

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 703-836-4400 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 SUNDAYSPILE 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.

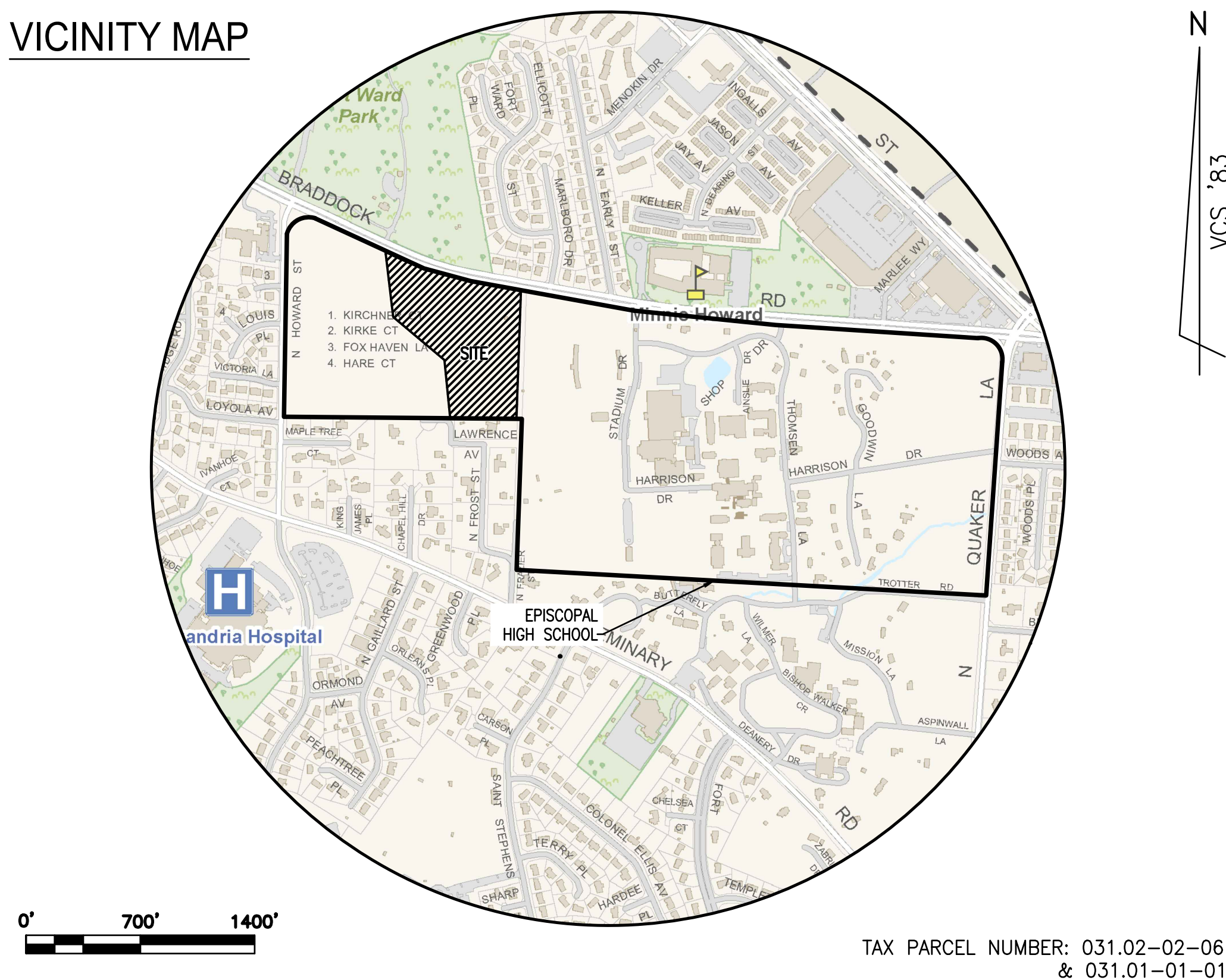
GENERAL NOTES

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.

COMPLETE STREETS INFORMATION:

BUILDING CODE ANALYSIS:		NEW	UPGRADED
USE:	OPEN ROOFED SHELTER AND STORAGE STRUCTURE	N/A	N/A
USE GROUP:	A-5 & S-2	N/A	N/A
TYPE OF CONSTRUCTION:	V-B (WOOD AND MASONRY, UNPROTECTED)	N/A	N/A
NUMBER OF STORIES:	1 STORY	N/A	N/A
FLOOR AREA (GROSS):	2,200 SF	N/A	130'
FLOOR AREA (NET):	2,200 SF	N/A	N/A
BUILDING FOOT PRINT AREA:	2,200 SF	N/A	N/A
BUILDING HEIGHT:	15.0 FT	N/A	N/A
FIRE SUPPRESSION/DETECTION:	NONE PROVIDED	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

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

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

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

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

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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 CABLE
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 HANDICAP)
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

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

RCF FIELDS £ ASSOCIATES, INC.	
ENGINEERING • LAND SURVEYING • PLANNING 730 S. Washington Street Alexandria, Virginia 22314	www.rcfassoc.com (703) 545-6422
PROJ. MANAGER: _____ EMAIL: _____	ANDREA SPRUCH ASPRUCH@RCFASSOC.COM
SCALE: AS NOTED	DATE: OCTOBER 2018 REV: _____
DRAWN: AS	

[illegible]

PRELIMINARY DEVELOPMENT
SPECIAL USE PERMIT

**EPISCOPAL HIGH
SCHOOL HOXTON FIELD**

1200 N QUAKER LANE
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: COVER SHEET

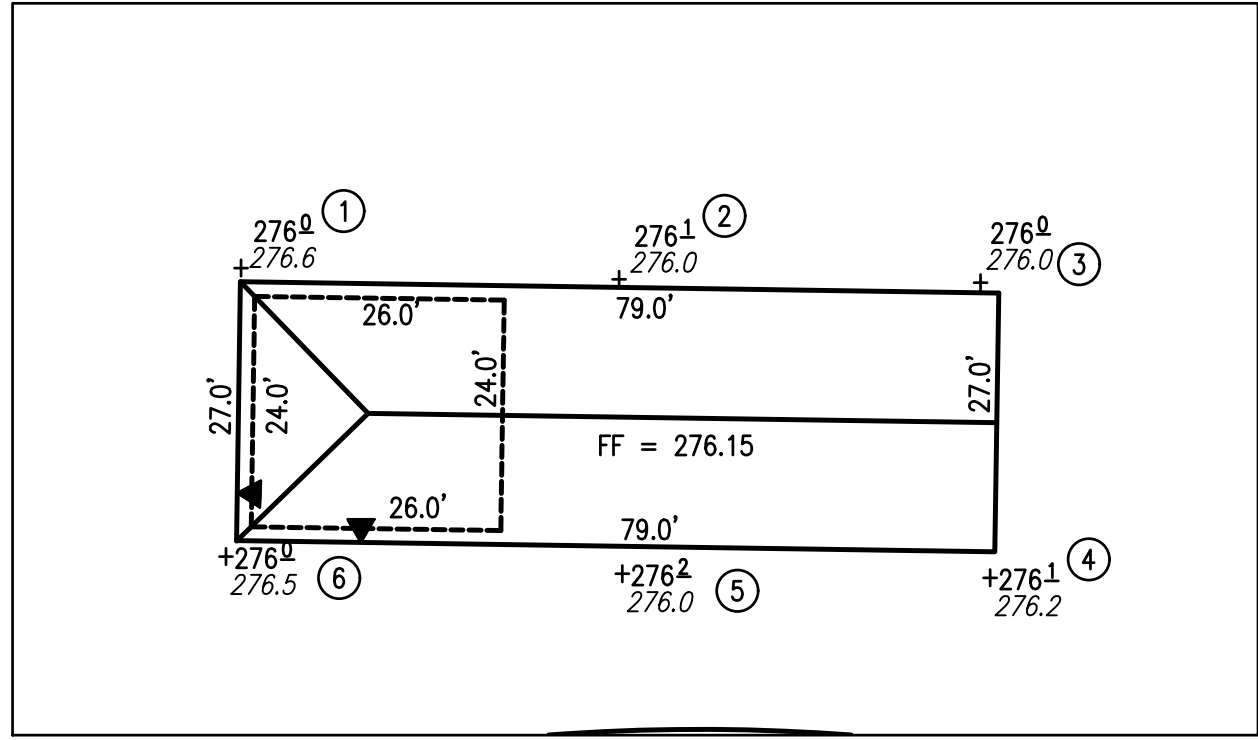
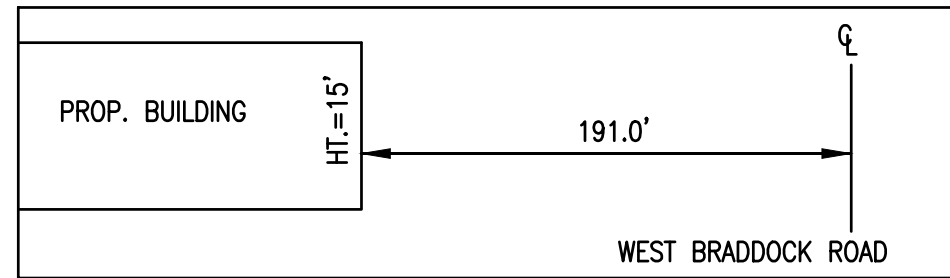
APPROVED		_____	
SPECIAL USE PERMIT NO.		<u>2018-0019</u>	
DEPARTMENT OF PLANNING & ZONING			
_____		_____	
DIRECTOR		DATE	
DEPARTMENT OF TRANSPORTATION &		ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____			
_____		_____	
DIRECTOR		DATE	
_____		_____	
CHAIRMAN, PLANNING COMMISSION		DATE	
DATE RECEIVED _____			
_____		_____	
INSTRUMENT NO.		DEED BOOK NO.	
_____		DATE	

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Thu, Jan 31 2019 - 8:23:01am

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

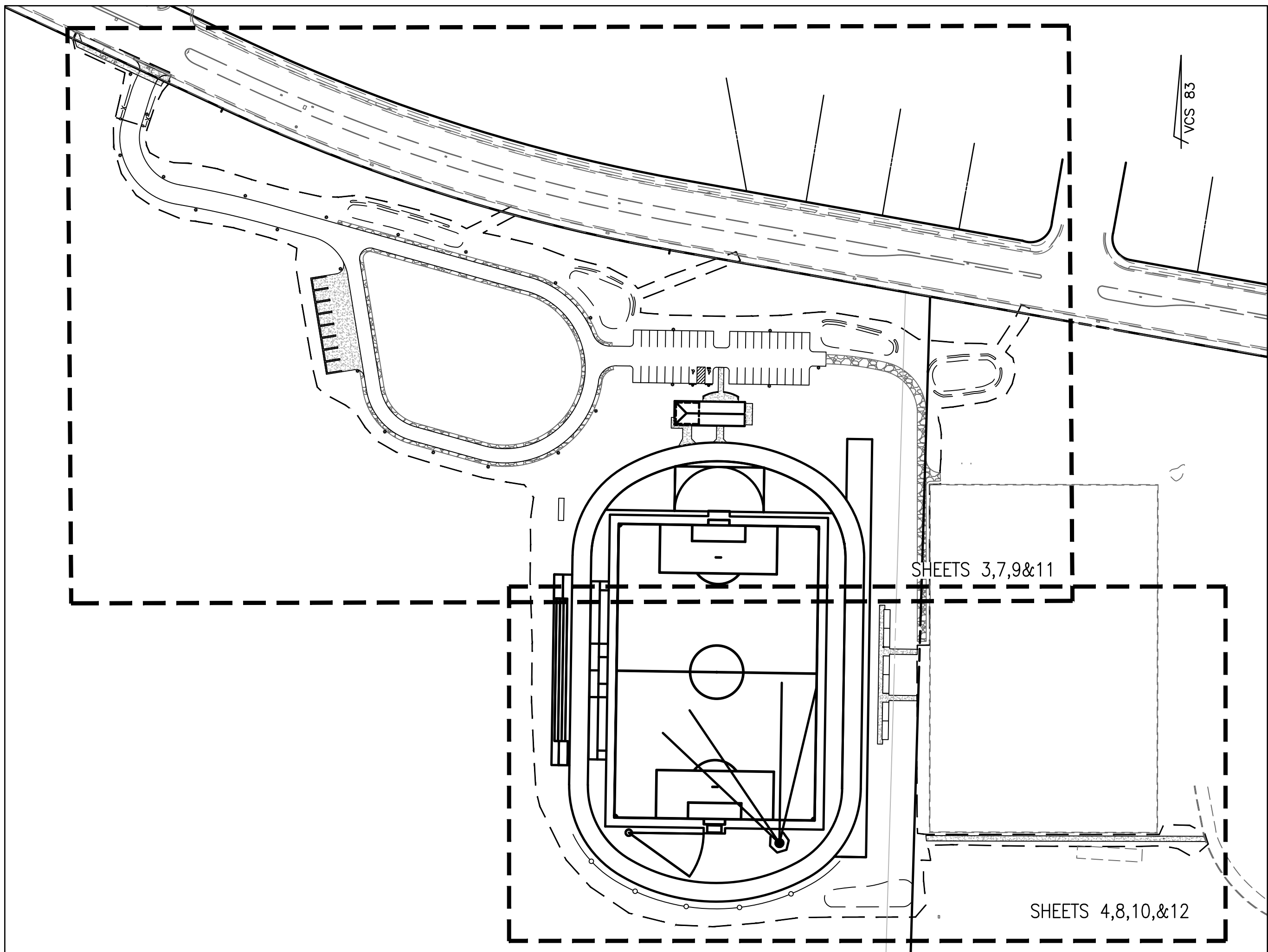
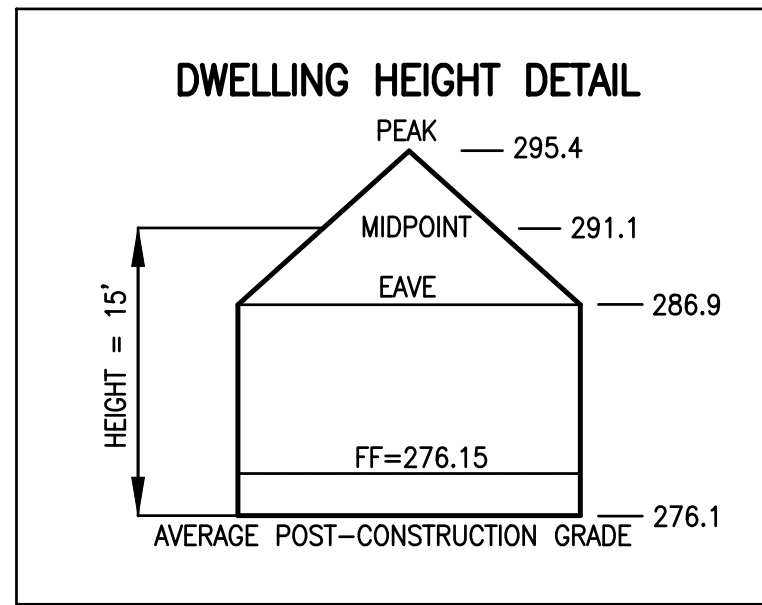
SECTION 6-403 COMPLIANCE NOTE:
SECTION 6-403 STATES "IN ALL HEIGHT DISTRICTS, THE ALLOWABLE HEIGHT OF A BUILDING AT ANY POINT SHALL NOT EXCEED TWICE THE DISTANCE FROM THE FACE OF THE BUILDING AT THAT POINT TO THE CENTERLINE OF THE STREET FACING SUCH BUILDING." SEE DETAILS BELOW FOR SECTION SHOWING COMPLIANCE.

SECTION 6-403 DETAILS:
NOT TO SCALE



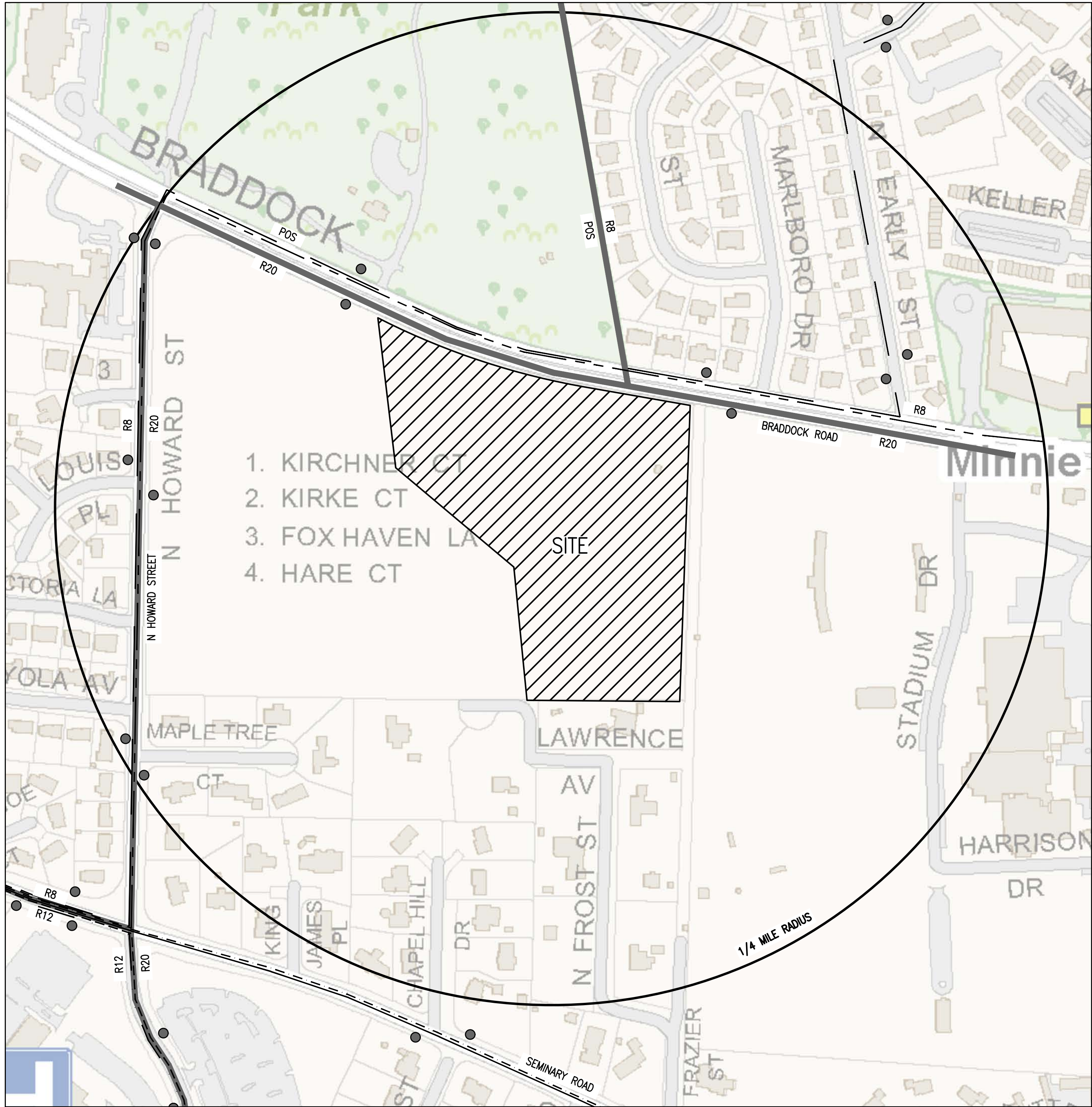
AVERAGE FINISHED GRADE

SCALE: 1" = 20'



KEY PLAN

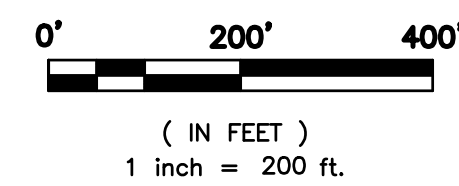
SCALE: 1" = 100'



CONTEXTUAL MAP

SCALE: 1" = 200'

GRAPHIC SCALE



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

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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	

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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ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK		
FIRE HYDRANT		
STRUCTURES		
WATER MAINS		
GAS MAINS		
TELEPHONE LINES		
STORM SEWER		
SANITARY SEWER		
PAVING		
FENCES		
POWER LINES		
SPOT ELEVATIONS		
CONTOURS		
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		

"=DEGREES	DU=DWELLING UNIT
'=MINUTES (OR FEET)	E=EAST
"=SECONDS (OR INCHES)	EX=EXISTING
%=PERCENT	FDC=FIELD DEPT. CONNECTION
☆=NUMBER FEET	FI=FINISHED FLOOR
#=NUMBER	FIH=FIELD HYDRANT
⊙=AT	FO=FIBER OPTIC
A=ARC	FT=FEET
A=ARC	GL=GROUND LIGHT
A/C=AIR CONDITIONER	G/V=GAS VALVE
AD=AREA DRAIN	G/M=GAS METER
APPROX.=APPROXIMATE(LY)	H.C.=HEADER CURB
B.C.=BACK OF CURB	HDP=HANDICAP
BF=BASEMENT FLOOR	HDPE=HIGH DENSITY POLYETHYLENE
BLDG.=BUILDING	HVAC=HEATING, VENTILATION, AIR CONDITIONING
BOL.=BOLLARD	IPF=IRON PIPE FOUND
BNW=BOTTOM OF WALL	IPS=IRON PIPE SET
CATV=CABLE TV UTILITY	INW=INVERT
CL=CLASS	LOC.=LOCATION
C/L=CENTERLINE	LP=LIGHT POLE
CLR=CLEARANCE	MAX.=MAXIMUM
COL=COLUMN	MH=MANHOLE
CMP=CORRUGATED METAL PIPE	MIN.=MINIMUM
CL=CURB INLET	MISC.=MISCELLANEOUS
C.O.=CLEAN OUT	MILES=PER HOUR
C&G=CURB & GUTTER	ND=NOTHING
DI=DIRECT INLET	NTS=NOT TO SCALE
D.S.=DOWNSPOUT	N=NORTH

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 #16006399
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. 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.

- 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 AT THE DISCRETION OF THE PROPERTY OWNER. CONTACT: DOMINION POWER, 1-866-366-4357; ADDRESS: DOMINION POWER, P.O. BOX 28666, RICHMOND, VA 23261
- WATER: ALL EXISTING WATER LINES AND FIRE HYDRANTS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY VIRGINIA AMERICAN WATER (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 703-760-3889; 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.

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF ROBERT TORRES, LS FROM AN ACTUAL GROUND AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THE IMAGER 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. © 2018 R.C. FIELDS & ASSOCIATES, INC.



DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR	DATE

CHAIRMAN, PLANNING COMMISSION	DATE
-------------------------------	------

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____

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

COMMONWEALTH OF VIRGINIA
Andrea Spruch
 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

A blank coordinate plane with a horizontal x-axis and a vertical y-axis intersecting at the origin. The axes are represented by thin black lines.

A blank coordinate plane with a horizontal x-axis and a vertical y-axis intersecting at the origin. The axes are represented by thin black lines.

DESIGN: ACS

CHECKED:ACS

SCALE: 1"=40'

DATE: DECEMBER

EXISTING

EXISTING

CONDITIONS

PLAN

(1 OF 2)

7

SHEET 5 OF 10

FILE: 18-6



ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK		
FIRE HYDRANT		
STRUCTURES		
WATER MAINS		
GAS MAINS		
TELEPHONE LINES		
STORM SEWER		
SANITARY SEWER		
PAVING		
FENCES		
POWER LINES		
SPOT ELEVATIONS		
CONTOURS		
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		

- =DEGREES
- =MINUTES (OR FEET)
- =SECONDS (OR INCHES)
- %=PERCENT
- SQ=SQUARE FEET
- #=NUMBER
- @=AT
- A=ARC
- AC=ACRE
- A/C=AIR CONDITIONER
- A/D=AREA DRAIN
- APPROX.=APPROXIMATE(LY)
- B.C.=BACK OF CURB
- BF=BASEMENT FLOOR
- BLDG.=BUILDING
- BOLL.=BOLLARD
- BW=BOTTOM OF WALL
- CATV=CABLE TV UTILITY
- CL=CLASS
- C/L=CENTERLINE
- CLR=CLEARANCE
- COL=COLUMN
- CM=CORRUGATED METAL PIPE
- CIP=CURB INLET
- C.O.=CLEAN OUT
- C&G=CURB & GUTTER
- DI=DROP INLET
- D.S.=DRAINSPOUT

DU=DWELLING UNIT
E=EAST
EX=EXISTING
FDC=FIREF DEPT. CONNECTION
FF=FINISHED FLOOR
FH=FIRE HYDRANT
FO=FOBER 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
IP=IRON PIPE FOUND
IPS=IRON PIPE SET
INV=INVERT
LOC.=LOCATION
LP=LIGHT POLE
MAX.=MAXIMUM
MH=MANHOLE
MIN.=MINIMUM
MISC.=MISCELLANEOUS
MIP=MILES PER HOUR
NA=NOT NORTH AMERICAN DATUM
N=NOT TO SCALE
N= NORTH

OHT=OVERHEAD WIRE
 OPT=OPTIONAL
 PF=PLANTER BOX FILTER
 PP=POWER POLE
 PVC=POLYVINYL CHLORIDE
 R.A.S.=REINFORCED ASPHALT SURFACE
 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
 TYP=TOP OF WALL
 TP=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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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 #16006399
4. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
5. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
6. THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THIS SITE AS LEONARDOWTOWN SILT LOAM. LEONARDOWTOWN SILT LOAM IS A MID-ATLANTIC COASTAL PLAIN.
7. THIS SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAPPE
8. TOTAL PARCEL AREA = 5,633.000 S.F. OR 130.046 AC.

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SEE SHEETS 5 & 6 FOR EXISTING TREE INVENTORY

RFields & Associates, Inc.

ENGINEERING • LAND SURVEYING • PLANNING
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 730 S. Washington Street
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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: 1"=40'
 DATE: DECEMBER 2018

EXISTING CONDITIONS PLAN
 (2 OF 2)

SHEET **4** OF **19**
 FILE: **18-65**

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

[illegible]

SHEET 5 OF 19
FILE: 18-65

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 RECORDED _____	
INSTRUMENT NO.	DEED BOOK NO.
_____	_____
DATE _____	

EXISTING TREE TABLE			EXISTING TREE TABLE			EXISTING TREE TABLE			EXISTING TREE TABLE		
TREE NUMBER	TREE TYPE		TREE NUMBER	TREE TYPE		TREE NUMBER	TREE TYPE		TREE NUMBER	TREE TYPE	
1140	20" TREE (TBR)		1240	16" TREE (TBR)		1358	20" TREE		1458	16" TREE	
1141	8" TREE (TBR)		1241	14" TREE (TBR)		1359	10" TREE		1459	18" TREE	
1142	14" TREE (TBR)		1242	14" TREE (TBR)		1360	26" TREE		1460	6" TREE	
1143	22" TREE (TBR)		1243	12" TREE (TBR)		1361	10" TREE		1461	18" TREE	
1144	16" TREE (TBR)		1244	12" TREE (TBR)		1362	26" TREE		1462	15" TREE	
1145	16" TREE (TBR)		1245	20" TREE (TBR)		1363	24" TREE		1463	12" TREE	
1146	12" TREE (TBR)		1246	10" TREE (TBR)		1364	14" TREE (TBR)		1464	16" TREE	
1147	12" TREE (TBR)		1247	10" TREE (TBR)		1365	18" TREE (TBR)		1465	8" TREE	
1148	28" DEAD TREE (TBR)		1248	14" TREE (TBR)		1366	12" TREE (TBR)		1466	16" TREE	
1149	12" TREE (TBR)		1249	18" TREE (TBR)		1367	12" TREE (TBR)		1467	15" TREE	
1150	26" TREE (TBR)		1250	18" TREE (TBR)		1368	10" TREE (TBR)		1468	18" TREE	
1151	34" TREE (TBR)		1251	24" TREE (TBR)		1369	18" PINE		1469	18" TREE	
1152	6" TREE (TBR)		1252	20" TREE (TBR)		1370	15" PINE		1470	15" TREE	
1153	10" TREE (TBR)		1253	18" TREE (TBR)		1371	15" TREE		1471	20" TREE	
1154	12" TREE (TBR)		1254	18" TREE (TBR)		1372	15" TREE		1472	8" TREE	
1155	8" TREE (TBR)		1255	14" TREE (TBR)		1373	8" TREE		1473	20" TREE	
1156	18" TREE (TBR)		1256	14" TREE (TBR)		1374	24" PINE		1474	18" TREE	
1157	16" TREE (TBR)		1257	14" TREE (TBR)		1375	24" PINE		1475	15" TREE	
1158	16" TREE (TBR)		1258	10" TREE (TBR)		1376	18" PINE		1476	28" TREE	
1159	22" TREE (TBR)		1259	10" TREE (TBR)		1377	16" PINE		1477	16" TREE	
1160	14" TREE (TBR)		1260	16" TREE (TBR)		1378	36" TWIN PINE		1478	10" TREE	
1161	14" TREE (TBR)		1261	20" TREE (TBR)		1379	6" TREE		1479	5" TREE	
1162	10" TREE (TBR)		1262	18" TREE (TBR)		1380	6" TREE		1480	8" DEAD TREE	
1163	10" TREE (TBR)		1263	22" TREE (TBR)		1381	20" PINE		1481	5" TREE	
1164	10" TREE (TBR)		1264	24" TREE (TBR)		1382	18" PINE		1482	6" TREE	
1165	30" TREE (TBR)		1265	8" TREE (TBR)		1383	18" TREE		1483	18" TREE	
1166	16" TREE (TBR)		1266	10" TREE (TBR)		1384	18" TREE		1484	18" TREE	
1167	14" TREE (TBR)		1267	10" TREE		1385	16" TREE		1485	6" TREE	
1168	24" TREE (TBR)		1268	12" TREE		1386	18" TRIPLE PINE		1486	18" TREE	
1169	14" TREE (TBR)		1269	40" TREE (TBR)		1387	24" TWIN PINE		1487	14" TREE	
1170	14" TREE (TBR)		1270	8" TREE (TBR)		1388	18" PINE		1488	12" TREE	
1171	14" TREE (TBR)		1271	28" TREE (TBR)		1389	16" TREE		1489	16" DEAD TREE	
1172	8" TREE (TBR)		1272	10" TREE (TBR)		1390	22" PINE		1490	18" TREE	
1173	12" TREE (TBR)		1273	10" TREE (TBR)		1391	16" DEAD TREE		1491	20" TREE	
1174	12" TREE (TBR)		1274	10" TREE (TBR)		1392	12" DEAD TREE		1492	6" TREE	
1175	14" TREE (TBR)		1275	10" TREE (TBR)		1393	20" PINE		1493	22" TREE	
1176	14" TREE (TBR)		1276	10" TREE (TBR)		1394	24" TREE		1494	24" TREE	
1177	28" TREE (TBR)		1277	40" TREE		1395	20" TREE		1495	18" TREE	
1178	14" TREE (TBR)		1278	30" TREE (TBR)		1396	20" TREE		1496	6" TREE	
1179	12" TREE (TBR)		1279	10" TREE (TBR)		1397	12" TREE		1497	6" TREE	
1180	12" TREE (TBR)		1280	10" TREE (TBR)		1398	18" TREE		1498	6" TREE	
1181	14" TREE (TBR)		1281	30" TREE (TBR)		1399	18" TREE		1499	15" TREE	
1182	14" TREE (TBR)		1282	12" TREE (TBR)		1400	16" TREE		1500	32" TREE	
1183	10" TREE (TBR)		1283	8" TREE (TBR)		1401	6" TREE		1501	16" TREE	
1184	14" TREE (TBR)		1284	8" TREE (TBR)		1402	15" TREE		1502	6" TREE	
1185	16" TREE (TBR)		1285	16" TREE (TBR)		1403	14" TREE		1503	8" TREE	
1186	10" TREE (TBR)		1286	16" TREE (TBR)		1404	18" TREE		1504	10" TREE	
1187	16" TREE (TBR)		1287	16" TREE (TBR)		1405	16" TREE		1505	26" TREE (TBR)	
1188	8" TREE (TBR)		1288	18" TREE (TBR)		1406	18" TREE		1506	18" TREE (TBR)	
1189	8" TREE (TBR)		1289	8" TREE (TBR)		1407	18" TREE		1507	16" TREE (TBR)	
1190	10" TREE (TBR)		1290	14" TREE (TBR)		1408	16" TREE		1508	32" TREE (TBR)	
1191	10" TREE (TBR)		1291	12" TREE (TBR)		1409	22" TREE		1509	6" TREE (TBR)	
1192	30" TREE (TBR)		1292	8" TREE (TBR)		1410	10" TREE		1510	10" TREE (TBR)	
1193	8" TREE (TBR)		1293	20" TREE (TBR)		1411	8" TREE		1511	5" TREE (TBR)	
1194	12" TREE (TBR)		1294	12" TREE (TBR)		1412	5" TREE		1512	8" TREE (TBR)	
1195	10" TREE (TBR)		1295	16" TREE (TBR)		1413	24" TREE		1513	24" TREE (TBR)	
1196	8" TREE (TBR)		1296	8" TREE (TBR)		1414	22" TREE		1514	16" TREE (TBR)	
1197	8" TREE (TBR)		1297	8" TREE (TBR)		1415	20" TREE		1515	8" TREE (TBR)	
1198	12" TREE (TBR)		1298	8" TREE (TBR)		1416	24" TWIN TREE		1516	10" TREE (TBR)	
1199	12" TREE (TBR)		1299	14" TREE (TBR)		1417	14" TREE		1517	6" TREE (TBR)	
1200	10" TREE (TBR)		1300	18" TREE (TBR)		1418	16" TREE		1518	9" TREE (TBR)	
1201	32" TREE (TBR)		1301	16" TREE (TBR)		1419	15" TREE		1519	6" TREE (TBR)	
1202	14" TREE (TBR)		1302	10" TREE (TBR)		1420	18" TREE		1520	6" TREE (TBR)	
1203	14" TREE (TBR)		1303	14" TREE (TBR)		1421	12" TREE		1521	6" TREE (TBR)	
1204	10" TREE (TBR)		1304	14" TREE (TBR)		1422	18" TREE		1522	10" TREE (TBR)	
1205	10" TREE (TBR)		1305	12" TREE (TBR)		1423	14" TREE		1523	21" TREE	
1206	8" TREE (TBR)		1306	16" TREE (TBR)		1424	15" TREE		1524	10" TREE	
1207	16" TREE (TBR)		1307	16" TREE (TBR)		1425	18" TREE		1525	8" TREE	
1208	16" TREE (TBR)		1308	10" TREE (TBR)		1426	18" TREE		1526	8" CEDAR	
1209	14" TREE (TBR)		1309	40" TWIN (TBR)		1427	12" TREE		1527	6" TREE	
1210	14" TREE (TBR)		1310	14" TREE (TBR)		1428	20" TREE		1528	8" TREE	
1211	14" TREE (TBR)		1311	18" TREE (TBR)		1429	16" TREE		1529	18" TREE	
1212	10" TREE (TBR)		1312	8" TREE (TBR)		1430	22" TREE		1530	6" TREE	
1213	10" TREE (TBR)		1313	12" TREE (TBR)		1431	10" TREE		1531	6" TREE	
1214	10" TREE (TBR)		1314	36" TREE (TBR)		1432	20" TREE		1532	16" PINE	
1215	10" TREE (TBR)		1315	18" TREE (TBR)		1433	22" TREE		1533	14" DEAD TREE	
1216	10" TREE (TBR)		1316	14" TREE		1434	6" TREE		1534	6" TREE	
1217	10" TREE (TBR)		1335	10" TREE		1435	16" TREE		1535	6" TREE	
1218	6" TREE (TBR)		1336	16" TREE		1436	6" TREE		1536	14" DEAD TREE	
1219	6" TREE (TBR)		1337	8" TREE		1437	5" TREE		1537	8" DEAD TREE	
1220	16" TREE (TBR)		1338	8" TREE		1438	16" TREE		1538	14" DEAD TREE	
1221	16" TREE (TBR)		1339	12" TREE		1439	12" TREE		1539	10" SWEETGUM	
1222	16" TREE (TBR)		1340	16" TREE		1440	16" TREE		1540	18" DEAD TREE	
1223	12" TREE (TBR)		1341	8" TREE		1441	16" TREE		1541	18" PINE	
1224	12" TREE (TBR)		1342	24" TREE		1442	20" TWIN PINE		1542	24" PINE	
1225	14" TREE (TBR)		1343	14" TREE		1443	16" TREE		1543	20" PINE	
1226	14" TREE (TBR)		1344	14" TREE		1444	14" TREE		1544	8" CEDAR	
1227	14" TREE (TBR)		1345	10" TREE		1445	16" TREE		1545	24" DEAD TREE	
1228	14" TREE (TBR)		1346	8" TREE		1446	15" TREE		1546	20" PINE	
1229	14" TREE (TBR)		1347	10" TREE		1447	16" TREE		1547	8" MAPLE	
1230	14" TREE (TBR)		1348	14" TREE		1448	12" TREE		1548	7" TREE	
1231	10" TREE (TBR)		1349	22" TREE		1449	15" TREE				
1232	16" TREE (TBR)		1350	10" TREE		1450	18" TREE				
1233	40" TREE (TBR)		1351	8" TREE		1451	16" TREE				
1234	16" TREE (TBR)		1352	20" TREE		1452	12" TREE				
1235	14" TREE (TBR)		1353	18" TREE		1453	20" TREE				
1236	18" TREE (TBR)		1354	8" TREE		1454	20" TREE				
1237	8" TREE (TBR)		1355	8" TREE		1455	6" TREE				
1238	12" TREE (TBR)		1356	20" TREE		1456	18" TREE				
1239	12" TREE (TBR)		1357	20" TREE		1457	6" TREE				

APPROVED

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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 RECEIVED _____	
_____ INSTRUMENT NO.	_____ DEED BOOK NO.
_____ DATE	

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

EXISTING
CONDITIONS
INFORMATION
(2 OF 2)

SHEET **6** OF **19**
FILE: **18-65**

RCFIELDS
& ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING

730 S. Washington Street
Alexandria, Virginia 22314

www.rcfassoci.com
(703) 549-6422



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

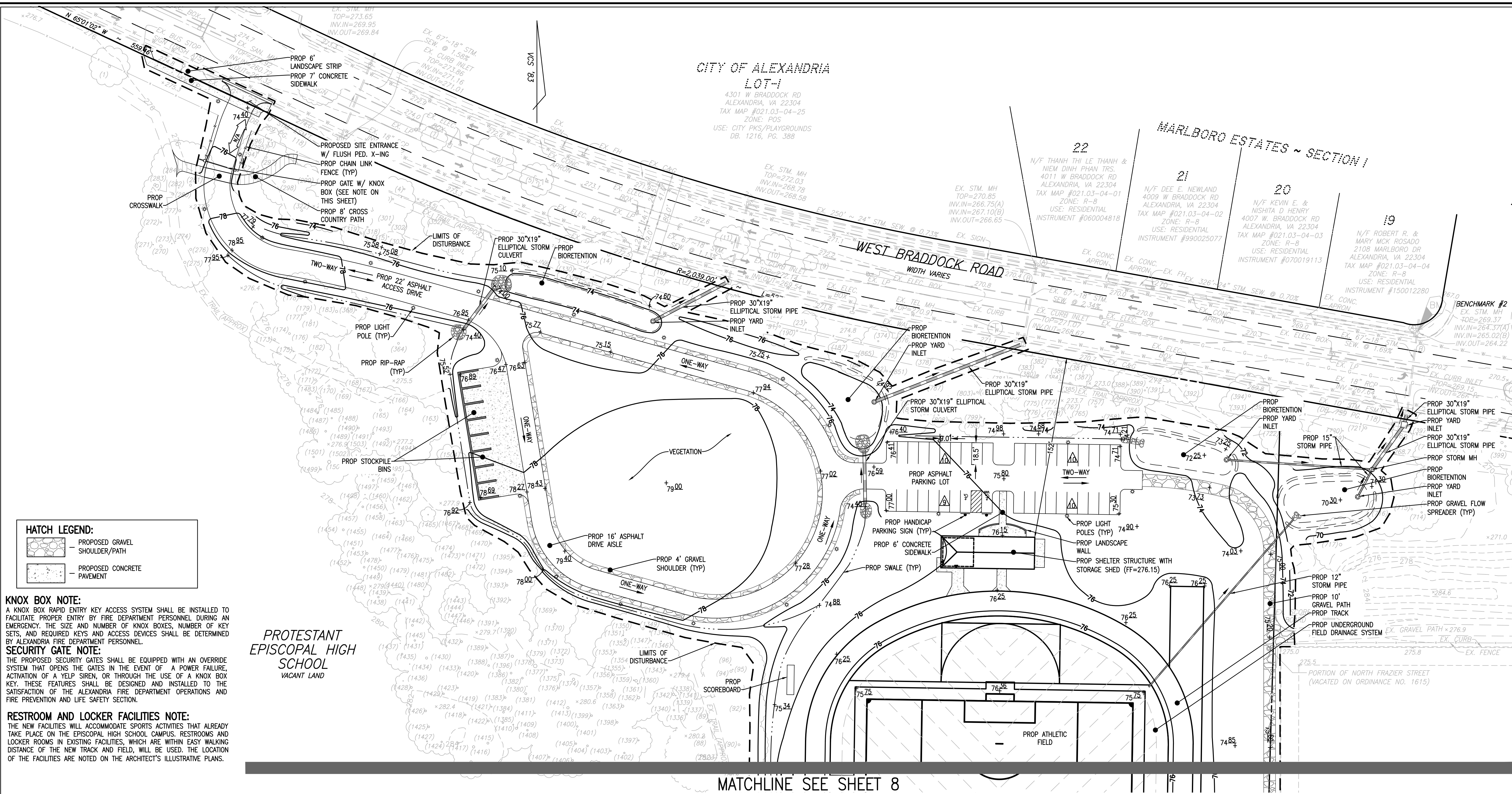
DATE	REVISION

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

PRELIMINARY
PLAN
(1 OF 2)

SHEET **7** OF 19

FILE: **18-65**



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.

**PROTESTANT
EPISCOPAL HIGH
SCHOOL
VACANT LAND**

PRELIMINARY PLAN VIEW
SCALE: 1" = 40'

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

TEXT LEGEND:

*=DEGREES
°=MINUTES (OR FEET)
°=SECONDS (OR INCHES)
%=PERCENT
S=SQUARE FEET
#=#NUMBER
@=AT
A=ACRE
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
IPT=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
REQD.=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:

- TAX MAP: #031.02-02-06, #031.01-01-01
- ZONE: R-20
- OWNER: PROTESTANT EPISCOPAL HIGH SCHOOL
1200 NORTH QUAKER LANE
ALEXANDRIA, VA 22302
INSTR. #160006399
- 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'.
- A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- 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:

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

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

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

APPROVED
SPECIAL USE PERMIT NO. **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 _____



ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK		
FIRE HYDRANT		
STRUCTURES		
WATER MAINS		
GAS MAINS		
TELEPHONE LINES		
STORM SEWER		
SANITARY SEWER		
PAVING		
FENCES		
POWER LINES		
SPOT ELEVATIONS		
CONTOURS		
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		

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

 — PROPOSED GRAVEL SHOULDER/PATH
 — PROPOSED CONCRETE PAVEMENT

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

FILE: 18-65

TEXT LEGEND:

°= DEGREES
'= MINUTES (OR FEET)
''= SECONDS (OR INCHES)
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CONC.= CONCRETE
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DB= DEED BOOK
DIP= DUCTILE IRON PIPE
DOM= DOMESTIC
DSP= DEVELOPMENT SITE PLAN
DSUP= DEVELOPMENT SPECIAL USE PERMIT
DU= DWELLING UNIT
E= EAST
EBOX= ELECTRICAL BOX
ESMT= EASEMENT
EP= EDGE OF PAVEMENT
EVE= EMERGENCY VEHICLE EASEMENT
EX=EXISTING
FDC= FIRE DEPT. CONNECTION
FF= FINISH FLOOR
FH= FIRE HYDRANT
FT.= FEET
GL = GROUND LIGHT
G/V= GAS VALVE
G/M= GAS METER
G.I.= GRATE INLET
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HDCP= HANDICAP
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HPS= HIGH PRESSURE SODIUM
IPF= IRON PIPE FOUND
INV.= INVERT
INSTR.= INSTRUMENT
L= LUMENS
LOC= LOCATION
LP= LIGHT POLE
MAX.= MAXIMUM
MH= MANHOLE
MIN.= MINIMUM
MPH= MILES PER HOUR
MW= MONITORING WELL
N= NORTH
OHW= OVERHEAD WIRE
PN = PANEL
PC= PAGE
PP= POWER POLE
PROP= PROPOSED
PVC= POLYVINYL CHLORIDE
R= RADIUS
RCP= RE-ENFORCED CONCRETE PIPE
RELOC.= RELOCATED
RET = RETAINING
RESID.= RESIDENTIAL
R/W= RIGHT-OF-WAY
S= SOUTH
SAN.= SANITARY SEWER
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TBR = TO BE REMOVED
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UGE= UNDERGROUND ELECTRIC
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W= WATT
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W.S.E.= WATER SURFACE ELEVATION
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CIVIL LEGEND

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

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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 RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	

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

DATE	REVISION

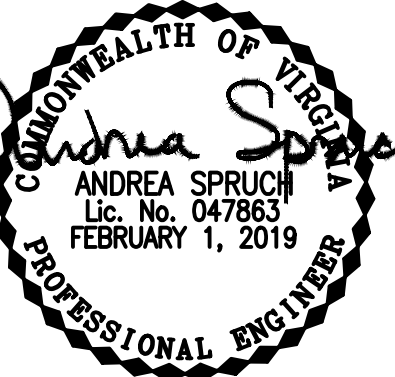
DESIGN: ACS
CHECKED: ACS
SCALE: 1" = 40'
DATE: DECEMBER 2018

SITE
DIMENSION
PLAN

SHEET 9 OF 19

FILE: 18-65

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



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 H.C.= HANDRAIL CURB
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 HDPE= HIGH DENSITY POLYETHYLENE
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 INV= IRON PIPE FOUND
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 INSTR.= INSTRUMENT
 L= LUMENS
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ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK		
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STRUCTURES		
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SANITARY SEWER		
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SITE DIMENSION PLAN VIEW

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- N= NORTH
- OHW= OVERHEAD WIRE
- PN = PANEL
- PG= PAGE
- PP= POWER POLE
- PROP= PROPOSED
- PVC= POLYVINYL CHLORIDE
- R= RADIUS
- RCP= RE-ENFORCED CONCRETE PIPE
- RELOC.= RELOCATED
- RET.= RETAINING
- RESID.= RESIDENTIAL
- R/W= RIGHT-OF-WAY
- S= SOUTH
- SAN.= SANITARY SEWER
- S.F.= SQUARE FEET
- SQ.FT.= SQUARE FEET
- STM.= STORM SEWER
- STR.= STRUCTURE
- SUB= SUBDIVISION PLAN
- TBR = TO BE REMOVED
- TBS = TO BE SAVED
- T.M.= TAX MAP
- TMH= TELEPHONE MANHOLE
- TC= TOP OF CURB
- TW = TOP OF WALL
- TRAF.SIG.= TRAFFIC SIGNAL
- TYP= TYPICAL
- UGE= UNDERGROUND ELECTRIC
- UP= UTILITY POLE
- VCS= VIRGINIA COORDINATE SYSTEM
- VPD= VEHICLES PER DAY
- W= WATT
- W.S.E.= WATER SURFACE ELEVATION

PAUL OR SITTA M. ZEHFUSS LOT 2

LAWRENCE AVENUE WIDTH VARIES

PROPOSED FEATURES AND DIMENSIONS:

- PROP ATHLETIC FIELD: 350' x 245'
- PROP BLEACHERS: 10' GRAVEL PATH, 6' CONCRETE PATH
- LIMITS OF DISTURBANCE PROP TRACK
- EX BLEACHERS TO BE RELOCATED
- PROP 6' CONCRETE PATH
- PROP BIORETENTION
- PROP 4' FENCE
- EX. COX FIELD
- EX. WALL

BOUNDARY DIMENSIONS:

- N 01°41'26" E ~ 784.85'
- S 89°27'54" E 1,789.05'
- N 88°13'58" W ~ 27.77'

COORDINATES:

- N: 6987200.00, E: 11881900.00
- N: 6986700.00, E: 11881900.00

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

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

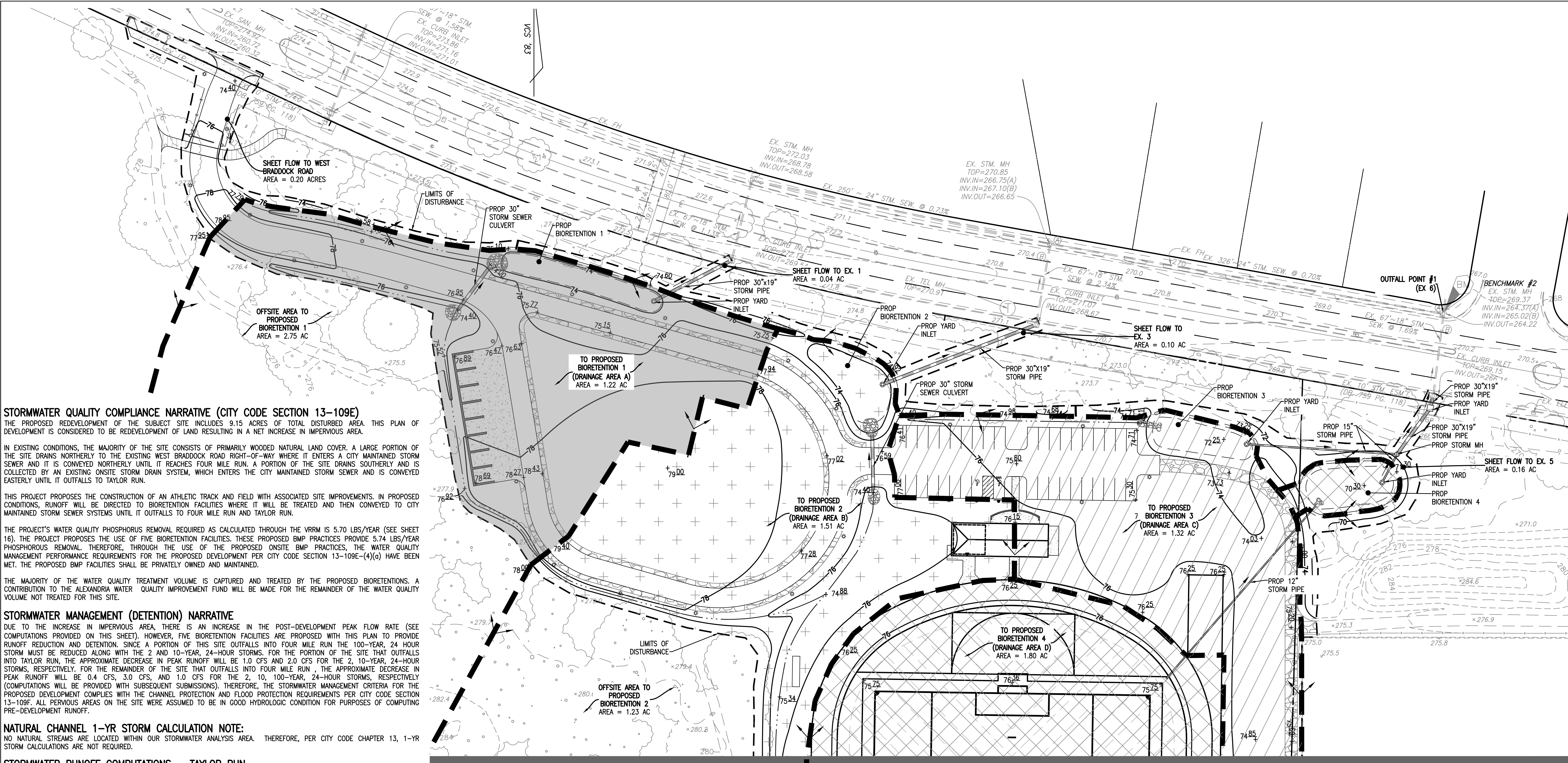
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SITE DIMENSION PLAN

FILE: **18-65**

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ANDREA SPRUCH
Lic. No. 047863
FEBRUARY 1, 2019



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 PHOSPHORUS 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 = $(0.02 \times 98 + 1.88 \times 77 + 0.93 \times 79) \div 2.81 = 78$
CN POST-DEVELOPMENT = $(0.56 \times 98 + 2.29 \times 80) \div 2.81 = 83$
CN POST-VRRM = 78

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

- IV. POST-DEVELOPMENT PEAK DISCHARGES ($T_c = 5$ 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 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 = $(0.18 \times 98 + 2.04 \times 79 + 3.80 \times 77) \div 6.34 = 78$
CN POST-DEVELOPMENT = $(2.09 \times 98 + 4.25 \times 80) \div 6.34 = 86$
CN POST-VRRM = 83

- III. PRE-DEVELOPMENT PEAK DISCHARGES: ($T_c = 5$ 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 ($T_c = 5$ 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
BIORETENTION 1	1	1.22	0.52	0.70	25%	0.84 6987464.73 11881474.84
BIORETENTION 2	2	1.51	0.61	0.90	25%	1.01 6987560.57 11881710.12
BIORETENTION 3	3	1.32	0.45	0.87	25%	0.81 6987513.04 11882006.68
BIORETENTION 4	4	1.80	0.43	1.37	25%	0.94 6987481.99 11882119.80
BIORETENTION 5	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 DVIDE

WATER QUALITY VOLUME DEFAULT:

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

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%

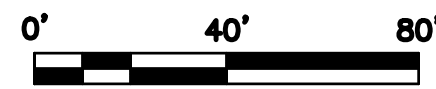
TOTAL WQV TREATED: NO
WATER QUALITY VOLUME REQUIRED = 4,810 CU. FT.
WATER QUALITY VOLUME TREATED = $1,815 \times 2.53 = 4,592$ CU. FT.
PERCENT OF WATER QUALITY VOLUME TREATED = 95%
DETENTION ON SITE: YES
PROJECT IS WITHIN WHICH WATERSHED? FOUR MILE RUN AND TAYLOR RUN WATERSHEDS
PROJECT DISCHARGES TO WHICH BODY OF WATER? POTOMAC RIVER

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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

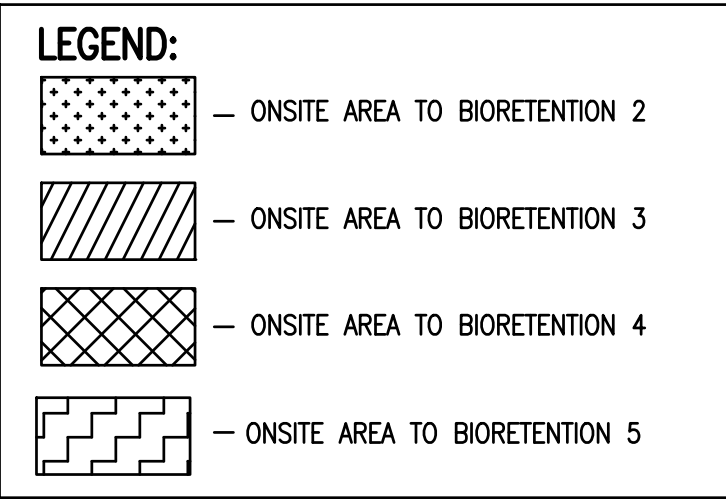
DATE	REVISION

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

STORMWATER MANAGEMENT PLAN
(1 OF 2)

SHEET **11** OF **19**

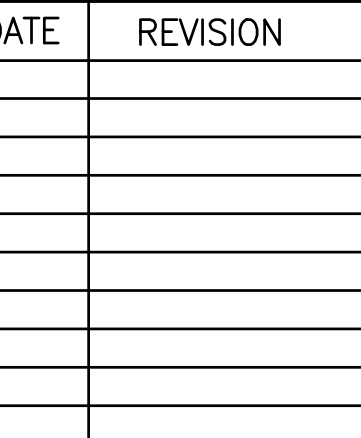
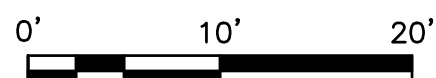
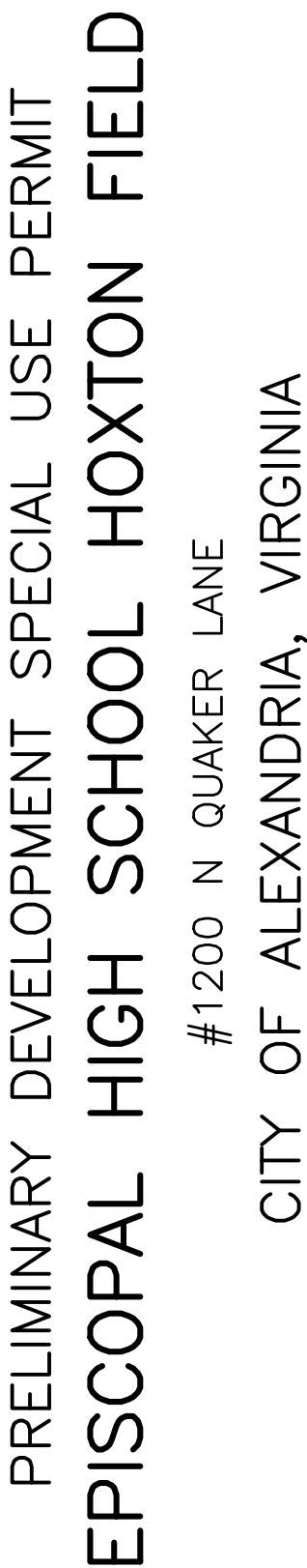
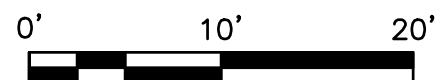
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SHEET 13 OF 19
FILE: 18-65

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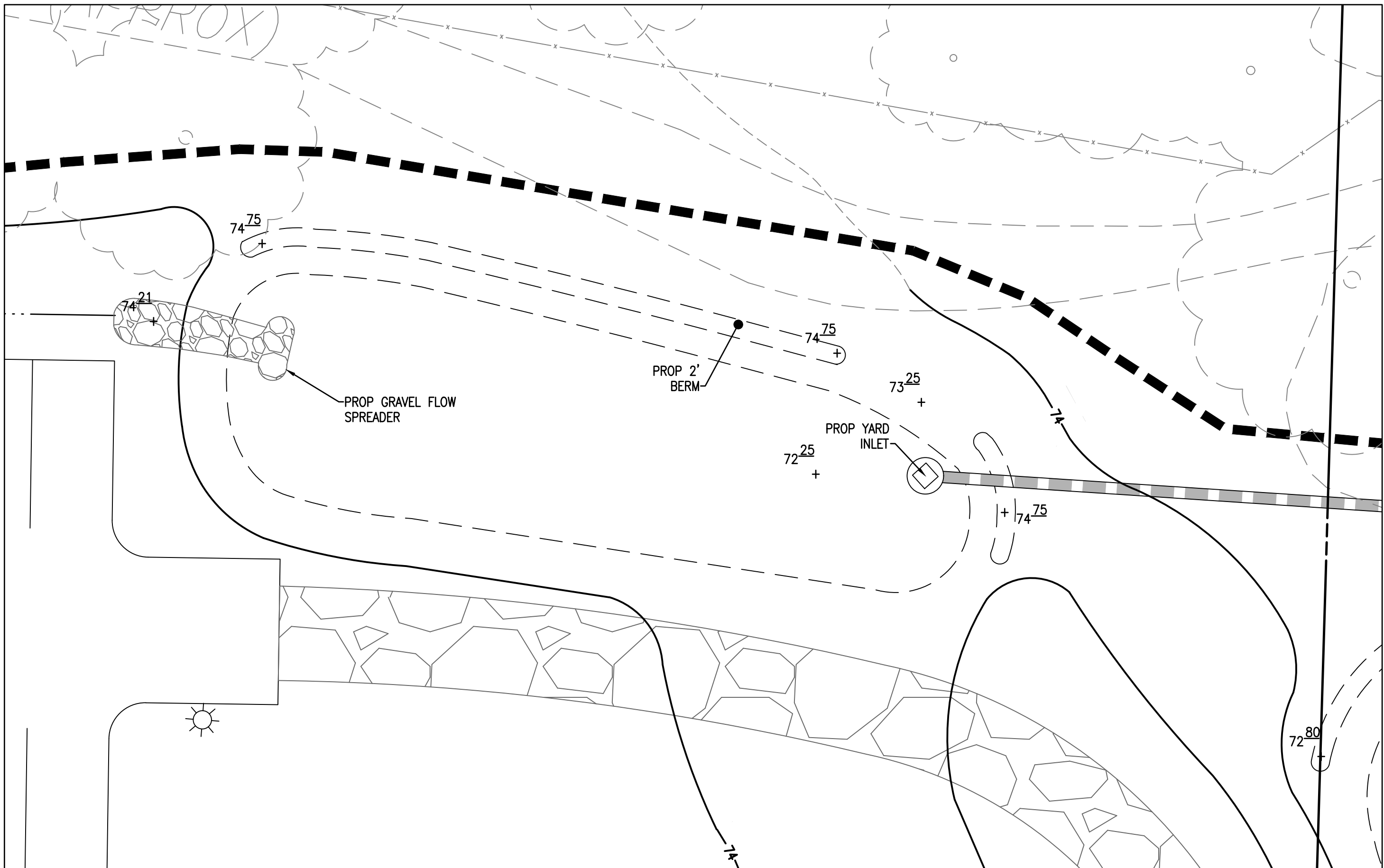
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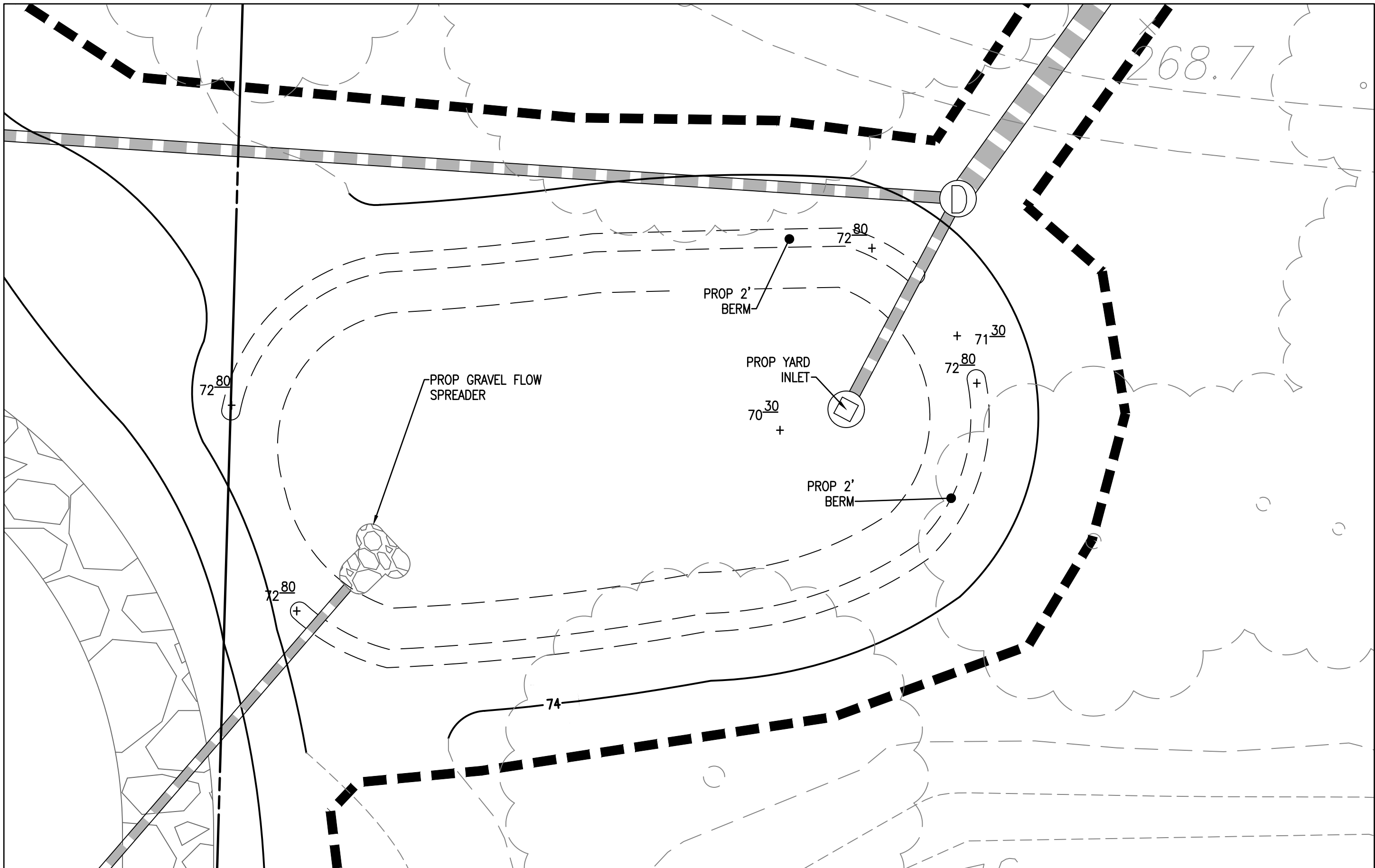
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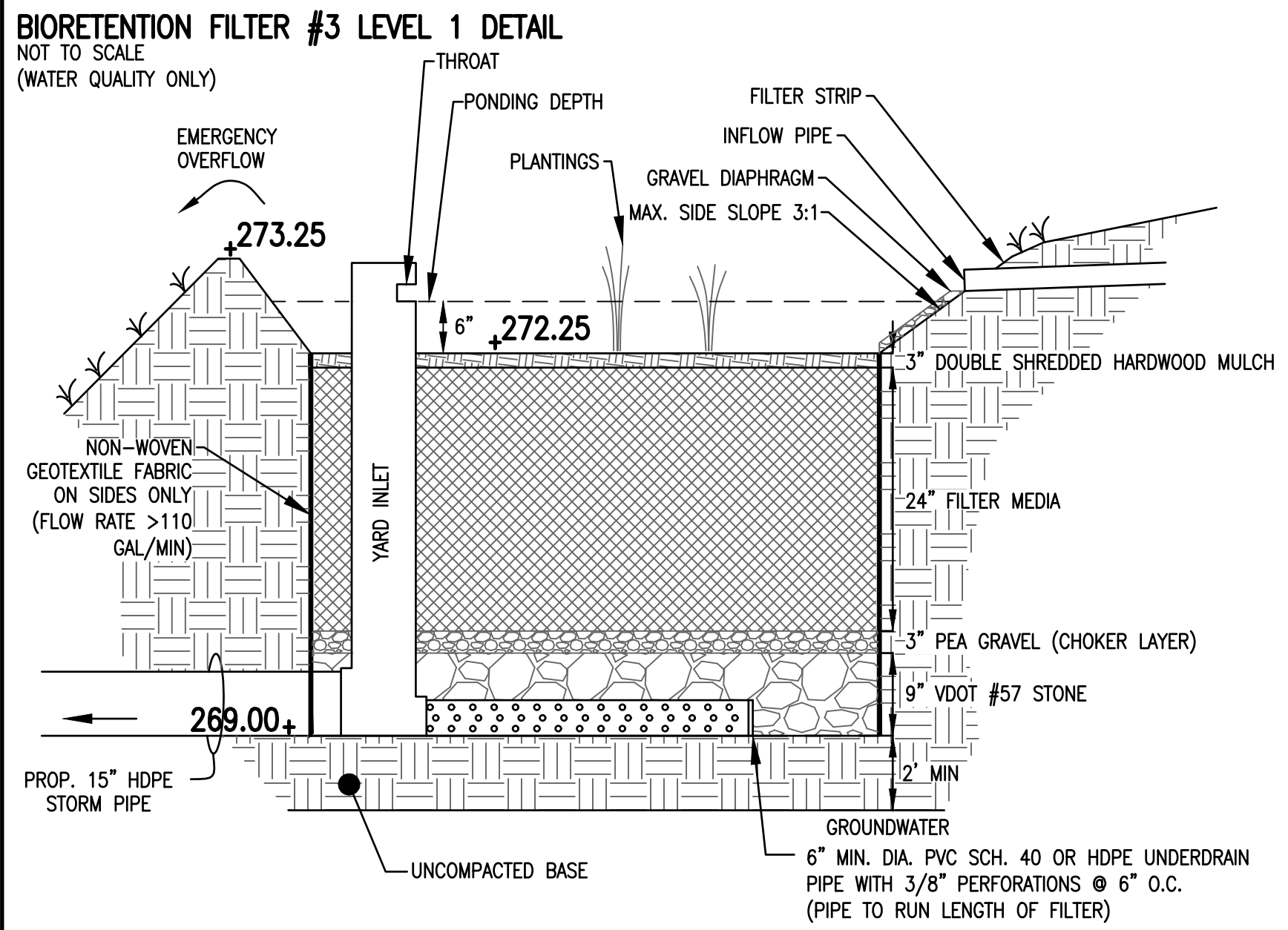
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BIORETENTION FILTER #3 LEVEL 1 DESIGN
SCALE: 1"=10'



BIORETENTION FILTER #4 LEVEL 1 DESIGN
SCALE: 1"=10'

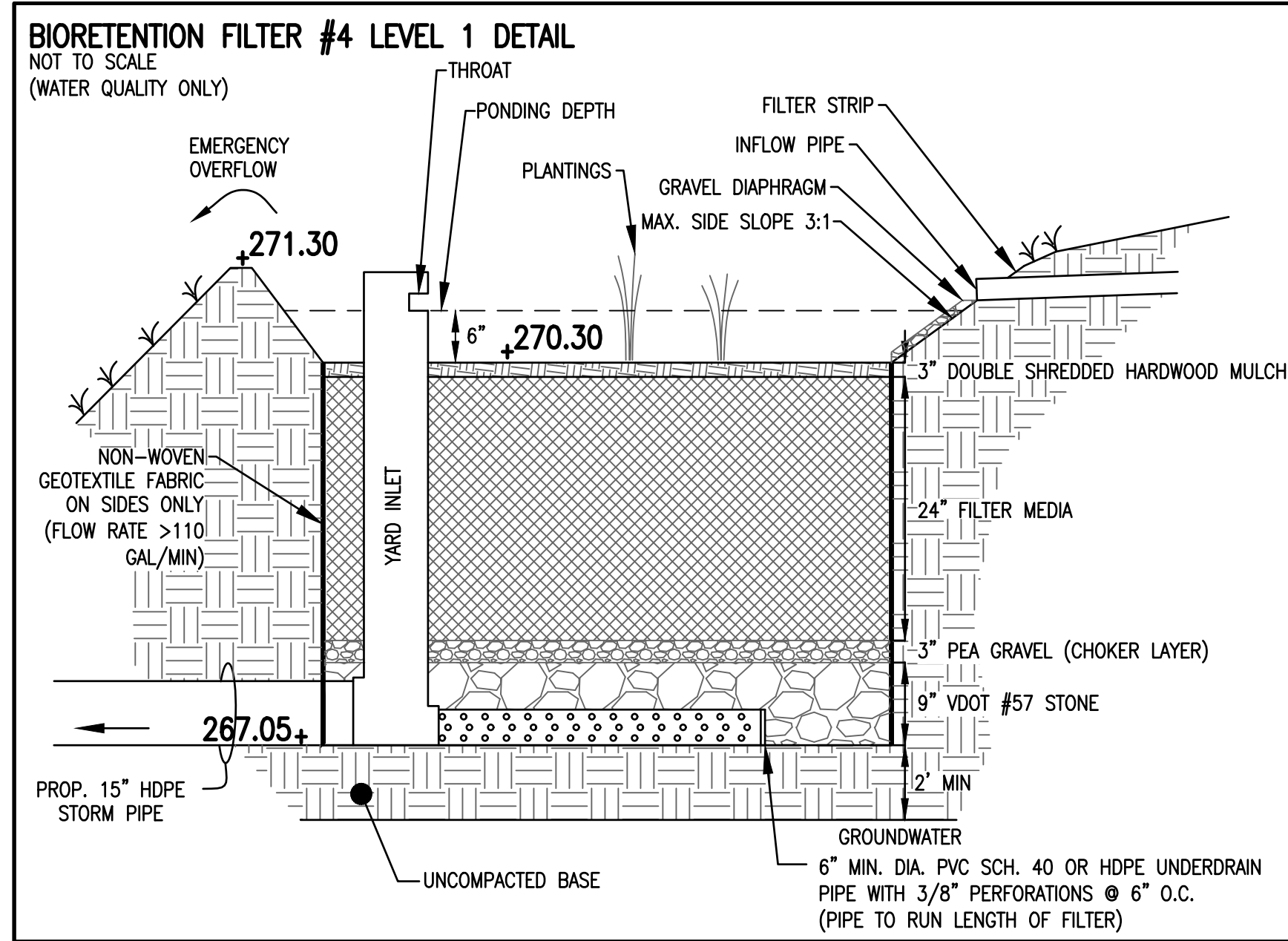


WATER QUALITY VOLUME CALCULATIONS:
TOTAL AREA TO BMP = 57,499 SQ.FT.
IMPERVIOUS AREA TO BMP = 19,602 SQ.FT. ("R_p" = 0.95)
PERVIOUS AREA TO BMP = 37,897 SQ.FT. ("R_p" = 0.25)

WATER QUALITY VOLUME REQUIRED:
 $T_v = (RV)(A)/12$
WHERE:
A = AREA TO FACILITY (57,499 SF)
R_v = COMPOSITE RUNOFF COEFFICIENT
 $R_v = [(0.25 \times 37,897) + (0.95 \times 19,602)] = 0.49$
 $T_v = (0.49)(57,499)/12 = 2,341 \text{ FT}^3$

WATER QUALITY VOLUME PROVIDED:
 $V = SA[D_p + (D_m)(N_m) + (D_g)(N_g)]$
WHERE:
V = VOLUME
SA = SURFACE AREA (1,705 SQ. FT.)
D_p = PONDING DEPTH (6")
D_m = DEPTH OF FILTER MEDIA (24")
N_m = VOID RATIO OF FILTER MEDIA (0.25)
D_g = DEPTH OF GRAVEL BED (12")
N_g = VOID RATIO OF GRAVEL BED (0.40)
 $V = 1750[0.5 + (2.0)(0.25) + (1.0)(0.40)] = 2,450 \text{ FT}^3$

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



WATER QUALITY VOLUME CALCULATIONS:
TOTAL AREA TO BMP = 78,408 SQ.FT.
IMPERVIOUS AREA TO BMP = 18,731 SQ.FT. ("R_p" = 0.95)
PERVIOUS AREA TO BMP = 59,677 SQ.FT. ("R_p" = 0.25)

WATER QUALITY VOLUME REQUIRED:
 $T_v = (RV)(A)/12$
WHERE:
A = AREA TO FACILITY (78,408 SF)
R_v = COMPOSITE RUNOFF COEFFICIENT
 $R_v = [(0.25 \times 59,677) + (0.95 \times 18,731)] = 0.42$
 $T_v = (0.42)(78,408)/12 = 2,726 \text{ FT}^3$

WATER QUALITY VOLUME PROVIDED:
 $V = SA[D_p + (D_m)(N_m) + (D_g)(N_g)]$
WHERE:
V = VOLUME
SA = SURFACE AREA (2,000 SQ. FT.)
D_p = PONDING DEPTH (6")
D_m = DEPTH OF FILTER MEDIA (24")
N_m = VOID RATIO OF FILTER MEDIA (0.25)
D_g = DEPTH OF GRAVEL BED (12")
N_g = VOID RATIO OF GRAVEL BED (0.40)
 $V = 2000[0.5 + (2.0)(0.25) + (1.0)(0.40)] = 2,800 \text{ FT}^3$

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

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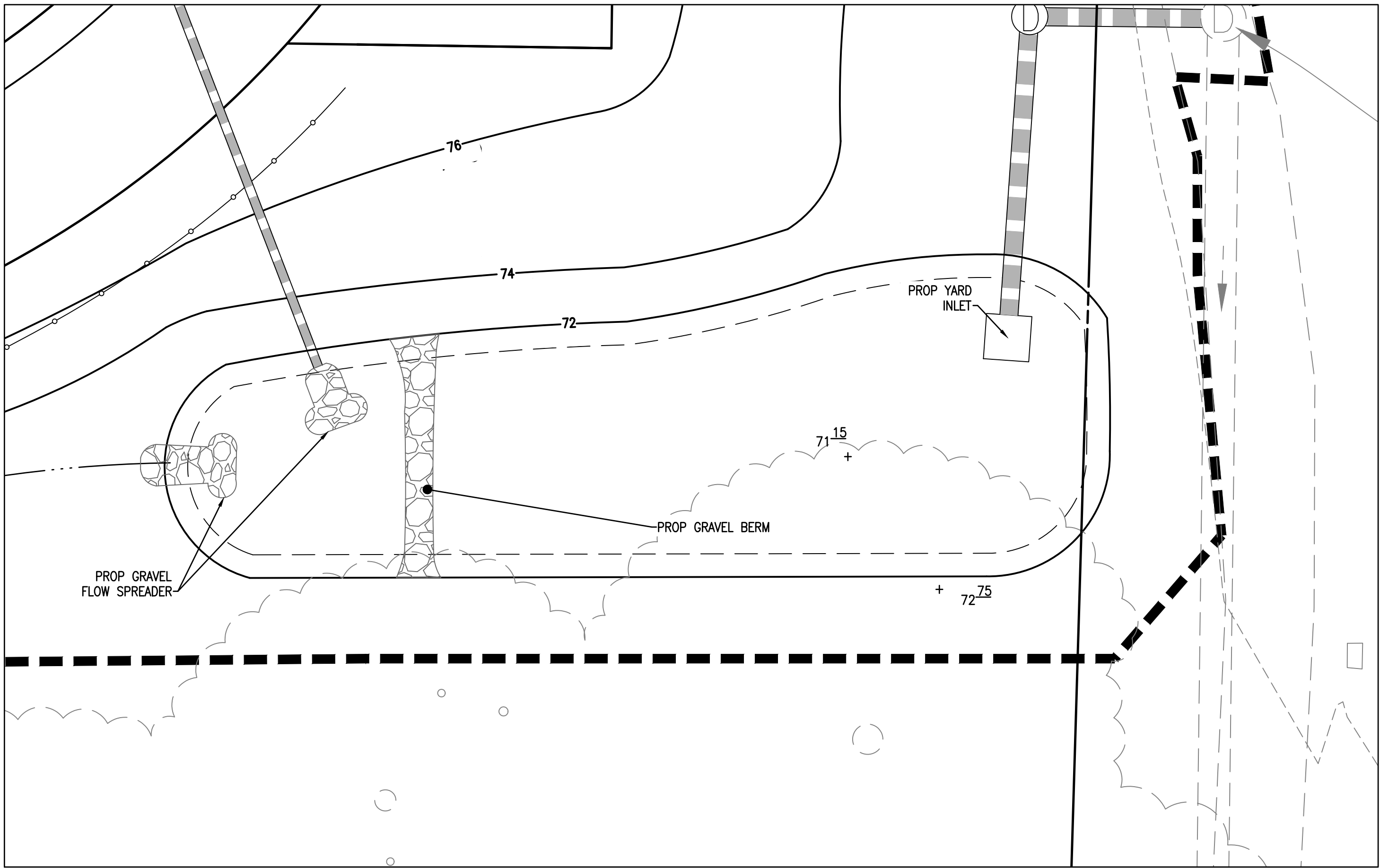
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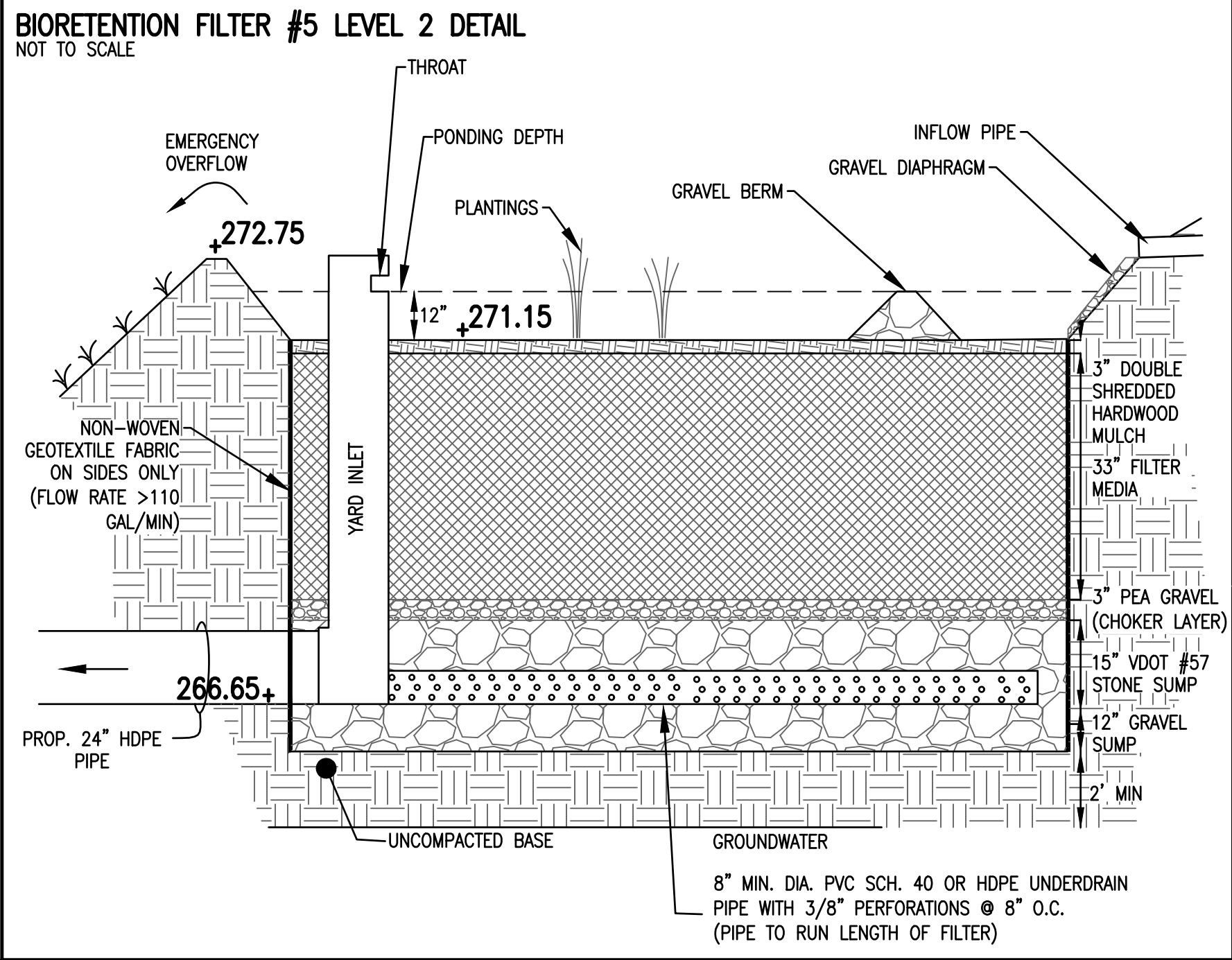
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CHECKED: ACS
SCALE: AS SHOWN
DATE: DECEMBER 2018

ONSITE BMP
DESIGN AND
DETAILS
(2 OF 3)

SHEET 14 OF 19
FILE: 18-65



BIORETENTION FILTER #5 LEVEL 2 DESIGN
SCALE: 1"=10'



WATER QUALITY VOLUME CALCULATIONS:
TOTAL AREA TO BMP = 150,282 SQ.FT.
IMPERVIOUS AREA TO BMP = 22,651 SQ.FT. ("R_i" = 0.95)
PERVIOUS AREA TO BMP = 96,268 SQ.FT. ("R_p" = 0.25)
FORESTED AREA TO BMP = 31,363 SQ FT. ("R_f" = 0.05)

WATER QUALITY VOLUME REQUIRED:
 $T_v = (RV(A))/12$
WHERE:
A = AREA TO FACILITY (142,441 SF)
R_v = COMPOSITE RUNOFF COEFFICIENT
 $R_v = [(0.25*96268)+(0.95*22651)+(0.05+31363)] = 0.31$
150282

$T_v = (0.31)(142441)/12 = 3,929 \text{ FT}^3$

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)

$V = 2300[1+(2.75)(0.25)+(1.5)(0.40)] = 5,261 \text{ FT}^3$

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

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

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 RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____ DATE _____

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Alexandria, Virginia 22314
(703) 549-6422
www.rcfassoc.com

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 SHOWN
DATE: DECEMBER 2018

ONSITE BMP
DESIGN AND
DETAILS
(3 OF 3)

SHEET **15** OF **19**
FILE: **18-65**

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 previous land proposed for new impervious cover)		2.75

¹Adjusted Land Cover Summary:
Pre ReDevelopment land cover minus previous 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 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

Post-Development Requirement for Site Area		
TP Load Reduction Required (lb/yr)		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
-----------------------------------	-------	--	-------

LAND COVER SUMMARY -- POST DEVELOPMENT					
Land Cover Summary-Post (Final)		Land Cover Summary-Post		Land Cover Summary-Post	
Post ReDev. & New Impervious		Post-ReDevelopment		Post-Development New Impervious	
Forest/Open Space Cover (acres)	0.00	Forest/Open Space Cover (acres)	0.00		
Weighted Rv(forest)	0.00	Weighted Rv(forest)	0.00		
% Forest	0%	% Forest	0%		
Managed Turf Cover (acres)	6.50	Managed Turf Cover (acres)	6.50		
Weighted Rv (turf)	0.25	Weighted Rv (turf)	0.25		
% Managed Turf	71%	% Managed Turf	97%		
Impervious Cover (acres)	2.65	ReDev. Impervious Cover (acres)	0.20		
Rv(impervious)	0.95	Rv(impervious)	0.95		
% Impervious	29%	% Impervious	3%		
Final Site Area (acres)	9.15	Total ReDev. Site Area (acres)	6.70		
Final Post Dev Site Rv	0.45	ReDev Site Rv	0.27		
		New Impervious Cover (acres)		2.45	
		Rv(impervious)		0.95	
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 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			

Drainage Area A

Drainage Area A Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres)					0.00
Managed Turf (acres)				0.70	0.70
Impervious Cover (acres)				0.52	0.52
Total					1.22

CLEAR BMP AREAS

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

Drainage Area A Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres)					0.00
Managed Turf (acres)				0.90	0.90
Impervious Cover (acres)				0.61	0.61
Total					1.51

CLEAR BMP AREAS

otal 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

Drainage Area A Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres)					0.00
Managed Turf (acres)				0.87	0.87
Impervious Cover (acres)				0.45	0.45
Total					1.32

CLEAR BMP AREAS

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

Drainage Area A Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres)					0.00
Managed Turf (acres)				1.37	1.37
Impervious Cover (acres)				0.43	0.43
Total					1.80

CLEAR BMP AREAS

otal 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

Drainage Area A Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres)					0.00
Managed Turf (acres)				2.21	2.21
Impervious Cover (acres)				0.52	0.52
Total					2.73

CLEAR BMP AREAS

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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APPROVED

SPECIAL USE PERMIT NO. 2018-0019

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

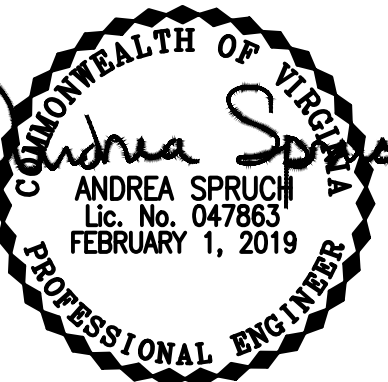
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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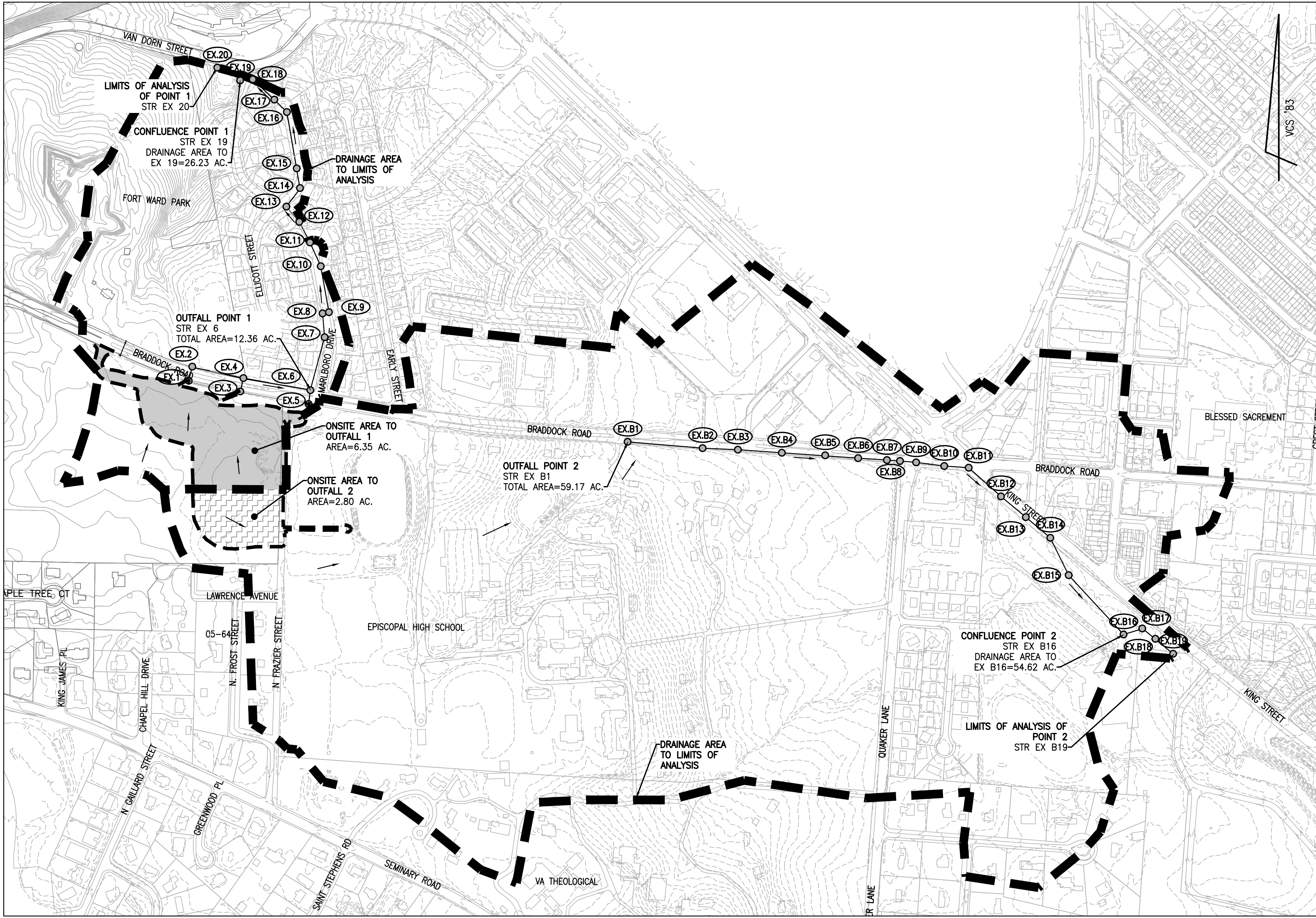
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
EPISCOPAL HIGH SCHOOL HOXTON FIELD
#1200 N QUAKER LANE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

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

STORMWATER CALCULATIONS

SHEET 16 OF 19
FILE: 18-65



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

LEGEND:

- STORM STRUCTURE
- DRAINAGE AREA TO LIMITS OF ANALYSIS
- LIMITS OF DISTURBANCE
- — ONSITE AREA TO OUTFALL 1
- ▨ — ONSITE AREA TO OUTFALL 2

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)(g)(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		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)	
FROM	TO																
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	11.26	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	1.69%	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	9.85	38.36	36	0.53%	0.013	55.23	7.51	122	255.69	254.82	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	2.08
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	2.65%	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	73.66	85	5.20	5	48.57	306.53	36	2.02%	0.013	98.84	13.43	300.05	199.05	193.00	6.05
EX.B5	EX.B6	2.80	76.25	85	5.20	5	10.82	317.35	36	1.44%	0.013	83.43	11.34	126.00	192.98	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	0.56
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

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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 _____

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

DATE	REVISION

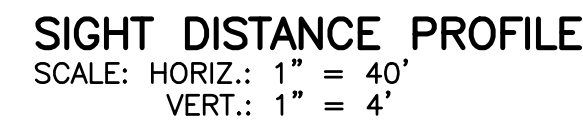
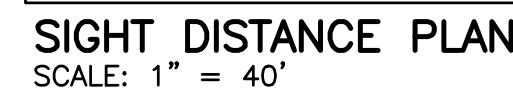
DESIGN: ACS
CHECKED: ACS
SCALE: 1"=300'
DATE: DECEMBER 2018

ADEQUATE
OUTFALL
ANALYSIS

SHEET 17 OF 19
FILE: 18-65

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

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

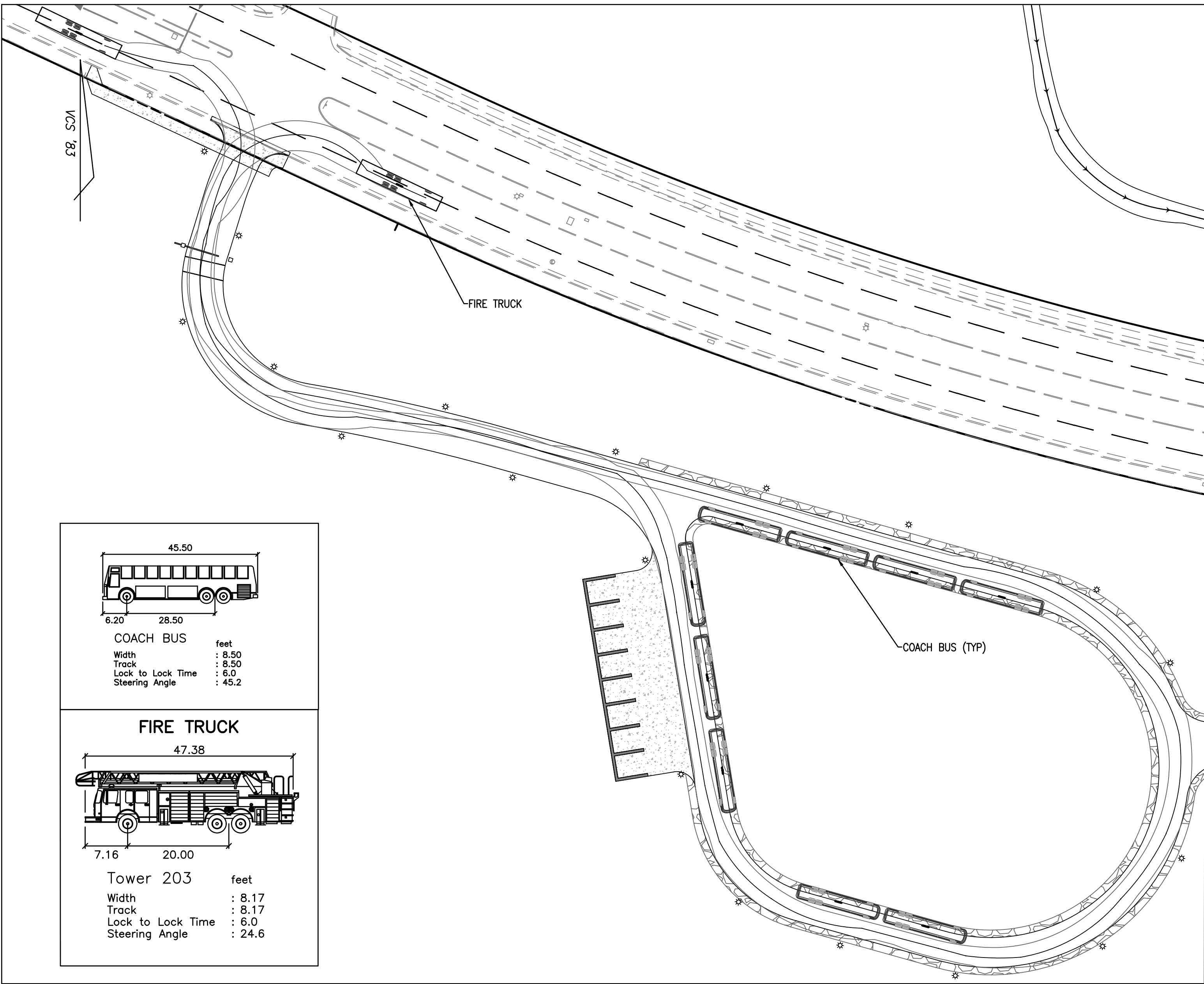


APPROVED SPECIAL USE PERMIT NO. <u>2018-0019</u>	
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
_____ DIRECTOR	_____ DATE

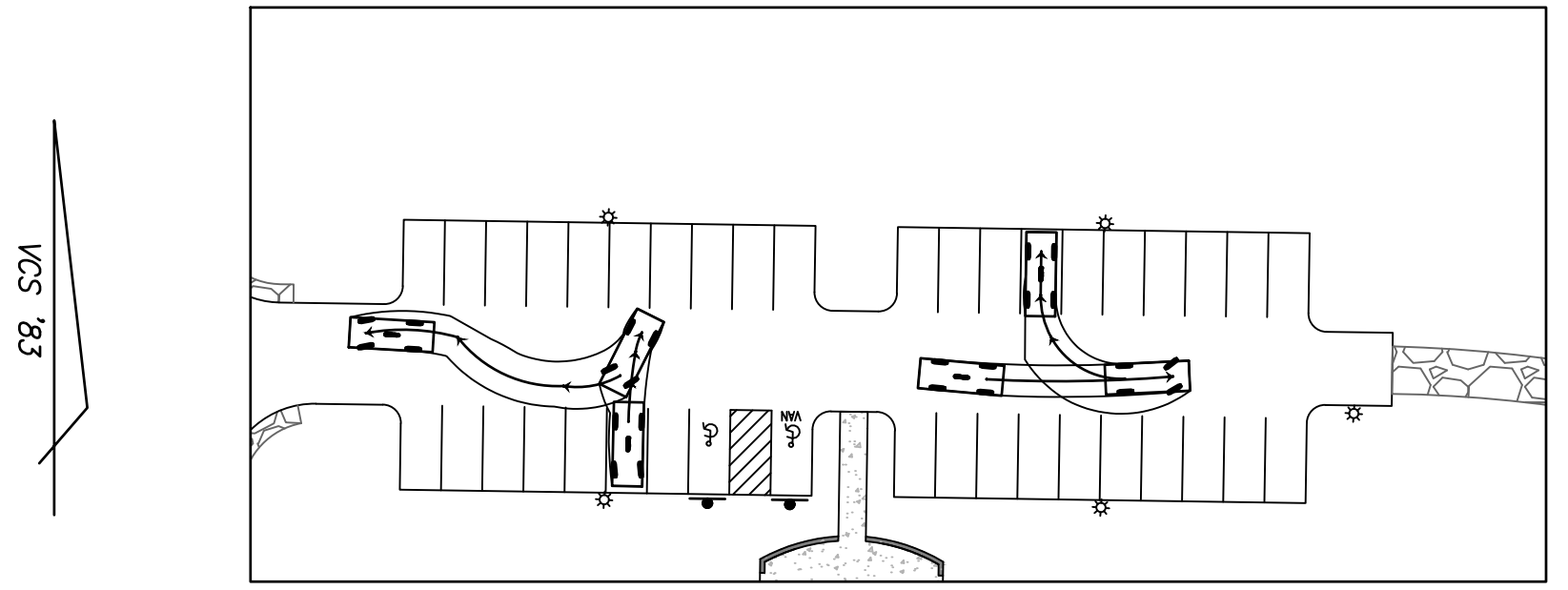
_____ CHAIRMAN, PLANNING COMMISSION	_____ DATE
DATE RECORDED _____	
_____ INSTRUMENT NO.	_____ DEED BOOK NO.
_____ DATE	

SHEET 18 OF 19
FILE: 18-65

A:\2018\185\DWG\DELIN Preliminary Submission\19 TURNING MOVEMENTS.dwg
Thu Jan 31 2019 8:25:04am



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



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

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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 _____

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

TURNING
MOVEMENTS



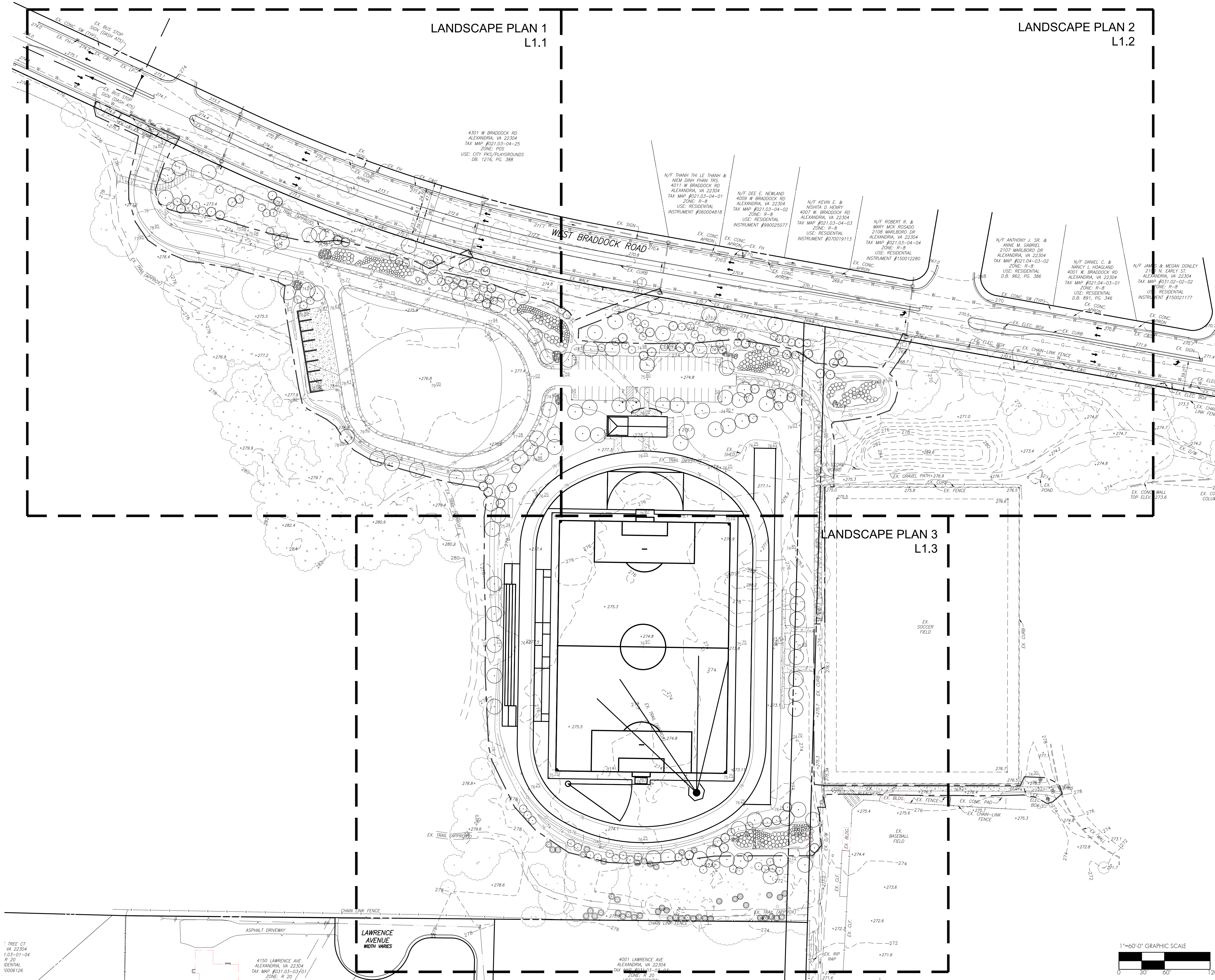


COMMONWEALTH OF VIRGINIA
 MATTHEW
 WALKER
 JOHNSTON
 Lic. No. 0406001516
 LANDSCAPE ARCHITECT

DRAWING TITLE
OVERALL PLAN

INSTRUMENT NO.	DEED BOOK NO.	
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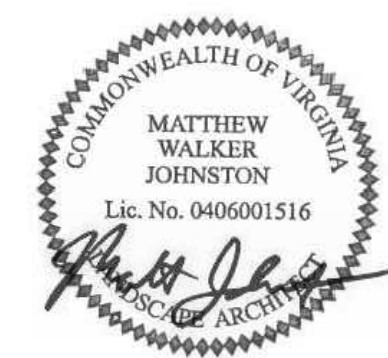
MVLA PROJECT NO. 7225





MICHAEL VERGASON
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1102 King St. 2nd Floor
Alhambra, CA 91804
909.688.5557
www.vergason.net

Episcopal High School Hoxton Field



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

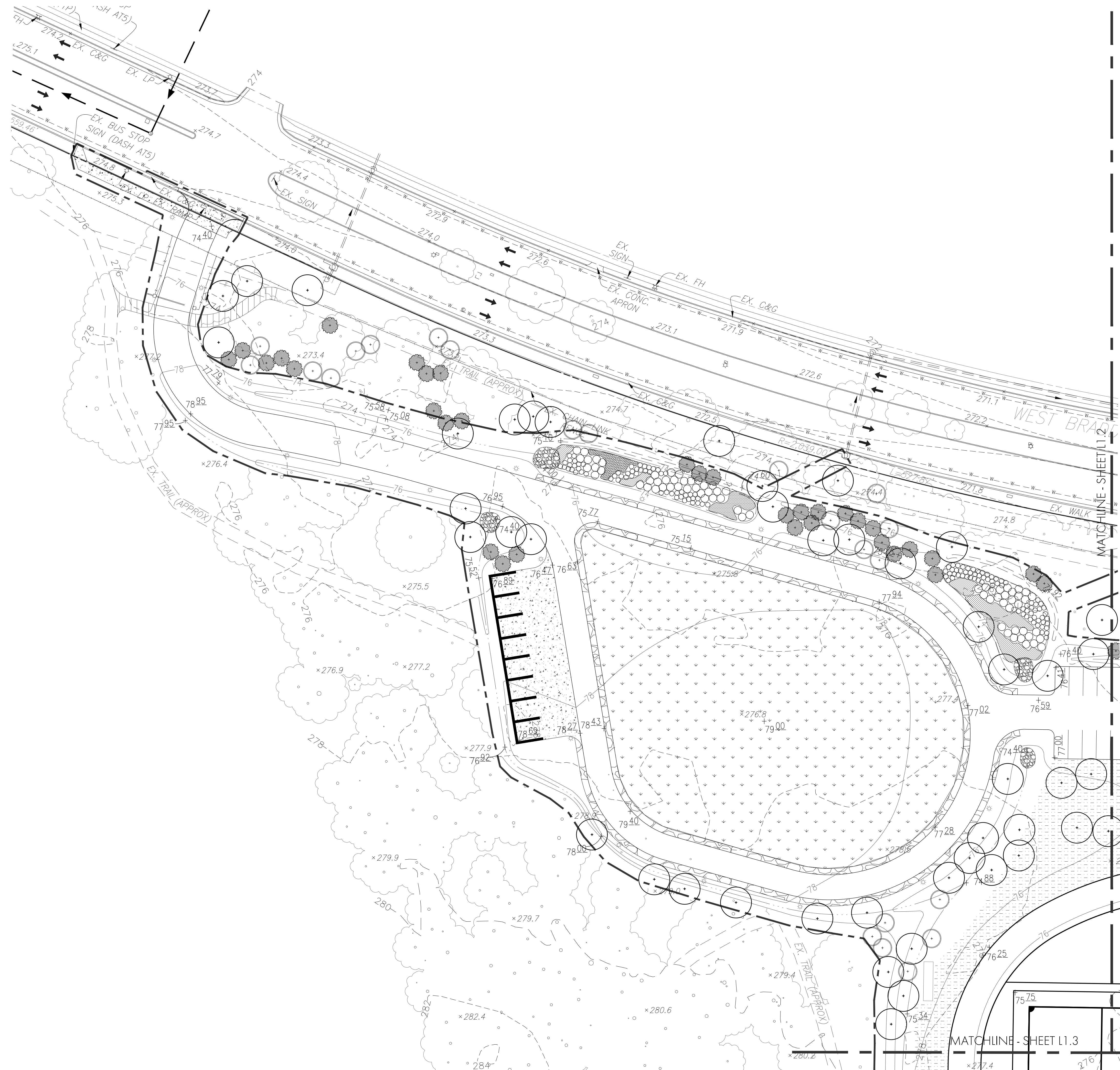
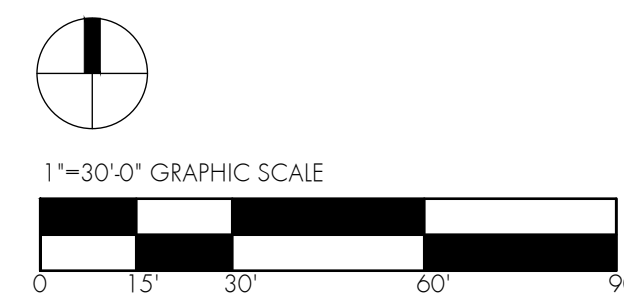
DRAWING TITLE
LANDSCAPE PLAN 1

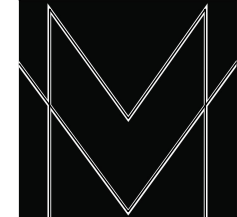
DATE
2018.12.21
SCALE
AS NOTED
DRAWING NUMBER
L1.1
MVLA PROJECT NO. 7225

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

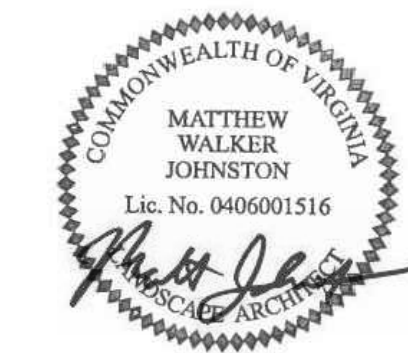
APPROVED	
SPECIAL USE PERMIT NO. 2018-0019	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO. DATE





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REVISIONS			
No.	Issue/Addendum/Revision	Revision	Date
1	Preliminary Verification		2/12/2019

DRAWING TITLE
LANDSCAPE PLAN 1

DATE
2018.12.21
SCALE
AS NOTED
DRAWING NUMBER
L1.2
MVLA PROJECT NO. 7225

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/
GROUND COVER
- SEEDED
TURFGRASS
- SEEDED MEADOW

APPROVED SPECIAL USE PERMIT NO. 2018-0019

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

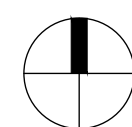
SITE PLAN NO.

DIRECTOR DATE

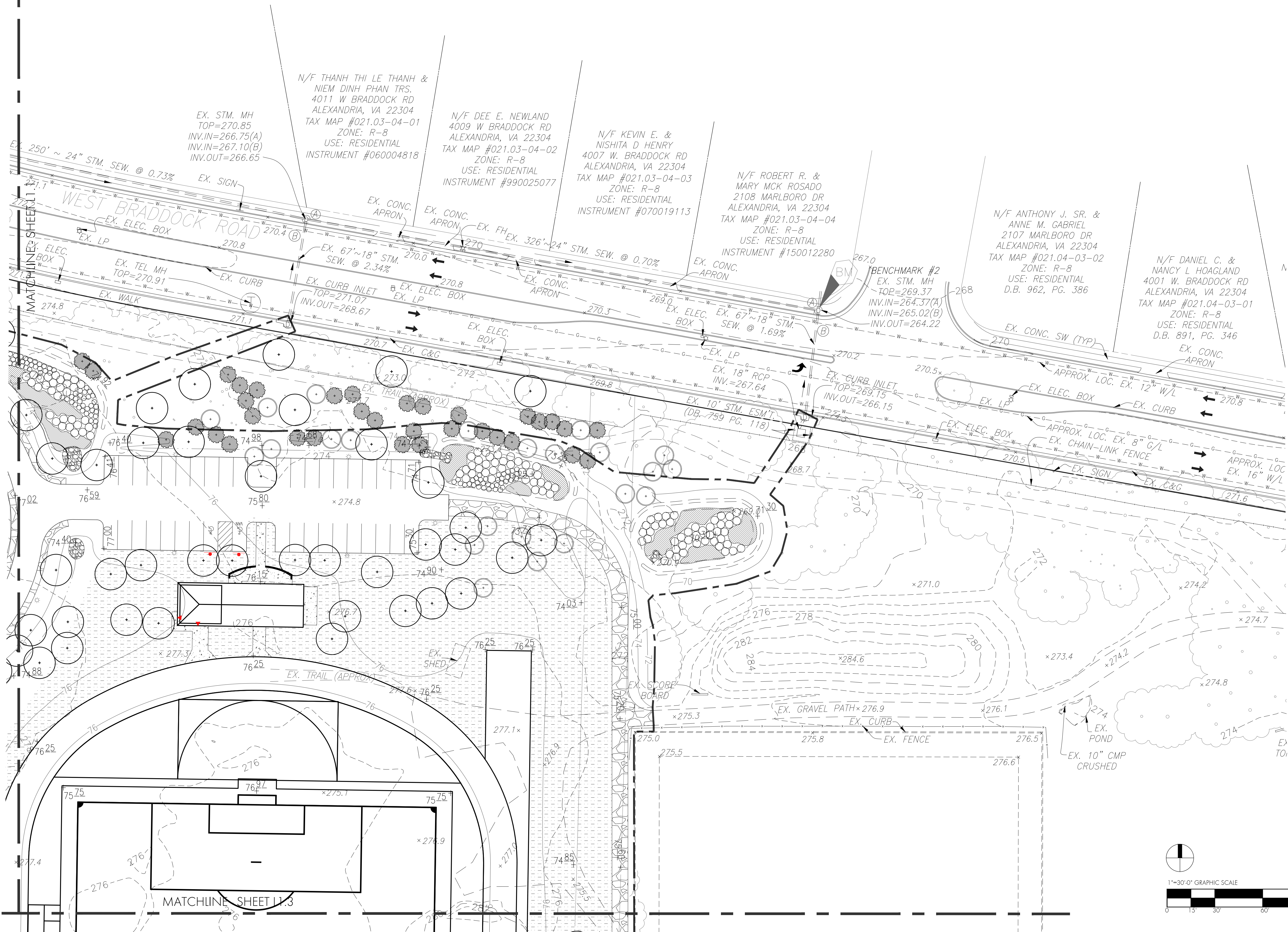
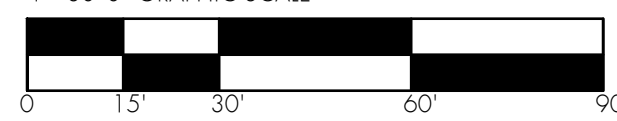
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE



1"=30'-0" GRAPHIC SCALE





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

DRAWING TITLE

DATE
12.21

NOTED

DRAWING NUMBER

1.3

A PROJECT NO. 7225



- PROPOSED TREE - SHADE

2 to 2.5" cal.

- PROPOSED TREE - EVERGREEN

- ### PROPOSED TREE - UNDERSTORY

0.100

© 1997

- SHRUBS
-

- PERENNIAL /

SEEDING
TULGRASS

MEADOW

APPROVED
SPECIAL USE PERMIT NO. 2018-0019

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

SITE PLAN NO. _____

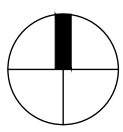
DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

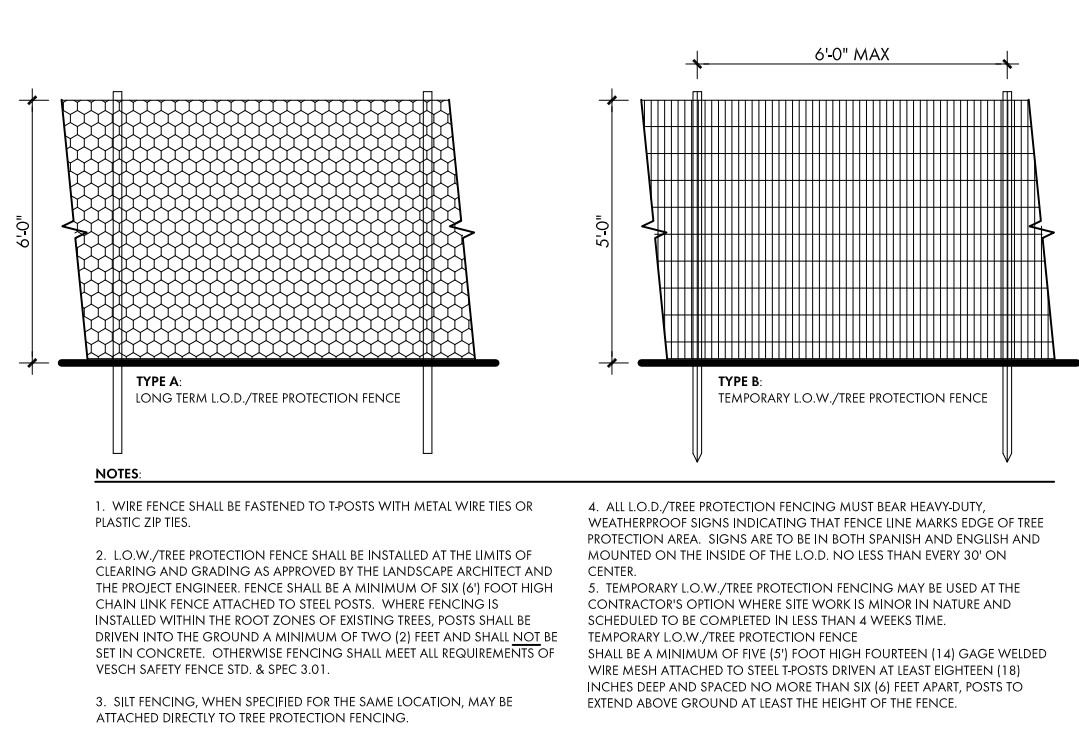
DATE

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

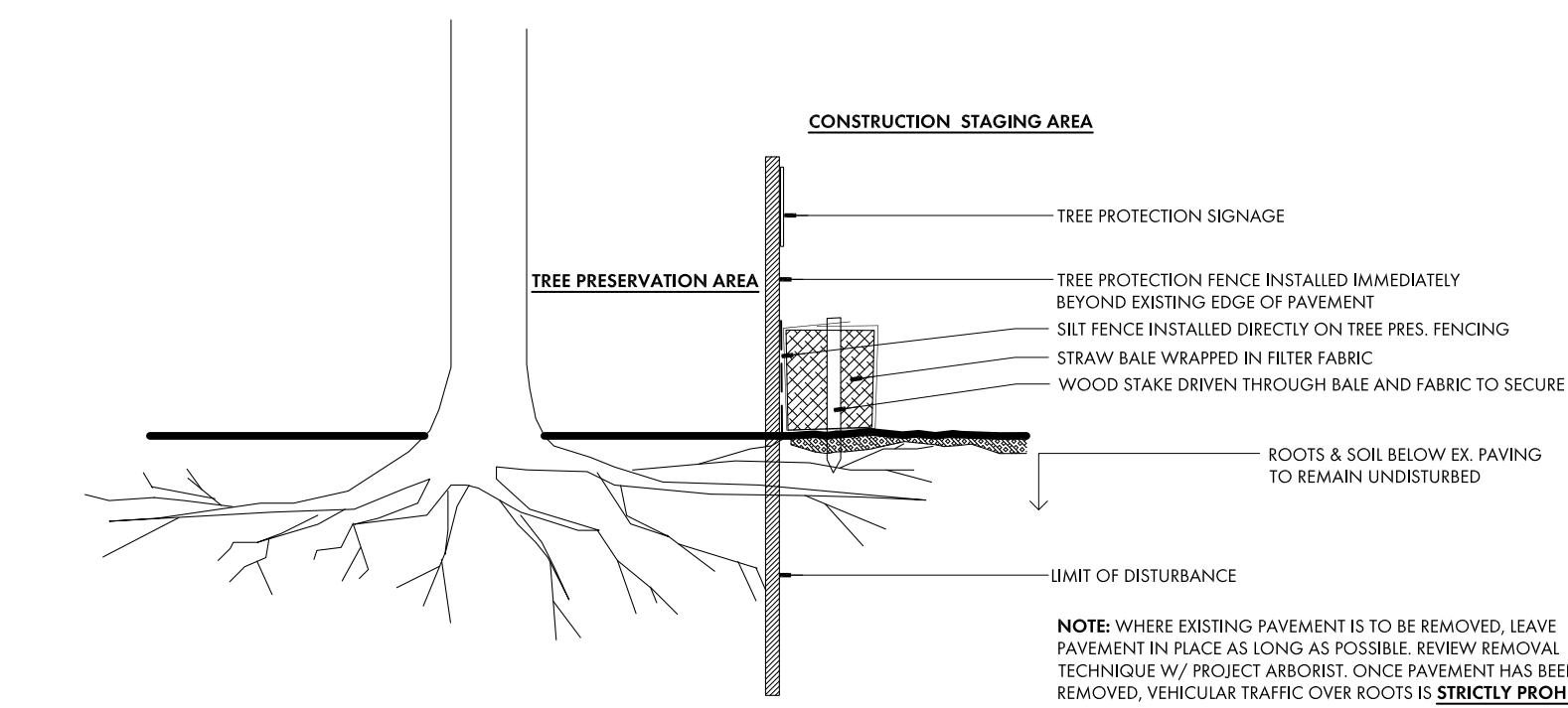


1"=30'-0" GRAPHIC SCALE

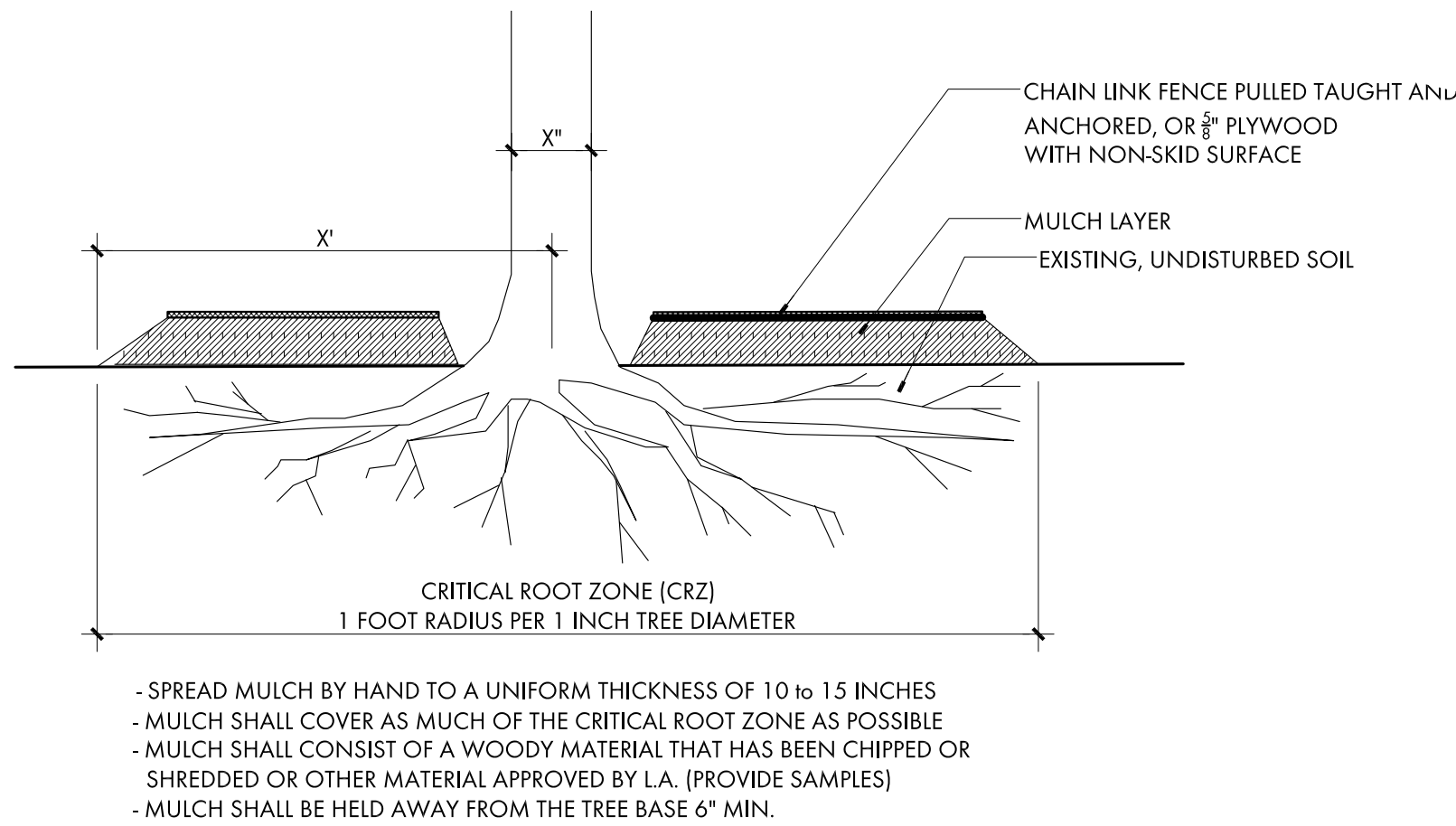




1 TREE PROT FENCING ELEVATION



2 TREE PROTECTION FENCING



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

- 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.
- 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 Nurseries; Washington, DC.
- 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.
- 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.
- 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.
- Maintenance for this project shall be performed in perpetuity, in compliance with City of Alexandria Landscape Guidelines and/or as conditioned by project approval.
- A certification letter for tree walls, 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.
- 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
Gymnocladus dioicus
Nyssa sylvatica
Quercus bicolor
Quercus falcata
Quercus palustris
Quercus shumardii
Platanus x acerifolia 'Bloodgood'

Red Maple
Kentucky Coffee Tree
Black Gum
Swamp White Oak
Southern Red Oak
Pin Oak
Shumard Oak
Bloodgood London Plane

EVERGREEN TREES

Ilex opaca
Magnolia virginiana 'Henry Hicks'
Juniperus virginiana
Pinus taeda
Thuja x. 'Green Giant'

American Holly
Henry Hicks Sweet Bay Magnolia
Eastern Redcedar
Loblolly Pine
Arborvitae

UNDERSTORY TREES

Amelanchier canadensis
Hamamelis virginiana
Cercis canadensis 'Alba'
Chionanthus virginicus
Alnus serrulata

Serviceberry
Fall-Blooming Witchhazel
White Red Bud
Fringe Tree
Smooth Alder

SHRUBS

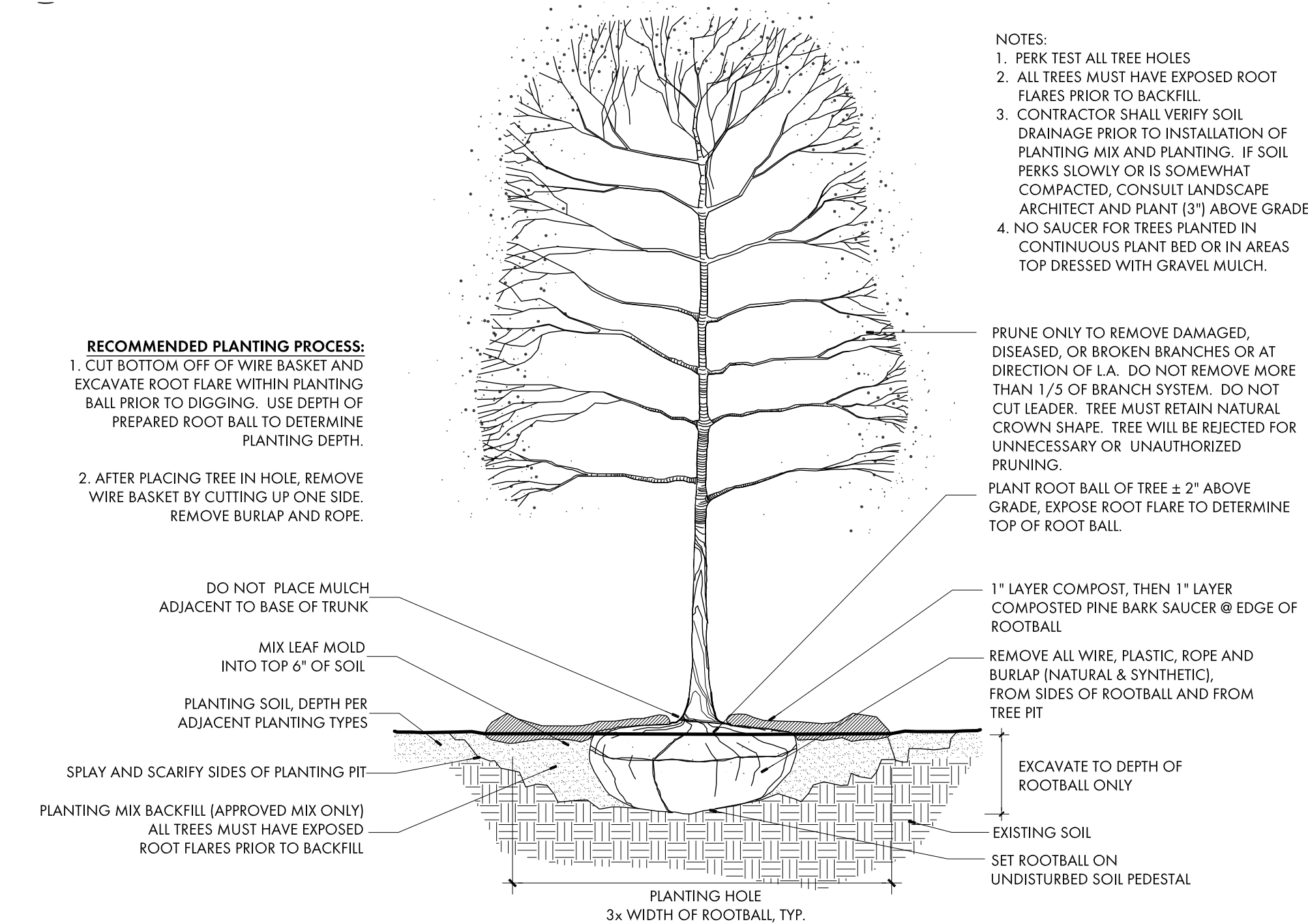
Cephalanthus occidentalis
Clethra alnifolia 'Hummingbird'
Ilex glabra 'Shamrock'
Ilex verticillata 'Southern Gentleman'
Ilex verticillata 'Winter Red'
Itea virginica 'Henry's Garnet'
Viburnum prunifolium

Buttonbush
Hummingbird Summersweet
Compact Inkberry Holly
Winterberry Holly
Winterberry Holly
Henry's Garnet Virginia Sweetspire
Blackhaw Viburnum

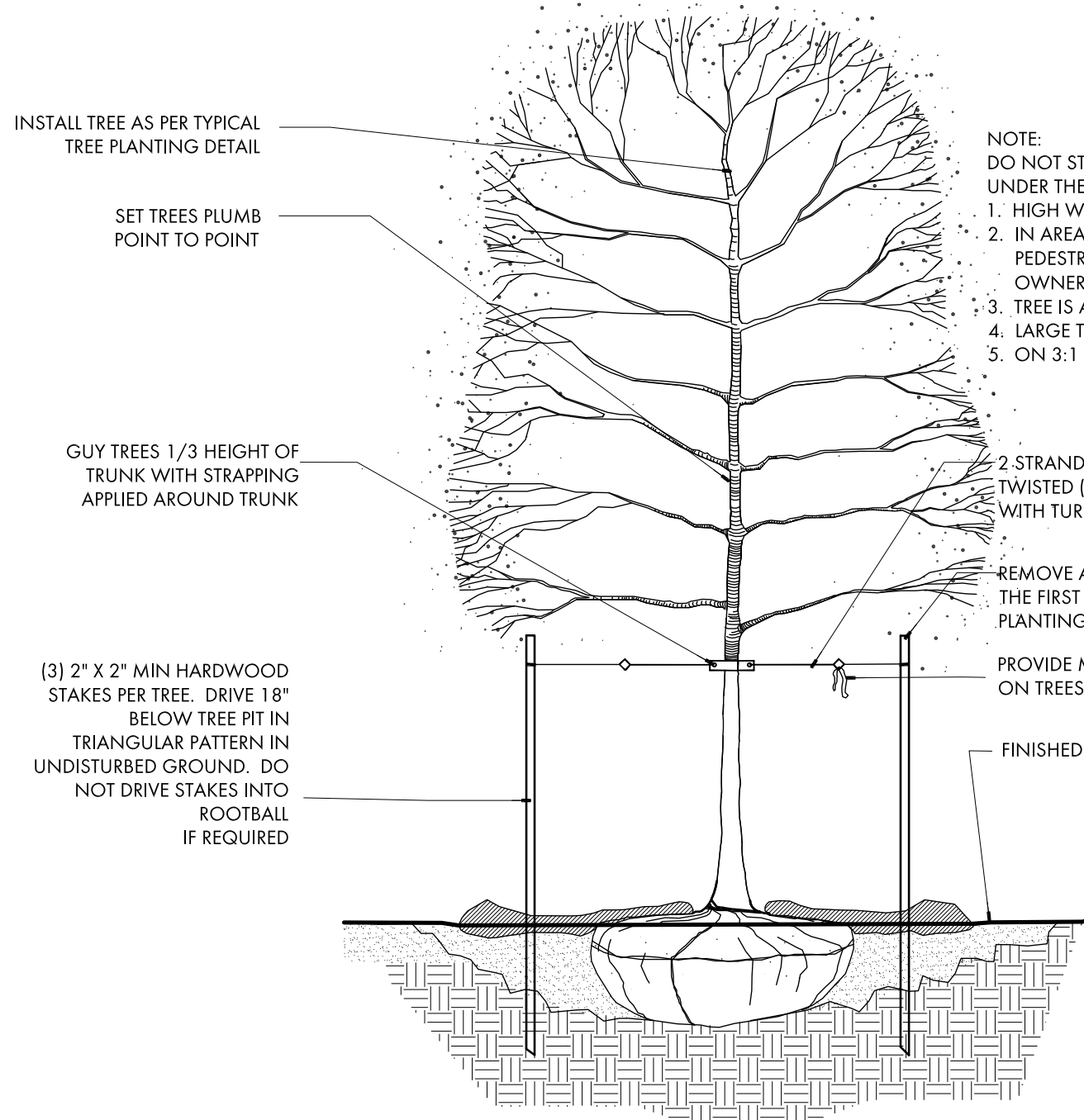
GROUND COVER and PERENNIALS

Panicum virgatum
Iris Versicolor
Asclepias incarnata
Carex pennsylvanica
Carex amphibola

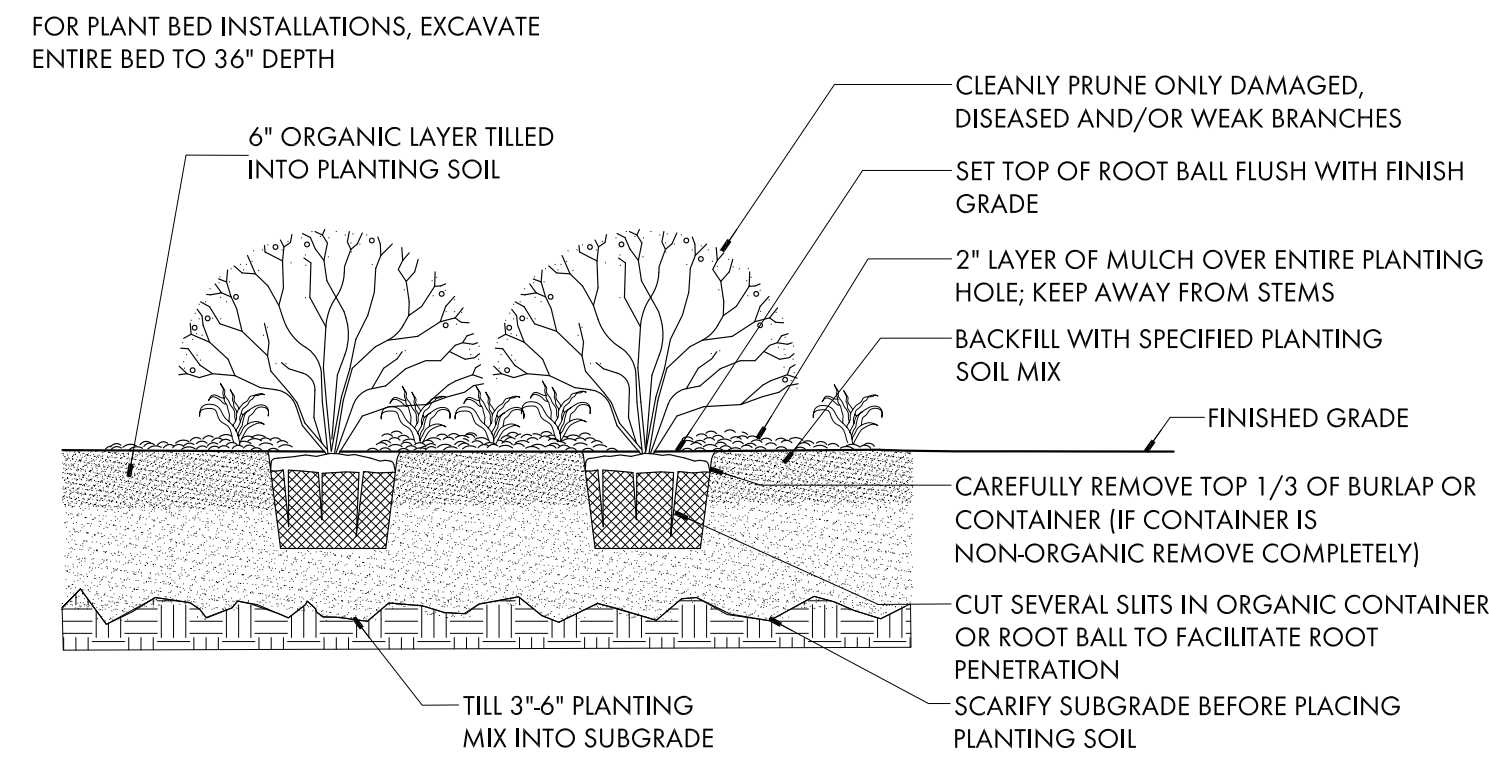
Switchgrass
Blue Flag
Swamp Milkweed
Pennsylvania Sedge
Creek Sedge



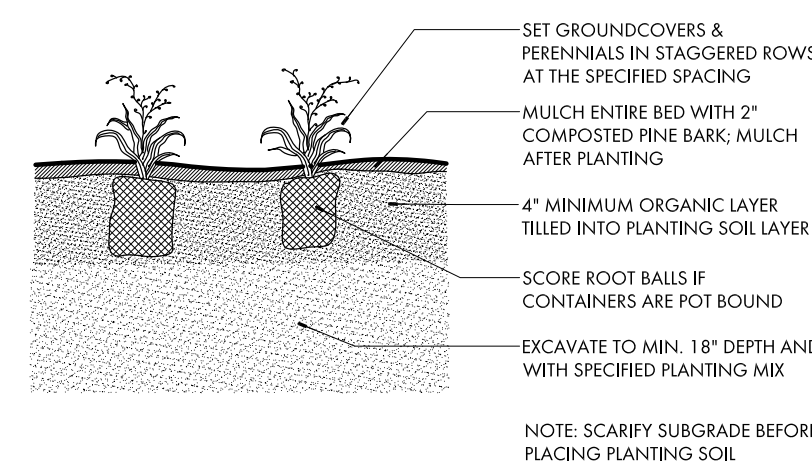
5 TYP. TREE PLANTING



6 TREE STAKING DETAIL



4 SHRUB PLANTING DETAIL



7 GROUND COVER PLANTING DETAIL

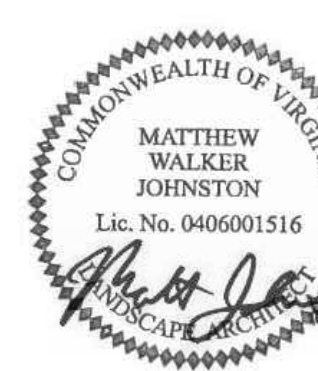
APPROVED
SPECIAL USE PERMIT NO. 2018-0019

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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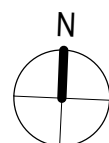
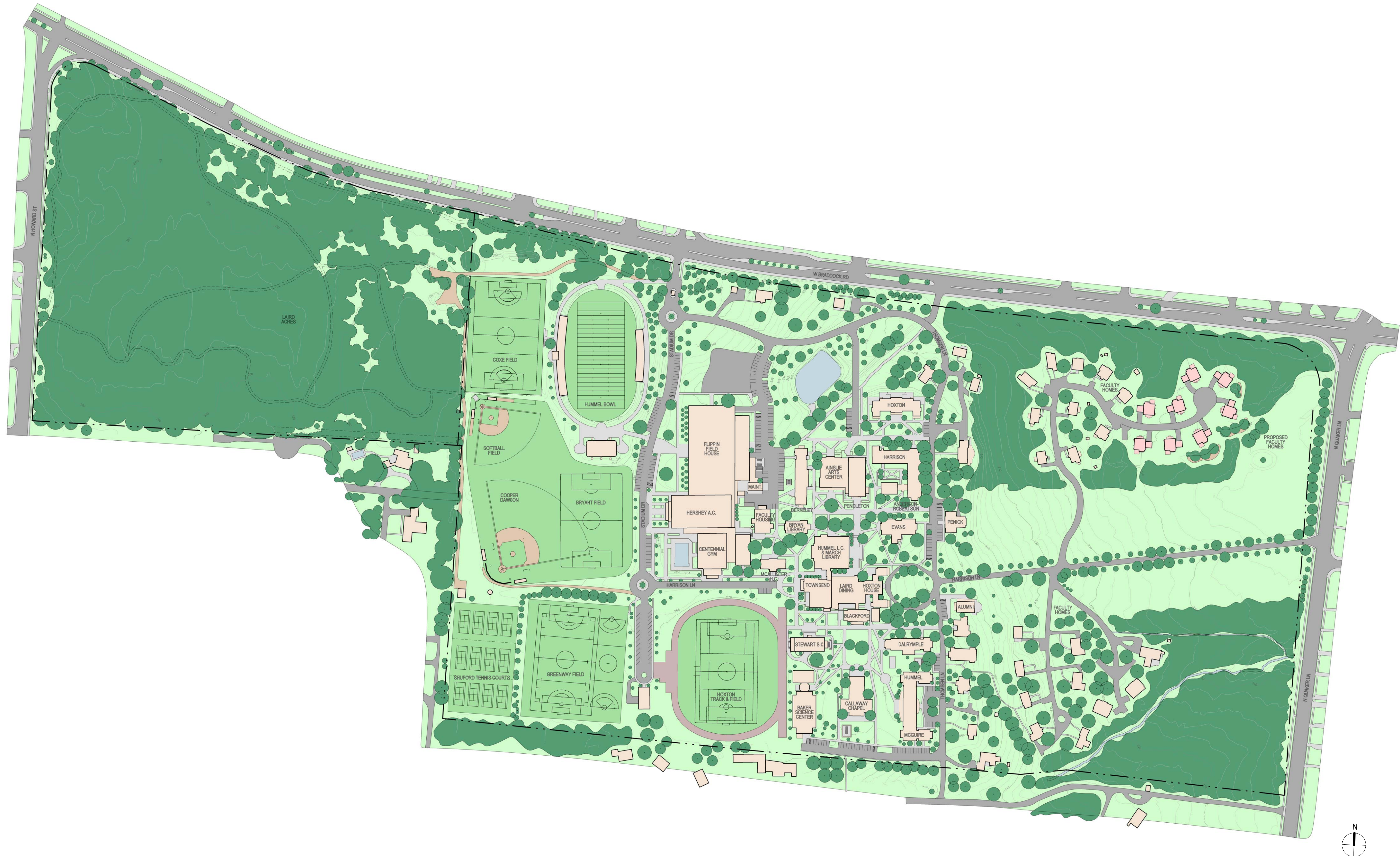


REVISIONS			
No.	Issue/Addendum/Revision	Date	
1	Preliminary Verification	2/1/2019	

DRAWING TITLE
PLANT SCHEDULE
AND DETAILS

DATE
2018.12.21
SCALE
AS NOTED
DRAWING NUMBER
L5.0

MVLA PROJECT NO. 7225



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	

b | g | a

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Suite 400, Washington, DC 20007
T 202.337.0888 | F 202.337.2626
bga@bowiegridley.com | bowiegridley.com

bowie | gridley | architects



Preliminary Verification	02/01/19
Preliminary Plan	12/21/18
No. Issue-Addendum-Revision	Date

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**Episcopal
High School
Hoxton Field**

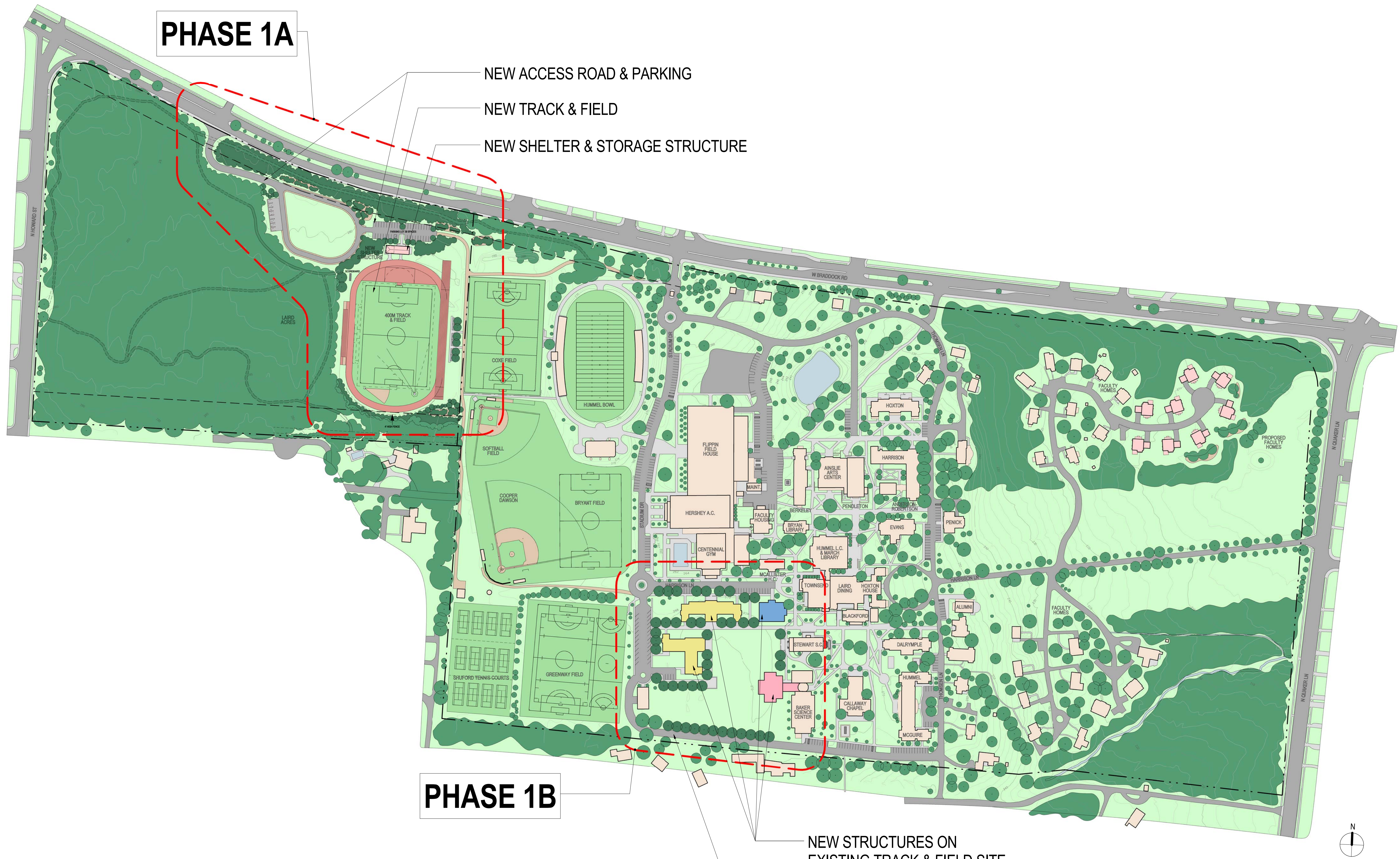
1200 North Quaker Lane
Alexandria, VA 22302

BGA # 17026

**ILLUSTRATIVE
CAMPUS PLAN
EXISTING**

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

A1

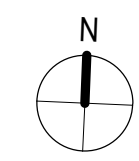


PHASE 1A

- NEW ACCESS ROAD & PARKING
- NEW TRACK & FIELD
- NEW SHELTER & STORAGE STRUCTURE

PHASE 1B

- NEW STRUCTURES ON EXISTING TRACK & FIELD SITE
- COMPLETE EXISTING CAMPUS LOOP ROAD



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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bga@bowiegridley.com | bowiegridley.com
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**Episcopal High School
Hoxton Field**
1200 North Quaker Lane
Alexandria, VA 22302
BGA # 17026
**ILLUSTRATIVE
CAMPUS
MASTER PLAN**
DRW BY CTB
CHK BY RSS
DAR BY RSS
SCALE 1" = 160'-0"
A2



b|g|a

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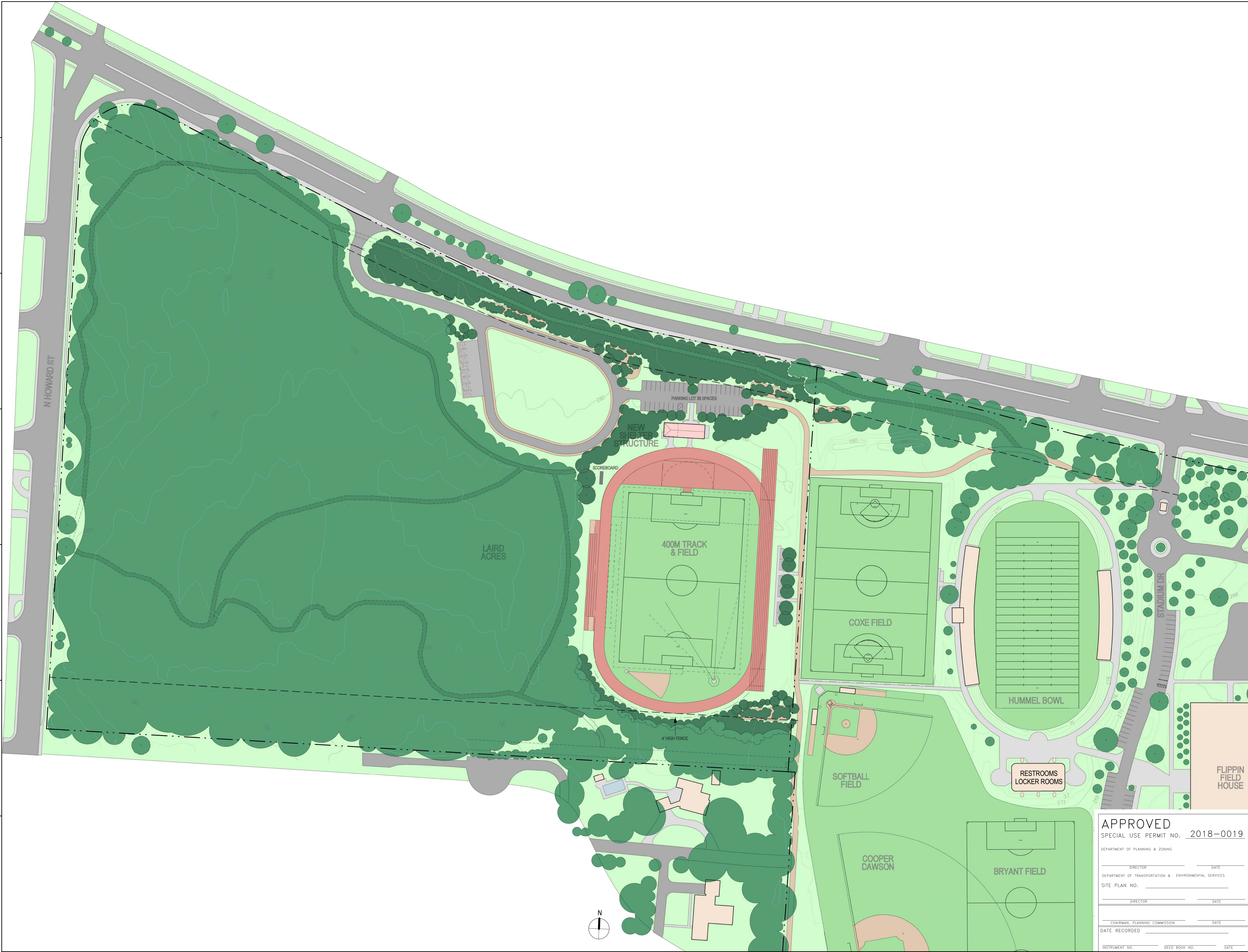
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ILLUSTRATIVE
PLAN EXISTING

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Episcopal High School Hoxton Field

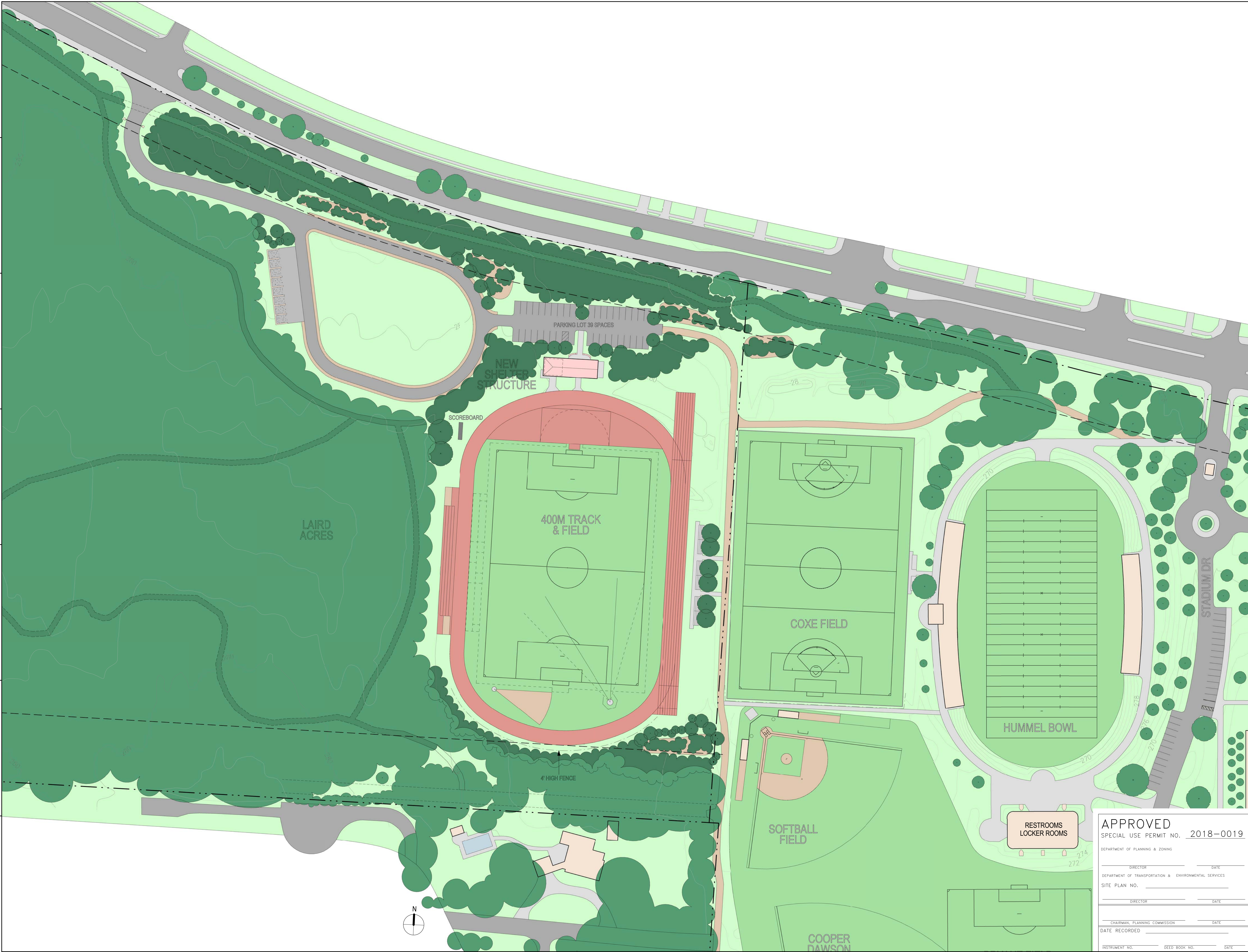
1200 North Quaker Lane
Alexandria, VA 22302

BGA # 17026

ILLUSTRATIVE PLAN PROPOSED

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DAR BY	RSS	
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Episcopal High School Hoxton Field

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ENLARGED ILLUSTRATIVE PLAN

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QAR BY	RSS

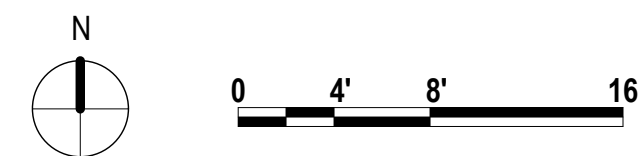
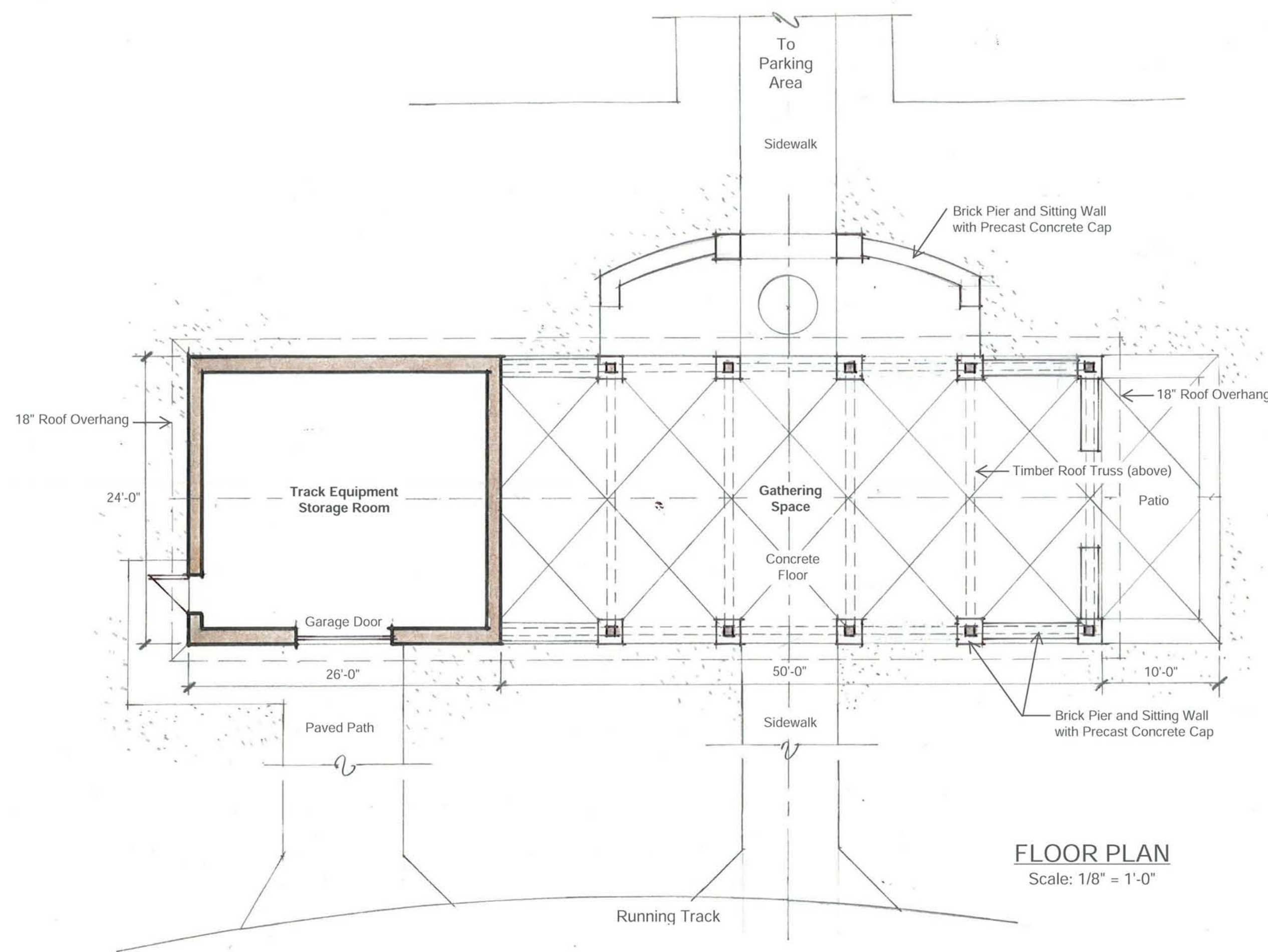
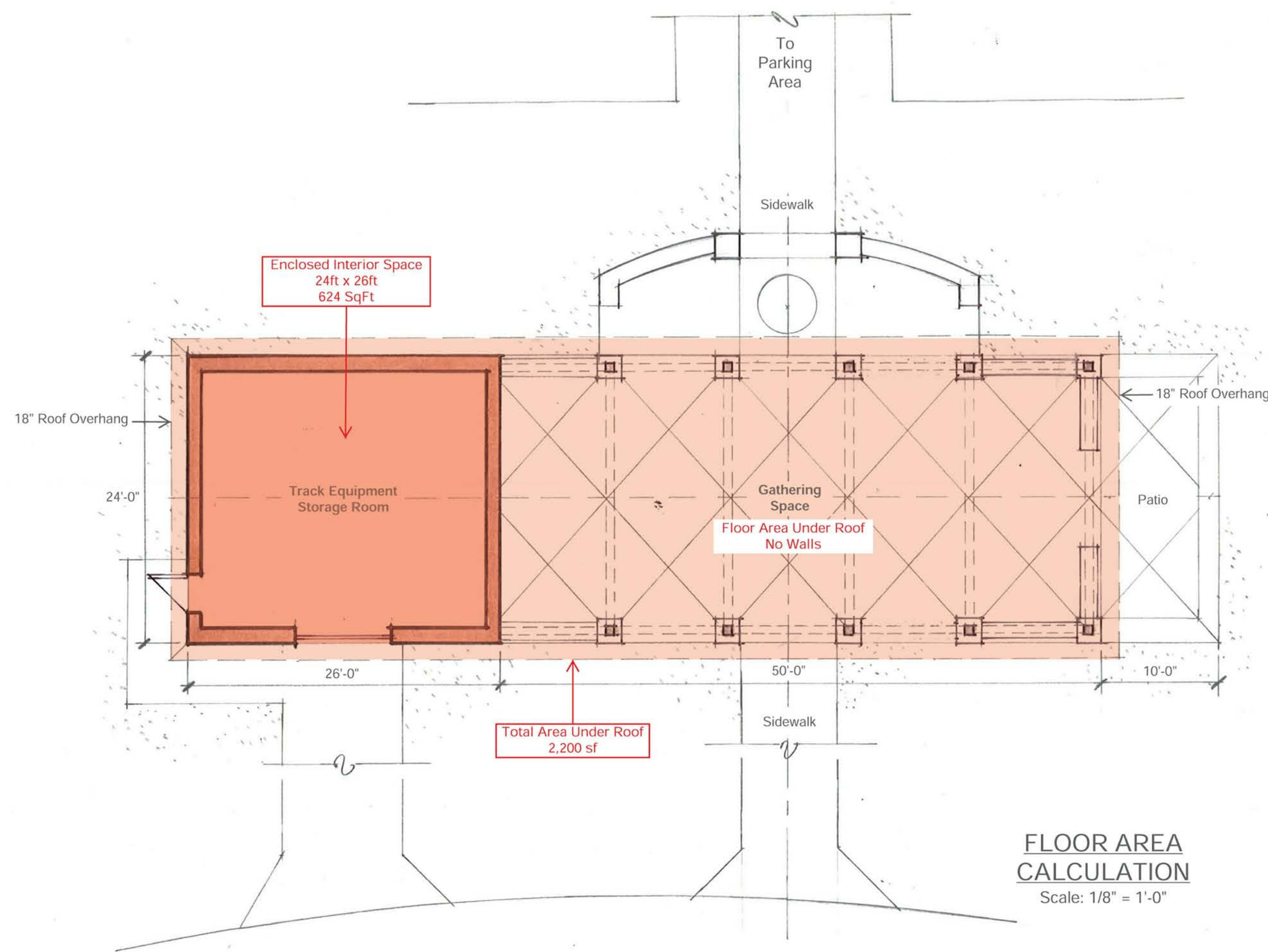
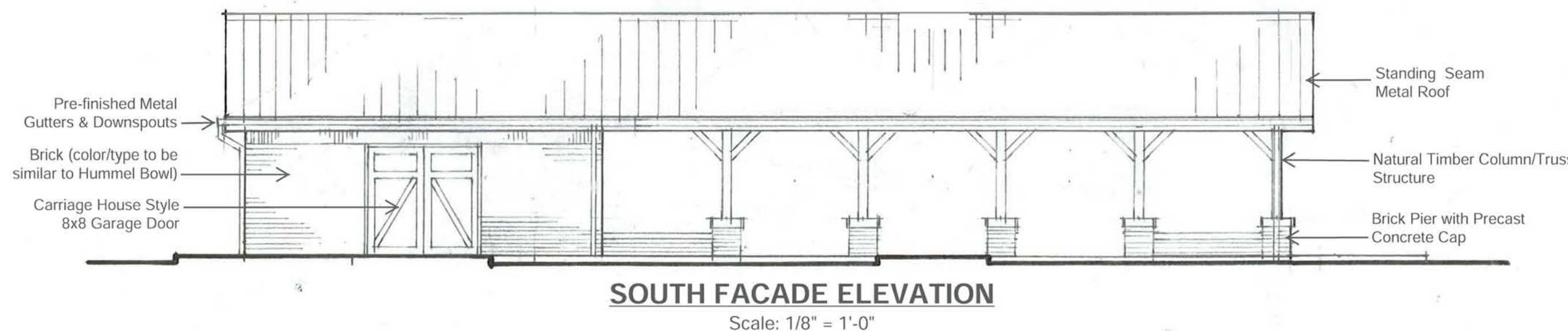
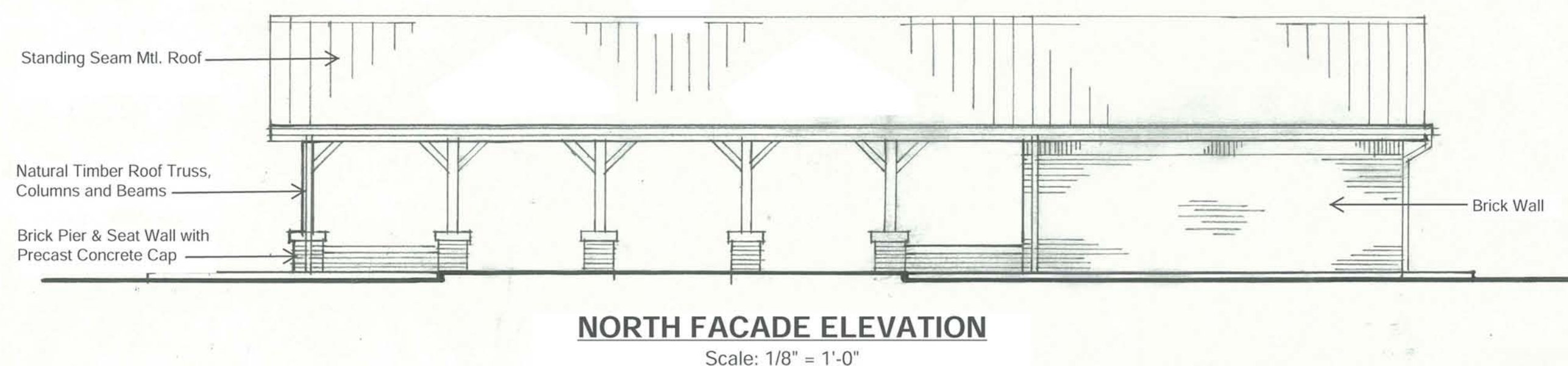
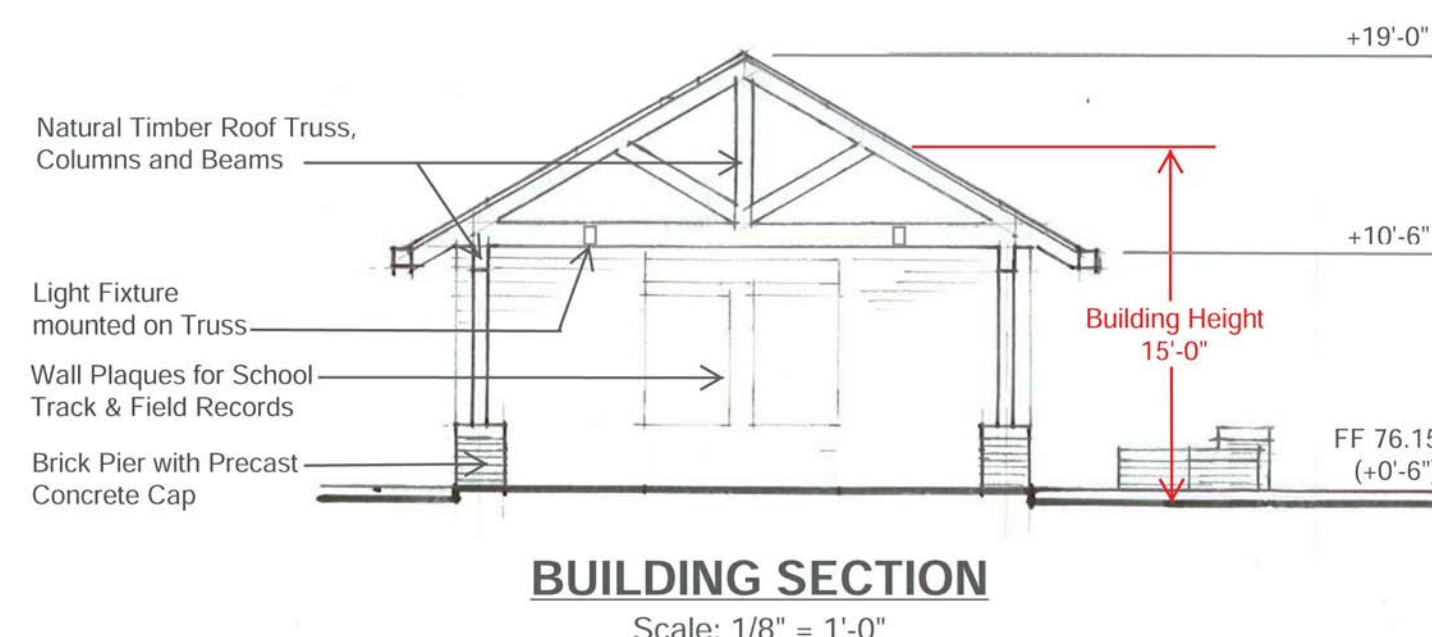
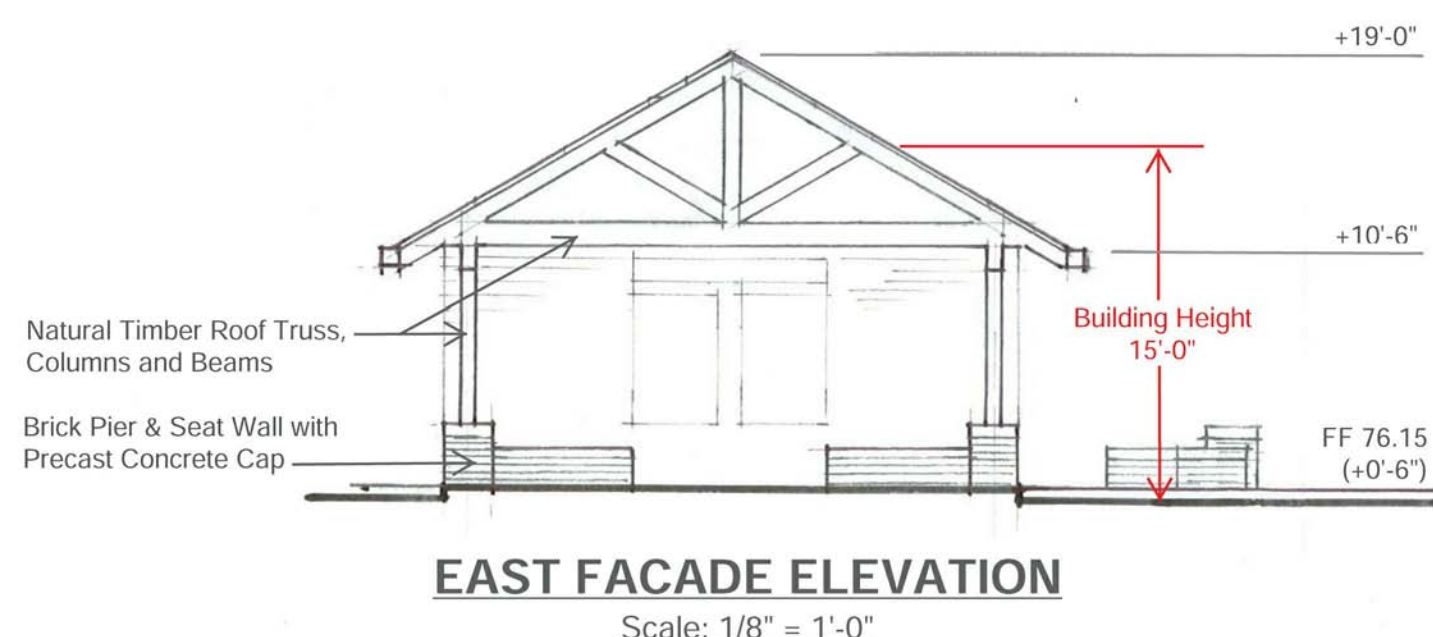
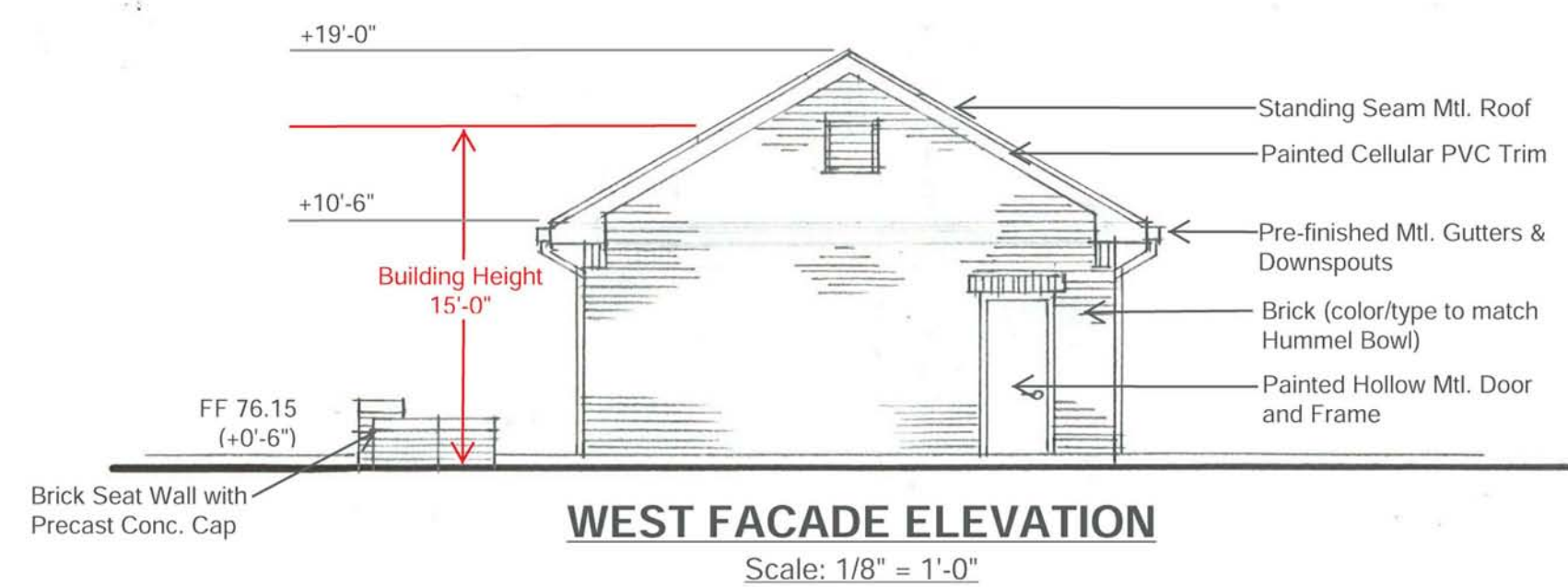
A5

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



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DIRECTOR _____ DATE _____

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CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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Episcopal
High School
Hoxton Field

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BGA # 17026

PROPOSED
SHELTER
STRUCTURE

DRW. BY RSS
CHK. BY RSS
QAR. BY RSS

A6

SCALE 1/8" = 1'-0"

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12/26/2019 2:23:46 AM

SLIM18

RAB Outdoor



Project: Type:

Prepared By: Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	18W
120V:	0.16A	Color Temp:	5000K (Cool)
208V:	0.11A	Color Accuracy:	75 CRI
240V:	0.08A	L70 Life Expect:	100,000
277V:	0.08A	Luminaire:	2,565
Input Watts:	23W	Efficiency:	122 LPW
Efficiency:	68%		

Technical Specifications

Listings:

UL Listing:
Suitable for wet locations. Suitable for mounting within 12m (40') 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 available efficient premium product and qualifies for the highest tier of rebates from DLC Member Utilities.

DLC Product Code: PSCV3C37

Construction:

IP Rating:
Ingress Protection rating of IP66 for outdoor and water.

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F).

Maximum Ambient Temperature:

Suitable for use in -40°C (-40°F).

Housing:

Precision die-cast aluminum housing.

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation.

Recommended Mounting Height:

Up to 18 ft.

Lens:

Tempered glass/lens.

Reflector:

Specular thermoplastic.

Gasket/Seal:

High-temperature silicone.

Finish:

Formulated for high durability and long testing color.

Green Technology:

Mercury and UV-free. RoHS compliant components.

LED Characteristics:

LED:

modular, high-bay LED.

Life Expectancy:

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

Color Consistency:

7-step Blackden Efficacy binning to achieve consistent, future-to-future 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 Standards Institute (ANSI) for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical:

Driver:

Constant Current, Class 2, 100-277V, 5000 Hz, 48V surge protection, 120V, 0.16A, 208V, 0.11A, 240V, 0.08A, 277V, 0.08A.

THD:

11% at 120V, 21% at 277V.

Power Factor:

99.2% at 120V, 91.5% at 277V.

Other:

Patents:
The design of the SLIM™ is protected by patents in U.S., P.R., Canada, U.K., 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 eligibility for the product to be made BAA compliant.

Readily? Tech help line: (800) 888-8888 Email: sales@adhlighting.com Website: www.adhlighting.com
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Page 3 of 2

Streetworks

DESCRIPTION

The Traditional LED outdoor luminaire displays the old-fashioned charm of traditional area lighting, enhancing any setting with distinctive styling. As a decorative luminaire, the Traditional 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.

SPECIFICATION FEATURES

Construction

Hinged stainless steel hinge pins) die-cast aluminum housing and cover with caps. 30 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 capability to meet customized application requirements. Offered Standard in 4000K (c: 2700 CCT and minimum 70 CRI. Optional 3000K CCT, 2000K 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 efficiency, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 34V 60Hz or 48V 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 100/100A common- and differential-mode surge protection. LightBARs feature an IP66 enclosure rating and

maintain greater than 90% 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.

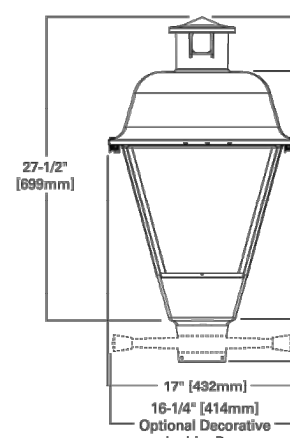


UTLD
TRADITIONAIRE
LED DOWNLIGHT

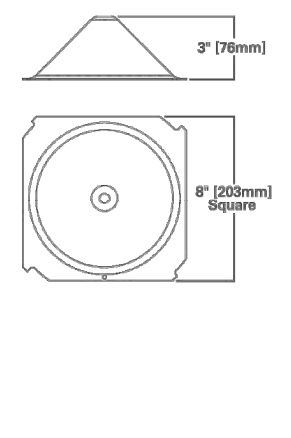
1-3 LightBARs
Solid State LED

DECORATIVE POST TOP
LUMINAIRE

DIMENSIONS



OPTIONAL BIRD CONE



CERTIFICATION DATA

UL Listed
LM79/LM80 Compliant
90 Vision Rated
IP66 LightBARs
800 800

ENERGY DATA
Electronic LED Driver
0.93 Power Factor
~95% Total Harmonic Distortion
135-277VAC @ 60Hz, 34V/60Hz
48V/60Hz
40°C Maximum Temperature
40°C Ambient Temperature Rating

EPA

Measured Projected Area (Sq. Ft.)
2.3

SHIPPING DATA

Approximate Net Weight:
23 lbs. (17 kg.)

TD516000EN
2017-10-26 08:00:00

HARTRANFT LIGHTING DESIGN, LLC

Andrea Hartranft, andrea@adhlighting.com, 240-731-1058

Katy Moser, kathy@adhlighting.com, 803-316-8522

ARCHITECTURAL LIGHTING FIXTURE SCHEDULE

PROJECT: EPISCOPAL HIGH SCHOOL HOXTON FIELD

PROJECT #:

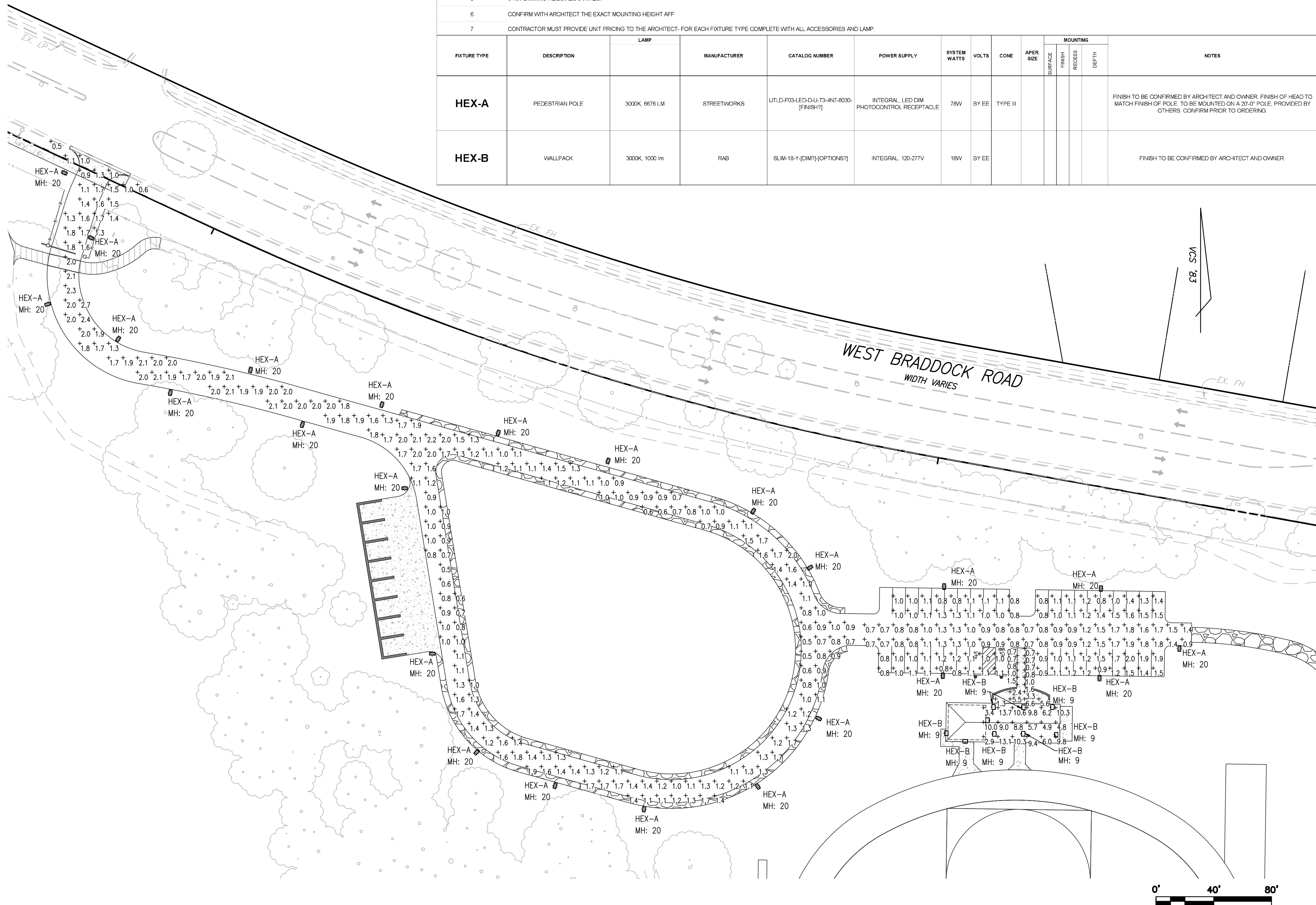
REVISION: REV. # NO. MM DD YYYY

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				NOTES
										SURFACE	FINISH	RECESS	DEPTH	
HEX-A	PEDESTRIAN POLE	3000K, 8676 LM	STREETWORKS	UTLD-F03-LED-DU-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 2-1/2" POLE. PROVIDED BY OTHERS. CONFIRM PRIOR TO ORDERING.
HEX-B	WALLPACK	3000K, 1000 lm	RAB	SLIM-18-1-[DIM?]-[OPTION?]	INTEGRAL, 120-277V	18W	BY EE							FINISH TO BE CONFIRMED BY ARCHITECT AND OWNER.



Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF
HEX-A	24	HEX-A	SINGLE	N.A.	0.900
HEX-B	9	HEX-B	SINGLE	N.A.	0.900

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Drive	Illuminance	Fc	1.72	2.7	0.5
Loop	Illuminance	Fc	1.20	2.2	0.5
Parking Lot	Illuminance	Fc	1.14	2.0	0.7
Pavilion	Illuminance	Fc	8.26	13.7	2.9
Pavilion_Path	Illuminance	Fc	2.55	6.6	0.7

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
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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



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