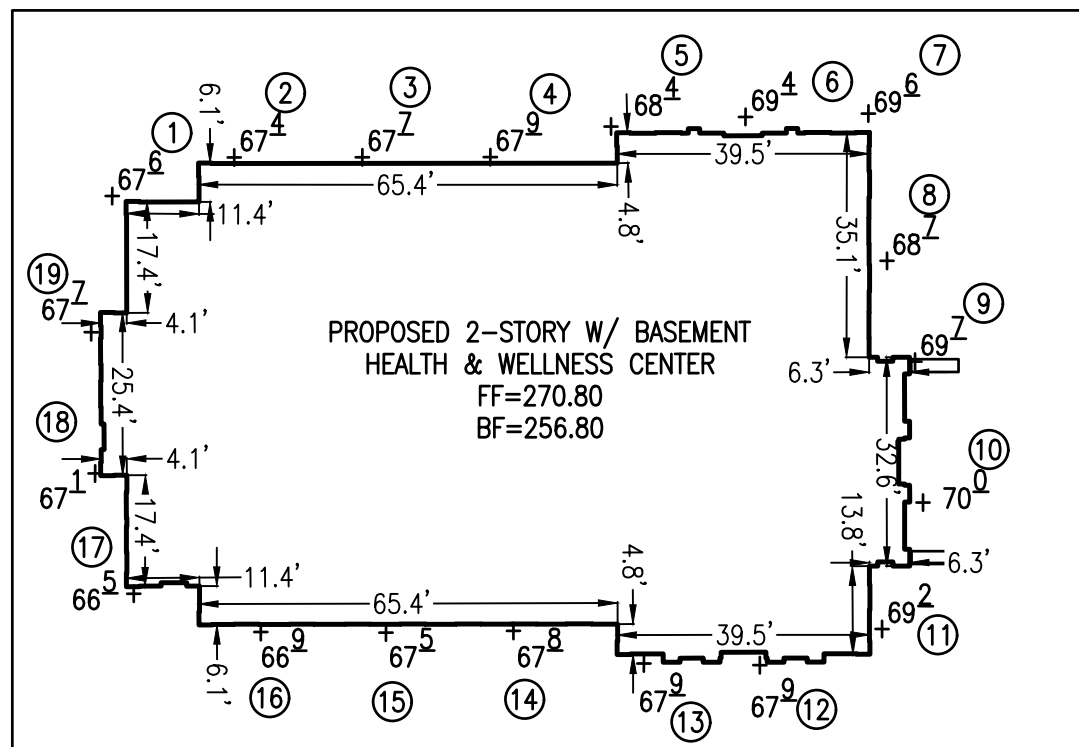


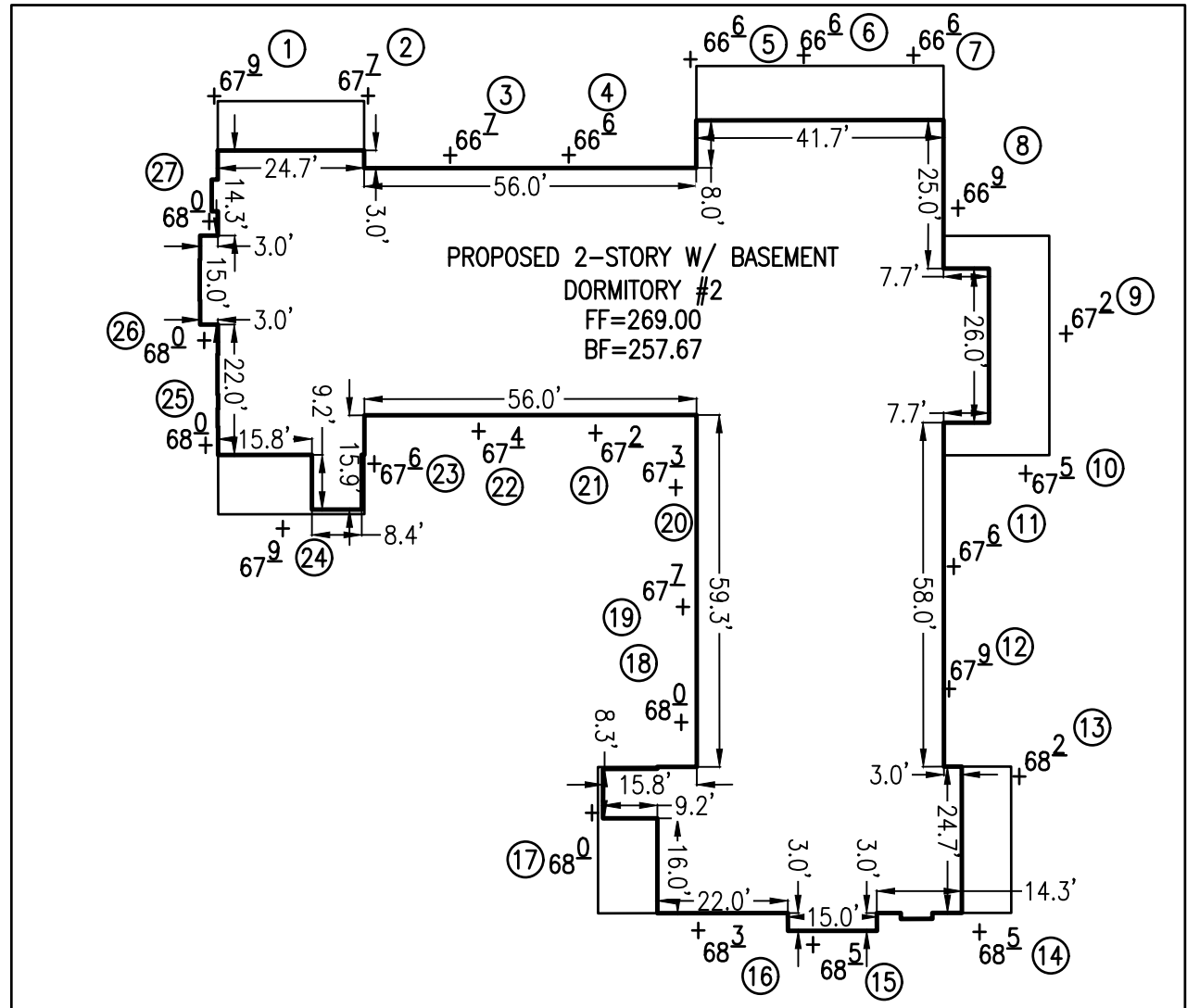
DORMITORY #1 AVERAGE EXISTING GRADE & BUILDING DIMENSIONS

SCALE: 1" = 30'



HEALTH & WELLNESS CENTER AVERAGE EXISTING GRADE & BUILDING DIMENSIONS

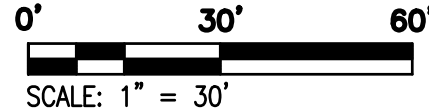
SCALE: 1" = 30'



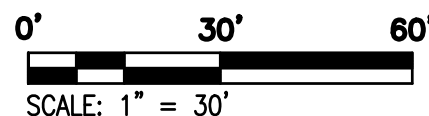
DORMITORY #2 AVERAGE EXISTING GRADE & BUILDING DIMENSIONS

SCALE: 1" = 30'

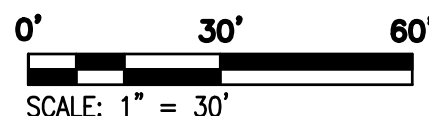
| Dormitory #1                 |                    |       |                    |
|------------------------------|--------------------|-------|--------------------|
| Spot                         | Existing Elevation | Spot  | Existing Elevation |
| 1                            | 263.3              | 14    | 266.2              |
| 2                            | 265.0              | 15    | 266.1              |
| 3                            | 267.0              | 16    | 266.1              |
| 4                            | 268.1              | 17    | 266.2              |
| 5                            | 266.3              | 18    | 266.3              |
| 6                            | 267.1              | 19    | 266.2              |
| 7                            | 267.9              | 20    | 266.2              |
| 8                            | 267.9              | 21    | 266.5              |
| 9                            | 267.7              | 22    | 267.0              |
| 10                           | 268.0              | 23    | 266.6              |
| 11                           | 267.7              | 24    | 267.8              |
| 12                           | 266.9              | 25    | 267.8              |
| 13                           | 266.5              | 26    | 264.9              |
| Average Existing Elevation = |                    | 266.7 |                    |



| Health & Wellness Center     |                    |       |                    |
|------------------------------|--------------------|-------|--------------------|
| Spot                         | Existing Elevation | Spot  | Existing Elevation |
| 1                            | 267.6              | 11    | 269.2              |
| 2                            | 267.4              | 12    | 267.9              |
| 3                            | 267.7              | 13    | 267.9              |
| 4                            | 267.9              | 14    | 267.8              |
| 5                            | 268.4              | 15    | 267.5              |
| 6                            | 269.4              | 16    | 266.9              |
| 7                            | 269.6              | 17    | 266.5              |
| 8                            | 268.7              | 18    | 267.1              |
| 9                            | 269.7              | 19    | 267.7              |
| 10                           | 270.0              |       |                    |
| Average Existing Elevation = |                    | 268.2 |                    |



| Dormitory #2                 |                    |       |                    |
|------------------------------|--------------------|-------|--------------------|
| Spot                         | Existing Elevation | Spot  | Existing Elevation |
| 1                            | 267.9              | 15    | 268.5              |
| 2                            | 267.7              | 16    | 268.3              |
| 3                            | 266.7              | 17    | 268.0              |
| 4                            | 266.6              | 18    | 268.0              |
| 5                            | 266.6              | 19    | 267.7              |
| 6                            | 266.6              | 20    | 267.3              |
| 7                            | 266.6              | 21    | 267.2              |
| 8                            | 266.9              | 22    | 267.4              |
| 9                            | 267.2              | 23    | 267.6              |
| 10                           | 267.5              | 24    | 267.9              |
| 11                           | 267.6              | 25    | 268.0              |
| 12                           | 267.9              | 26    | 268.0              |
| 13                           | 268.2              | 27    | 268.0              |
| 14                           | 268.5              |       |                    |
| Average Existing Elevation = |                    | 267.6 |                    |

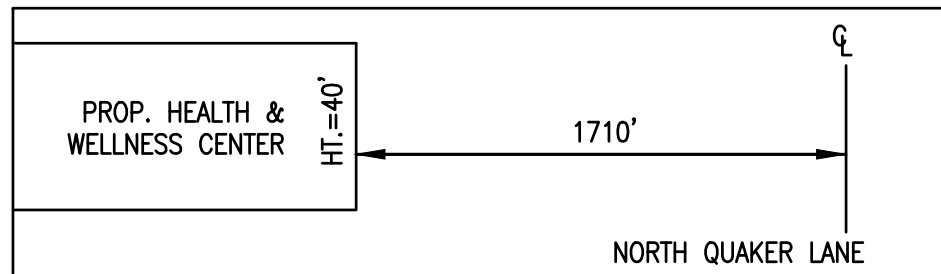
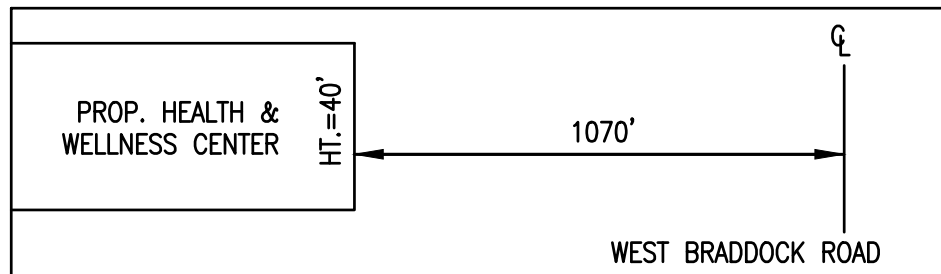


SECTION 6-403 COMPLIANCE NOTE:

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

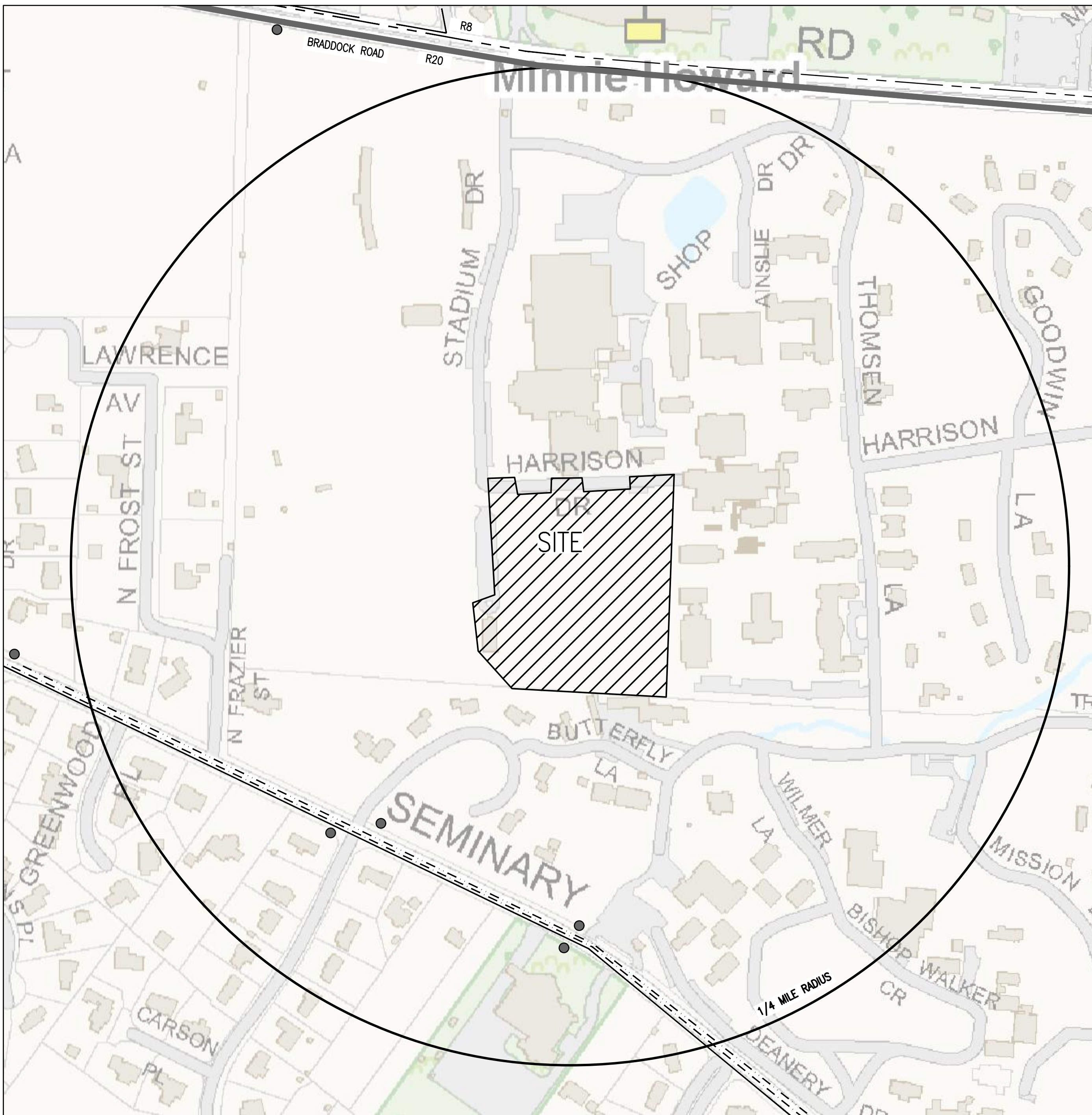
SECTION 6-403 DETAILS:

NOT TO SCALE



CONTEXTUAL MAP

SCALE: 1" = 200'



GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

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

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(703) 549-6422  
www.rcfieldsoc.com

COMMONWEALTH OF VIRGINIA  
*Andrea Spruch*  
ANDREA SPRUCH  
Lic. No. 047863  
JUNE 24, 2020  
PROFESSIONAL ENGINEER

DEVELOPMENT PRELIMINARY SITE PLAN  
EPISCOPAL HIGH SCHOOL  
DORMITORIES AND HEALTH AND WELLNESS CENTER  
#1200 N QUAKER LANE  
CITY OF ALEXANDRIA, VIRGINIA

| DATE | REVISION |
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DESIGN: AH  
CHECKED: ACS  
SCALE: AS NOTED  
DATE: JUNE 2020

CONTEXTUAL  
PLAN

SHEET **2** OF **20**  
FILE: **19-100**



**TEXT LEGEND:**

= DEGREES  
 = MINUTES (OR FEET)  
 = SECONDS (OR INCHES)  
 % = PERCENT  
 # = NUMBER  
 @ = AT  
 lbs. = POUNDS  
 A= ARC  
 AC = ACRE  
 ADA = AMERICANS W/ DISABILITIES ACT  
 APPROX=APPROXIMATE  
 BC=BOTTOM OF CURB  
 BF= BASEMENT FLOOR  
 BLDG.= BUILDING  
 BM= BENCHMARK  
 BOL= BOLLARD  
 CATV= CABLE UTILITY  
 CL= CLASS  
 CLEAR= CLEARANCE  
 C/L= CHAIN LINK FENCE  
 CMP = CORRUGATED METAL PIPE  
 C.I.= CURB INLET  
 C.O.= CLEAN OUT  
 CONC.= CONCRETE  
 C&G= CURB & GUTTER  
 DB= DEED BOOK  
 DIP= DUCTILE IRON PIPE  
 DOM= DOMESTIC  
 DSP= DEVELOPMENT SITE PLAN  
 DSUP= DEVELOPMENT SPECIAL USE PERMIT  
 DU= DWELLING UNIT  
 E= EAST  
 EBOX= ELECTRICAL BOX  
 ESMT.= EASEMENT  
 EP= EDGE OF PAVEMENT  
 EVE= EMERGENCY VEHICLE EASEMENT  
 EX=EXISTING  
 FDC= FIRE DEPT. CONNECTION  
 FF= FINISH FLOOR  
 FH= FIRE HYDRANT  
 FT= FEET  
 GL = GROUND LIGHT  
 G/V= GAS VALVE  
 G/M= GAS METER  
 G.I.= GRATE INLET  
 H.C.= HEADER CURB  
 HDCP.= HANDICAP  
 HDPE= HIGH DENSITY POLYETHYLENE  
 HPS= HIGH PRESSURE SODIUM  
 IPF= IRON PIPE FOUND  
 INV= INVERT  
 INSTR.= INSTRUMENT  
 L= LUMENS  
 LOC.= LOCATION  
 LP= LIGHT POLE  
 MAX.= MAXIMUM  
 ME= MATCH EXISTING  
 MH= MANHOLE  
 M= MINIMUM  
 MPH= MILES PER HOUR  
 MMW= MONITORING WELL  
 N= NORTH  
 OHW= OVERHEAD WIRE  
 PN = PANEL  
 PG= PAGE  
 PP= POWER POLE  
 PROP= PROPOSED  
 PVC= POLYVINYL CHLORIDE  
 R= RADIUS  
 RCP= RE-ENFORCED CONCRETE PIPE  
 RELOC. = RELOCATED  
 RET.= RETAINING  
 RESID.= RESIDENTIAL  
 R/W= RIGHT-OF-WAY  
 S= SOUTH  
 SAN.= SANITARY SEWER  
 S.F.= SQUARE FEET  
 SQ.FT.= SQUARE FEET  
 STM.= STORM SEWER  
 STR.= STRUCTURE  
 SUB= SUBDIVISION PLAN  
 TBR = TO BE REMOVED  
 TBS = TO BE SAVED  
 T.M.= TAX MAP  
 TC= TELEPHONE MANHOLE  
 TCM= 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= WEST  
 W.S.E.= WATER SURFACE ELEVATION  
 WV= WATER VALVE  
 WM= WATER METER  
 W.W.= WINDOW WELL

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       |          |          |
| CONTOURS              |          |          |
| BUILDING ENTRANCES    |          |          |
| UTILITY POLE          |          |          |
| LIGHT POLE            |          |          |
| LIMITS OF DISTURBANCE |          |          |

**GENERAL NOTES:**

1. TAX MAP: #031.02-02-06, #031.01-01-01
2. ZONE: R-20
3. OWNER: PROTESTANT EPISCOPAL HIGH SCHOOL  
1200 N. QUAKER LA.  
ALEXANDRIA, VA 22302  
DB. I-11, PG. 21 & DB. 759, PG. 114
4. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER CITY OF ALEXANDRIA MONUMENT #565, ELEVATION = 265.41'  
  
HORIZONTAL DATUM REFERENCED TO VIRGINIA COORDINATE SYSTEM, 1983. MONUMENTS USED:  
CITY OF ALEXANDRIA GPS #565 N=6,988,161.10 E=11,880,609.45 SCALE FACTOR=0.999955211  
CITY OF ALEXANDRIA GPS #566 N=6,987,314.78 E=11,880,554.90 SCALE FACTOR=0.999955062
5. A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLAND, CONNECTED TIDAL WETLANDS, ISOLATED WETLAND, OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
8. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
9. THE "GENERALIZED ALEXANDRIA SOILS MAP" GENERALLY IDENTIFIES THE SOILS FOR THE SITE AS LEONARDTOWN SILT LOAM.
10. THIS SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE CLAY.

**UTILITY OWNERSHIP NOTE:**

**GAS:** ALL GAS LINES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY WASHINGTON GAS COMPANY. CONTACT: KEN McCONKEY 703-750-4756; ADDRESS: WASHINGTON GAS, 6801 INDUSTRIAL ROAD, SPRINGFIELD, VA 22151.

**ELECTRIC:** ALL ELECTRIC UTILITIES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY DOMINION VIRGINIA POWER. ANY RELOCATION OF EXISTING POLES AND LINES WILL BE COORDINATED WITH DOMINION VIRGINIA POWER. CONTACT 1-866-366-4357; ADDRESS: DOMINION POWER, P.O. BOX 26666, RICHMOND, VA 23261.

WATER: ALL EXISTING WATER MAINS, SERVICE LINES, AND FIRE HYDRANTS SHOWN ON THIS PLAN OUTSIDE THE PUBLIC RIGHT-OF-WAY ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. ALL PROPOSED WATER MAINS AND WATER SERVICES SHOWN ON THIS PLAN OUTSIDE THE PUBLIC RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. PROPOSED WATER SERVICES FROM METERS TO THE PROPOSED BUILDINGS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: NETWORK SUPERVISOR FOR THE SOUTHEAST REGION HAO (STEVEN) CHEN 703-706-3889; ADDRESS: VIRGINIA AMERICAN WATER COMPANY, 2223 DUKE STREET, ALEXANDRIA, VA 22314.

**SANITARY SEWER:** ALL EXISTING SANITARY SEWER MAINS SHOWN ON THIS PLAN OUTSIDE THE PUBLIC RIGHT-OF-WAY ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. ALL PROPOSED SANITARY MAINS AND LATERALS SHOWN OUTSIDE THE PUBLIC RIGHT-OF-WAY, OR AS SPECIFICALLY NOTED WITHIN THIS PLAN SET, 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 STORM SEWERS SHOWN ON THIS PLAN LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. ALL PROPOSED STORM SEWER AND ROOF DRAINS SHOWN OUTSIDE THE PUBLIC RIGHT-OF-WAY ARE TO BE PRIVATELY OWNED AND 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.

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APPROVED  
SPECIAL USE PERMIT NO. 2019-0026

DEPARTMENT OF PLANNING &amp; ZONING

\_\_\_\_\_  
DIRECTOR

\_\_\_\_\_  
DATE

DEPARTMENT OF TRANSPORTATION &amp; ENVIRONMENTAL SERVICE

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

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

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


\_\_\_\_\_  
DATE

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

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

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Alexandria, Virginia 22314 (703) 549-6422



DEVELOPMENT PRELIMINARY SITE PLAN  
**EPISCOPAL HIGH SCHOOL**  
**DORMITORIES AND HEALTH AND WELLNESS CENTER**  
 #1200 N QUAKER LANE  
 CITY OF ALEXANDRIA, VIRGINIA

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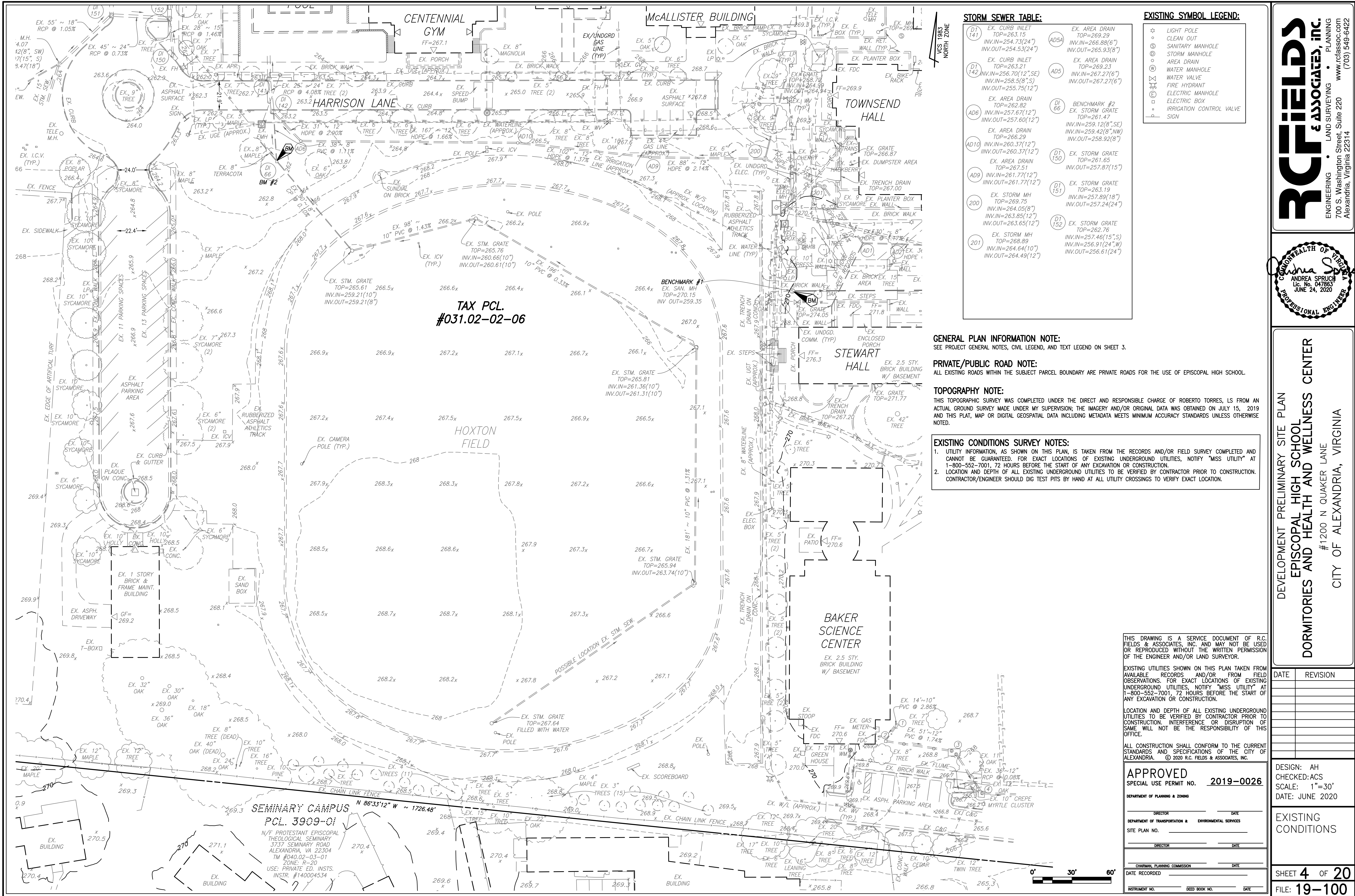
DESIGN: AH  
CHECKED: ACS  
SCALE: NOT TO SCALE  
DATE: JUNE 2020

# GENERAL PLAN INFORMATION AND NOTES

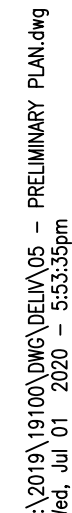
SHEET 3 OF 20

FILE: 19-100



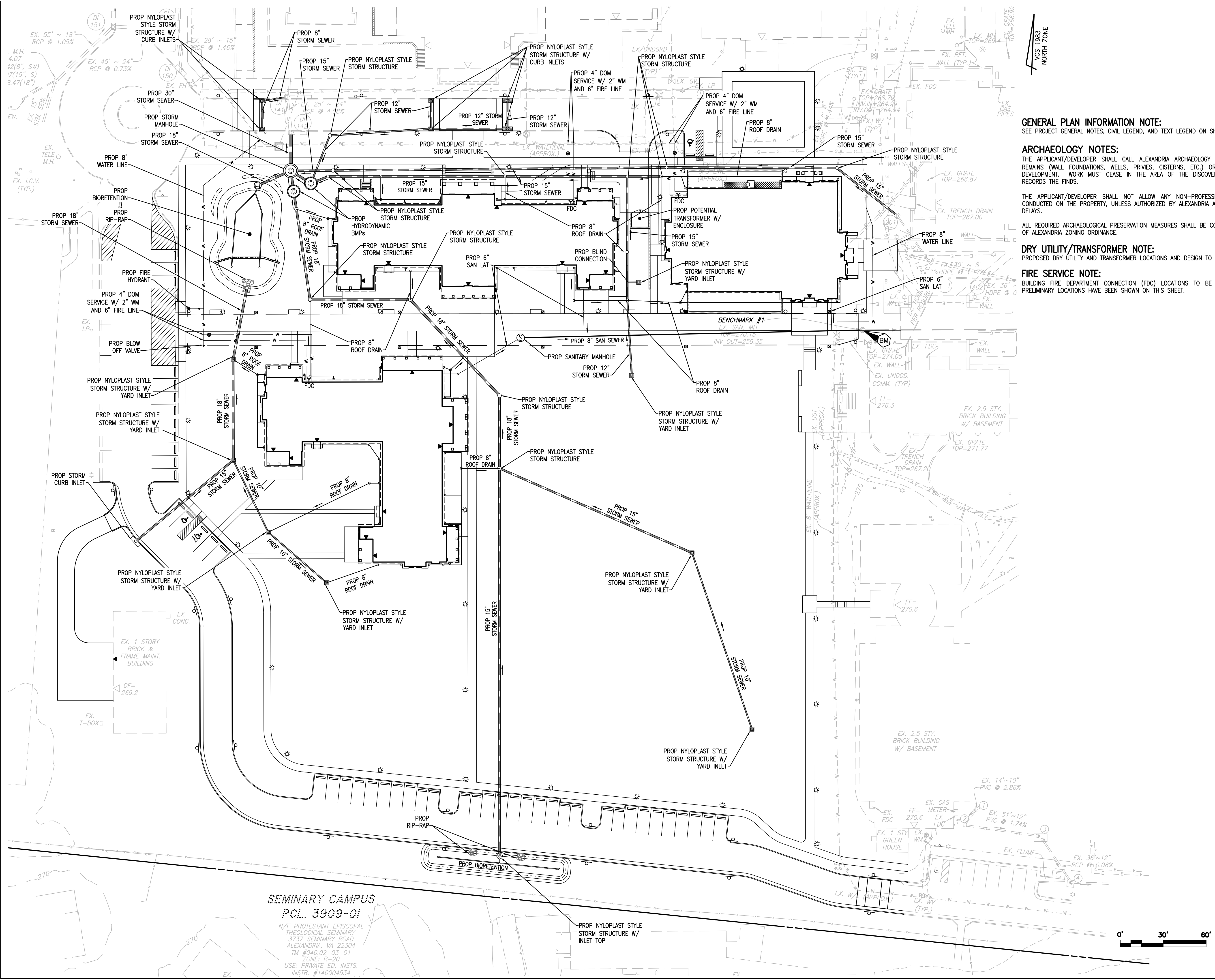






SHEET 5 OF 20  
FILE: 19-100





**GENERAL PLAN INFORMATION NOTE:**  
SEE PROJECT GENERAL NOTES, CIVIL LEGEND, AND TEXT LEGEND ON SHEET 3.

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

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

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

**DRY UTILITY/TRANSFORMER NOTE:**  
PROPOSED DRY UTILITY AND TRANSFORMER LOCATIONS AND DESIGN TO BE FINALIZED WITH FUTURE SUBMISSIONS.

**FIRE SERVICE NOTE:**  
BUILDING FIRE DEPARTMENT CONNECTION (FDC) LOCATIONS TO BE FINALIZED IN CONJUNCTION WITH THE FIRE MARSHAL AND PRELIMINARY LOCATIONS HAVE BEEN SHOWN ON THIS SHEET.

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| SITE PLAN NO.   |                    |
| DIRECTOR  | DATE               |
| CHAIRMAN, PLANNING COMMISSION                         |                    |
| DATE  |                    |
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COMMONWEALTH OF VIRGINIA

ANDREA SPRUCH  
Lic. No. 047863  
JUNE 24, 2020

PROFESSIONAL ENGINEER

DEVELOPMENT PRELIMINARY SITE PLAN

EPISCOPAL HIGH SCHOOL

DORMITORIES AND HEALTH AND WELLNESS CENTER

#1200 N QUAKER LANE

CITY OF ALEXANDRIA, VIRGINIA

| DATE | REVISION |
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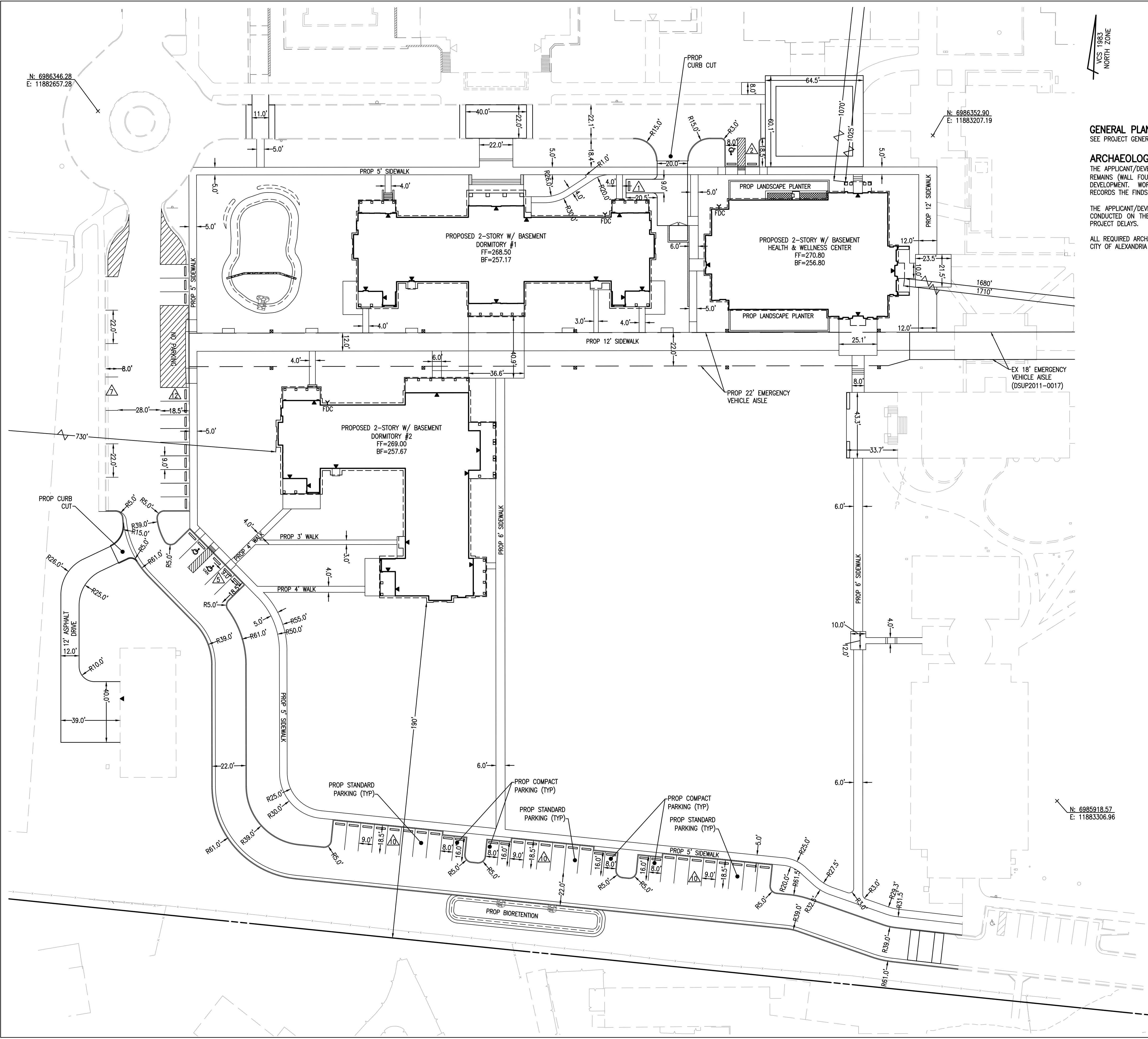
DESIGN: AH  
CHECKED: ACS  
SCALE: 1"=30'  
DATE: JUNE 2020

SEWER &  
UTILITY PLAN

SHEET **6** OF **20**  
FILE: **19-100**

A:\2019\19100\DWG\DELIA\06 - UTILITY PLAN.dwg  
Wed Jul 01 2020 - 5:53:46pm





**GENERAL PLAN INFORMATION NOTE:**  
SEE PROJECT GENERAL NOTES, CIVIL LEGEND, AND TEXT LEGEND ON SHEET 3.

**ARCHAEOLOGY NOTES:**  
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| CHAIRMAN, PLANNING COMMISSION                         |                    |
| DATE  |                    |
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COMMONWEALTH OF VIRGINIA  
*Andrea Spruch*  
ANDREA SPRUCH  
Lic. No. 047863  
JUNE 24, 2020  
PROFESSIONAL ENGINEER

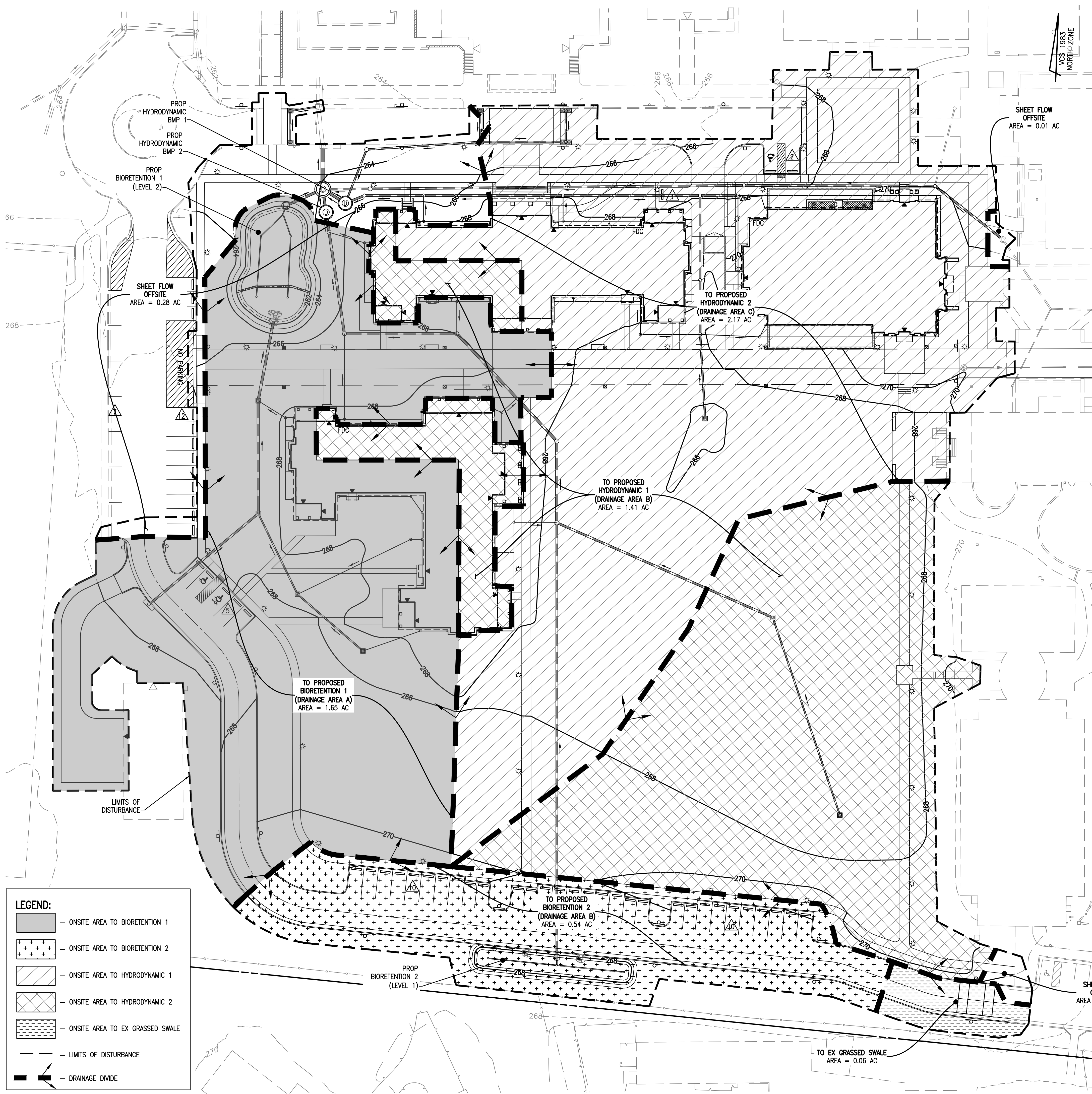
DEVELOPMENT PRELIMINARY SITE PLAN  
EPISCOPAL HIGH SCHOOL  
DORMITORIES AND HEALTH AND WELLNESS CENTER  
#1200 N QUAKER LANE  
CITY OF ALEXANDRIA, VIRGINIA

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SCALE: 1"=30'  
DATE: JUNE 2020

SITE  
DIMENSIONS  
PLAN





STORMWATER MANAGEMENT (CITY CODE SECTION 13-109F COMPLIANCE) NARRATIVE

**PRE-DEVELOPMENT CONDITIONS:**  
THE 6.14 ACRE PROJECT AREA IS LOCATED IN THE TAYLOR RUN WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF A TRACK AND FIELD, MAINTENANCE BUILDING, AND ASSOCIATED SITE IMPROVEMENTS. IN EXISTING CONDITIONS, STORMWATER RUNOFF IS COLLECTED BY AN EXISTING ONSITE STORM PIPE SYSTEM. THE COLLECTED RUNOFF CONTINUES VIA THE EXISTING ONSITE STORM PIPES BEFORE ULTIMATELY LEAVING THE SITE PARCEL AND ENTERING CITY OF ALEXANDRIA MAINTAINED STORM SEWER SYSTEM WITHIN WEST BRADDOCK ROAD. THE RUNOFF THEN CONTINUES WITHIN CITY OF ALEXANDRIA MAINTAINED STORM SEWER FLOWING GENERALLY SOUTH WEST BEFORE ULTIMATELY ENTERING TAYLOR RUN.

**POST-DEVELOPMENT CONDITIONS:**  
THIS PROJECT PROPOSES THE CONSTRUCTION OF TWO DORMITORIES AND A HEALTH AND WELLNESS CENTER, A PAVED ACCESS DRIVE EXTENSION, AND ASSOCIATED SITE IMPROVEMENTS. A MAJORITY OF THE SITE IS COLLECTED BY THE PROPOSED ONSITE STORM PIPE SYSTEM WHICH DIRECTS THE COLLECTED RUNOFF TO EITHER ONE OF THE TWO PROPOSED BIORETENTION FACILITIES OR TWO HYDRODYNAMIC BMPs FOR TREATMENT. THE COLLECTED AND TREATED RUNOFF IS THEN SENT TO EXISTING ONSITE STORM PIPES WHICH DIRECT THE RUNOFF NORTH TO ALEXANDRIA MAINTAINED STORM SEWER WITHIN WEST BRADDOCK ROAD. THE RUNOFF THEN CONTINUES WITHIN CITY OF ALEXANDRIA MAINTAINED STORM SEWER FLOWING GENERALLY SOUTH WEST BEFORE ULTIMATELY ENTERING TAYLOR RUN.

**CONCLUSION**  
DUE TO AN OVERALL INCREASE OF SITE IMPERVIOUS AREA, THERE IS AN INCREASE IN POST-DEVELOPMENT PEAK RATE RUNOFF (SEE COMPUTATIONS PROVIDED ON THIS SHEET). HOWEVER, TWO BIORETENTIONS ARE PROPOSED WITH THIS PLAN TO PROVIDE RUNOFF REDUCTION AND DETENTION FOR THE 2 AND 10-YEAR, 24-HOUR STORMS. THERE IS NO RUNOFF VOLUME INCREASE IN THE FORM OF SHEET FLOW RESULTING FROM PERVIOUS AREAS, DISCONNECTED IMPERVIOUS AREAS OR FROM PHYSICAL SPREADING OF CONCENTRATED FLOW ASSOCIATED WITH THE REDEVELOPMENT OF THIS SITE. THEREFORE, THE SMALL PORTION OF THE RUNOFF THAT EXITS THE SITE IN THE FORM OF SHEET FLOW WILL HAVE NO ADVERSE IMPACTS ON DOWN-GRADIENT PROPERTIES OR RESOURCES.

SEE SHEET 11 FOR FULL OUTFALL ANALYSIS INFORMATION.

STORMWATER RUNOFF COMPUTATIONS

I. PROJECT AREA = 267,633 SQ.FT. OR 6.14 ACRES (LIMITS OF DISTURBANCE)

EXISTING IMPERVIOUS AREA = 65,856 SQ.FT. OR 1.51 ACRES  
PROPOSED IMPERVIOUS AREA = 97,018 SQ.FT. OR 2.23 ACRES

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

II. WEIGHTED CURVE NUMBER (CN) CALCULATIONS:  
CN PRE-DEVELOPMENT =  $(1.51 \times 98 + 4.63 \times 80) \div 6.14 = 84$   
CN POST-DEVELOPMENT =  $(2.23 \times 98 + 4.91 \times 80) \div 6.14 = 87$

III. PRE-DEVELOPMENT PEAK DISCHARGES: ( $T_c = 5$  MINS.)  
PEAK  $Q_p$  PRE-DEVELOPMENT = 9.49 cfs  
PEAK  $Q_0$  PRE-DEVELOPMENT = 12.49 cfs  
PEAK  $Q_{10}$  PRE-DEVELOPMENT = 24.97 cfs

IV. POST-DEVELOPMENT PEAK DISCHARGES ( $T_c = 5$  MINS.)  
PEAK  $Q_p$  POST-DEVELOPMENT = 9.03 cfs  
PEAK  $Q_0$  POST-DEVELOPMENT = 11.52 cfs  
PEAK  $Q_{10}$  POST-DEVELOPMENT = 22.62 cfs

$Q_p$  DECREASE = 0.97 CFS  
 $Q_{10}$  DECREASE = 2.35 CFS

THE ONSITE BIORETENTIONS WILL PROVIDE ADEQUATE DETENTION TO ACHIEVE OVERALL DECREASE IN THE 2 AND 10-YEAR STORMS. THEREFORE, NO FURTHER DETENTION WILL BE REQUIRED.

PROJECT DESCRIPTION:

| DRAINAGE AREA  | IMPERVIOUS | PERVIOUS | TOTAL |
|--|------------|----------|-------|
| SITE AREA (TOTAL ON-SITE AREA INSIDE LOD)                    | 2.23       | 3.91     | 6.14  |
| ON-SITE TREATED (ON-SITE & INSIDE LOD)                       | 2.09       | 3.73     | 5.82  |
| OFF-SITE TREATED (OFF-SITE & INSIDE LOD)                     | 0.00       | 0.00     | 0.00  |
| TOTAL TREATED  | 2.09       | 3.73     | 5.82  |
| ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE BUFFER | N/A        |          |       |
| TOTAL TREATED OR DISCONNECTED                                |            |          | 5.82  |

| BMP FACILITY   | AREA TREATED (ACRES) | IMPERVIOUS AREA TREATED (ACRES) | PERVIOUS AREA TREATED (ACRES) | TP REMOVAL EFFICIENCY | PHOSPHORUS REMOVAL (LBS) | GEOGRAPHIC COORDINATES |            |
|----------------|----------------------|---------------------------------|-------------------------------|-----------------------|--------------------------|------------------------|------------|
| BIORETENTION 1 | 1.65                 | 0.50                            | 1.15                          | 50                    | 1.56                     | 38.824127              | -77.096398 |
| BIORETENTION 2 | 0.54                 | 0.36                            | 0.18                          | 25                    | 0.48                     | 38.823000              | -77.095772 |
| HYDRODYNAMIC 1 | 1.41                 | 0.30                            | 1.11                          | 20                    | 0.33                     | 38.824900              | -77.096340 |
| HYDRODYNAMIC 2 | 2.17                 | 0.89                            | 1.28                          | 20                    | 0.53                     | 38.824297              | -77.096294 |

**WATER QUALITY VOLUME DEFAULT:**  
PROPOSED IMPERVIOUS: 2.23 AC  
TREATMENT OF FIRST HALF INCH OF RUNOFF:  $1,815 \times 2.23 = 4,048$  CU. FT. WQV REQUIRED

| WATER TREATMENT ON-SITE |                             |  |                    |
|-------------------------|-----------------------------|--|--------------------|
| BMP TYPE                | AREA TREATED BY BMP (ACRES) | IMPERVIOUS AREA TREATED BY BMP (ACRES) | BMP EFFICIENCY (%) |
| BIORETENTION LEVEL 1    | 0.54                        | 0.36                                   | 25%                |
| BIORETENTION LEVEL 2    | 1.65                        | 0.50                                   | 50%                |
| HYDRODYNAMIC            | 3.58                        | 1.19                                   | 20%                |
| EX. GRASSED SWALE*      | 0.06                        | 0.04                                   | 20%                |

TOTAL WQV TREATED: NO  
WATER QUALITY VOLUME REQUIRED = 4,048 CU. FT.  
WATER QUALITY VOLUME TREATED =  $1,815 \times 2.09 = 3,793$  CU. FT.  
PERCENT OF WATER QUALITY VOLUME TREATED = 93.7%  
DETENTION ON SITE: YES  
PROJECT IS WITHIN WHICH WATERSHED? TAYLOR RUN  
PROJECT DISCHARGES TO WHICH BODY OF WATER? POTOMAC RIVER

\*EXISTING BMP USED FOR WQV CALCULATIONS BUT NOT FOR VRRM.

EXISTING BMP NOTE

THE EXISTING GRASSED SWALE WAS INSTALLED WITH THE PRIOR APPROVED PLAN DSP#2001-0012. THE PRIOR PLAN SHOWS THE GRASSED SWALE TREATING 0.06 ACRES OF IMPERVIOUS AREA WHILE RECEIVING 0.16 ACRES OF TOTAL DRAINAGE AREA. HOWEVER, THE FULL CAPACITY OF THE EXISTING GRASSED SWALE ALLOWS FOR THE TREATMENT OF UP TO 0.09 ACRES OF IMPERVIOUS AREA.

THE PROPOSED CONSTRUCTION ADDS AN ADDITIONAL 0.02 ACRES OF IMPERVIOUS AREA TO THE EXISTING GRASSED SWALE'S DRAINAGE AREA. THEREFORE, THE SWALE NOW TREATS 0.08 ACRES OF IMPERVIOUS AREA AND THUS IS WITHIN ITS ALLOWABLE CAPACITY. NO VRRM BMP QUALITY CREDIT IS TAKEN FROM THE EXISTING GRASSED SWALE FOR THIS PROJECT.

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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. © 2020 R.C. FIELDS & ASSOCIATES, INC.

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| DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES |                    |
| SITE PLAN NO.   |                    |
| DIRECTOR  | DATE               |
| CHAIRMAN, PLANNING COMMISSION                         | DATE               |
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COMMONWEALTH OF VIRGINIA  
ANDREA SPRUCH  
Lic. No. 047863  
JUNE 24, 2020  
PROFESSIONAL ENGINEER

DEVELOPMENT PRELIMINARY SITE PLAN  
EPISCOPAL HIGH SCHOOL  
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DATE REVISION

DESIGN: AH  
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STORMWATER  
MANAGEMENT  
PLAN

SHEET 8 OF 20  
FILE: 19-100








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

| 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)                               | 0.50    | 0.65   | 1.08   | 0.00   | 0.00   | OK.        |  |  |  |  |  |  |
| IMPERVIOUS COVER TREATED (ac)                       | 0.50    | 0.65   | 0.89   | 0.00   | 0.00   | OK.        |  |  |  |  |  |  |
| MANAGED TURF AREA (ac)                              | 1.15    | 1.29   | 1.47   | 0.00   | 0.00   | OK.        |  |  |  |  |  |  |
| MANAGED TURF AREA TREATED (ac)                      | 1.15    | 1.29   | 1.28   | 0.00   | 0.00   | OK.        |  |  |  |  |  |  |
| AREA CHECK  | OK.     | OK.    | OK.    | OK.    | OK.    |            |  |  |  |  |  |  |
|   |         |        |        |        |        |            |  |  |  |  |  |  |
| Site Treatment Volume (ft <sup>3</sup> )            | 11,238  |        |        |        |        |            |  |  |  |  |  |  |
|   |         |        |        |        |        |            |  |  |  |  |  |  |
| 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 <sup>3</sup> ) | 2,214   | 559    | 0      | 0      | 0      | 2,773      |  |  |  |  |  |  |
| TP LOAD AVAILABLE FOR REMOVAL (lb/yr)               | 1.74    | 2.15   | 3.17   | 0.00   | 0.00   | 7.06       |  |  |  |  |  |  |
| TP LOAD REDUCTION ACHIEVED (lb/yr)                  | 1.56    | 0.82   | 0.53   | 0.00   | 0.00   | 2.91       |  |  |  |  |  |  |
| TP LOAD REMAINING (lb/yr)                           | 0.18    | 1.34   | 2.64   | 0.00   | 0.00   | 4.15       |  |  |  |  |  |  |
|   |         |        |        |        |        |            |  |  |  |  |  |  |
| NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)            | 11.43   | 4.01   | 0.00   | 0.00   | 0.00   | 15.45      |  |  |  |  |  |  |
|   |         |        |        |        |        |            |  |  |  |  |  |  |
| Total Phosphorus                                    |         |        |        |        |        |            |  |  |  |  |  |  |
| FINAL POST-DEVELOPMENT TP LOAD (lb/yr)              | 7.06    |        |        |        |        |            |  |  |  |  |  |  |
| TP LOAD REDUCTION REQUIRED (lb/yr)                  | 2.37    |        |        |        |        |            |  |  |  |  |  |  |
| TP LOAD REDUCTION ACHIEVED (lb/yr)                  | 2.91    |        |        |        |        |            |  |  |  |  |  |  |
| TP LOAD REMAINING (lb/yr):                          | 4.15    |        |        |        |        |            |  |  |  |  |  |  |
| REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):       | 0.00 ** |        |        |        |        |            |  |  |  |  |  |  |
| ** TARGET TP REDUCTION EXCEEDED BY 0.55 LB/YEAR **  |         |        |        |        |        |            |  |  |  |  |  |  |
|   |         |        |        |        |        |            |  |  |  |  |  |  |
| Total Nitrogen (For Information Purposes)           |         |        |        |        |        |            |  |  |  |  |  |  |
| POST-DEVELOPMENT LOAD (lb/yr)                       | 50.51   |        |        |        |        |            |  |  |  |  |  |  |
| NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)            | 15.45   |        |        |        |        |            |  |  |  |  |  |  |
| REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)    | 35.07   |        |        |        |        |            |  |  |  |  |  |  |

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 CITY OF ALEXANDRIA, VIRGINIA

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STORMWATER  
 QUALITY  
 COMPUTATIONS

SHEET **10** OF **20**  
 FILE: **19-100**





LEGEND:

● STORM STRUCTURE


■ DRAINAGE AREA TO LIMITS OF ANALYSIS

— LIMITS OF DISTURBANCE

| STRUCTURE |      | FROM  | TO     | INC. DRAINAGE AREA (AC) | ACCUM. DRAINAGE AREA (AC) | CURVE NUMBER | RAINFALL DEPTH (IN) | T <sub>c</sub> (MINUTES) | INCREMENTAL "Q" (CFS) | ACCUMULATED "Q" (CFS) | PIPE DIAMETER (IN) | SLOPE (%) | "n"   | MAXIMUM "Q" (CFS) | MAXIMUM VELOCITY (FPS) | LENGTH OF RUN (FT) | UPPER INVERT | LOWER INVERT | FALL (FT) |
|-----------|------|-------|--------|-------------------------|---------------------------|--------------|---------------------|--------------------------|-----------------------|-----------------------|--------------------|-----------|-------|-------------------|------------------------|--------------------|--------------|--------------|-----------|
| EX1       | EX2  |       |        |                         |                           |              |                     |                          |                       |                       |                    |           |       |                   |                        |                    |              |              |           |
| EX2       | EX3  | 3.30  | 62.47  | 85                      | 5.20                      | 30           | 9.56                | <b>181.04</b>            | 36                    | 2.31%                 | 0.013              | 105.71    | 14.38 | 148.29            | 204.61                 | 201.19             | 3.42         |              |           |
| EX3       | EX4  | 0.00  | 62.47  | 85                      | 5.20                      | 30           | 0.00                | <b>181.04</b>            | 36                    | 1.37%                 | 0.013              | 81.52     | 11.07 | 148.29            | 201.15                 | 199.91             | 2.04         |              |           |
| EX4       | EX5  | 11.19 | 73.65  | 85                      | 5.20                      | 30           | 32.43               | <b>213.47</b>            | 36                    | 2.02%                 | 0.013              | 98.84     | 13.30 | 160.05            | 199.05                 | 193.00             | 6.05         |              |           |
| EX5       | EX6  | 2.80  | 76.25  | 85                      | 5.20                      | 30           | 7.54                | <b>221.01</b>            | 36                    | 1.44%                 | 0.013              | 93.43     | 13.43 | 126.00            | 192.95                 | 191.04             | 1.81         |              |           |
| EX6       | EX7  | 0.00  | 76.25  | 85                      | 5.20                      | 30           | 0.00                | <b>221.01</b>            | 42                    | 2.19%                 | 0.013              | 155.42    | 15.52 | 78.00             | 191.12                 | 188.30             | 2.82         |              |           |
| EX7       | EX8  | 1.08  | 77.33  | 85                      | 5.20                      | 30           | 3.13                | <b>224.14</b>            | 42                    | 0.82%                 | 0.013              | 28.28     | 9.82  | 128.00            | 187.95                 | 187.95             | 0.56         |              |           |
| EX8       | EX9  | 34.10 | 77.33  | 85                      | 5.20                      | 30           | 98.83               | <b>224.14</b>            | 42                    | 0.95%                 | 0.013              | 78.19     | 10.53 | 157.25            | 186.82                 | 186.82             | 0.43         |              |           |
| EX9       | EX10 | 4.25  | 115.88 | 85                      | 5.20                      | 30           | 12.32               | <b>336.29</b>            | 42                    | 1.63%                 | 0.013              | 134.21    | 13.41 | 135.87            | 186.82                 | 184.60             | 2.22         |              |           |
| EX10      | EX11 | 1.39  | 117.07 | 89                      | 5.20                      | 30           | 4.00                | <b>339.29</b>            | 42                    | 0.31%                 | 0.013              | 58.21     | 5.81  | 117.12            | 184.64                 | 184.24             | 0.36         |              |           |
| EX11      | EX12 | 15.18 | 132.25 | 89                      | 5.20                      | 30           | 48.33               | <b>387.62</b>            | 42                    | 1.12%                 | 0.011              | 111.26    | 11.11 | 206.60            | 184.24                 | 181.92             | 2.32         |              |           |
| EX12      | EX13 | 3.57  | 135.82 | 89                      | 5.20                      | 30           | 11.37               | <b>398.99</b>            | 48                    | 2.19%                 | 0.013              | 221.71    | 16.95 | 154.80            | 194.81                 | 178.53             | 3.39         |              |           |
| EX13      | EX14 | 9.85  | 145.67 | 89                      | 5.20                      | 30           | 31.36               | <b>430.35</b>            | 60                    | 0.86%                 | 0.051              | 29.179    | 12.32 | 153.81            | 177.53                 | 177.21             | 1.32         |              |           |
| EX14      | EX15 | 1.76  | 147.43 | 89                      | 5.20                      | 30           | 5.60                | <b>436.95</b>            | 72                    | 1.48%                 | 0.013              | 537.51    | 18.27 | 126.90            | 178.21                 | 174.28             | 2.93         |              |           |
| EX15      | EX16 | 7.67  | 155.10 | 89                      | 5.20                      | 30           | 24.42               | <b>460.37</b>            | 66                    | 1.68%                 | 0.014              | 254.22    | 18.37 | 388.71            | 174.28                 | 167.75             | 6.53         |              |           |
| EX16      | EX17 | 54.62 | 209.72 | 89                      | 5.20                      | 30           | 173.88              | <b>634.25</b>            | 72                    | 1.53%                 | 0.013              | 546.69    | 18.58 | 121.17            | 167.75                 | 165.89             | 1.86         |              |           |
| EX17      | EX18 | 0.00  | 209.72 | 89                      | 5.20                      | 30           | 0.00                | <b>634.25</b>            | 72                    | 3.67%                 | 0.014              | 846.80    | 28.78 | 79.00             | 165.89                 | 162.99             | 2.90         |              |           |
| EX18      | EX19 | 0.00  | 209.72 | 89                      | 5.20                      | 30           | 0.00                | <b>634.25</b>            | 72                    | 1.74%                 | 0.013              | 582.86    | 18.91 | 115.00            | 162.99                 | 160.90             | 2.00         |              |           |

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| DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES |                     |
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| _____<br>DIRECTOR                                     | _____<br>DATE       |
| _____<br>CHAIRMAN, PLANNING COMMISSION                |                     |
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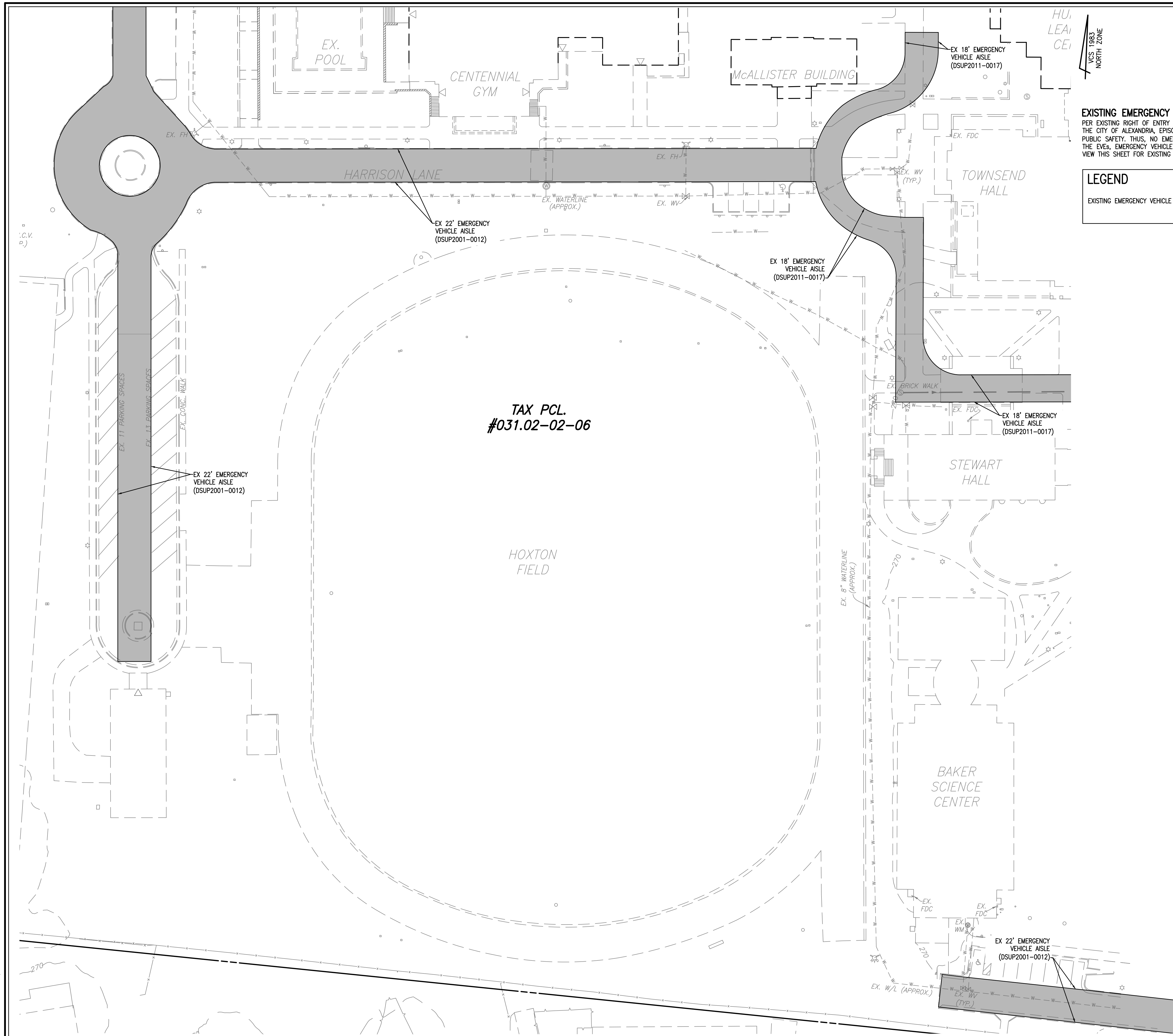
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DESIGN: AH  
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ADEQUATE  
OUTFALL  
ANALYSIS

SHEET 11 OF 20  
FILE: 19-100





EXISTING EMERGENCY VEHICLE AISLES NOTE:

PER EXISTING RIGHT OF ENTRY LICENSE AGREEMENT AS RECORDED AT INSTRUMENT #060018004 WITHIN THE LAND RECORDS OF THE CITY OF ALEXANDRIA, EPISCOPAL HIGH SCHOOL GRANTS THE CITY OF ALEXANDRIA RIGHT OF ENTRY FOR THE PURPOSE OF PUBLIC SAFETY. THUS, NO EMERGENCY VEHICLE EASEMENTS (EVES) ARE RECORDED WITHIN THE EHS PROPERTY. IN PLACE OF THE EVES, EMERGENCY VEHICLE AISLES HAVE BEEN PROVIDED THROUGHOUT THE EPISCOPAL HIGH SCHOOL CAMPUS. SEE PLAN VIEW THIS SHEET FOR EXISTING EMERGENCY VEHICLE AISLES WITHIN AND ADJACENT TO THE PROJECT AREA.

## LEGEND

EXISTING EMERGENCY VEHICLE AISLE



TAX PCL.  
#031.02-02-06

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ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT  
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ALEXANDRIA. © 2020 R.G. FIELDS & ASSOCIATES, INC.

APPROVED  
SPECIAL USE PERMIT NO. 2019-0026

DEPARTMENT OF PLANNING &amp; ZONING

\_\_\_\_\_  
DIRECTOR

\_\_\_\_\_  
DATE

DEPARTMENT OF TRANSPORTATION &amp; ENVIRONMENTAL SERVICES

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

\_\_\_\_\_  
DIRECTOR

\_\_\_\_\_  
DATE

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

\_\_\_\_\_  
DATE

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

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

DEVELOPMENT PRELIMINARY SITE PLAN  
EPISCOPAL HIGH SCHOOL  
DORMITORIES AND HEALTH AND WELLNESS CENTER  
#1200 N QUAKER LANE  
CITY OF ALEXANDRIA, VIRGINIA

|      |          |
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| DATE | REVISION |
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DESIGN: AH  
CHECKED: ACS  
SCALE: 1"=30'  
DATE: JUNE 2020


EXISTING  
EMERGENCY  
ACCESS PLAN

SHEET 12 OF 20  
FILE: 19-100

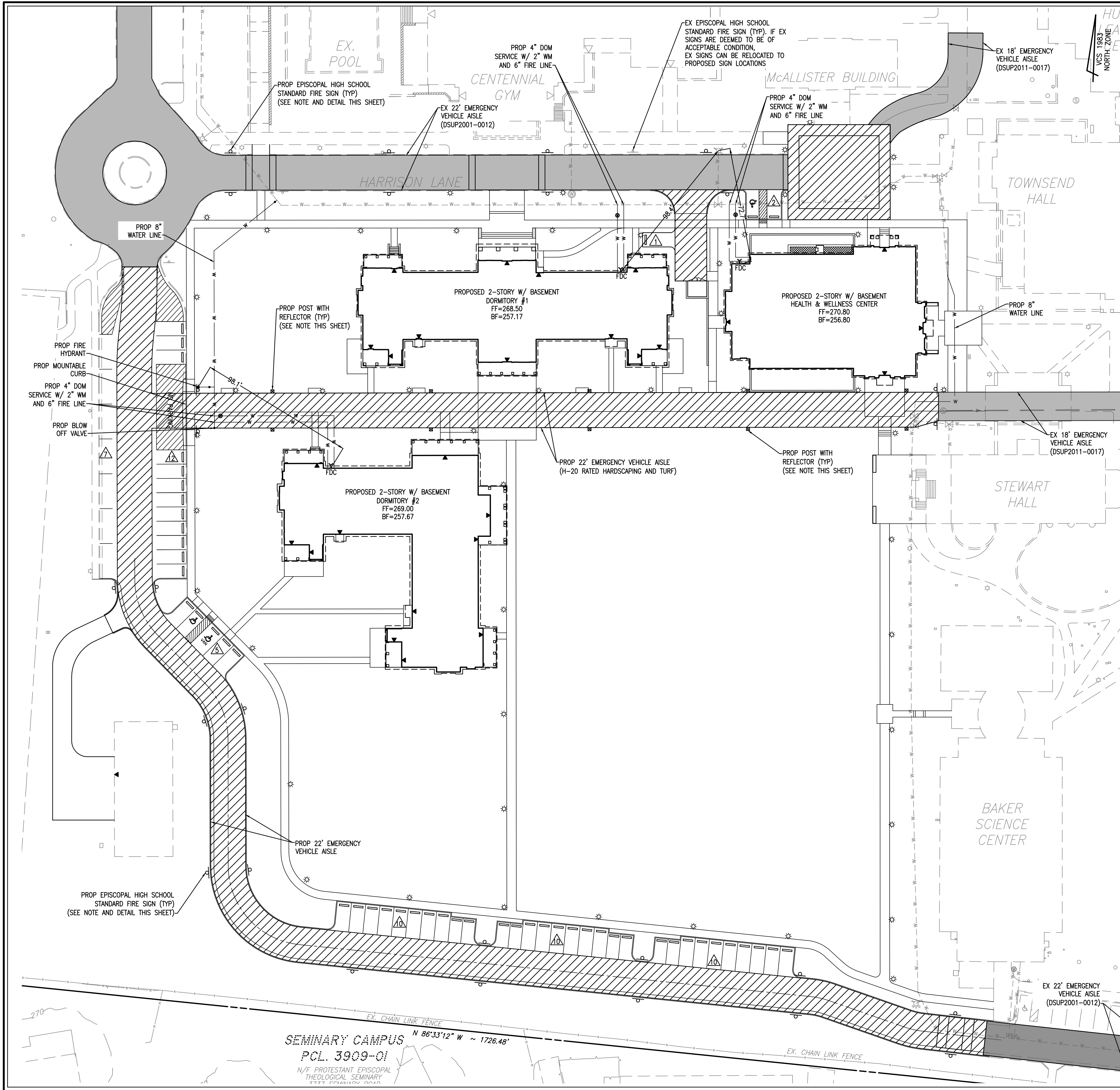
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**BUILDING CODE ANALYSIS:**

|                             |   |
|-----------------------------|---|
| USE:                        | STUDENT DORMITORY AND FACULTY RESIDENCES (DORM 1 & DORM 2)<br>EXAM ROOM, OFFICE, CONFERENCE ROOM, OVERNIGHT OBSERVATION ROOM, STORAGE,<br>BUILDING EQUIPMENT, MULTI-PURPOSE ROOM (HEALTH & WELLNESS CENTER) |
| USE GROUP:                  | R-2, S-1 (DORM 1 & DORM 2)<br>B, A-3, R-4, S-2 (HEALTH & WELLNESS CENTER)   |
| TYPE OF CONSTRUCTION:       | 5B (DORM 1 & DORM 2)<br>2B (HEALTH & WELLNESS CENTER)   |
| NUMBER OF STORIES:          | 2 STORIES W/ BASEMENT (DORM 1, DORM 2 & HEALTH & WELLNESS CENTER)   |
| FLOOR AREA (GROSS):         | 24,100 SF (DORM 1)<br>25,900 SF (DORM 2)<br>18,600 SF (HEALTH & WELLNESS CENTER)  |
| FLOOR AREA (NET):           | 20,800 SF (DORM 1)<br>22,500 SF (DORM 2)<br>16,500 SF (HEALTH & WELLNESS CENTER)  |
| BUILDING FOOT PRINT AREA:   | 11,800 SF (DORM 1)<br>12,300 SF (DORM 2)<br>9,500 SF (HEALTH & WELLNESS CENTER)   |
| BUILDING HEIGHT:            | 40' (DORM 1, DORM 2, & HEALTH & WELLNESS CENTER)  |
| FIRE SUPPRESSION/DETECTION: | FULLY SPRINKLED (DORM 1, DORM 2, HEALTH & WELLNESS CENTER)  |

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**FIRE PROTECTION INFORMATION:**

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

- A FIRE PREVENTION CODE PERMIT IS REQUIRED FOR THE PROPOSED OPERATION
- THE PROPOSED BUILDINGS SHALL BE FULLY SPRINKLED.
- A FIRE FLOW ANALYSIS REPORT, IN ACCORDANCE WITH CITY STANDARDS AND PREPARED BY A LICENSED ENGINEER, HAS BEEN SUBMITTED TO THE CITY OF ALEXANDRIA FIRE/EMS DEPARTMENT.

**EMERGENCY VEHICLE AISLES SIGNS NOTE:**

SIGNS WILL BE EPISCOPAL HIGH SCHOOL STANDARD FIRE SIGNS THAT HAVE BEEN APPROVED BY ALEXANDRIA CODE ENFORCEMENT. SEE DETAIL THIS SHEET. PRELIMINARY SIGN LOCATIONS ARE SHOWN ON THIS SHEET. FINAL SIGN LOCATIONS AND DETAILS WILL BE PROVIDED AT FINAL SITE PLAN.

**EMERGENCY VEHICLE AISLE POSTS WITH REFLECTORS NOTE:**

PRELIMINARY POST LOCATIONS ARE SHOWN ON THIS SHEET. FINAL POST LOCATIONS AND DETAILS WILL BE PROVIDED AT FINAL SITE PLAN.



EPISCOPAL HIGH SCHOOL  
FIRE SIGN DETAIL  
(NO SCALE)

**LEGEND**

EXISTING EMERGENCY VEHICLE AISLE  
(TO REMAIN)



PROPOSED EMERGENCY VEHICLE AISLE



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**APPROVED**  
SPECIAL USE PERMIT NO. **2019-0026**

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 |



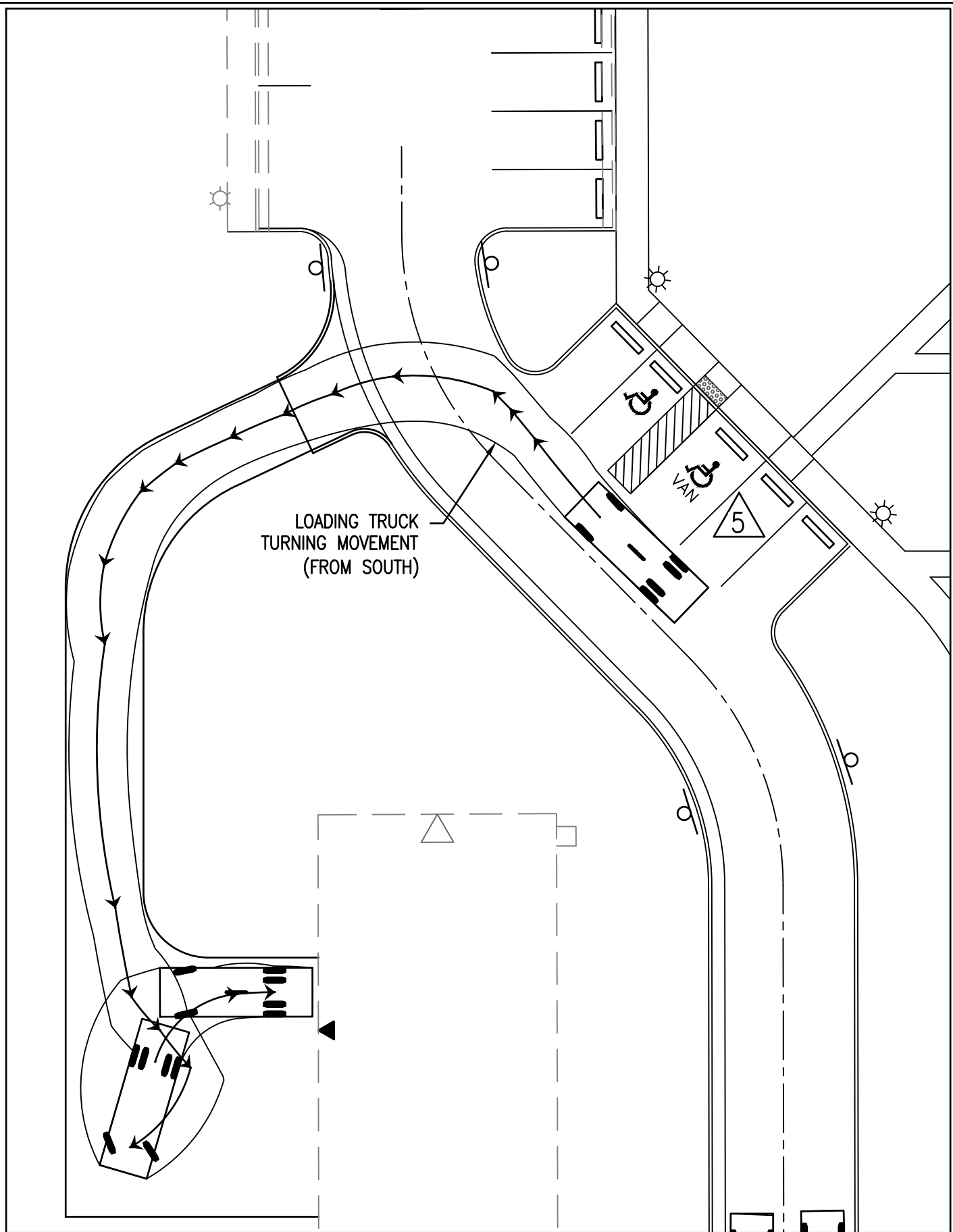
DEVELOPMENT PRELIMINARY SITE PLAN  
**EPISCOPAL HIGH SCHOOL  
DORMITORIES AND HEALTH AND WELLNESS CENTER**  
#1200 N QUAKER LANE  
CITY OF ALEXANDRIA, VIRGINIA

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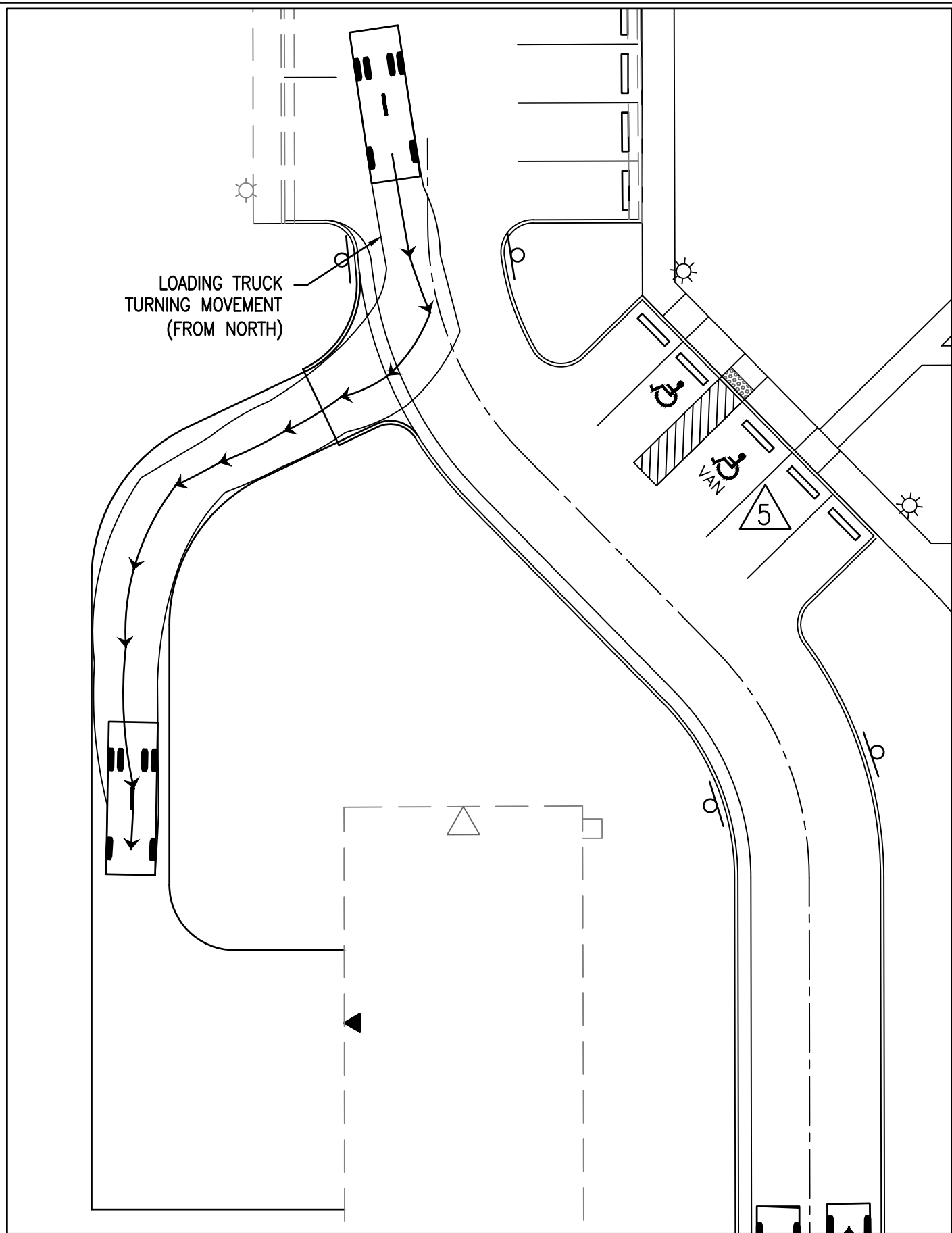
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DATE: JUNE 2020

**FIRE SERVICE  
PLAN**

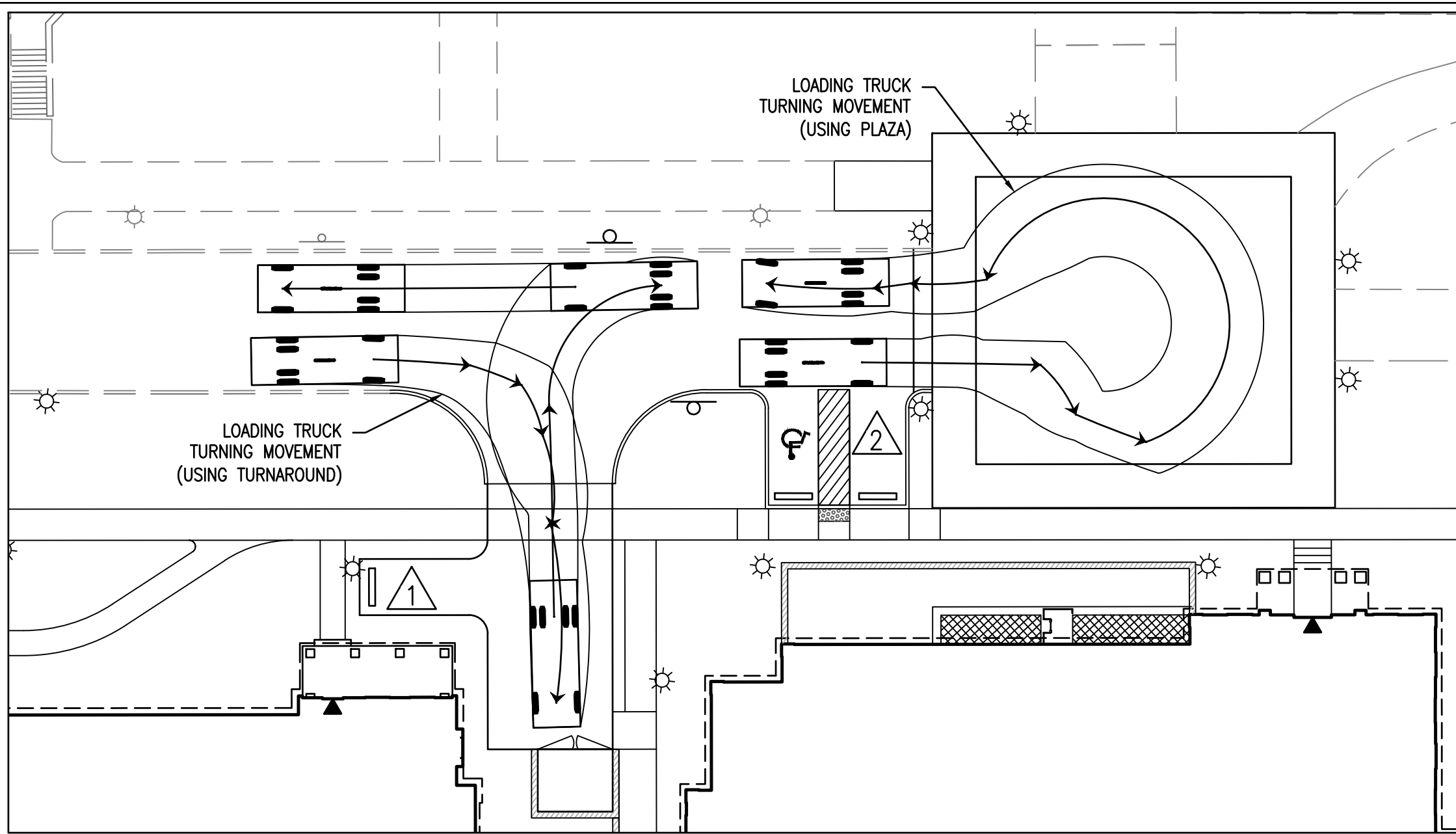




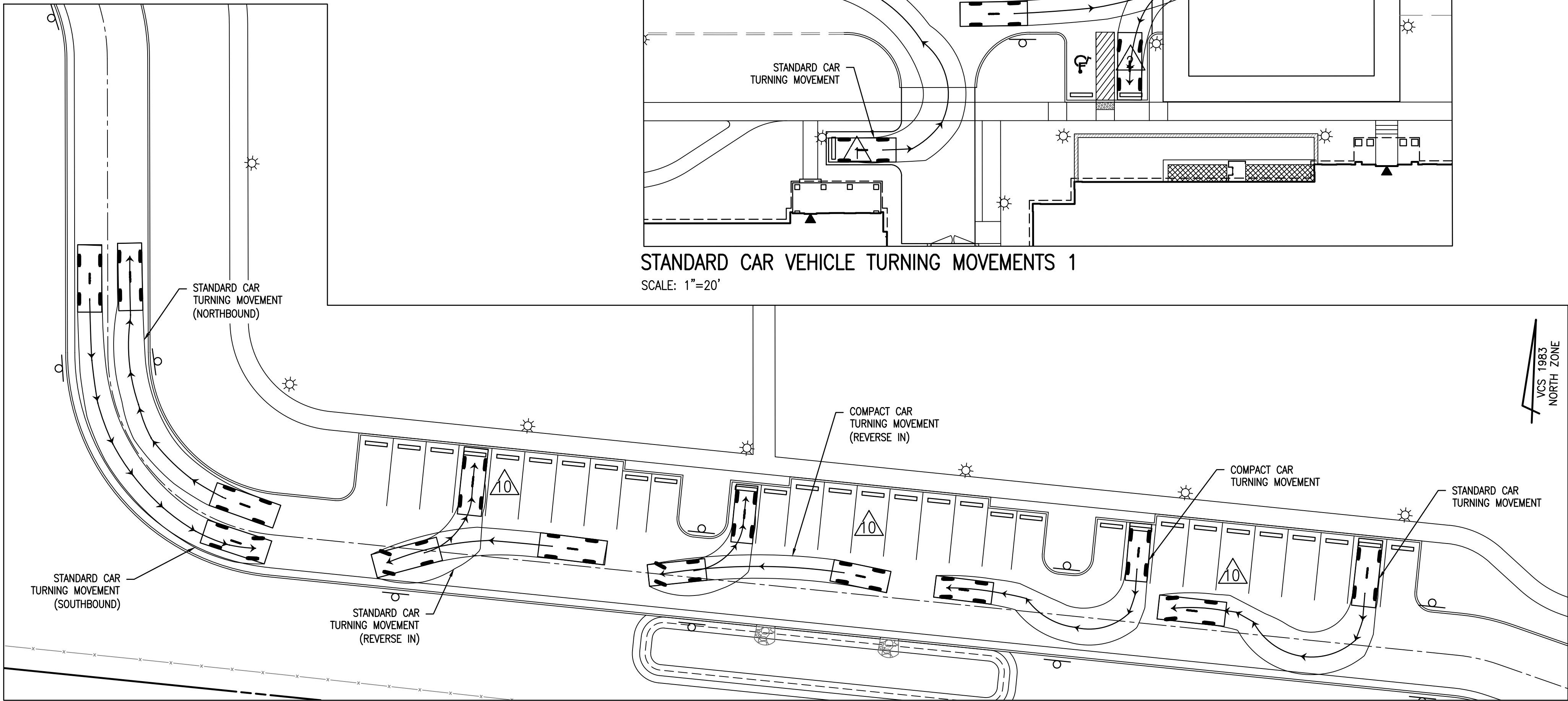
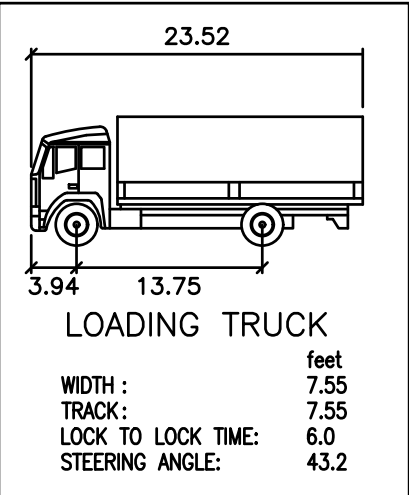
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SCALE: 1"=20'



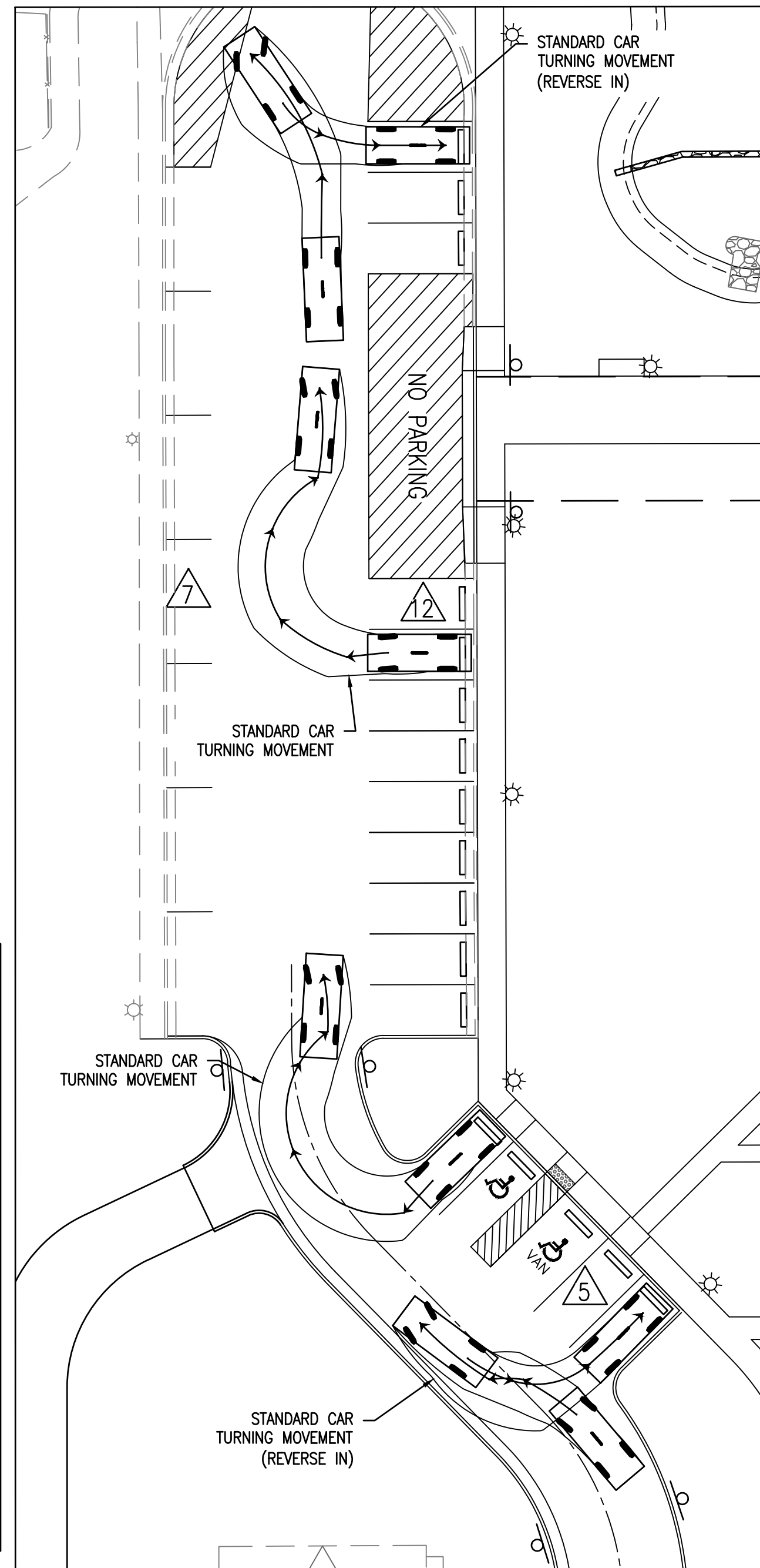
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SCALE: 1"=20'



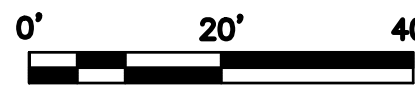
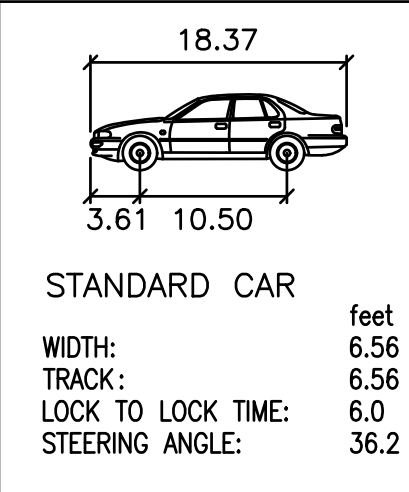
LOADING TRUCK VEHICLE TURNING MOVEMENTS 3  
SCALE: 1"=20'



STANDARD CAR AND COMPACT CAR VEHICLE TURNING MOVEMENTS  
SCALE: 1"=20'



STANDARD CAR VEHICLE TURNING MOVEMENTS 2  
SCALE: 1"=20'



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| DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES |                    |
| SITE PLAN NO.   |                    |
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**ANDREA SPRUCH**  
Lic. No. 047863  
JUNE 24, 2020  
PROFESSIONAL ENGINEER

DEVELOPMENT PRELIMINARY SITE PLAN  
EPISCOPAL HIGH SCHOOL  
DORMITORIES AND HEALTH AND WELLNESS CENTER  
#1200 N QUAKER LANE  
CITY OF ALEXANDRIA, VIRGINIA

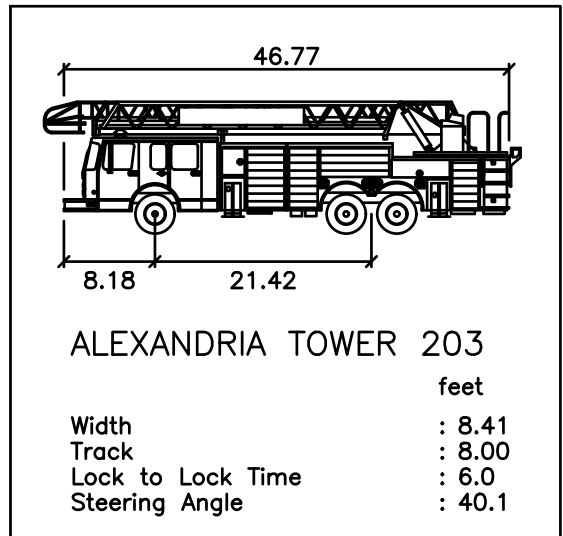
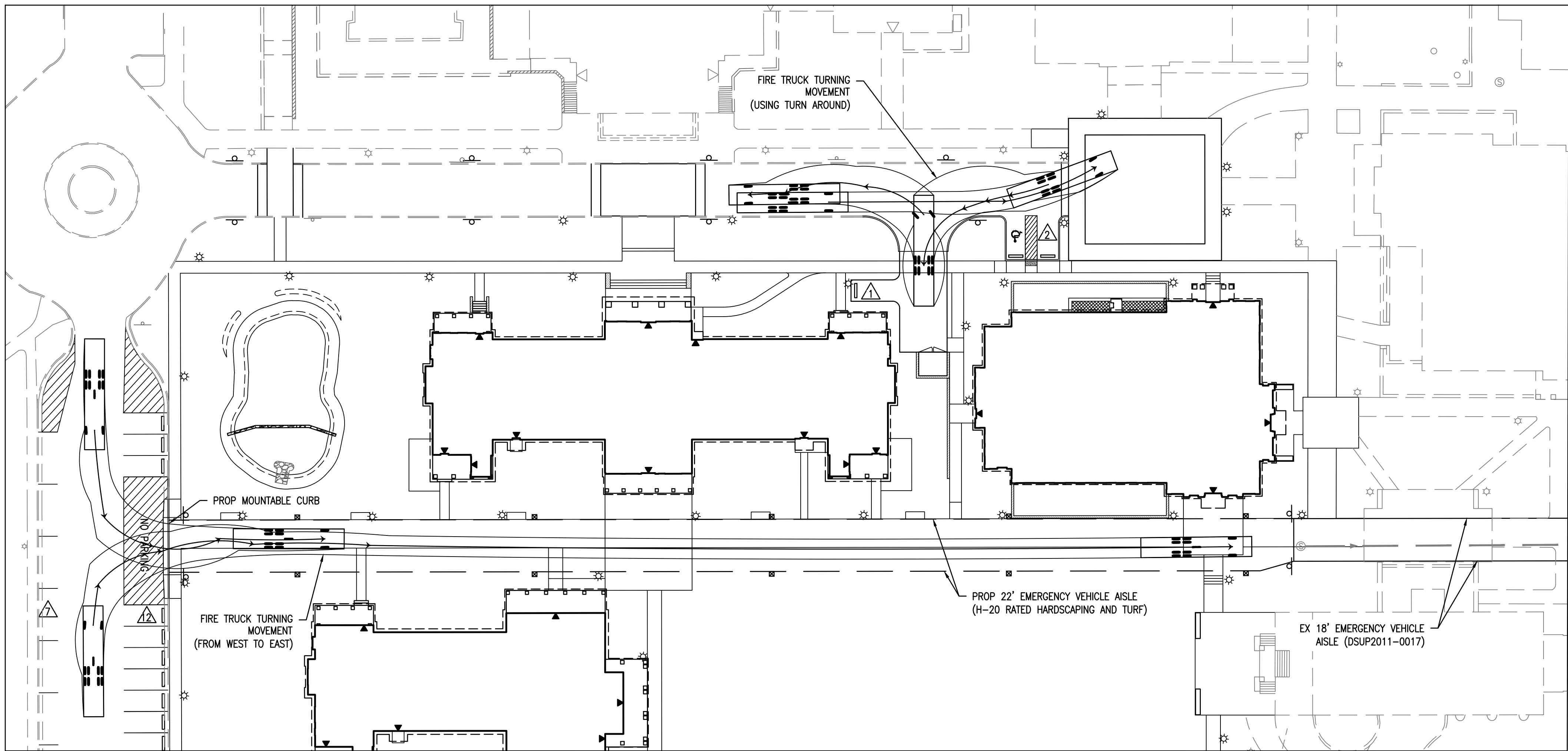
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DATE: JUNE 2020

TURNING MOVEMENTS  
(1 OF 3)

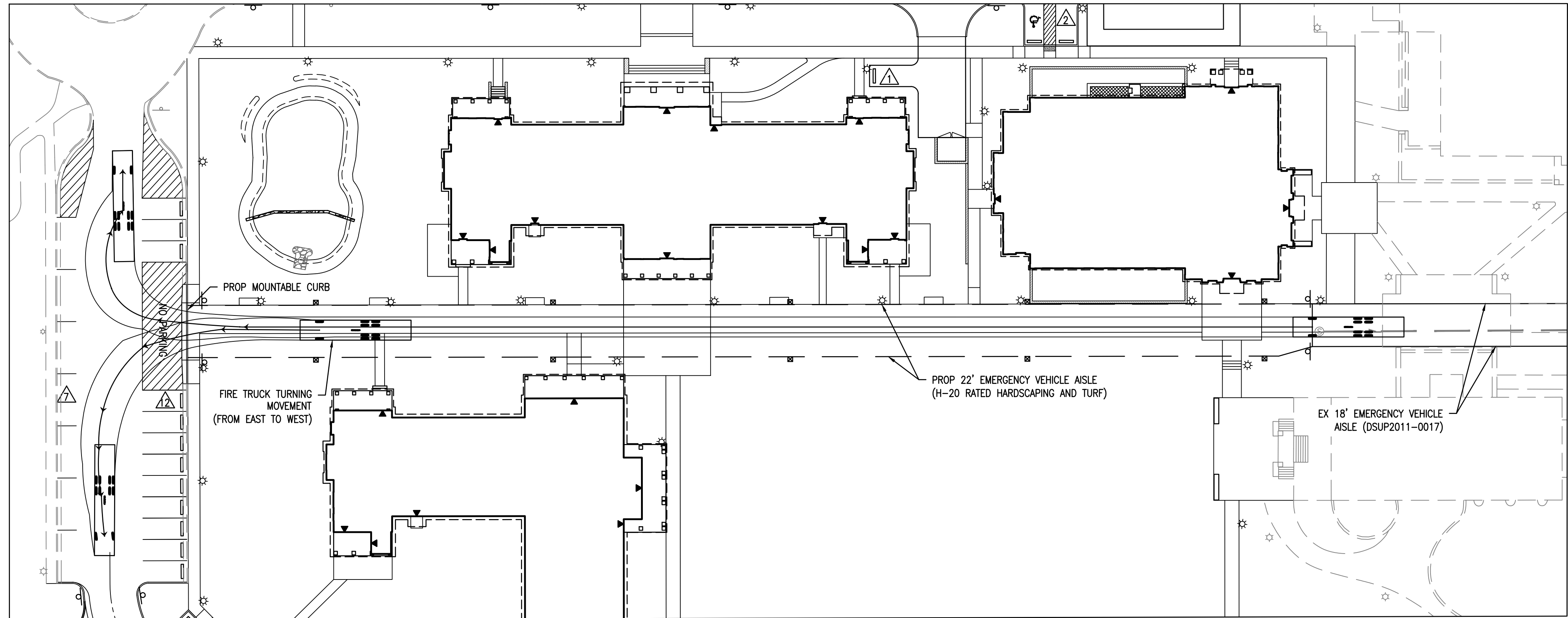
SHEET 14 OF 20  
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FIRE TRUCK VEHICLE TURNING MOVEMENTS 1

SCALE: 1"=30'



FIRE TRUCK VEHICLE TURNING MOVEMENTS 2

SCALE: 1"=30'

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| SPECIAL USE PERMIT NO.                                | 2019-0026          |
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COMMONWEALTH OF VIRGINIA  
ANDREA SPRUCH  
Lic. No. 047863  
JUNE 24, 2020  
PROFESSIONAL ENGINEER

DEVELOPMENT PRELIMINARY SITE PLAN  
EPISCOPAL HIGH SCHOOL  
DORMITORIES AND HEALTH AND WELLNESS CENTER  
#1200 N QUAKER LANE  
CITY OF ALEXANDRIA, VIRGINIA

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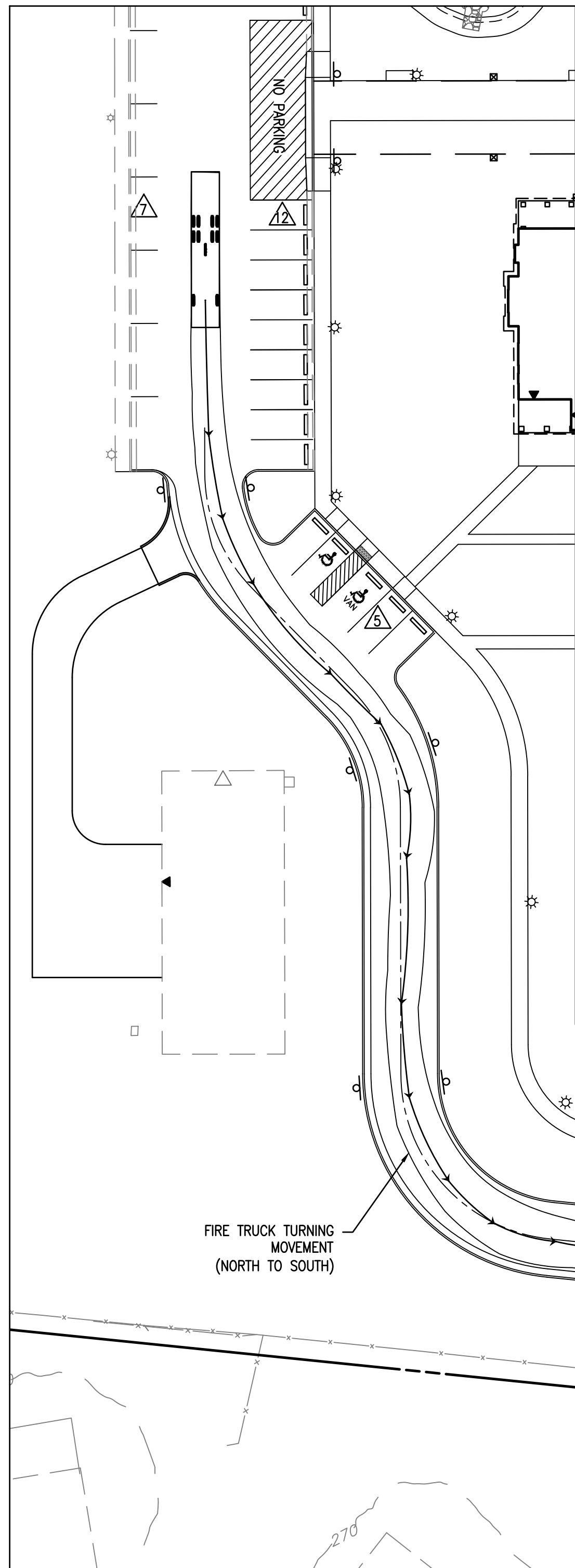
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DATE: JUNE 2020

TURNING  
MOVEMENTS  
(2 OF 3)

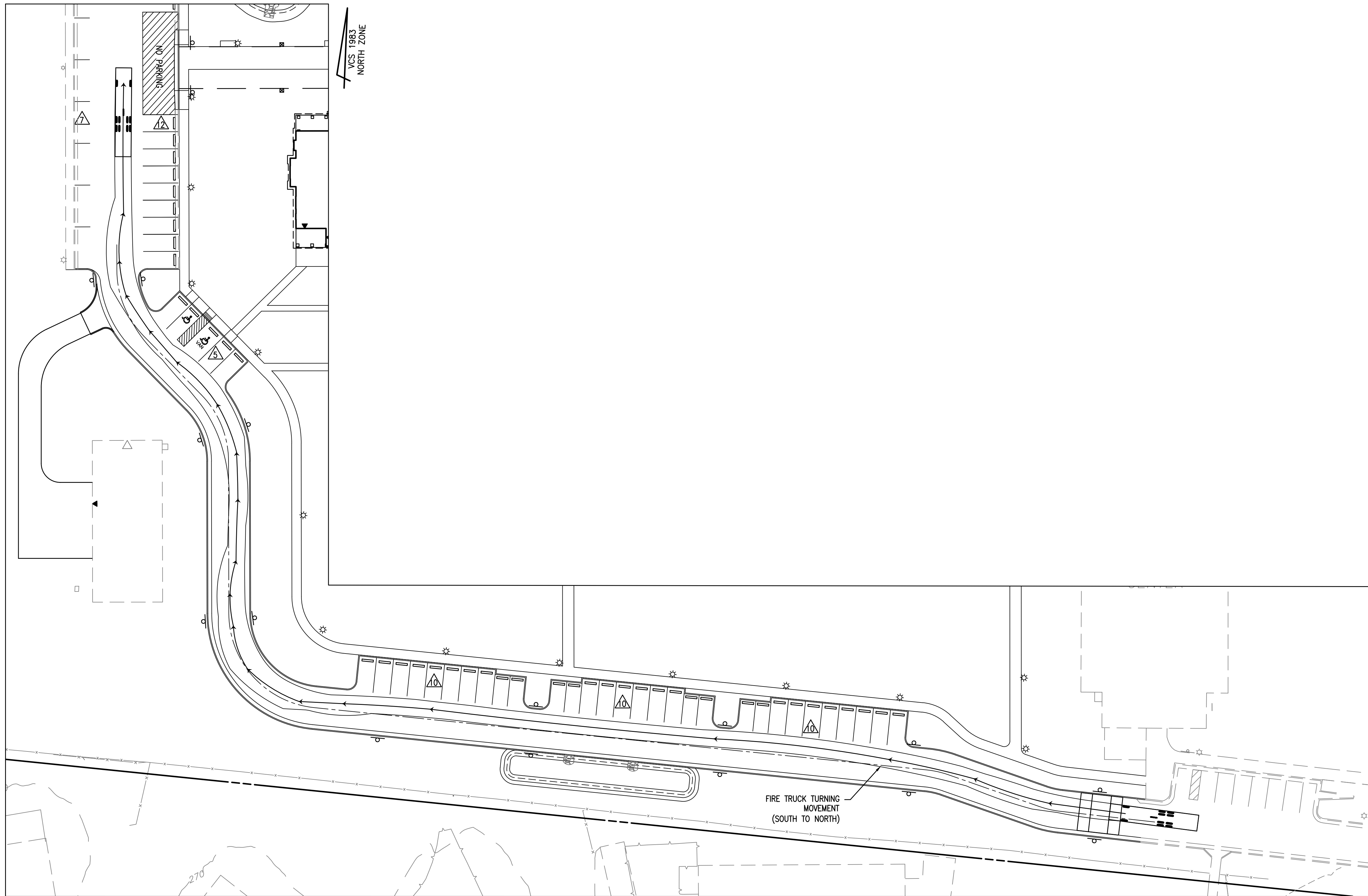
SHEET 15 OF 20  
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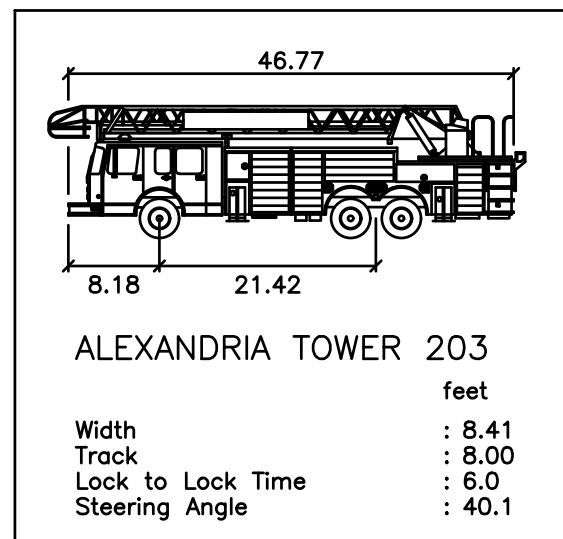
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Wed Jul 01 2020 - 5:55:02pm



FIRE TRUCK VEHICLE TURNING MOVEMENTS 4  
SCALE: 1"=30'



FIRE TRUCK VEHICLE TURNING MOVEMENTS 3  
SCALE: 1"=30'



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| SPECIAL USE PERMIT NO. <b>2019-0026</b>               |                                |
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| DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES |                                |
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| CHAIRMAN, PLANNING COMMISSION _____                   |                                |
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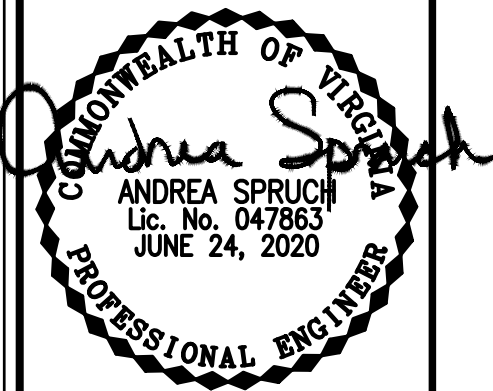
DEVELOPMENT PRELIMINARY SITE PLAN  
**EPISCOPAL HIGH SCHOOL  
DORMITORIES AND HEALTH AND WELLNESS CENTER**  
#1200 N QUAKER LANE  
CITY OF ALEXANDRIA, VIRGINIA

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SCALE: AS SHOWN  
DATE: JUNE 2020

TURNING  
MOVEMENTS  
(3 OF 3)

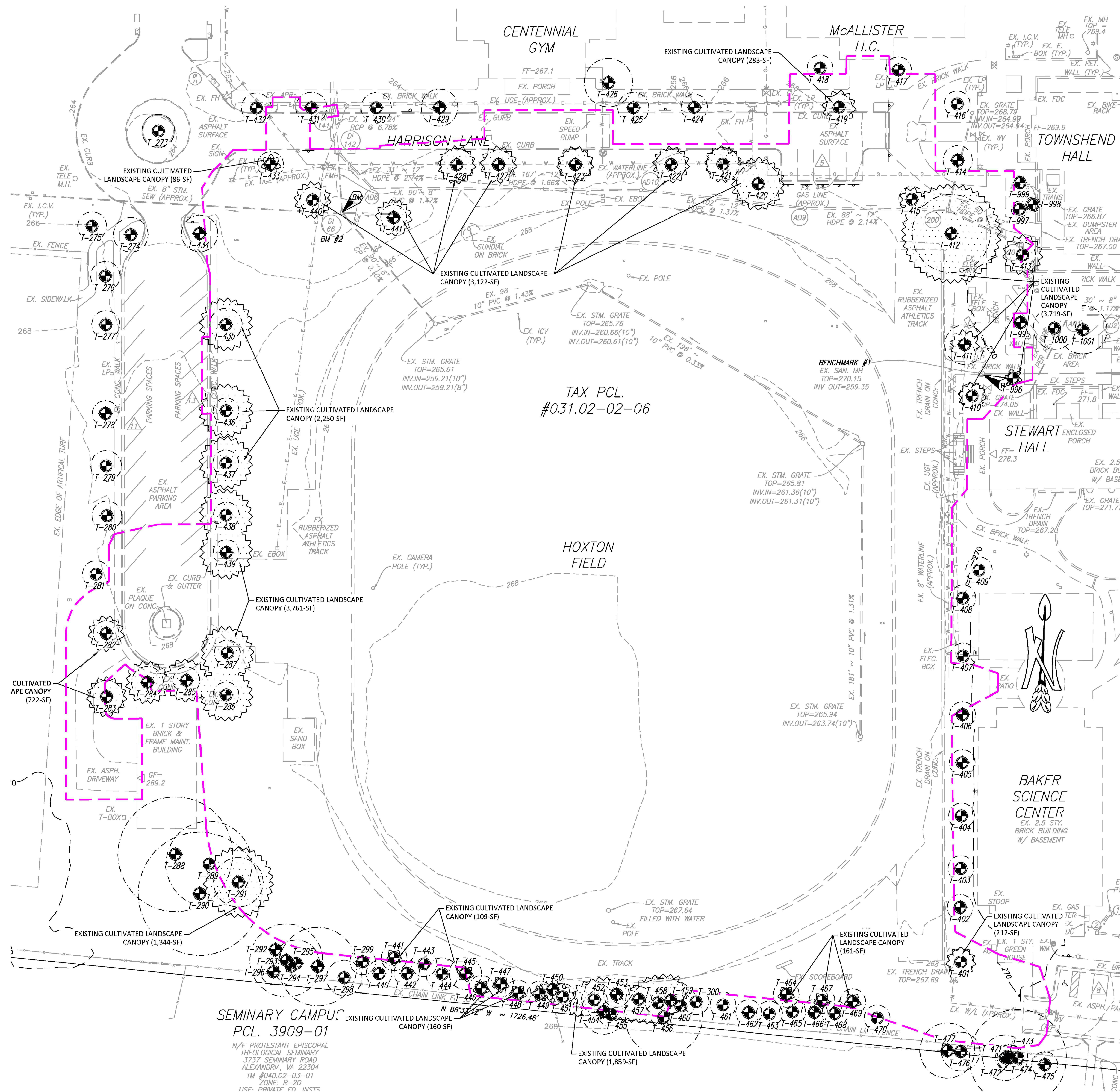
SHEET **16** OF **20**  
FILE: **19-100**








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## EXISTING TREE AND VEGETATION SURVEY



## LEGEND

-  TREELINE
-  EXISTING CULTIVATED LANDSCAPE (17,788-SF)
-  CRITICAL ROOT ZONE (CRZ)
-  TREE LOCATION  
T-37
-  LIMITS OF DISTURBANCE/SITE BOUNDARY

## CANOPY COVER CALCULATION NOTES:

1. THE PROPERTY DELINEATED HEREON IS LOCATED AT 1200 NORTH QUAKER LANE (EPISCOPAL HIGH SCHOOL).
2. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY R.C. FIELDS & ASSOCIATES, INC., 2019.
3. PROPOSED DEVELOPMENT PLAN BY R.C. FIELDS & ASSOCIATES, INC., 2020.
4. TREE EVALUATIONS AND COMPUTATIONS BY TNT ENVIRONMENTAL, INC., SEPTEMBER 2019. (MS. SOPHIE SWARTZENDRUBER, CERTIFICATION #: MA-6053A).
5. CRZ MEASUREMENTS IN RADIUS PER THE CITY OF ALEXANDRIA DETAIL.
6. TOTAL CANOPY COVER WITHIN LOD: 17,788 SQUARE FEET (SF).
7. TOTAL SITE AREA (LIMITS OF DISTURBANCE): 267,633 SF.
8. PERCENT OF SITE COVERED: 6.6%
10. QUALIFYING CANOPY TO BE PRESERVED:  $0 \text{ SF} \times 1.0 \text{ CANOPY MULTIPLIER} = 0 \text{ SF}$  (0%)
11. MINIMUM CANOPY AREA TO BE PLANTED TO MEET REQUIREMENT: 66,908 SF (25%)

FOR INFORMATION ONLY



## DESIGN BY OTHERS

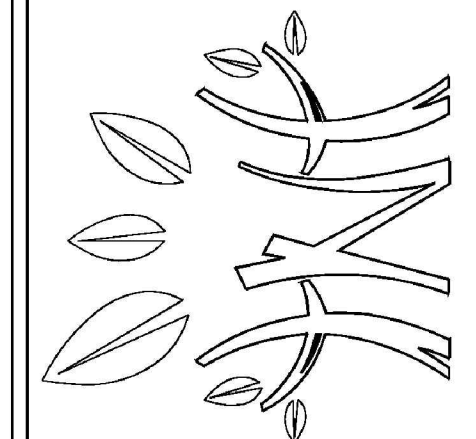
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| SPECIAL USE PERMIT NO.              |  |                        |  |
| DEPARTMENT OF PLANNING & ZONING     |  |                        |  |
| DIRECTOR _____                      |  | DATE _____             |  |
| DEPARTMENT OF PLANNING &            |  | ENVIRONMENTAL SERVICES |  |
| SITE PLAN NO. _____                 |  |                        |  |
| DIRECTOR _____                      |  | DATE _____             |  |
| CHAIRMAN, PLANNING COMMISSION _____ |  |                        |  |
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|                                     |  | DATE _____             |  |



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



**ENVIRONMENTAL**  
4455 Brookfield Corporate Drive, Suite 100  
Chantilly, VA 20151  
PH: 703-466-5123 [WWW.TNTENVIRONMENTALINC.COM](http://WWW.TNTENVIRONMENTALINC.COM)



EPISCOPAL HIGH SCHOOL  
DORMITORIES & HEALTH  
& WELLNESS CENTER

CITY OF ALEXANDRIA, VA

## TREE AND VEGETATION SURVEY & PROTECTION PLAN

[illegible]

SHEET 17 OF 20

SCALE: 1" = 30'

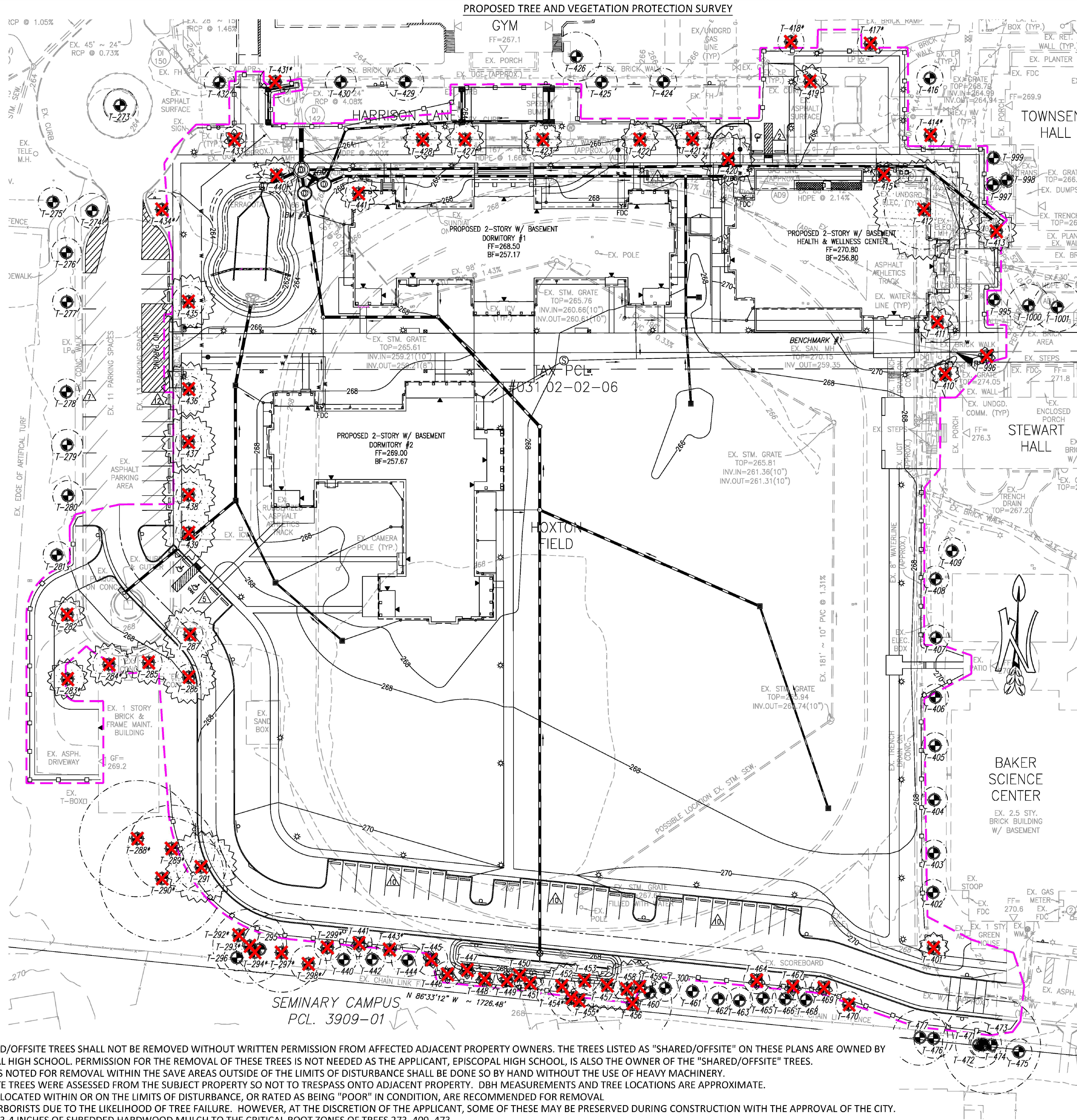
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1728





LEGEND

- TREELINE
- EXISTING CULTIVATED LANDSCAPE (17,788-SF)
- TREE PRESERVATION AREA (CULTIVATED LANDSCAPE) (0-SF)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION
- T-XXX
- TREE TO BE REMOVED (TBR)
- TREE PROTECTION FENCING
- LIMITS OF DISTURBANCE/SITE BOUNDARY

CANOPY COVER CALCULATION NOTES:

1. THE PROPERTY DELINEATED HEREON IS LOCATED AT 1200 NORTH QUAKER LANE (EPISCOPAL HIGH SCHOOL).
2. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY R.C. FIELDS & ASSOCIATES, INC., 2019.
3. PROPOSED DEVELOPMENT PLAN BY R.C. FIELDS & ASSOCIATES, INC., 2020.
4. TREE EVALUATIONS AND COMPUTATIONS BY TNT ENVIRONMENTAL, INC., SEPTEMBER 2019. (MS. SOPHIE SWARTZENDRUBER, CERTIFICATION #: MA-6053A).
5. CRZ MEASUREMENTS IN RADIUS PER THE CITY OF ALEXANDRIA DETAIL.
6. TOTAL CANOPY COVER WITHIN LOD: 17,788 SQUARE FEET (SF).
7. TOTAL SITE AREA (LIMITS OF DISTURBANCE): 267,633 SF.
8. PERCENT OF SITE COVERED: 6.6%
10. QUALIFYING CANOPY TO BE PRESERVED: 0 SF x 1.0 CANOPY MULTIPLIER = 0 SF (0%)
11. MINIMUM CANOPY AREA TO BE PLANTED TO MEET REQUIREMENT: 66,908 SF (25%)

TREE PRESERVATION NOTES:

1. THE SITE AREA USED IN THE ABOVE CALCULATIONS CONSISTS OF THE PROPOSED LIMITS OF DISTURBANCE FOR THE CONSTRUCTION OF TWO DORMITORIES, A HEALTH CENTER, AND A STORMWATER MANAGEMENT FACILITY FOR EPISCOPAL HIGH SCHOOL.
2. THE MINIMUM CANOPY AREA OF 66,700 SF (25% OF TOTAL SITE AREA) TO MEET ZONING REQUIREMENTS WILL BE MET THROUGH PROPOSED PLANTINGS WITHIN THE LIMITS OF DISTURBANCE/SITE AREA.
3. IT SHOULD NOTED THAT THE PLANTING REQUIREMENTS ARE ALSO MET CAMPUS WIDE. THIS INCLUDES THE CURRENT LIMITS OF DISTURBANCE/SITE AREA AND THE REMAINDER OF THE SCHOOL PROPERTY (5,663,000 SF TOTAL). PLEASE SEE THE BELOW CAMPUS WIDE CALCULATIONS.

CAMPUS WIDE CALCULATIONS:

1. ENTIRE TAX PARCEL = 5,663,000 SF
2. REQUIRED CROWN COVERAGE = 1,415,750 SF (25%)
3. EXISTING CROWN COVERAGE = 2,341,736 SF\* (41%)

\* NOTE: EXISTING CROWN COVERAGE TAKEN FROM PRIOR APPROVED PLAN (EPISCOPAL HIGH SCHOOL HOXTON FIELD: DSUP2018-0019)

FOR INFORMATION ONLY

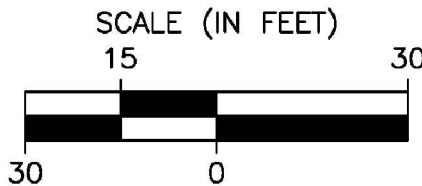


DESIGN BY OTHERS

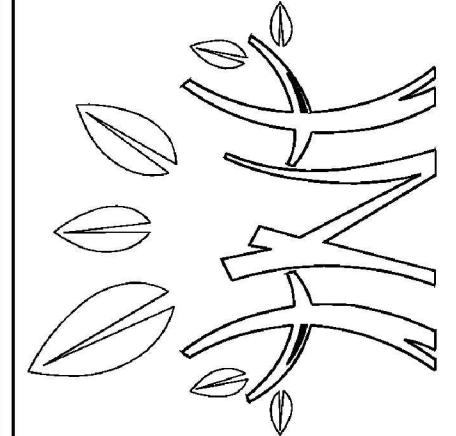
|   |                    |
|---|--------------------|
| APPROVED  |                    |
| SPECIAL USE PERMIT NO. 2019-0026                      |                    |
| DEPARTMENT OF PLANNING & ZONING                       |                    |
| DIRECTOR  | DATE               |
| DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES |                    |
| SITE PLAN NO.   | DATE               |
| DIRECTOR  | DATE               |
| CHAIRMAN, PLANNING COMMISSION                         |                    |
| DATE RECORDED   | DATE               |
| INSTRUMENT NO.  | DEED BOOK NO. DATE |



Vinash M. Sareen  
Certified Arborist  
Certification # MA-47274



- NOTES:
1. SHARED/OFFSITE TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS. THE TREES LISTED AS "SHARED/OFFSITE" ON THESE PLANS ARE OWNED BY EPISCOPAL HIGH SCHOOL. PERMISSION FOR THE REMOVAL OF THESE TREES IS NOT NEEDED AS THE APPLICANT, EPISCOPAL HIGH SCHOOL, IS ALSO THE OWNER OF THE "SHARED/OFFSITE" TREES.
  - \*2. TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
  3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS AND TREE LOCATIONS ARE APPROXIMATE.
  4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF THE CITY.
  5. APPLY 3-4 INCHES OF SHREDDED HARDWOOD MULCH TO THE CRITICAL ROOT ZONES OF TREES 273, 409, 473.



| DATE    | COMMENTS   |
|---------|------------|
| 4/22/20 | REV BY TNW |
| 4/30/20 | REV BY TNW |
| 6/23/20 | REV BY TNW |



| Tree Number | Common Name          | Scientific Name                | Size (dia. @ 54-in. above grade) | Critical Root Zone (feet) | Condition Rating % | Likelihood of Survival of Construction | Remove? | Outside of LOD/Shared | Notes & Recommendations  |
|-------------|----------------------|--------------------------------|----------------------------------|---------------------------|--------------------|--|---------|-----------------------|--|
| 273         | American Elm         | <i>Ulmus americana</i>         | 10.2                             | 10.2                      | 75%                | High                                   | Save    | Outside LOD           | Dieback, girdled roots. Mulch shallow roots - refer to note 5, prune water sprouts to ANSI A300 standards. |
| 274         | American Elm         | <i>Ulmus americana</i>         | 10.7                             | 10.7                      | 69%                | High                                   | Save    | Outside LOD           | Deadwood and cavity in trunk near base.  |
| 275         | Tulip Poplar         | <i>Liriodendron tulipifera</i> | 8.9                              | 8.9                       | 84%                | High                                   | Save    | Outside LOD           | Prune dead limbs and previously improperly pruned limbs to ANSI A300 standards.                            |
| 276         | American Sycamore    | <i>Platanus occidentalis</i>   | 9.1                              | 9.1                       | 94%                | High                                   | Save    | Outside LOD           | Prune dead limbs to ANSI A300 standards.   |
| 277         | American Sycamore    | <i>Platanus occidentalis</i>   | 8.7                              | 8.7                       | 88%                | High                                   | Save    | Outside LOD           | Prune water sprouts and previously improperly pruned limbs to ANSI A300 standards.                         |
| 278         | American Sycamore    | <i>Platanus occidentalis</i>   | 7.7                              | 8.0                       | 88%                | High                                   | Save    | Outside LOD           | Prune dead limbs and previously improperly pruned limbs to ANSI A300 standards.                            |
| 279         | American Sycamore    | <i>Platanus occidentalis</i>   | 9.5                              | 9.5                       | 88%                | High                                   | Save    | Outside LOD           | Prune water sprouts and previously improperly pruned limbs to ANSI A300 standards.                         |
| 280         | American Sycamore    | <i>Platanus occidentalis</i>   | 9.2                              | 9.2                       | 88%                | High                                   | Save    | Outside LOD           | Prune dead limbs and water sprouts to ANSI A300 standards.   |
| 281         | American Sycamore    | <i>Platanus occidentalis</i>   | 8.4                              | 8.4                       | 94%                | Moderate                               | Save    | Outside LOD           | Some dieback. Prune water sprouts and previously improperly pruned limbs to ANSI A300 standards.           |
| 282         | American Sycamore    | <i>Platanus occidentalis</i>   | 5.4                              | 8.0                       | 78%                | None, within LOD                       | TBR     |                       | Asymmetrical, some dead limbs, water sprouts.  |
| 283         | American Sycamore    | <i>Platanus occidentalis</i>   | 10.3                             | 10.3                      | 75%                | Low                                    | TBR*    | Shared                | Cavity in previously pruned limb, some dead limbs.   |
| 284         | Smooth Hawthorn      | <i>Crataegus laevigata</i>     | 9.8                              | 9.8                       | 38%                | Low                                    | TBR*    | Shared                | Large cavity in trunk, many dead limbs/broken limbs.   |
| 285         | Smooth Hawthorn      | <i>Crataegus laevigata</i>     | 8.3                              | 8.3                       | 50%                | None, within LOD                       | TBR     |                       | Weeping wound, many dead limbs/broken limbs, dieback.  |
| 286         | American Sycamore    | <i>Platanus occidentalis</i>   | 7.6                              | 8.0                       | 88%                | None, within LOD                       | TBR     |                       | Some water sprouts, some dead limbs.   |
| 287         | American Sycamore    | <i>Platanus occidentalis</i>   | 7.4                              | 8.0                       | 84%                | None, within LOD                       | TBR     |                       | Some dead limbs.   |
| 288         | White Oak            | <i>Quercus alba</i>            | 35.5                             | 35.5                      | 25%                | Low                                    | TBR*    | Outside LOD           | Mostly dead, fungus, dead limbs/broken limbs, deadwood at top.   |
| 289         | White Oak            | <i>Quercus alba</i>            | 26.6                             | 26.6                      | 44%                | Low                                    | TBR*    | Outside LOD           | Large amount of dieback, many dead limbs/broken limbs, deadwood at top.                                    |
| 290         | White Oak            | <i>Quercus alba</i>            | 38.0                             | 38.0                      | 25%                | Low                                    | TBR*    | Outside LOD           | Wood rot, insect damage, many dead limbs/broken limbs, possible fungus.                                    |
| 291         | Post Oak             | <i>Quercus stellata</i>        | 15.3                             | 15.3                      | 25%                | None, within LOD                       | TBR     |                       | Many water sprouts, dead limbs/broken limbs, high dieback, leaning.  |
| 292         | Dead                 |                                | 44.5                             | 44.5                      | 25%                | Dead                                   | TBR*    | Outside LOD           | Dead.  |
| 293         | White Oak            | <i>Quercus alba</i>            | 22.6                             | 22.6                      | 38%                | Low                                    | TBR*    | Outside LOD           | Cavity up base, vines up trunk, dead limbs, weeping wounds.  |
| 294         | Dead                 |                                |                                  | 8.0                       | 25%                | Dead                                   | TBR*    | Outside LOD           | Dead.  |
| 295         | Willow Oak           | <i>Quercus phellos</i>         | 14.5                             | 14.5                      | 72%                | High                                   | Save    | Outside LOD           | One-sided, Prune dead limbs/broken limbs to ANSI A300 standards.   |
| 296         | American Holly       | <i>Ilex opaca</i>              | 3.5                              | 8.0                       | 75%                | High                                   | Save    | Outside LOD           | Prune dead limbs to ANSI A300 standards.   |
| 297         | Catalpa              | <i>Catalpa</i>                 | 24.3                             | 24.3                      | 50%                | Low                                    | TBR*    | Outside LOD           | Weak crotch, multi-trunk, many dead limbs/broken limbs, cavity in limbs.                                   |
| 298         | White Pine           | <i>Pinus strobus</i>           | 11.0                             | 11.0                      | 38%                | Low                                    | TBR*    | Outside LOD           | High dieback, covered in vines, leaning.   |
| 299         | Southern Magnolia    | <i>Magnolia grandiflora</i>    | 2.6                              | 8.0                       | 50%                | Low                                    | TBR*    | Outside LOD           | One-sided, dead limbs.   |
| 440         | Arborvitae           | <i>Thuja occidentalis</i>      | 3.5                              | 8.0                       | 100%               | Moderate                               | Save    | Outside LOD           | Prune dead limbs to ANSI A300 standards.   |
| 441         | Arborvitae           | <i>Thuja occidentalis</i>      | 3.0                              | 8.0                       | 91%                | None, within LOD                       | TBR     | Shared                | Some dieback.  |
| 442         | Leyland Cypress      | <i>Cupressus x leylandii</i>   | 3.0                              | 8.0                       | 100%               | High                                   | Save    | Outside LOD           |  |
| 443         | English Holly        | <i>Ilex aquifolium</i>         | 5.5                              | 8.0                       | 100%               | Low                                    | TBR*    | Outside LOD           | Multi-trunk, a few dead limbs.   |
| 444         | English Holly        | <i>Ilex aquifolium</i>         | 7.0                              | 8.0                       | 100%               | High                                   | Save    | Outside LOD           | Multi-trunk.   |
| 445         | English Holly        | <i>Ilex aquifolium</i>         | 10.0                             | 10.0                      | 100%               | None, within LOD                       | TBR     |                       | Multi-trunk.   |
| 446         | Arborvitae           | <i>Thuja occidentalis</i>      | 5.0                              | 8.0                       | 100%               | None, within LOD                       | TBR     |                       | Multi-trunk.   |
| 446         | Arborvitae           | <i>Thuja occidentalis</i>      | 4.0                              | 8.0                       | 100%               | None, within LOD                       | TBR     |                       |  |
| 448         | Japanese Red Cedar   | <i>Cryptomeria</i>             | 3.0                              | 8.0                       | 88%                | None, within LOD                       | TBR     |                       | Some dieback.  |
| 449         | Easter Red Cedar     | <i>Juniperus virginiana</i>    | 2.5                              | 8.0                       | 100%               | None, within LOD                       | TBR     |                       |  |
| 450         | Easter Red Cedar     | <i>Juniperus virginiana</i>    | 3.0                              | 8.0                       | 100%               | None, within LOD                       | TBR     |                       |  |
| 451         | Leyland Cypress      | <i>Cupressus x leylandii</i>   | 6.0                              | 8.0                       | 100%               | None, within LOD                       | TBR     |                       | Some vines in canopy.  |
| 452         | Leyland Cypress      | <i>Cupressus x leylandii</i>   | 3.0                              | 8.0                       | 100%               | None, within LOD                       | TBR     |                       |  |
| 453         | Norway Spruce        | <i>Picea abies</i>             | 6.0                              | 8.0                       | 25%                | None, within LOD                       | TBR     |                       |  |
| 454         | Blackjack Oak        | <i>Quercus marilandica</i>     | 14.0                             | 14.0                      | 25%                | Low                                    | TBR*    | Outside LOD           | Topped, covered in vines.  |
| 455         | Blackjack Oak        | <i>Quercus marilandica</i>     | 8.0                              | 8.0                       | 50%                | Low                                    | TBR*    | Outside LOD           | Topped, covered in vines.  |
| 456         | Southern Red Oak     | <i>Quercus falcata</i>         | 24.0                             | 24.0                      | 69%                | None, within LOD                       | TBR     |                       | Dead limbs/broken limbs, several cavities, previously improperly pruned.                                   |
| 457         | Leyland Cypress      | <i>Cupressus x leylandii</i>   | 3.0                              | 8.0                       | 75%                | None, within LOD                       | TBR     |                       | Leaning.   |
| 458         | Leyland Cypress      | <i>Cupressus x leylandii</i>   | 3.0                              | 8.0                       | 100%               | None, within LOD                       | TBR     |                       | Some dieback.  |
| 459         | Japanese Cedar       | <i>Cryptomeria</i>             | 6.0                              | 8.0                       | 100%               | None, within LOD                       | TBR     | Shared                | Multi-trunk.   |
| 460         | Arborvitae           | <i>Thuja occidentalis</i>      | 4.0                              | 8.0                       | 88%                | High                                   | Save    | Outside LOD           |  |
| 300         | Red Maple            | <i>Acer rubrum</i>             | 5.6                              | 8.0                       | 88%                | High                                   | Save    | Outside LOD           | Prune damaged leader to ANSI A300 standards.   |
| 461         | Leyland Cypress      | <i>Cupressus x leylandii</i>   | 4.0                              | 8.0                       | 88%                | High                                   | Save    | Outside LOD           | Some dieback.  |
| 462         | Leyland Cypress      | <i>Cupressus x leylandii</i>   | 4.0                              | 8.0                       | 88%                | High                                   | Save    | Outside LOD           |  |
| 463         | Leyland Cypress      | <i>Cupressus x leylandii</i>   | 4.0                              | 8.0                       | 88%                | High                                   | Save    | Outside LOD           |  |
| 464         | Arborvitae           | <i>Thuja occidentalis</i>      | 6.0                              | 8.0                       | 100%               | None, within LOD                       | TBR     |                       | Multi-trunk, vines in canopy.  |
| 465         | English Holly        | <i>Ilex aquifolium</i>         | 5.0                              | 8.0                       | 100%               | High                                   | Save    | Outside LOD           | Multi-trunk.   |
| 466         | Arborvitae           | <i>Thuja occidentalis</i>      | 6.0                              | 8.0                       | 100%               | High                                   | Save    | Outside LOD           |  |
| 467         | Arborvitae           | <i>Thuja occidentalis</i>      | 6.0                              | 8.0                       | 94%                | None, within LOD                       | TBR     | Shared                |  |
| 468         | Japanese Cedar       | <i>Cryptomeria</i>             | 3.0                              | 8.0                       | 94%                | High                                   | Save    | Outside LOD           | Some dieback.  |
| 469         | Japanese Cedar       | <i>Cryptomeria</i>             | 3.0                              | 8.0                       | 100%               | None, within LOD                       | TBR     |                       |  |
| 470         | Leyland Cypress      | <i>Cupressus x leylandii</i>   | 6.0                              | 8.0                       | 50%                | None, within LOD                       | TBR     | Outside LOD           |  |
| 471         | Osage Orange         | <i>Maclura Pomifera</i>        | 14.0                             | 14.0                      | 50%                | Moderate                               | Save    | Outside LOD           | Twisted bark, leaning. Prune dead limbs to ANSI A300 standards, treat/remove vines.                        |
| 472         | Osage Orange         | <i>Maclura Pomifera</i>        | 8.0                              | 8.0                       | 63%                | Moderate                               | Save    | Outside LOD           | Leaning. Prune dead limbs to ANSI A300 standards, treat/remove vines.                                      |
| 473         | Osage Orange         | <i>Maclura Pomifera</i>        | 5.0                              | 8.0                       | 38%                | Moderate                               | Save    | Outside LOD           | Mulch shallow roots - see note 5, prune dead limbs & water sprouts to ANSI A300 standards.                 |
| 474         | Osage Orange         | <i>Maclura Pomifera</i>        | 30.0                             | 30.0                      | 50%                | Moderate-Low                           | Save    | Outside LOD           | Double trunk, leaning. Prune dead limbs to ANSI A300 standards, treat/remove vines.                        |
| 475         | Osage Orange         | <i>Maclura Pomifera</i>        | 8.0                              | 8.0                       | 50%                | Moderate                               | Save    | Offsite               | Double trunk, covered in vines, broken limbs/dead limbs.   |
| 476         | Osage Orange         | <i>Maclura Pomifera</i>        | 12.0                             | 12.0                      | 50%                | Moderate                               | Save    | Outside LOD           | Treat/remove ivy, prune dead limbs/broken limbs & water sprouts to ANSI A300 standards.                    |
| 477         | Osage Orange         | <i>Maclura Pomifera</i>        | 17.0                             | 17.0                      | 100%               | Moderate                               | Save    | Outside LOD           | Prune dead limbs/broken limbs to ANSI A300 standards, treat/remove vines on trunk.                         |
| 401         | Bald Cypress         | <i>Taxodium distichum</i>      | 8.0                              | 8.0                       | 91%                | None, within LOD                       | TBR     |                       |  |
| 402         | Bald Cypress         | <i>Taxodium distichum</i>      | 7.9                              | 8.0                       | 97%                | High                                   | Save    | Outside LOD           | Prune broken limbs to ANSI A300 standards.   |
| 403         | Bald Cypress         | <i>Taxodium distichum</i>      | 7.8                              | 8.0                       | 75%                | High                                   | Save    | Outside LOD           | Slightly one-sided.  |
| 404         | Bald Cypress         | <i>Taxodium distichum</i>      | 6.3                              | 8.0                       | 81%                | High                                   | Save    | Outside LOD           | One-sided, dieback.  |
| 405         | Bald Cypress         | <i>Taxodium distichum</i>      | 5.8                              | 8.0                       | 75%                | High                                   | Save    | Outside LOD           | Prune dead limbs to ANSI A300 standards.   |
| 406         | Bald Cypress         | <i>Taxodium distichum</i>      | 5.6                              | 8.0                       | 75%                | Moderate                               | Save    | Outside LOD           | One-sided. Remove excessive mulch.   |
| 407         | Bald Cypress         | <i>Taxodium distichum</i>      | 6.1                              | 8.0                       | 69%                | Moderate                               | Save    | Outside LOD           |  |
| 408         | Bald Cypress         | <i>Taxodium distichum</i>      | 6.4                              | 8.0                       | 94%                | High                                   | Save    | Outside LOD           |  |
| 409         | Kentucky Coffee Tree | <i>Gymnocladus dioica</i>      | 8.2                              | 8.2                       | 100%               | High                                   | Save    | Outside LOD           | Mulch shallow roots - see note 5.  |
| 410         | Nuttall Oak          | <i>Quercus texana</i>          | 2.0                              | 8.0                       | 100%               | None, within LOD                       | TBR     |                       | Some dead limbs/dieback.   |
| 411         | Black Cherry         | <i>Prunus serotina</i>         | 12.3                             | 12.3                      | 81%                | None, within LOD                       | TBR     |                       |  |
| 412         | Pin Oak              | <i>Quercus palustris</i>       | 24.2                             | 24.2                      | 100%               | None, within LOD                       | TBR     |                       | Some dead limbs & dieback.   |
| 413         | American Sycamore    | <i>Platanus occidentalis</i>   | 7.8                              | 8.0                       | 94%                | None, within LOD                       | TBR     | Shared                |  |
| 414         | American Elm         | <i>Ulmus americana</i>         | 9.1                              | 9.1                       | 94%                | Low                                    | TBR*    | Outside LOD           | Some dead limbs/broken limbs, water sprouts.   |
| 415         | Red Maple            | <i>Acer rubrum</i>             | 7.0                              | 8.0                       | 100%               | None, within LOD                       | TBR     |                       | Excessive mulch, dead limbs.   |
| 416         | American Elm         | <i>Ulmus americana</i>         | 7.7                              | 8.0                       | 100%               | High                                   | Save    |                       | Remove excessive mulch, prune dead limbs to ANSI A300 standards.   |
| 417         | Willow Oak           | <i>Quercus phellos</i>         | 6.5                              | 8.0                       | 94%                | Low                                    | TBR*    | Outside LOD           |  |
| 418         | Shingle Oak          | <i>Quercus imbricaria</i>      | 6.0                              | 8.0                       | 50%                | Low                                    | TBR*    | Outside LOD           | Excessive mulch, a few dead limbs.   |
| 419         | Willow Oak           | <i>Quercus phellos</i>         | 6.9                              | 8.0                       | 100%               | None, within LOD                       | TBR     |                       | Cavities at base, over pruned, dead limbs.   |
| 420         | Southern Red Oak     | <i>Quercus falcata</i>         | 13.5                             | 13.5                      | 88%                | None, within LOD                       | TBR     |                       |  |
| 421         | Willow Oak           | <i>Quercus phellos</i>         | 10.2                             | 10.2                      | 94%                | None, within LOD                       | TBR     |                       |  |
| 422         | Red Maple            | <i>Acer rubrum</i>             | 9.2                              | 9.2                       | 94%                | None, within LOD                       | TBR     |                       | Some dead limbs.   |
| 423         | Willow Oak           | <i>Quercus phellos</i>         | 10.3                             | 10.3                      | 0%                 | None, within LOD                       | TBR     |                       | Some dieback.  |
| 424         | Willow Oak           | <i>Quercus phellos</i>         | 8.2                              | 8.2                       | 75%                | High                                   | Save    | Outside LOD           | Over pruned, small cavity on trunk, irrigation at base.  |
| 425         | Willow Oak           | <i>Quercus phellos</i>         | 9.6                              | 9.6                       | 100%               | High                                   | Save    | Outside LOD           | Over pruned, small cavity on trunk, irrigation at base.  |
| 426         | Southern Magnolia    | <i>Magnolia grandiflora</i>    | 15.0                             | 15.0                      | 94%                | High                                   | Save    | Outside LOD           | Multi-trunk.   |
| 427         | Willow Oak           | <i>Quercus phellos</i>         | 9.1                              | 9.1                       | 94%                | None, within LOD                       | TBR     |                       | Excessive mulch.   |
| 428         | Willow Oak           | <i>Quercus phellos</i>         | 10.2                             | 10.2                      | 75%                | None, within LOD                       | TBR     |                       | Excessive mulch.   |
| 429         | Willow Oak           | <i>Quercus phellos</i>         | 11.4                             | 11.4                      | 88%                | High                                   | Save    |                       | Over pruned, small cavity.   |
| 430         | Willow Oak           | <i>Quercus phellos</i>         | 9.4                              | 9.4                       | 75%                | High                                   | Save    |                       | Remove excessive mulch, prune dead limbs to ANSI A300 standards.   |
| 431         | Willow Oak           | <i>Quercus phellos</i>         | 9.6                              | 9.6                       | 75%                | Low                                    | TBR*    |                       | Over pruned, small cavities.   |
| 432         | Willow Oak           | <i>Quercus phellos</i>         | 9.3                              | 9.3                       | 91%                | High                                   | Save    |                       | Over pruned, small cavities.   |
| 433         | Norway Maple         | <i>Acer platanoides</i>        | 5.9                              | 8.0                       | 75%                | None, within LOD                       | TBR     |                       | Over pruned, small cavities.   |
| 434         | American Elm         | <i>Ulmus americana</i>         | 11.3                             | 11.3                      | 88%                | Low                                    | TBR*    | Outside LOD           | Shallow roots, excessive mulch.  |
| 435         | American Sycamore    | <i>Platanus occidentalis</i>   | 10.0                             | 10.0                      | 88%                | None, within LOD                       | TBR     |                       | Thin canopy.   |
| 436         | American Sycamore    | <i>Platanus occidentalis</i>   | 8.0                              | 8.0                       | 88%                | None, within LOD                       | TBR     |                       | Thin canopy.   |
| 437         | American Sycamore    | <i>Platanus occidentalis</i>   | 7.0                              | 8.0                       | 88%                | None, within LOD                       | TBR     |                       | Thin canopy.   |
| 438         | American Sycamore    | <i>Platanus occidentalis</i>   | 7.0                              | 8.0                       | 88%                | None, within LOD                       | TBR     |                       | Thin canopy.   |
| 439         | American Sycamore    | <i>Platanus occidentalis</i>   | 4.0                              | 8.0                       | 88%                | None, within LOD                       | TBR     |                       | Thin canopy.   |
| 440         | Norway Maple         | <i>Acer platanoides</i>        | 8.0                              | 8.0                       | 75%                | None, within LOD                       | TBR     |                       | Some dieback   |
| 441         | Northern Red Oak     | <i>Quercus rubra</i>           | 6.0                              | 8.0                       | 94%                | None, within LOD                       | TBR     |                       |  |
| 995         | Swamp White Oak      | <i>Quercus bicolor</i>         | 3.0                              | 8.0                       | 84%                | Moderate                               | Save    | Outside LOD           |  |
| 996         | Swamp White Oak      | <i>Quercus bicolor</i>         | 3.1                              | 8.0                       | 84%                | None, within LOD                       | TBR     |                       |  |
| 997         | Black Cherry         | <i>Prunus serotina</i>         | 5.0                              | 8.0                       | 91%                | Moderate                               | Save    | Outside LOD           |  |
| 998         | Hackberry            | <i>Celtis occidentalis</i>     | 4.6                              | 8.0                       | 91%                | High                                   | Save    | Outside LOD           |  |
| 999         | American Sycamore    | <i>Platanus occidentalis</i>   | 3.1                              | 8.0                       | 91%                | Moderate                               | Save    | Outside LOD           |  |
| 1000        | Serviceberry         | <i>Amelanchier arborea</i>     | 13.1                             | 13.1                      | 94%                | High                                   | Save    | Outside LOD           | Multi-trunk.   |
| 1001        | Serviceberry         | <i>Amelanchier arborea</i>     | 15.0                             | 15.0                      | 94%                | High                                   | Save    | Outside LOD           | Multi-trunk.   |

NOTES:

1. SHARED/OFFSITE TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS. THE TREES LISTED AS "SHARED/OFFSITE" ON THESE PLANS ARE OWNED BY EPISCOPAL HIGH SCHOOL. PERMISSION FOR THE REMOVAL OF THESE TREES IS NOT NEEDED AS THE APPLICANT, EPISCOPAL HIGH SCHOOL, IS ALSO THE OWNER OF THE "SHARED/OFFSITE" TREES.
- \*2. TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS AND TREE LOCATIONS ARE APPROXIMATE.
4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF THE CITY.
5. APPLY 3-4 INCHES OF SHREDDED HARDWOOD MULCH TO THE CRITICAL ROOT ZONES OF TREES 273, 409, 473.
6. THE TREE TABLE IS ORGANIZED BY TREE NUMBER GOING COUNTERCLOCKWISE STARTING AT TREE 273 IN THE NORTHWESTERN CORNER OF THE SITE.

FOR INFORMATION ONLY



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



Vinash M. Sareen  
Certified Arborist  
Certification # MA-4727A



EPISCOPAL HIGH SCHOOL  
DORMITORIES & HEALTH  
& WELLNESS CENTER

TREE AND VEGETATION  
SURVEY & PROTECTION PLAN

| REVISIONS |            |
|-----------|------------|
| DATE      | COMMENTS   |
| 4/22/20   | REV BY TNW |
| 4/30/20   | REV BY TNW |
| 6/23/20   | REV BY TNW |
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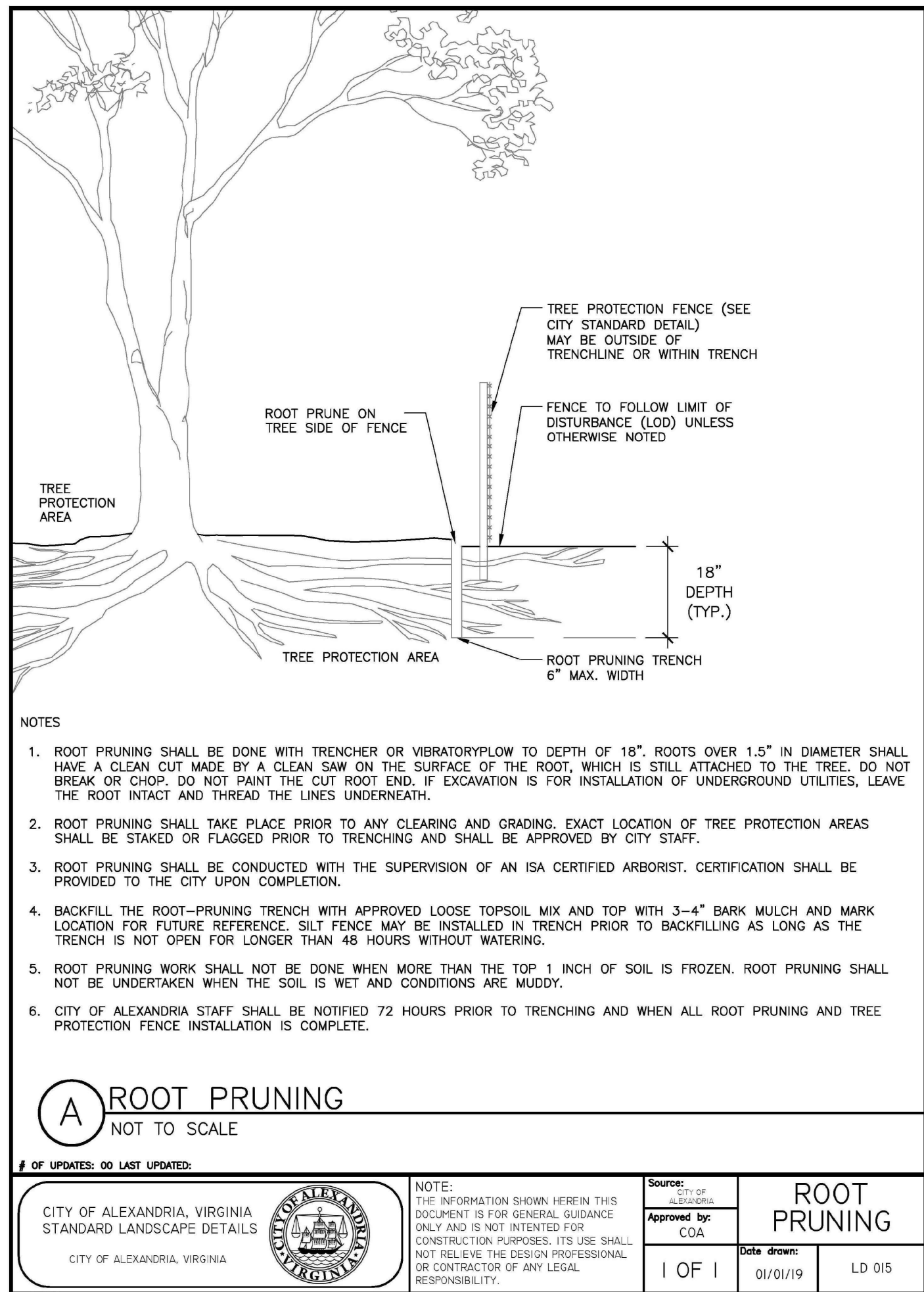
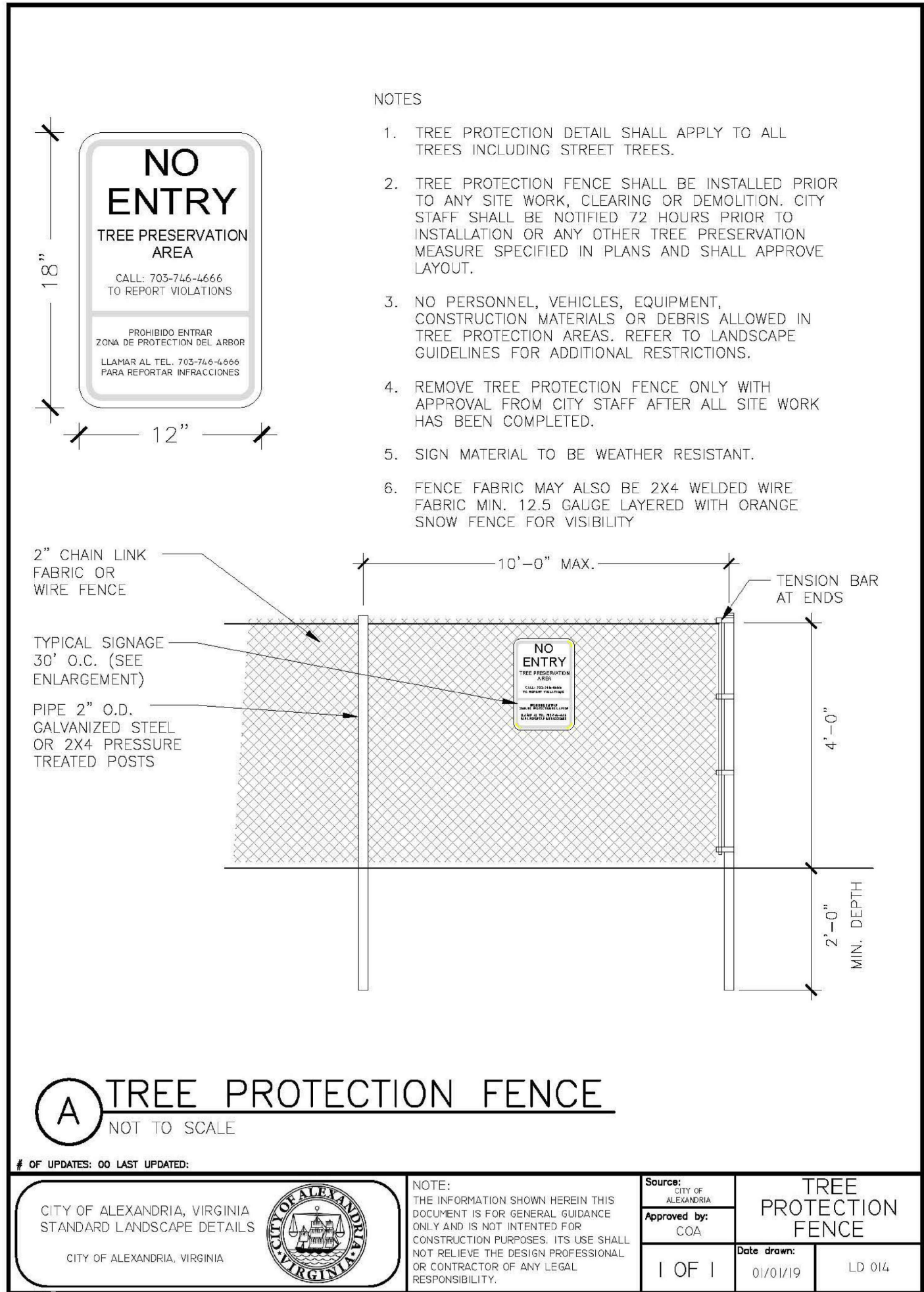
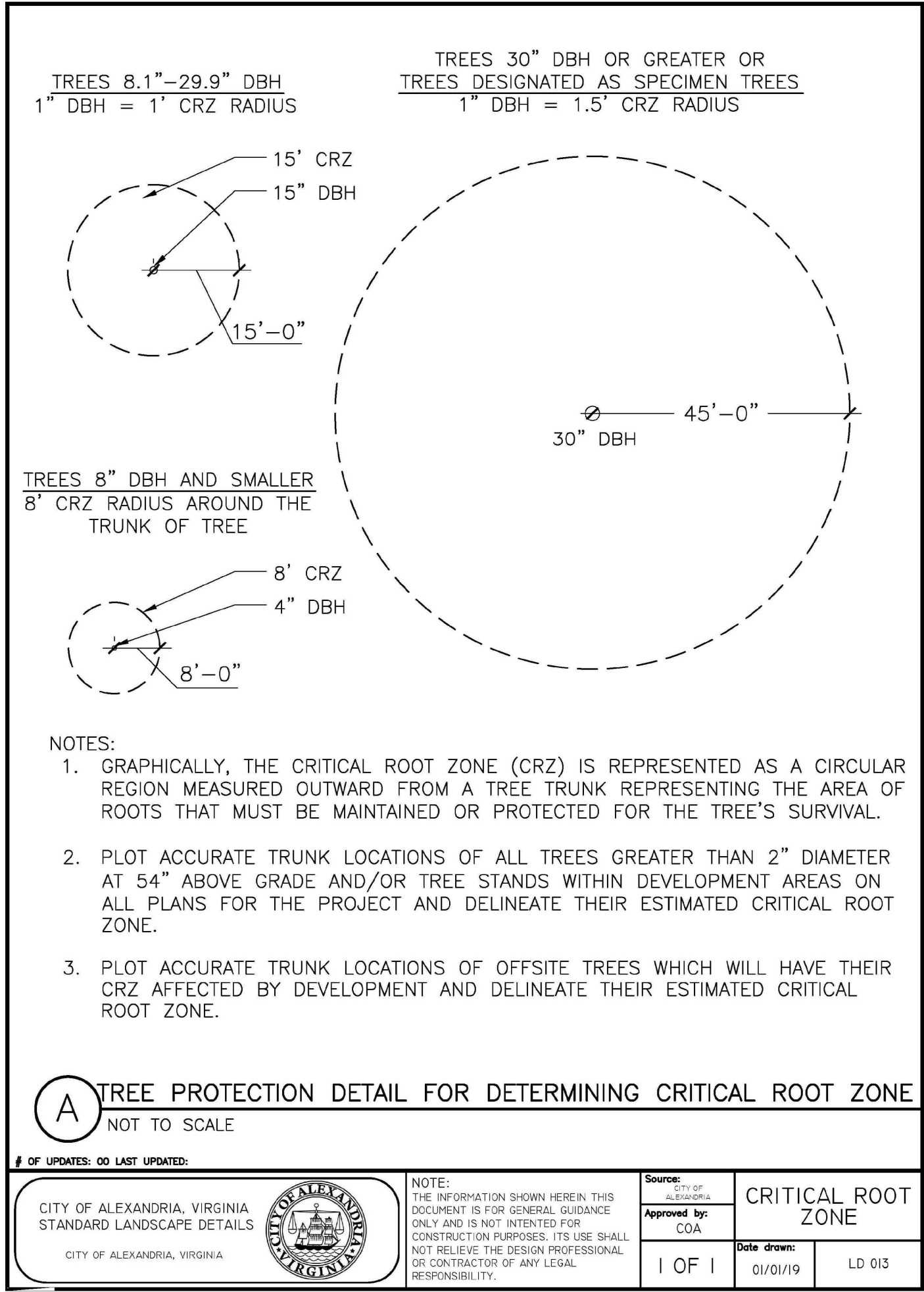
SHEET 19 OF 20

SCALE: NTS

PROJECT DATE: 2/14/20

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| DRAFT: TNW        | CHECK: AMS |
| FILE NUMBER: 1728 |            |





INVASIVE SPECIES CONTROL NARRATIVE:

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

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

3. MULTIFLORA ROSE: HEAVILY INFESTED AREAS MAY BE CLEARED WITH A SHOVEL OR GRUBBING HOE PROVIDED THE ENTIRE ROOT IS REMOVED. THIS TREATMENT MUST BE REPEASED 3-6 TIMES A YEAR FOR 2-4 YEARS UNTIL THE ENERGY RESOURCES OF THE PLANT HAVE BEEN DEPLETED. DORMANT SEASON HERBICIDE APPLICATIONS SHOULD BE MADE IN LATE WINTER OR EARLY SPRING PRIOR TO LEAF OUT. DEPENDING ON THE TYPE OF HERBICIDE CHOSEN, APPLY TO THE SOIL SURFACE OR TO THE CROWN AND LOWER PORTIONS OF CANES. BASAL BARK APPLICATIONS SHOULD BE MADE TO THE CROWN AND LOWER 12-18 INCHES OF STEMS. THIS METHOD IS EFFECTIVE THROUGHOUT THE YEAR AS LONG AS THE GROUND IS NOT FROZEN. APPLY A MIXTURE OF 25% TRICLOPYR AND 75% HORTICULTURAL OIL TO THE BASAL PARTS OF THE SHRUB TO A HEIGHT OF 12-15 INCHES FROM THE GROUND. THOROUGH WETTING IS NECESSARY FOR GOOD CONTROL; SPRAY UNTIL RUNOFF IS NOTICEABLE. CUT STUMP METHOD SHOULD BE CONSIDERED WHEN TREATING INDIVIDUAL BUSHES OR WHERE THE PRESENCE OF DESIRABLE SPECIES PRECLUDE FOLIAR APPLICATION. THIS TREATMENT REMAINS EFFECTIVE AT LOW TEMPERATURES AS LONG AS THE GROUND IS NOT FROZEN.

GLYPHOSATE/TRICLOPYR: HORIZONTALLY CUT STEMS AT OR NEAR GROUND LEVEL. IMMEDIATELY APPLY A 25% SOLUTION OF GLYPHOSATE OR TRICLOPYR AND WATER TO THE CUT STUMP MAKING SURE TO COVER THE ENTIRE SURFACE.

4. COMMON PERIWINKLE: SHALL BE REMOVED BY HAND TO MINIMIZE SITE DISTURBANCE. RUNNER ROOTS MAY BE RAISED WITH A RAKE AND THE PLANTS MOWED DOWN OR PULLED BY HAND. ALTERNATIVELY, THE PLANTS MAY BE CUT IN THE SPRING AND A GLYPHOSATE HERBICIDE APPLIED TO THE REGROWTH BY A CERTIFIED APPLICATOR.

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

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

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

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

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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

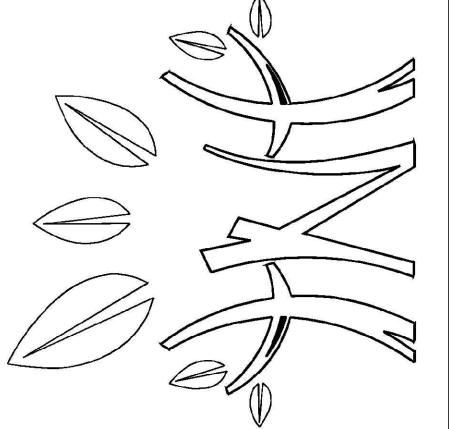
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Certification # MA-4727A

ENVIRONMENTAL

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Chantilly, VA 20151  
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM



EPISCOPAL HIGH SCHOOL  
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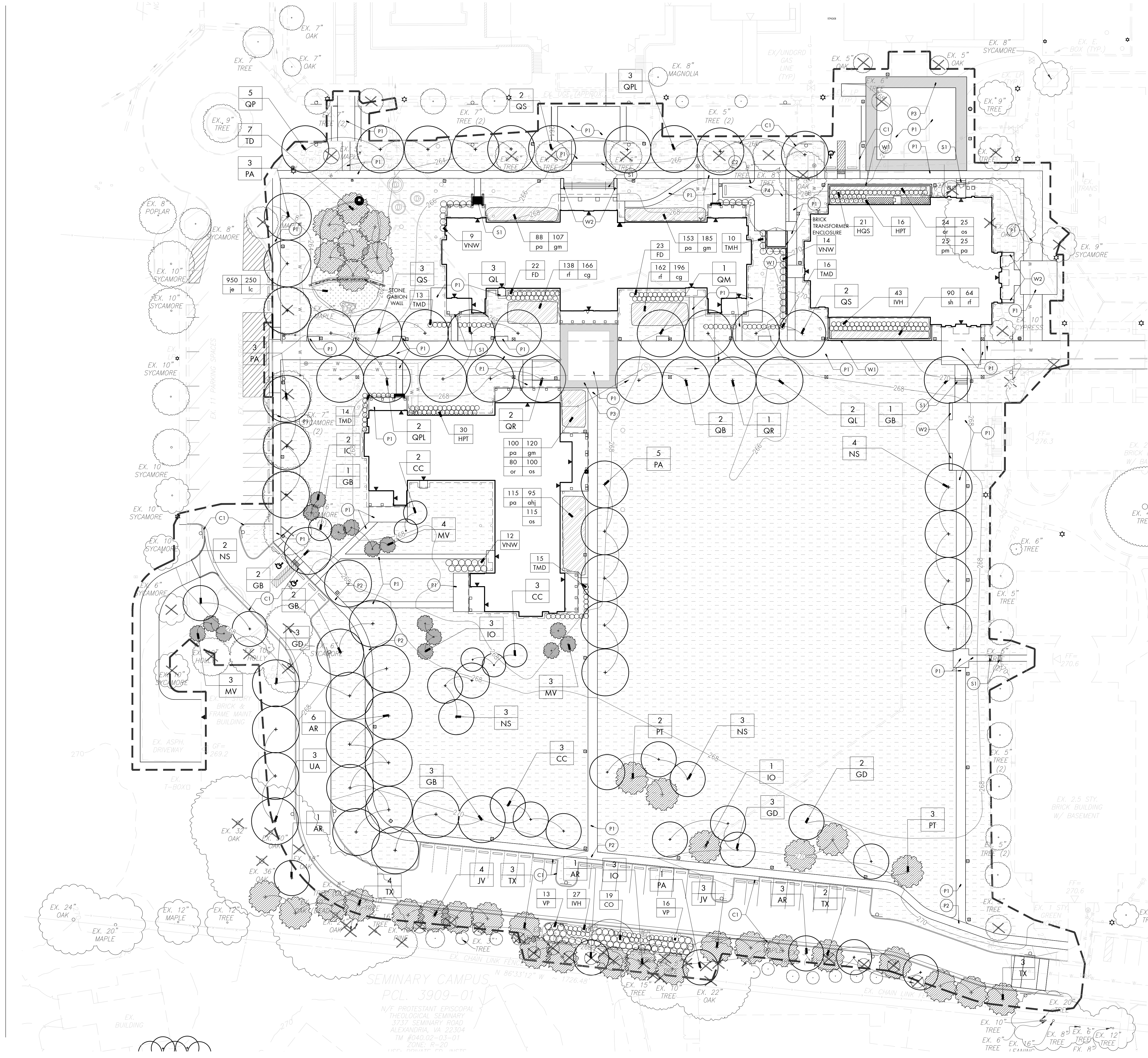
TREE AND VEGETATION  
SURVEY & PROTECTION PLAN

| REVISIONS: |            |
|------------|------------|
| DATE       | COMMENTS   |
| 6/23/20    | REV BY TNW |
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SHEET 20 OF 20

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| SCALE:        | N7S     |
| PROJECT DATE: | 2/14/20 |
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| TNW           | AMS     |
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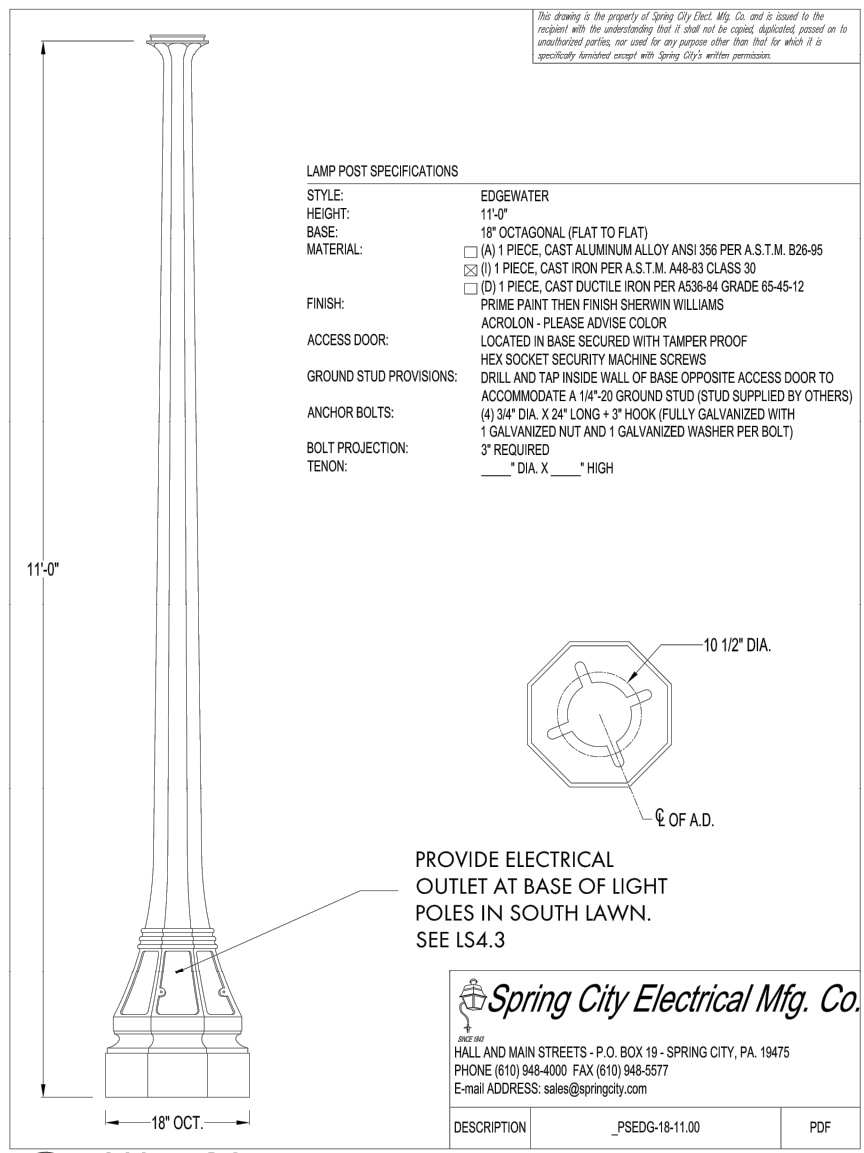
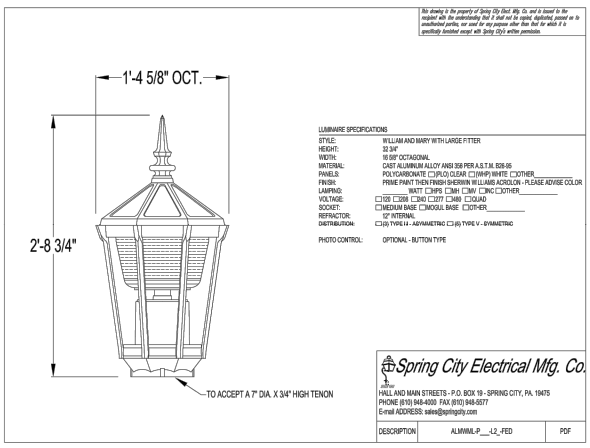




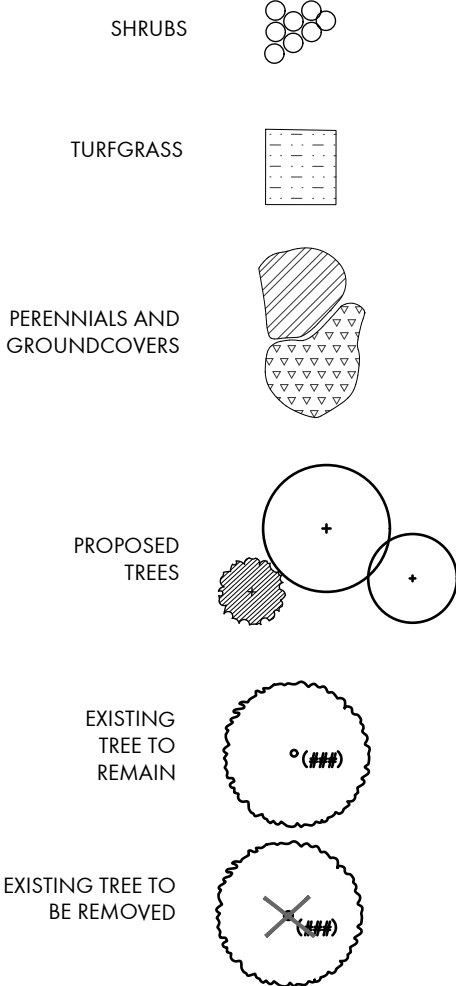
LIGHTING KEY

| Luminaire Schedule |     |       |                                       |
|--------------------|-----|-------|---------------------------------------|
| Symbol             | Qty | Label | Arrangement                           |
|                    | 47  | HEX-A | SINGLE                                |
|                    |     |       | EXISTING CAMPUS STANDARD LIGHT POLE   |
|                    | 3   |       | EXISTING CAMPUS LIGHT POLE, RELOCATED |

HEX - A - LIGHTING DETAILS (TYP.)



PLANT LEGEND



MATERIALS LEGEND

- P1 BRICK PAVERS ON CONCRETE BASE
- P2 CAST IN PLACE CONCRETE
- P3 GRANITE PAVERS ON CONCRETE BASE
- P4 VEHICULAR ASPHALT PAVING
- C1 6\"/>
- C2 FLUSH CONCRETE CURB
- S1 BRICK STEPS W/ HANDRAIL
- W1 BRICK WALL, 12\"/>
- W2 MASONRY SEAT WALL
- ☒ SIGN FOR EMERGENCY VEHICLE EASEMENT

NOTES

SEE TREE PRESERVATION DRAWINGS FOR TREE PRESERVATION DETAILS, PLANS, AND SPECIFICATIONS.

SEE TREE PRESERVATION DRAWINGS FOR CROWN COVERAGE TABULATIONS, INCLUDING REQUIRED, EXISTING, AND PROPOSED CCA.

1\"/>

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DIRECTOR

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CHAIRMAN, PLANNING COMMISSION

DATE

DATE RECORDED

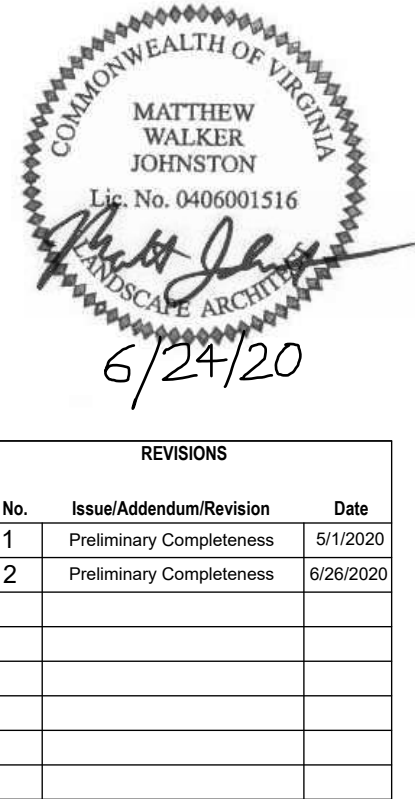
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DATE



Episcopal High School Dormitories and Health and Wellness Center



DRAWING TITLE  
LANDSCAPE PLAN

DATE 1/14/2020

SCALE

DRAWING NUMBER  
L100

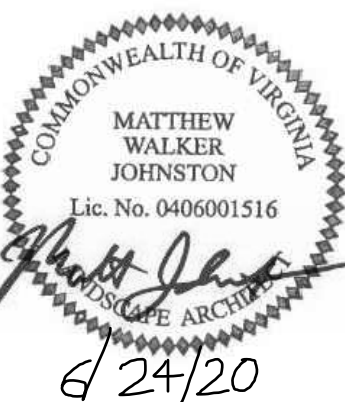
MYLA PROJECT NO.





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Episcopal  
High School  
Dormitories and  
Health and  
Wellness Center



| REVISIONS |                          |           |  |
|-----------|--------------------------|-----------|--|
| No.       | Issue/Addendum/Revision  | Date      |  |
| 1         | Preliminary Completeness | 5/1/2020  |  |
| 2         | Preliminary Completeness | 6/26/2020 |  |
|           |                          |           |  |
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DRAWING TITLE

ILLUSTRATIVE  
CONCEPT PLAN

DATE  
2/14/2020

SCALE

DRAWING NUMBER  
L200

MVLA PROJECT NO.

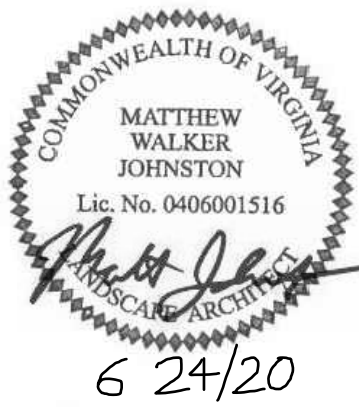
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| SPECIAL USE PERMIT NO.                                | 2019-0026          |
| DEPARTMENT OF PLANNING & ZONING                       |                    |
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| DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES |                    |
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| INSTRUMENT NO.  | DEED BOOK NO. DATE |





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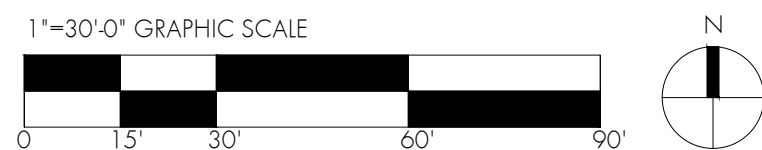
Episcopal  
High School  
Dormitories and  
Health and  
Wellness Center



| REVISIONS |                          |           |  |
|-----------|--------------------------|-----------|--|
| No.       | Issue/Addendum/Revision  | Date      |  |
| 1         | Preliminary Completeness | 5/1/2020  |  |
| 2         | Preliminary Completeness | 6/26/2020 |  |
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DRAWING TITLE

WATER MANAGEMENT PLAN



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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 \_\_\_\_\_

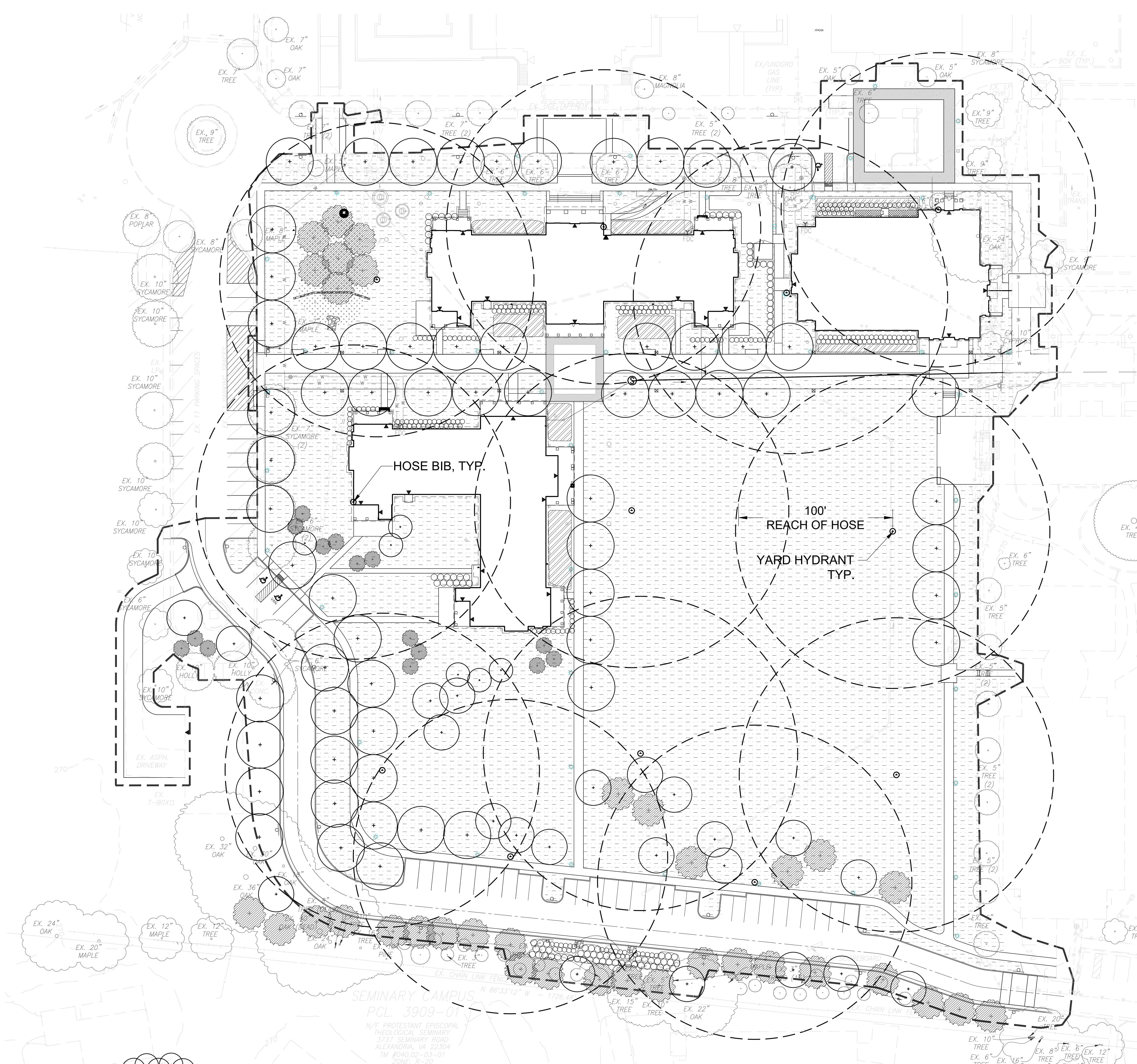
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DATE  
2/14/2020

SCALE

DRAWING NUMBER  
**L201**

MVLA PROJECT NO.

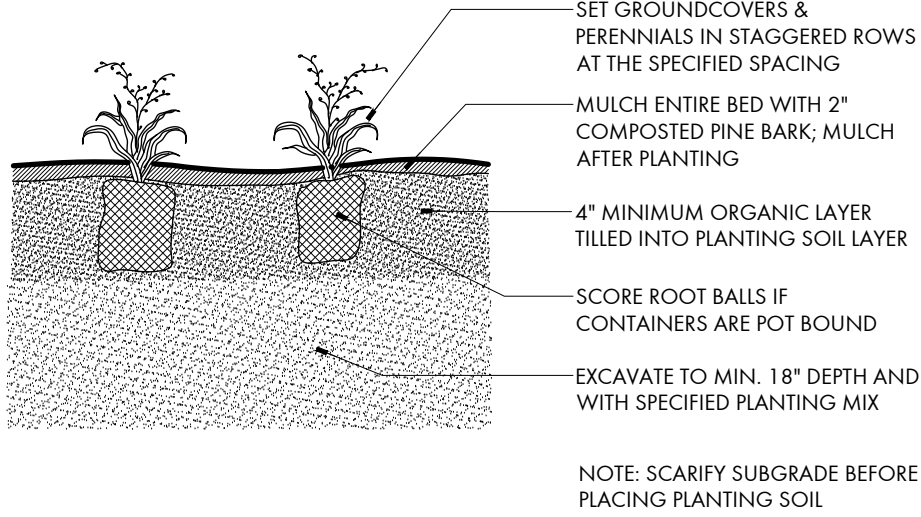




## CROWN COVERAGE CALCULATION

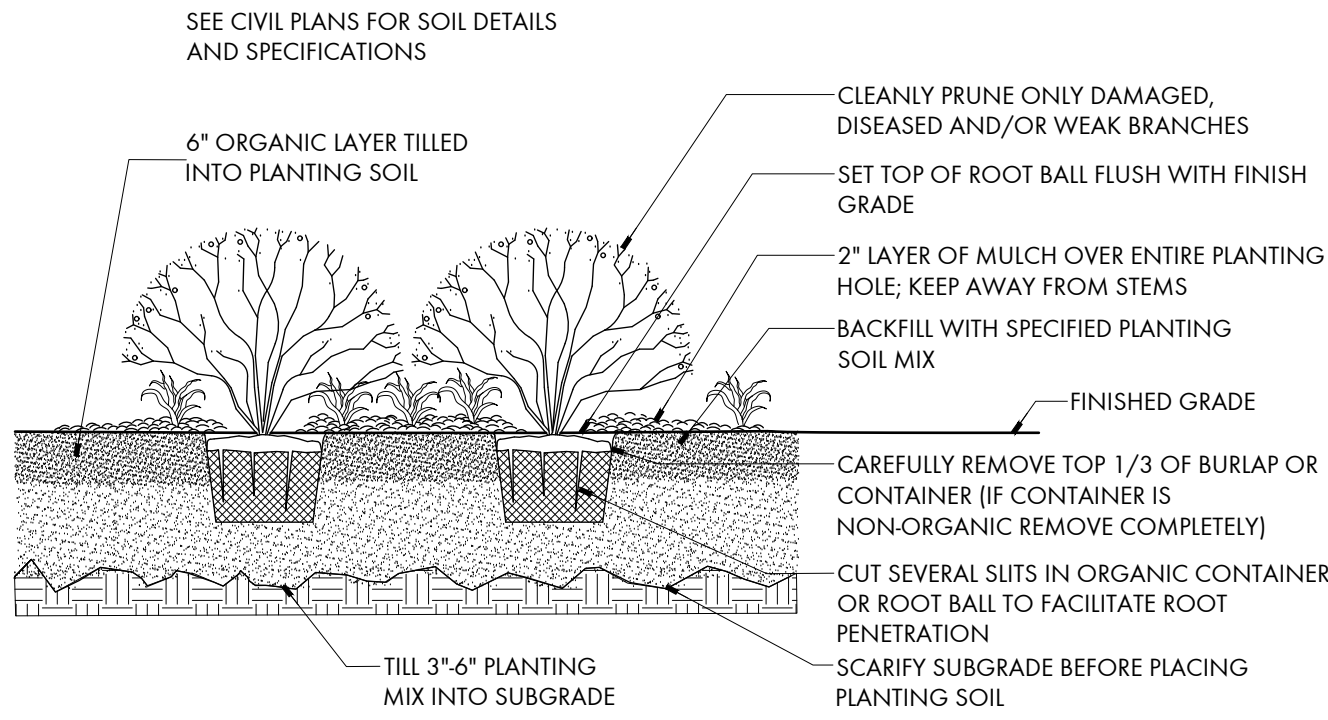
|  |         |              |
|--|---------|--------------|
| TOTAL CANOPY COVER WITHIN LOD (TO BE REMOVED): | 17,788  | SQ FT        |
| TOTAL SITE AREA (LOD)                          | 267,633 | SQ FT        |
| PERCENT OF SITE COVERED                        | 6.6%    |              |
| MIN. CANOPY AREA TO BE PLANTED                 | 66,908  | SQ FT        |
| PROPOSED CROWN COVER:                          |         |              |
| LARGE SHADE TREE (@1250 each)                  | 50      | 62,500 SQ FT |
| MEDIUM SHADE TREE (@750 each)                  | 44      | 33,000 SQ FT |
| MEDIUM ORNAMENTAL / EVERGREEN TREE (@500 each) | 8       | 4,000 SQ FT  |
| SMALL ORNAMENTAL / EVERGREEN TREE (@250 each)  | 38      | 9,500 SQ FT  |
| SHRUBS   | 332     | 86,500 SQ FT |

**TOTAL PROPOSED CROWN COVERAGE 195,500 SQ FT**



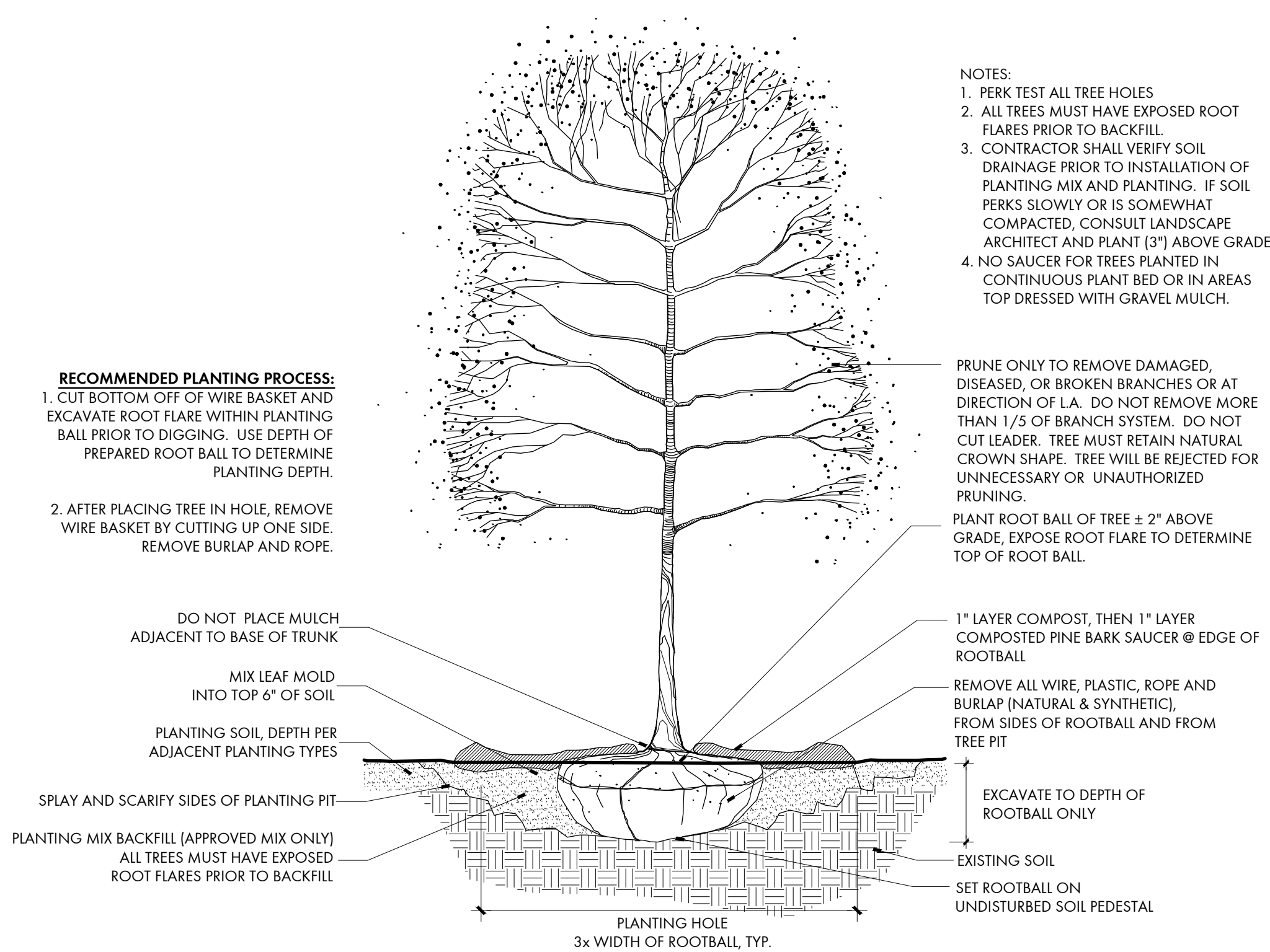
## 1 GROUNDCOVER PLANTING DETAIL

SCALE: 1" = 1'-0"



## 2 SHRUB PLANTING DETAIL

SCALE: 1/2" = 1'-0"

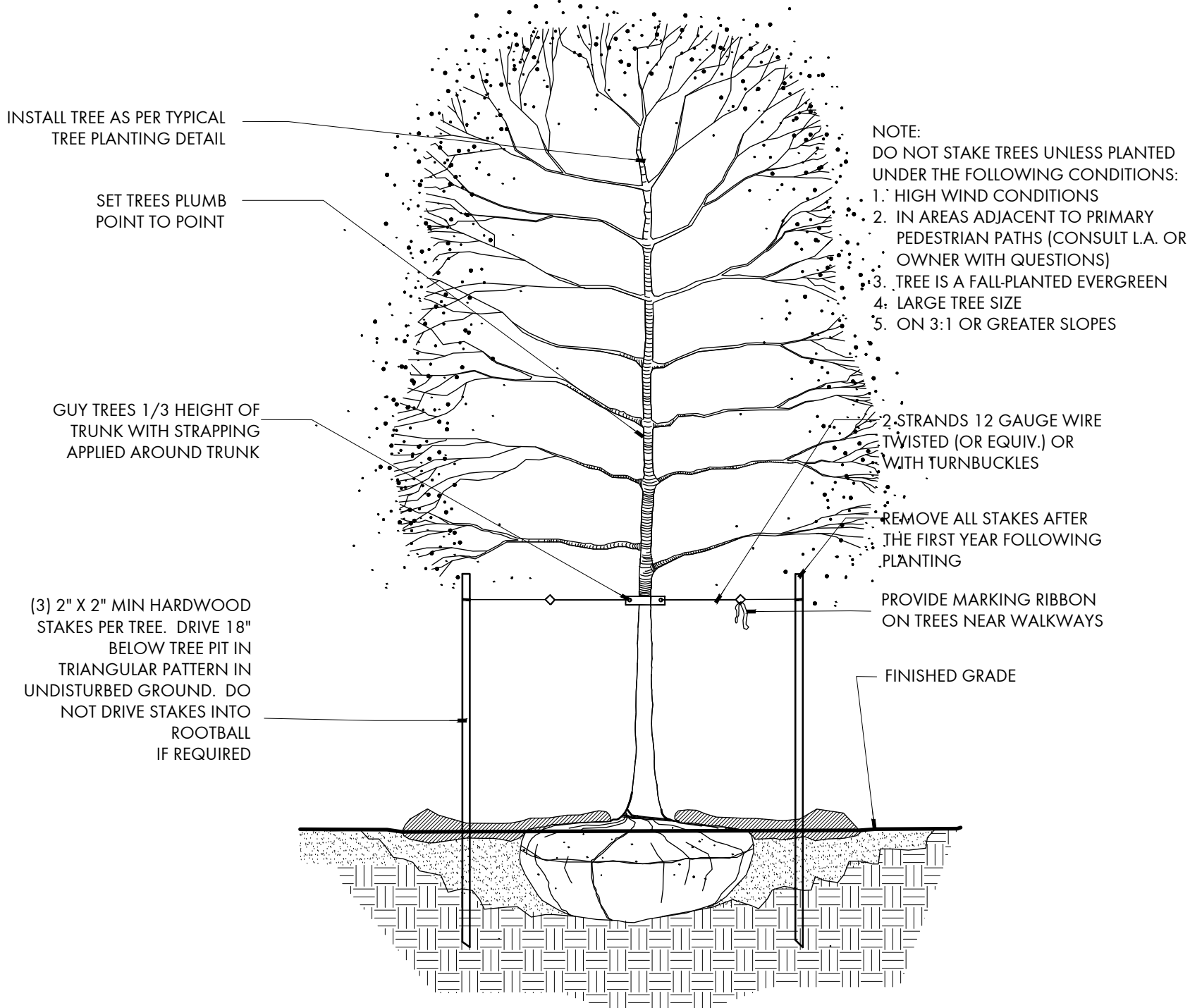


## 3 TYP. TREE PLANTING

SCALE: 3/8" = 1'-0"

## PLANT SCHEDULE

| KEY  | QUANTITY | BOTANICAL NAME                               | COMMON NAME                       | SIZE      | REMARKS / SPACING |
|--|----------|--|-----------------------------------|-----------|-------------------|
| <b>STANDARD TREES</b>                        |          |  |                                   |           |                   |
| AR   | 11       | <i>Acer rubrum</i>                           | Red Maple                         | 12 to 14' | 2 to 2.5'         |
| GD   | 8        | <i>Gymnocladus dioica</i>                    | Kentucky Coffee Tree              | 12 to 14' | 2 to 2.5'         |
| GB   | 8        | <i>Ginkgo biloba</i> 'Autumn Gold'           | Autumn Gold Ginkgo (male only)    | 12 to 14' | 2 to 2.5'         |
| NS   | 12       | <i>Nyssa sylvatica</i>                       | Black Gum                         | 12 to 14' | 2 to 2.5'         |
| QB   | 2        | <i>Quercus bicolor</i>                       | Swamp White Oak                   | 12 to 14' | 2 to 2.5'         |
| QL   | 5        | <i>Quercus lyrata</i>                        | Overcup Oak                       | 12 to 14' | 2 to 2.5'         |
| QP   | 5        | <i>Quercus phellos</i>                       | Willow Oak                        | 12 to 14' | 2 to 2.5'         |
| QM   | 1        | <i>Quercus macrocarpa</i>                    | Bur Oak                           | 12 to 14' | 2 to 2.5'         |
| QR   | 3        | <i>Quercus rubra</i>                         | Northern Red Oak                  | 12 to 14' | 2 to 2.5'         |
| QPL  | 5        | <i>Quercus palustris</i>                     | Pin Oak                           | 12 to 14' | 2 to 2.5'         |
| QS   | 7        | <i>Quercus shumardi</i>                      | Shumard Oak                       | 12 to 14' | 2 to 2.5'         |
| UA   | 12       | <i>Platanus x acerifolia</i> 'Bloodgood'     | Bloodgood London Plane            | 12 to 14' | 2 to 2.5'         |
| IA   | 3        | <i>Ulmus americana</i> 'New Harmony'         | New Harmony American Elm          | 12 to 14' | 2 to 2.5'         |
| <b>EVERGREEN TREES</b>                       |          |  |                                   |           |                   |
| IO   | 9        | <i>Ilex opaca</i>                            | American Holly                    | 8 to 10'  | 15 to 30'         |
| MV   | 10       | <i>Magnolia virginiana</i> 'Henry Hicks'     | Henry Hicks Sweet Bay Magnolia    | 10 to 12' | 30 to 65'         |
| JV   | 7        | <i>Juniperus virginiana</i>                  | Eastern Redcedar                  | 8 to 10'  | 30 to 65'         |
| PT   | 5        | <i>Pinus taeda</i>                           | Loblolly Pine                     | 8 to 10'  | 40 to 90'         |
| TX   | 12       | <i>Thuja x 'Green Giant'</i>                 | Arbortite                         | 8 to 10'  | 40 to 90'         |
| TD   | 7        | <i>Taxodium distichum</i>                    | Bald Cypress                      | 12 to 14' | 50 to 70'         |
| <b>UNDERSTORY TREES</b>                      |          |  |                                   |           |                   |
| CC   | 8        | <i>Cercis canadensis</i> 'Alba'              | White Red Bud                     | 8' to 10' | 20 to 30'         |
| <b>SHRUBS</b>                                |          |  |                                   |           |                   |
| CO   | 19       | <i>Cephalanthus occidentalis</i>             | Buttonbush                        | 36"       | 36-48"            |
| IVH  | 70       | <i>Itea virginica</i> 'Henry's Garnet'       | Henry's Garnet Virginia Sweetpire | 30"       | 30-36"            |
| FD   | 45       | <i>Fothergilla gardenia</i> sp.              | Dwarf Fothergilla                 | 24-30"    | 45"               |
| HPT  | 46       | <i>Hydrangea paniculata</i> 'Tardiva'        | Panicle Hydrangea                 | 24-30"    | 45"               |
| HQS  | 21       | <i>Hydrangea quercifolia</i> 'Sike's Dwarf'  | Sike's Dwarf Oak-leaved Hydrangea | 24-30"    | 45"               |
| TMD  | 58       | <i>Taxus x media</i> 'Densiformis'           | Dense Yew                         | 24-30"    | 45"               |
| TMH  | 12       | <i>Taxus x media</i> 'Hicksii'               | Hick's Yew                        | 48"       | 45"               |
| VNW  | 32       | <i>Viburnum nudum</i> 'Winterthur'           | Winterthur Viburnum               | 36"       | 30-36"            |
| VP   | 29       | <i>Viburnum prunifolium</i>                  | Blackhaw Viburnum                 | 36"       | 30-36"            |
| <b>PERENNIALS, FERNS, ORNAMENTAL GRASSES</b> |          |  |                                   |           |                   |
| ahj  | 95       | <i>Anemone x hybrid</i> 'Honorable Jobert'   | White Japanese Anemone            | 18" o.c.  | 1 gal.            |
| eg   | 362      | <i>Chrysogonum virginianum</i> 'Superstar'   | Green and Gold                    | 15" o.c.  | 1 qt.             |
| os   | 240      | <i>Osmondia spectabilis</i>                  | Royal Fern                        | 15" o.c.  | 1 gal.            |
| or   | 104      | <i>Oncoclea sensibilis</i>                   | Sensitive Fern                    | 18" o.c.  | 2 qt.             |
| pm   | 25       | <i>Polystichum munium</i>                    | Western Shield Fern               | 15" o.c.  | 1 gal.            |
| pa   | 481      | <i>Polystichum acrostichoides</i>            | Christmas Fern                    | 15" o.c.  | 1 gal.            |
| rf   | 364      | <i>Rudbeckia fulgida</i> var. <i>fulgida</i> | Black-Eyed Susan                  | 18" o.c.  | 2 qt.             |
| lc   | 250      | <i>Lobelia cardinalis</i> sp.                | Cardinalflower                    | 36" o.c.  | 1 gal.            |
| je   | 950      | <i>Juncus effusus</i> sp.                    | Soft Rush                         | 18" o.c.  | 2 qt.             |
| sh   | 90       | <i>Sporobolus heterolepis</i> sp.            | Prairie Dropseed                  | 18" o.c.  | 1 gal.            |
| gm   | 412      | <i>Geranium maculatum</i>                    | Wild Geranium                     | 18" o.c.  | 1 gal.            |



## 4 TREE STAKING DETAIL

SCALE: 3/8" = 1'-0"

## BIODIVERSITY TABULATIONS

| BIODIVERSITY TABULATIONS             |      |                           |                         |                  |      |                           |                         |  |  |
|--------------------------------------|------|---------------------------|-------------------------|------------------|------|---------------------------|-------------------------|--|--|
| <b>TREES (URBAN AND STANDARD)</b>    |      |                           |                         |                  |      |                           |                         |  |  |
| TOTAL NUMBER OF TREES PROPOSED: 140  |      |                           |                         |                  |      |                           |                         |  |  |
| GENUS                                | QTY. | PERCENT OF TOTAL PROPOSED | MAXIMUM PERCENT ALLOWED | SPECIES          | QTY. | PERCENT OF TOTAL PROPOSED | MAXIMUM PERCENT ALLOWED |  |  |
| Acer                                 | 11   | 7.9%                      | 33%                     | rubrum           | 11   | 7.9%                      | 10%                     |  |  |
| Cercis                               | 8    | 5.7%                      | 33%                     | canadensis       | 8    | 5.7%                      | 10%                     |  |  |
| Ginkgo                               | 8    | 5.7%                      | 33%                     | biloba           | 8    | 5.7%                      | 10%                     |  |  |
| Gymnocladus                          | 8    | 5.7%                      | 33%                     | dioica           | 8    | 5.7%                      | 10%                     |  |  |
| Ilex                                 | 9    | 6.4%                      | 33%                     | opaca            | 9    | 6.4%                      | 10%                     |  |  |
| Juniperus                            | 7    | 5.0%                      | 33%                     | virginiana       | 7    | 5.0%                      | 10%                     |  |  |
| Magnolia                             | 10   | 7.1%                      | 33%                     | virginiana       | 10   | 7.1%                      | 10%                     |  |  |
| Nyssa                                | 12   | 8.6%                      | 33%                     | sylvatica        | 12   | 8.6%                      | 10%                     |  |  |
| Quercus                              | 28   | 20.0%                     | 33%                     | bicolor          | 2    | 1.4%                      | 10%                     |  |  |
|                                      |      |                           |                         | palustris        | 5    | 3.6%                      | 10%                     |  |  |
|                                      |      |                           |                         | phellos          | 5    | 3.6%                      | 10%                     |  |  |
|                                      |      |                           |                         | lyrata           | 5    | 3.6%                      | 10%                     |  |  |
|                                      |      |                           |                         | rubra            | 3    | 2.1%                      | 10%                     |  |  |
|                                      |      |                           |                         | macrocarpa       | 1    | 0.7%                      | 10%                     |  |  |
|                                      |      |                           |                         | shumardii        | 7    | 5.0%                      | 10%                     |  |  |
| Pinus                                | 5    | 3.6%                      | 33%                     | taeda            | 5    | 3.6%                      | 10%                     |  |  |
| Platanus                             | 12   | 8.6%                      | 33%                     | acerifolia       | 12   | 8.6%                      | 10%                     |  |  |
| Taxodium                             | 7    | 5.0%                      | 33%                     | distichum        | 7    | 5.0%                      | 10%                     |  |  |
| Thuja                                | 12   | 8.6%                      | 33%                     | x. 'Green Giant' | 12   | 8.6%                      | 10%                     |  |  |
| Ulmus                                | 3    | 2.1%                      | 33%                     | americana        | 3    | 2.1%                      | 10%                     |  |  |
| <b>SHRUBS</b>                        |      |                           |                         |                  |      |                           |                         |  |  |
| TOTAL NUMBER OF SHRUBS PROPOSED: 332 |      |                           |                         |                  |      |                           |                         |  |  |
| GENUS                                | QTY. | PERCENT OF TOTAL PROPOSED | MAXIMUM PERCENT ALLOWED | SPECIES          | QTY. | PERCENT OF TOTAL PROPOSED | MAXIMUM PERCENT ALLOWED |  |  |
| Cephalanthus                         | 19   | 5.7%                      | 33%                     | occidentalis     | 19   | 5.7%                      | 10%                     |  |  |
| Itea                                 | 70   | 21.1%                     | 33%                     | virginica        | 70   | 21.1%                     | 10%                     |  |  |
| Fothergilla                          | 45   | 13.6%                     | 33%                     | gardenii         | 45   | 13.6%                     | 10%                     |  |  |
| Hydrangea                            | 46   | 13.9%                     | 33%                     | paniculata       | 46   | 13.9%                     | 10%                     |  |  |
| Hydrangea                            | 21   | 6.3%                      | 33%                     | quercifolia      | 21   | 6.3%                      | 10%                     |  |  |
| Taxus                                | 58   | 17.5%                     | 33%                     | densiformis      | 58   | 17.5%                     | 10%                     |  |  |
| Taxus                                | 12   | 3.6%                      | 33%                     | x. media         | 12   | 3.6%                      | 10%                     |  |  |
| Viburnum                             | 32   | 9.6%                      | 33%                     | nudum            | 32   | 9.6%                      | 10%                     |  |  |
| Viburnum                             | 29   | 8.7%                      | 33%                     | prunifolium      | 29   | 8.7%                      | 10%                     |  |  |

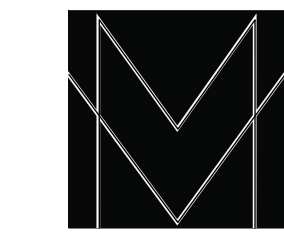
## NATIVE PLANT TABULATIONS

| NATIVE PLANT TABULATIONS  |          |   |          |      |          |                            |
|---|----------|---|----------|------|----------|----------------------------|
| PLANT TYPE  | QUANTITY | NATIVE TYPE                               | REQUIRED |      | PROVIDED |                            |
|   |          |   | %        | QTY. | %        |                            |
| Standard Trees  | 140      | Regional/Local                            | 25%      | 123  | 88%      |                            |
|   |          | Total Natives                             | 60%      | 123  | 88%      |                            |
| Deciduous Shrubs  | 262      | Regional/Local                            | 15%      | 293  | 79%      |                            |
|   |          | Total Natives                             | 60%      | 238  | 93%      |                            |
| Evergreen Shrubs  | 70       | Regional/Local                            | 8%       | 70   | 100%     |                            |
|   |          | Total Natives                             | 30%      | 70   | 100%     |                            |
| Perennials, Ferns,<br>Ornamental Grasses  | 3373     | Regional/Local                            | 15%      | 3121 | 93%      |                            |
|   |          | Total Natives                             | 40%      | 3121 | 93%      |                            |
| Vines   | 0        | Total Natives                             | 100%     |      |          |                            |
| TOTALS  |          |   |          |      |          |                            |
| TOTAL PLANTS SPECIFIED  |          | TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS |          |      |          | TOTAL SUM OF NATIVE PLANTS |
| 3845  |          | 3507                                      |          |      |          | 3552                       |
|   |          | 91.2%                                     |          |      |          | 92.4%                      |
| NOTES:  |          |   |          |      |          |                            |
| 1) Percentages apply to the total quantity of each plant type specified on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.                                 |          |   |          |      |          |                            |
| 2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specified on the plans for each plant type.  |          |   |          |      |          |                            |
| 3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-listed requirements for native species regardless of plant type. |          |   |          |      |          |                            |

## Standards and Requirements

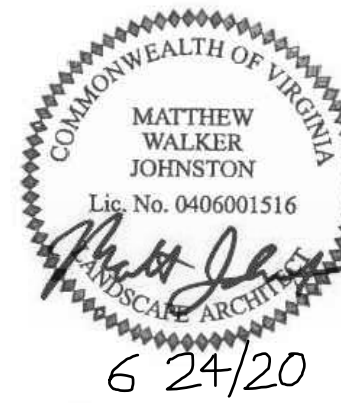
- All protection and preservation measures for existing vegetation, including maintenance shall be approved by the City Arborist in-field prior to commencement of any site disturbing activity.
- All materials' specification shall be in accordance with the industry standard for grading plant material - The American Standard for Nursery Stock (ANSI Z60.1).
- 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.
- Maintenance of all trees and landscape materials shall conform to accepted industry standards set forth by the Landscape Contractors Association, American Society of Landscape Architects, the International Society of Arboriculture, and the American National Standards Institute.
- 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 wells, tree trenches and plantings above structure shall be provided by the project's Landscape Architect. The letter shall certify that all below grade construction is in compliance with approved drawings and specifications. The letter shall be submitted to the City Arborist and approved prior to approval of the last and final Certificate of Occupancy for the project. The letter shall be submitted by the owner/applicant/successor and sealed and dated as approved by the project's Landscape Architect.
- 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.

|   |               |
|---|---------------|
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| DIRECTOR  | DATE          |
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| DATE  | RECORDED      |
| INSTRUMENT NO.  | DEED BOOK NO. |
|   | DATE          |



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Episcopal  
High School  
Dormitories and  
Health and  
Wellness Center



| REVISIONS |                          |           |  |
|-----------|--------------------------|-----------|--|
| No.       | Issue/Addendum/Revision  | Date      |  |
| 1         | Preliminary Completeness | 5/1/2020  |  |
| 2         | Preliminary Completeness | 6/26/2020 |  |
|           |                          |           |  |
|           |                          |           |  |
|           |                          |           |  |
|           |                          |           |  |

**DRAWING TITLE**  
PLANTING DETAILS  
AND SCHEDULE

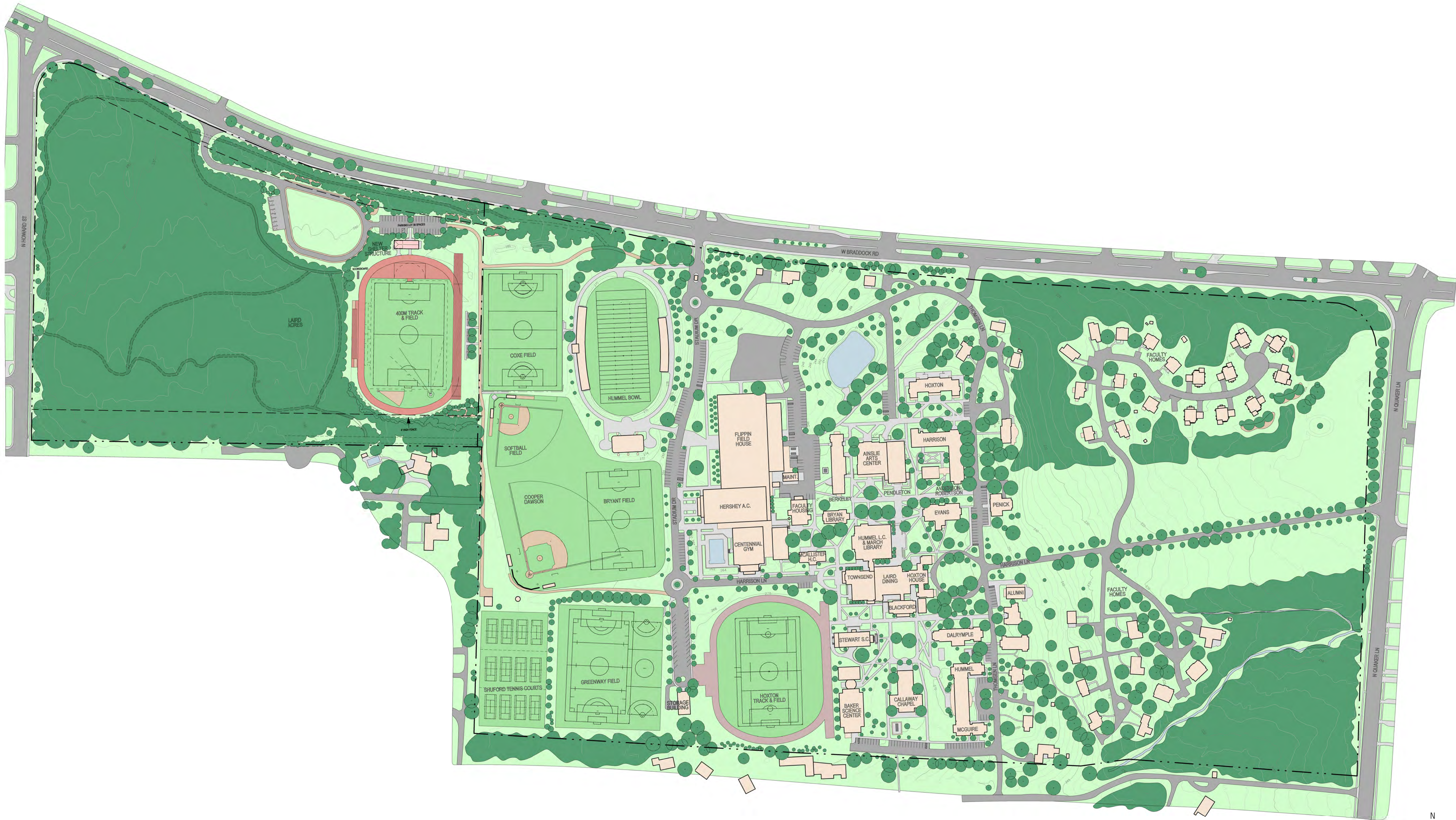
DATE

SCALE

**DRAWING NUMBER**  
**L500**

MYLA PROJECT NO.





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SPECIAL USE PERMIT NO. 2019-0026

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| DATE  |                |
| DATE RECORDED   |                |
| PERMIT NO.  | FILED BOOK NO. |
| DATE  |                |

b|g|a

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|                             |          |
|-----------------------------|----------|
| Preliminary Completeness    | 6/26/20  |
| Preliminary Completeness    | 5/01/20  |
| Concept II Submission       | 02/14/20 |
| Concept 1 Submission        | 08/06/19 |
| No. Issue-Addendum-Revision | Date     |

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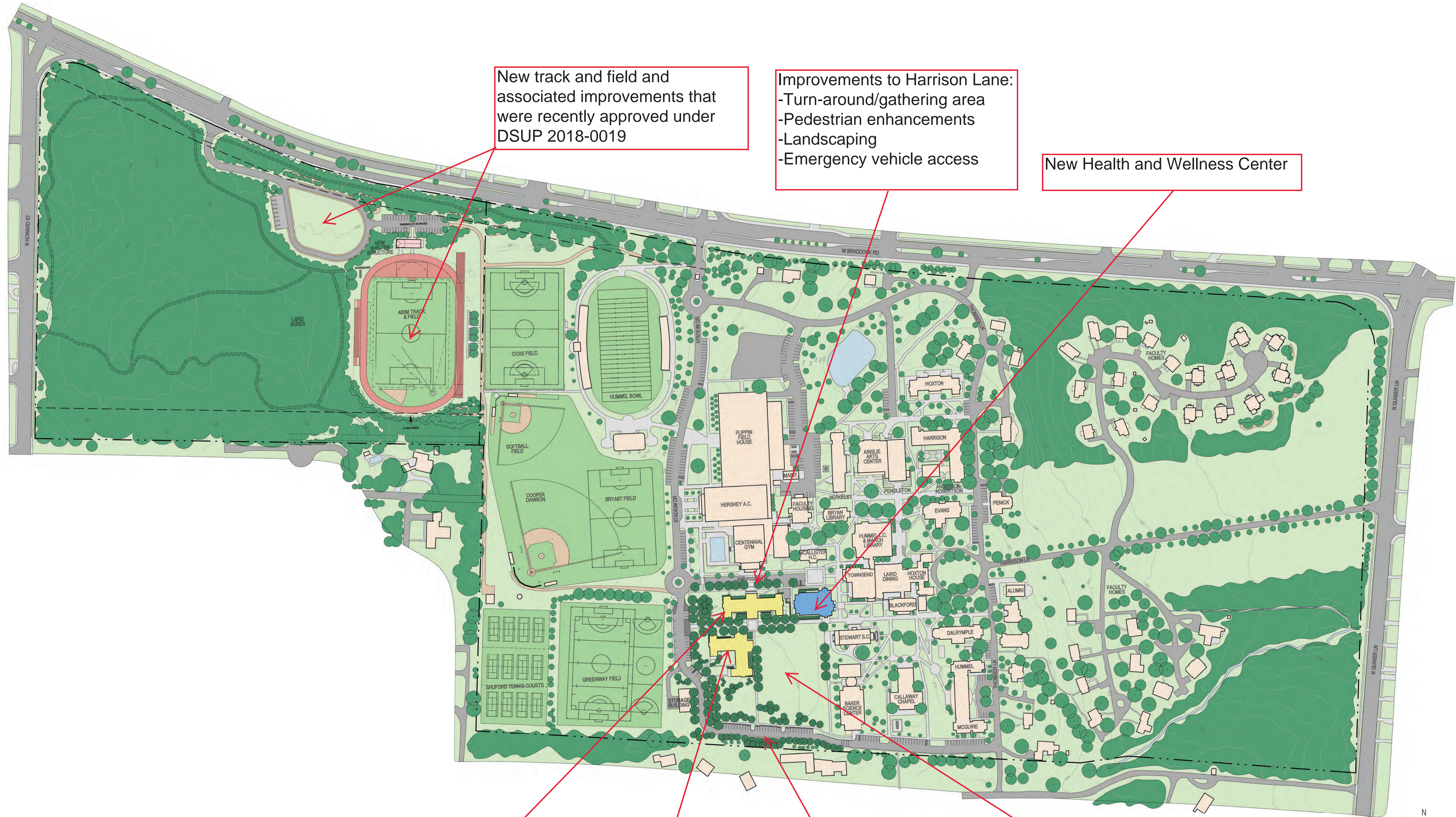
Episcopal High School  
Dormitories and  
Health and  
Wellness Center  
1200 North Quaker Lane  
Alexandria, VA 22302  
BGA # 19004

EXISTING  
CAMPUS PLAN

|        |              |
|--------|--------------|
| DRW BY | ELF          |
| CHK BY | RSS          |
| GR BY  | RSS          |
| SCALE  | 1" = 160'-0" |

CP-1





New track and field and associated improvements that were recently approved under DSUP 2018-0019

Improvements to Harrison Lane:  
-Turn-around/gathering area  
-Pedestrian enhancements  
-Landscaping  
-Emergency vehicle access

New Health and Wellness Center

New Dormitory #1

New Dormitory #2

Complete perimeter loop road. Additional parking (30 spaces) and trees

Remove existing track and field. Construct new campus "Quad" outdoor green space



|   |               |           |
|---|---------------|-----------|
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| DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES |               |           |
| SITE PLAN NO.   |               |           |
| DIRECTOR  | DATE          |           |
| CHAIRMAN, PLANNING COMMISSION                         |               |           |
| DATE  |               |           |
| DATE RECORDED   |               |           |
| PERMIT NO.  | FEES BOOK NO. | DATE      |

**b | g | a**

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|-----|--------------------------|----------|
|     | Preliminary Completeness | 6/26/20  |
|     | Preliminary Completeness | 05/01/20 |
|     | Concept II Submission    | 02/14/20 |
| No. | Issue-Addendum-Revision  | Date     |

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BGA # 19004

**CAMPUS  
MASTER PLAN**

DRW BY ELF  
CHK BY RSS  
GMR BY RSS

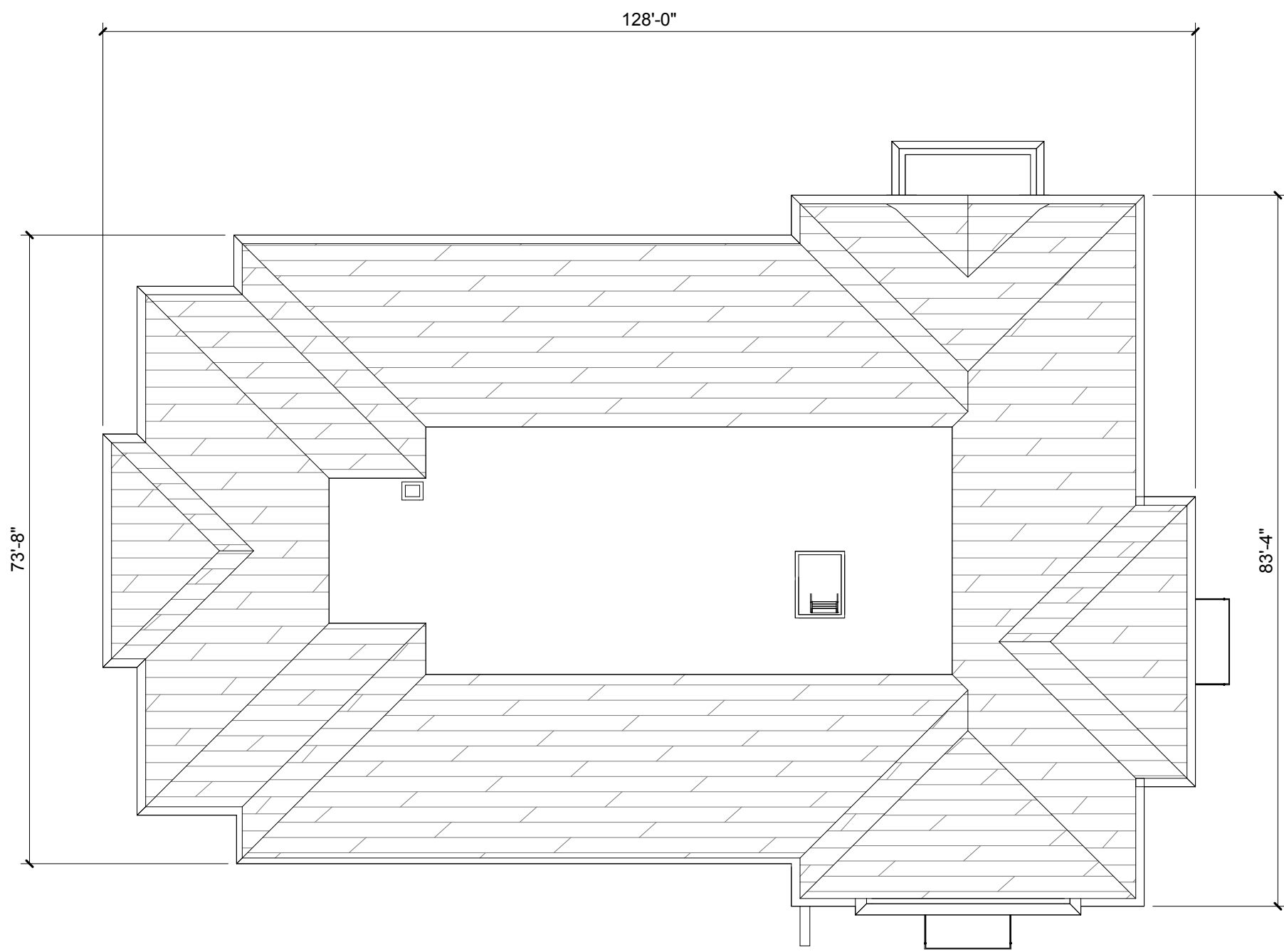
CP-2

SCALE 1" = 160'-0"

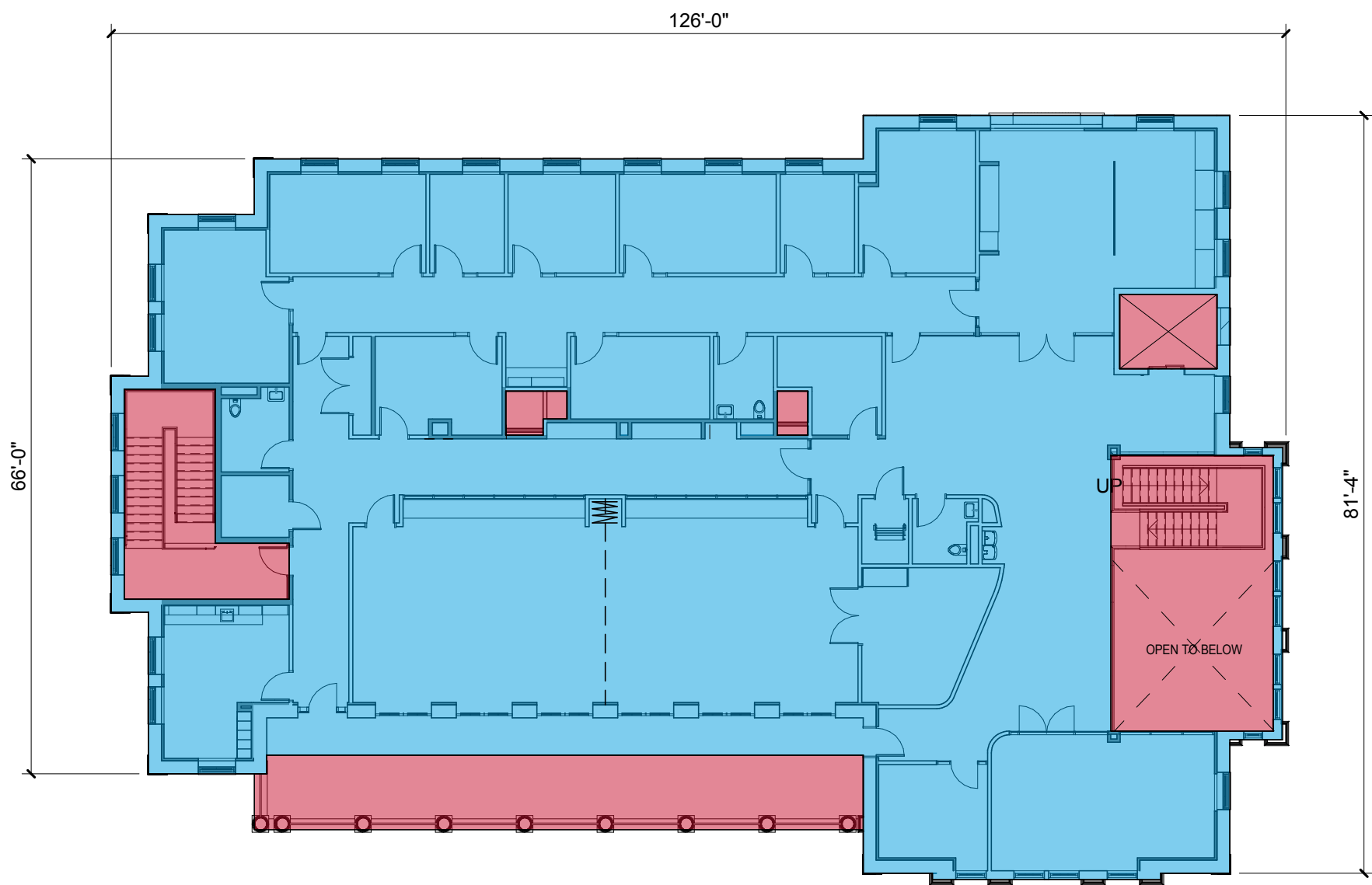
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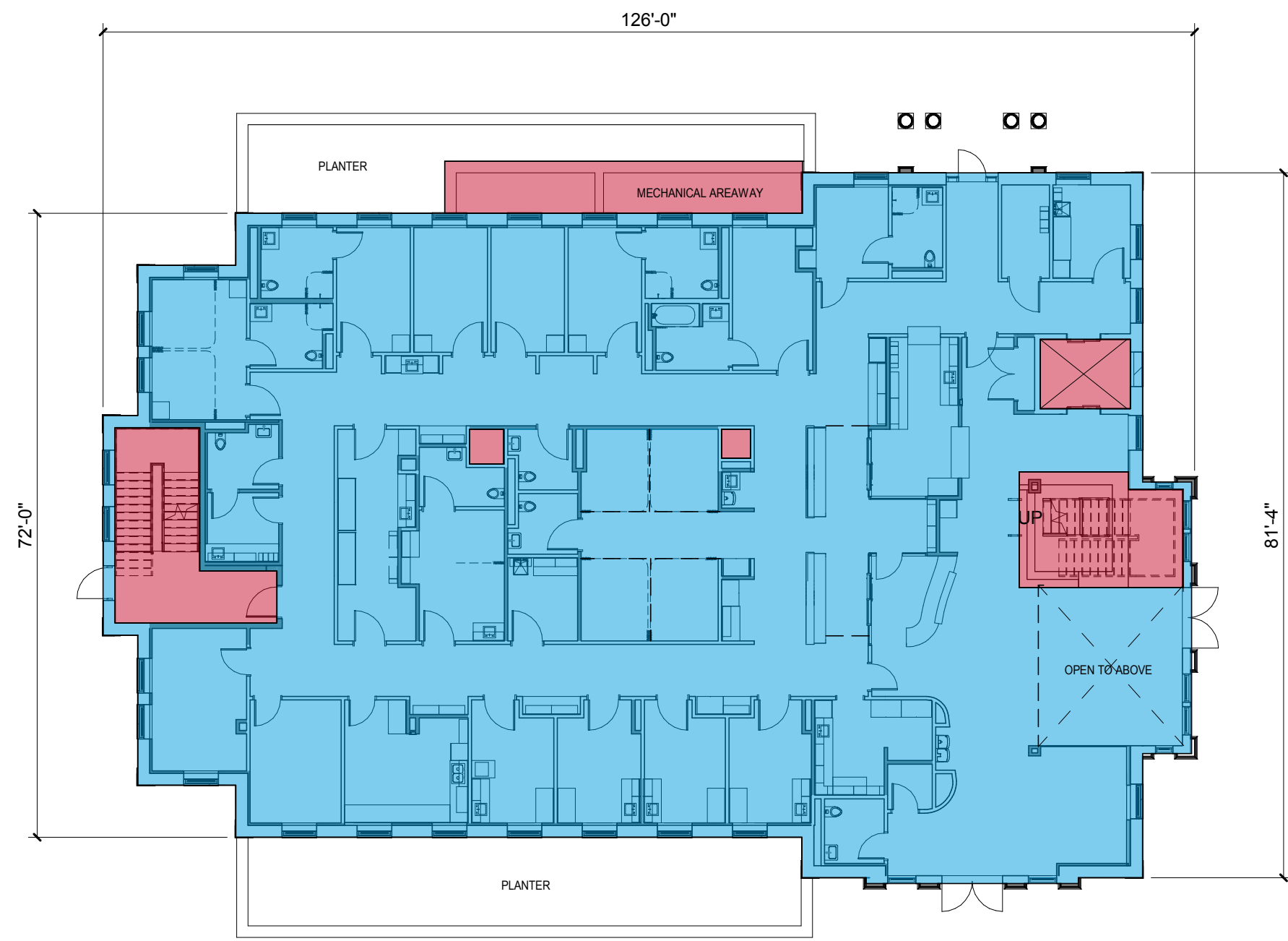
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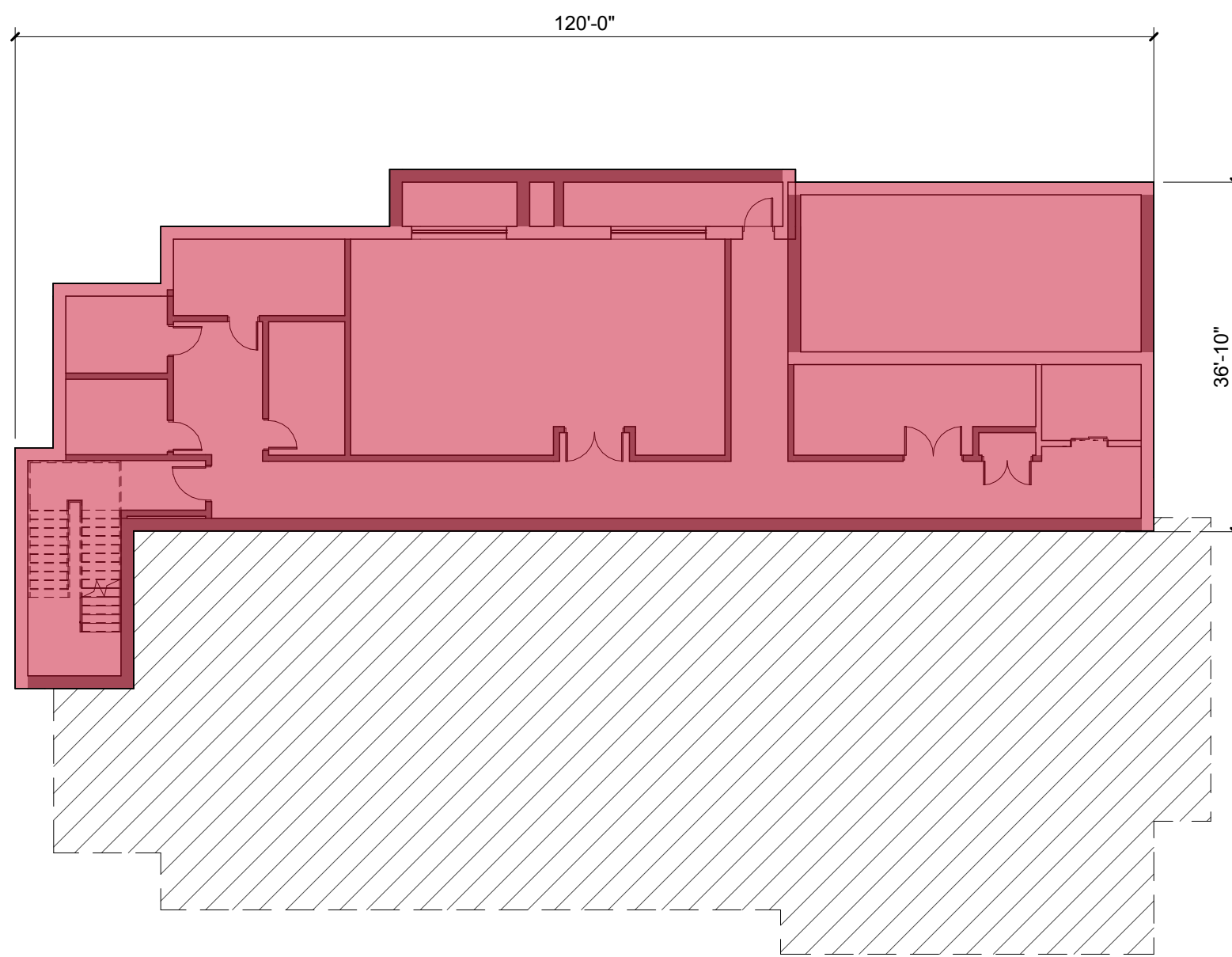
4 ROOF LEVEL PLAN  
1/16" = 1'-0" 0 16' \* FLOOR PLAN LAYOUT IS SUBJECT TO CHANGE, INTERIOR PROGRAM IS STILL UNDER DEVELOPMENT



3 LEVEL 02 PLAN  
1/16" = 1'-0" 0 16' \* FLOOR PLAN LAYOUT IS SUBJECT TO CHANGE, INTERIOR PROGRAM IS STILL UNDER DEVELOPMENT



2 LEVEL 01 PLAN  
1/16" = 1'-0" 0 16' \* FLOOR PLAN LAYOUT IS SUBJECT TO CHANGE, INTERIOR PROGRAM IS STILL UNDER DEVELOPMENT



1 BASEMENT LEVEL PLAN  
1/16" = 1'-0" 0 16' \* FLOOR PLAN LAYOUT IS SUBJECT TO CHANGE, INTERIOR PROGRAM IS STILL UNDER DEVELOPMENT

| LEGEND                                 |  |
|--|--|
|  | INCLUDED IN FLOOR AREA CALCULATION                       |
|  | EXCLUDED VERTICAL PENETRATIONS IN FLOOR AREA CALCULATION |
| Area Schedule (Floor Area)             |  |
| Level                                  | Area   |
| Level 01                               | 8,700 SF   |
| Level 02                               | 7,800 SF   |
|  | 16,500 SF  |
| Area Schedule (Gross Area)             |  |
| Level                                  | Area   |
| Level 01                               | 9,500 SF   |
| Level 02                               | 9,100 SF   |
|  | 18,600 SF  |
| GROSS AREA NOT REPRESENTED GRAPHICALLY |  |

|   |                    |
|---|--------------------|
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| CANNON PLANNING COMMISSION                            |                    |
| DATE RECORDED   | DATE               |
| PERMITMENT NO.  | DEED BOOK NO. DATE |

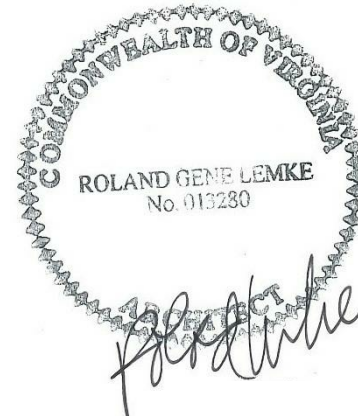
## Episcopal High School

Dormitories and  
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## CANNONDESIGN

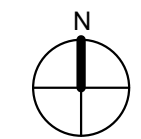
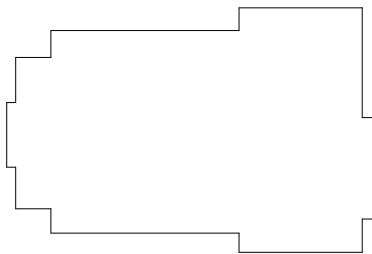
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24 June, 2020

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|      | PRELIMINARY COMPLETENESS<br>RESUBMISSION          | 6/24/2020 |
|      | PRELIMINARY COMPLETENESS<br>CONCEPT II SUBMISSION | 4/22/2020 |
|      |   | 2/14/2020 |
| Rev. | Description                                       | Date      |



### KEY PLAN

Drawing Title:

### FLOOR PLANS

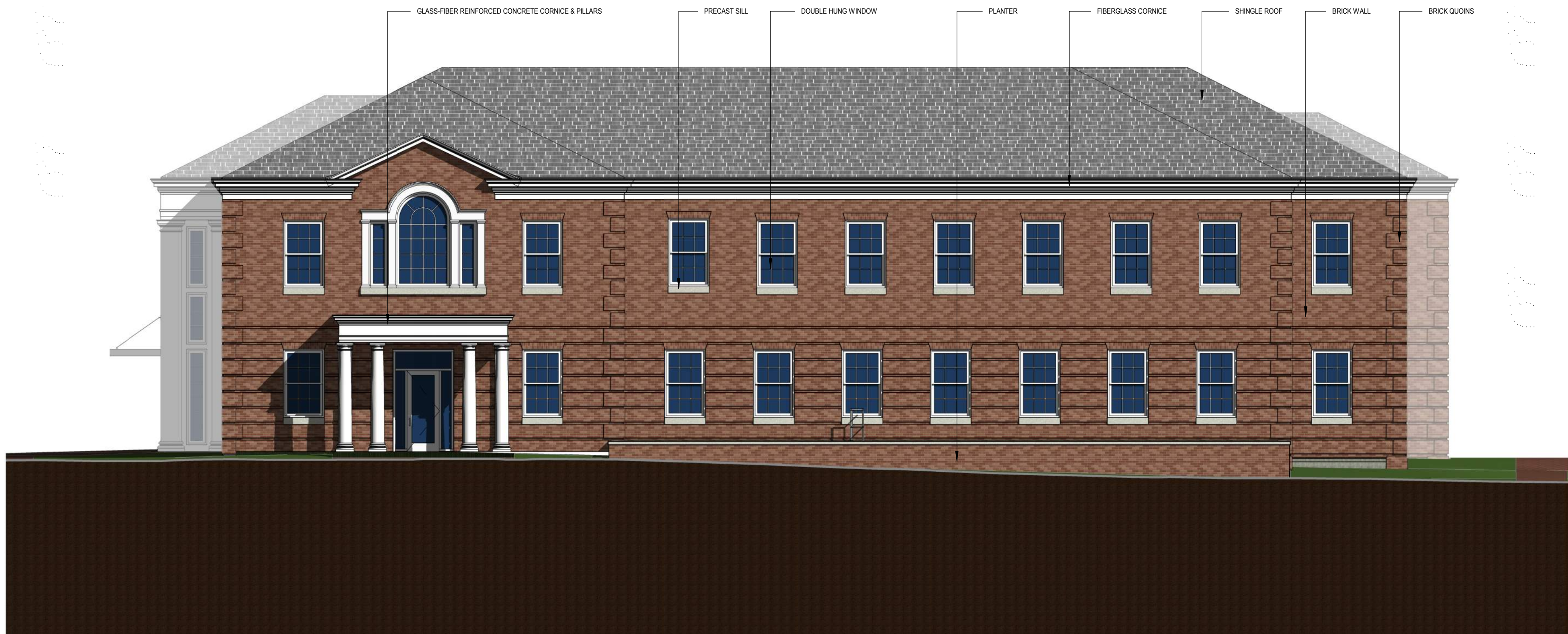
### HEALTH & WELLNESS CENTER

Project No.: 006059.00

Checked by: Checker

# A101





2 ELEVATION\_NORTH  
1/8" = 1'-0"



1 ELEVATION\_EAST  
1/8" = 1'-0"

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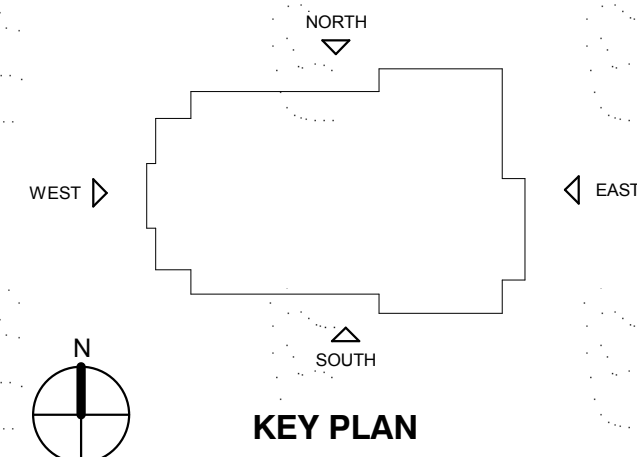
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| PRELIMINARY COMPLETENESS | 4/22/2020 |
| CONCEPT II SUBMISSION    | 2/14/2020 |

| Rev. | Description | Date |
|------|-------------|------|
|------|-------------|------|



Drawing Title:

## ELEVATIONS

## HEALTH & WELLNESS CENTER

Project No.: 006059.00

Checked by: Checker

# A201

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| DIRECTOR  | DATE      |
| DEPARTMENT OF PLANNING & ZONING                       | DATE      |
| DATE RECORDED   |           |
| RECORDING FEE   |           |
| RECORDING DATE  |           |





2 ELEVATION\_SOUTH  
1/8" = 1'-0"



1 ELEVATION\_WEST  
1/8" = 1'-0"

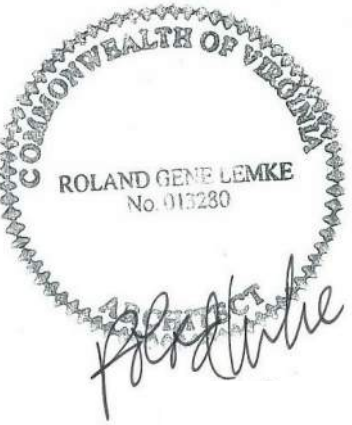
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## CANNONDESIGN

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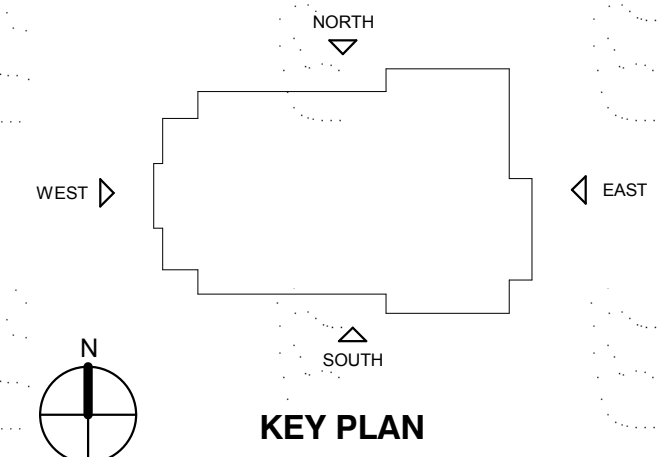
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| PRELIMINARY COMPLETENESS | 6/24/2020 |
| RESUBMISSION             | 4/22/2020 |
| PRELIMINARY COMPLETENESS | 2/14/2020 |
| CONCEPT II SUBMISSION    |           |

| Rev. | Description | Date |
|------|-------------|------|
|------|-------------|------|



Drawing Title:

### ELEVATIONS

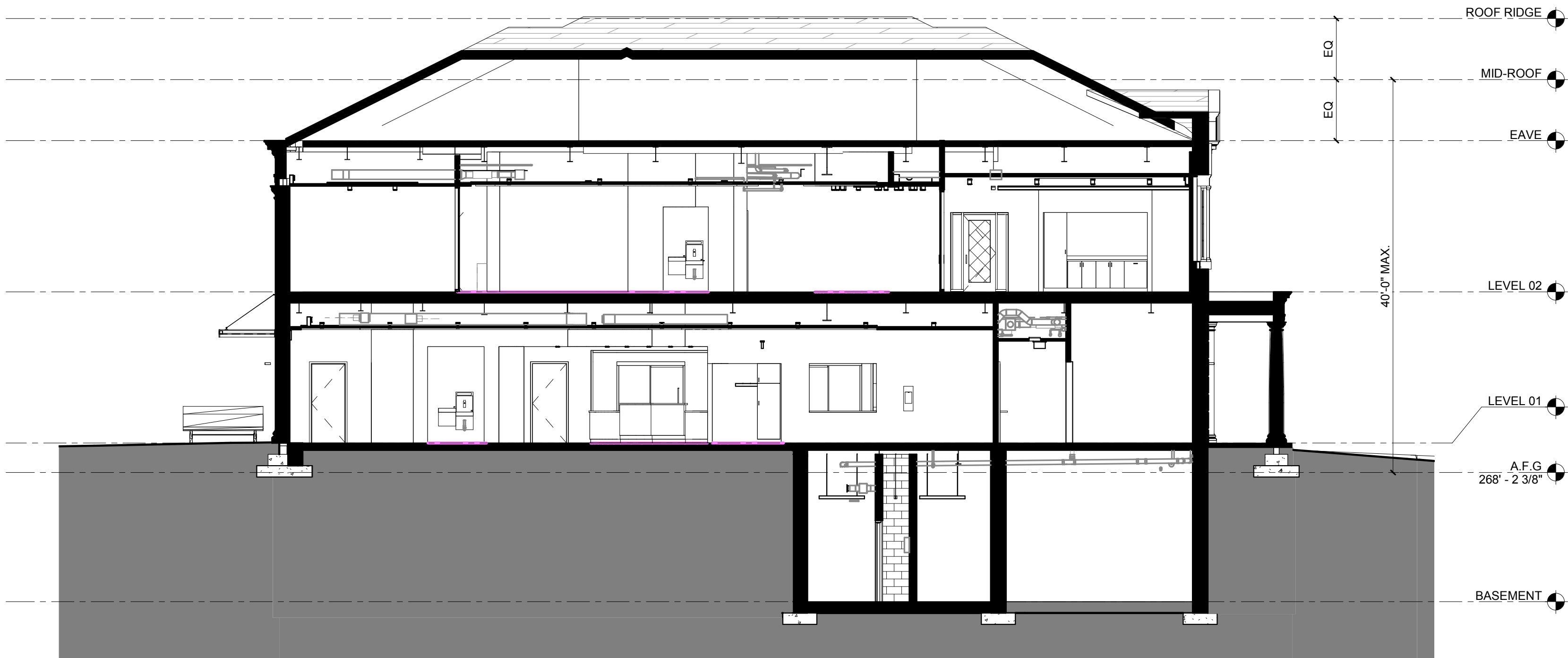
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1 SECTION 01  
1/8" = 1'-0"



2 SECTION 02  
1/8" = 1'-0"

|   |              |
|---|--------------|
| APPROVED  |              |
| SPECIAL USE PERMIT NO.                                | 2019-0026    |
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| SITE PLAN NO.   |              |
| DIRECTOR  | DATE         |
| CANNON PLANNING COMMISSION                            |              |
| DATE RECORDED   | DATE         |
| REVISION NO.  | REVISION NO. |
| DATE  | DATE         |

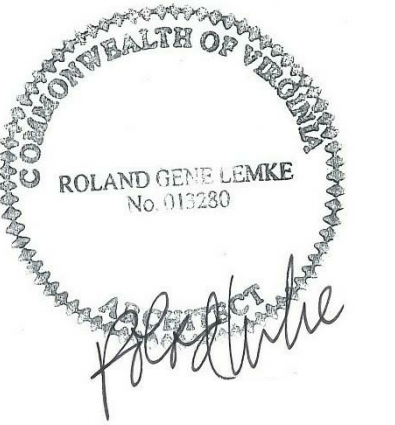
## Episcopal High School

Dormitories and  
Health & Wellness Center

## CANNONDESIGN

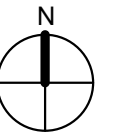
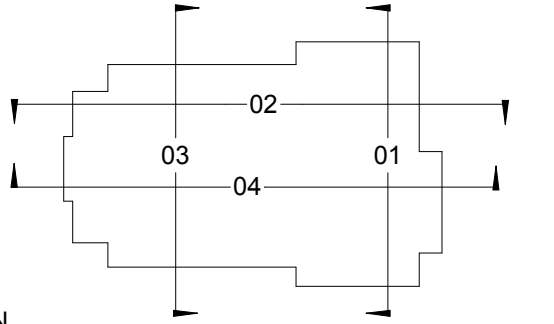
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Arlington, Virginia 22209  
P: 703.907.2300  
F: 703.907.2050

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Roland Lemke  
Lic. No. 013280  
24 June, 2020

|      |                          |           |
|------|--------------------------|-----------|
|      | PRELIMINARY COMPLETENESS | 6/24/2020 |
|      | RESUBMISSION             |           |
|      | PRELIMINARY COMPLETENESS | 4/22/2020 |
|      | CONCEPT II SUBMISSION    | 2/14/2020 |
| Rev. | Description              | Date      |



### KEY PLAN

Drawing Title:

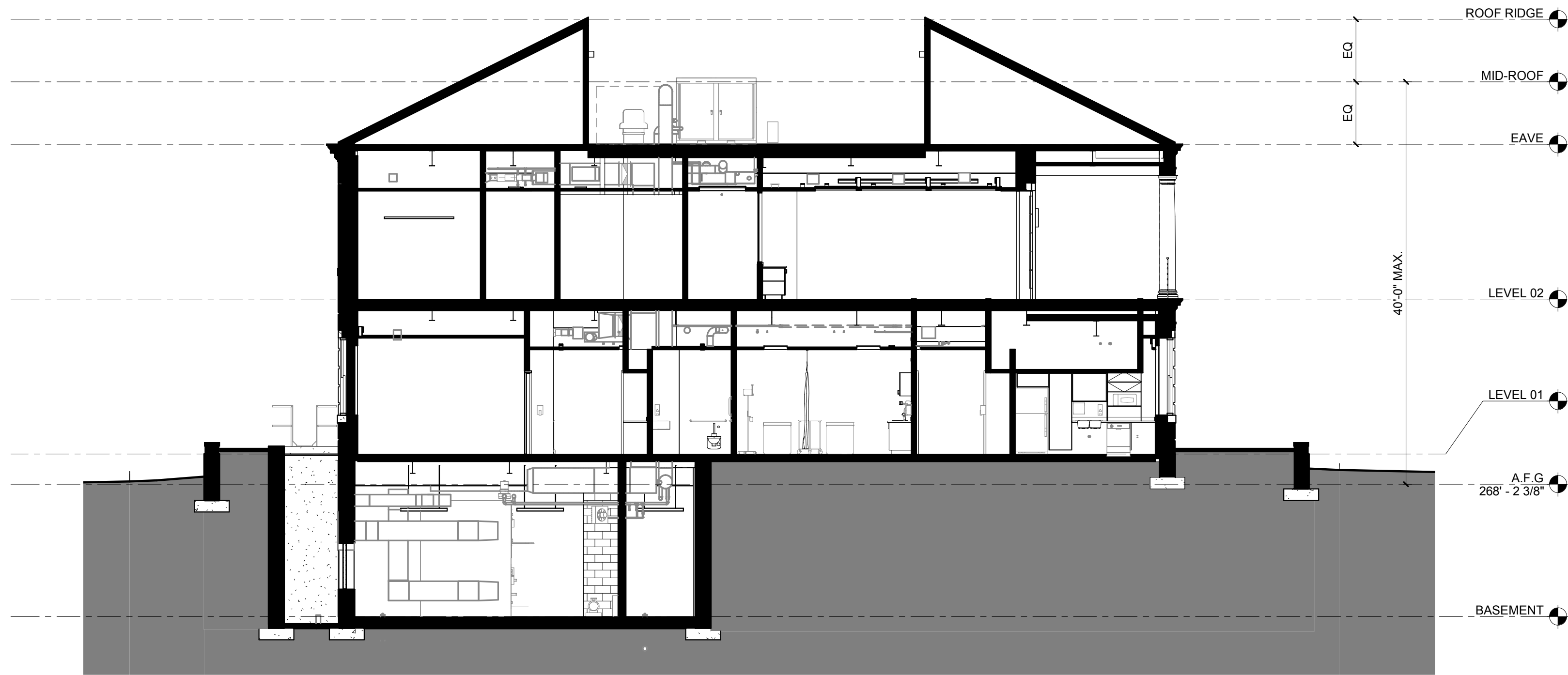
## BUILDING SECTIONS HEALTH & WELLNESS CENTER

Project No.: 006059.00 Checked by: Checker

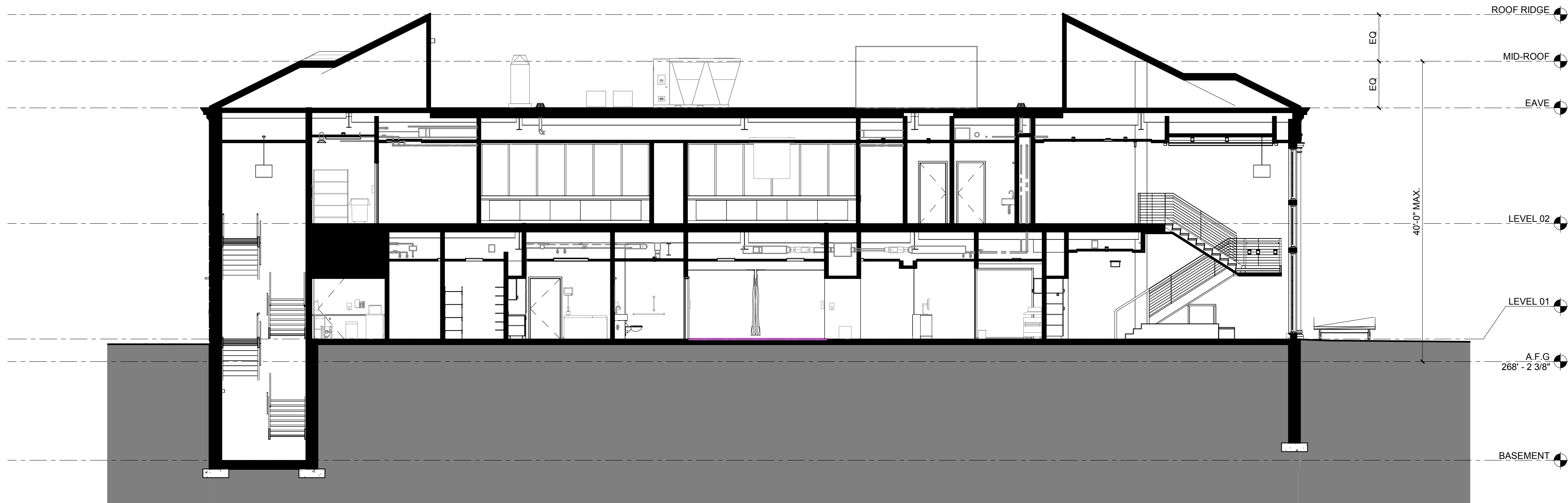
# A301



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6/25/2020 9:50:09 AM



1 SECTION 03  
1/8" = 1'-0"



2 SECTION 04  
1/8" = 1'-0"

|   |               |
|---|---------------|
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| SPECIAL USE PERMIT NO.                                | 2019-0026     |
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| CANNON PLANNING COMMISSION                            |               |
| DATE RECORDED   | DATE          |
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|   | DATE          |

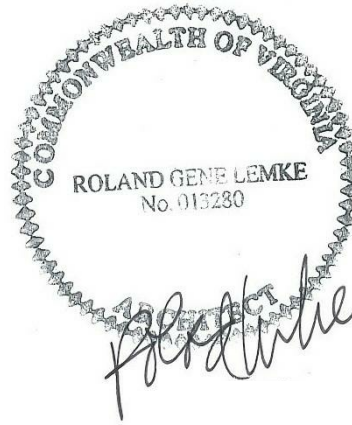
## Episcopal High School

Dormitories and  
Health & Wellness Center

## CANNONDESIGN

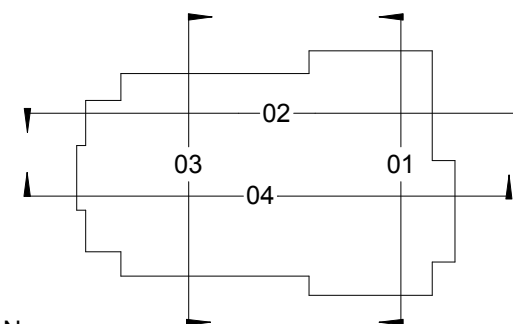
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|      | PRELIMINARY COMPLETENESS | 6/24/2020 |
|      | RESUBMISSION             |           |
|      | PRELIMINARY COMPLETENESS | 4/22/2020 |
|      | CONCEPT II SUBMISSION    | 2/14/2020 |
| Rev. | Description              | Date      |



KEY PLAN  
Drawing Title:

## BUILDING SECTIONS HEALTH & WELLNESS CENTER

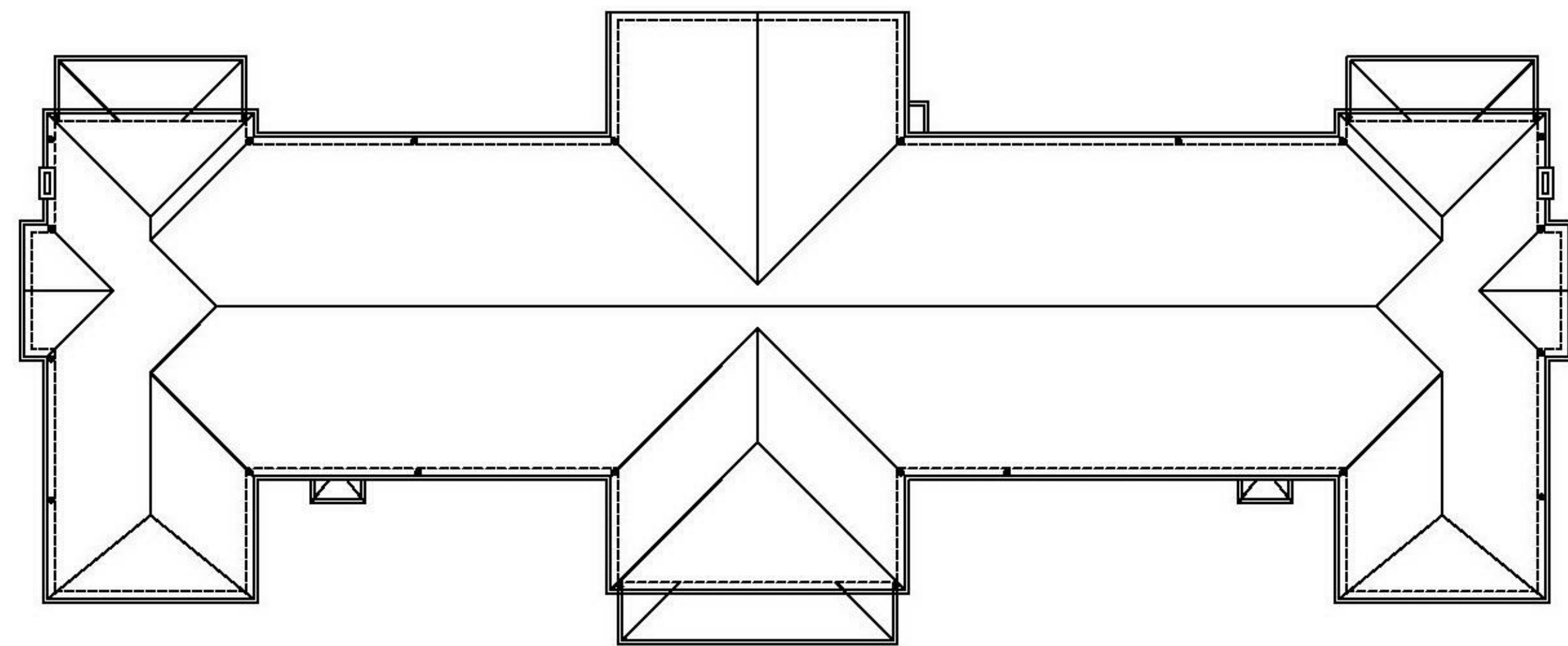
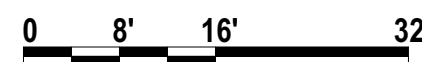
Project No.: 006059.00 Checked by: Checker

# A302

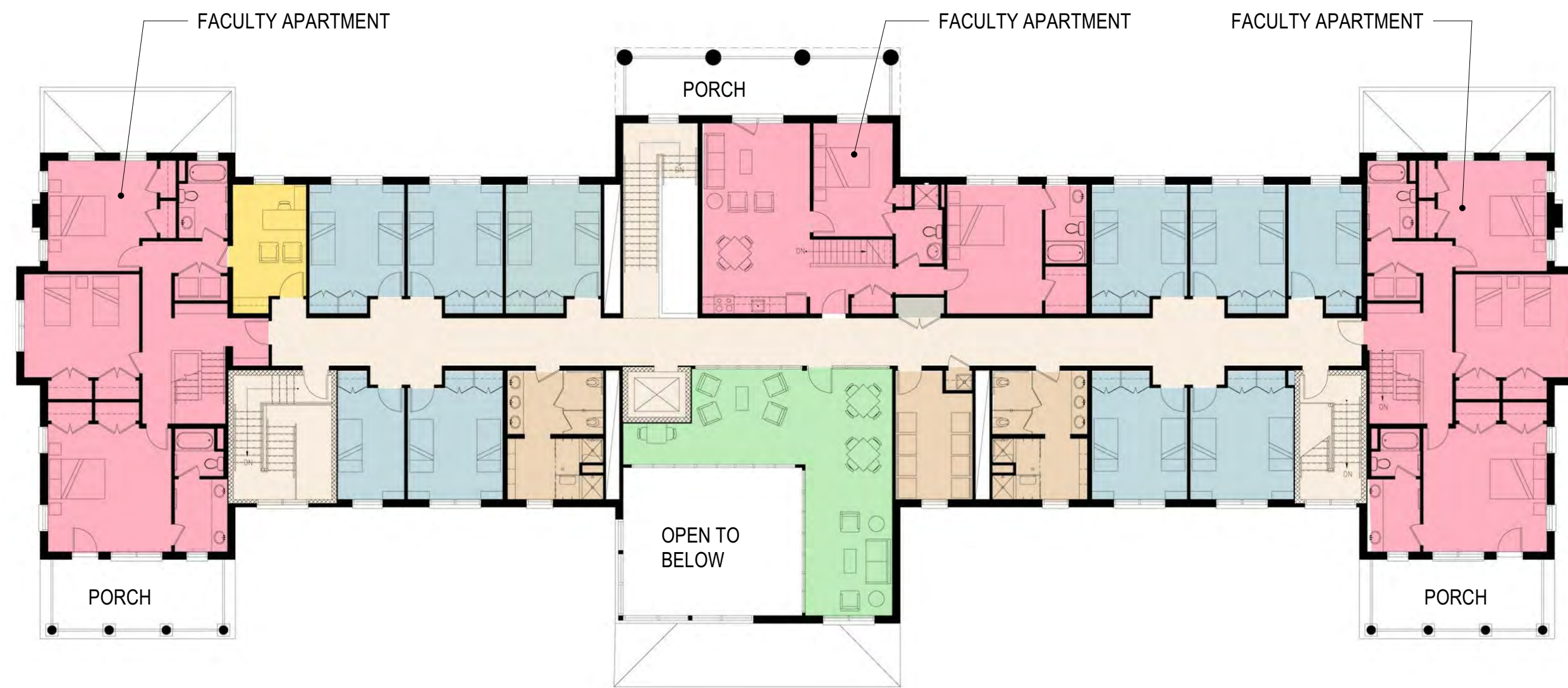
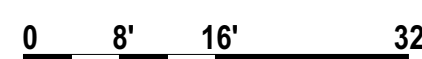




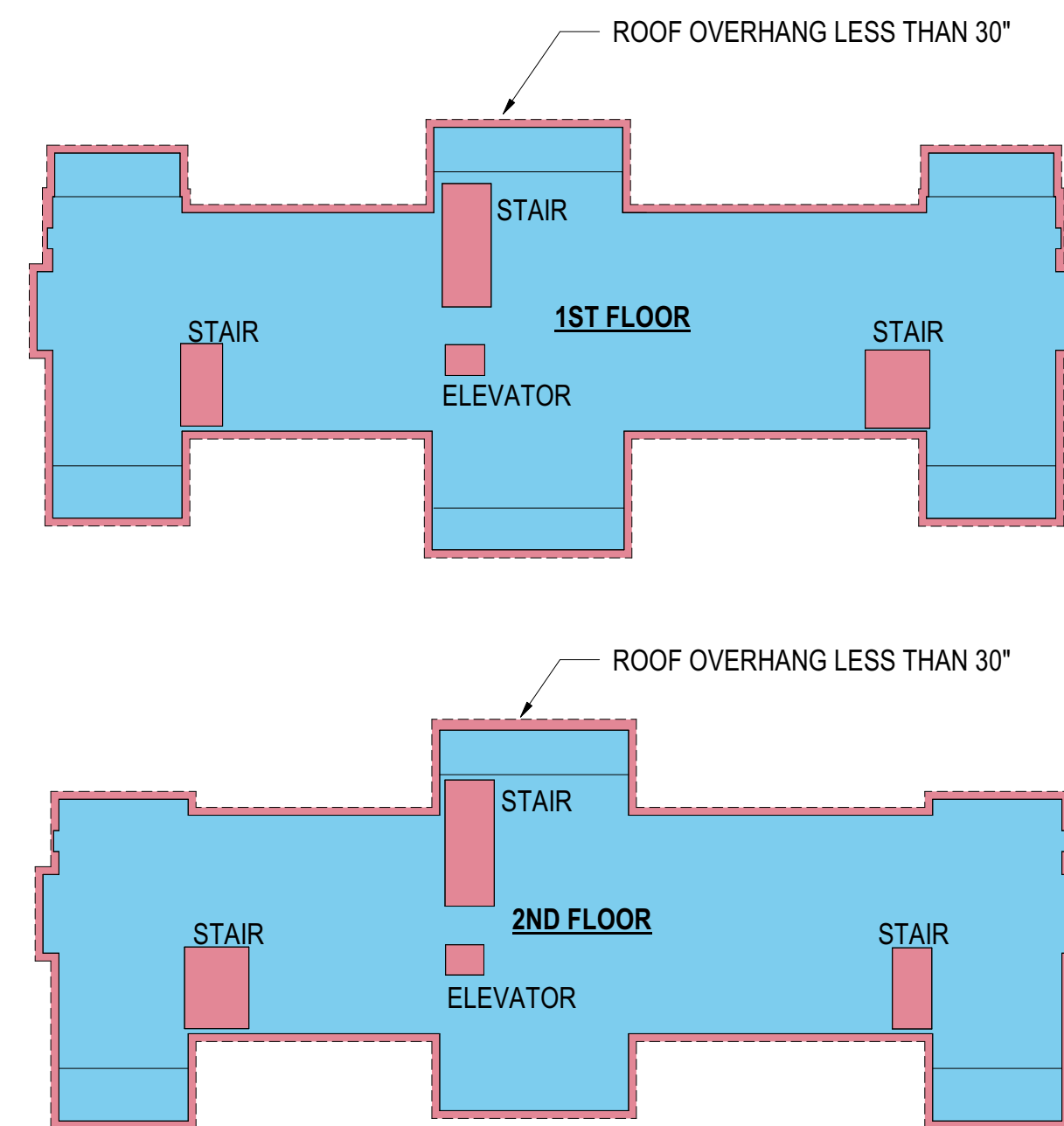
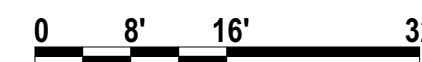
3 Dorm #1 - First Floor Plan  
1/16" = 1'-0"



1 Dorm #1 - Roof Plan  
1/16" = 1'-0"



2 Dorm #1 - Second Floor Plan  
1/16" = 1'-0"



4 DORM #1 ZONING FLOOR AREA CALCULATION  
1/32" = 1'-0"



| LEGEND                              |                                    |
|-------------------------------------|------------------------------------|
| <span style="color: blue;">■</span> | INCLUDED IN FLOOR AREA CALCULATION |
| <span style="color: red;">■</span>  | EXCLUDED AREAS                     |

| Area Schedule (Floor Area) |                  |
|----------------------------|------------------|
| Level                      | Area             |
| Level 01                   | 10,800 SF        |
| Level 02                   | 10,000 SF        |
|                            | <b>20,800 SF</b> |

| Area Schedule (Gross Area) |                  |
|----------------------------|------------------|
| Level                      | Area             |
| Level 01                   | 12,500 SF        |
| Level 02                   | 11,600 SF        |
|                            | <b>24,100 SF</b> |

GROSS AREA NOT PRESENTED GRAPHICALLY

|   |               |
|---|---------------|
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| DIRECTOR  | DATE          |
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| Concept II Submission    | 02/14/20                |
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|                          | Date                    |

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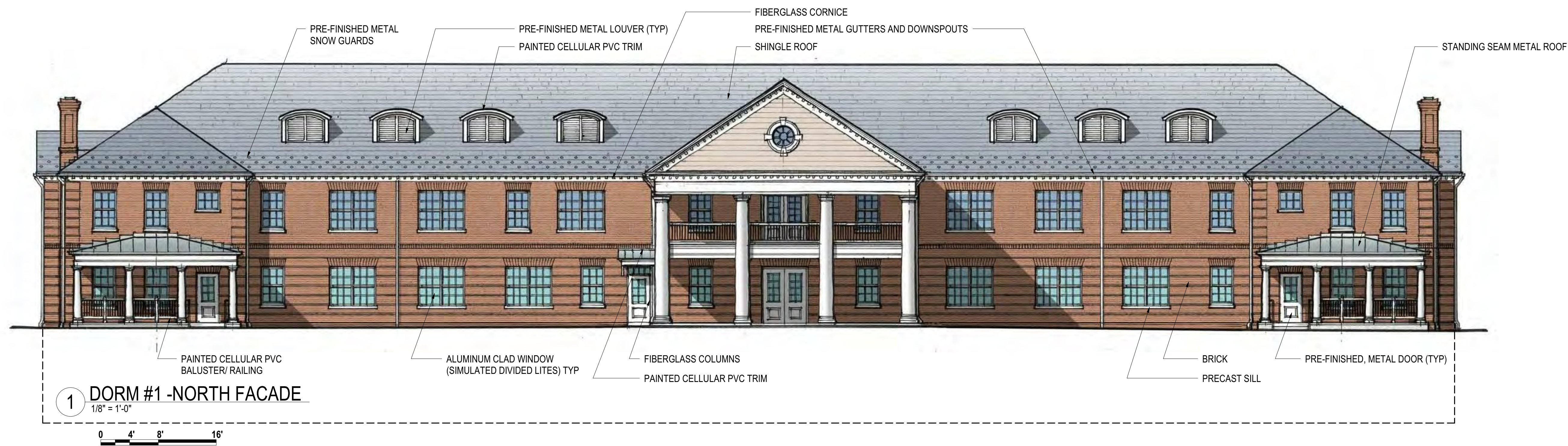
Episcopal High School  
Dormitories and Health and Wellness Center  
1200 North Quaker Lane  
Alexandria, VA 22302  
BGA # 19004

Floor Plans  
Dorm #1

|         |              |
|---------|--------------|
| DRW. BY | CMK          |
| CHK. BY | RSS          |
| GAR. BY | RSS          |
| SCALE   | As indicated |

A 102





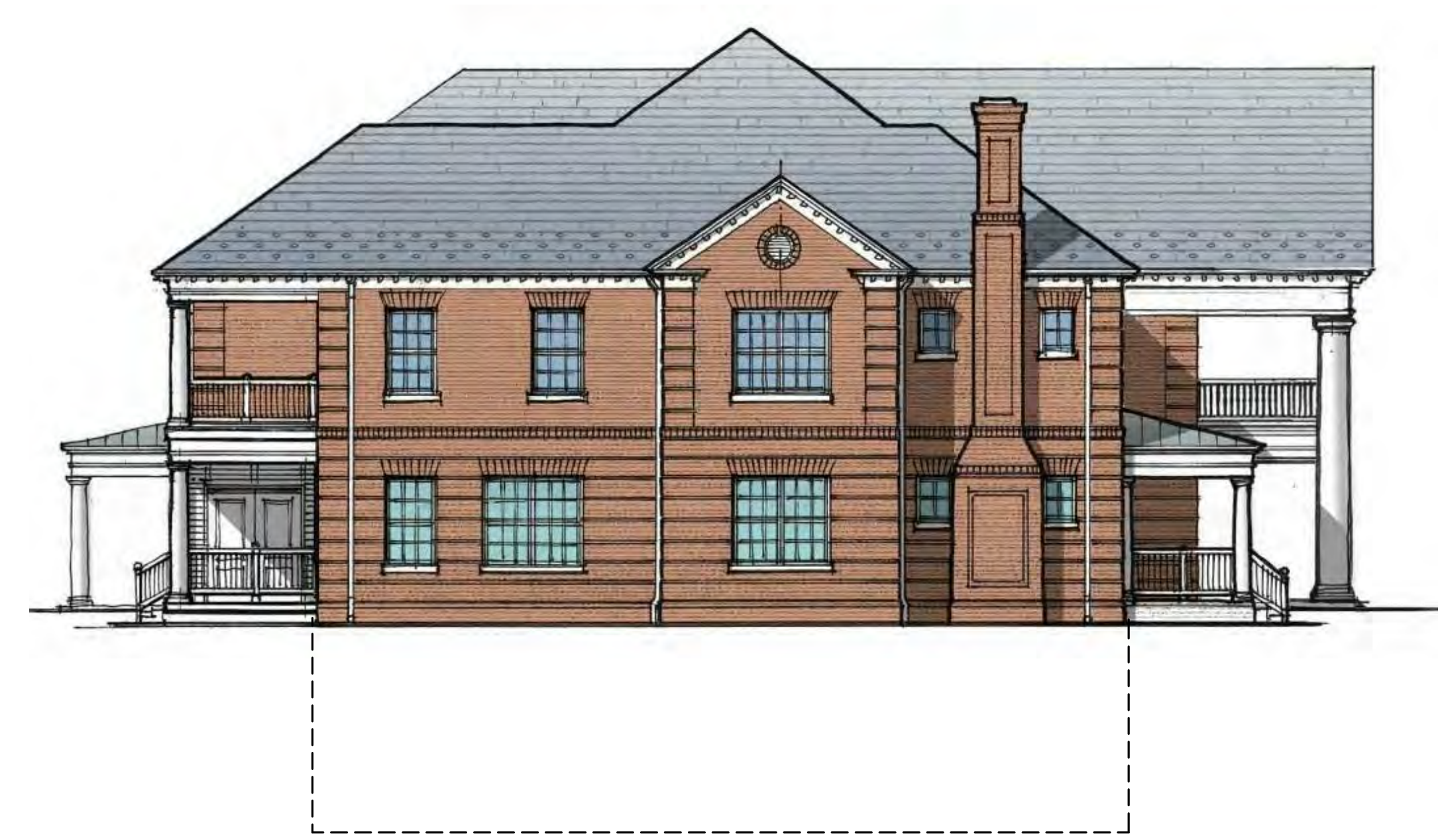
1 DORM #1 - NORTH FACADE  
1/8" = 1'-0"



2 DORM #1 - SOUTH FACADE  
1/8" = 1'-0"



3 DORM #1 - WEST FACADE  
1/8" = 1'-0"



4 DORM #1 - EAST FACADE  
1/8" = 1'-0"

KEYPLAN

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SPECIAL USE PERMIT NO. 2019-0026

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| Preliminary Completeness    | 05/01/20 |
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Episcopal High School  
Dormitories and Health and Wellness Center  
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BGA # 19004

Elevations  
Dorm #1

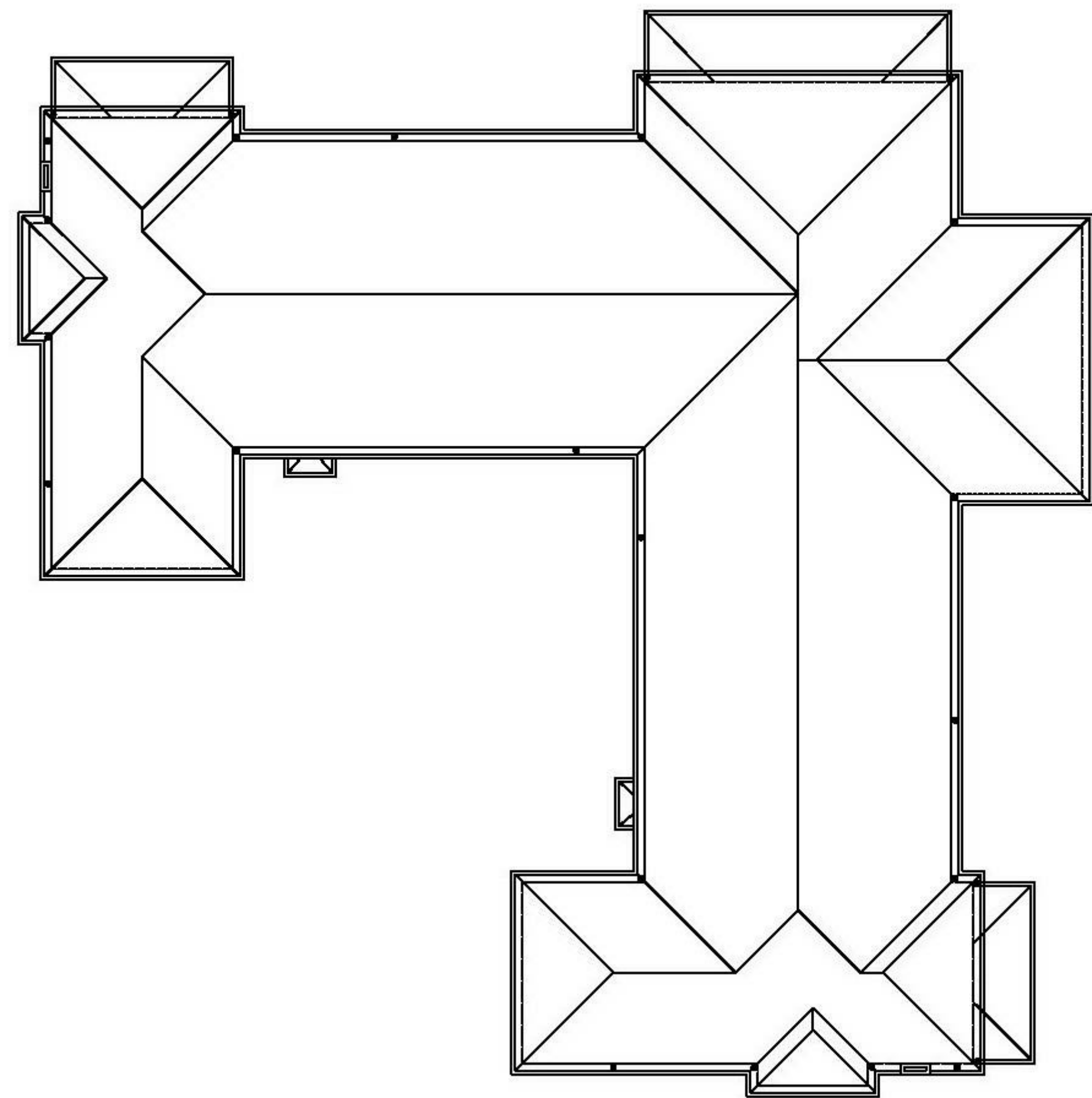
DRW. BY CMK  
CHK. BY RSS  
GAR. BY RSS  
SCALE As indicated

A 203





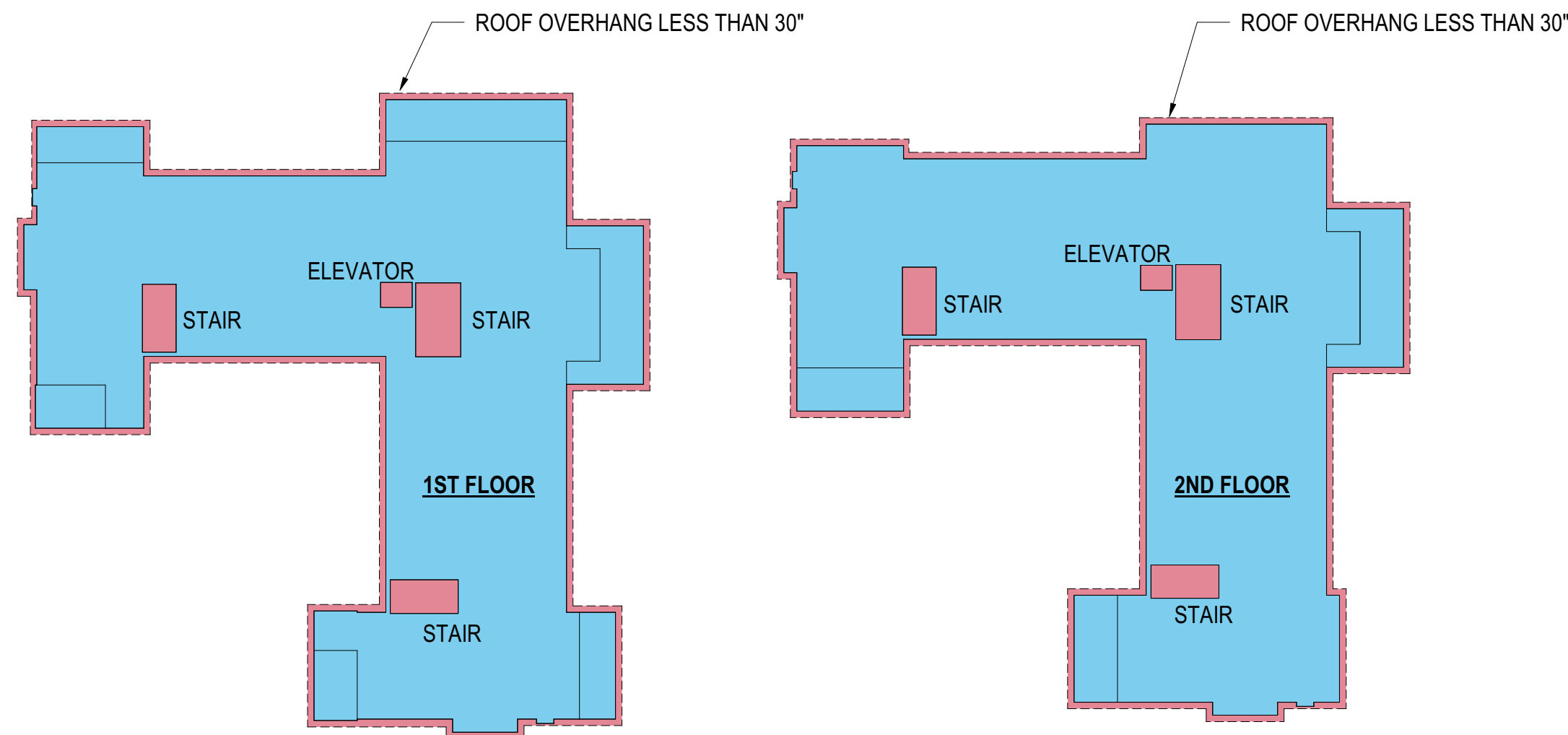
1 DORM #2- 1st FLOOR PLAN  
1/16" = 1'-0"



2 DORM #2- ROOF PLAN  
1/16" = 1'-0"



3 DORM #2- 2nd FLOOR PLAN  
1/16" = 1'-0"



4 DORM #2- ZONING FLOOR AREA CALCULATION  
1/32" = 1'-0"

|                            |
|----------------------------|
| FACULTY HOUSE OR APARTMENT |
| DORM ROOM                  |
| STUDY ROOM                 |
| FACULTY OFFICE             |
| COMMONS SPACE              |
| RESTROOM/ SHOWERS/ LAUNDRY |
| CIRCULATION                |

| LEGEND                              |                                    |
|-------------------------------------|------------------------------------|
| <span style="color: blue;">■</span> | INCLUDED IN FLOOR AREA CALCULATION |
| <span style="color: red;">■</span>  | EXCLUDED AREAS                     |

| Area Schedule (Floor Area) |           |
|----------------------------|-----------|
| Level                      | Area      |
| Level 01                   | 11,700 SF |
| Level 02                   | 10,800 SF |
|                            | 22,500 SF |

| Area Schedule (Gross Area) |           |
|----------------------------|-----------|
| Level                      | Area      |
| Level 01                   | 13,500 SF |
| Level 02                   | 12,400 SF |
|                            | 25,900 SF |

GROSS AREA NOT PRESENTED GRAPHICALLY

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DEPARTMENT OF PLANNING & ZONING

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

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

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

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

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

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|     | Preliminary Completeness | 05/01/20 |
|     | Concept II Submission    | 02/14/20 |
| No. | Issue-Addendum-Revision  | Date     |

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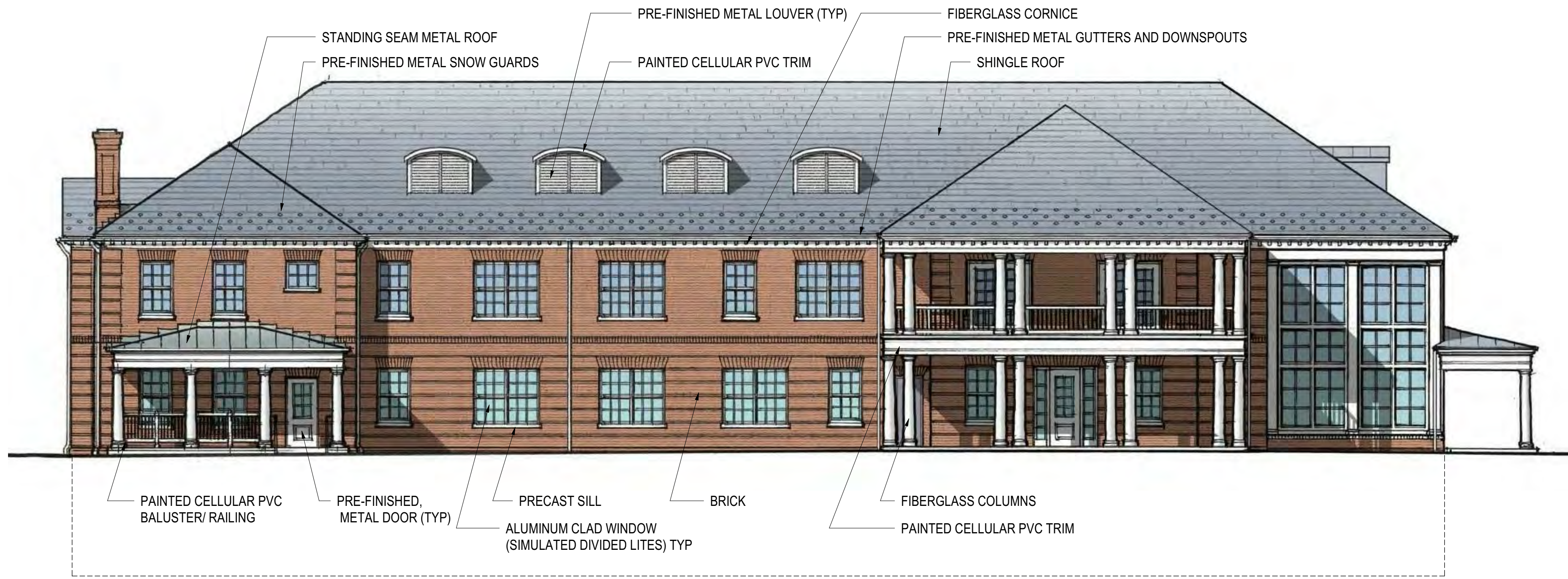
Episcopal High School  
Dormitories and Health and Wellness Center  
1200 North Quaker Lane  
Alexandria, VA 22302  
BGA # 19004

Floor Plans  
Dorm #2

|         |              |
|---------|--------------|
| DRW. BY | CMK          |
| CHK. BY | RSS          |
| GAR. BY | RSS          |
| SCALE   | As indicated |

A 103





1 DORM #2 -EAST FACADE  
1/8" = 1'-0"  
0 4' 8' 16'



2 DORM 2 - SOUTH FACADE  
1/8" = 1'-0"  
0 4' 8' 16'

|   |               |
|---|---------------|
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Elevation  
Dorm #2

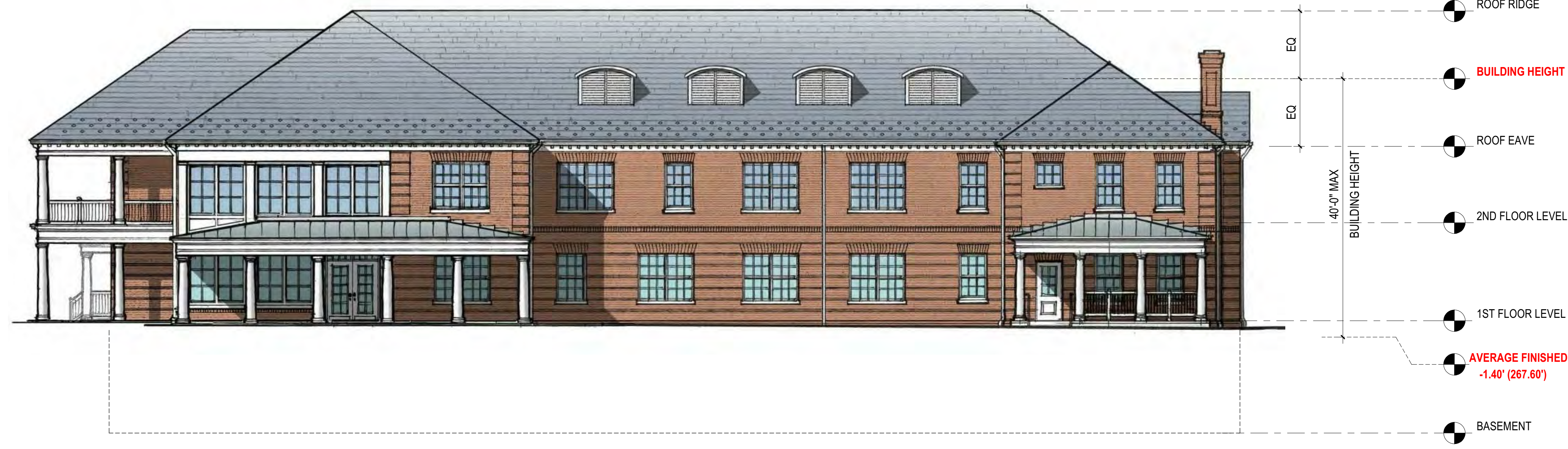
|        |              |
|--------|--------------|
| DRW BY | CMK          |
| CHK BY | RSS          |
| GAR BY | RSS          |
| SCALE  | As indicated |

A 204





1 DORM #2 -WEST FACADE  
1/8" = 1'-0"  
0 4' 8' 16'



2 DORM #2 -NORTH FACADE  
1/8" = 1'-0"  
0 4' 8' 16'

|   |               |
|---|---------------|
| APPROVED  |               |
| SPECIAL USE PERMIT NO.                                | 2019-0026     |
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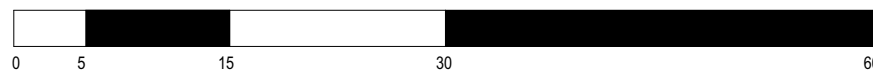
Elevations  
Dorm #2

|        |              |       |
|--------|--------------|-------|
| DRW BY | CMK          | A 205 |
| CHK BY | RSS          |       |
| GAR BY | RSS          |       |
| SCALE  | As indicated |       |

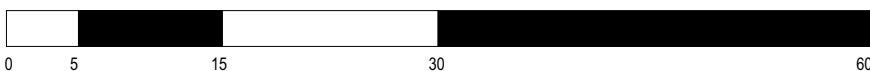




1 COMPOSITE NORTH ELEVATION -DORM #1 & HEALTH/WELLNESS CENTER  
1 : 160



2 COMPOSITE SOUTH ELEVATION -DORM #1 & HEALTH/WELLNESS CENTER  
1 : 160



|   |                    |
|---|--------------------|
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| DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES |                    |
| SITE PLAN NO.   |                    |
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|     | Preliminary Completeness | 05/01/20 |
|     | Concept II Submission    | 02/14/20 |
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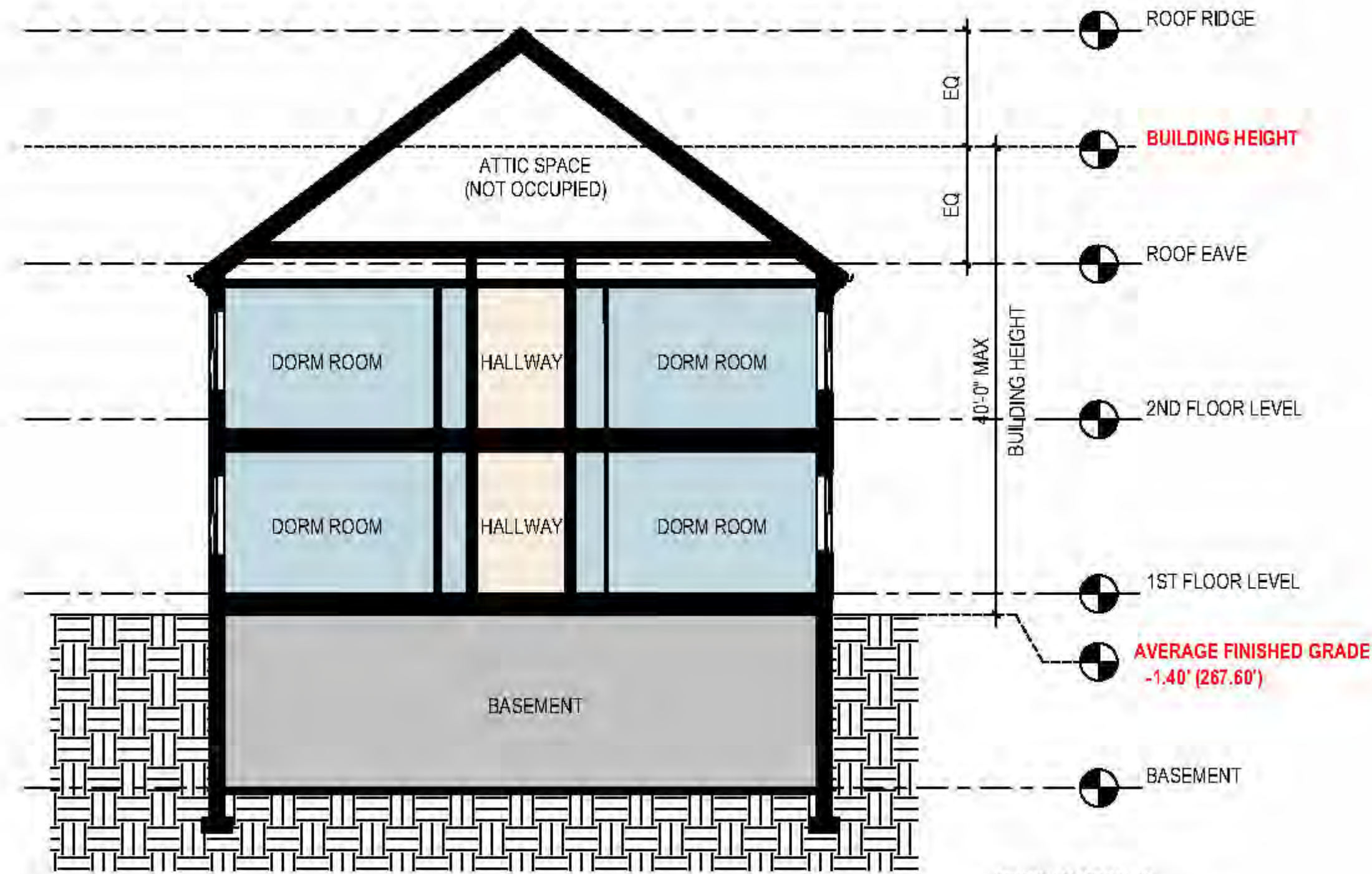
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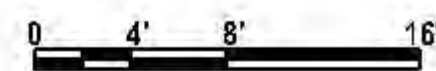
COMPOSITE  
ELEVATIONS

|         |         |       |
|---------|---------|-------|
| DRW. BY | CMK     | A 206 |
| CHK. BY | RSS     |       |
| GR. BY  | RSS     |       |
| SCALE   | 1 : 160 |       |

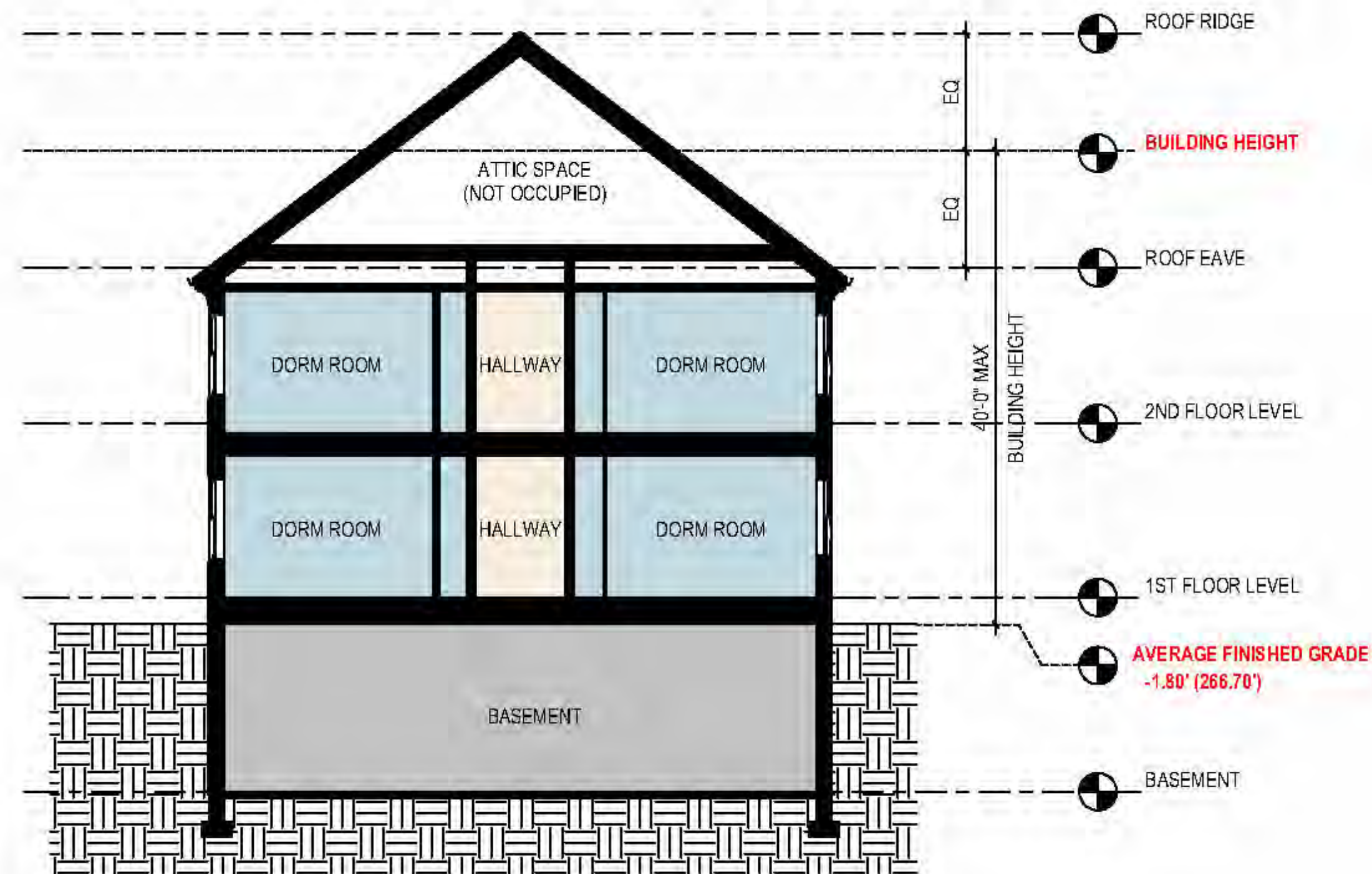
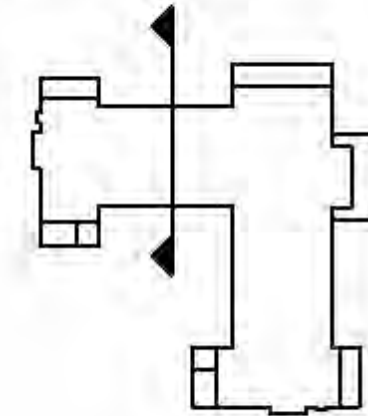




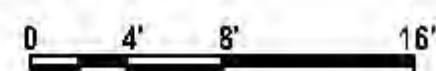
2 Dorm #2 Building Section  
1/8" = 1'-0"



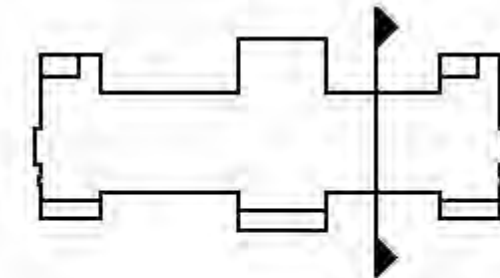
KEYPLAN DORM #2



1 Dorm #1 Building Section  
1/8" = 1'-0"



KEYPLAN DORM #1



|   |                    |
|---|--------------------|
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Dorm 1 & 2  
Building Sections

|         |              |
|---------|--------------|
| DRW. BY | CMK          |
| CHK. BY | RSS          |
| GAR. BY | RSS          |
| SCALE   | 1/2" = 1'-0" |

A 303