DEVELOPMENT PRELIMINARY SITE PLAN

EPISCOPAL HIGH SCHOOL HOXTON FIELD

CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL SITE AREA = 9.1460 AC 398,402 SF

TOTAL AREA OF TAX PARCELS = 130.0046 AC 5,663,000 SF

TOTAL EXISTING IMPERVIOUS AREA = 0.2006 AC 8,742 SF

TOTAL PROPOSED IMPERVIOUS AREA = 2.6502* AC 115,446* SF

TOTAL DISTURBED AREA = 9.1460 AC 398,402 SF

*AREA INCLUDES POSSIBLE FUTURE MAINTENANCE BUILDING

ENVIRONMENTAL SITE ASSESSMENT

1. THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. FURTHER THERE ARE NO WETLANDS PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR AREAS OF SOIL OR GROUNDWATER CONTAMINATION ON THE SITE.

2. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION 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 TO PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINERS 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 IN THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-838-4400 EXT 267/255.

4. 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

   PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
   - MONDAY THROUGH FRIDAY FROM 9am TO 6pm AND
   - SATURDAYS FROM 10am TO 4pm

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 GREATER THAN 1 ACRE, THEREFORE A VPDES PERMIT IS REQUIRED.

ARCHAEOLOGY NOTES

HIRE AN ARCHAEOLOGICAL CONSULTANT TO COMPLETE A DOCUMENTARY STUDY AND ARCHAEOLOGICAL EVALUATION. IF SIGNIFICANT RESOURCES ARE DISCOVERED, THE CONSULTANT SHALL COMPLETE A RESOURCES MANAGEMENT PLAN, AS OUTLINED IN THE CITY OF ALEXANDRIA ARCHAEOLOGICAL STANDARDS. PRESERVATION MEASURES PRESENTED IN THE RESOURCE MANAGEMENT PLAN, AS PROVIDED BY THE CITY ARCHAEOLOGIST, WILL BE IMPLEMENTED.

THE FINAL SITE PLAN, GRADING PLAN, OR ANY OTHER PERMITS INVOLVING GROUND DISTURBANCE ACTIVITIES SHALL NOT BE RELEASED UNTIL THE CITY ARCHAEOLOGIST CONFIRMS THAT ALL ARCHAEOLOGICAL FILED WORK HAS BEEN COMPLETED OR THAT AN APPROVED RESOURCE MANAGEMENT PLAN IS IN PLACE TO RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES.

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 NON-PROFESSIONAL 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.

CERTIFICATES OF OCCUPANCY SHALL NOT BE ISSUED FOR THIS PROPERTY UNTIL THE FINAL ARCHAEOLOGICAL REPORT HAS BEEN RECEIVED AND APPROVED BY THE CITY ARCHAEOLOGIST.

GENERAL NOTES

1. PRIOR TO THE APPLICATION FOR NEW CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL SUBMIT A BUILDING PERMIT FOR A CHANGE OF USE. 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 NOT LOCATED IN A COMBINED SEWER AREA.
11. THIS SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.
12. THIS SITE IS NOT LOCATED WITHIN 1,000 FEET OF A FORMER LANDFILL OR OTHER DUMP SITE.

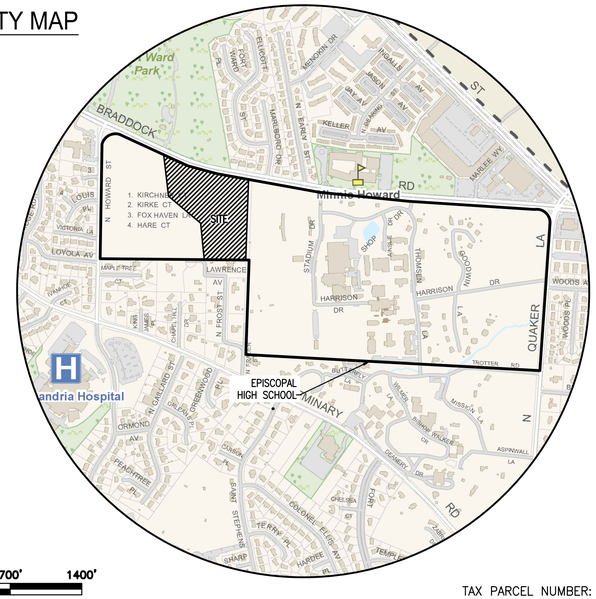
BUILDING CODE ANALYSIS:

USE:	OPEN ROOFED SHELTER AND STORAGE STRUCTURE
USE GROUP:	A-5 & S-2
TYPE OF CONSTRUCTION:	V-B (WOOD AND MASONRY, UNPROTECTED)
NUMBER OF STORIES:	1 STORY
FLOOR AREA (GROSS):	2,200 SF
FLOOR AREA (NET):	2,200 SF
BUILDING FOOT PRINT AREA:	2,200 SF
BUILDING HEIGHT:	15.0 FT
FIRE SUPRESSION/DETECTION:	NONE PROVIDED

COMPLETE STREETS INFORMATION:

	NEW	UPGRADED
CROSSWALKS (NUMBER)	N/A	N/A
STANDARD	N/A	N/A
HIGH VISIBILITY	N/A	N/A
CURB RAMPS	N/A	N/A
SIDEWALKS (LF)	N/A	130'
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

VICINITY MAP



TAX PARCEL NUMBER: 031.02-02-06
& 031.01-01-01

PROJECT DESCRIPTION NARRATIVE

THE APPLICANT REQUESTS A DEVELOPMENT SPECIAL USE PERMIT WITH A SITE PLAN (DSUP) TO PERMIT A CONGREGATE RECREATIONAL FACILITY WITH ASSOCIATED FACILITIES. SITE IMPROVEMENTS INCLUDE THE RELOCATION AND EXPANSION OF THE HOXTON TRACK AND FIELD FACILITY, RELOCATION OF THE STOCKPILE BINS, PAVED ACCESS DRIVE AND PARKING LOT, PEDESTRIAN TRAILS/WALKS, AND AN OPEN SHELTER STRUCTURE/STORAGE SHED. VEHICULAR ACCESS WILL BE PROVIDED BY A PROPOSED SITE ENTRANCE OFF OF WEST BRADDOCK ROAD. IN EXISTING CONDITIONS THE MAJORITY OF THE SITE IS NATURAL WOODED LAND COVER WITH CROSS COUNTRY TRAILS.

REQUESTED APPLICATIONS AND MODIFICATIONS:

- SUP TO CONSTRUCT A CONGREGATE RECREATIONAL FACILITY WITH ASSOCIATED FACILITIES.

PREVIOUSLY APPROVED SUP/DSUPS

- DSUP2017-00021
- DSUP2011-00017

OWNER/DEVELOPER

OWNER:
PROTESTANT EPISCOPAL HIGH SCHOOL
1200 NORTH QUAKER LANE
ALEXANDRIA, VA 22302
INSTRUMENT #: 160006399

DEVELOPER:
PROTESTANT EPISCOPAL HIGH SCHOOL
1200 NORTH QUAKER LANE
ALEXANDRIA, VA 22302
(703)-933-4092
CONTACT: BOOTA DE BUTTS

PLAN PREPARED BY:
R.C. FIELDS & ASSOCIATES, INC.
730 S. WASHINGTON STREET
ALEXANDRIA, VA 22314
(703) 549-6422
CONTACT: ANDREA SPRUCH

ATTORNEY:
LAND, CARROLL & BLAIR, PC.
524 KING ST, ALEXANDRIA, VA 22314
ALEXANDRIA, VA 22214
(703) 836-100
CONTACT: DUNCAN BLAIR

ARCHITECT:
BOWIE GRIDLEY ARCHITECTS
1010 WISCONSIN AVENUE, NW
SUITE 400
WASHINGTON, DC 20007
(202) 337-0888
CONTACT: CRAIG BASTIN

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ZONING TABULATIONS

1. TAX MAP #: #031.02-02-06, #031.01-01-01
2. ZONE OF SITE: R-20
3. USE: EXISTING PRIVATE SCHOOL PROPOSED PRIVATE SCHOOL
4. TOTAL LOT AREA: 5,663,000 SF (130.0046 AC.) MINIMUM LOT AREA: 20,000 SF
5. NUMBER OF UNITS: N/A
6. UNITS PER ACRE: PERMITTED N/A PROPOSED N/A
7. FLOOR AREA: GROSS ADDED 2,200 SF NET ADDED 2,200 SF
   EXISTING 662,533 SF* PROPOSED 664,733 SF*
8. FLOOR AREA RATIO: PERMITTED 0.25 (1,415,750 SQ.FT.)
   EXISTING 0.12 (662,533 SQ.FT.)*
   PROPOSED 0.12 (664,733 SQ.FT.)
9. OPEN SPACE: REQUIRED: N/A PROPOSED: N/A
10. AVERAGE FINISHED GRADE: 276.1
11. HEIGHT: ALLOWED: 40.0 FT
    PROPOSED: 15' TO MIDPOINT OF GABLE
12. YARDS: REQUIRED FRONT 70 FT SIDE 1:1 BLD HEIGHT, 25 FT MIN. REAR 1:1 BLD HEIGHT, 25 FT MIN.
    PROVIDED FRONT 152 FT SIDE 1168 FT (WEST), 3218 FT (EAST) REAR 638 FT
13. FRONTAGE: REQUIRED 75 FT PROVIDED 4,456 FT
14. LOT WIDTH: REQUIRED 120 FT PROVIDED 4,456 FT
15. TRIP GENERATION: EXISTING N/A PROPOSED N/A**
16. PARKING TABULATION: REQUIRED N/A
    PROVIDED 39 SPACES (37 STANDARD & 2 HANIDCAP)
17. LOADING SPACES: REQUIRED N/A PROVIDED N/A

* INCLUDES FLOOR AREA PER THE FACULTY HOMES PROJECT (DSUP2017-0021)

** PROPOSED SITE ENTRANCE IS FOR PERIODIC USE ONLY AND DOES NOT PRODUCE AVERAGE DAILY VEHICLE TRIPS

RCFIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422
PROJ. MANAGER: ANDREA SPRUCH
EMAIL: ASPRUCH@RCFASSOC.COM

SCALE: AS NOTED DATE:OCTOBER 2018 DRAWN: AS REV:

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
FEBRUARY 1, 2019
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

EPISCOPAL HIGH SCHOOL HOXTON FIELD

1200 N QUAKER LANE
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: COVER SHEET

APPROVED
SPECIAL USE PERMIT NO. 2018-0019
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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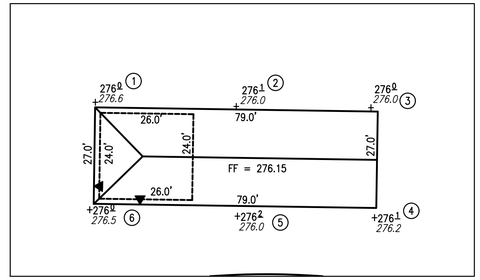
PAVILION		
SPOTS	EXISTING - ELEVATION	POST-ELEVATION
1	276.6	276.0
2	276.0	276.1
3	276.0	276.0
4	276.5	276.0
5	276.0	276.2
6	276.2	276.1
SUM:	1657.3	1656.4
AVERAGE:	276.2	276.1



AVERAGE FINISHED GRADE

SCALE: 1" = 20'

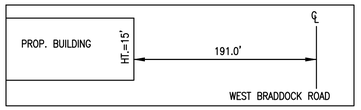
0' 20' 40'

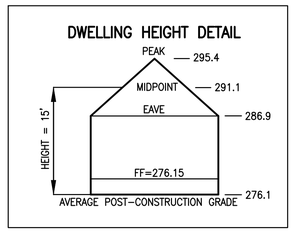
SECTION 6-403 COMPLIANCE NOTE:

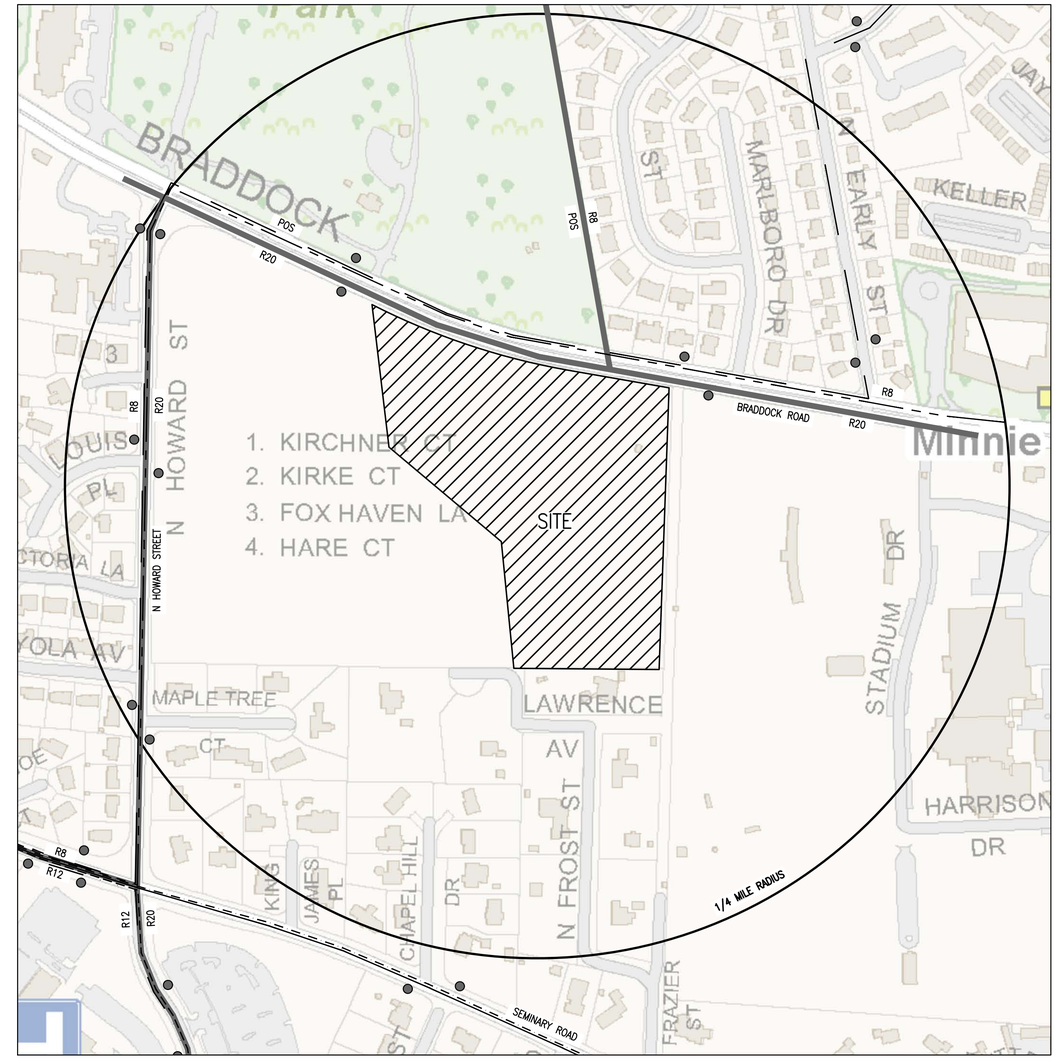
SECTION 6-403 STATES "IN ALL HEIGHT DISTRICTS, THE ALLOWABLE HEIGHT OF A BUILDING AT ANY POINT SHALL NOT EXCEED TWICE THE DISTANCE FROM THE FACE OF THE BUILDING AT THAT POINT TO THE CENTERLINE OF THE STREET FACING SUCH BUILDING." SEE DETAILS BELOW FOR SECTION SHOWING COMPLIANCE.

SECTION 6-403 DETAILS:

NOT TO SCALE







CONTEXTUAL MAP

SCALE: 1" = 200'

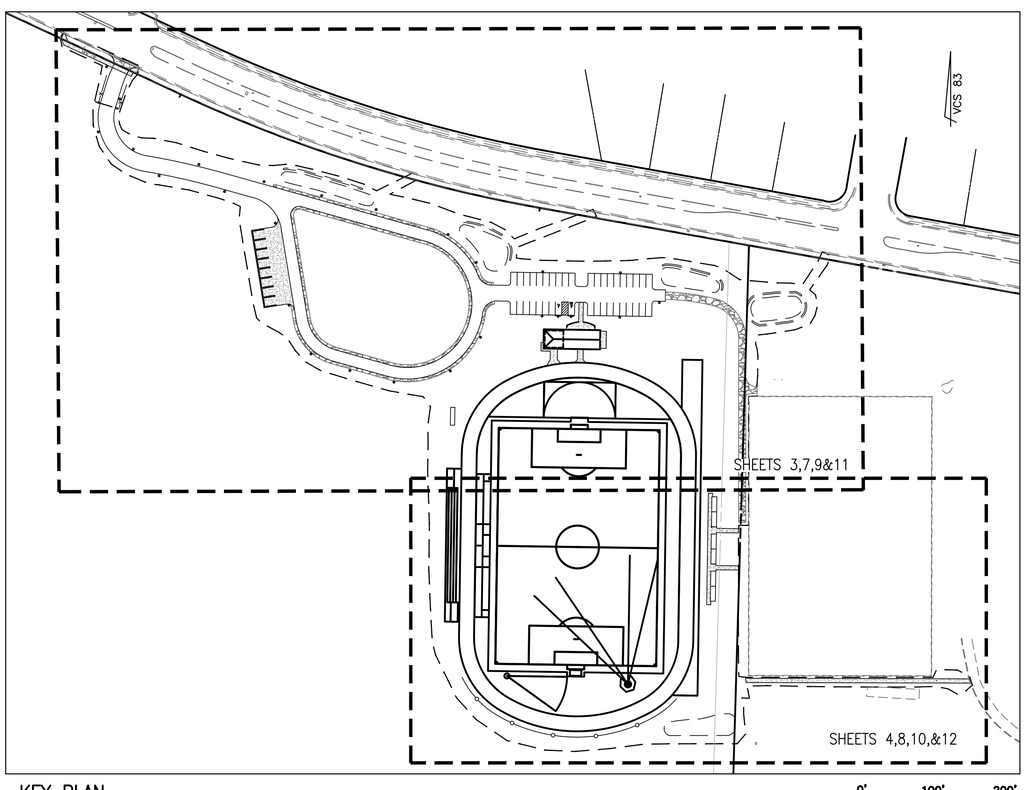
GRAPHIC SCALE

0' 200' 400'

(IN FEET)
1 inch = 200 ft.

LEGEND:

- BUS STOP
- DASH ROUTES AT2
- DASH ROUTES AT2X
- DASH ROUTES AT5
- WMATA ROUTES 8W
- WMATA ROUTES 25A
- WMATA ROUTES 28A
- ZONING BOUNDARY



KEY PLAN

SCALE: 1" = 100'

0' 100' 200'

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

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

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

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APPROVED

SPECIAL USE PERMIT NO. 2018-0019

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 1, 2019
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

EPISCOPAL HIGH SCHOOL HOXTON FIELD

#1200 N QUAKER LANE

CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
CHECKED: ACS
SCALE: AS NOTED
DATE: DECEMBER 2018

CONTEXTUAL PLAN

SHEET 2 OF 19

FILE: 18-65

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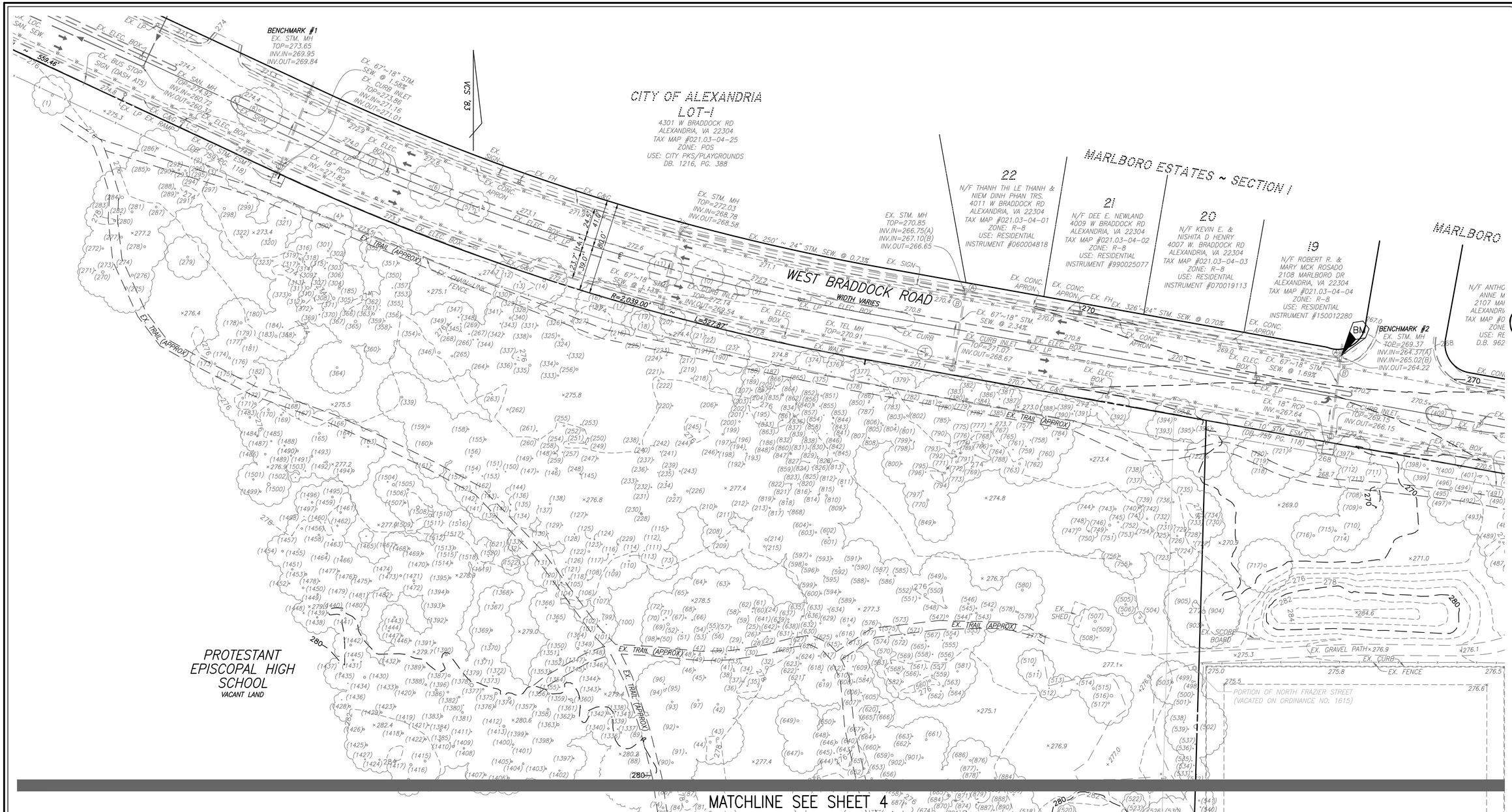

CIVIL LEGEND:

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	X	X
POWER LINES	E	E
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	124	124
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		

TEXT LEGEND:

°=DEGREES
'=MINUTES (OR FEET)
"=SECONDS (OR INCHES)
%=PERCENT
□=SQUARE FEET
#=NUMBER
@=AT
A=ARC
AC.=ACRE
A/C=AIR CONDITIONER
AD=AREA DRAIN
APPROX.=APPROXIMATE(LY)
B.C.=BACK OF CURB
BF=BASEMENT FLOOR
BLDG.=BUILDING
BOL.=BOLLARD
BW=BOTTOM OF WALL
CATV=CABLE TV UTILITY
CL=CLASS
C/L=CENTERLINE
CLR=CLEARANCE
COL=COLUMN
CMP=CORRUGATED METAL PIPE
C.I.=CURB INLET
C.O.=CLEAN OUT
C&G=CURB & GUTTER
DI=DROP INLET
D.S.=DOWNSPOUT
DU=DWELLING UNIT
E=EAST
EX.=EXISTING
FDC=FIRE DEPT. CONNECTION
FF=FINISHED FLOOR
FH=FIRE HYDRANT
FO=FIBER OPTIC
FT.=FEET
GL=GROUND LIGHT
G/V=GAS VALVE
G/M=GAS METER
H.C.=HEADER CURB
HDCP.=HANDICAP
HDPE=HIGH DENSITY POLYETHYLENE
HVAC=HEATING, VENTILATION, AIR CONDITIONING
IPF=IRON PIPE FOUND
IPS=IRON PIPE SET
INV.=INVERT
LOC.=LOCATION
LP=LIGHT POLE
MAX.=MAXIMUM
MH=MANHOLE
MIN.=MINIMUM
MISC.=MISCELLANEOUS
MPH=MILES PER HOUR
NAD=NORTH AMERICAN DATUM
NTS=NOT TO SCALE
N=NORTH
OHW=OVERHEAD WIRE
OPT.=OPTIONAL
PF=PLANTER BOX FILTER
PP=POWER POLE
PVC=POLYVINYL CHLORIDE
R=RADIUS
RCP=REINFORCED CONCRETE PIPE
REQ'D=REQUIRED
RET.=RETAINING
R/W=RIGHT-OF-WAY
S=SOUTH
SAN.=SANITARY
SQ.=SQUARE
SQ.FT.=SQUARE FEET
STM.=STORM
TBR=TO BE REMOVED
TBS=TO BE SAVED
TW=TOP OF WALL
TYP=TYPICAL
UP=UTILITY POLE
VCS=VIRGINIA COORDINATE SYSTEM
VERT=VERTICAL
W=WEST
W.S.E.=WATER SURFACE ELEVATION
WM=WATER MAIN
W/V=WATER VALVE
W/M=WATER METER
W.W.=WINDOW WELL

EXISTING CONDITIONS PLAN VIEW

SCALE: 1" = 40'

GENERAL NOTES:

1. TAX MAP: #031.02-02-06, #031.01-01-01
2. ZONE: R-20
3. OWNER: PROTESTANT EPISCOPAL HIGH SCHOOL
   1200 NORTH QUAKER LANE
   ALEXANDRIA, VA 22302
   INSTRUMENT #160006399
4. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
5. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
6. THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS LEONARDTOWN SILT LOAM. LEONARDTOWN SILT LOAM IS FOUND IN THE MID-ATLANTIC COASTAL PLAIN.
7. THIS SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.
8. TOTAL PARCEL AREA = 5,633,000 S.F. OR 130.0046 AC.

SEE SHEETS 5 & 6 FOR EXISTING TREE INVENTORY

UTILITY OWNERSHIP NOTE:

- GAS: ALL GAS LINES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY WASHINGTON GAS COMPANY. CONTACT: KEN McCONKEY 703-750-4756; ADDRESS: WASHINGTON GAS, 6801 INDUSTRIAL ROAD, SPRINGFIELD, VA 22151.
- ELECTRIC: ALL ELECTRIC UTILITIES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY DOMINION VIRGINIA POWER. ANY RELOCATION OF EXISTING POLES AND LINES WILL BE COORDINATED WITH DOMINION VIRGINIA POWER. CONTACT: 1-866-366-4357; ADDRESS: DOMINION POWER, P.O. BOX 26666, RICHMOND, VA 23261.
- WATER: ALL EXISTING WATER LINES AND FIRE HYDRANTS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY VIRGINIA AMERICAN WATER COMPANY (V.A.W.C.). EXISTING WATER SERVICES FROM METERS TO THE EXISTING BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. PROPOSED WATER SERVICES FROM METERS TO THE PROPOSED BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: NETWORK SUPERVISOR FOR THE SOUTHEAST REGION HAO (STEVEN) CHEN 703-706-3889; ADDRESS: VIRGINIA AMERICAN WATER COMPANY, 2223 DUKE STREET, ALEXANDRIA, VA 22314.
- SANITARY SEWER: ALL EXISTING AND PROPOSED SANITARY SEWER MAINS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. THE PROPOSED SANITARY LATERALS 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.

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF ROBERTO TORRES, LS FROM AN ACTUAL GROUND AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON AUGUST 31, 2018 AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

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

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0' 40' 80'

APPROVED
SPECIAL USE PERMIT NO. 2018-0019
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
730 S. Washington Street
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
FEBRUARY 1, 2019
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
EPISCOPAL HIGH SCHOOL HOXTON FIELD

#1200 N QUAKER LANE
CITY OF ALEXANDRIA, VIRGINIA

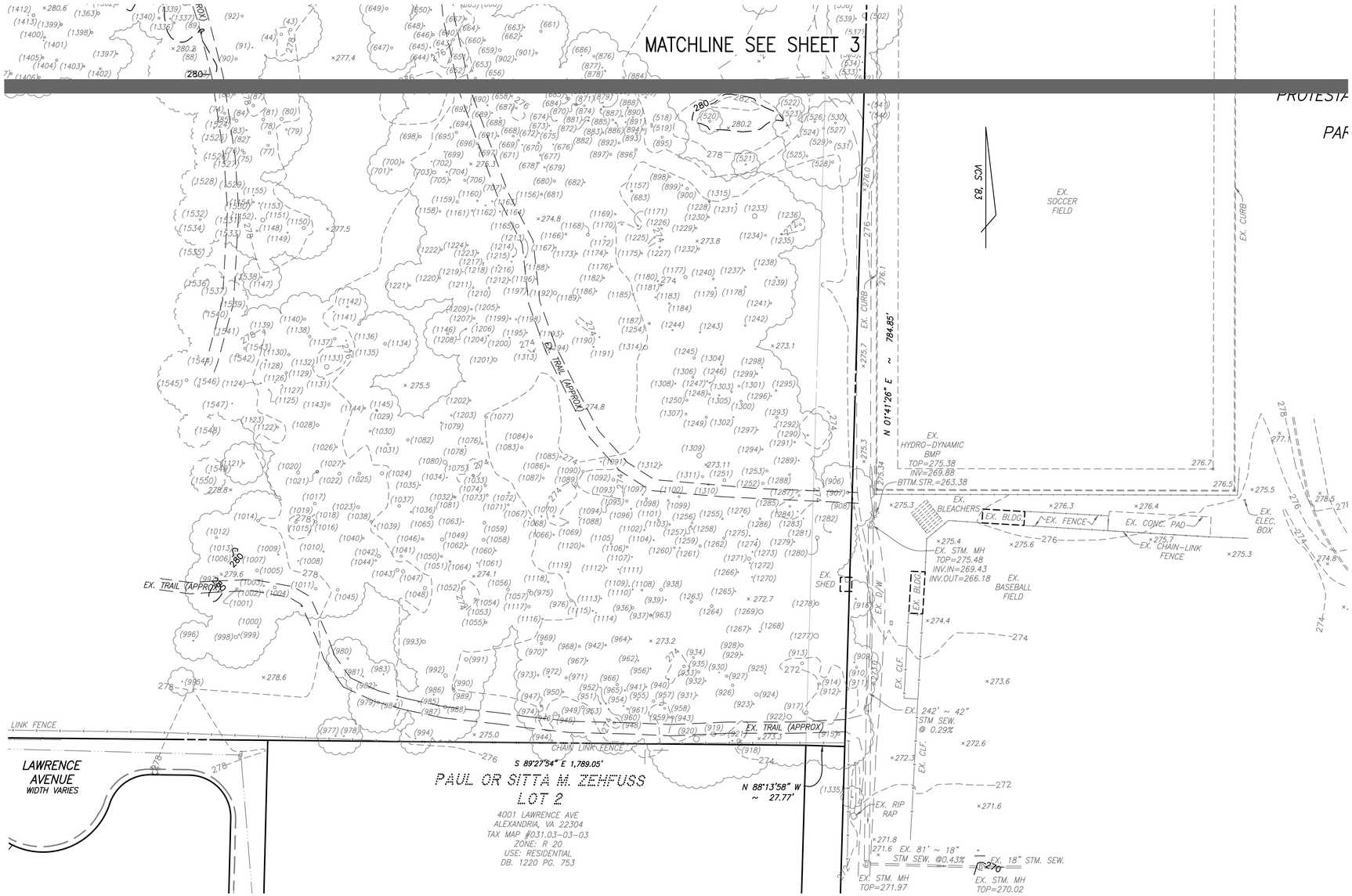
DATE	REVISION

DESIGN: ACS
CHECKED: ACS
SCALE: 1"=40'
DATE: DECEMBER 2018

EXISTING CONDITIONS PLAN (1 OF 2)

SHEET 3 OF 19
FILE: 18-65

J:\2018\1865\DWG\ASLUP\Preliminary Submission\03-06 EXISTING CONDITIONS PLAN.dwg
Thu, Jan 31, 2019 - 8:23:11pm



EXISTING CONDICTIONS PLAN VIEW
SCALE: 1" = 40'

GENERAL NOTES:

1. TAX MAP: #031.02-02-06, #031.01-01-01
2. ZONE: R-20
3. OWNER: PROTESTANT EPISCOPAL HIGH SCHOOL
   1200 NORTH QUAKER LANE
   ALEXANDRIA, VA 22302
   INSTRUMENT #160006399
4. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
5. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
6. THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS LEONARDTOWN SILT LOAM. LEONARDTOWN SILT LOAM IS FOUND IN THE MID-ATLANTIC COASTAL PLAIN.
7. THIS SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.
8. TOTAL PARCEL AREA = 5,633,000 S.F. OR 130.0046 AC.

TOPOGRAPHY NOTE:

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SEE SHEETS 5 & 6 FOR EXISTING TREE INVENTORY

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	X	X
POWER LINES	E	E
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	124	124
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		

TEXT LEGEND:

°=DEGREES
'=MINUTES (OR FEET)
"=SECONDS (OR INCHES)
%=PERCENT
□=SQUARE FEET
#=NUMBER
@=AT
A=ARC
AC.=ACRE
A/C=AIR CONDITIONER
AD=AREA DRAIN
APPROX.=APPROXIMATE(LY)
B.C.=BACK OF CURB
BF=BASEMENT FLOOR
BLDG.=BUILDING
BOL.=BOLLARD
BW=BOTTOM OF WALL
CATV=CABLE TV UTILITY
CL=CLASS
C/L=CENTERLINE
CLR=CLEARANCE
COL=COLUMN
CMP=CORRUGATED METAL PIPE
C.I.=CURB INLET
C.O.=CLEAN OUT
C&G=CURB & GUTTER
DI=DROP INLET
D.S.=DOWNSPOUT
DU=DWELLING UNIT
E=EAST
EX.=EXISTING
FDC=FIRE DEPT. CONNECTION
FF=FINISHED FLOOR
FH=FIRE HYDRANT
FO=FIBER OPTIC
FT.=FEET
GL=GROUND LIGHT
G/V=GAS VALVE
G/M=GAS METER
H.C.=HEADER CURB
HDCP.=HANDICAP
HDPE=HIGH DENSITY POLYETHYLENE
HVAC=HEATING, VENTILATION, AIR CONDITIONING
IPF=IRON PIPE FOUND
IPS=IRON PIPE SET
INV.=INVERT
LOC.=LOCATION
LP=LIGHT POLE
MAX.=MAXIMUM
MH=MANHOLE
MIN.=MINIMUM
MISC.=MISCELLANEOUS
MPH=MILES PER HOUR
NAD=NORTH AMERICAN DATUM
NTS=NOT TO SCALE
N=NORTH
OHW=OVERHEAD WIRE
OPT.=OPTIONAL
PF=PLANTER BOX FILTER
PP=POWER POLE
PVC=POLYVINYL CHLORIDE
R=RADIUS
RCP=REINFORCED CONCRETE PIPE
REQ'D=REQUIRED
RET.=RETAINING
R/W=RIGHT-OF-WAY
S=SOUTH
SAN.=SANITARY
SQ.=SQUARE
SQ.FT.=SQUARE FEET
STM.=STORM
TBR=TO BE REMOVED
TBS=TO BE SAVED
TW=TOP OF WALL
TYP=TYPICAL
UP=UTILITY POLE
VCS=VIRGINIA COORDINATE SYSTEM
VERT=VERTICAL
W=WEST
W.S.E.=WATER SURFACE ELEVATION
WM=WATER MAIN
W/V=WATER VALVE
W/M=WATER METER
W.W.=WINDOW WELL

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APPROVED
SPECIAL USE PERMIT NO. 2018-0019
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
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FEBRUARY 1, 2019
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
EPISCOPAL HIGH SCHOOL HOXTON FIELD
#1200 N QUAKER LANE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
CHECKED: ACS
SCALE: 1"=40'
DATE: DECEMBER 2018

EXISTING CONDITIONS PLAN (2 OF 2)

SHEET 4 OF 19
FILE: 18-65

J:\2018\1865\DWG\XDLA\Preliminary Submission\03-06 EXISTING CONDITIONS PLAN.dwg
Thu, Jan 31 2019 - 8:23:18am

EXISTING TREE TABLE	
TREE NUMBER	TREE TYPE
1	23" TREE
2	10"TREE (TBR)
3	16" TREE
4	15" TREE
5	18" TREE
6	20" TREE
7	11" TREE
8	21" TREE
9	8" TREE
10	15" TREE
11	14" TREE
12	8" TREE
13	12" TREE
14	28" TREE
15	25" TREE
16	7" TREE
17	6" TREE
18	11"TREE (TBR)
19	10"TREE (TBR)
20	10" TREE
21	10" TREE
22	10" TREE
23	10" TREE
24	12"TREE (TBR)
25	14"TREE (TBR)
26	12"TREE (TBR)
27	12"TREE (TBR)
28	10"TREE (TBR)
29	10"TREE (TBR)
30	9" TREE (TBR)
31	10" TREE (TBR)
32	32"TRIPLE (TBR)
33	14"TREE (TBR)
34	12"TREE (TBR)
35	12"TREE (TBR)
36	14"TREE (TBR)
37	14"TREE (TBR)
38	14"TREE (TBR)
39	14"TREE (TBR)
40	14"TREE (TBR)
41	10" TREE (TBR)
42	20" TREE (TBR)
43	24"TREE (TBR)
44	22"TREE (TBR)
45	12"TREE (TBR)
46	12"TREE (TBR)
47	12"TREE (TBR)
48	12"TREE (TBR)
49	18"TREE (TBR)
50	16"TREE (TBR)
51	8"TREE (TBR)
52	8"TREE (TBR)
53	8"TREE (TBR)
54	8"TREE (TBR)
55	8"TREE (TBR)
56	8"TREE (TBR)
57	8"TREE (TBR)
58	8"TREE (TBR)
59	8"TREE (TBR)
60	8"TREE (TBR)
61	18"TREE (TBR)
62	12"TREE (TBR)
63	12"TREE (TBR)
64	14"TREE (TBR)
65	14"TREE (TBR)
66	14"TREE (TBR)
67	14"TREE (TBR)
68	10"TREE (TBR)
69	28"TREE (TBR)
70	12"TREE (TBR)
71	12"TREE (TBR)
72	12"TREE (TBR)
73	10"TREE (TBR)
74	20" TREE
75	20" TREE
76	20" TREE
77	20"TREE (TBR)
78	22"TREE (TBR)
79	16"TREE (TBR)
80	28"TREE (TBR)
81	24"TREE (TBR)
82	8" TREE (TBR)
83	12" TREE
84	24" TREE
85	20" TREE
86	16" TREE
87	22"TREE (TBR)
88	24" TREE
89	20" TREE
90	20" TREE
91	8" TREE (TBR)
92	18" TREE
93	18" TREE
94	24" TREE
95	8" TREE
96	8" TREE
97	16"TREE (TBR)
98	14"TREE (TBR)
99	10"TREE (TBR)
100	8" TREE (TBR)
101	8" TREE (TBR)
102	8" TREE (TBR)
103	10"TREE (TBR)
104	8" TREE (TBR)
105	12"TREE (TBR)
106	8" TREE (TBR)
107	8" TREE (TBR)
108	14"TREE (TBR)
109	14"TREE (TBR)
110	14"TREE (TBR)
111	8" TREE (TBR)
112	8" TREE (TBR)
113	12"TREE (TBR)
114	12"TREE (TBR)

EXISTING TREE TABLE	
TREE NUMBER	TREE TYPE
115	12"TREE (TBR)
116	10"TREE (TBR)
117	10"TREE (TBR)
118	16"TREE (TBR)
119	8" TREE (TBR)
120	10"TREE (TBR)
121	8" TREE (TBR)
122	20"TREE (TBR)
123	10"TREE (TBR)
124	12"TREE (TBR)
125	8" TREE (TBR)
126	8" TREE (TBR)
127	14"TREE (TBR)
128	10"TREE (TBR)
129	8" TREE (TBR)
130	8" TREE (TBR)
131	16"TREE (TBR)
132	8" TREE (TBR)
133	12"TREE (TBR)
134	14"TREE (TBR)
135	16"TREE (TBR)
136	10"TREE (TBR)
137	8" TREE (TBR)
138	16"TREE (TBR)
139	8" TREE (TBR)
140	8" TREE (TBR)
141	8" TREE (TBR)
142	8" TREE (TBR)
143	8" TREE (TBR)
144	6" TREE (TBR)
145	12"TREE (TBR)
146	18"TREE (TBR)
147	14"TREE (TBR)
148	26"TREE (TBR)
149	10"TREE (TBR)
150	10"TREE (TBR)
151	10"TREE (TBR)
152	10"TREE (TBR)
153	10"TREE (TBR)
154	10"TREE (TBR)
155	16"TREE (TBR)
156	18"TREE (TBR)
157	18"TREE (TBR)
158	14"TREE (TBR)
159	20"TREE (TBR)
160	20"TREE (TBR)
161	8" TREE (TBR)
162	26" TREE
163	14" TREE
164	16" TREE
165	22" TREE
166	10" TREE
167	10" TREE
168	10" TREE
169	18" TREE
170	20" TREE
171	20" TREE
172	20" TREE
173	20" TREE
174	20" TREE
175	6" TREE
176	8" TREE
177	10" TREE
178	24" TREE
179	22" TREE
180	14"TREE (TBR)
181	8" TREE
182	10" TREE
183	24" TREE
184	10"TREE (TBR)
185	22" TREE
186	22"TREE (TBR)
187	8" TREE
188	8" TREE (TBR)
189	8" TREE (TBR)
190	16" TREE
191	18" TREE
192	14"TREE (TBR)
193	14"TREE (TBR)
194	8" TREE (TBR)
195	8" TREE (TBR)
196	12"TREE (TBR)
197	10"TREE (TBR)
198	10"TREE (TBR)
199	16"TREE (TBR)
200	16"TREE (TBR)
201	10"TREE (TBR)
202	10"TREE (TBR)
203	10"TREE (TBR)
204	12"TREE (TBR)
205	8" TREE (TBR)
206	15"TREE (TBR)
207	10"TREE (TBR)
208	14"TREE (TBR)
209	14"TREE (TBR)
210	18"TREE (TBR)
211	14"TREE (TBR)
212	8" TREE (TBR)
213	15"TREE (TBR)
214	24"TREE (TBR)
215	20"TREE (TBR)
216	12"TREE (TBR)
217	12"TREE (TBR)
218	14"TREE (TBR)
219	14"TREE (TBR)
220	10"TREE (TBR)
221	14"TREE (TBR)
222	14"TREE (TBR)
223	14"TREE (TBR)
224	10"TREE (TBR)
225	14"TREE (TBR)
226	20"TREE (TBR)
227	18"TREE (TBR)
228	20"TREE (TBR)

EXISTING TREE TABLE	
TREE NUMBER	TREE TYPE
229	16"TREE (TBR)
230	18"TREE (TBR)
231	6" TREE (TBR)
232	10"TREE (TBR)
233	10"TREE (TBR)
234	8" TREE (TBR)
235	6" TREE (TBR)
236	6" TREE (TBR)
237	6" TREE (TBR)
238	12"TREE (TBR)
239	12"TREE (TBR)
240	8" TREE (TBR)
241	10"TREE (TBR)
242	10"TREE (TBR)
243	12"TREE (TBR)
244	12"TREE (TBR)
245	12"TREE (TBR)
246	8" TREE (TBR)
247	14"TREE (TBR)
248	12"TREE (TBR)
249	10"TREE (TBR)
250	8" TREE (TBR)
251	8" TREE (TBR)
252	24"TREE (TBR)
253	10"TREE (TBR)
254	10"TREE (TBR)
255	16"TREE (TBR)
256	22"TREE (TBR)
257	10"TREE (TBR)
258	12"TREE (TBR)
259	14"TREE (TBR)
260	8" TREE (TBR)
261	10"TREE (TBR)
262	18"TREE (TBR)
263	10"TREE (TBR)
264	15"TREE (TBR)
265	18"TREE (TBR)
266	12"TREE (TBR)
267	12"TREE (TBR)
268	10"TREE (TBR)
269	10"TREE (TBR)
270	28" TREE
271	8" TREE
272	16" TREE
273	8" TREE
274	10" TREE
275	24" TREE
276	22" TREE
277	22" TREE
278	22" TREE
279	22"TREE (TBR)
280	22" TREE
281	22" TREE
282	8" TREE
283	8" TREE
284	28" TREE
285	26"TREE (TBR)
286	16"TREE (TBR)
287	20"TREE (TBR)
288	14"TREE (TBR)
289	14"TREE (TBR)
290	14"TREE (TBR)
291	14"TREE (TBR)
292	18"TREE (TBR)
293	16"TREE (TBR)
294	12" TREE
295	12" TREE
296	12" TREE
297	22" TREE
298	24" TREE
299	8" TREE
300	16" TREE
301	10" TREE
302	16" TREE
303	8" TREE
304	24"TREE (TBR)
305	28"TREE (TBR)
306	12" TREE
307	12"TREE (TBR)
308	22"TREE (TBR)
309	10"TREE (TBR)
310	10"TREE (TBR)
311	30"TREE (TBR)
312	24"TREE (TBR)
313	8" TREE (TBR)
314	8" TREE (TBR)
315	8" TREE
316	14" TREE
317	14"TREE (TBR)
318	14" TREE
319	14" TREE
320	14" TREE
321	14" TREE
322	20" TREE
323	15"TREE (TBR)
324	16"TREE (TBR)
325	16"TREE (TBR)
326	14"TREE (TBR)
327	12"TREE (TBR)
328	8" TREE
329	8" TREE
330	14" TREE
331	12"TREE (TBR)
332	8"TREE (TBR)
333	16"TREE (TBR)
334	20"TREE (TBR)
335	24"TREE (TBR)
336	16"TREE (TBR)
337	8"TREE (TBR)
338	18"TREE (TBR)
339	20"TREE (TBR)
340	20"TREE (TBR)
341	10"TREE (TBR)
342	10"TREE (TBR)

EXISTING TREE TABLE	
TREE NUMBER	TREE TYPE
343	10"TREE (TBR)
344	12"TREE (TBR)
345	8"TREE (TBR)
346	24"TREE (TBR)
347	8" TREE (TBR)
348	12"TREE (TBR)
349	18"TREE (TBR)
350	8" TREE
351	18" TREE
352	18" TREE
353	12"TREE (TBR)
354	20"TREE (TBR)
355	8" TREE (TBR)
356	8" TREE (TBR)
357	8" TREE (TBR)
358	10"TREE (TBR)
359	8" TREE (TBR)
360	8" TREE (TBR)
361	6" TREE (TBR)
362	6" TREE (TBR)
363	24"TREE (TBR)
364	20" TREE
365	28"TREE (TBR)
366	12"TREE (TBR)
367	12"TREE (TBR)
368	10" TREE
369	8" TREE (TBR)
370	8" TREE (TBR)
371	8" TREE (TBR)
372	8" TREE (TBR)
373	26"TREE (TBR)
374	14" TREE
375	11" TREE
376	6" TREE
377	14" TREE
378	14" TREE
379	6" TREE (TBR)
380	22" TREE
381	8" TREE
382	15" TREE
383	20" TREE
384	9" TREE
385	21" TREE
386	10" TREE
387	8" TREE
388	12" TREE
389	10" TREE
390	14" TREE
391	8" TREE
392	18" TREE
393	9" TREE
394	24" TREE
395	11" TREE
396	15" TREE
397	20" TREE
398	24" TREE
399	16" TREE
400	20" TREE
401	23" TREE
402	22" TREE
403	10" TREE
404	16" TREE
405	16" TREE
406	24" TREE
407	19" TREE
408	16" TREE
409	11" TREE
410	25" TREE
411	16" TREE
412	18" TREE
413	17" TREE
414	18" TREE
415	20" TREE
416	21" TREE
417	22" TREE
418	18" TREE
419	16" TREE
420	16" TREE
421	18" TREE
422	18" TREE
423	22" TREE
424	22" TREE
425	22" TREE
426	24" TREE
427	20" TREE
428	22" TREE
429	24" TREE
430	10" TREE
431	24" TREE
432	18" TREE
433	28" TREE
434	16" TREE
435	20" TREE
436	20" TREE
437	20" TREE
438	22" TREE
439	14" TREE
440	24" TREE
441	16" TREE
442	22" TREE
443	26" TREE
444	20" TREE
445	20" TREE
446	12" TREE
447	20" TREE
448	20" TREE
449	24" TREE
450	16" TREE
451	22" TREE
20	10" TREE
452	22" TREE
453	22" TREE
454	22" TREE
455	18" TREE

EXISTING TREE TABLE	
TREE NUMBER	TREE TYPE
456	24" TREE
457	30" TREE
458	18" TREE
459	20" TREE
460	16" TREE
461	24" TREE
462	18" TREE
463	19" TREE
464	26" TREE
465	18" TREE
466	8" TREE
467	14" TREE
468	20" TREE
469	20" TREE
470	6" TREE
471	16" TREE
472	8" TREE
473	21" TREE
474	18" TREE
475	25" TREE
476	10" TREE
477	10" TREE
478	10" TREE
479	8" TREE
480	8" TREE
481	8" TREE
482	10" TREE
483	6" TREE
484	20" TREE
485	12" TREE
486	12" TREE
487	20" TREE
488	16" TREE
489	18" TREE
490	22" TREE
491	12" TREE
492	30" TREE
493	16" TREE
494	14" TREE
495	6" TREE
496	24" TREE
497	22" TREE
498	8" TREE (TBR)
499	20" TREE (TBR)
500	8" TREE (TBR)
501	10" TREE (TBR)
502	40" TREE (TBR)
503	20" TREE (TBR)
504	18" DEAD NE (TBR)
505	20" DEAD NE (TBR)
506	12" DEAD TREE (TBR)
507	24" TREE (TBR)
508	14" TREE (TBR)
509	30" TWIN (TBR)
510	12" TREE (TBR)
511	12" TREE (TBR)
512	8" TREE (TBR)
513	10" TREE (TBR)
514	10"DEAD TREE (TBR)
515	21" TREE (TBR)
516	30"TRIPLE (TBR)
517	18" TREE (TBR)
518	16" TREE (TBR)
519	16" TREE (TBR)
520	18"DEAD NE (TBR)
521	12"DEAD NE (TBR)
522	12"DEAD NE (TBR)
523	12"DEAD NE (TBR)
524	14" TREE (TBR)
525	16" TREE (TBR)
526	15"DEAD TREE (TBR)
527	18" TREE (TBR)
528	20" TREE (TBR)
529	20" TREE (TBR)
530	16" TREE (TBR)
531	18" TREE (TBR)
532	12" TREE (TBR)
533	12" TREE (TBR)
534	8" TREE (TBR)
535	8" TREE (TBR)
536	10" TREE (TBR)
537	10" TREE (TBR)
538	8" DEAD TREE (TBR)
539	8" DEAD TREE (TBR)
540	10" TREE (TBR)
541	14" TREE (TBR)
542	20" TREE (TBR)
543	18" TREE (TBR)
544	14" TREE (TBR)
545	12" TREE (TBR)
546	16" TREE (TBR)
547	22" TREE (TBR)
548	14" TREE (TBR)
549	24" TREE (TBR)
550	26" TREE (TBR)
551	14" TREE (TBR)
552	12" TREE (TBR)
553	8" TREE (TBR)
554	20" TREE (TBR)
555	8" TREE (TBR)
556	16" TREE (TBR)
557	10" TREE (TBR)
558	10" TREE (TBR)
559	16" TREE (TBR)
560	22" TREE (TBR)
561	8" TREE (TBR)
562	10" TREE (TBR)
563	16" TREE (TBR)
564	12" TREE (TBR)
565	12" TREE (TBR)
566	10" TREE (TBR)
567	14" TREE (TBR)
568	10" TREE (TBR)
569	10" TREE (TBR)

EXISTING TREE TABLE	
TREE NUMBER	TREE TYPE
570	12" TREE (TBR)
571	14" TREE (TBR)
572	14" TREE (TBR)
573	12" TREE (TBR)
574	14" TREE (TBR)
575	14" TREE (TBR)
576	8" TREE (TBR)
577	14" TREE (TBR)
578	16" TREE (TBR)
579	16" TREE (TBR)
580	22" TREE (TBR)
581	16" TREE (TBR)
582	18" TREE (TBR)
583	10" TREE (TBR)
584	10" TREE (TBR)
585	14" TREE (TBR)
586	8" TREE (TBR)
587	10" TREE (TBR)
588	14" TREE (TBR)
589	16" TREE (TBR)
590	14" TREE (TBR)
591	16" TREE (TBR)
592	12" TREE (TBR)
593	10" TREE (TBR)
594	16" TREE (TBR)
595	10" TREE (TBR)
596	24" TREE (TBR)
597	16" TREE (TBR)
598	20" TREE (TBR)
599	14" TREE (TBR)
600	15" TREE (TBR)
601	12" TREE (TBR)
602	12" TREE (TBR)
603	16" TREE (TBR)
604	16" TREE (TBR)
605	8" TREE (TBR)
606	10" TREE (TBR)
607	18" TREE (TBR)
608	14" TREE (TBR)
609	12" TREE (TBR)
610	18" TREE (TBR)
611	8" TREE (TBR)
612	12" TREE (TBR)
613	8" TREE (TBR)
614	20" TREE (TBR)
615	12" TREE (TBR)
616	18" TREE (TBR)
617	12" TREE (TBR)
618	10" TREE (TBR)
619	20" TREE (TBR)
620	10" TREE (TBR)
621	10" TREE (TBR)
622	10" TREE (TBR)
623	14" TREE (TBR)
624	16" TREE (TBR)
625	12" TREE (TBR)
626	10" TREE (TBR)
627	10" TREE (TBR)
628	14" TREE (TBR)
629	14" TREE (TBR)
630	10" TREE (TBR)
631	10" TREE (TBR)
632	12" TREE (TBR)
633	8" TREE (TBR)
634	8" TREE (TBR)
635	10" TREE (TBR)
636	10" TREE (TBR)
637	16" TREE (TBR)
638	14" TREE (TBR)
639	16" TREE (TBR)
640	20" TREE (TBR)
641	12" TREE (TBR)
642	14" TREE (TBR)
643	12" TREE (TBR)
644	12" TREE (TBR)
645	8" TREE (TBR)
646	20" TREE (TBR)
647	18" TREE (TBR)
648	8" TREE (TBR)
649	22" TREE (TBR)
650	12" TREE (TBR)
651	18" TREE (TBR)
652	18" TREE (TBR)
653	18" TREE (TBR)
654	18" TREE (TBR)
655	18" TREE (TBR)
656	18" TREE (TBR)
657	14" TREE (TBR)
658	14" TREE (TBR)
659	24" TREE (TBR)
660	14" TREE (TBR)
661	20" TREE (TBR)
662	10" TREE (TBR)
663	10" TREE (TBR)
664	8" TREE (TBR)
665	12" TREE (TBR)
666	12" TREE (TBR)
667	18" TREE (TBR)
668	16" TREE (TBR)
669	16" TREE (TBR)
670	16" TREE (TBR)
671	8" TREE (TBR)
672	8" TREE (TBR)
673	8" TREE (TBR)
674	8" TREE (TBR)
675	10" TREE (TBR)
676	8" TREE (TBR)
677	14" TREE (TBR)
678	14" TREE (TBR)
679	14" TREE (TBR)
680	20" TREE (TBR)
681	18" TREE (TBR)
682	8" TREE (TBR)
683	16" TREE (TBR)

EXISTING TREE TABLE	
TREE NUMBER	TREE TYPE
684	10" TREE
685	12" TREE
686	12"TREE (TBR)
687	8" TREE
688	18" TREE
689	16" TREE
690	12" TREE (TBR)
691	12" TREE (TBR)
692	12" TREE (TBR)
693	22" TREE (TBR)
694	12" TREE (TBR)
695	20" TREE (TBR)
696	18" TREE (TBR)
697	18" TREE (TBR)
698	22" TREE (TBR)
699	8" TREE (TBR)
700	18" TREE (TBR)
701	14" TREE (TBR)
702	8" TREE (TBR)
703	28" TREE (TBR)
704	12" TREE (TBR)
705	12" TREE (TBR)
706	18" TREE (TBR)
707	16" TREE (TBR)
708	6" TREE
709	24" TREE
710	8" TREE
711	8" TREE
712	6" TREE
713	8" TREE
714	16" TREE
715	18" TREE
716	20" TREE (TBR)
717	28" TREE
718	30" TREE
719	8" TREE
720	8" TREE
721	24" TREE
722	22" TREE
723	16" TREE (TBR)
724	22" TREE (TBR)
725	16" TREE (TBR)
726	16" TREE (TBR)
727	8" TREE (TBR)
728	8" TREE (TBR)
729	8" TREE (TBR)
730	8" TREE (TBR)
731	12" TREE (TBR)
732	12" TREE (TBR)
733	10" TREE (TBR)
734	24" TREE (TBR)
735	14" TREE (TBR)
736	16" TREE (TBR)
737	6" TREE (TBR)
738	6" TREE (TBR)
739	16"DEAD TREE (TBR)
740	16" TREE (TBR)
741	16" TREE (TBR)
742	18" TREE (TBR)
743	18" TREE (TBR)
744	12" TREE (TBR)
745	14" TREE (TBR)
746	24" TREE (TBR)
747	28" TREE (TBR)
748	16" TREE (TBR)
749	8" TREE (TBR)
750	8" TREE (TBR)
751	8" TREE (TBR)
752	8" TREE (TBR)
753	14" TREE (TBR)
754	14" TREE (TBR)
755	20" TREE (TBR)
756	16" TREE (TBR)
757	16" TREE
758	8" TREE
759	8" TREE (TBR)
760	18" TREE (TBR)
761	10" TREE (TBR)
762	20" TREE (TBR)
763	6" TREE (TBR)
764	6" TREE (TBR)
765	10" TREE
766	20" TREE (TBR)
767	20" TREE
768	6" TREE
769	6" TREE (TBR)
770	20" TREE (TBR)
771	20" TREE (TBR)
772	20" TREE (TBR)
773	20" TREE (TBR)
774	20" TREE
775	14" TREE
776	12" TREE
777	8" TREE
778	16" TREE
779	16" TREE
780	8" TREE
781	20" TREE
782	18"TREE (TBR)
783	12"TREE (TBR)
784	18" TREE
785	8" TREE
786	10"TREE (TBR)
787	10" TREE
788	14"TREE (TBR)
789	16"TREE (TBR)
790	20"TREE (TBR)
791	14"TREE (TBR)
792	14"TREE (TBR)
793	18"TREE (TBR)
794	16"TREE (TBR)
795	16"TREE (TBR)
796	8"TREE (TBR)
797	14"TREE (TBR)

EXISTING TREE TABLE	
TREE NUMBER	TREE TYPE
798	10" TREE
799	12" TREE
800	12"TREE (TBR)
801	8" TREE
802	18" TREE
803	16" TREE
804	12" TREE
805	12" TREE
806	16" TREE
807	8" TREE
808	8" TREE
809	12"TREE (TBR)
810	20"TREE (TBR)
811	14"TREE (TBR)
812	8" TREE (TBR)
813	10"TREE (TBR)
814	14"TREE (TBR)
815	8"TREE (TBR)
816	8"TREE (TBR)
817	8"TREE (TBR)
818	14"TREE (TBR)
819	12"TREE (TBR)
820	6" TREE (TBR)
821	6" TREE (TBR)
822	6" TREE (TBR)
823	6" TREE (TBR)
824	6" TREE (TBR)
825	6" TREE (TBR)
826	8" TREE (TBR)
827	8" TREE (TBR)
828	8" TREE (TBR)
829	8" TREE (TBR)
830	8" TREE (TBR)
831	8" TREE (TBR)
832	12"TREE (TBR)
833	16"TREE (TBR)
834	12"TREE (TBR)
835	18"TREE (TBR)
836	6" TREE (TBR)
837	6" TREE (TBR)
838	6"TREE (TBR)
839	6"TREE (TBR)
840	6"TREE (TBR)
841	6" TREE
842	10"TREE (TBR)
843	14" TREE
844	14" TREE (TBR)
845	16" TREE (TBR)
846	16" TREE (TBR)
847	18" TREE (TBR)
848	22" TREE (TBR)
849	18" TREE (TBR)
850	12" TREE (TBR)
851	14" TREE
852	18" TREE
853	12" TREE (TBR)
854	8" TREE (TBR)
855	8" TREE (TBR)
856	8" TREE (TBR)
857	8" TREE (TBR)
858	8" TREE (TBR)
859	8" TREE (TBR)
860	18"TREE (TBR)
861	18" TREE (TBR)
862	12" TREE (TBR)
863	12" TREE (TBR)
864	20" TREE (TBR)
865	12" TREE
866	8" TREE
867	8" TREE (TBR)
868	8" TREE (TBR)
869	22" TREE (TBR)
870	18" TREE (TBR)
871	14" TREE (TBR)
872	14" TREE (TBR)
873	14" TREE (TBR)
874	14" TREE (TBR)
875	24" TREE (TBR)
876	18" TREE (TBR)
877	8" TREE (TBR)
878	12" TREE (TBR)
879	12" TREE (TBR)
880	8" TREE (TBR)
881	8" TREE (TBR)
882	8" TREE (TBR)
883	12" TREE (TBR)
884	18" TREE (TBR)
885	16" TREE (TBR)
886	12" TREE (TBR)
887	12" TREE (TBR)
888	12" TREE (TBR)
889	14" TREE (TBR)
890	8" TREE (TBR)
891	8" TREE (TBR)
892	16" TREE (TBR)
893	16" TREE (TBR)
894	18" TREE (TBR)
895	18" TREE (TBR)
896	18" TREE (TBR)
897	18" TREE (TBR)
898	14" TREE (TBR)
899	12" TREE (TBR)
900	22" TREE (TBR)
901	17" TREE (TBR)
902	10" TREE (TBR)
903	14" TREE (TBR)
904	38" TREE (TBR)
905	30" TREE (TBR)
906	8" TREE (TBR)
907	22" TREE (TBR)
908	18" TREE (TBR)
909	10" TREE
910	18" TREE
911	22" TREE

EXISTING TREE TABLE	
TREE NUMBER	TREE TYPE
912	8" TREE
913	24" TREE
914	18" TREE
915	22" NE
916	12" TREE
917	28" TREE
918	30" TREE
919	38" TREE
920	50" TREE
921	10" TREE
922	40" TREE
923	10" TREE
924	30" TREE
925	8" TREE
926	20" TREE
927	20" TREE
928	28" TREE
929	10" TREE
930	8" TREE
931	8" TREE
932	8" TREE
933	20" TREE
934	16" TREE
935	22" TREE
936	22"TREE (TBR)
937	22"TREE (TBR)
938	24"TREE (TBR)
939	10"TREE (TBR)
940	10" TREE
941	10" TREE
942	14" TREE
943	24" TREE
944	16" TREE
945	16" TREE
946	30" TREE
947	18" TREE
948	20" TREE
949	24" TREE
950	12" TREE
951	12" TREE
952	12" TREE
953

EXISTING TREE TABLE	
TREE NUMBER	TREE TYPE
1140	20"TREE (TBR)
1141	8" TREE (TBR)
1142	14"TREE (TBR)
1143	22"TREE (TBR)
1144	16"TREE (TBR)
1145	16"TREE (TBR)
1146	12"TREE (TBR)
1147	12"TREE (TBR)
1148	28" DEAD TREE (TBR)
1149	12" TREE (TBR)
1150	26"TREE (TBR)
1151	34"TREE (TBR)
1152	6" TREE (TBR)
1153	10"TREE (TBR)
1154	12"TREE (TBR)
1155	8" TREE (TBR)
1156	18"TREE (TBR)
1157	16"TREE (TBR)
1158	16"TREE (TBR)
1159	22"TREE (TBR)
1160	14"TREE (TBR)
1161	14"TREE (TBR)
1162	10"TREE (TBR)
1163	10"TREE (TBR)
1164	10"TREE (TBR)
1165	30"TREE (TBR)
1166	16"TREE (TBR)
1167	14"TREE (TBR)
1168	24"TREE (TBR)
1169	14"TREE (TBR)
1170	14"TREE (TBR)
1171	14"TREE (TBR)
1172	8" TREE (TBR)
1173	12"TREE (TBR)
1174	12"TREE (TBR)
1175	14"TREE (TBR)
1176	14"TREE (TBR)
1177	28"TREE (TBR)
1178	14"TREE (TBR)
1179	12"TREE (TBR)
1180	12"TREE (TBR)
1181	14"TREE (TBR)
1182	14"TREE (TBR)
1183	10"TREE (TBR)
1184	14"TREE (TBR)
1185	16"TREE (TBR)
1186	10"TREE (TBR)
1187	16"TREE (TBR)
1188	8" TREE (TBR)
1189	8" TREE (TBR)
1190	10"TREE (TBR)
1191	10"TREE (TBR)
1192	30"TREE (TBR)
1193	8" TREE (TBR)
1194	12"TREE (TBR)
1195	10"TREE (TBR)
1196	8" TREE (TBR)
1197	8" TREE (TBR)
1198	12"TREE (TBR)
1199	12"TREE (TBR)
1200	10"TREE (TBR)
1201	32"TREE (TBR)
1202	14"TREE (TBR)
1203	14"TREE (TBR)
1204	10"TREE (TBR)
1205	10"TREE (TBR)
1206	8" TREE (TBR)
1207	16"TREE (TBR)
1208	16"TREE (TBR)
1209	14"TREE (TBR)
1210	14"TREE (TBR)
1211	14"TREE (TBR)
1212	10"TREE (TBR)
1213	10"TREE (TBR)
1214	10"TREE (TBR)
1215	10"TREE (TBR)
1216	10"TREE (TBR)
1217	10"TREE (TBR)
1218	6" TREE (TBR)
1219	6" TREE (TBR)
1220	16"TREE (TBR)
1221	16"TREE (TBR)
1222	16"TREE (TBR)
1223	12"TREE (TBR)
1224	12"TREE (TBR)
1225	14"TREE (TBR)
1226	14"TREE (TBR)
1227	14"TREE (TBR)
1228	14"TREE (TBR)
1229	14"TREE (TBR)
1230	14"TREE (TBR)
1231	10"TREE (TBR)
1232	16"TREE (TBR)
1233	40"TREE (TBR)
1234	16"TREE (TBR)
1235	14"TREE (TBR)
1236	18"TREE (TBR)
1237	8" TREE (TBR)
1238	12"TREE (TBR)
1239	12"TREE (TBR)

EXISTING TREE TABLE	
TREE NUMBER	TREE TYPE
1240	16" TREE (TBR)
1241	14" TREE (TBR)
1242	14" TREE (TBR)
1243	12" TREE (TBR)
1244	12" TREE (TBR)
1245	20" TREE (TBR)
1246	10" TREE (TBR)
1247	10" TREE (TBR)
1248	14" TREE (TBR)
1249	18" TREE (TBR)
1250	18" TREE (TBR)
1251	24" TREE (TBR)
1252	20" TREE (TBR)
1253	18" TREE (TBR)
1254	18" TREE (TBR)
1255	14" TREE (TBR)
1256	14"TREE (TBR)
1257	14"TREE (TBR)
1258	10"TREE (TBR)
1259	10"TREE (TBR)
1260	16" TREE (TBR)
1261	20"TREE (TBR)
1262	18" TREE (TBR)
1263	22" TREE (TBR)
1264	24"TREE (TBR)
1265	8"TREE (TBR)
1266	10"TREE (TBR)
1267	10" TREE
1268	12" TREE
1269	40"TREE (TBR)
1270	8"TREE (TBR)
1271	28"TREE (TBR)
1272	10"TREE (TBR)
1273	10"TREE (TBR)
1274	10"TREE (TBR)
1275	10"TREE (TBR)
1276	10"TREE (TBR)
1277	40" TREE
1278	30" TREE (TBR)
1279	10"TREE (TBR)
1280	10" TREE (TBR)
1281	30"TREE (TBR)
1282	12" TREE (TBR)
1283	8" TREE (TBR)
1284	8" TREE (TBR)
1285	16"TREE (TBR)
1286	16"TREE (TBR)
1287	16"TREE (TBR)
1288	18"TREE (TBR)
1289	8"TREE (TBR)
1290	14"TREE (TBR)
1291	12"TREE (TBR)
1292	8"TREE (TBR)
1293	20" TREE (TBR)
1294	12"TREE (TBR)
1295	16"TREE (TBR)
1296	8"TREE (TBR)
1297	8"TREE (TBR)
1298	8"TREE (TBR)
1299	14"TREE (TBR)
1300	18"TREE (TBR)
1301	16"TREE (TBR)
1302	10"TREE (TBR)
1303	14"TREE (TBR)
1304	14"TREE (TBR)
1305	12"TREE (TBR)
1306	16"TREE (TBR)
1307	16"TREE (TBR)
1308	10"TREE (TBR)
1309	40"TWIN (TBR)
1310	14"TREE (TBR)
1311	18"TREE (TBR)
1312	8" TREE (TBR)
1313	12"TREE (TBR)
1314	36"TREE (TBR)
1315	18"TREE (TBR)
1316	14" TREE
1335	10" TREE
1336	16"TREE
1337	8" TREE
1338	8" TREE
1339	12" TREE
1340	16" TREE
1341	8" TREE
1342	24" TREE
1343	14" TREE
1344	14" TREE
1345	10" TREE
1346	8" TREE
1347	10" TREE
1348	14" TREE
1349	22" TREE
1350	10" TREE
1351	8" TREE
1352	20" TREE
1353	18" TREE
1354	8" TREE
1355	8" TREE
1356	20" TREE
1357	20" TREE

EXISTING TREE TABLE	
TREE NUMBER	TREE TYPE
1358	20" TREE
1359	10" TREE
1360	26" TREE
1361	10" TREE
1362	26" TREE
1363	24" TREE
1364	14" TREE (TBR)
1365	18" TREE (TBR)
1366	12" TREE (TBR)
1367	12" TREE (TBR)
1368	10" TREE (TBR)
1369	18" PINE
1370	15" PINE
1371	15" TREE
1372	15" TREE
1373	8" TREE
1374	24" PINE
1375	24" PINE
1376	18" PINE
1377	16" PINE
1378	36" TWIN PINE
1379	6" TREE
1380	6" TREE
1381	20" PINE
1382	18" PINE
1383	18" TREE
1384	18' TREE
1385	16" TREE
1386	18' TRIPLE PINE
1387	24" TWIN PINE
1388	18" PINE
1389	16" TREE
1390	22" PINE
1391	16" DEAD TREE
1392	12" DEAD TREE
1393	20" PINE
1394	24" TREE
1395	20" TREE
1396	20" TREE
1397	12" TREE
1398	18" TREE
1399	18" TREE
1400	16" TREE
1401	6" TREE
1402	15" TREE
1403	14" TREE
1404	18" TREE
1405	16" TREE
1406	18" TREE
1407	18" TREE
1408	16" TREE
1409	22" TREE
1410	10" TREE
1411	8" TREE
1412	5" TREE
1413	24" TREE
1414	22" TREE
1415	20" TREE
1416	24" TWIN TREE
1417	14" TREE
1418	16" TREE
1419	15" TREE
1420	18" TREE
1421	12" TREE
1422	18" TREE
1423	14" TREE
1424	15" TREE
1425	18" TREE
1426	18" TREE
1427	12" TREE
1428	20" TREE
1429	16" TREE
1430	22" TREE
1431	10" TREE
1432	20" TREE
1433	22" TREE
1434	6" TREE
1435	16" TREE
1436	6" TREE
1437	5" TREE
1438	16" TREE
1439	12" TREE
1440	16" TREE
1441	16" TREE
1442	20" TWIN PINE
1443	16" TREE
1444	14" TREE
1445	16" TREE
1446	15" TREE
1447	16" TREE
1448	12" TREE
1449	15" TREE
1450	18" TREE
1451	16" TREE
1452	12" TREE
1453	20" TREE
1454	20" TREE
1455	6" TREE
1456	18" TREE
1457	6" TREE

EXISTING TREE TABLE	
TREE NUMBER	TREE TYPE
1458	16" TREE
1459	18" TREE
1460	6" TREE
1461	18" TREE
1462	15" TREE
1463	12" TREE
1464	16" TREE
1465	8" TREE
1466	16" TREE
1467	15" TREE
1468	18" TREE
1469	18" TREE
1470	15" TREE
1471	20" TREE
1472	8" TREE
1473	20" TREE
1474	18" TREE
1475	15" TREE
1476	28" TREE
1477	16" TREE
1478	10" TREE
1479	5" TREE
1480	8" DEAD TREE
1481	5" TREE
1482	6" TREE
1483	18" TREE
1484	18" TREE
1485	6" TREE
1486	18" TREE
1487	14" TREE
1488	12" TREE
1489	16" DEADTREE
1490	18" TREE
1491	20" TREE
1492	6" TREE
1493	22" TREE
1494	24" TREE
1495	18" TREE
1496	6" TREE
1497	6" TREE
1498	6" TREE
1499	15" TREE
1500	32" TREE
1501	16" TREE
1502	6" TREE
1503	8" TREE
1504	10" TREE
1505	26" TREE (TBR)
1506	18" TREE (TBR)
1507	16" TREE (TBR)
1508	32" TREE (TBR)
1509	6" TREE (TBR)
1510	10" TREE (TBR)
1511	5" TREE (TBR)
1512	8" TREE (TBR)
1513	24" TREE (TBR)
1514	16" TREE (TBR)
1515	8" TREE (TBR)
1516	10" TREE (TBR)
1517	6" TREE (TBR)
1518	9" TREE (TBR)
1519	6" TREE (TBR)
1520	6" TREE (TBR)
1521	6" TREE (TBR)
1522	10" TREE (TBR)
(1523)	21" TREE
(1524)	10" TREE
(1525)	8" TREE
(1526)	8" CEDAR
(1527)	6" TREE
(1528)	8" TREE
(1529)	18" TREE
(1530)	6" TREE
(1531)	6" TREE
(1532)	16" PINE
(1533)	14" DEAD TREE
(1534)	6" TREE
(1535)	6" TREE
(1536)	14" DEAD TREE
(1537)	8" DEAD TREE
(1538)	14" DEAD TREE
(1539)	10" SWEETGUM
(1540)	18" DEAD TREE
(1541)	18" PINE
(1542)	24" PINE
(1543)	20" PINE
(1544)	8" CEDAR
(1545)	24" DEAD TREE
(1546)	20" PINE
(1547)	8" MAPLE
(1548)	7" TREE
(1549)	6" TREE
(1550)	7" TREE

APPROVED
SPECIAL USE PERMIT NO. 2018-0019

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

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

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

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
FEBRUARY 1, 2019
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
EPISCOPAL HIGH SCHOOL HOXTON FIELD
#1200 N QUAKER LANE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

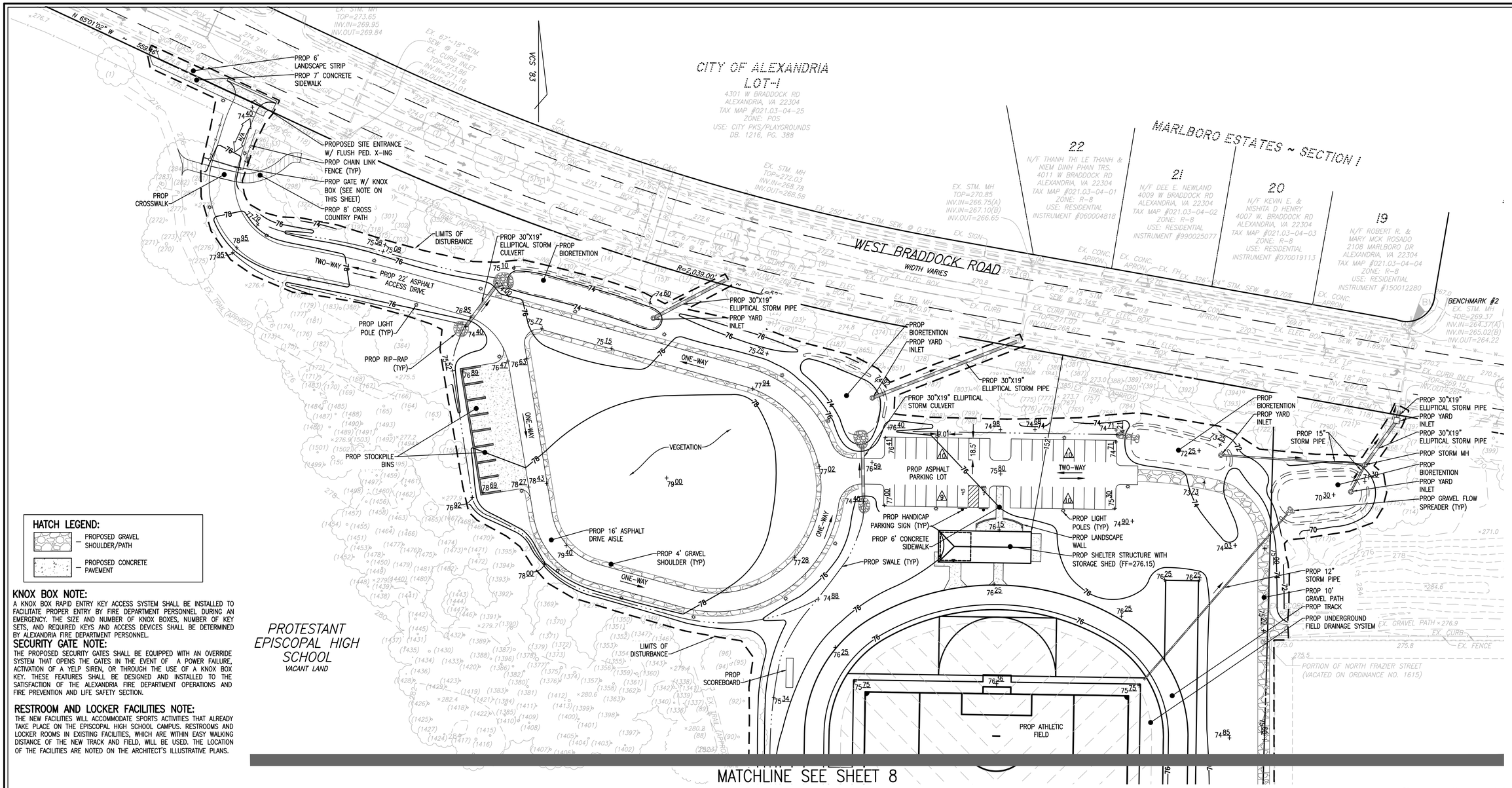
DESIGN: ACS
CHECKED: ACS
SCALE: NO SCALE
DATE: DECEMBER 2018

EXISTING CONDITIONS INFORMATION (2 OF 2)

SHEET 6 OF 19

FILE: 18-65

J:\2018\1865\DWG\DELA\Preliminary Submission\03-06 EXISTING CONDITIONS PLAN.dwg
Thu, Jan 31, 2019 - 8:23:28am



PRELIMINARY PLAN VIEW
SCALE: 1" = 40'

0' 40' 80'

HATCH LEGEND:

- PROPOSED GRAVEL SHOULDER/PATH
- PROPOSED CONCRETE PAVEMENT

KNOX BOX NOTE:

A KNOX BOX RAPID ENTRY KEY ACCESS SYSTEM SHALL BE INSTALLED TO FACILITATE PROPER ENTRY BY FIRE DEPARTMENT PERSONNEL DURING AN EMERGENCY. THE SIZE AND NUMBER OF KNOX BOXES, NUMBER OF KEY SETS, AND REQUIRED KEYS AND ACCESS DEVICES SHALL BE DETERMINED BY ALEXANDRIA FIRE DEPARTMENT PERSONNEL.

SECURITY GATE NOTE:

THE PROPOSED SECURITY GATES SHALL BE EQUIPPED WITH AN OVERRIDE SYSTEM THAT OPENS THE GATES IN THE EVENT OF A POWER FAILURE, ACTIVATION OF A YELP SIREN, OR THROUGH THE USE OF A KNOX BOX KEY. THESE FEATURES SHALL BE DESIGNED AND INSTALLED TO THE SATISFACTION OF THE ALEXANDRIA FIRE DEPARTMENT OPERATIONS AND FIRE PREVENTION AND LIFE SAFETY SECTION.

RESTROOM AND LOCKER FACILITIES NOTE:

THE NEW FACILITIES WILL ACCOMMODATE SPORTS ACTIVITIES THAT ALREADY TAKE PLACE ON THE EPISCOPAL HIGH SCHOOL CAMPUS. RESTROOMS AND LOCKER ROOMS IN EXISTING FACILITIES, WHICH ARE WITHIN EASY WALKING DISTANCE OF THE NEW TRACK AND FIELD, WILL BE USED. THE LOCATION OF THE FACILITIES ARE NOTED ON THE ARCHITECT'S ILLUSTRATIVE PLANS.

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	X	X
POWER LINES	E	E
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	124	124
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		

TEXT LEGEND:

°=DEGREES
'=MINUTES (OR FEET)
"=SECONDS (OR INCHES)
%=PERCENT
□=SQUARE FEET
#=NUMBER
@=AT
A=ARC
AC.=ACRE
A/C=AIR CONDITIONER
AD=AREA DRAIN
APPROX.=APPROXIMATE(LY)
B.C.=BACK OF CURB
BF=BASEMENT FLOOR
BLDG.=BUILDING
BOL.=BOLLARD
BW=BOTTOM OF WALL
CATV=CABLE TV UTILITY
CL=CLASS
C/L=CENTERLINE
CLR=CLEARANCE
COL=COLUMN
CMP=CORRUGATED METAL PIPE
C.I.=CURB INLET
C.O.=CLEAN OUT
C&G=CURB & GUTTER
DI=DROP INLET
D.S.=DOWNSPOUT
DU=DWELLING UNIT
E=EAST
EX.=EXISTING
FDC=FIRE DEPT. CONNECTION
FF=FINISHED FLOOR
FH=FIRE HYDRANT
FO=FIBER OPTIC
FT.=FEET
GL=GROUND LIGHT
G/V=GAS VALVE
G/M=GAS METER
H.C.=HEADER CURB
HDCP.=HANDICAP
HDPE=HIGH DENSITY POLYETHYLENE
HVAC=HEATING, VENTILATION, AIR CONDITIONING
IPF=IRON PIPE FOUND
IPS=IRON PIPE SET
INV.=INVERT
LOC.=LOCATION
LP=LIGHT POLE
MAX.=MAXIMUM
MH=MANHOLE
MIN.=MINIMUM
MISC.=MISCELLANEOUS
MPH=MILES PER HOUR
NAD=NORTH AMERICAN DATUM
NTS=NOT TO SCALE
N=NORTH
OHW=OVERHEAD WIRE
OPT.=OPTIONAL
PF=PLANTER BOX FILTER
PP=POWER POLE
PVC=POLYVINYL CHLORIDE
R=RADIUS
RCP=REINFORCED CONCRETE PIPE
REQ'D=REQUIRED
RET.=RETAINING
R/W=RIGHT-OF-WAY
S=SOUTH
SAN.=SANITARY
SQ.=SQUARE
SQ.FT.=SQUARE FEET
STM.=STORM
TBR=TO BE REMOVED
TBS=TO BE SAVED
TW=TOP OF WALL
TYP=TYPICAL
UP=UTILITY POLE
VCS=VIRGINIA COORDINATE SYSTEM
VERT=VERTICAL
W=WEST
W.S.E.=WATER SURFACE ELEVATION
WM=WATER MAIN
W/V=WATER VALVE
W/M=WATER METER
W.W.=WINDOW WELL

GENERAL NOTES:

1. TAX MAP: #031.02-02-06, #031.01-01-01
2. ZONE: R-20
3. OWNER: PROTESTANT EPISCOPAL HIGH SCHOOL
   1200 NORTH QUAKER LANE
   ALEXANDRIA, VA 22302
   INSTR. #160006399
4. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK OF CARON EAST, INC. THE CITY OF ALEXANDRIA MONUMENT #GPS-85R WAS USED. ELEVATION = 227.67'.
5. A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL PARCEL AREA = 5,633,000 S.F. OR 130.0046 AC.

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF ROBERTO TORRES, LS FROM AN ACTUAL GROUND AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON AUGUST 31, 2018 AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

SANITARY SEWER OUTFALL NARRATIVE:

THERE IS NO SANITARY FLOW GENERATED FOR THIS DEVELOPMENT. THUS THIS PROJECT DOES NOT GENERATE AN INCREASE IN EXCESS OF 10,000 GPD IN SANITARY WASTE OUTFLOW AND IS NOT SUBJECT TO A SANITARY SEWER OUTFALL ANALYSIS.

CROSS COUNTRY TRAIL NOTE:

THE EXISTING CROSS COUNTRY TRAIL WILL BE REPLACED AFTER CONSTRUCTION IS COMPLETED.

ARCHAEOLOGY NOTES:

HIRE AN ARCHAEOLOGICAL CONSULTANT TO COMPLETE A DOCUMENTARY STUDY AND ARCHAEOLOGICAL EVALUATION. IF SIGNIFICANT RESOURCES ARE DISCOVERED, THE CONSULTANT SHALL COMPLETE A RESOURCES MANAGEMENT PLAN, AS OUTLINED IN THE CITY OF ALEXANDRIA ARCHAEOLOGICAL STANDARDS. PRESERVATION MEASURES PRESENTED IN THE RESOURCE MANAGEMENT PLAN, AS PROVIDED BY THE CITY ARCHAEOLOGIST, WILL BE IMPLEMENTED.

THE FINAL SITE PLAN, GRADING PLAN, OR ANY OTHER PERMITS INVOLVING GROUND DISTURBANCE ACTIVITIES SHALL NOT BE RELEASED UNTIL THE CITY ARCHAEOLOGIST CONFIRMS THAT ALL ARCHAEOLOGICAL FILED WORK HAS BEEN COMPLETED OR THAT AN APPROVED RESOURCE MANAGEMENT PLAN IS IN PLACE TO RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES.

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 NON-PROFESSIONAL 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.

CERTIFICATES OF OCCUPANCY SHALL NOT BE ISSUED FOR THIS PROPERTY UNTIL THE FINAL ARCHAEOLOGICAL REPORT HAS BEEN RECEIVED AND APPROVED BY THE CITY ARCHAEOLOGIST.

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APPROVED
SPECIAL USE PERMIT NO. 2018-0019

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 1, 2019
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
EPISCOPAL HIGH SCHOOL HOXTON FIELD

#1200 N QUAKER LANE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
CHECKED: ACS
SCALE: 1"=40'
DATE: DECEMBER 2018

PRELIMINARY PLAN
(1 OF 2)

SHEET 7 OF 19
FILE: 18-65

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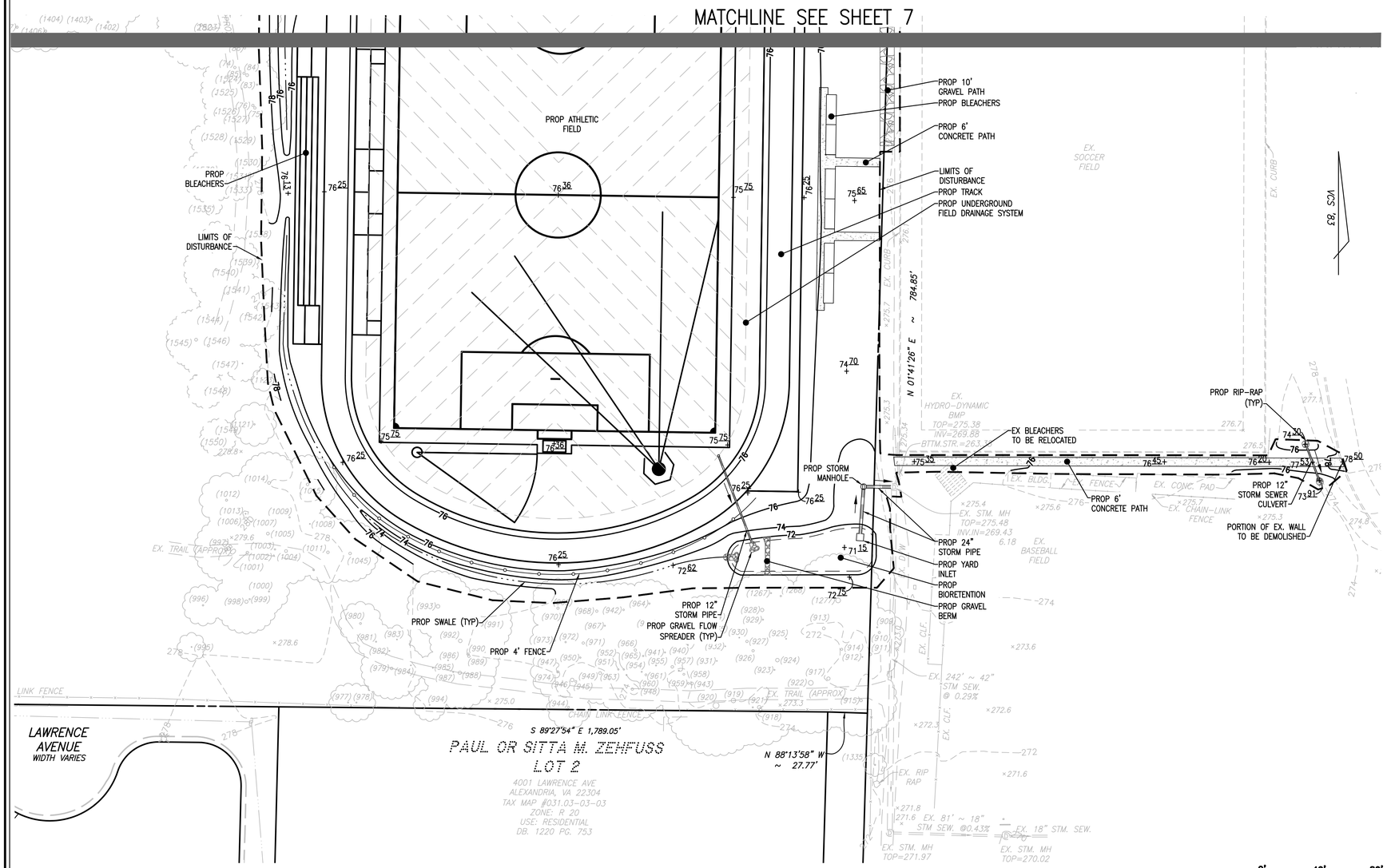
Thu, Jan 31 2019 - 8:23:36am



PRELIMINARY PLAN VIEW
SCALE: 1" = 40'

GENERAL NOTES:

1. TAX MAP: #031.02-02-06, #031.01-01-01
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HATCH LEGEND:

- PROPOSED GRAVEL SHOULDER/PATH
- PROPOSED CONCRETE PAVEMENT

CIVIL LEGEND:

ITEM	EXISTING	PROPOSED
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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	X	X
POWER LINES	E	E
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	124	124
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		

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APPROVED
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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
FEBRUARY 1, 2019
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
EPISCOPAL HIGH SCHOOL HOXTON FIELD
#1200 N QUAKER LANE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
CHECKED: ACS
SCALE: 1"=40'
DATE: DECEMBER 2018

PRELIMINARY PLAN
(2 OF 2)

SHEET 8 OF 19
FILE: 18-65

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TEXT LEGEND:

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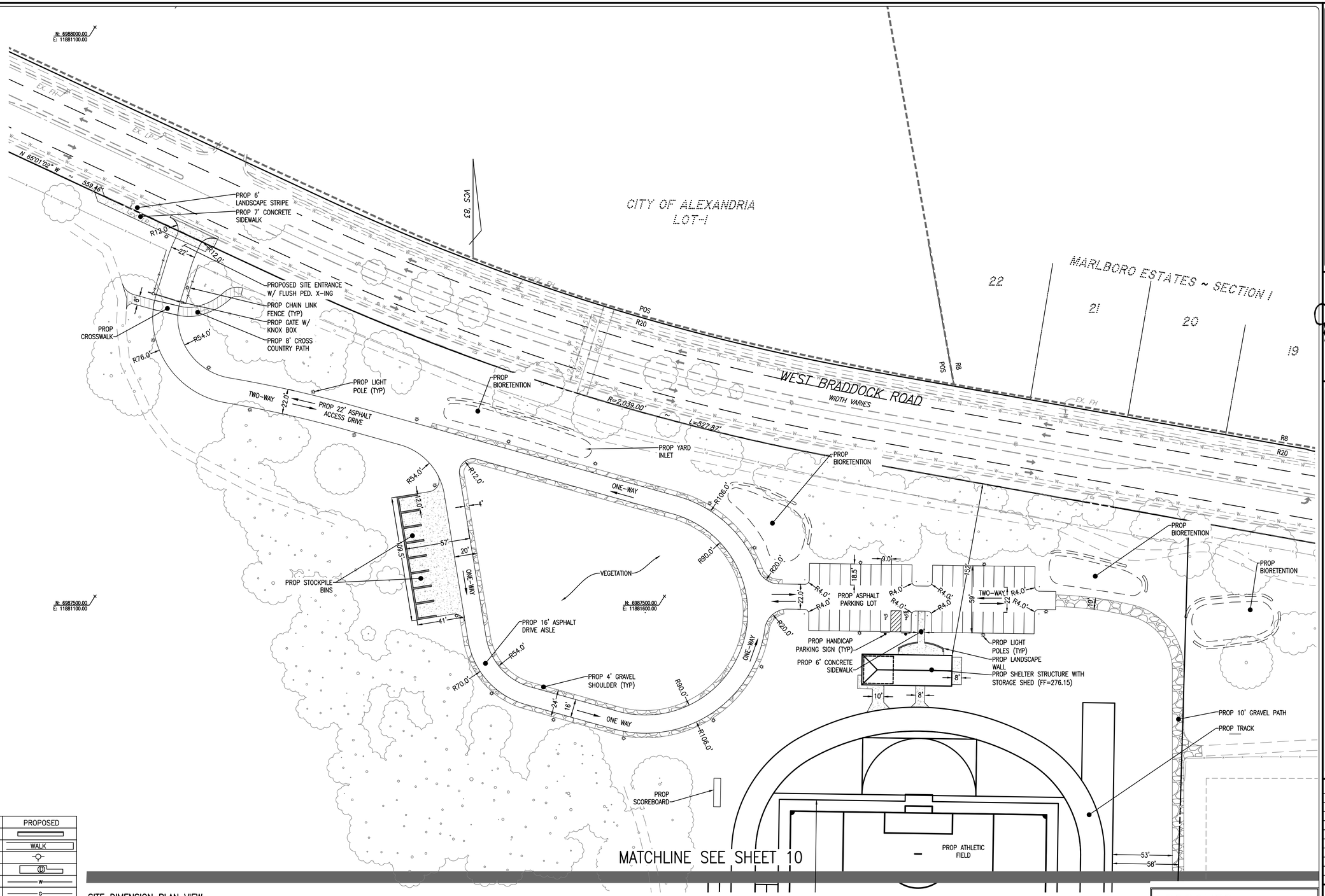
CIVIL LEGEND

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	X	X
POWER LINES	E	E
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	124	124
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		



SITE DIMENSION PLAN VIEW

SCALE: 1" = 40'

ARCHAEOLOGY NOTES:

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LEGEND:

- PROPOSED GRAVEL SHOULDER/PATH
- PROPOSED CONCRETE PAVEMENT
- ZONING DISTRICT BOUNDARY LINE

0' 40' 80'

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SITE DIMENSION PLAN

SHEET 9 OF 19

FILE: 18-65

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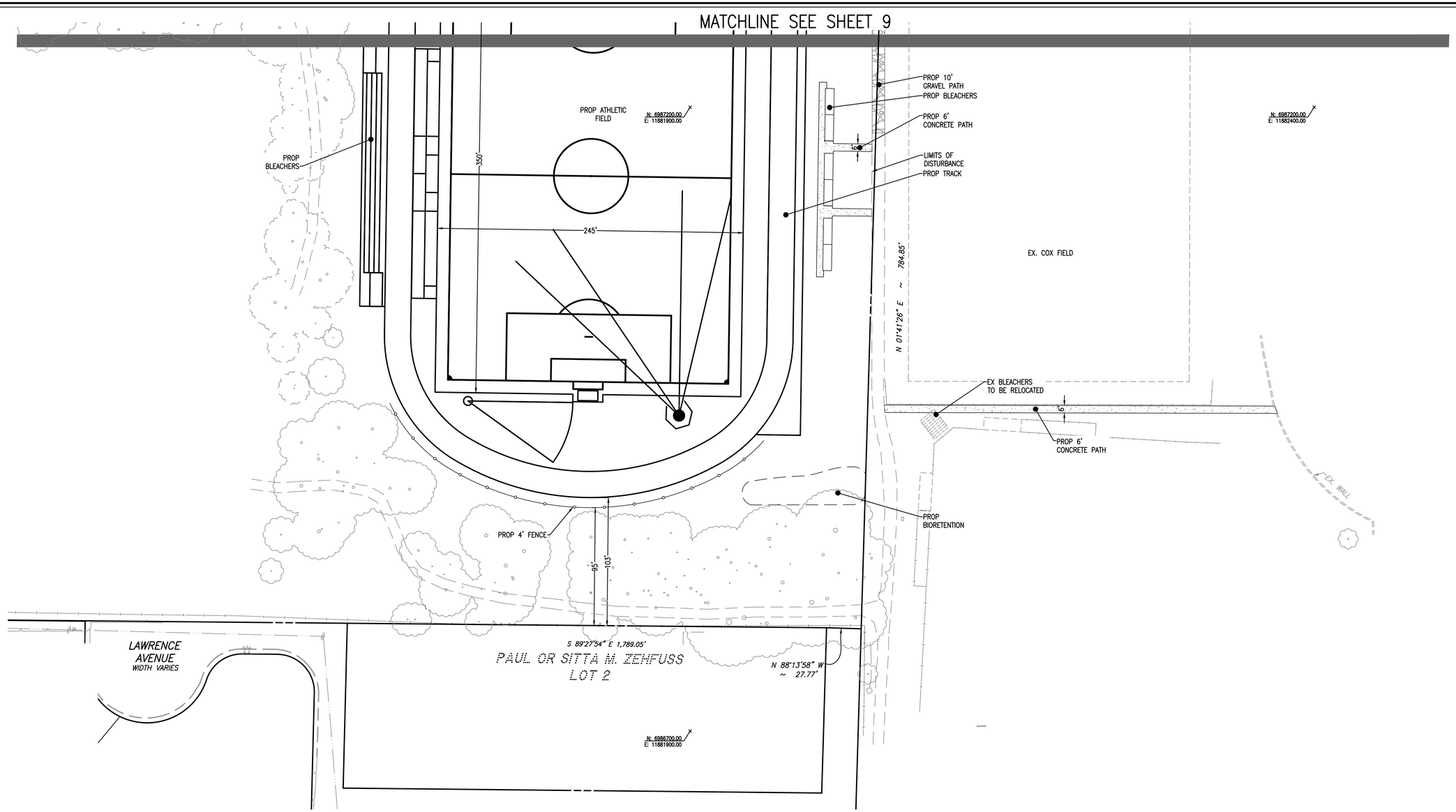

SITE DIMENSION PLAN VIEW
SCALE: 1" = 40'

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	X	X
POWER LINES	E	E
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	124	124
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		

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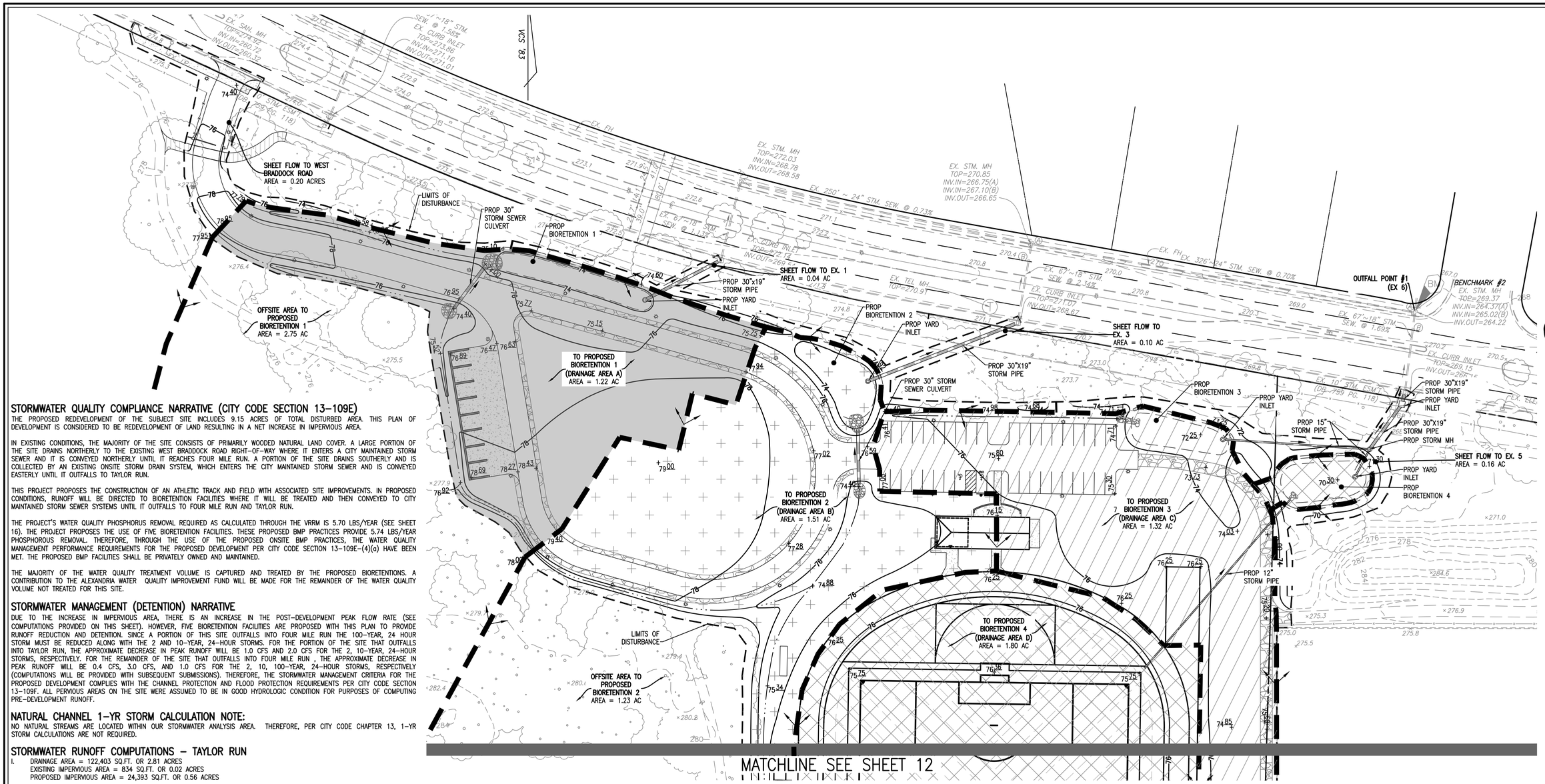

STORMWATER QUALITY COMPLIANCE NARRATIVE (CITY CODE SECTION 13–109E)

THE PROPOSED REDEVELOPMENT OF THE SUBJECT SITE INCLUDES 9.15 ACRES OF TOTAL DISTURBED AREA. THIS PLAN OF DEVELOPMENT IS CONSIDERED TO BE REDEVELOPMENT OF LAND RESULTING IN A NET INCREASE IN IMPERVIOUS AREA.

IN EXISTING CONDITIONS, THE MAJORITY OF THE SITE CONSISTS OF PRIMARILY WOODED NATURAL LAND COVER. A LARGE PORTION OF THE SITE DRAINS NORTHERLY TO THE EXISTING WEST BRADDOCK ROAD RIGHT–OF–WAY WHERE IT ENTERS A CITY MAINTAINED STORM SEWER AND IT IS CONVEYED NORTHERLY UNTIL IT REACHES FOUR MILE RUN. A PORTION OF THE SITE DRAINS SOUTHERLY AND IS COLLECTED BY AN EXISTING ONSITE STORM DRAIN SYSTEM, WHICH ENTERS THE CITY MAINTAINED STORM SEWER AND IS CONVEYED EASTERLY UNTIL IT OUTFALLS TO TAYLOR RUN.

THIS PROJECT PROPOSES THE CONSTRUCTION OF AN ATHLETIC TRACK AND FIELD WITH ASSOCIATED SITE IMPROVEMENTS. IN PROPOSED CONDITIONS, RUNOFF WILL BE DIRECTED TO BIORETENTION FACILITIES WHERE IT WILL BE TREATED AND THEN CONVEYED TO CITY MAINTAINED STORM SEWER SYSTEMS UNTIL IT OUTFALLS TO FOUR MILE RUN AND TAYLOR RUN.

THE PROJECT'S WATER QUALITY PHOSPHORUS REMOVAL REQUIRED AS CALCULATED THROUGH THE VRRM IS 5.70 LBS/YEAR (SEE SHEET 16). THE PROJECT PROPOSES THE USE OF FIVE BIORETENTION FACILITIES. THESE PROPOSED BMP PRACTICES PROVIDE 5.74 LBS/YEAR PHOSPHOROUS REMOVAL. THEREFORE, THROUGH THE USE OF THE PROPOSED ONSITE BMP PRACTICES, THE WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PER CITY CODE SECTION 13–109E–(4)(a) HAVE BEEN MET. THE PROPOSED BMP FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.

THE MAJORITY OF THE WATER QUALITY TREATMENT VOLUME IS CAPTURED AND TREATED BY THE PROPOSED BIORETENTIONS. A CONTRIBUTION TO THE ALEXANDRIA WATER QUALITY IMPROVEMENT FUND WILL BE MADE FOR THE REMAINDER OF THE WATER QUALITY VOLUME NOT TREATED FOR THIS SITE.

STORMWATER MANAGEMENT (DETENTION) NARRATIVE

DUE TO THE INCREASE IN IMPERVIOUS AREA, THERE IS AN INCREASE IN THE POST–DEVELOPMENT PEAK FLOW RATE (SEE COMPUTATIONS PROVIDED ON THIS SHEET). HOWEVER, FIVE BIORETENTION FACILITIES ARE PROPOSED WITH THIS PLAN TO PROVIDE RUNOFF REDUCTION AND DETENTION. SINCE A PORTION OF THIS SITE OUTFALLS INTO FOUR MILE RUN THE 100–YEAR, 24 HOUR STORM MUST BE REDUCED ALONG WITH THE 2 AND 10–YEAR, 24–HOUR STORMS. FOR THE PORTION OF THE SITE THAT OUTFALLS INTO TAYLOR RUN, THE APPROXIMATE DECREASE IN PEAK RUNOFF WILL BE 1.0 CFS AND 2.0 CFS FOR THE 2, 10–YEAR, 24–HOUR STORMS, RESPECTIVELY. FOR THE REMAINDER OF THE SITE THAT OUTFALLS INTO FOUR MILE RUN , THE APPROXIMATE DECREASE IN PEAK RUNOFF WILL BE 0.4 CFS, 3.0 CFS, AND 1.0 CFS FOR THE 2, 10, 100–YEAR, 24–HOUR STORMS, RESPECTIVELY (COMPUTATIONS WILL BE PROVIDED WITH SUBSEQUENT SUBMISSIONS). THEREFORE, THE STORMWATER MANAGEMENT CRITERIA FOR THE PROPOSED DEVELOPMENT COMPLIES WITH THE CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS PER CITY CODE SECTION 13–109F. ALL PERVIOUS AREAS ON THE SITE WERE ASSUMED TO BE IN GOOD HYDROLOGIC CONDITION FOR PURPOSES OF COMPUTING PRE–DEVELOPMENT RUNOFF.

NATURAL CHANNEL 1–YR STORM CALCULATION NOTE:

NO NATURAL STREAMS ARE LOCATED WITHIN OUR STORMWATER ANALYSIS AREA. THEREFORE, PER CITY CODE CHAPTER 13, 1–YR STORM CALCULATIONS ARE NOT REQUIRED.

STORMWATER RUNOFF COMPUTATIONS – TAYLOR RUN

I. DRAINAGE AREA = 122,403 SQ.FT. OR 2.81 ACRES
EXISTING IMPERVIOUS AREA = 834 SQ.FT. OR 0.02 ACRES
PROPOSED IMPERVIOUS AREA = 24,393 SQ.FT. OR 0.56 ACRES

VIRGINIA RUNOFF REDUCTION METHOD (PER TR–20, TYPE II, 24–HOUR STORM, TIME INCREMENT=15 MINUTES):

II. WEIGHTED CURVE NUMBER (CN) CALCULATIONS:
CN PRE–DEVELOPMENT = (0.02 X 98 + 1.88 X 77 + 0.93 X 79) ÷ 2.81 = 78
CN POST–DEVELOPMENT = (0.56 X 98 + 2.29 X 80) ÷ 2.81 = 83
CN POST–VRRM = 78

III. PRE–DEVELOPMENT PEAK DISCHARGES: (Tc = 5 MINS.)
PEAK Q_2 PRE–DEVELOPMENT = 4.21 cfs
PEAK Q_{10} PRE–DEVELOPMENT = 9.46 cfs

IV. POST–DEVELOPMENT PEAK DISCHARGES (Tc = 5 MINS.)
PEAK Q_2 POST–DEVELOPMENT = 4.34 cfs
PEAK Q_{10} POST–DEVELOPMENT = 9.76 cfs
Q_2 INCREASE = 0.13 cfs
Q_{10} INCREASE = 0.30 cfs

V. DETENTION FACILITIES ARE PROPOSED. DETAILED CALCULATIONS WILL BE INCLUDED WITH SUBSEQUENT SUBMISSIONS. APPROXIMATE PEAK RUNOFF DECREASES WILL BE 1.0 CFS AND 2.0 CFS FOR THE 2 AND 10–YEAR, 24–HOUR STORMS, RESPECTIVELY.

DETAILS OF THE PROPOSED BIORETENTIONS CAN BE FOUND ON SHEETS 13–15

PROJECT DESCRIPTION

REDEVELOPMENT – PRIVATE SCHOOL USE

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
SITE AREA	2.65 AC*	6.50 AC	9.15 AC
ON–SITE TREATED	2.53 AC*	6.05 AC	8.58 AC
OFF–SITE TREATED	0.00 AC	4.70 AC	4.70 AC
TOTAL TREATED	2.53 AC*	10.75 AC	13.28 AC
ON–SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE FILTER	0.00 AC	0.00 AC	0.00 AC
TOTAL TREATED OR DISCONNECTED			13.28 AC

*AREA INCLUDES POSSIBLE FUTURE MAINTENANCE BUILDING

STORMWATER RUNOFF COMPUTATIONS – FOUR MILE RUN

I. DRAINAGE AREA = 262,813 SQ.FT. OR 6.34 AC
EXISTING IMPERVIOUS AREA = 7,966 SQ.FT. OR 0.18 AC
PROPOSED IMPERVIOUS AREA = 91,040 SQ.FT. OR 2.09 AC

VIRGINIA RUNOFF REDUCTION METHOD (PER TR–20, TYPE II, 24–HOUR STORM, TIME INCREMENT=15 MINUTES):

II. WEIGHTED CURVE NUMBER (CN) CALCULATIONS:
CN PRE–DEVELOPMENT = (0.18 X 98 + 2.04 X 79 + 3.80 X 77) ÷ 6.34 = 78
CN POST–DEVELOPMENT = (2.09 X 98 + 4.25 X 80) ÷ 6.34 = 86
CN POST–VRRM = 83

III. PRE–DEVELOPMENT PEAK DISCHARGES: (Tc = 5 MINS.)
PEAK Q_2 PRE–DEVELOPMENT = 9.88 cfs
PEAK Q_{10} PRE–DEVELOPMENT = 22.21 cfs
PEAK Q_{100} PRE–DEVELOPMENT = 38.52 cfs

IV. POST–DEVELOPMENT PEAK DISCHARGES (Tc = 5 MINS.)
PEAK Q_2 POST–DEVELOPMENT = 12.50 cfs
PEAK Q_{10} POST–DEVELOPMENT = 25.45 cfs
PEAK Q_{100} POST–DEVELOPMENT = 41.95 cfs
Q_2 INCREASE = 2.62 cfs
Q_{10} INCREASE = 3.24 cfs
Q_{100} INCREASE = 3.43 cfs

V. DUE TO THE INCREASE IN RUNOFF, DETENTION FACILITIES ARE PROPOSED. DETAILED CALCULATIONS WILL BE INCLUDED WITH SUBSEQUENT SUBMISSIONS. APPROXIMATE PEAK RUNOFF DECREASES WILL BE 0.4 CFS, 3.0 CFS, AND 1.0 CFS FOR THE 2, 10, AND 100–YEAR, 24–HOUR STORMS, RESPECTIVELY.

BMP FACILITY		AREA TREATED (ACRES)	IMPERVIOUS AREA TREATED (ACRES)	PERVIOUS AREA TREATED (ACRES)	TP REMOVAL EFFICIENCY	PHOSPHORUS REMOVED (LBS)	GEOGRAPHIC COORDINATES	
							NORTHING	EASTING
BIORETENTION	1	1.22	0.52	0.70	25%	0.84	6987464.73	11881474.84
BIORETENTION	2	1.51	0.61	0.90	25%	1.01	6987560.57	11881710.12
BIORETENTION	3	1.32	0.45	0.87	25%	0.81	6987513.04	11882006.68
BIORETENTION	4	1.80	0.43	1.37	25%	0.94	6987481.99	11882119.80
BIORETENTION	5	2.73	0.52	2.21	50%	2.15	6986899.51	11882024.51

LEGEND:

- — ONSITE AREA TO BIORETENTION 1
- — ONSITE AREA TO BIORETENTION 2
- — ONSITE AREA TO BIORETENTION 3
- — ONSITE AREA TO BIORETENTION 4
- — LIMITS OF DISTURBANCE
- — DRAINAGE DIVIDE

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 LEVEL 1	5.85	2.01	25%
BIORETENTION LEVEL 2	2.73	0.52	50%

TOTAL WQV TREATED: NO
WATER QUALITY VOLUME REQUIRED = 4,810 CU. FT.
WATER QUALITY VOLUME TREATED = 1,815 X 2.53 = 4.592 CU. FT.
PERCENT OF WATER QUALITY VOLUME TREATED = 95%
DETENTION ON SITE: YES
PROJECT IS WITHIN WHICH WATERSHED? FOUR MILE RUN AND TAYLOR RUN WATERSHEDS
PROJECT DISCHARGES TO WHICH BODY OF WATER? POTOMAC RIVER

0' 40' 80'

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DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
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CHAIRMAN, PLANNING COMMISSION DATE
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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
FEBRUARY 1, 2019
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
EPISCOPAL HIGH SCHOOL HOXTON FIELD
#1200 N QUAKER LANE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
CHECKED: ACS
SCALE: 1"=40'
DATE: DECEMBER 2018

STORMWATER MANAGEMENT PLAN (1 OF 2)

SHEET 11 OF 19
FILE: 18–65

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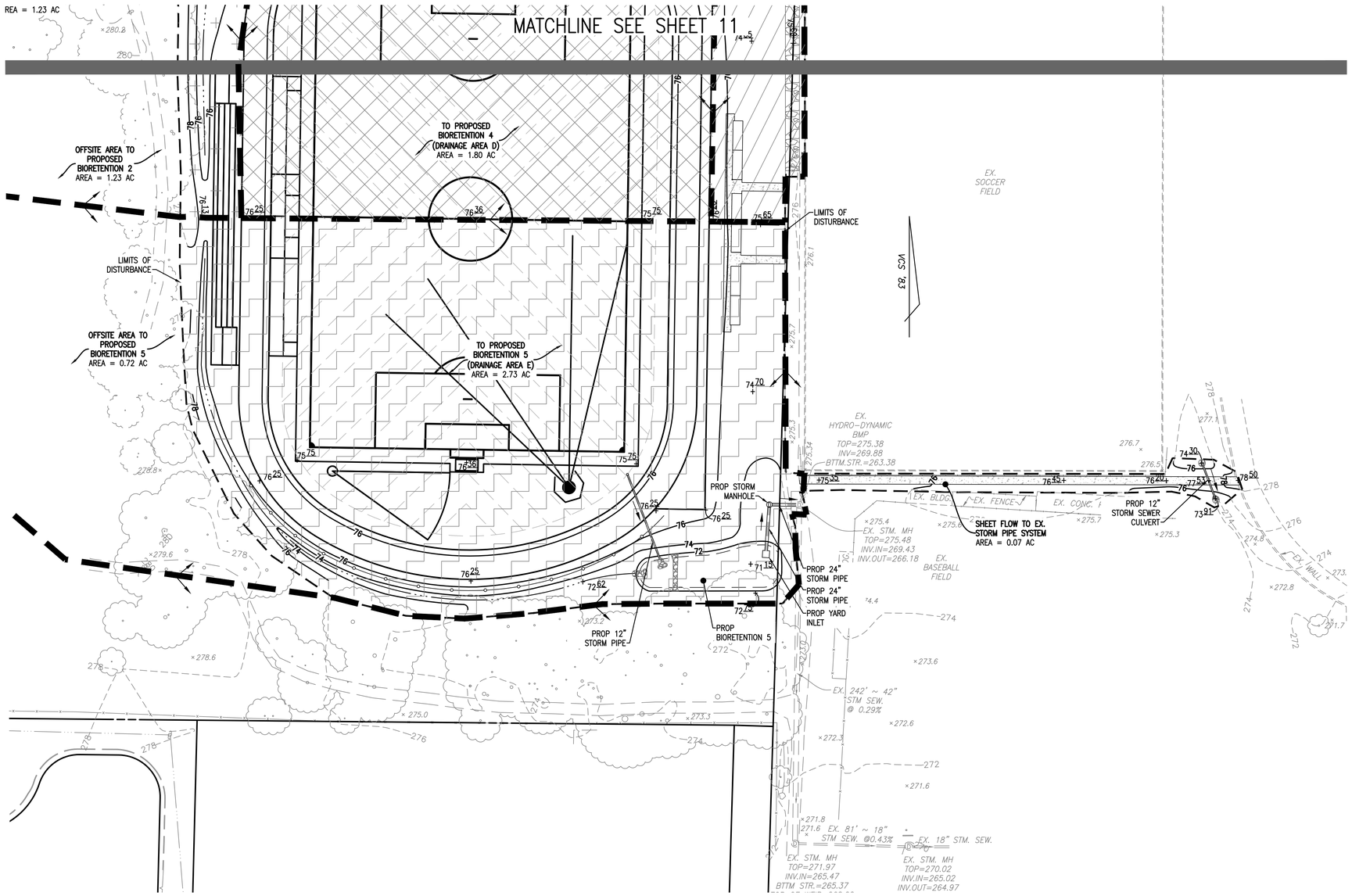
Thu, Jan 31 2019 - 8:24:00am



LEGEND:

- ONSITE AREA TO BIORETENTION 2
- ONSITE AREA TO BIORETENTION 3
- ONSITE AREA TO BIORETENTION 4
- ONSITE AREA TO BIORETENTION 5

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STORMWATER MANAGEMENT PLAN (2 OF 2)

SHEET 12 OF 19

FILE: 18-65

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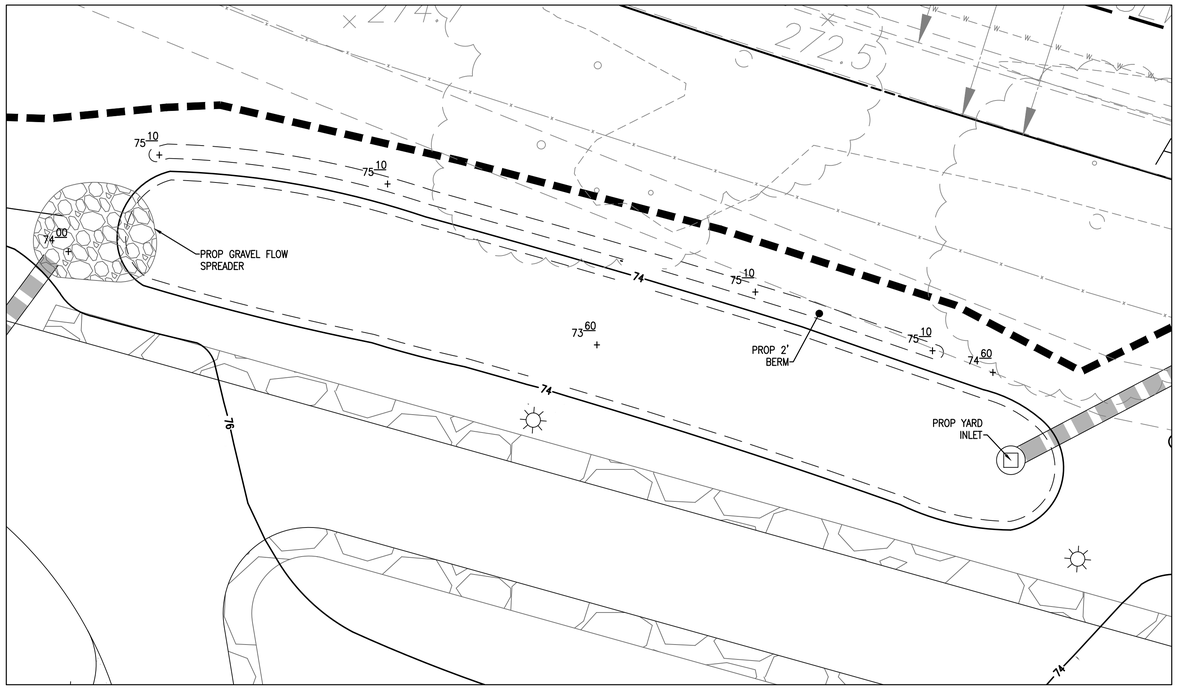
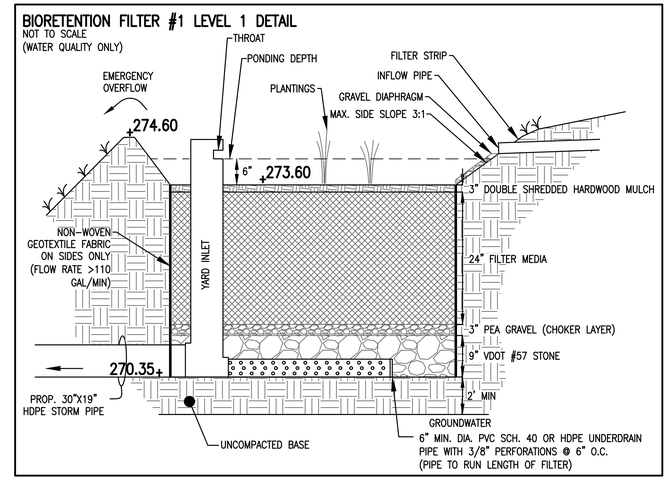


BIORETENTION FILTER #1 LEVEL 1 DESIGN

SCALE: 1"=10'

0' 10' 20'



WATER QUALITY VOLUME CALCULATIONS:

TOTAL AREA TO BMP = 172,933 SQ.FT.
IMPERVIOUS AREA TO BMP = 22,651 SQ.FT. ("R_v" = 0.95)
PERVIOUS AREA TO BMP = 30,492 SQ.FT. ("R_v" = 0.25)
FORESTED AREA TO BMP = 119,790 SQ FT. ("R_v" = 0.05)

WATER QUALITY VOLUME REQUIRED:

$T_V = (RV)(A)/12$

WHERE:

A = AREA TO FACILITY (172,933 SF)
R_V = COMPOSITE RUNOFF COEFFICIENT
$R_V = \frac{[(0.25*30492)+(0.95*22651)+(0.05*119790)]}{172933} = 0.20$

$T_V = (0.20)(172933)/12 =$ **2,927 FT³**

WATER QUALITY VOLUME PROVIDED:

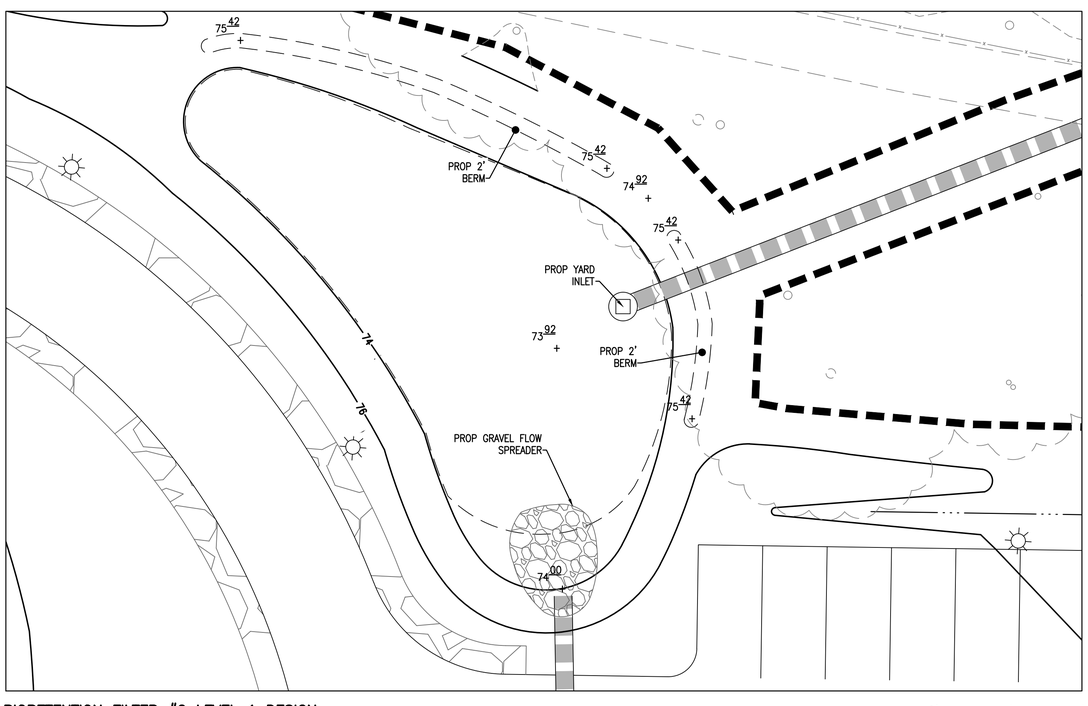
$V = SA[D_p+(D_{fm})(N_{fm})+(D_g)(N_g)]$

WHERE:

V = VOLUME
SA = SURFACE AREA (2,150 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)

$V = 2150[.5+(2.0)(0.25)+(1.0)(0.40)] =$ **3,010 FT³**

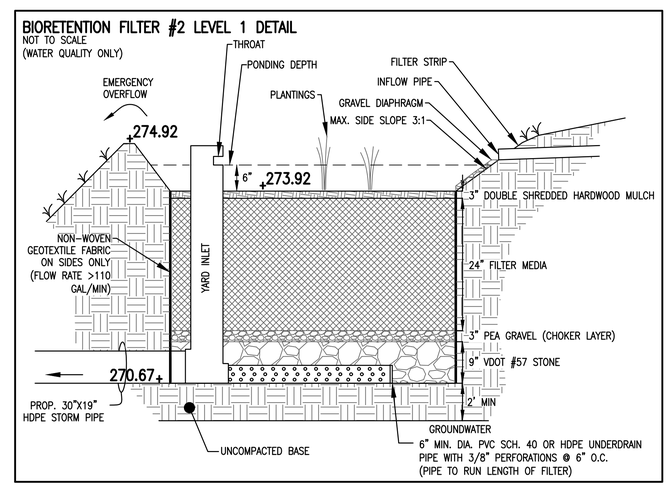
REQUIRED: **2,927 CU.FT.**
PROVIDED: **3,010 CU.FT.**



BIORETENTION FILTER #2 LEVEL 1 DESIGN

SCALE: 1"=10'

0' 10' 20'



WATER QUALITY VOLUME CALCULATIONS:

TOTAL AREA TO BMP = 119,355 SQ.FT.
IMPERVIOUS AREA TO BMP = 26,572 SQ.FT. ("R_v" = 0.95)
PERVIOUS AREA TO BMP = 39,204 SQ.FT. ("R_v" = 0.25)
FORESTED AREA TO BMP = 53,579 SQ FT. ("R_v" = 0.05)

WATER QUALITY VOLUME REQUIRED:

$T_V = (RV)(A)/12$

WHERE:

A = AREA TO FACILITY (119,355 SF)
R_V = COMPOSITE RUNOFF COEFFICIENT
$R_V = \frac{[(0.25*39204)+(0.95*26572)+(.05*53579)]}{119355} = 0.32$

$T_V = (0.32)(119355)/12 =$ **3,143 FT³**

WATER QUALITY VOLUME PROVIDED:

$V = SA[D_p+(D_{fm})(N_{fm})+(D_g)(N_g)]$

WHERE:

V = VOLUME
SA = SURFACE AREA (2,285 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)

$V = 2285[0.5+(2.0)(0.25)+(1.0)(0.40)] =$ **3,199 FT³**

REQUIRED: **3,143 CU.FT.**
PROVIDED: **3,199 CU.FT.**

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SCALE: AS SHOWN
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ONSITE BMP DESIGN AND DETAILS (1 OF 3)

SHEET 13 OF 19

FILE: 18-65

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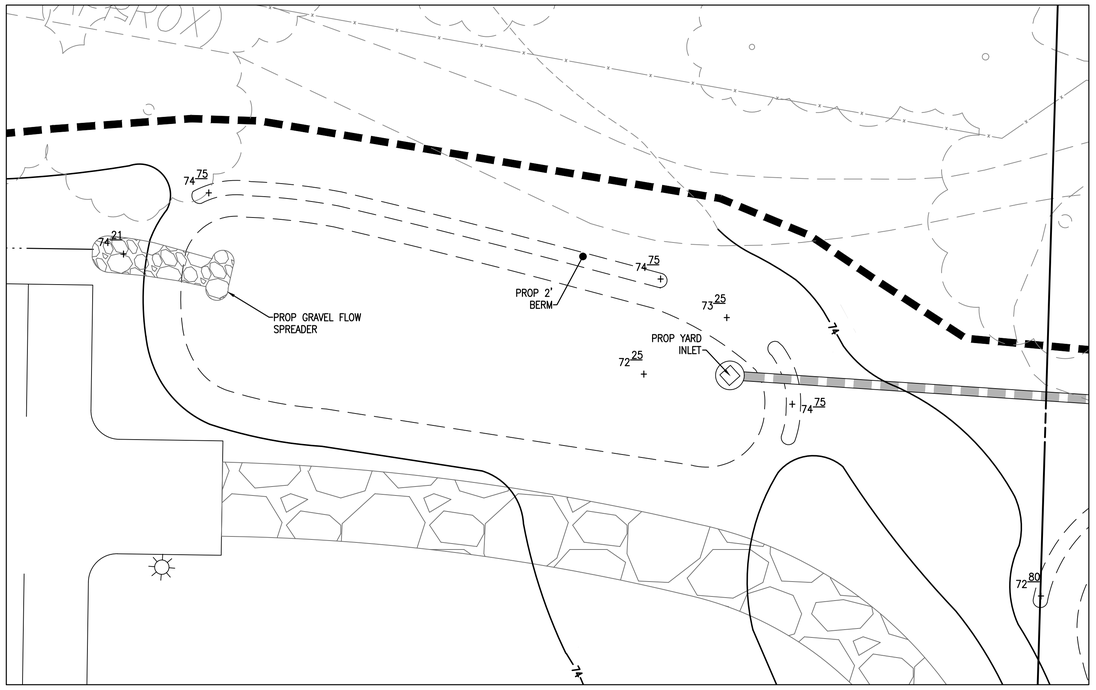


VCS 83

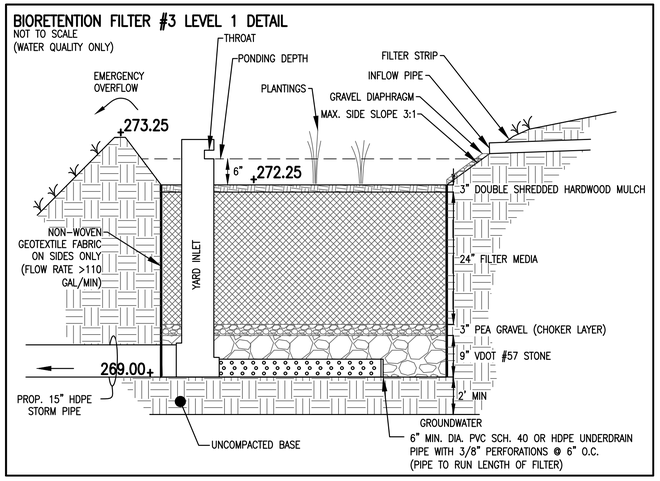
BIORETENTION FILTER #3 LEVEL 1 DESIGN

SCALE: 1"=10'

0' 10' 20'

BIORETENTION FILTER #3 LEVEL 1 DETAIL

NOT TO SCALE
(WATER QUALITY ONLY)



WATER QUALITY VOLUME CALCULATIONS:

TOTAL AREA TO BMP = 57,499 SQ.FT.
IMPERVIOUS AREA TO BMP = 19,602 SQ.FT. ("R_v" = 0.95)
PERVIOUS AREA TO BMP = 37,897 SQ.FT. ("R_v" = 0.25)

WATER QUALITY VOLUME REQUIRED:

$T_V = (RV)(A)/12$

WHERE:

A = AREA TO FACILITY (57,499 SF)
R_V = COMPOSITE RUNOFF COEFFICIENT
R_V = $\frac{[(0.25*37897)+(0.95*19602)]}{177289}$ = 0.49

T_V = (0.49)(57499)/12 = **2,341 FT³**

WATER QUALITY VOLUME PROVIDED:

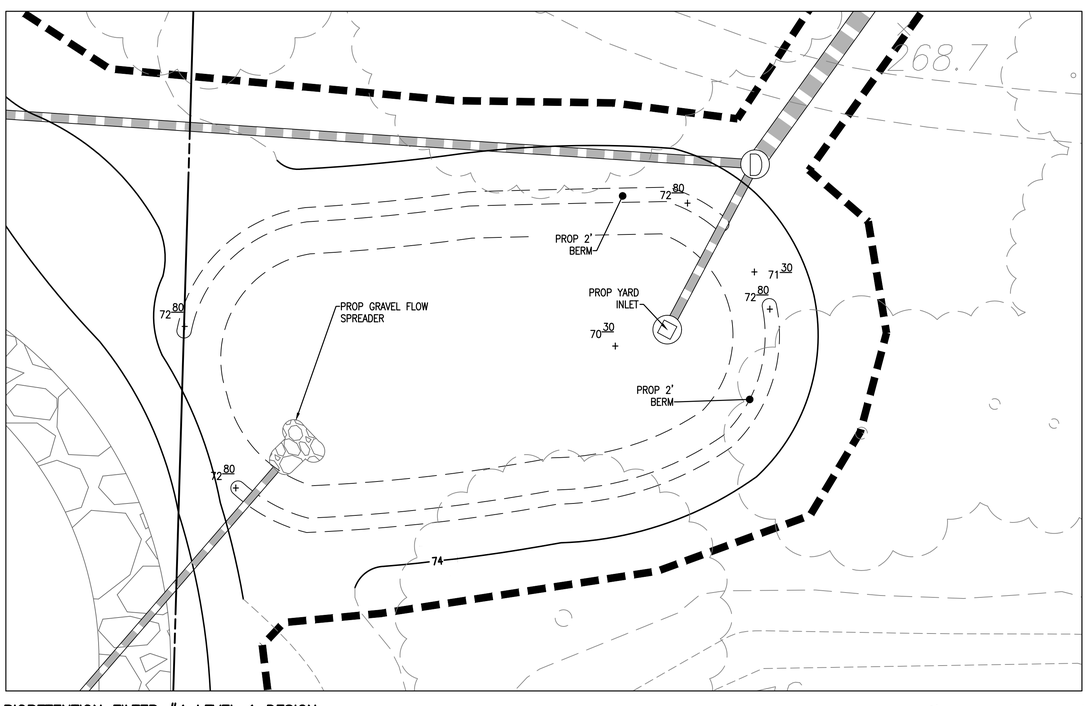
$V = SA[D_p+(D_{fm})(N_{fm})+(D_g)(N_g)]$

WHERE:

V = VOLUME
SA = SURFACE AREA (1,705 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 = 1750[0.5+(2.0)(0.25)+(1.0)(0.40)] = **2,450 FT³**

REQUIRED: **2,341 CU.FT.**
PROVIDED: **2,450 CU.FT.**



VCS 83

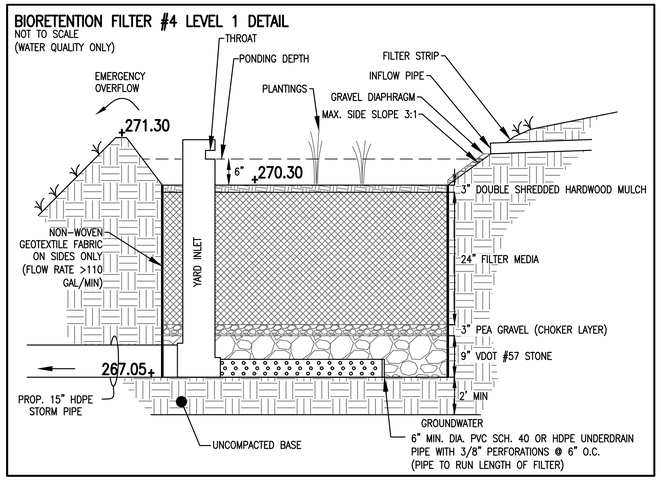
BIORETENTION FILTER #4 LEVEL 1 DESIGN

SCALE: 1"=10'

0' 10' 20'

BIORETENTION FILTER #4 LEVEL 1 DETAIL

NOT TO SCALE
(WATER QUALITY ONLY)



WATER QUALITY VOLUME CALCULATIONS:

TOTAL AREA TO BMP = 78,408 SQ.FT.
IMPERVIOUS AREA TO BMP = 18,731 SQ.FT. ("R_v" = 0.95)
PERVIOUS AREA TO BMP = 59,677 SQ.FT. ("R_v" = 0.25)

WATER QUALITY VOLUME REQUIRED:

$T_V = (RV)(A)/12$

WHERE:

A = AREA TO FACILITY (78,408 SF)
R_V = COMPOSITE RUNOFF COEFFICIENT
R_V = $\frac{[(0.25*59677)+(0.95*18731)]}{78408}$ = 0.42

T_V = (0.42)(78408)/12 = **2726 FT³**

WATER QUALITY VOLUME PROVIDED:

$V = SA[D_p+(D_{fm})(N_{fm})+(D_g)(N_g)]$

WHERE:

V = VOLUME
SA = SURFACE AREA (2,000 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 = 2000[0.5+(2.0)(0.25)+(1.0)(0.40)] = **2,800 FT³**

REQUIRED: **2,726 CU.FT.**
PROVIDED: **2,800 CU.FT.**

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ONSITE BMP DESIGN AND DETAILS (2 OF 3)

SHEET 14 OF 19

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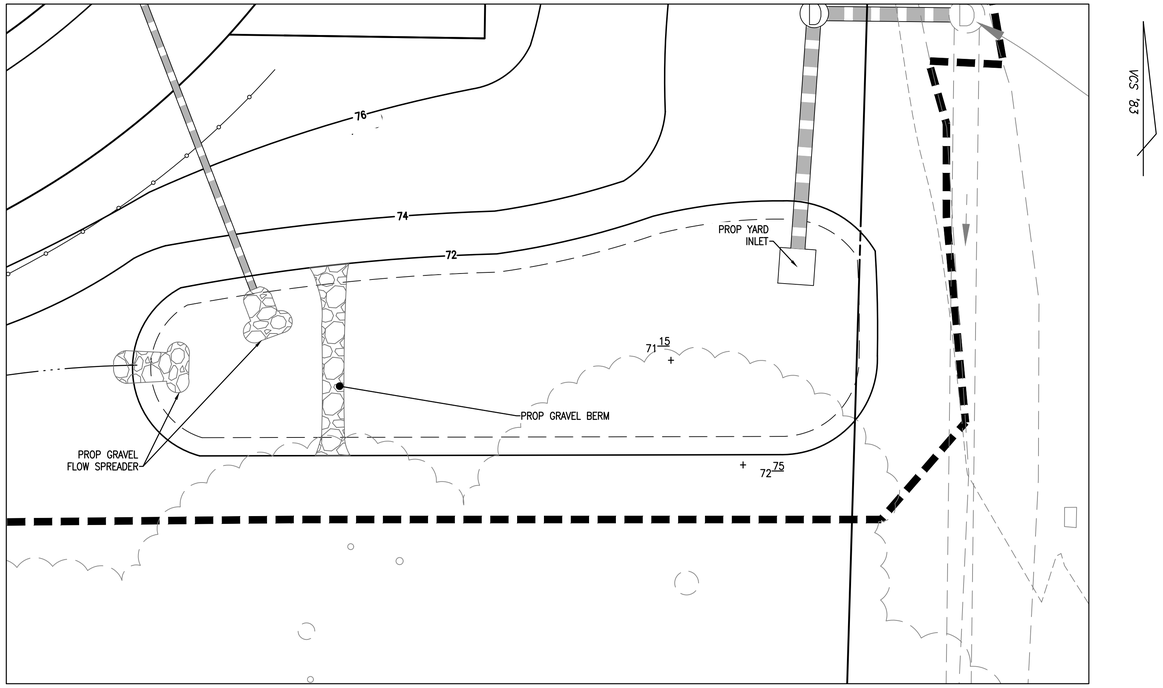


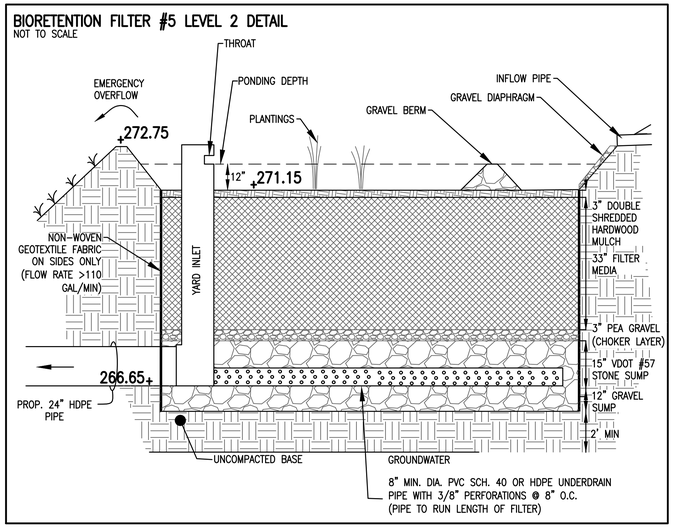
BIORETENTION FILTER #5 LEVEL 2 DESIGN

SCALE: 1"=10'

0' 10' 20'

BIORETENTION FILTER #5 LEVEL 2 DETAIL

NOT TO SCALE



WATER QUALITY VOLUME CALCULATIONS:

TOTAL AREA TO BMP = 150,282 SQ.FT.
IMPERVIOUS AREA TO BMP = 22,651 SQ.FT. ("R_V" = 0.95)
PERVIOUS AREA TO BMP = 96,268 SQ.FT. ("R_V" = 0.25)
FORESTED AREA TO BMP = 31,363 SQ FT. ("R_V" = 0.05)

WATER QUALITY VOLUME REQUIRED:

$T_V = (RV)(A)/12$

WHERE:

A = AREA TO FACILITY (142,441 SF)
R_V = COMPOSITE RUNOFF COEFFICIENT
$R_V = \frac{[(0.25*96268)+(0.95*22651)+(0.05+31363]}{150282} = 0.31$

$T_V = (0.31)(142441)/12 =$ **3,929 FT³**

WATER QUALITY VOLUME PROVIDED:

$V = SA[D_p+(D_m)(N_m)+(D_g)(N_g)]$

WHERE:

V = VOLUME
SA = SURFACE AREA (2,300 SQ. FT.)
D_p = PONDING DEPTH (12")
D_m = DEPTH OF FILTER MEDIA (33")
N_m = VOID RATIO OF FILTER MEDIA (0.25)
D_g = DEPTH OF GRAVEL BED (18")
N_g = VOID RATIO OF GRAVEL BED (0.40)

$V = 2300[1+(2.75)(0.25)+(1.5)(0.40)] =$ **5,261 FT³**

REQUIRED: **3,929 CU.FT.**
PROVIDED: **5,261 CU.FT.**

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COMMONWEALTH OF VIRGINIA
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Lic. No. 047863
FEBRUARY 1, 2019
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
EPISCOPAL HIGH SCHOOL
#1200 N QUAKER LANE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
CHECKED: ACS
SCALE: AS SHOWN
DATE: DECEMBER 2018

ONSITE BMP DESIGN AND DETAILS (3 OF 3)

SHEET 15 OF 19

FILE: 18-65

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Thu, Jan 31 2019 - 8:24:22am

Project Name:	Episcopal High School- Laird Acres
Date:	1/29/2019
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)* → 9.15

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*2.45*
Post-Development TP Load Reduction for Site (lb/yr):	*5.70*

Check:
BMP Design Specifications List: 2013 Draft 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 forest/open space				5.82	5.82
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				3.13	3.13
Impervious Cover (acres)				0.20	0.20
					9.15

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				6.50	6.50
Impervious Cover (acres)				2.65	2.65
Area Check	OK.	OK.	OK.	OK.	9.15

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)	5.82	3.37
Weighted Rv(forest)	0.05	0.05
% Forest	64%	50%
Managed Turf Cover (acres)	3.13	3.13
Weighted Rv(turf)	0.25	0.25
% Managed Turf	34%	47%
Impervious Cover (acres)	0.20	0.20
Rv(impervious)	0.95	0.95
% Impervious	2%	3%
Total Site Area (acres)	**9.15**	**6.70**
Site Rv	**0.14**	**0.17**

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.1053	0.0951	
Pre-ReDevelopment Treatment Volume (cubic feet)	4,587	4,142	
Pre-ReDevelopment TP Load (lb/yr)	**2.88**	**2.60**	*
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.31	0.39	*
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		2.75	

[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).

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)	6.50
Weighted Rv (turf)	0.25
% Managed Turf	71%
Impervious Cover (acres)	2.65
Rv(impervious)	0.95
% Impervious	29%
Final Site Area (acres)	**9.15**
Final Post Dev Site Rv	**0.45**

Land Cover Summary-Post

Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	6.50
Weighted Rv (turf)	0.25
% Managed Turf	97%
ReDev. Impervious Cover (acres)	0.20
Rv(impervious)	0.95
% Impervious	3%
Total ReDev. Site Area (acres)	**6.70**
ReDev Site Rv	**0.27**

Land Cover Summary-Post

Post-Development New Impervious	
New Impervious Cover (acres)	2.45
Rv(impervious)	0.95

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.3452	**Post-ReDevelopment Treatment Volume (acre-ft)**	0.1513	**Post-Development Treatment Volume (acre-ft)**	0.1940
Final Post-Development Treatment Volume (cubic feet)	15,037	**Post-ReDevelopment Treatment Volume (cubic feet)**	6,588	**Post-Development Treatment Volume (cubic feet)**	8,449
Final Post-Development TP Load (lb/yr)	**9.45**	* **Post-ReDevelopment TP Load (TP) (lb/yr)***	**4.14**	**Post-Development TP Load (lb/yr)**	**5.31**
Final Post-Development TP Load per acre (lb/acre/yr)	1.03	Post-ReDevelopment TP Load per acre (lb/acre/yr)	0.62		
		Max. Reduction Required (Below Pre-ReDevelopment Load)	**20%**		
		* **TP Load Reduction Required for Redeveloped Area (lb/yr)**	**1.39**	**TP Load Reduction Required for New Impervious Area (lb/yr)**	**4.30**

* *Reduction below new development load limitation not required*

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**5.70**

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	20.62
Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	67.59

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)				0.70	0.70	0.25
Impervious Cover (acres)				0.52	0.52	0.95
				Total	1.22	

Total Phosphorus Available for Removal in D.A. A (lb/yr)	1.53
Post Development Treatment Volume in D.A. A (ft^3)	2,428

6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	0.70	0.52	0	971	1,457	2,428	25	0.00	1.52	0.84	0.69	
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80			0	0	0	0	50	0.00	0.00	0.00	0.00	

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)				0.90	0.90	0.25
Impervious Cover (acres)				0.61	0.61	0.95
				Total	1.51	

Total Phosphorus Available for Removal in D.A. B (lb/yr)	1.83
Post Development Treatment Volume in D.A. B (ft^3)	2,920

6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	0.90	0.61	0	1,168	1,752	2,920	25	0.00	1.83	1.01	0.82	
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80			0	0	0	0	50	0.00	0.00	0.00	0.00	

Drainage Area C

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)				0.87	0.87	0.25
Impervious Cover (acres)				0.45	0.45	0.95
				Total	1.32	

Total Phosphorus Available for Removal in D.A. C (lb/yr)	1.47
Post Development Treatment Volume in D.A. C (ft^3)	2,341

6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	0.87	0.45	0	937	1,405	2,341	25	0.00	1.47	0.81	0.66	
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80			0	0	0	0	50	0.00	0.00	0.00	0.00	

Drainage Area D

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)				1.37	1.37	0.25
Impervious Cover (acres)				0.43	0.43	0.95
				Total	1.80	

Total Phosphorus Available for Removal in D.A. D (lb/yr)	1.71
Post Development Treatment Volume in D.A. D (ft^3)	2,726

6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	1.37	0.43	0	1,090	1,636	2,726	25	0.00	1.71	0.94	0.77	
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80			0	0	0	0	50	0.00	0.00	0.00	0.00	

Drainage Area E

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)				2.21	2.21	0.25
Impervious Cover (acres)				0.52	0.52	0.95
				Total	2.73	

Total Phosphorus Available for Removal in D.A. E (lb/yr)	2.39
Post Development Treatment Volume in D.A. E (ft^3)	3,799

6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40			0	0	0	0	25	0.00	0.00	0.00	0.00	
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80	2.21	0.52	0	3,039	760	3,799	50	0.00	2.38	2.15	0.24	

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)	0.52	0.61	0.45	0.43	0.52	OK.
IMPERVIOUS COVER TREATED (ac)	0.52	0.61	0.45	0.43	0.52	OK.
MANAGED TURF AREA (ac)	0.70	0.90	0.87	1.37	2.21	OK.
MANAGED TURF AREA TREATED (ac)	0.70	0.90	0.87	1.37	2.21	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3)	15,037

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)	971	1,168	937	1,090	3,039	7,206
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	1.53	1.83	1.47	1.71	2.39	8.93
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.84	1.01	0.81	0.94	2.15	5.74
TP LOAD REMAINING (lb/yr)	0.69	0.83	0.66	0.77	0.24	3.19
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	6.98	8.39	6.73	7.83	15.69	45.62

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	9.45
TP LOAD REDUCTION REQUIRED (lb/yr)	5.70
TP LOAD REDUCTION ACHIEVED (lb/yr)	5.74
TP LOAD REMAINING (lb/yr):	3.71
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.04 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	67.59
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	45.62
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	21.97

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

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

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PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
EPISCOPAL HIGH SCHOOL HOXTON FIELD
#1200 N QUAKER LANE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
CHECKED: ACS
SCALE: AS NOTED
DATE: DECEMBER 2018

STORMWATER CALCULATIONS

SHEET 16 OF 19
FILE: 18-65

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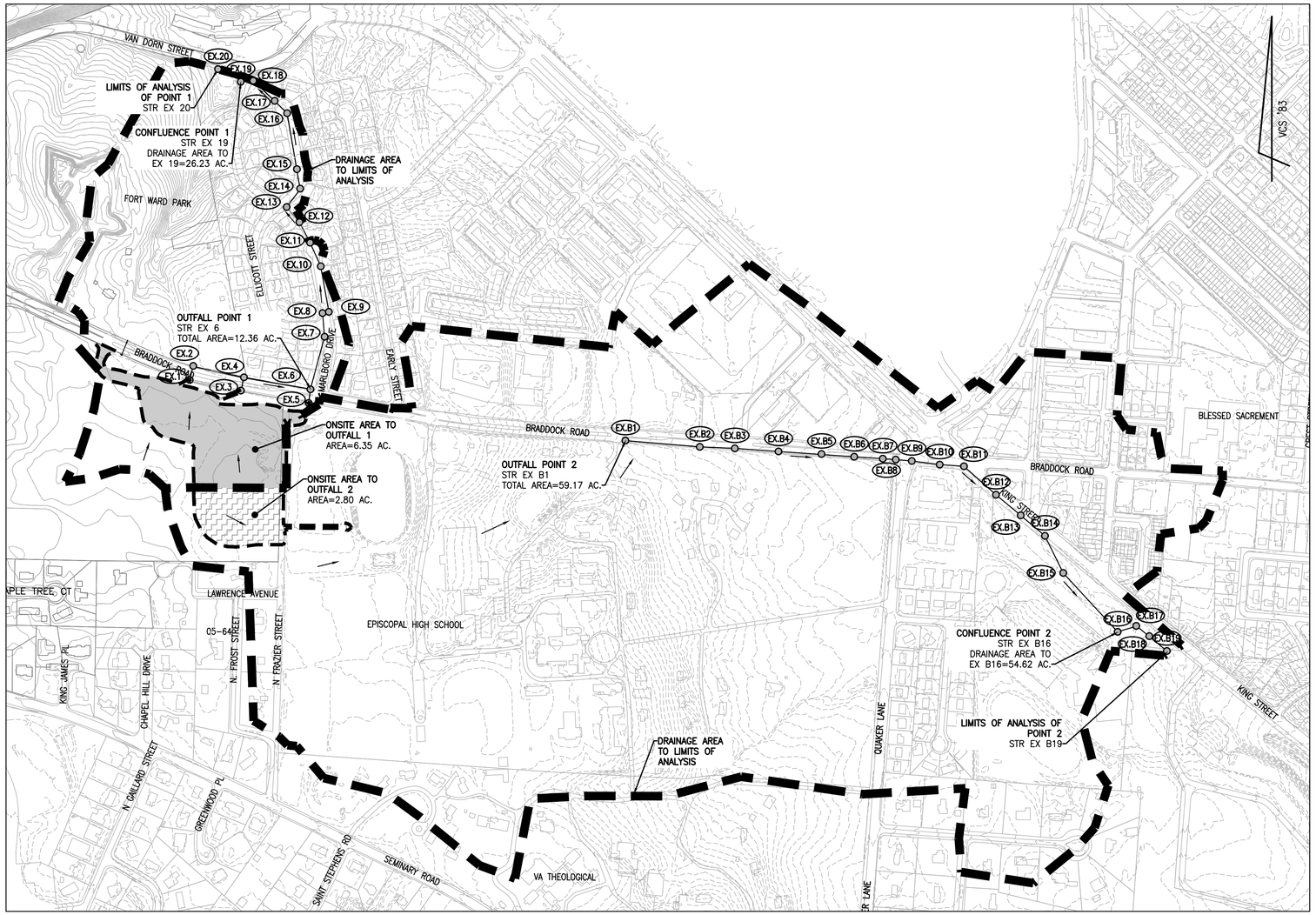

OUTFALL ANALYSIS DRAINAGE AREA MAP
SCALE: 1"=300'

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

PRE–DEVELOPMENT CONDITIONS:
THE 9.15 ACRE SITE IS LOCATED IN THE FOUR MILE RUN AND TAYLOR RUN WATERSHEDS. IN EXISTING CONDITIONS, THE SITE CONSISTS OF PRIMARILY WOODED NATURAL LAND COVER. THIS PROJECT HAS TWO OUTFALL POINTS.

OUTFALL #1: THE MAJORITY OF THE PROJECT SITE DRAINS VIA NON–CONCENTRATED SHEET FLOW (OUTFALL #1) BEFORE FLOWING OFF SITE TO THE BRADDOCK ROAD RIGHT–OF–WAY. THE STORMWATER RUNOFF IS THEN COLLECTED AND PIPED IN A GENERALLY NORTHERLY DIRECTION VIA CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM BEFORE IT ENTERS THEN EXISTING STRUCTURE EX 20 ON SOUTH SIDE OF VAN DORN STREET.

OUTFALL #2: THE REMAINDER OF THE PROJECT SITE RUNOFF FLOWS AS NON–CONCENTRATED SHEET FLOW (OUTFALL #2) BEFORE BEING COLLECTED BY AN EXISTING PRIVATE STORM PIPE SYSTEM ON THE SUBJECT PROPERTY UNTIL IT ENTERS THE CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM IN THE BRADDOCK ROAD RIGHT–OF–WAY. IT FLOWS IN A GENERALLY SOUTHEASTERLY DIRECTION UNTIL BEING DISCHARGED INTO TAYLOR RUN.

POST–DEVELOPMENT CONDITIONS:
THE REDEVELOPMENT OF THE PROJECT SITE PROPOSES RELOCATION AND EXPANSION OF THE HOXTON TRACK AND FIELD FACILITY, ADDITION OF PAVED ACCESS DRIVE AND PARKING LOT, FIVE BIORETENTION BMP FACILITIES, AND ASSOCIATED IMPROVEMENTS. OVERALL IMPERVIOUS AREA WILL INCREASE WITH THE PROPOSED CONSTRUCTION. HOWEVER, THE INCREASE IN STORMWATER RUNOFF ASSOCIATED WITH THE IMPERVIOUS AREA HAS BEEN ADEQUATELY ACCOUNTED FOR THROUGH RUNOFF REDUCTION AND DETENTION PROVIDED BY THE PROPOSED BIORETENTION FACILITIES. EXISTING DRAINAGE DIVIDES ARE MAINTAINED FROM PRE–DEVELOPMENT CONDITIONS. THE PROJECT SITE HAS TWO PROPOSED CONDITION OUTFALL POINTS.

OUTFALL #1: IN POST–DEVELOPMENT CONDITIONS, THE MAJORITY OF ONSITE STORMWATER RUNOFF IS COLLECTED WITHIN FOUR OF THE PROPOSED ONSITE BIORETENTION BMP FACILITIES. THE RUNOFF THEN OUTFALLS VIA PIPE FLOW TO THE EXISTING STORM SEWER SYSTEM LOCATED WITHIN THE BRADDOCK ROAD RIGHT–OF–WAY AND CONVERGES AT AN EXISTING MANHOLE (EX 6) LOCATED AT THE CORNER OF BRADDOCK ROAD AND MARLBORO DRIVE (OUTFALL #1). THE COMBINED STORMWATER THEN FLOWS IN A GENERALLY NORTHERLY DIRECTION VIA CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM BEFORE IT ENTERS EXISTING STRUCTURE (EX 20) ON THE SOUTH SIDE OF VAN DORN STREET. AT THIS POINT, THE FLOW COMBINES WITH AN AREA THAT IS AT LEAST 90% (26.23 AC) OF THE AREA OF OUTFALL POINT #1 WHICH IS THE LIMITS OF ANALYSIS.

OUTFALL #2: A MAJORITY OF THE REMAINING RUNOFF FROM THE PROJECT SITE IS COLLECTED IN THE 5TH PROPOSED BIORETENTION BMP FACILITY AND IS THEN PIPED THROUGH AN EXISTING PRIVATE STORM DRAIN SYSTEM. IT THEN ENTERS THE CITY OF ALEXANDRIA STORM SEWER SYSTEM IN THE BRADDOCK ROAD RIGHT–OF–WAY WHERE IT FLOWS IN A GENERALLY SOUTHEASTERLY DIRECTION UNTIL IT ENTERS THE EXISTING STRUCTURE (EX B19) ON THE T.C. WILLIAMS HIGH SCHOOL CAMPUS. AT WHICH POINT THE FLOW COMBINES WITH AN AREA THAT IS AT LEAST 90% (54.62 AC) OF THE AREA OF OUTFALL POINT #2 WHICH IS THE LIMITS OF ANALYSIS.

COMPUTATIONS SHOWN ON THIS SHEET DEMONSTRATE THAT THE EXISTING MANMADE STORMWATER CONVEYANCE SYSTEM EXPERIENCES LOCALIZED FLOODING IN EXISTING CONDITIONS. HOWEVER, THE PEAK FLOW RATE FOR THE 2 AND 10–YEAR, 24 HOUR STORMS ARE BEING REDUCED WITH THE PROPOSED DEVELOPMENT THROUGH RUNOFF REDUCTION AND DETENTION PROVIDED BY THE PROPOSED BIORETENTION FACILITIES. THE WATER QUANTITY REQUIREMENTS FOR THIS SITE IS THEREFORE IN COMPLIANCE WITH SECTIONS 13–109F(1)(a)(i) AND 13–109F(2)(b)(ii). DUE TO SITE DRAINAGE OUTFALLING TO AN EXISTING UNDERSIZED MANMADE STORM SEWER SYSTEM, NO OFFSITE IMPROVEMENTS TO THE SYSTEM ARE REQUIRED. PER THE LIMITS OF ANALYSIS PER CITY CODE SECTION 13–109F–2(d)(i) AND REDUCED POST–DEVELOPMENT RUNOFF RATE FOR THE 10–YEAR, 24–HOUR STORM, THE PROJECT POST–DEVELOPMENT RUNOFF WILL NOT EXACERBATE ANY EXISTING DOWNSTREAM CAPACITY CONDITIONS.

10-YR, 24-HR STORM SEWER COMPUTATIONS

STRUCTURE FROM	STRUCTURE TO	INC. DRAINAGE AREA (AC)	ACCUM. DRAINAGE AREA (AC)	CURVE NUMBER	RAINFALL DEPTH (IN)	T_C (MINUTES)	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)
EX.1	EX.2	4.42	4.42	78	5.20	30	10.29	**10.29**	18	1.13%	0.013	11.68	6.35	67	269.54	268.78	0.76
EX.2	EX.4	0.27	4.69	98	5.20	30	0.97	**11.28**	24	0.73%	0.013	20.20	6.18	250	268.58	266.75	1.83
EX.3	EX.4	3.30	3.30	80	5.20	30	6.97	**6.97**	18	2.34%	0.013	16.78	9.12	67	268.67	267.10	1.57
EX.4	EX.6	0.24	8.22	98	5.20	30	0.52	**18.75**	24	0.70%	0.013	19.74	6.04	326	266.65	264.37	2.28
EX.5	EX.6	3.90	3.90	82	5.20	30	9.09	**9.09**	18	1.65%	0.013	14.24	7.74	67	266.15	265.02	1.13
EX.6	EX.7	0.24	12.36	98	5.20	30	0.87	**28.71**	27	3.27%	0.013	58.40	14.11	258	264.22	255.81	8.41
EX.7	EX.8	3.17	15.53	87	5.20	30	9.65	**38.36**	36	0.63%	0.013	55.23	7.51	122	255.69	254.92	0.77
EX.8	EX.9	0.44	15.97	87	5.20	30	1.34	**39.70**	36	2.17%	0.013	102.57	13.94	33	254.82	254.11	0.71
EX.9	EX.10	0.86	16.83	87	5.20	30	2.63	**42.33**	36	0.91%	0.013	66.48	9.04	220	254.00	251.99	2.01
EX.10	EX.11	0.27	11.29	87	5.20	30	0.81	**43.14**	30	0.18%	0.013	18.40	3.60	135	251.92	251.67	0.25
EX.11	EX.12	1.85	13.140	87	5.20	30	5.59	**48.73**	30	1.95%	0.013	59.82	11.71	107	251.67	249.58	2.09
EX.12	EX.13	0.37	13.51	87	5.20	30	1.11	**49.84**	30	2.00%	0.013	60.54	11.85	109	249.45	247.27	2.18
EX.13	EX.14	0.00	13.51	-	5.20	30	0.00	**49.84**	30	3.62%	0.013	81.49	15.95	98	247.18	243.63	3.55
EX.14	EX.15	0.00	13.51	-	5.20	30	0.00	**49.84**	30	3.82%	0.013	83.64	16.37	91	243.54	240.08	3.46
EX.15	EX.16	0.73	14.24	87	5.20	30	2.23	**52.07**	30	3.47%	0.013	79.70	15.60	294	239.97	229.77	10.20
EX.16	EX.17	0.00	14.24	-	5.20	30	0.00	**52.07**	30	5.45%	0.013	99.89	19.55	60	229.67	226.41	3.26
EX.17	EX.18	1.05	15.29	87	5.20	30	3.20	**55.27**	36	0.13%	0.013	25.38	3.45	105	226.29	226.15	0.14
EX.18	EX.19	0.00	15.29	-	5.20	30	0.00	**55.27**	36	13.44%	0.013	255.18	34.69	61	226.06	217.82	8.24
EX.19	EX.20	26.23	41.52	-	5.20	30	70.09	**125.36**	-	-	-	-	-	-	-	-	-
EX.B1	EX.B2	59.17	59.17	85	5.20	5	246.23	**246.23**	36	2.85%	0.013	117.59	15.98	374	223.78	213.11	10.67
EX.B2	EX.B3	3.30	62.47	85	5.20	5	13.73	**259.96**	36	2.31%	0.013	105.71	14.37	148.29	204.61	201.19	3.42
EX.B3	EX.B4	0.00	62.47	85	5.20	5	0.00	**259.96**	36	1.37%	0.013	81.52	11.08	148.74	201.15	199.11	2.04
EX.B4	EX.B5	11.19	73.65	85	5.20	5	46.57	**306.53**	36	2.02%	0.013	98.84	13.43	300.05	199.05	193.00	6.05
EX.B5	EX.B6	2.60	76.25	85	5.20	5	10.82	**317.35**	36	1.44%	0.013	83.43	11.34	126.00	192.95	191.14	1.81
EX.B6	EX.B7	0.00	76.25	85	5.20	5	0.00	**317.35**	42	2.19%	0.013	155.42	15.52	128.70	191.12	188.30	2.82
EX.B7	EX.B8	1.08	77.33	85	5.20	5	4.49	**321.84**	42	0.82%	0.013	95.28	9.52	68.00	187.95	187.39	0.55
EX.B8	EX.B9	34.10	111.43	85	5.20	5	141.91	**463.75**	42	0.55%	0.013	78.19	7.81	77.53	187.25	186.82	0.43
EX.B9	EX.B10	4.25	115.68	85	5.20	5	17.69	**481.44**	42	1.63%	0.013	134.21	13.40	135.87	186.82	184.60	2.22
EX.B10	EX.B11	1.39	117.07	89	5.20	5	5.74	**487.18**	42	0.31%	0.013	58.21	5.81	117.14	184.60	184.24	0.36
EX.B11	EX.B12	15.18	132.25	89	5.20	5	68.58	**555.76**	42	1.12%	0.013	111.26	11.11	206.60	184.24	181.92	2.32
EX.B12	EX.B13	3.57	135.82	89	5.20	5	16.13	**571.89**	48	2.19%	0.013	221.71	16.95	154.98	181.92	178.53	3.39
EX.B13	EX.B14	9.85	145.67	89	5.20	5	44.50	**616.39**	60	0.86%	0.013	251.79	12.32	153.81	178.53	177.21	1.32
EX.B14	EX.B15	1.76	147.43	89	5.20	5	7.95	**624.34**	72	1.48%	0.013	537.51	18.27	198.10	177.21	174.28	2.93
EX.B15	EX.B16	7.67	155.10	89	5.20	5	34.65	**658.99**	66	1.68%	0.013	454.22	18.37	388.71	174.28	167.75	6.53
EX.B16	EX.B17	54.62	209.72	89	5.20	5	246.77	**905.76**	72	1.53%	0.013	546.69	18.58	121.57	167.75	165.89	1.86
EX.B17	EX.B18	0.00	209.72	89	5.20	5	0.00	**905.76**	72	3.67%	0.013	846.80	28.78	79.00	165.89	162.99	2.90
EX.B18	EX.B19	0.00	209.72	89	5.20	5	0.00	**905.76**	72	1.74%	0.013	582.86	19.81	115.00	162.99	160.99	2.00

LEGEND:
- STORM STRUCTURE
- DRAINAGE AREA TO LIMITS OF ANALYSIS
- LIMITS OF DISTURBANCE
- ONSITE AREA TO OUTFALL 1
- ONSITE AREA TO OUTFALL 2

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APPROVED
SPECIAL USE PERMIT NO. 2018–0019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED
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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
FEBRUARY 1, 2019
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
EPISCOPAL HIGH SCHOOL HOXTON FIELD
#1200 N QUAKER LANE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
CHECKED: ACS
SCALE: 1"=300'
DATE: DECEMBER 2018

ADEQUATE OUTFALL ANALYSIS

SHEET 17 OF 19
FILE: 18–65

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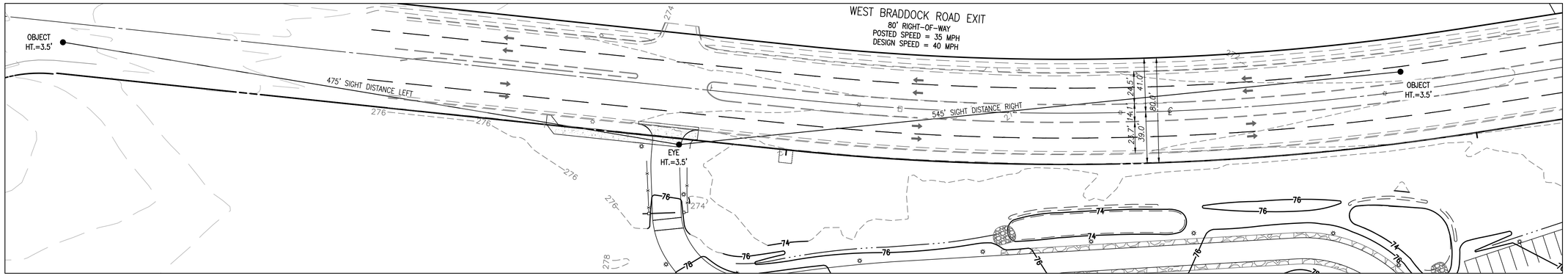
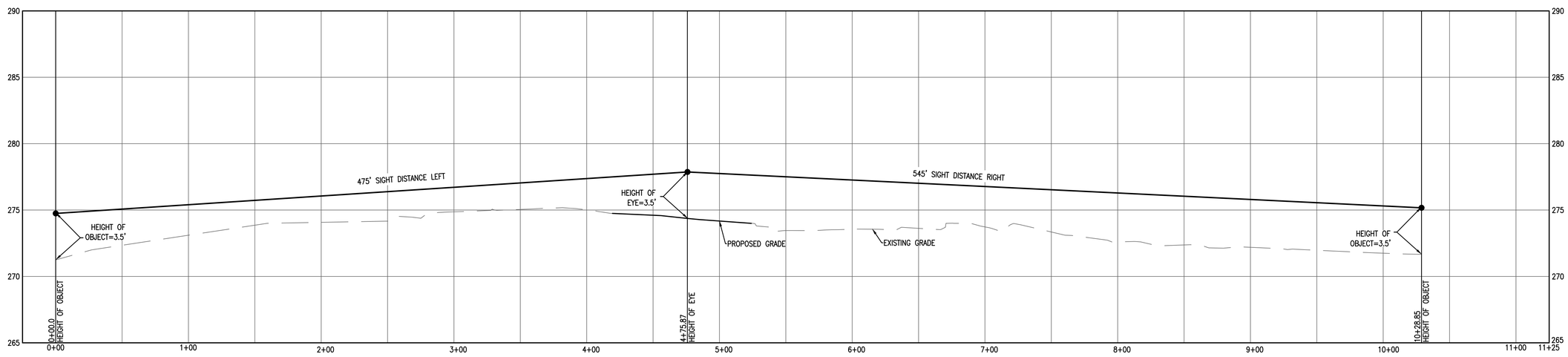


SIGHT DISTANCE PLAN
SCALE: 1" = 40'



SIGHT DISTANCE PROFILE
SCALE: HORIZ.: 1" = 40'
VERT.: 1" = 4'

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DATE	REVISION

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CHECKED: ACS
SCALE: AS NOTED
DATE: DECEMBER 2018

SIGHT DISTANCE PLAN AND PROFILE

SHEET 18 OF 19

FILE: 18-65

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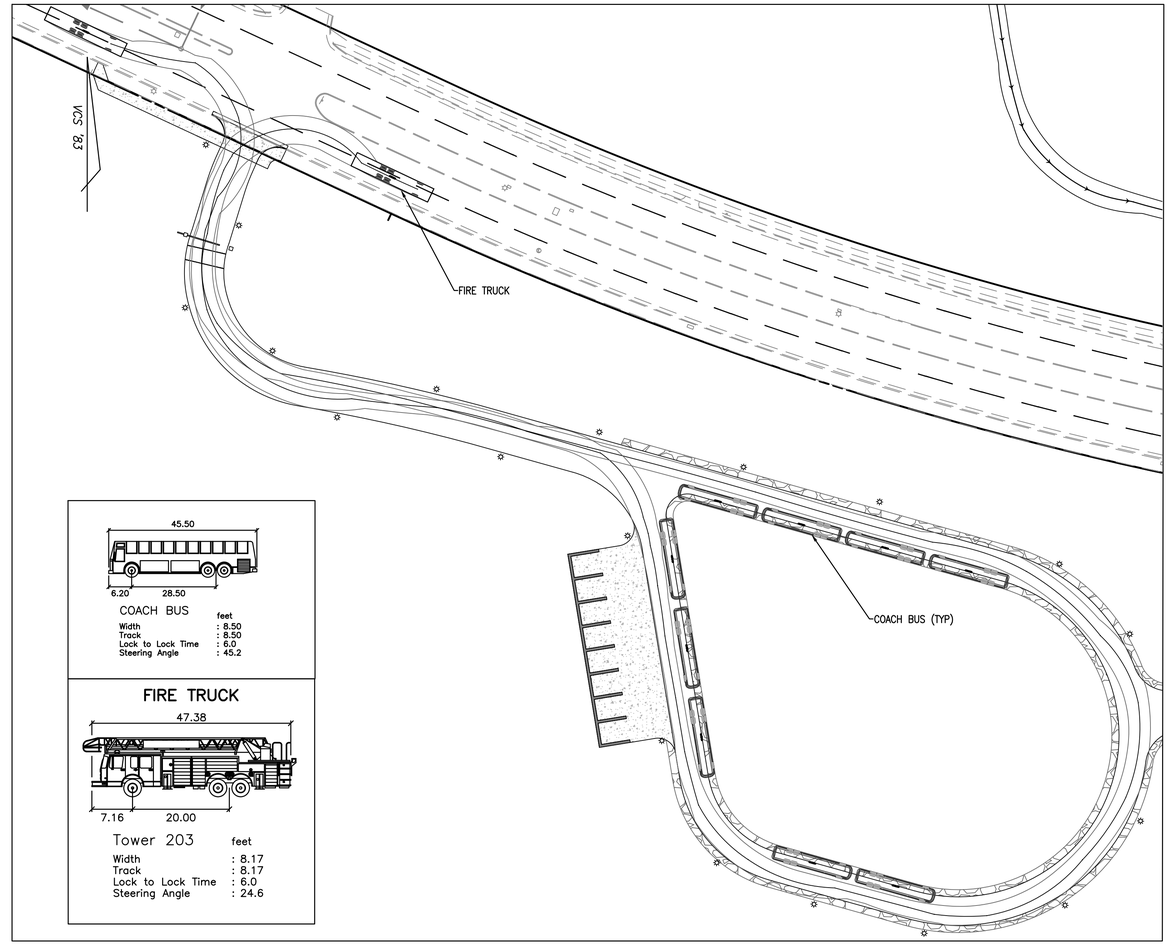
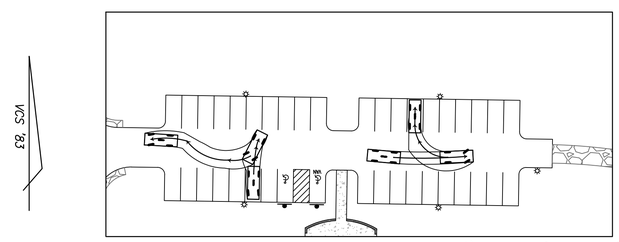


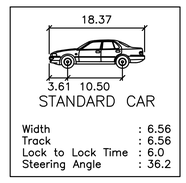
FIRE TRUCK TURNING MOVEMENTS PLAN VIEW
SCALE: 1" = 40'

0' 40' 80'



STANDARD CAR TURNING MOVEMENTS PLAN VIEW
SCALE: 1" = 40'

0' 40' 80'



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DATE	REVISION

DESIGN: ACS
CHECKED: ACS
SCALE: 1"=40'
DATE: DECEMBER 2018

TURNING MOVEMENTS

SHEET 19 OF 19
FILE: 18-65

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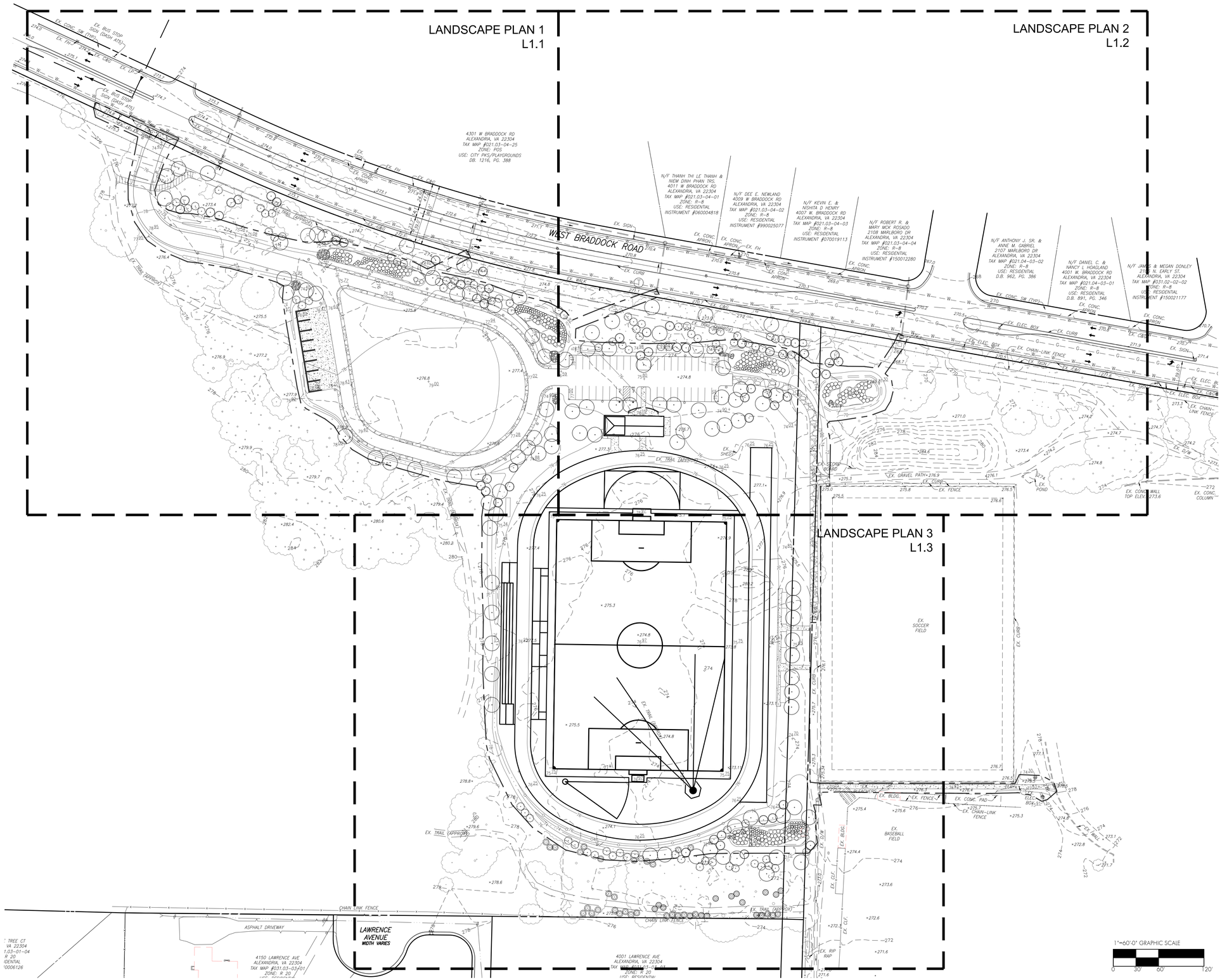

MICHAEL VERGASON
LANDSCAPE ARCHITECTS
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703.836.5317
www.vergason.net

Episcopal
High School
Hoxton Field

COMMONWEALTH OF VIRGINIA
MATTHEW WALKER JOHNSTON
Lic. No. 0406001516
LANDSCAPE ARCHITECT

REVISIONS		
No.	Issue/Addendum/Revision	Date
1	Preliminary Verification	2/1/2019

DRAWING TITLE

OVERALL PLAN

DATE

2018.12.21

SCALE

AS NOTED

DRAWING NUMBER

L1.0

MVLA PROJECT NO. 7225

APPROVED
SPECIAL USE PERMIT NO. 2018-0019

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

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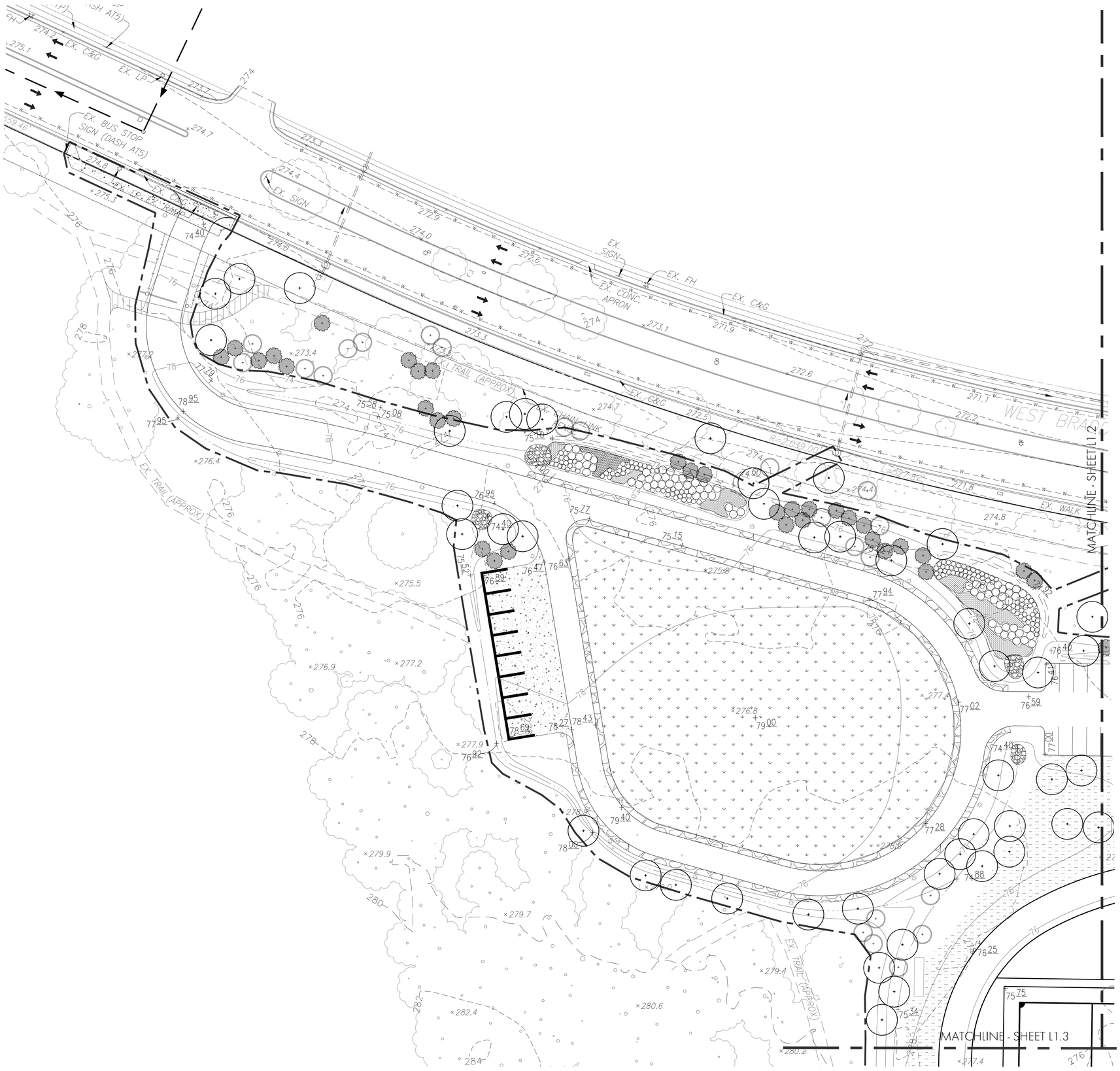

1"=30'-0" GRAPHIC SCALE

0 15' 30' 60' 90'

PLANT LEGEND

PROPOSED TREE - SHADE

2 to 2.5" cal.

PROPOSED TREE - EVERGREEN

8' height

6' height

PROPOSED TREE - UNDERSTORY

8' height

6' height

SHRUBS

PERENNIAL/ GROUNDCOVER

SEEDED TURFGRASS

SEEDED MEADOW

APPROVED

SPECIAL USE PERMIT NO. 2018-0019

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

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DRAWING TITLE

LANDSCAPE PLAN 1

DATE

2018.12.21

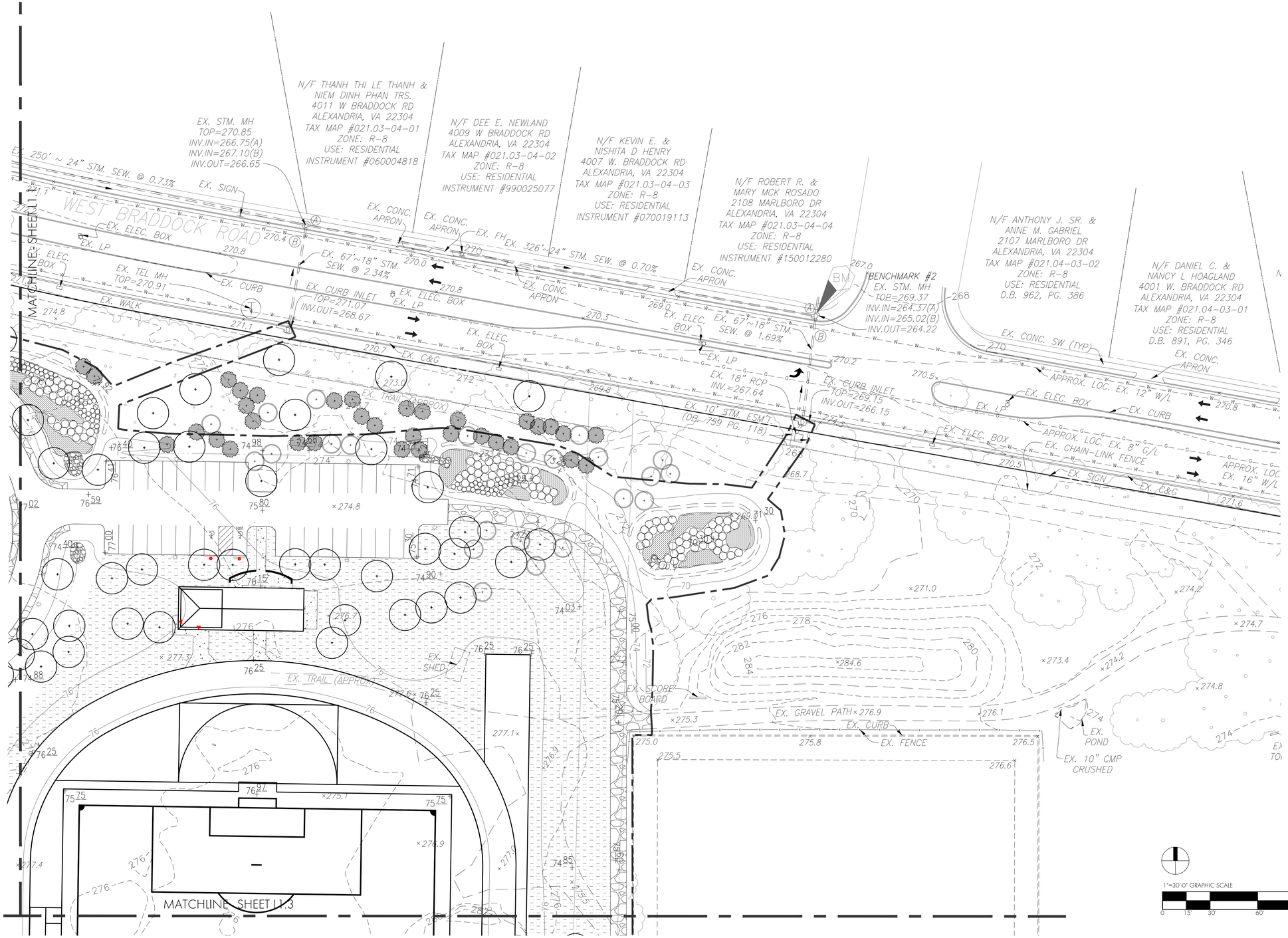
SCALE

AS NOTED

DRAWING NUMBER

L1.1

MVLA PROJECT NO. 7225



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PLANT LEGEND

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2 to 2.5" cal.

PROPOSED TREE - EVERGREEN
8' height
6' height

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8' height
6' height

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COMMONWEALTH OF VIRGINIA
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1.	Preliminary Verification	2/1/2019

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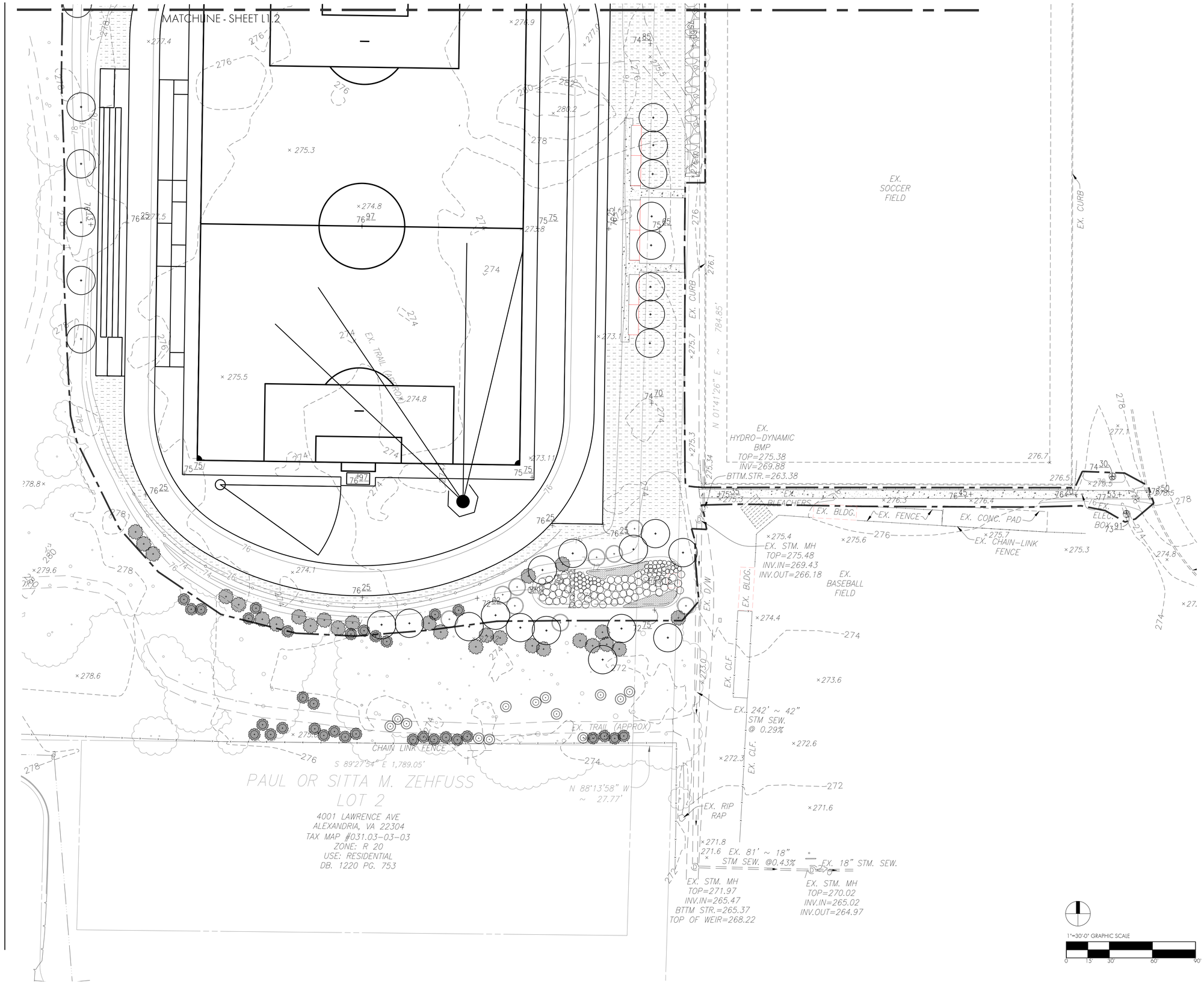
DRAWING TITLE
LANDSCAPE PLAN 1

DATE
2018.12.21

SCALE
AS NOTED

DRAWING NUMBER
L1.2

MVLA PROJECT NO. 7225



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Episcopal High School Hoxton Field

PLANT LEGEND

PROPOSED TREE - SHADE
2 to 2.5" cal.

PROPOSED TREE - EVERGREEN
8' height
6' height

PROPOSED TREE - UNDERSTORY
8' height
6' height

SHRUBS

PERENNIAL/ GROUNDCOVER

SEEDED TURFGRASS

SEEDED MEADOW

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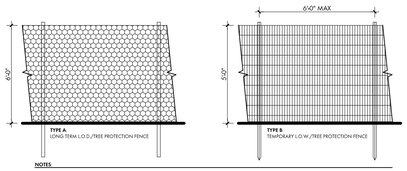
DRAWING TITLE
LANDSCAPE PLAN 3

DATE
2018.12.21

SCALE
AS NOTED

DRAWING NUMBER
L1.3

MVLA PROJECT NO. 7225



NOTES:

1. WIRE FENCE SHALL BE FASTENED TO POSTS WITH METAL WIRE TIES OR PLASTIC ZIP TIES.

2. L.O.W./TREE PROTECTION FENCE SHALL BE INSTALLED AT THE LIMITS OF CLEARING AND GRADING AS APPROVED BY THE LANDSCAPE ARCHITECT AND THE PROJECT ENGINEER. FENCE SHALL BE A MINIMUM OF SIX (6) FOOT HIGH CHAIN LINK FENCE ATTACHED TO STEEL POSTS. WHERE FENCING IS INSTALLED WITHIN THE ROOT ZONES OF EXISTING TREES, POSTS SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF TWO (2) FEET AND SHALL NOT BE SET IN CONCRETE. OTHERWISE FENCING SHALL MEET ALL REQUIREMENTS OF VESCH SAFETY FENCE STD. & SPEC 3-01.

3. SILT FENCING, WHEN SPECIFIED FOR THE SAME LOCATION, MAY BE ATTACHED DIRECTLY TO TREE PROTECTION FENCING.

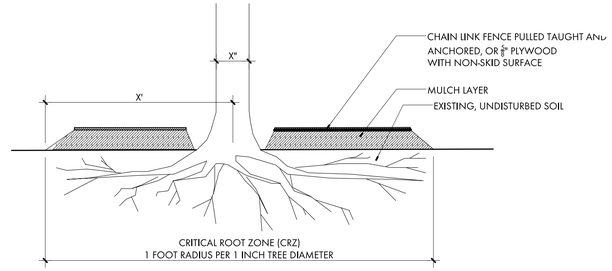
4. ALL L.O.D./TREE PROTECTION FENCING MUST BEAR HEAVY-DUTY, WEATHERPROOF SIGNS INDICATING THAT FENCE LINE MARKS EDGE OF TREE PROTECTION AREA. SIGNS ARE TO BE IN BOTH SPANISH AND ENGLISH AND SPACED TO ON THE INSIDE OF THE L.O.D. NO LESS THAN EVERY 30' ON CENTER.

5. TEMPORARY L.O.W./TREE PROTECTION FENCING MAY BE USED AT THE CONTRACTOR'S OPTION WHERE SITE WORK IS MINOR IN NATURE AND SCHEDULED TO BE COMPLETED IN LESS THAN 4 WEEKS TIME. TEMPORARY L.O.W./TREE PROTECTION FENCE SHALL BE A MINIMUM OF FIVE (5) FOOT HIGH FOURTEEN (14) GAGE WELDED WIRE MESH ATTACHED TO STEEL POSTS DRIVEN AT LEAST EIGHTEEN (18) INCHES DEEP AND SPACED NO MORE THAN SIX (6) FEET APART. POSTS TO EXTEND ABOVE GROUND AT LEAST THE HEIGHT OF THE FENCE.

1 TREE PROT FENCING ELEVATION

NOTE: WHERE EXISTING PAVEMENT IS TO BE REMOVED, LEAVE PAVEMENT IN PLACE AS LONG AS POSSIBLE. REVIEW REMOVAL TECHNIQUE W/ PROJECT ARBORIST. ONCE PAVEMENT HAS BEEN REMOVED, VEHICULAR TRAFFIC OVER ROOTS IS **STRICTLY PROHIBITED**.

2 TREE PROTECTION FENCING



- SPREAD MULCH BY HAND TO A UNIFORM THICKNESS OF 10 to 15 INCHES
- MULCH SHALL COVER AS MUCH OF THE CRITICAL ROOT ZONE AS POSSIBLE
- MULCH SHALL CONSIST OF A WOODY MATERIAL THAT HAS BEEN CHIPPED OR SHREDDED OR OTHER MATERIAL APPROVED BY L.A. (PROVIDE SAMPLES)
- MULCH SHALL BE HELD AWAY FROM THE TREE BASE 6" MIN.

3 TEMPORARY PROTECTION MATTING

CROWN COVERAGE CALCULATION				
LANDSCAPE COVERAGE REQUIRED		25%		
ENTIRE TAX PARCEL		5,663,000	SQ FT	
REQUIRED CROWN COVERAGE		**1,415,750**	**SQ FT**	
EXISTING CROWN COVER		2,497,254	SQ FT	
REMOVED CROWN COVER		304,520	SQ FT	
PROPOSED CROWN COVER:				
MEDIUM SHADE TREE (@750 each)	97	72,750	SQ FT	
SMALL ORNAMENTAL / EVERGREEN TREE (@250 each)	192	48,000	SQ FT	
SHRUBS (@2 each)	429	858	SQ FT	
SUBTOTAL PROPOSED CROWN COVER		**121,608**	**SQ FT**	
TOTAL PROVIDED CROWN COVERAGE		**2,314,342**	**SQ FT**	41%

Standards and Requirements

1. All protection and preservation measures for existing vegetation, including maintenance shall be approved by the City Arborist in-field prior to commencement of any site disturbing activity.

2. Specification for all plantings shall be in accordance with the current and most up to date edition of ANSI-Z60.1, The American Standard for Nursery Stock as produced by the American Association of Nurserymen; Washington, DC.

3. The applicant has made suitable arrangements for pre-selection tagging, pre-contract growing, or is undertaking specialized planting stock development with a nursery or grower that is conveniently located to the project site, other procedures that will ensure availability of specified materials. In the event that shortages and/or inability to obtain specified plantings occurs, remedial efforts including species changes, additional plantings and modification to the landscape plan shall be undertaken by the applicant. All remedial efforts shall, with prior approval by the city, be performed to the satisfaction of the Directors of Planning & Zoning, Recreation, Parks & Cultural Activities and Transportation & Environmental Services.

4. 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.

5. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the City's Arborist and Landscape Architects to review the scope of installation procedures and processes.

6. Maintenance for this project shall be performed in perpetuity, in compliance with City of Alexandria Landscape Guidelines and/or as conditioned by project approval.

7. A certification letter for tree wells, tree trenches and plantings above structure shall be provided by the project's Landscape Architect. The letter shall certify that all below grade construction is in compliance with approved drawings and specifications. The letter shall be submitted to the City Arborist and approved prior to approval of the last and final Certificate of Occupancy for the project. The letter shall be submitted by the owner/applicant/successor and sealed and dated as approved by the project's Landscape Architect.

8. As-built drawings for this landscape and/or irrigation/water management system will be provided in compliance with City of Alexandria Landscape Guidelines. 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.

PROPOSED PLANT PALETTE

SHADE TREES	
Acer rubrum	*Red Maple*
Gymnocladus dioicus	*Kentucky Coffee Tree*
Nyssa sylvatica	*Black Gum*
Quercus bicolor	*Swamp White Oak*
Quercus falcata	*Southern Red Oak*
Quercus palustris	*Pin Oak*
Quercus shumardii	*Shumard Oak*
Platanus x acerifolia 'Bloodgood'	*Bloodgood London Plane*
EVERGREEN TREES	
Ilex opaca	*American Holly*
Magnolia virginiana 'Henry Hicks'	*Henry Hicks Sweet Bay Magnolia*
Juniperus virginiana	*Eastern Redcedar*
Pinus taeda	*Loblolly Pine*
Thuja x. 'Green Giant'	*Arborvitae*
UNDERSTORY TREES	
Amelanchier canadensis	*Serviceberry*
Hamamelis virginiana	*Fall-Blooming Witchhazel*
Cercis canadensis 'Alba'	*White Red Bud*
Chionanthus virginicus	*Fringe Tree*
Alnus serrulata	*Smooth Alder*
SHRUBS	
Cephalanthus occidentalis	*Buttonbush*
Clethra alnifolia 'Hummingbird'	*Hummingbird Summersweet*
Ilex glabra 'Shamrock'	*Compact Inkberry Holly*
Ilex verticillata 'Southern Gentleman'	*Winterberry Holly*
Ilex verticillata 'Winter Red'	*Winterberry Holly*
Itea virginica 'Henry's Garnet'	*Henry's Garnet Virginia Sweetspire*
Viburnum prunifolium	*Blackhaw Viburnum*
GROUNDCOVER and PERENNIALS	
Panicum virgatum	*Switchgrass*
Iris Versicolor	*Blue Flag*
Asclepicas incarnata	*Swamp Milkweed*
Carex pennsylvanica	*Pennsylvania Sedge*
Carex amphibola	*Creek Sedge*

MICHAEL VERGASON
LANDSCAPE ARCHITECTS
1102 King St. 2nd Floor
Alexandria, VA 22314
703.836.5517
www.vergason.net

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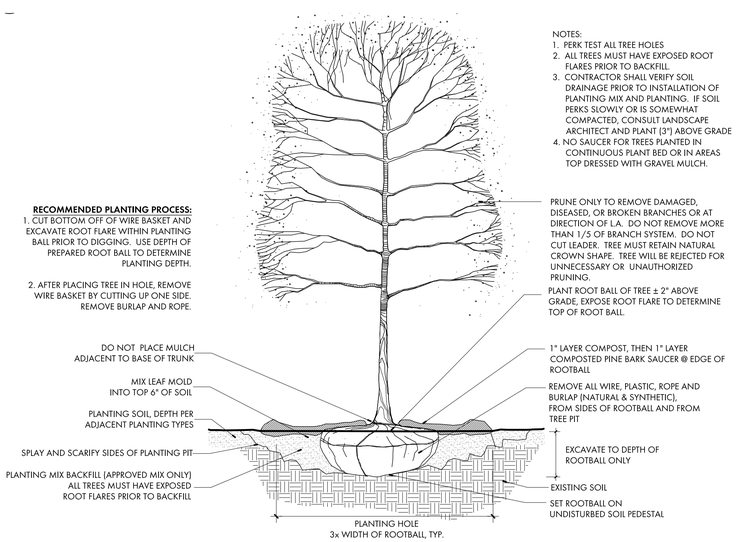
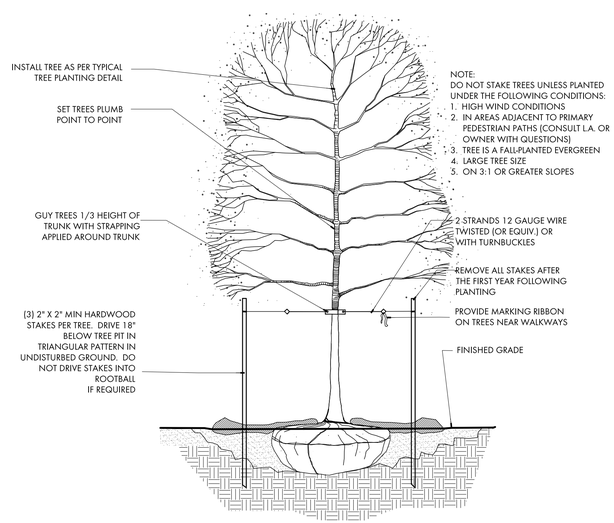
Hoxton Field

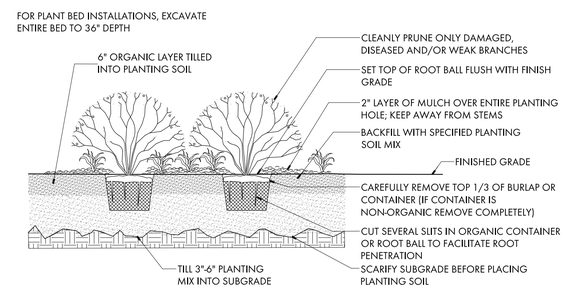


NOTES:
1. PERK TEST ALL TREE HOLES
2. ALL TREES MUST HAVE EXPOSED ROOT FLARES PRIOR TO BACKFILL.
3. CONTRACTOR SHALL VERIFY SOIL DRAINAGE PRIOR TO INSTALLATION OF PLANTING MIX AND PLANTING. IF SOIL PERKS SLOWLY OR IS SOMEWHAT COMPACTED, CONSULT LANDSCAPE ARCHITECT AND PLANT (3") ABOVE GRADE
4. NO SAUCER FOR TREES PLANTED IN CONTINUOUS PLANT BED OR IN AREAS TOP DRESSED WITH GRAVEL MULCH.

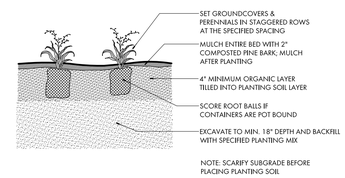
5 TYP. TREE PLANTING



6 TREE STAKING DETAIL



4 SHRUB PLANTING DETAIL



7 GROUNDCOVER PLANTING DETAIL

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MATTHEW WALKER JOHNSTON
Lic. No. 0406001516
LANDSCAPE ARCHITECT

REVISIONS		
No.	Issue/Addendum/Revision	Date
1	Preliminary Verification	2/1/2019

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SITE PLAN NO.
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED
INSTRUMENT NO. — DEED BOOK NO. — DATE

DRAWING TITLE
PLANT SCHEDULE AND DETAILS

DATE
2018.12.21

SCALE
AS NOTED

DRAWING NUMBER
L5.0

MVLA PROJECT NO. 7225

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SPECIAL USE PERMIT NO. 2018-0019

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	Preliminary Plan	12/21/18

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BGA # 17026

ILLUSTRATIVE CAMPUS PLAN EXISTING

DRW. BY CTB
CHK. BY RSS
QAR. BY RSS
SCALE 1" = 160'-0"

A1

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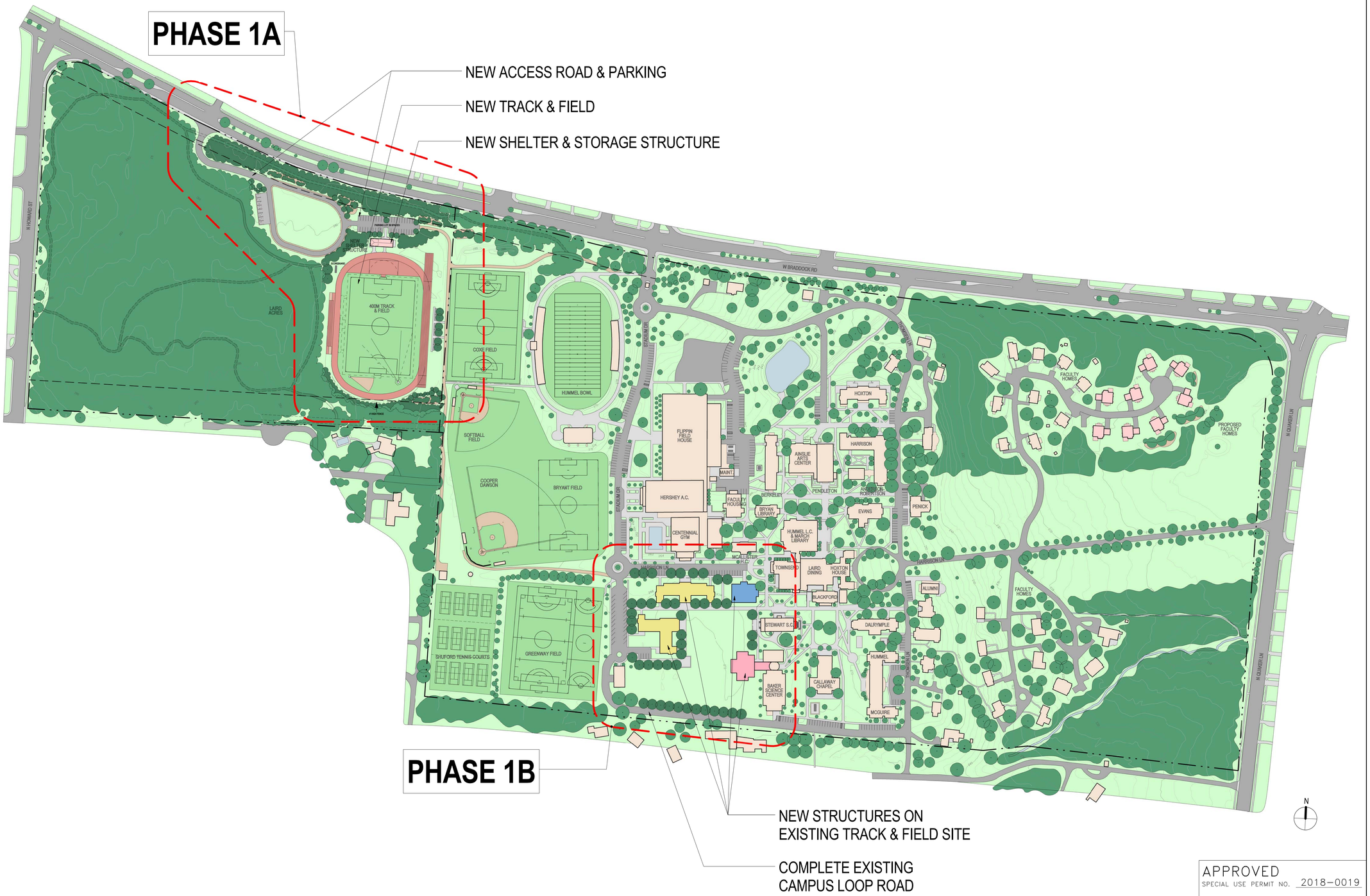

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ILLUSTRATIVE CAMPUS MASTER PLAN

DRW. BY	CTB
CHK. BY	RSS
QAR. BY	RSS
SCALE	1" = 160'-0"

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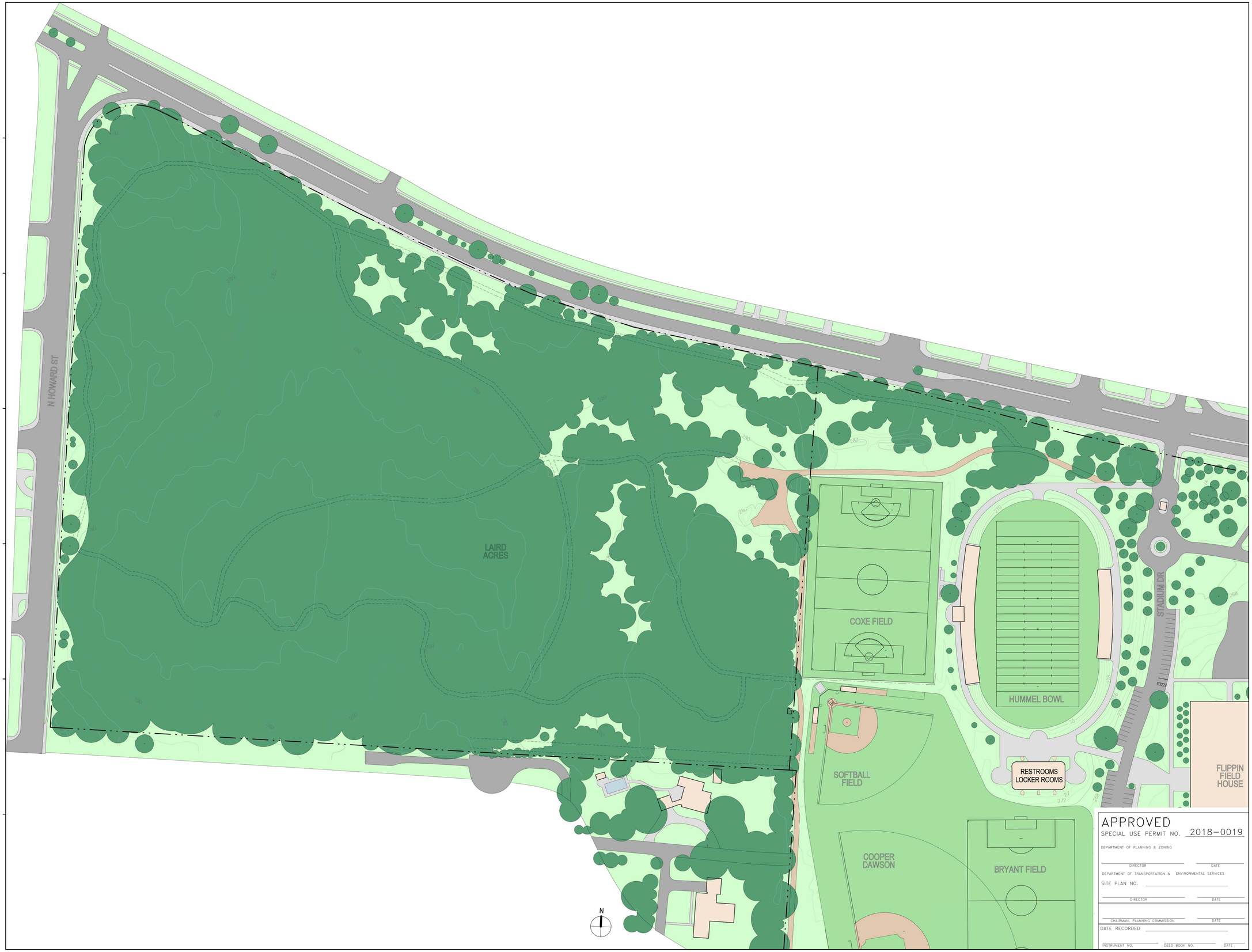

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ILLUSTRATIVE PLAN EXISTING

DRW. BY CTB
CHK. BY RSS
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SCALE 1" = 80'-0"

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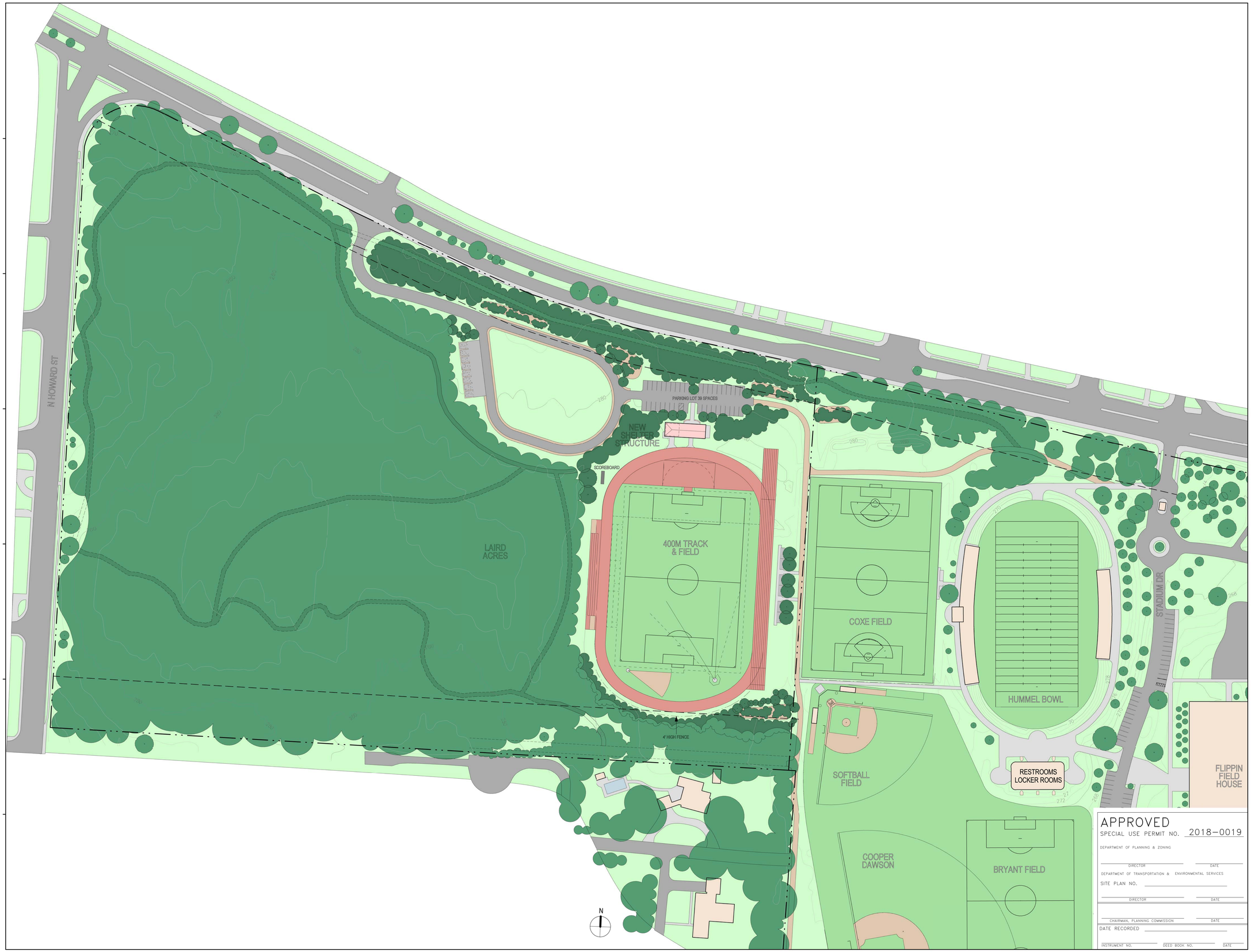

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ILLUSTRATIVE PLAN PROPOSED

DRW. BY	CTB
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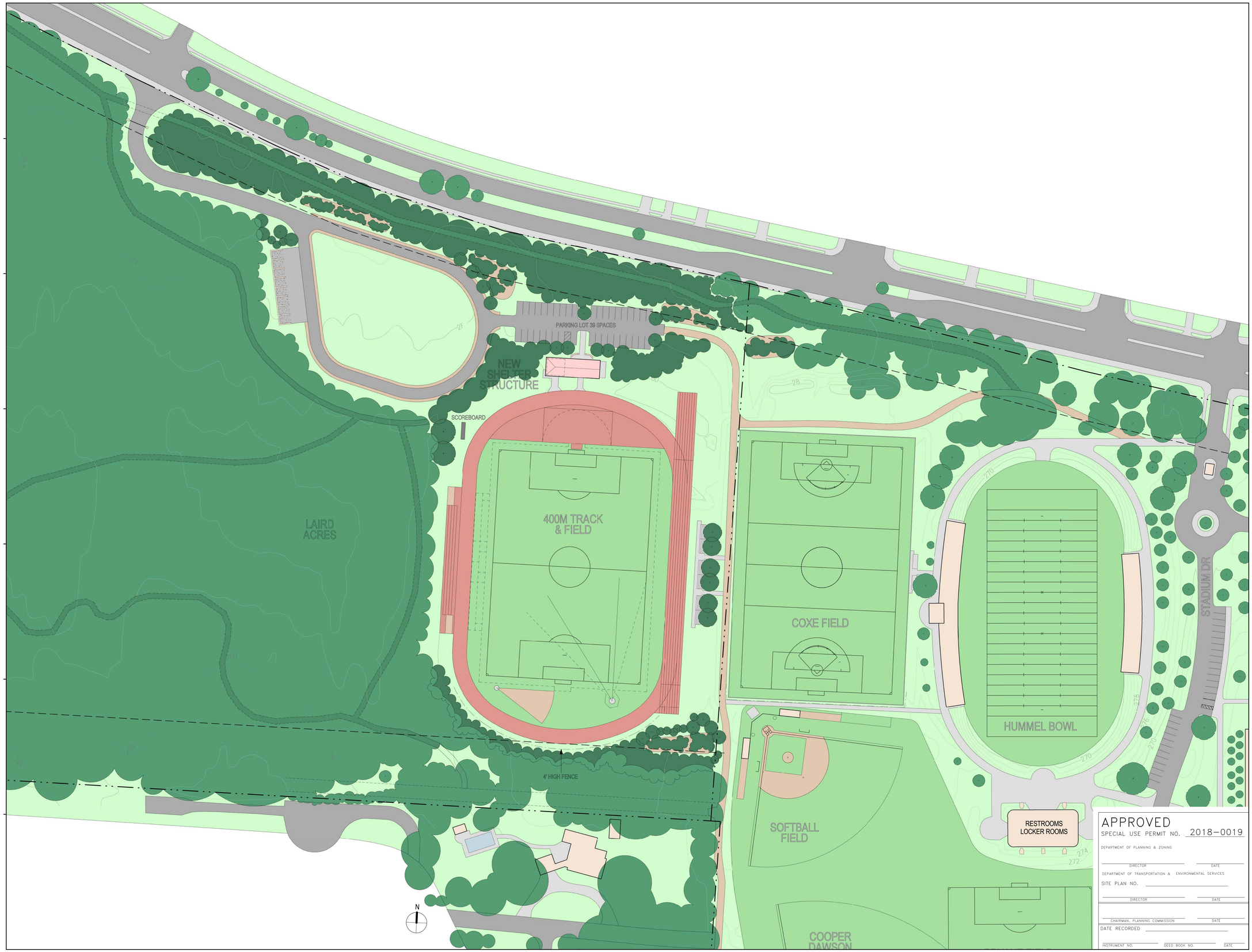

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ENLARGED ILLUSTRATIVE PLAN

DRW. BY	CTB
CHK. BY	RSS
QAR. BY	RSS
SCALE	1" = 60'-0"

A5

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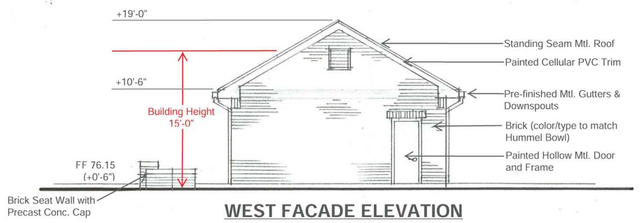

WEST FACADE ELEVATION

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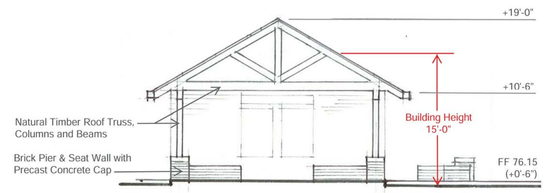

EAST FACADE ELEVATION

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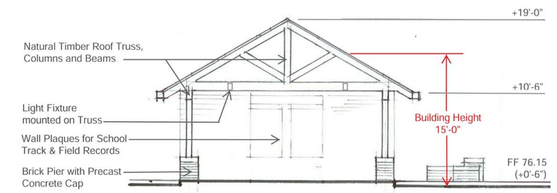
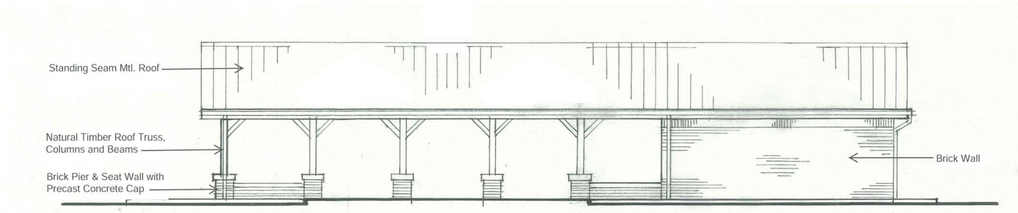


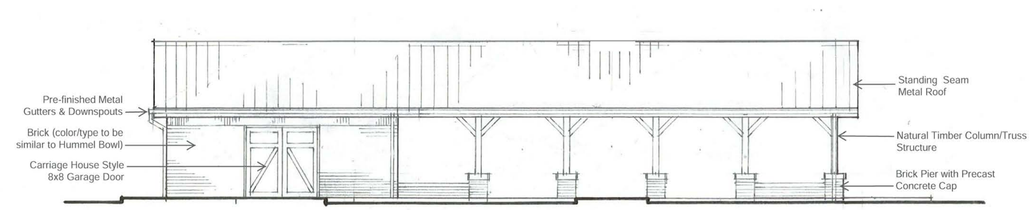
BUILDING SECTION

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



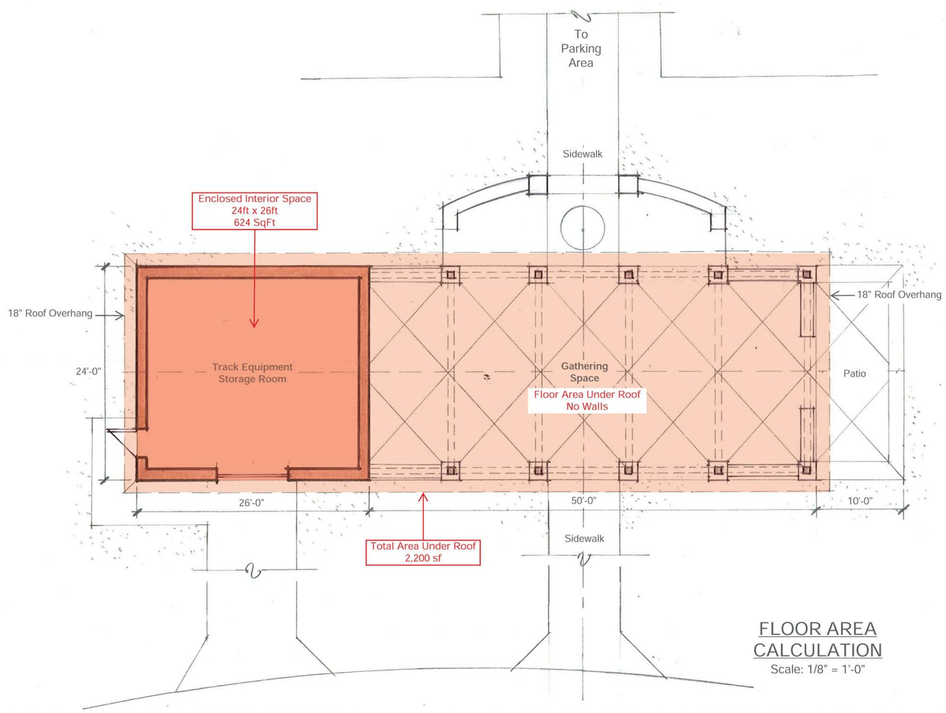
NORTH FACADE ELEVATION

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



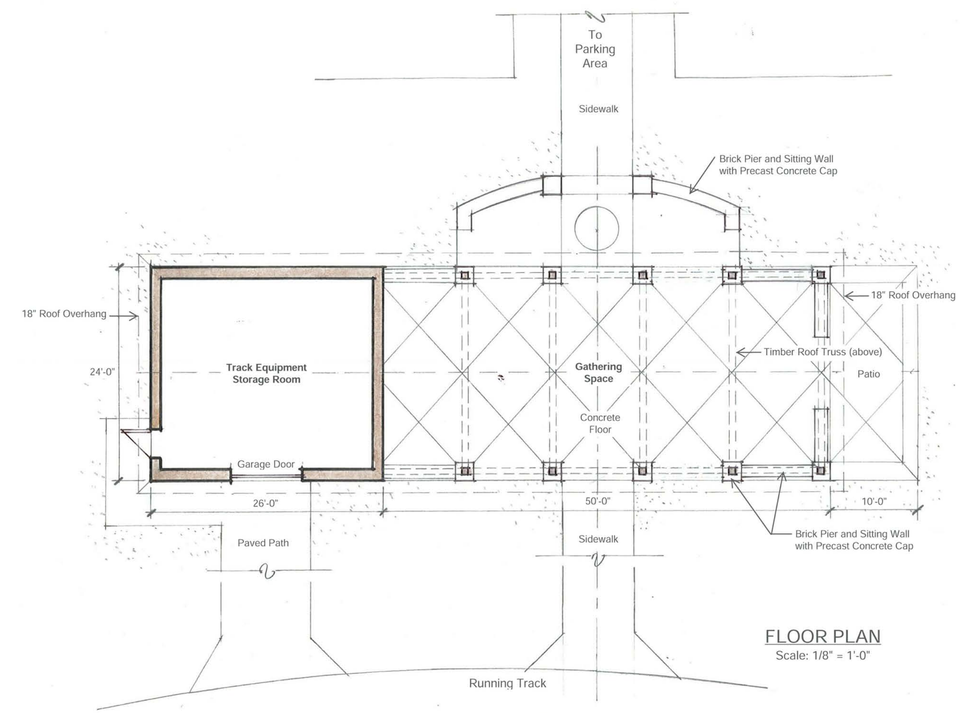
SOUTH FACADE ELEVATION

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



FLOOR AREA CALCULATION

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



FLOOR PLAN

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

N

0 4' 8' 16'

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PROPOSED SHELTER STRUCTURE

DRW. BY	RSS
CHK. BY	RSS
QAR. BY	RSS
SCALE	1/8" = 1'-0"

A6

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HARTRANFT LIGHTING DESIGN, LLC
Andrea Hartranft, andrea@adhlighting.com, 240-731-1058
Katy Moser, katy@adhlighting.com, 803-316-8522

ARCHITECTURAL LIGHTING FIXTURE SCHEDULE

REVISION: REV.# NO. MM DD YYYY

PROJECT: EPISCOPAL HIGH SCHOOL HOXTON FIELD

PROJECT #:

DATE: 12/21/2018

NOTES

1. SHOULD THE CONTRACTOR WISH TO HAVE PRODUCTS OTHER THAN THOSE SPECIFIED CONSIDERED, THE ITEMS MUST BE SUBMITTED (14) DAYS IN ADVANCE OF THE BID. FAILURE TO SUBMIT WITHIN THAT DEADLINE CONSTITUTES A GUARANTEE THAT THE SPECIFIED PRODUCTS WILL BE SUPPLIED.
2. CONTRACTOR SHALL PROVIDE A COMPLETE LIST OF ALL LAMPS WHICH WILL BE FURNISHED ON THE PROJECT. THIS LIST SHALL BE ORGANIZED ALPHABETICALLY BY LUMINAIRE TYPE INDICATED ON THE LUMINAIRE SCHEDULE, AND INCLUDE THE MANUFACTURER AND EXACT MODEL ORDERING CODE OF EACH LAMP.
3. THE CONTRACTOR SHALL PROVIDE AN ADDITIONAL 10% OF ALL LAMPS LISTED AT PROJECT TURN OVER. LAMPS ARE FOR SPARE REPLACEMENT LAMPS. LIST OF SPARE LAMPS TO BE INCLUDED IN SUBMITTAL DOCUMENTATION.
4. ALL EMERGENCY AND EXIT LIGHTING SHALL BE DESIGNED AND SPECIFIED BY THE ELECTRICAL ENGINEER
5. 0-10V DIMMING REQUIRES 5 WIRES.
6. CONFIRM WITH ARCHITECT THE EXACT MOUNTING HEIGHT AFF
7. CONTRACTOR MUST PROVIDE UNIT PRICING TO THE ARCHITECT- FOR EACH FIXTURE TYPE COMPLETE WITH ALL ACCESSORIES AND LAMP.

FIXTURE TYPE	DESCRIPTION	LAMP	MANUFACTURER	CATALOG NUMBER	POWER SUPPLY	SYSTEM WATTS	VOLTS	CONE	APER. SIZE	MOUNTING: SURFACE	MOUNTING: FINISH	MOUNTING: RECESS	MOUNTING: DEPTH	NOTES
HEX-A	PEDESTRIAN POLE	3000K, 6676 LM	STREETWORKS	UTLD-F03-LED-D-U-T3-4N7-8030-[FINISH-?]	INTEGRAL, LED DIM PHOTOCONTROL RECEPTACLE	78W	BY EE	TYPE III						FINISH TO BE CONFIRMED BY ARCHITECT AND OWNER. FINISH OF HEAD TO MATCH FINISH OF POLE. TO BE MOUNTED ON A 20'-0" POLE. PROVIDED BY OTHERS. CONFIRM PRIOR TO ORDERING.
HEX-B	WALLPACK	3000K, 1000 lm	RAB	SLIM-18-Y-[DIM?]-[OPTIONS?]	INTEGRAL, 120-277V	18W	BY EE							FINISH TO BE CONFIRMED BY ARCHITECT AND OWNER.

SLIM18

RAB | Outdoor

Project:	Type:
Prepared By:	Date:

Driver Info

Type:	Constant Current
120V:	0.18A
208V:	0.11A
240V:	0.09A
277V:	0.08A
Input Watts:	21W
Efficiency:	86%

LED Info

Watts:	18W
Color Temp:	5100K (Cool)
Color Accuracy:	75 CRI
L70 Lifespan:	100,000
Lumens:	2,505
Efficacy:	122 LPW

12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze Weight: 4.3 lbs.

Technical Specifications

Listings

UL Listing: Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant: SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed: This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. DLC Product Code: PSPV23C7

Construction

IP Rating: Ingress Protection rating of IP66 for dust and water

Cold Weather Starting: Minimum starting temperature is -40°C [-40°F]

Maximum Ambient Temperature: Suitable for use in 40°C [104°F]

Housing: Precision die-cast aluminum housing

Mounting: Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height: Up to 14 ft

Lens: Tempered glass lens

Reflector: Specular thermoplastic

Gaskets: High-temperature silicone

Finish: Formulated for high-durability and long lasting color

Green Technology: Mercury and UV-free. RoHS compliant components.

LED Characteristics

LED: Multi-chip, long-life LED

Lifespan: 100,000 hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency: 7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability: LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period

Color Uniformity: RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver: Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection. 120V: 0.18A, 208V: 0.11A, 240V: 0.10A, 277V: 0.09A

THD: 11% at 120V, 21% at 277V

Power Factor: 99.2% at 120V, 91.5% at 277V

Other

Patents: This design of the SLIM™ is protected by patents in U.S., Pat D691,664, and pending patents in Canada, China, Taiwan and Mexico

HID Replacement Range: Replaces 100W Metal Halide

Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Need Help? Tech help line: (888) RAB-1000 Email: sales@rablighting.com Website: www.rablighting.com

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Page 1 of 2

Streetworks

DESCRIPTION

The Traditionaire LED outdoor luminaire displays the old-fashioned charm of traditional area lighting, enhancing any setting with distinctive styling. As a decorative luminaire, the Traditionaire LED tastefully complements the architectural and environmental design of parks and roadways. The high-lumen downlight configuration uses Eaton's patented LightBAR™ technology to deliver uniform and efficient illumination to pedestrian and roadway applications.

Catalog #		Type: HEX-A
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Hinged (stainless steel hinge pins) die-cast aluminum housing and cover with cupola. 3G vibration tested to ensure strength of construction and longevity in application.

Optics
Choice of six patented, high-efficiency AccuLED Optic™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optic technology, creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2 or SL3 optics.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21.

Mounting
Self-aligning pole-top fitter for 3" O.D. pole tops or vertical tenons. Square headed 1-1/4" polymer coated mounting bolts with a lock nut.

Finish
Cast components finished in a super durable black TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Optional colors include: bronze, grey and white. RAL and custom color matches available.

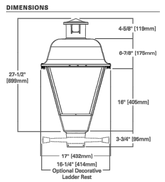
Warranty
Five-year warranty.

UTLD
TRADITIONAIRE
LED DOWNLIGHT

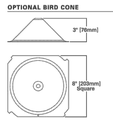
1 - 3 LightBARs
Solid State LED

DECORATIVE POST TOP LUMINAIRE

DIMENSIONS



OPTIONAL BIRD CONE



CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
3G Vibration Rated
IP66 LightBARs
ISO 9001

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

EPA
Effective Projected Area: (Sq. Ft.) 2.3

SHIPPING DATA
Approximate Net Weight: 37 lbs. (17 kgs.)

EATON
Powering Business Worldwide

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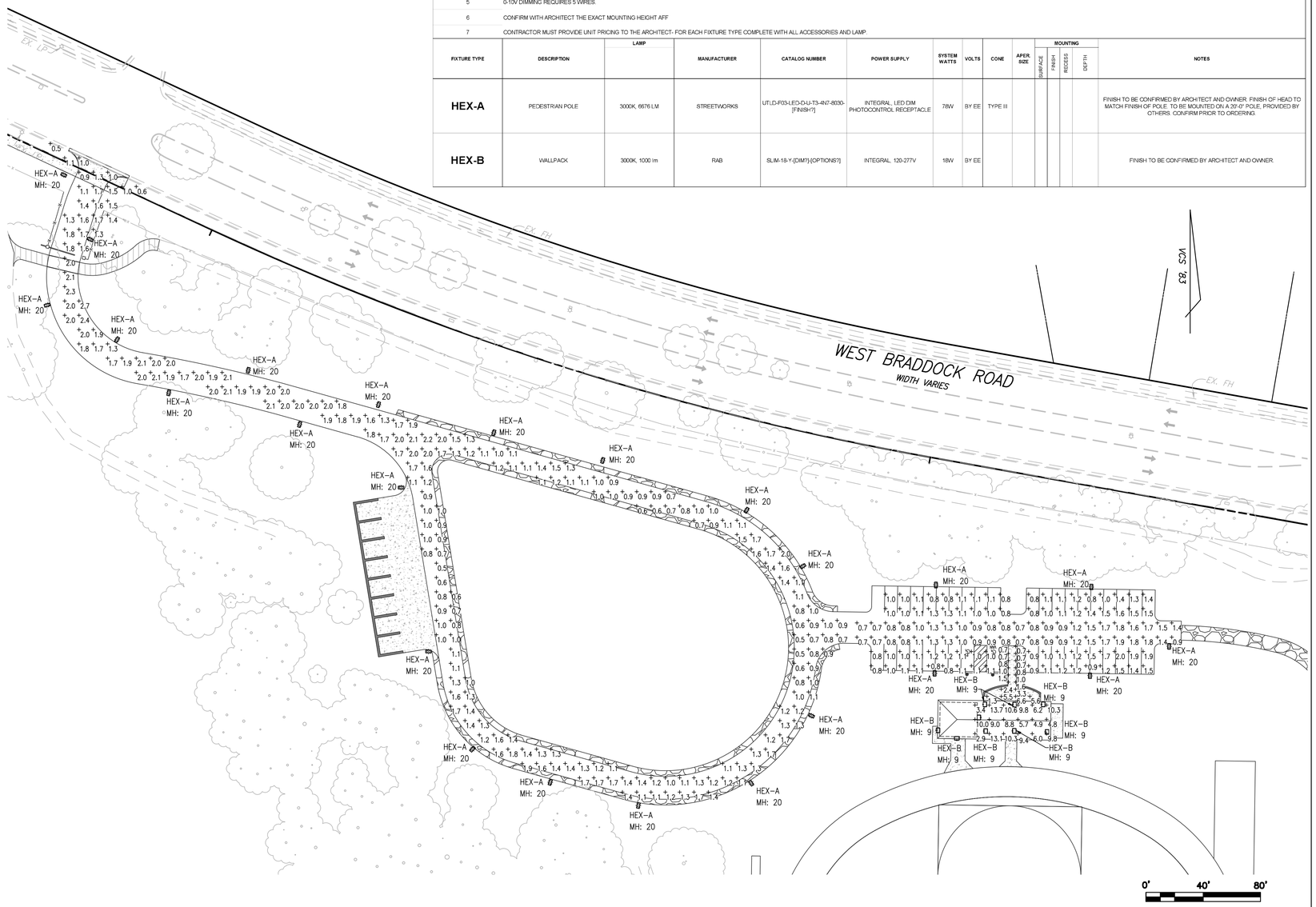

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	24	HEX-A	SINGLE	N.A.	0.900	POLE UTLD-F03-LED-E-U-T3-8030
	9	HEX-B	SINGLE	N.A.	0.900	WALL PACK SLIM18 rab04258mod50

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Drive	Illuminance	Fc	1.72	2.7	0.5	3.44	5.40
Loop	Illuminance	Fc	1.20	2.2	0.5	2.40	4.40
Parking Lot	Illuminance	Fc	1.14	2.0	0.7	1.63	2.86
Pavilion	Illuminance	Fc	8.26	13.7	2.9	2.85	4.72
Pavilion_Path	Illuminance	Fc	2.55	6.6	0.7	3.64	9.43

APPROVED
SPECIAL USE PERMIT NO. 2018-0019
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

Hartranft Lighting Design

Hartranft Lighting Design
401 Hawthorne Ln, Ste. 110-269
Charlotte, NC 28204
(240) 731-1058

Episcopal High School
Hoxton Fields

Hartranft Lighting Design

FOR INFORMATION ONLY

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
FEBRUARY 1, 2018
PROFESSIONAL ENGINEER

DESIGN BY OTHERS

No.	Date	Revision

Lighting Layout and Calculation

Date
12/21/2018

Scale
1" = 40'

Project No. & Title
EHS Hoxton Fields

Drawn By
KM

Checked
AH

Seal & Signature

Drawing Title
LP-1

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