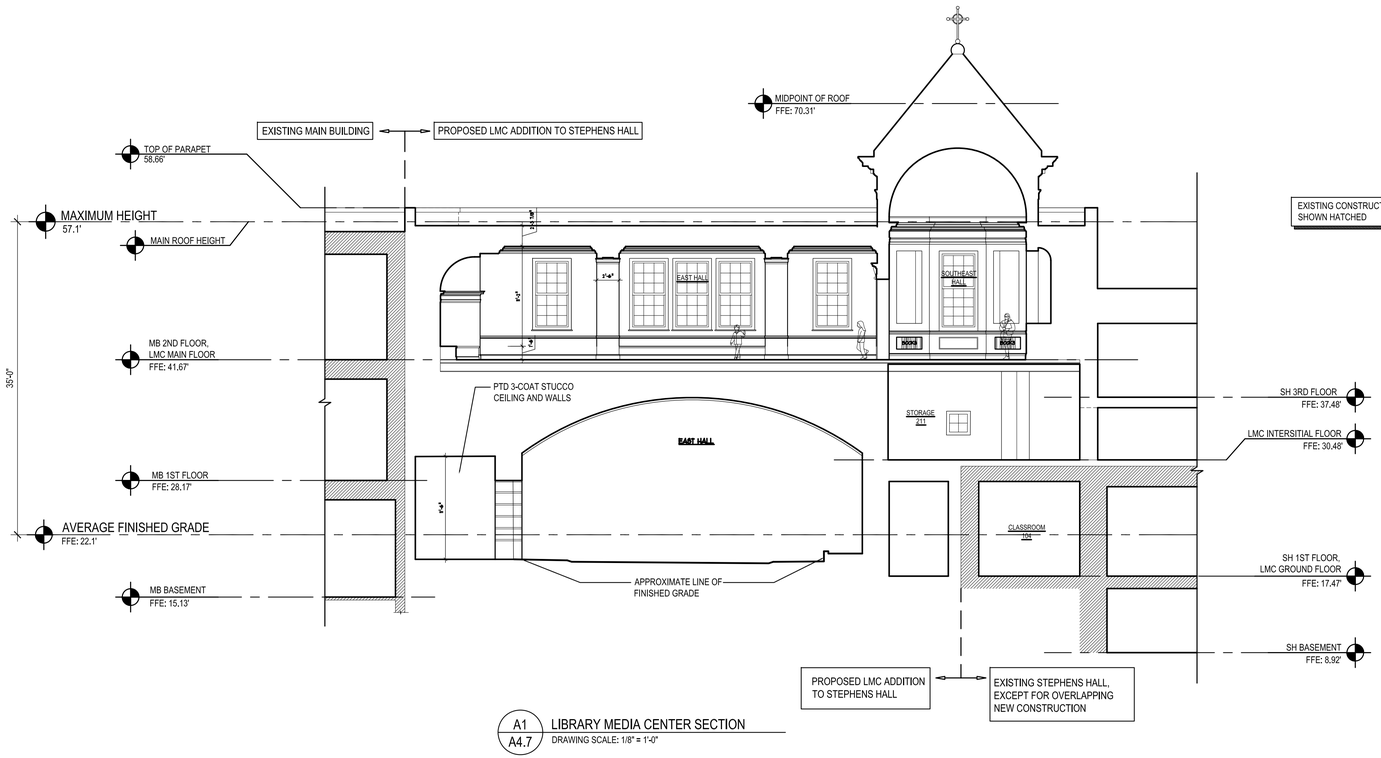
2021-02-09	PRELIMINARY VERIFICATION PLAN

LMC
A4.3



A1 / A4.7 LIBRARY MEDIA CENTER SECTION

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

10 0 1 5 10 20

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DRAWING: BUILDING SECTIONS

ISSUED:	
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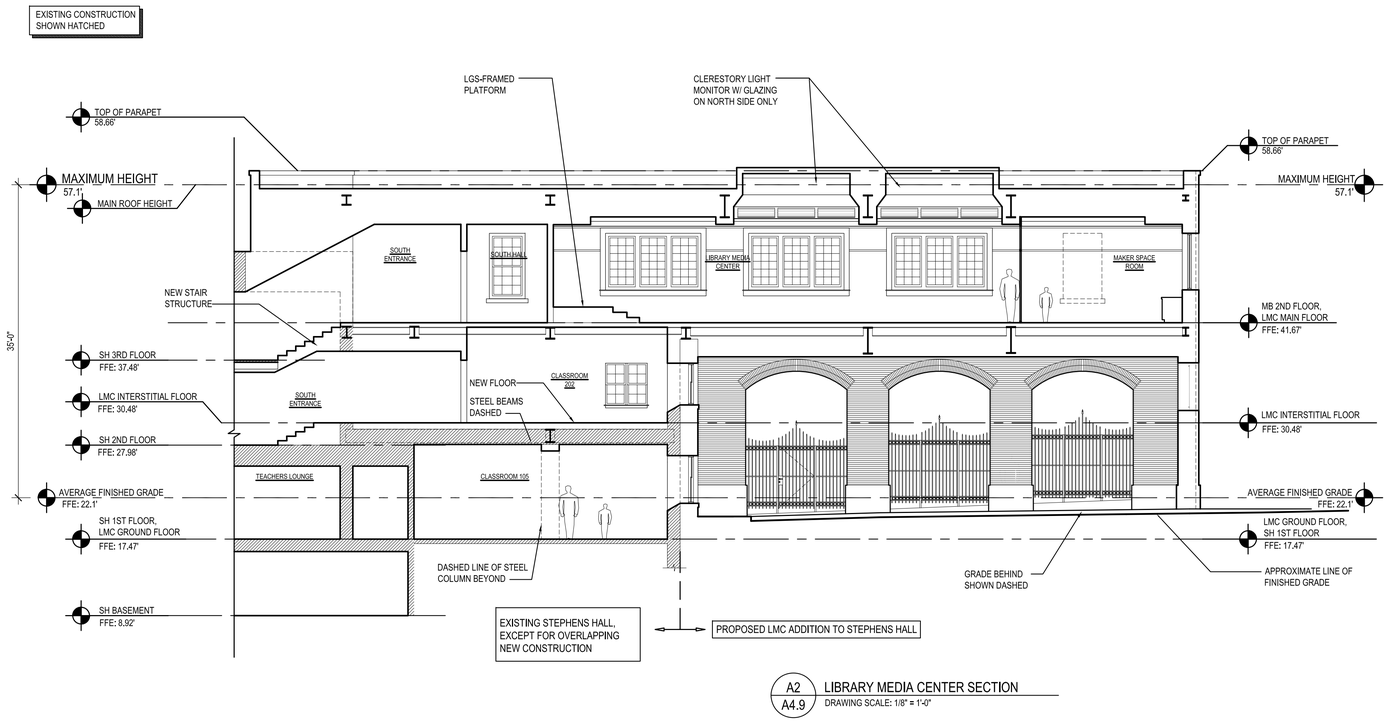
2021-02-09	PRELIMINARY VERIFICATION PLAN

LMC
A4.7



A2 / A4.9 LIBRARY MEDIA CENTER SECTION

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

10 0 1 5 10 20

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DRAWING: BUILDING SECTIONS

ISSUED:
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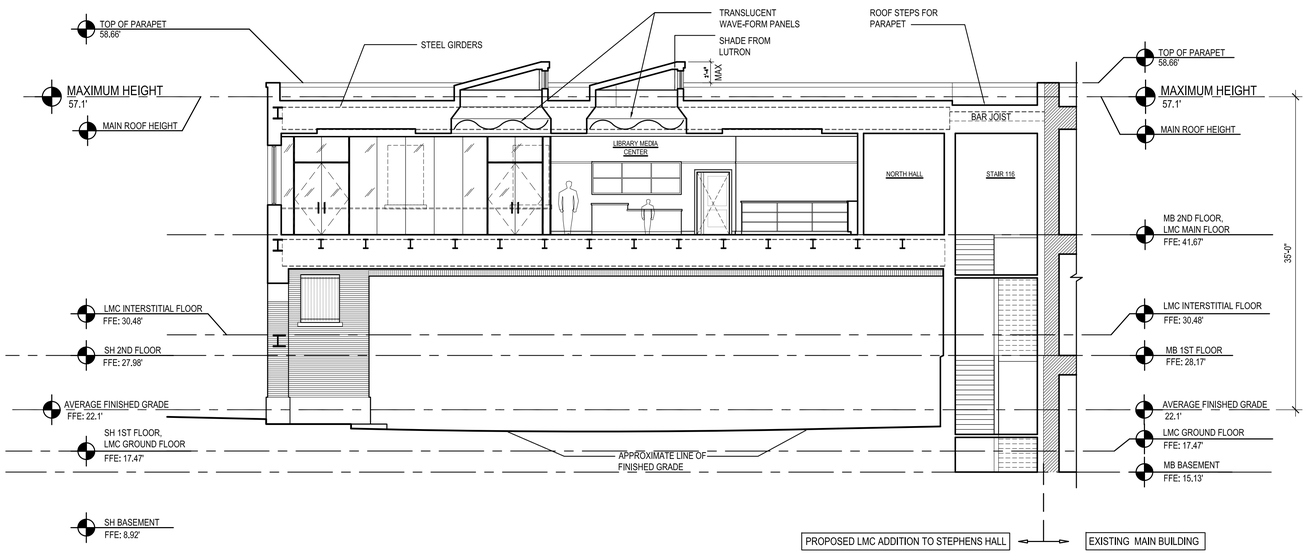
2021-02-09 PRELIMINARY VERIFICATION PLAN

LMC
A4.9

EXISTING CONSTRUCTION
SHOWN HATCHED



A2 / A4.10 LIBRARY MEDIA CENTER SECTION
DRAWING SCALE: 1/8" = 1'-0"

10 0 1 5 10 20

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DRAWING: BUILDING SECTIONS

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LMC
A4.10

IM-1
A5.10
BIRD'S EYE AXON
DRAWING SCALE: NTS

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DRAWING: BIRD'S EYE AXON

ISSUED:

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A5.10

IM-1
A5.11
TOWER & BRIDGE FACADE PERSPECTIVE
DRAWING SCALE: NTS

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DRAWING: TOWER & BRIDGE FACADE PERSPECTIVE

ISSUED:

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2021-02-09	PRELIMINARY VERIFICATION PLAN

A5.11

IM-1
A5.13
PERSPECTIVE VIEW FROM WEST
DRAWING SCALE: NTS

APPROVED
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DRAWING: PERSPECTIVE VIEW FROM WEST

ISSUED:

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A5.13

IM-1
A5.12
PERSPECTIVE VIEW FROM SOUTHWEST
DRAWING SCALE: NTS

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DRAWING: PERSPECTIVE VIEW FROM SOUTHWEST

ISSUED:

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2021-02-09	PRELIMINARY VERIFICATION PLAN

A5.12

IM-1
A5.14
PERSPECTIVE VIEW FROM GREEN AND SOUTH ROYAL STREET
DRAWING SCALE: NTS

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DRAWING: PERSPECTIVE VIEW FROM GREEN AND SOUTH ROYAL STREET

ISSUED:

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A5.14