

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
 CLF= CHAIN LINK FENCE
 CMP = CORRUGATED METAL PIPE
 C.I.= CURB INLET
 C.O.= CLEAN OUT
 CONC.= CONCRETE
 C&G= CURB & GUTTER
 DB= DEED BOOK
 DIP= DUCTILE IRON PIPE
 DOM= DOMESTIC
 DSP= DEVELOPMENT SITE PLAN
 DSUP= DEVELOPMENT SPECIAL USE PERMIT
 DU= DWELLING UNIT
 E= EAST
 EBOX= ELECTRICAL BOX
 ESMT.= EASEMENT
 EP= EDGE OF PAVEMENT
 EVE= EMERGENCY VEHICLE EASEMENT
 EX=EXISTING
 FDC= FIRE DEPT. CONNECTION
 FF= FINISH FLOOR
 FH= FIRE HYDRANT
 FT.= FEET
 GL = GROUND LIGHT
 G/V= GAS VALVE
 G/M= GAS METER
 G.I.= GRATE INLET
 H.C.= HEADER CURB
 HDCP.= HANDICAP
 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
 MIN.= MINIMUM
 MPH= MILES PER HOUR
 MW= MONITORING WELL
 N= NORTH
 OHW= OVERHEAD WIRE
 PN = PANEL
 PG= PAGE
 PP= POWER POLE
 PROP= PROPOSED
 PVC= POLYVINYL CHLORIDE
 R= RADIUS
 RCP= RE-ENFORCED CONCRETE PIPE
 RELOC. = RELOCATED
 RET.= RETAINING
 RESID.= RESIDENTIAL
 R/W= RIGHT-OF-WAY
 S= SOUTH
 SAN.= SANITARY SEWER
 S.F.= SQUARE FEET
 SQ.FT.= SQUARE FEET
 STM.= STORM SEWER
 STR.= STRUCTURE
 SUB= SUBDIVISION PLAN
 TBR = TO BE REMOVED
 TBS = TO BE SAVED
 TM = TAX MAP
 TMH= TELEPHONE MANHOLE
 TC= TOP OF CURB
 TW = TOP OF WALL
 TRAF.SIG.= TRAFFIC SIGNAL
 TYP= TYPICAL
 UGE= UNDERGROUND ELECTRIC
 UP= UTILITY POLE
 VCS= VIRGINIA COORDINATE SYSTEM
 VPD= VEHICLES PER DAY
 W= 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	+ 124.5	+ 124.5
CONTOURS	-124	-124
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		

GENERAL NOTES:

- TAX MAP: #031.02-02-06, #031.01-01-01
- ZONE: R-20
- OWNER: PROTESTANT EPISCOPAL HIGH SCHOOL
1200 N. QUAKER LA.
ALEXANDRIA, VA 22302
DB. I-11, PG. 21 & DB. 759, PG. 114
- 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
- A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- 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.
- THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
- THE "GENERALIZED ALEXANDRIA SOILS MAP" GENERALLY IDENTIFIES THE SOILS FOR THE SITE AS LEONARDTOWN SILT LOAM.
- 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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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.

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

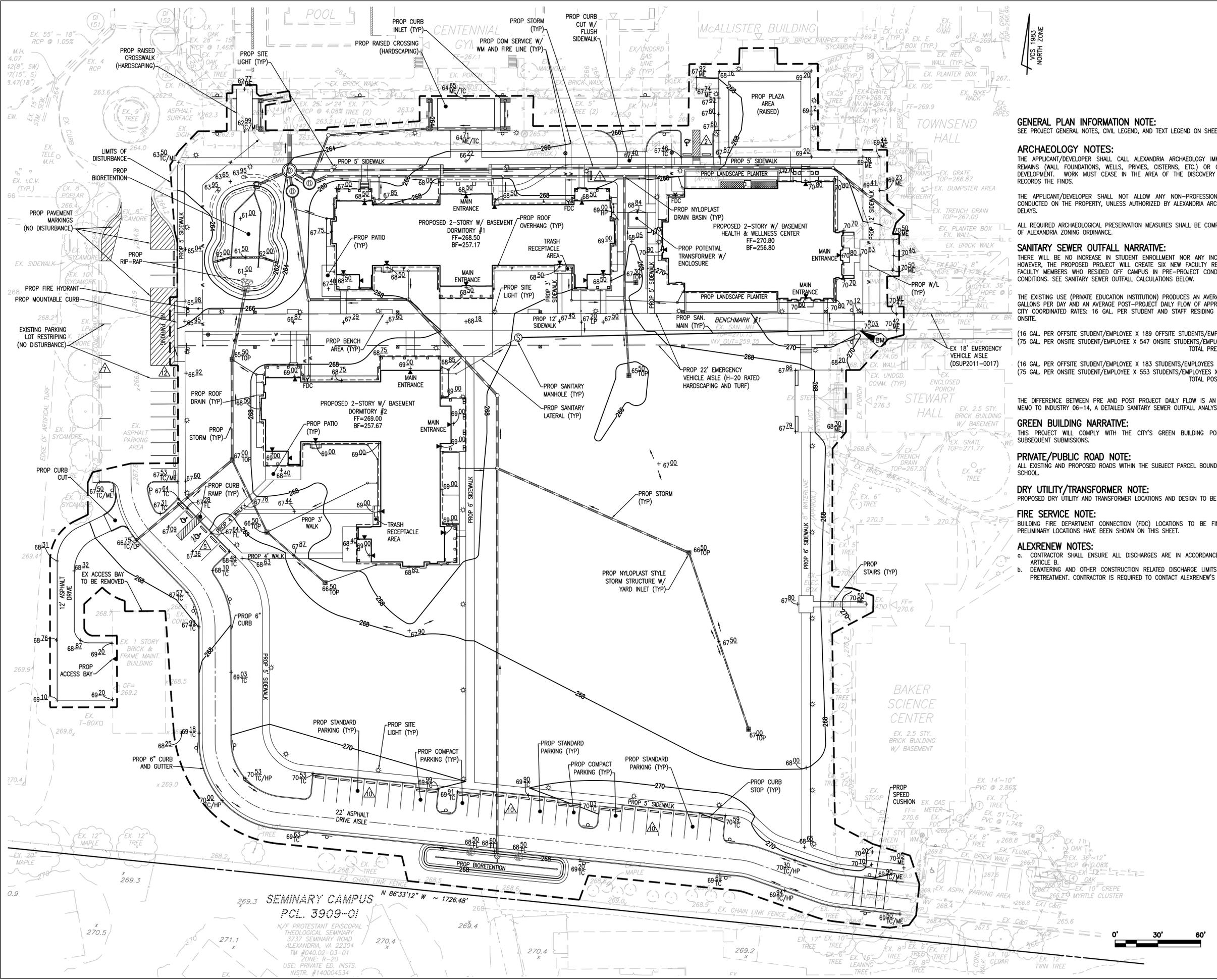
DATE	REVISION

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

GENERAL PLAN INFORMATION AND NOTES

SHEET **3** OF **20**
 FILE: **19-100**

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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.

SANITARY SEWER OUTFALL NARRATIVE:
THERE WILL BE NO INCREASE IN STUDENT ENROLLMENT NOR ANY INCREASE IN FACULTY/STAFF WITH THE PROPOSED PROJECT. HOWEVER, THE PROPOSED PROJECT WILL CREATE SIX NEW FACULTY RESIDENCES WITHIN THE TWO NEW DORMITORIES. THUS, SIX FACULTY MEMBERS WHO RESIDED OFF CAMPUS IN PRE-PROJECT CONDITIONS WILL NOW RESIDE ON CAMPUS IN POST-PROJECT CONDITIONS. SEE SANITARY SEWER OUTFALL CALCULATIONS BELOW.

THE EXISTING USE (PRIVATE EDUCATION INSTITUTION) PRODUCES AN AVERAGE PRE-PROJECT DAILY FLOW OF APPROXIMATELY 176,196 GALLONS PER DAY AND AN AVERAGE POST-PROJECT DAILY FLOW OF APPROXIMATELY 177,612 GALLONS PER DAY PER THE FOLLOWING CITY COORDINATED RATES: 16 GAL. PER STUDENT AND STAFF RESIDING OFFSITE AND 75 GAL. PER STUDENT AND STAFF RESIDING ONSITE.

(16 GAL. PER OFFSITE STUDENT/EMPLOYEE X 189 OFFSITE STUDENTS/EMPLOYEES X 4.0 PEAK FACTOR) = 12,096 GALLONS/DAY
(75 GAL. PER ONSITE STUDENT/EMPLOYEE X 547 ONSITE STUDENTS/EMPLOYEES X 4.0 PEAK FACTOR) = 164,100 GALLONS/DAY
TOTAL PRE-PROJECT DAILY FLOW = 176,196 GALLONS PER DAY

(16 GAL. PER OFFSITE STUDENT/EMPLOYEE X 183 STUDENTS/EMPLOYEES X 4.0 PEAK FACTOR) = 11,712 GALLONS PER DAY
(75 GAL. PER ONSITE STUDENT/EMPLOYEE X 553 STUDENTS/EMPLOYEES X 4.0 PEAK FACTOR) = 165,900 GALLONS PER DAY
TOTAL POST-PROJECT DAILY FLOW = 177,612 GALLONS PER DAY

THE DIFFERENCE BETWEEN PRE AND POST PROJECT DAILY FLOW IS AN INCREASE IN 1,416 GALLONS PER DAY. THEREFORE, PER MEMO TO INDUSTRY 06-14, A DETAILED SANITARY SEWER OUTFALL ANALYSIS IS NOT REQUIRED WITH THIS PLAN.

GREEN BUILDING NARRATIVE:
THIS PROJECT WILL COMPLY WITH THE CITY'S GREEN BUILDING POLICY. ADDITIONAL INFORMATION WILL BE PROVIDED WITH SUBSEQUENT SUBMISSIONS.

PRIVATE/PUBLIC ROAD NOTE:
ALL EXISTING AND PROPOSED ROADS WITHIN THE SUBJECT PARCEL BOUNDARY ARE PRIVATE ROADS FOR THE USE OF EPISCOPAL HIGH SCHOOL.

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.

ALEXRENEW NOTES:
a. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
b. DEMATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703.549.3381, x2020.

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

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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

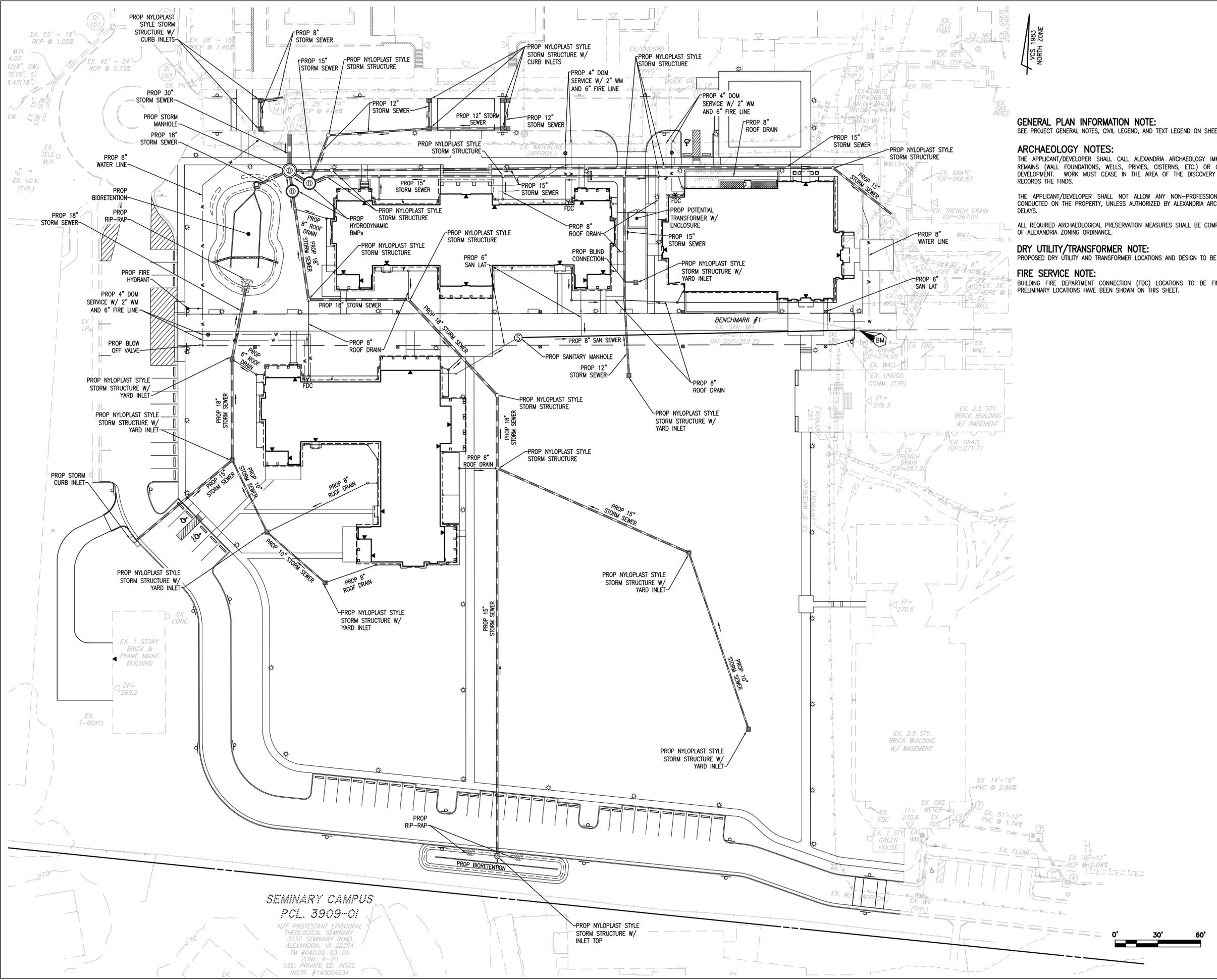
DATE	REVISION

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SCALE: 1"=30'
DATE: JUNE 2020

PRELIMINARY PLAN

SHEET 5 OF 20
FILE: 19-100

12/19/19 9:10AM DELIA.VOS - PRELIMINARY PLAN.dwg
 Wed Jul 01 2020 - 5:53:35pm



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

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DRY UTILITY/TRANSFORMER NOTE:
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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.

SEMINARY CAMPUS
PCL. 3909-01
N/F PROTESTANT EPISCOPAL THEOLOGICAL SEMINARY
3737 SEMINARY ROAD
ALEXANDRIA, VA 22304
TM #040.02-03-01
ZONE: R-20
USE: PRIVATE ED. INSTS.
INSTR. #140004534

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

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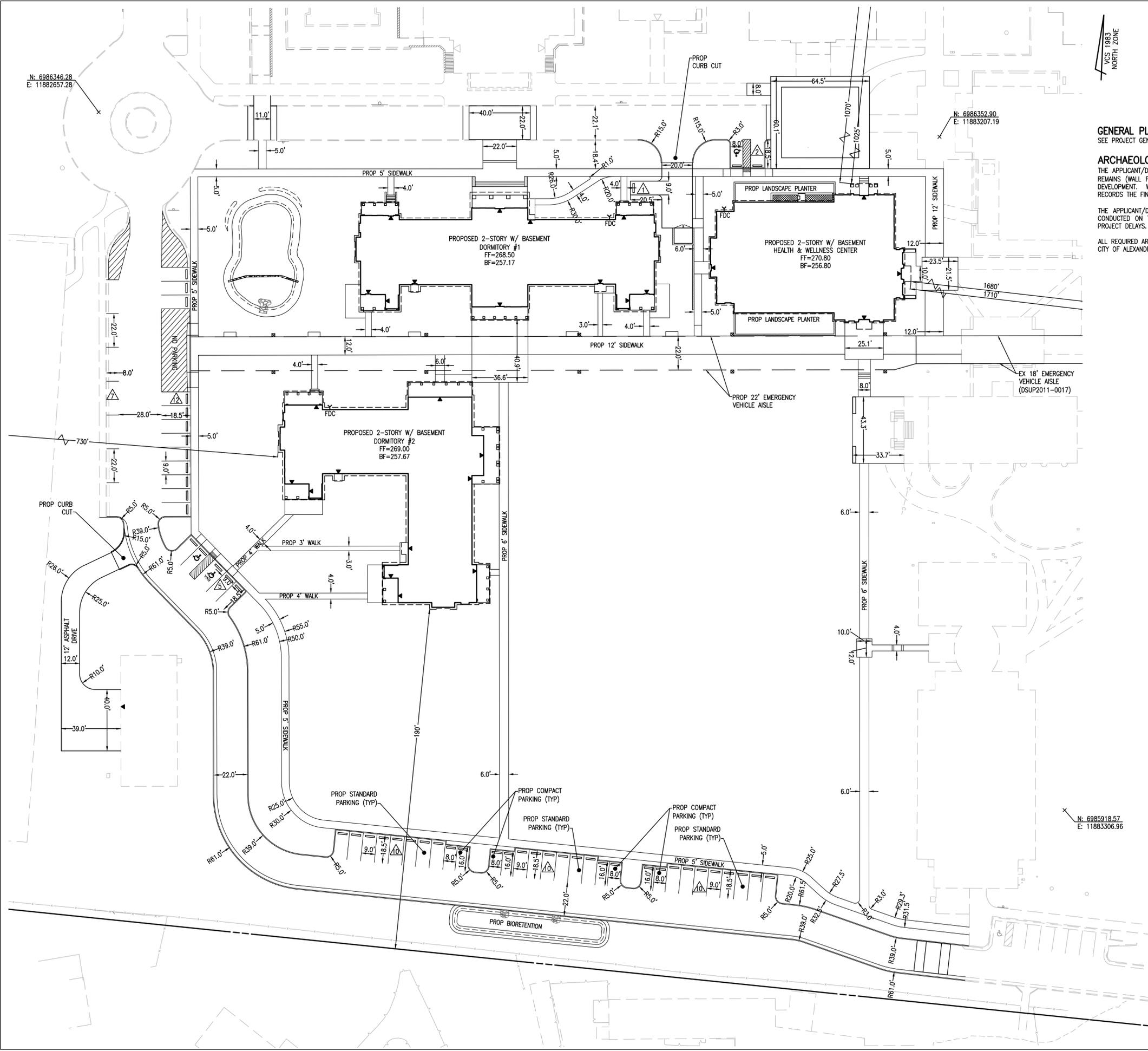
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SCALE: 1"=30'
DATE: JUNE 2020

SEWER & UTILITY PLAN

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

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 Wed, Jul 01, 2020 - 5:53:46pm



GENERAL PLAN INFORMATION NOTE:
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EX 18" EMERGENCY VEHICLE AISLE (DSUP2011-0017)

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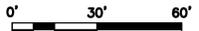
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____ DATE _____

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

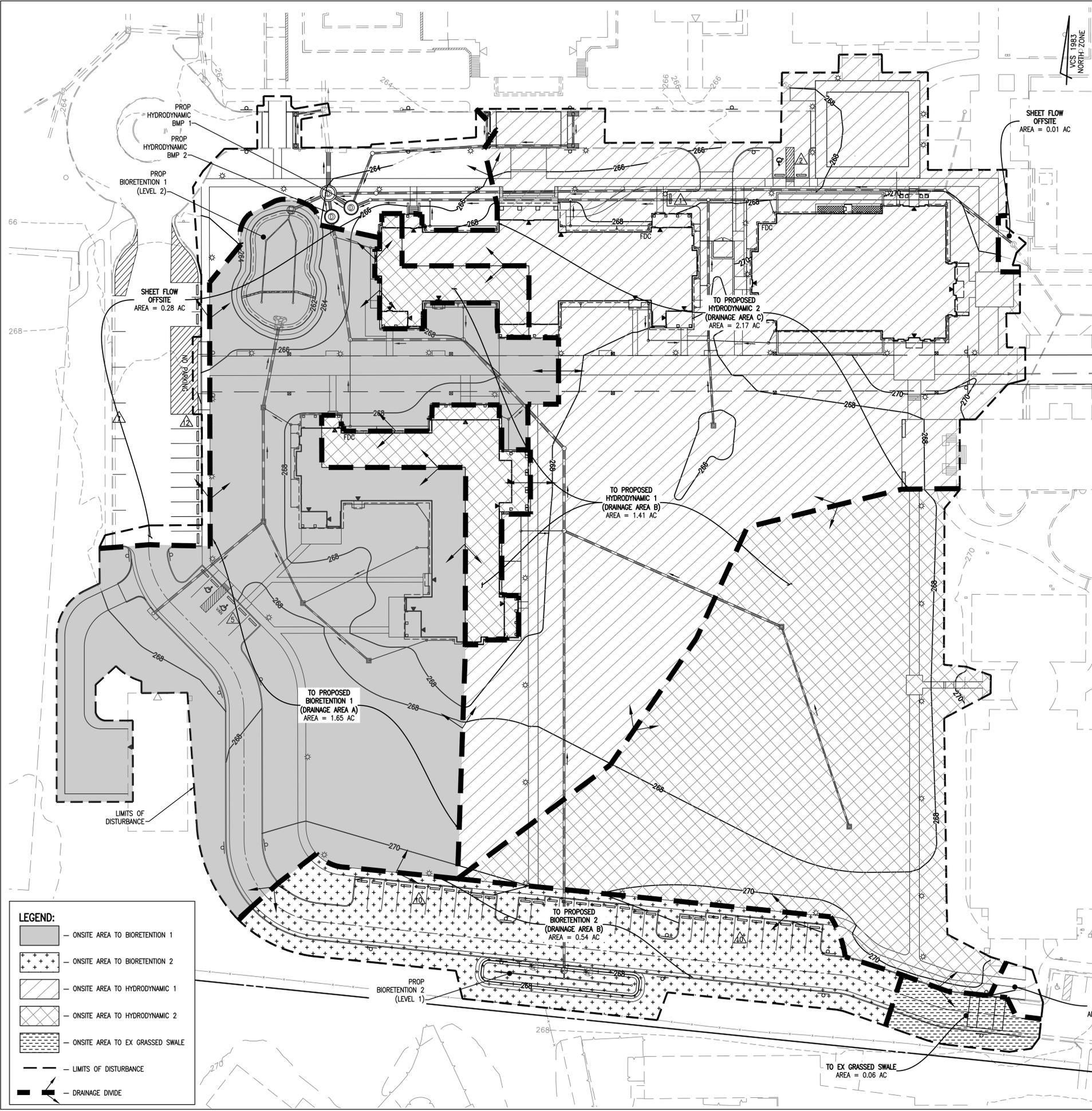
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DATE: JUNE 2020

SITE DIMENSIONS PLAN

SHEET **7** OF **20**
FILE: **19-100**

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Wed, Jul 01, 2020 - 5:54:03pm



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 ON-SITE STORM PIPE SYSTEM. THE COLLECTED RUNOFF CONTINUES VIA THE EXISTING ON-SITE 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 ON-SITE 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 ON-SITE 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 PEROVIOUS 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-GRADE 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 = $(2.23 \times 98 + 3.91 \times 80) \div 6.14 = 87$

III. PRE-DEVELOPMENT PEAK DISCHARGES: ($T_c = 5$ MINS.)
 PEAK Q_p PRE-DEVELOPMENT = 9.49 cfs
 PEAK Q_2 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_2 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 ON-SITE 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:

REDEVELOPMENT 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	
						LONGITUDE	LATITUDE
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 DSUP#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 THIS IS WITHIN ITS ALLOWABLE CAPACITY. NO VRRM BMP QUALITY CREDIT IS TAKEN FROM THE EXISTING GRASSED SWALE FOR THIS PROJECT.

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APPROVED
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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

LEGEND:

- ONSITE AREA TO BIORETENTION 1
- ONSITE AREA TO BIORETENTION 2
- ONSITE AREA TO HYDRODYNAMIC 1
- ONSITE AREA TO HYDRODYNAMIC 2
- ONSITE AREA TO EX GRASSED SWALE
- LIMITS OF DISTURBANCE
- DRAINAGE DIVIDE

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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

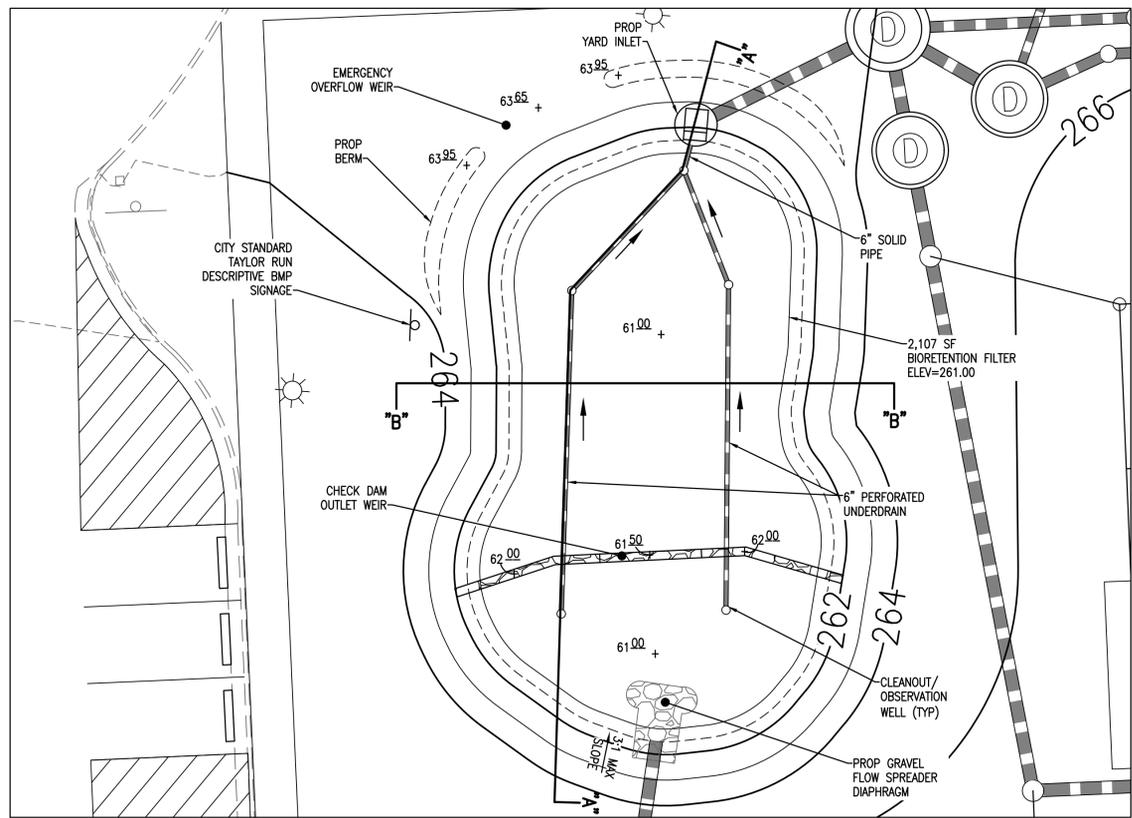
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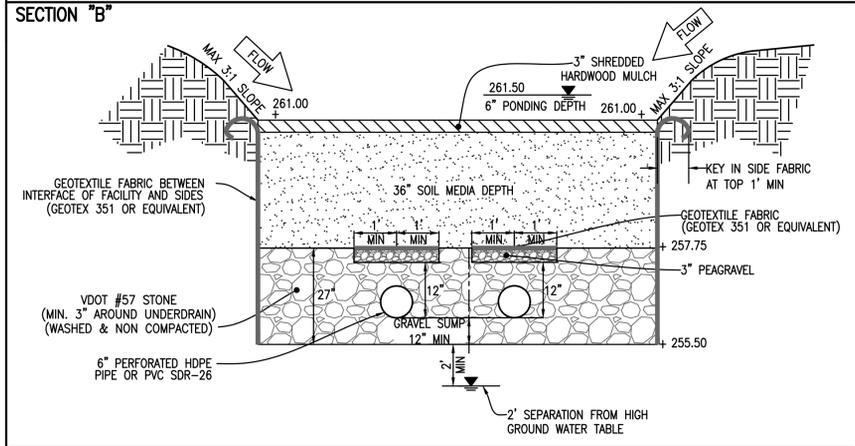
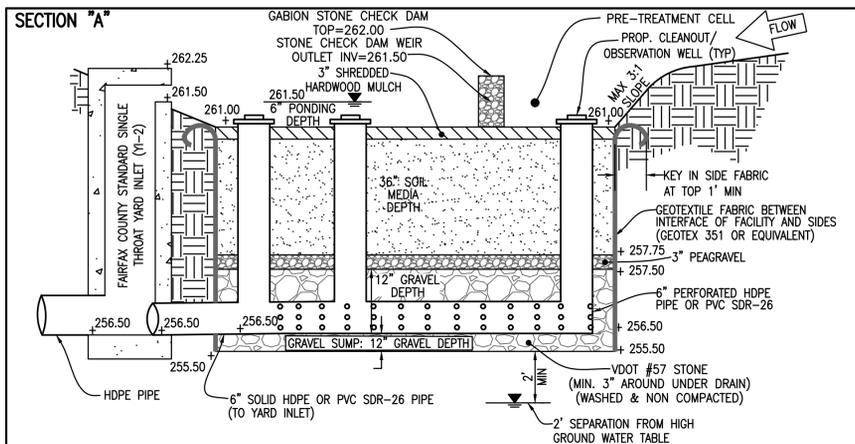
STORMWATER MANAGEMENT PLAN

SHEET **8** OF **20**
 FILE: 19-100

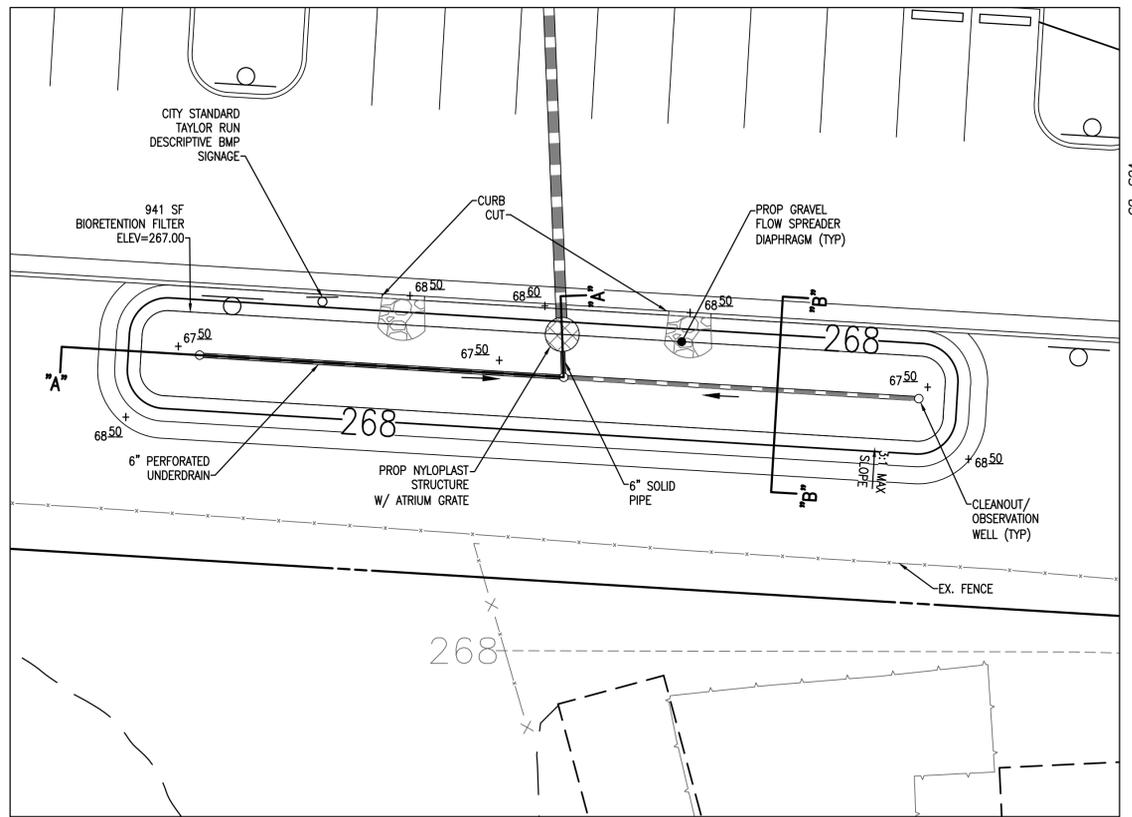
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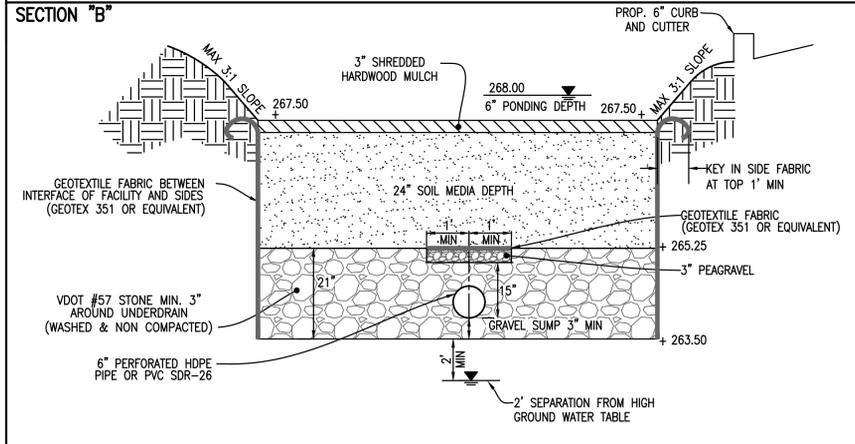
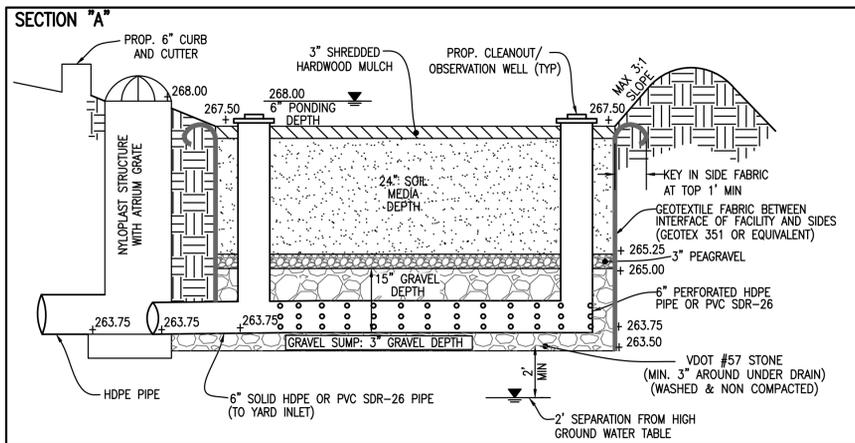
BIORETENTION FILTER 1 LEVEL 2 DESIGN
SCALE: 1"=10'



BIORETENTION FILTER 1 LEVEL 2 DETAIL
NOT TO SCALE



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



BIORETENTION FILTER 2 LEVEL 1 DETAIL
NOT TO SCALE

WATER QUALITY VOLUME CALCULATIONS:
TOTAL AREA TO BMP = 71,874 SQ.FT.
IMPERVIOUS AREA TO BMP = 21,943 SQ.FT. ($r_{v_i} = 0.95$)
PERVIOUS AREA TO BMP = 49,931 SQ.FT. ($r_{v_p} = 0.25$)

WATER QUALITY VOLUME REQUIRED:
 $T_v = (1.25)(R_v)(A)/12$
WHERE:
A = AREA TO FACILITY (71,874 SF)
 $R_v =$ COMPOSITE RUNOFF COEFFICIENT
 $R_v = [(0.25 \times 49,931) + (0.95 \times 21,943)] / 71,874$
 $T_v = (1.25)(0.46)(71,874) / 12 = 3,443 \text{ FT}^3$

WATER QUALITY VOLUME PROVIDED:
 $V = SA[D_p + (D_m)(N_m) + (D_g)(N_g)]$
WHERE:
V = VOLUME
SA = SURFACE AREA (2,107 SQ. FT.)
 D_p = PONDING DEPTH (6")
 D_m = DEPTH OF FILTER MEDIA (36")
 N_m = VOID RATIO OF FILTER MEDIA (0.25)
 D_g = DEPTH OF GRAVEL BED (15")
 N_g = VOID RATIO OF GRAVEL BED (0.40)
 $V = 2,107[0.5 + (3.0)(0.25) + (1.25)(0.40)] = 3,687 \text{ FT}^3$

REQUIRED: 3,443 CU.FT.
PROVIDED: 3,687 CU.FT.

PRETREATMENT NOTE:
THE PROPOSED BIORETENTION FACILITY WILL UTILIZE A PRE-TREATMENT CELL AND GRAVEL FLOW SPREADER AS PRETREATMENT DEVICES TO FILTER THE RUNOFF PRIOR TO ENTERING THE PROPOSED FACILITY.

WATER QUALITY VOLUME CALCULATIONS:
TOTAL AREA TO BMP = 23,436 SQ.FT.
IMPERVIOUS AREA TO BMP = 15,553 SQ.FT. ($r_{v_i} = 0.95$)
PERVIOUS AREA TO BMP = 7,883 SQ.FT. ($r_{v_p} = 0.25$)

WATER QUALITY VOLUME REQUIRED:
 $T_v = (R_v)(A)/12$
WHERE:
A = AREA TO FACILITY (23,436 SF)
 $R_v =$ COMPOSITE RUNOFF COEFFICIENT
 $R_v = [(0.25 \times 7,883) + (0.95 \times 15,553)] / 23,436$
 $T_v = (0.71)(23,436) / 12 = 1,387 \text{ FT}^3$

WATER QUALITY VOLUME PROVIDED:
 $V = SA[D_p + (D_m)(N_m) + (D_g)(N_g)]$
WHERE:
V = VOLUME
SA = SURFACE AREA (941 SQ. FT.)
 D_p = PONDING DEPTH (6")
 D_m = DEPTH OF FILTER MEDIA (24")
 N_m = VOID RATIO OF FILTER MEDIA (0.25)
 D_g = DEPTH OF GRAVEL BED (18")
 N_g = VOID RATIO OF GRAVEL BED (0.40)
 $V = 941[0.5 + (2.0)(0.25) + (1.5)(0.40)] = 1,506 \text{ FT}^3$

REQUIRED: 1,387 CU.FT.
PROVIDED: 1,506 CU.FT.

PRETREATMENT NOTE:
THE PROPOSED BIORETENTION FACILITY WILL UTILIZE A GRAVEL FLOW SPREADER AS A PRETREATMENT DEVICE TO FILTER THE RUNOFF PRIOR TO ENTERING THE PROPOSED FACILITY.

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JUNE 24, 2020
PROFESSIONAL ENGINEER

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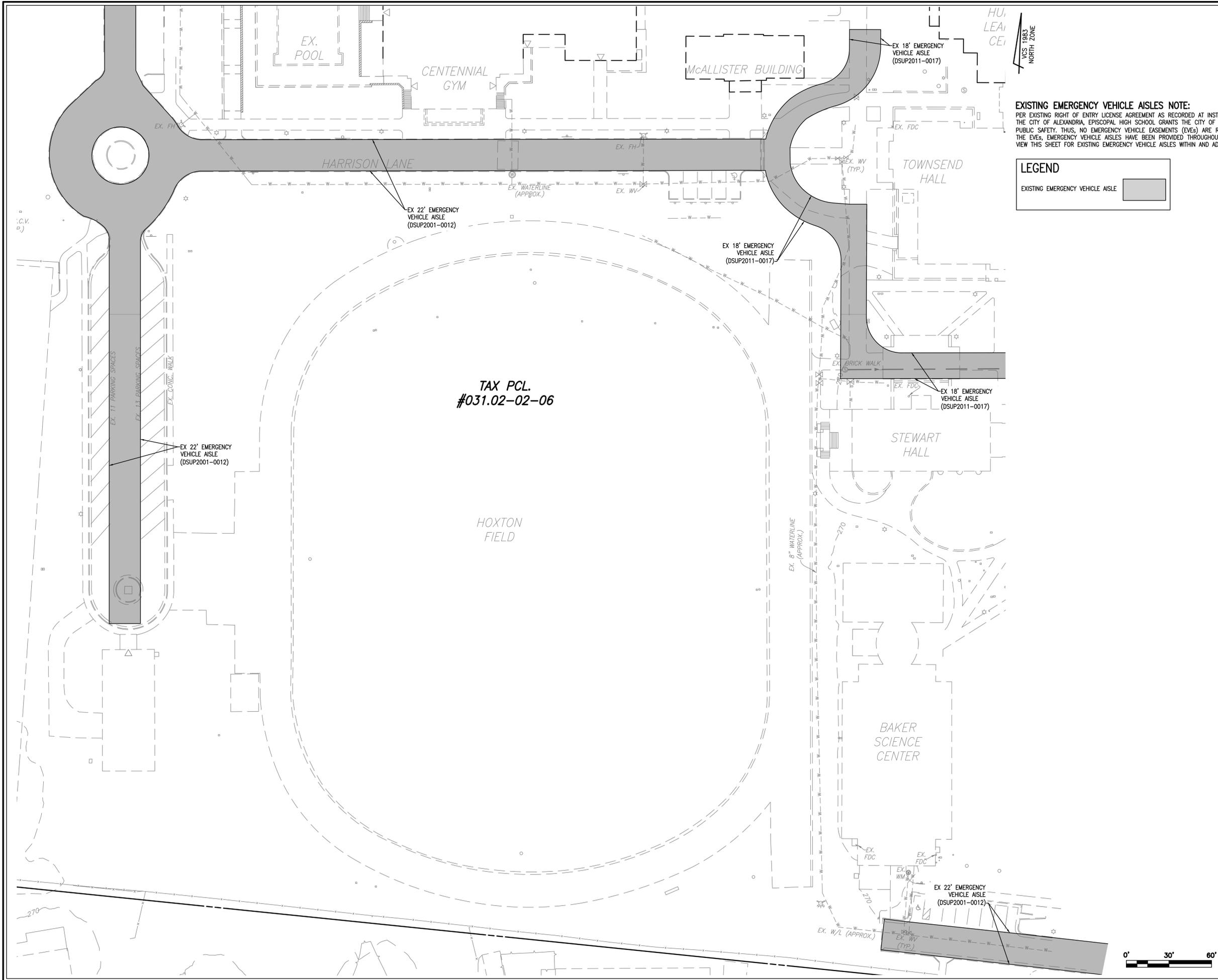
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DATE: JUNE 2020

STORMWATER MANAGEMENT PLAN

SHEET **9** OF **20**
FILE: 19-100

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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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Andrea Spruch
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 Lic. No. 047863
 JUNE 24, 2020
 PROFESSIONAL ENGINEER

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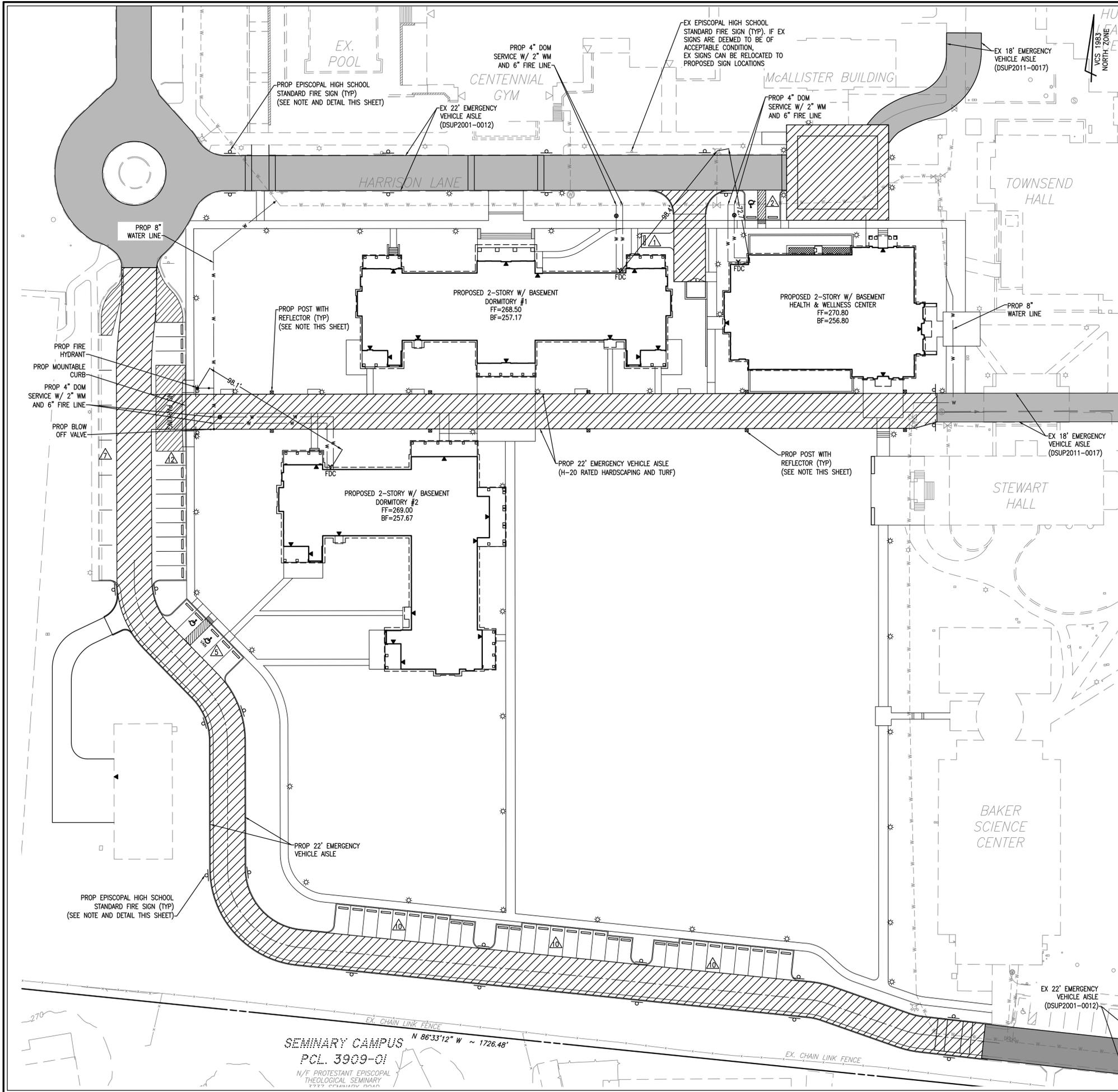
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EXISTING EMERGENCY ACCESS PLAN

SHEET **12** OF **20**
 FILE: **19-100**

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BUILDING CODE ANALYSIS:

USE:	STUDENT DORMITORY AND FACULTY RESIDENCES (DORM 1 & DORM 2) EXAM ROOM, OFFICE, CONFERENCE ROOM, OVERNIGHT OBSERVATION ROOM, STORAGE, BUILDING EQUIPMENT, MULTI-PURPOSE ROOM (HEALTH & WELLNESS CENTER)
USE GROUP:	R-2, S-1 (DORM 1 & DORM 2) B, A-3, R-4, S-2 (HEALTH & WELLNESS CENTER)
TYPE OF CONSTRUCTION:	5B (DORM 1 & DORM 2) 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) 25,900 SF (DORM 2) 18,600 SF (HEALTH & WELLNESS CENTER)
FLOOR AREA (NET):	20,800 SF (DORM 1) 22,500 SF (DORM 2) 16,500 SF (HEALTH & WELLNESS CENTER)
BUILDING FOOT PRINT AREA:	11,800 SF (DORM 1) 12,300 SF (DORM 2) 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)

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. THIS, NO EMERGENCY VEHICLE EASEMENTS (EVES) ARE RECORDED WITHIN THE EHS PROPERTY. IN PLACE OF THE EVES, EMERGENCY VEHICLE AISLES ARE PROVIDED THROUGHOUT THE EPISCOPAL HIGH SCHOOL CAMPUS. EMERGENCY VEHICLE AISLES SHALL BE A MINIMUM OF 18 FEET ACROSS THE TRAVEL LANE AND SHALL PROVIDE ACCESS TO STRATEGIC AREAS OF BUILDING AND FIRE PROTECTION SYSTEMS AS DESIGNATED BY THE DIRECTOR OF CODE ENFORCEMENT. CURBING AND STREET COMPONENTS SHALL CONFORM TO THE STANDARDS FOR EMERGENCY VEHICLE AISLES. SIGNAGE FOR FIRE LANES WILL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF CODE ENFORCEMENT. SIGNS WILL BE EPISCOPAL HIGH SCHOOL STANDARD FIRE SIGNS THAT HAVE BEEN APPROVED BY ALEXANDRIA CODE ENFORCEMENT.

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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DIRECTOR _____ DATE _____

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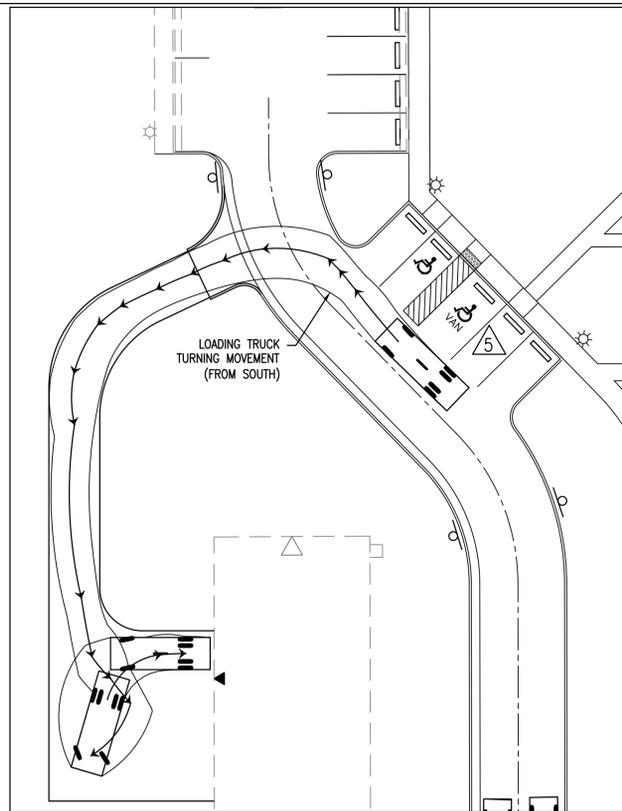
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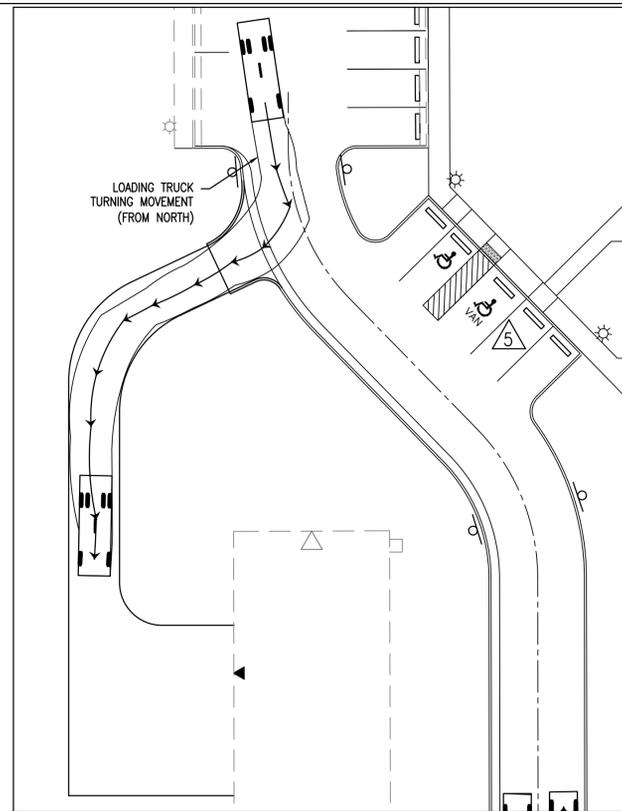
FIRE SERVICE PLAN

SHEET 13 OF 20
FILE: 19-100

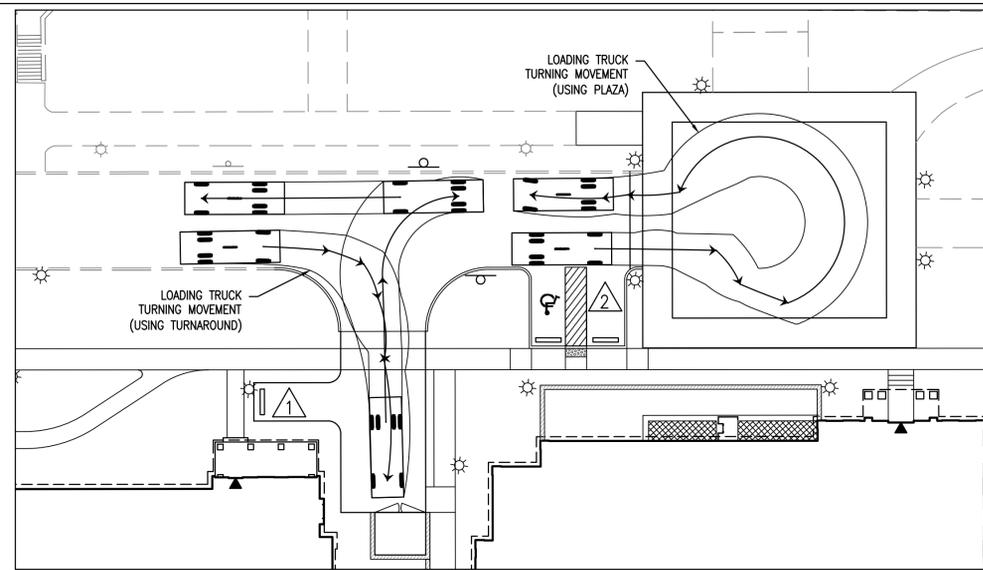
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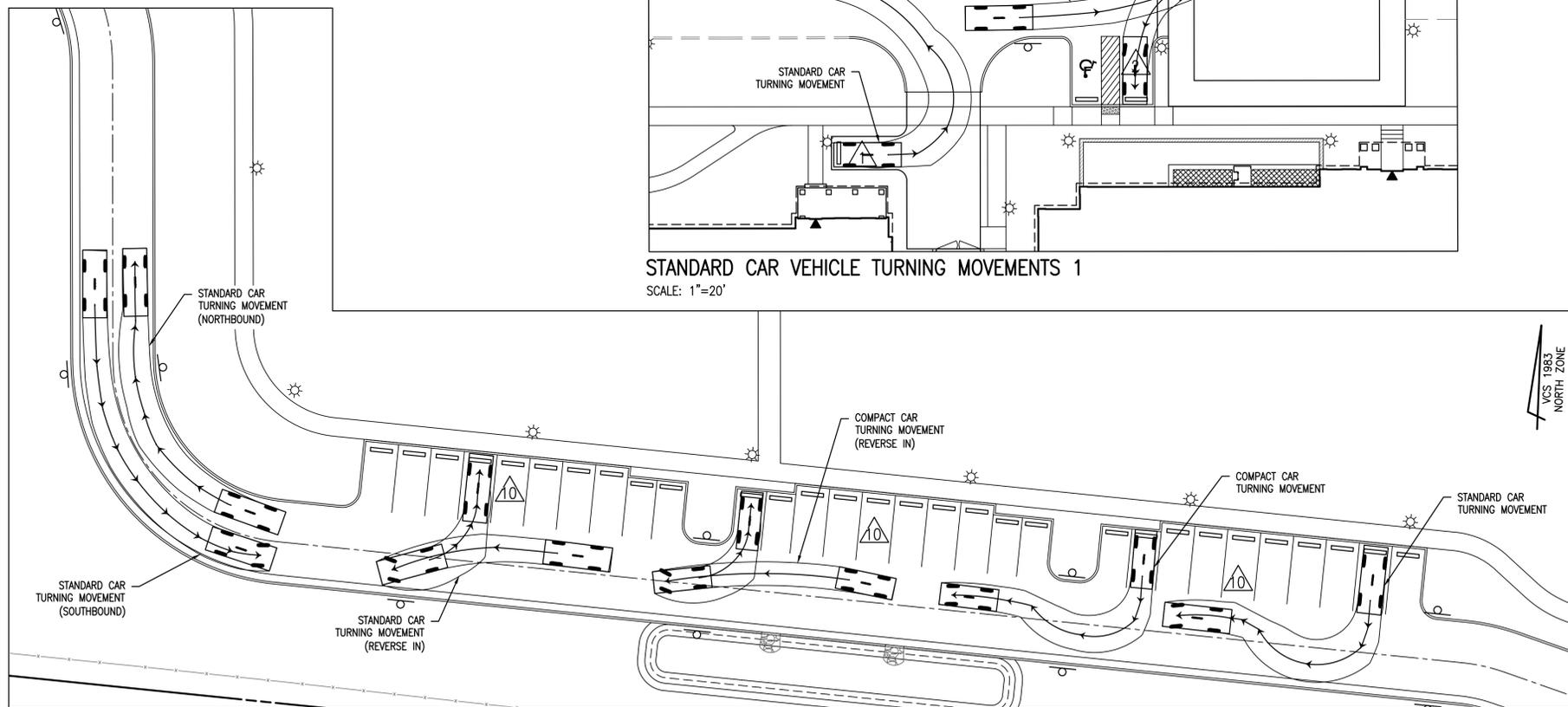
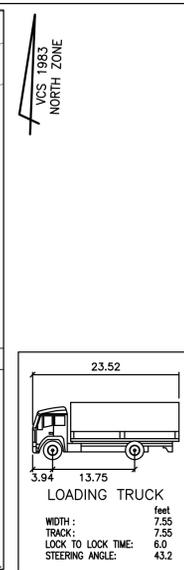
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SCALE: 1"=20'



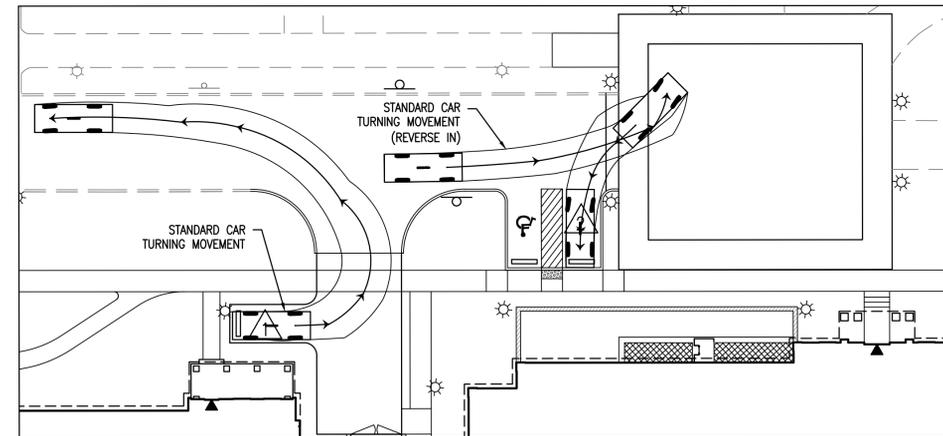
LOADING TRUCK VEHICLE TURNING MOVEMENTS 2
SCALE: 1"=20'



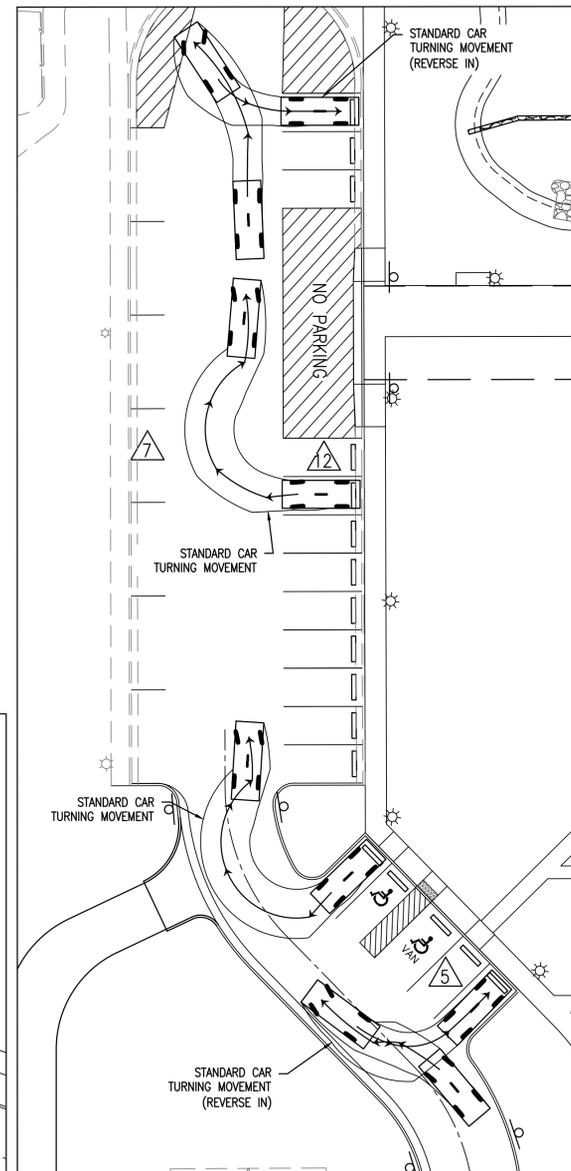
LOADING TRUCK VEHICLE TURNING MOVEMENTS 3
SCALE: 1"=20'



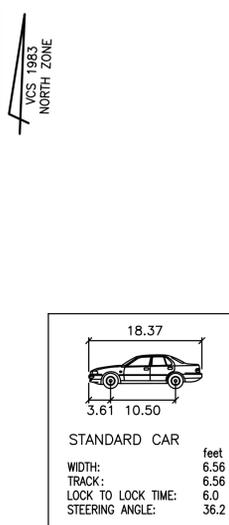
STANDARD CAR AND COMPACT CAR VEHICLE TURNING MOVEMENTS
SCALE: 1"=20'



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



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



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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. _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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

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

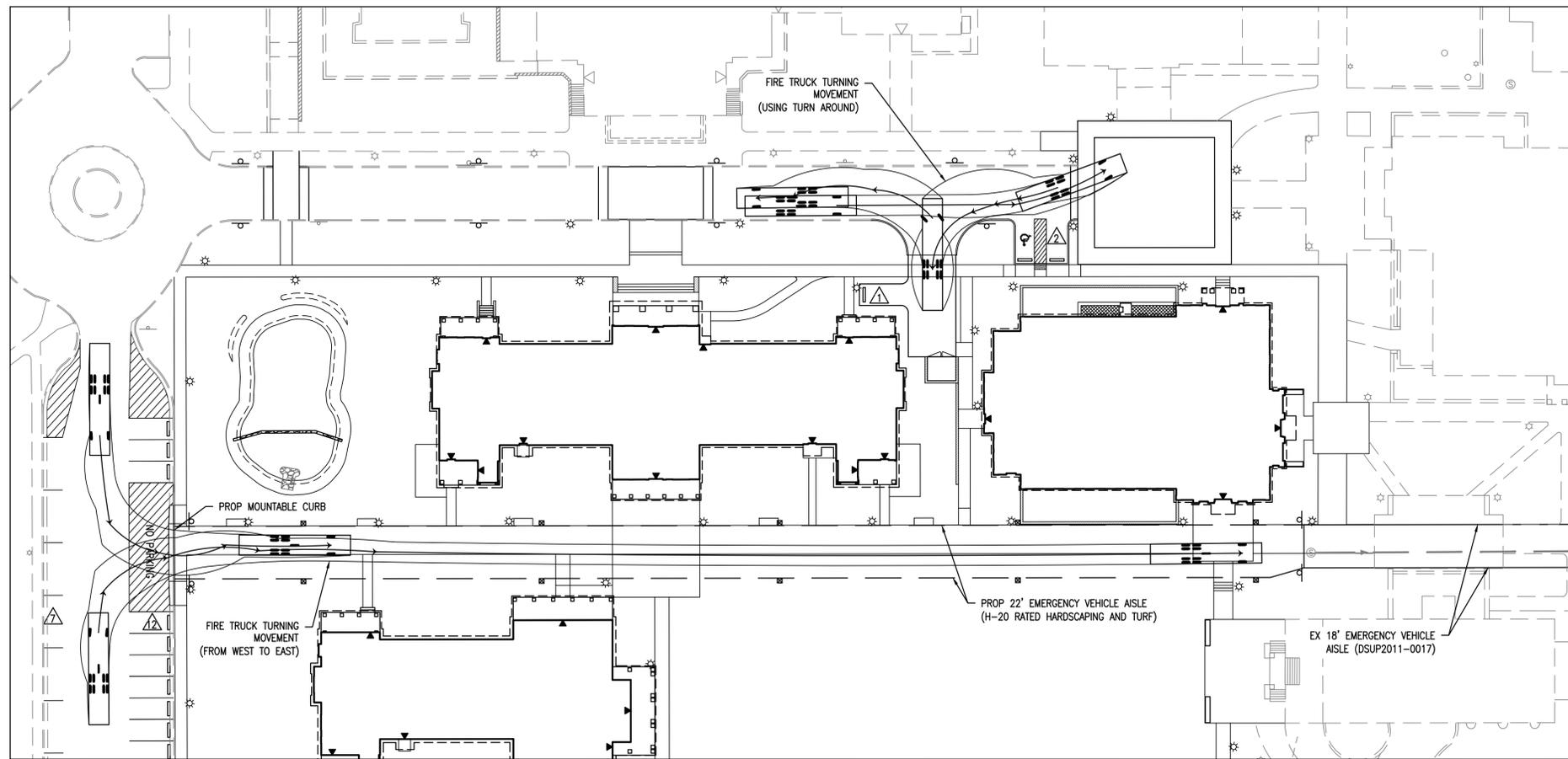
DATE	REVISION

DESIGN: AH
CHECKED: ACS
SCALE: 1"=20'
DATE: JUNE 2020

TURNING MOVEMENTS
(1 OF 3)

SHEET 14 OF 20
FILE: 19-100

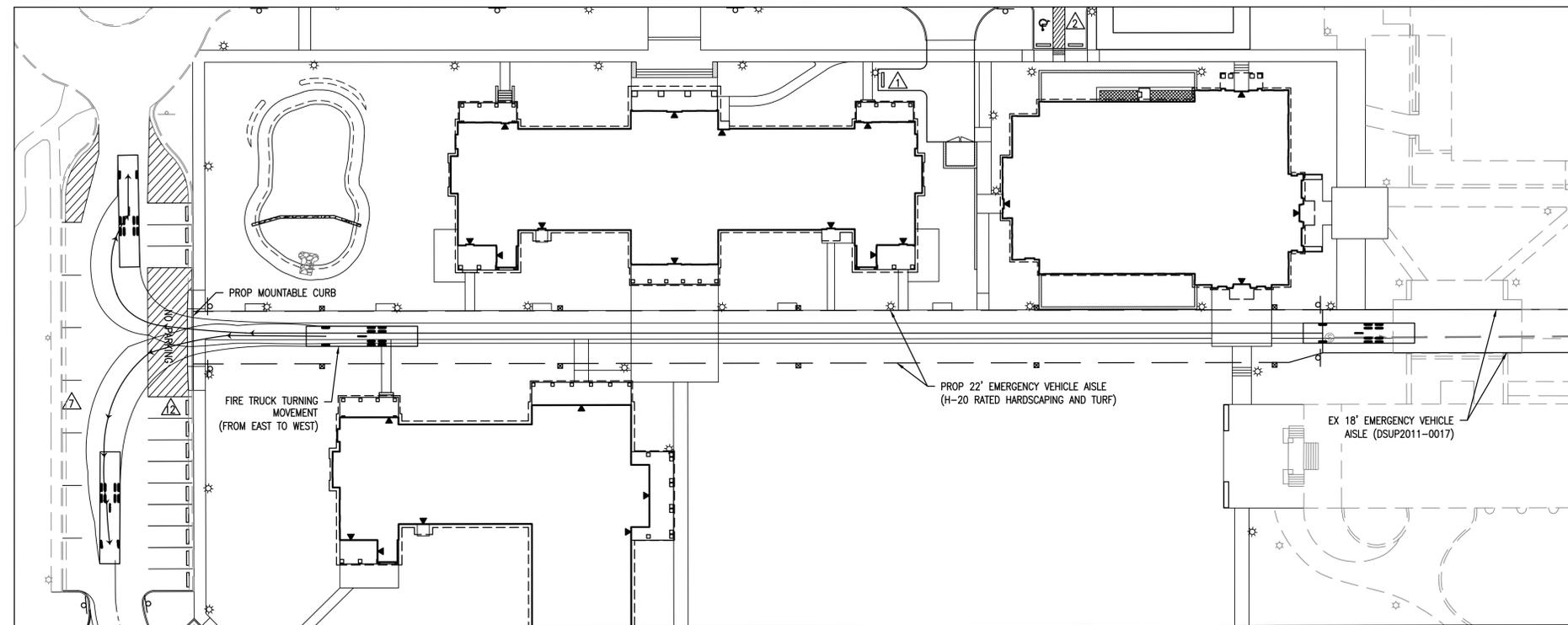
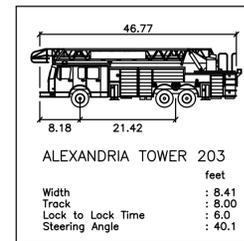
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FIRE TRUCK VEHICLE TURNING MOVEMENTS 1

SCALE: 1"=30'

VCS 1983
NORTH ZONE



FIRE TRUCK VEHICLE TURNING MOVEMENTS 2

SCALE: 1"=30'

VCS 1983
NORTH ZONE

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____



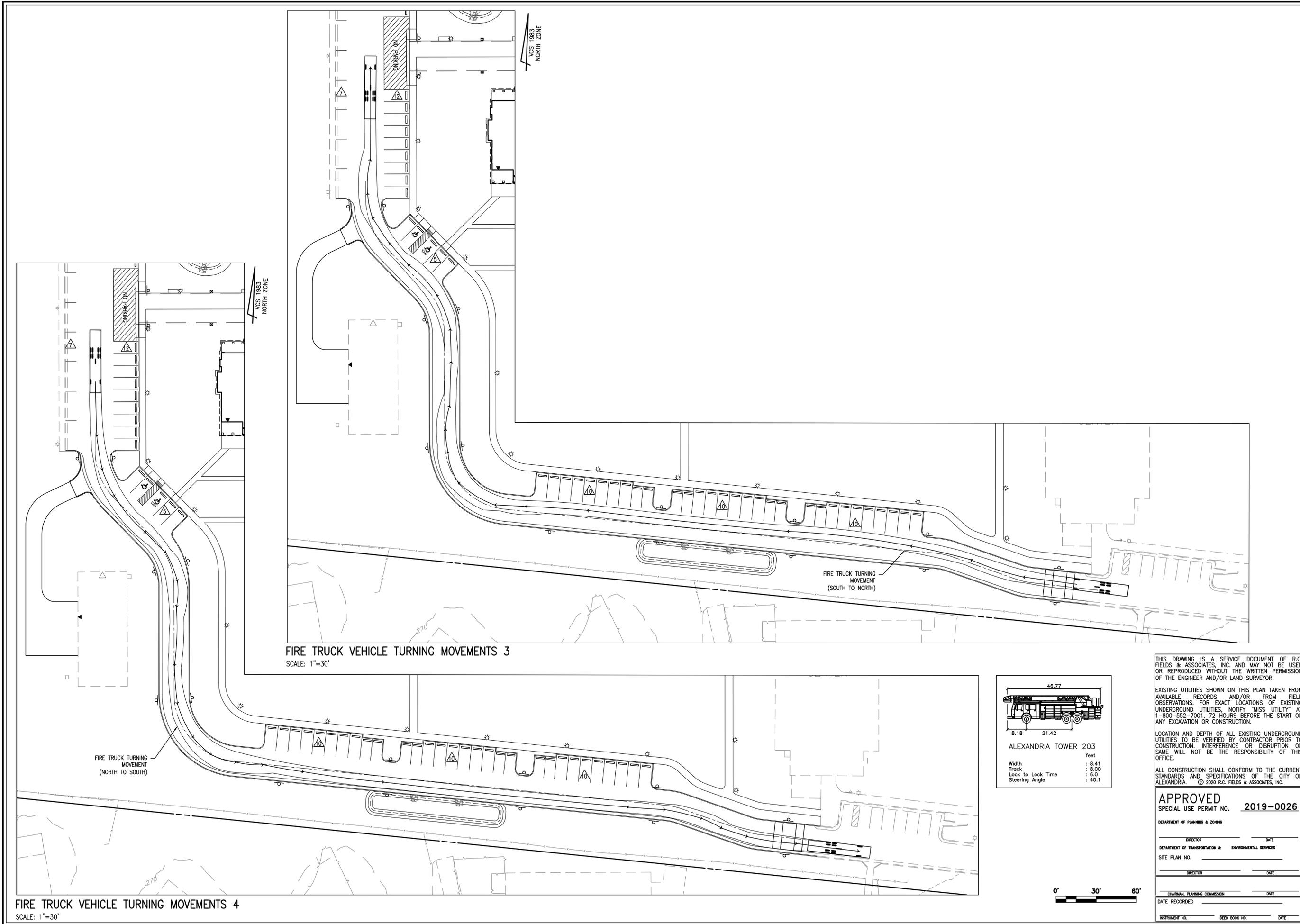
DEVELOPMENT PRELIMINARY SITE PLAN
**EPISCOPAL HIGH SCHOOL
DORMITORIES AND HEALTH AND WELLNESS CENTER**
#1200 N QUAKER LANE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

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

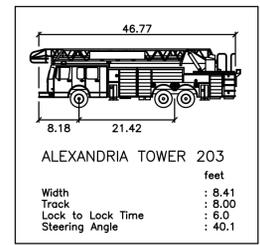
TURNING MOVEMENTS
(2 OF 3)

SHEET **15** OF **20**
FILE: **19-100**



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

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



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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

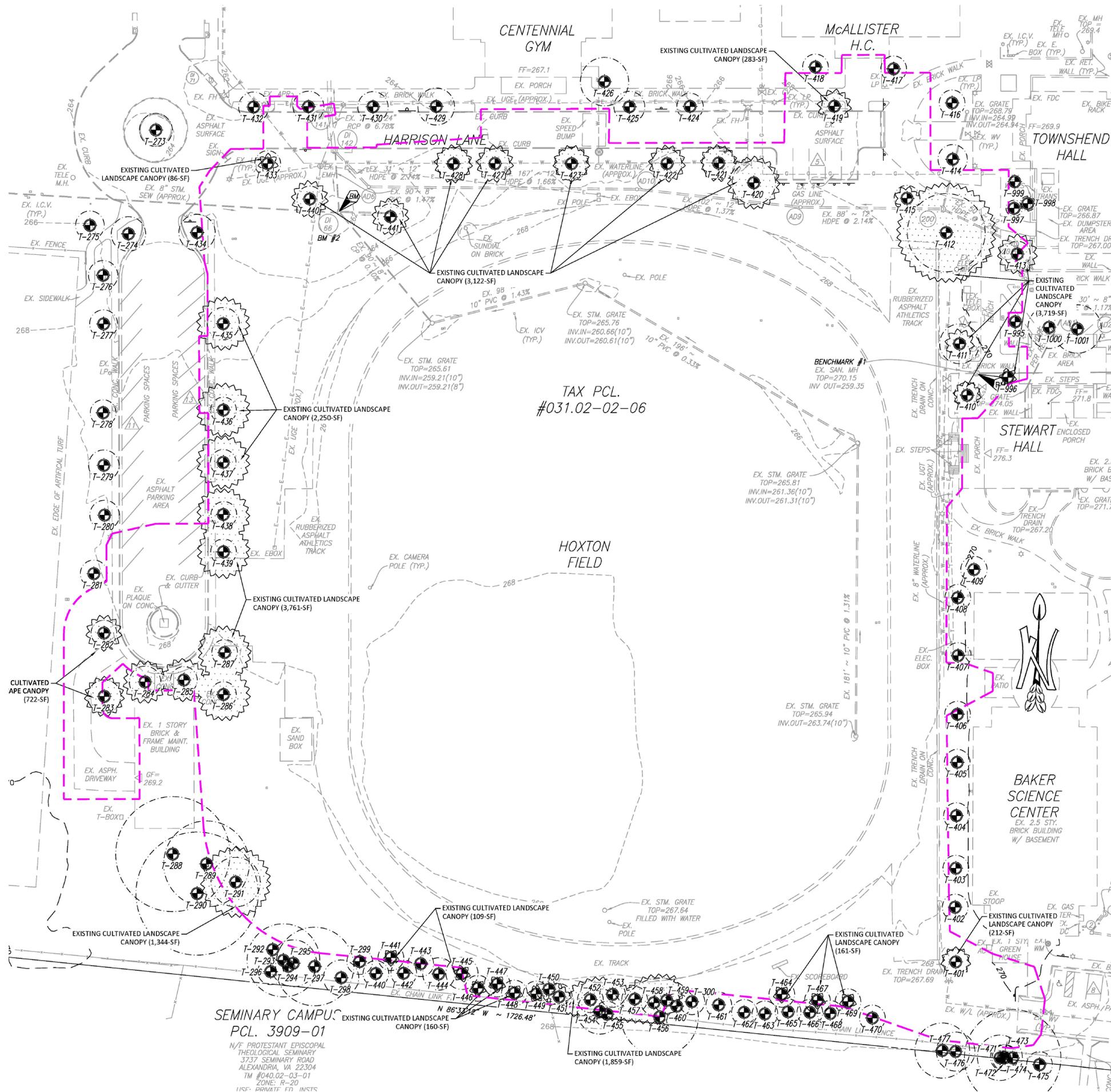
DATE	REVISION

DESIGN: AH
CHECKED: ACS
SCALE: AS SHOWN
DATE: JUNE 2020

TURNING MOVEMENTS
(3 OF 3)

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Wed Jul 01 2020 - 5:55:02pm

EXISTING TREE AND VEGETATION SURVEY



LEGEND

- TREELINE
- EXISTING CULTIVATED LANDSCAPE (17,788-SF)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION
- 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%)

TAX PCL.
#031.02-02-06

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 _____

DATE RECORDED _____

INSTRUMENT NO. _____ REED BOOK NO. _____ DATE _____

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

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

SHEET 17 OF 20

SCALE: 1" = 30'

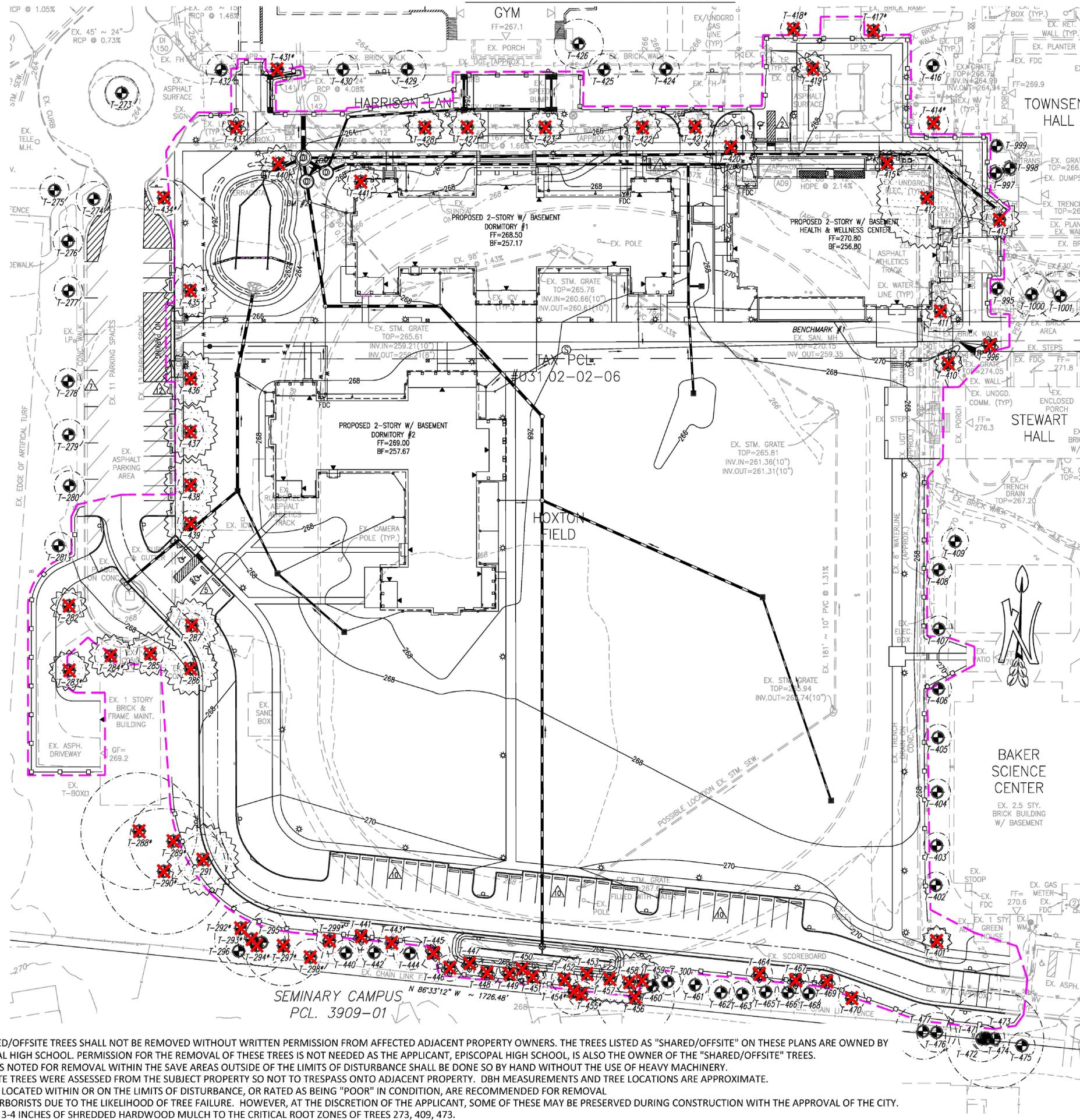
PROJECT DATE: 2/14/20

DRAFT: TNW CHECK: AMS

FILE NUMBER: 1728

ISA
Vishal M. Sreen
Certified Arborist
Certification # MA-4727A

PROPOSED TREE AND VEGETATION PROTECTION SURVEY



LEGEND

- TREELINE
- EXISTING CULTIVATED LANDSCAPE (17,788-SF)
- TREE PRESERVATION AREA (CULTIVATED LANDSCAPE) (0-5F)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION
- 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.
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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)

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.

FOR INFORMATION ONLY



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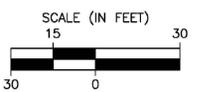
APPROVED
 SPECIAL USE PERMIT NO. 2019-0026
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

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CHAIRMAN, PLANNING COMMISSION _____ DATE _____
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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

SHEET **18** OF **20**

SCALE: 1" = 30'

PROJECT DATE: 2/14/20

DRAFT: TNW CHECK: AMS

FILE NUMBER: 1728

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	Some dieback.
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		Multi-trunk.
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	Outside LOD	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>	13.3	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.

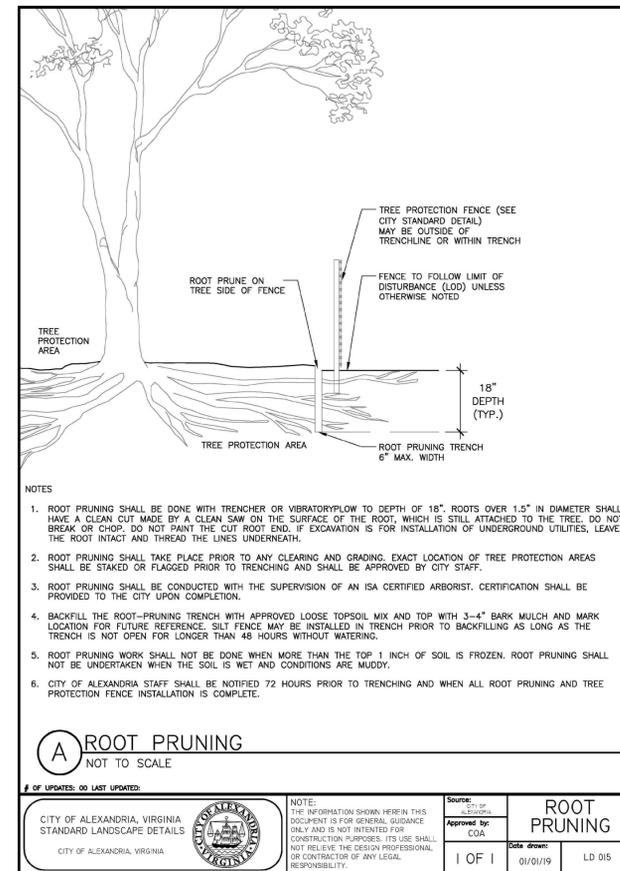
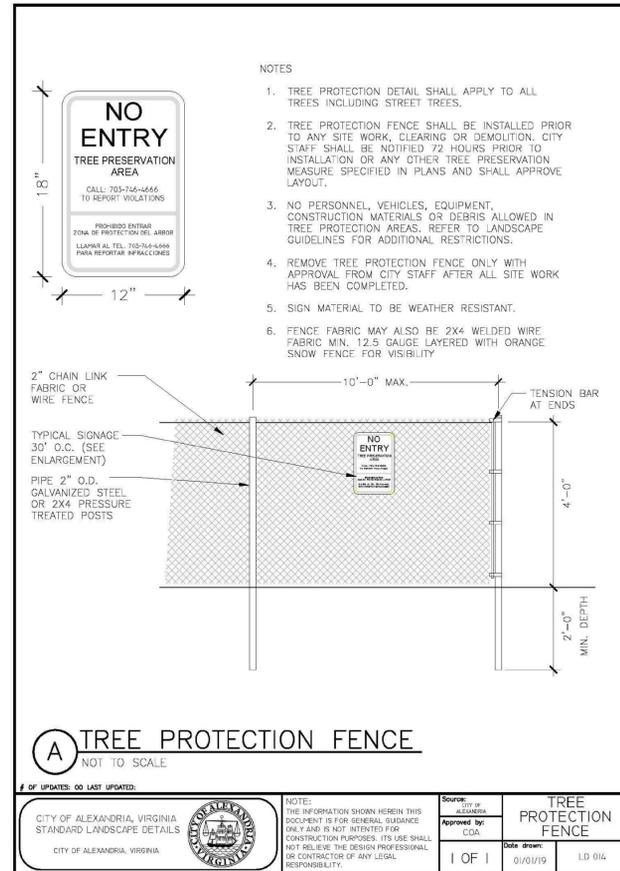
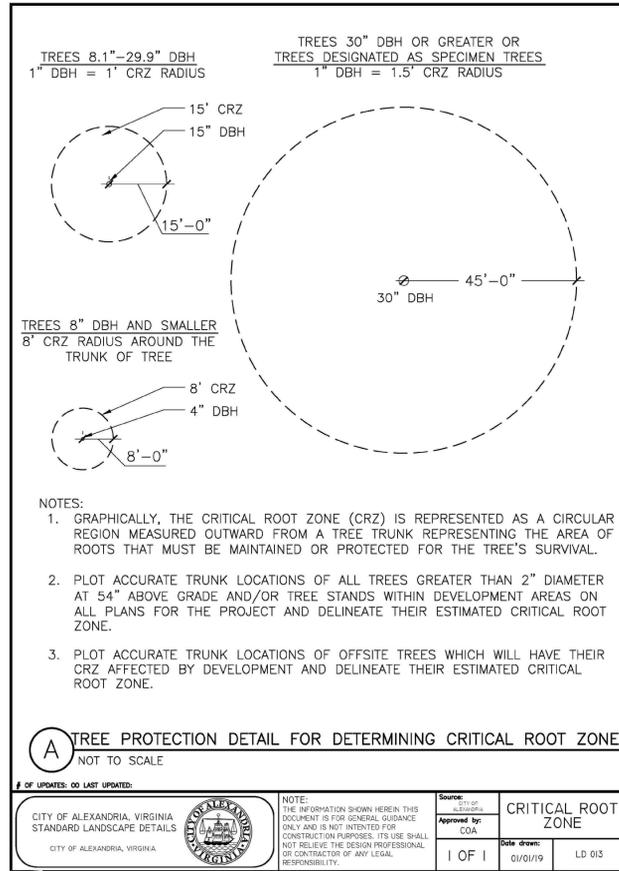
NOTES:

- 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.
- 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.
- OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS AND TREE LOCATIONS ARE APPROXIMATE.
- 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.
- APPLY 3-4 INCHES OF SHREDDED HARDWOOD MULCH TO THE CRITICAL ROOT ZONES OF TREES 273, 409, 473.
- THE TREE TABLE IS ORGANIZED BY TREE NUMBER GOING COUNTERCLOCKWISE STARTING AT TREE 273 IN THE NORTHWESTERN CORNER OF THE SITE.

FOR INFORMATION ONLY



DESIGN BY OTHERS



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 REPEATED 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.

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. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____



Vinash M. Sareen
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Certification # MA-4727A

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PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM



EPISCOPAL HIGH SCHOOL
DORMITORIES & HEALTH
& WELLNESS CENTER

TREE AND VEGETATION
SURVEY & PROTECTION PLAN

REVISIONS:

DATE	REV BY	COMMENTS
6/23/20	TNW	

SHEET **20** OF **20**

SCALE: *N7S*

PROJECT DATE:
2/14/20

DRAFT: *TNW* CHECK: *AMS*

FILE NUMBER:
1728

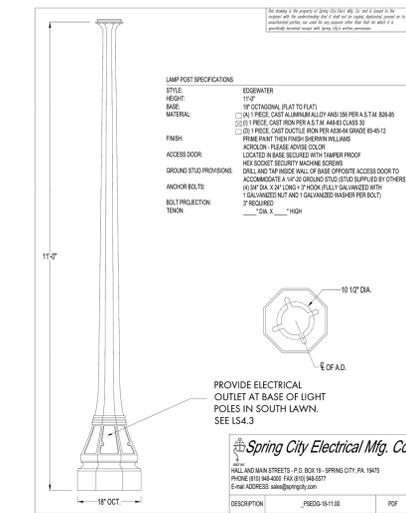
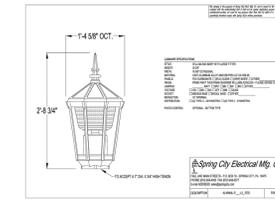


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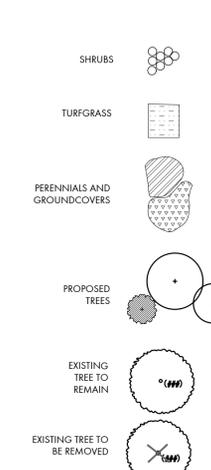
LIGHTING KEY

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.

**Episcopal High School
Dormitories and
Health and
Wellness Center**



REVISIONS			
No.	Issue/Addendum/Revision	Date	
1	Preliminary Completeness	5/11/2020	
2	Preliminary Completeness	6/26/2020	

**DRAWING TITLE
LANDSCAPE PLAN**

DATE: 1/4/2020

SCALE

**DRAWING NUMBER
L100**

MVA PROJECT NO.

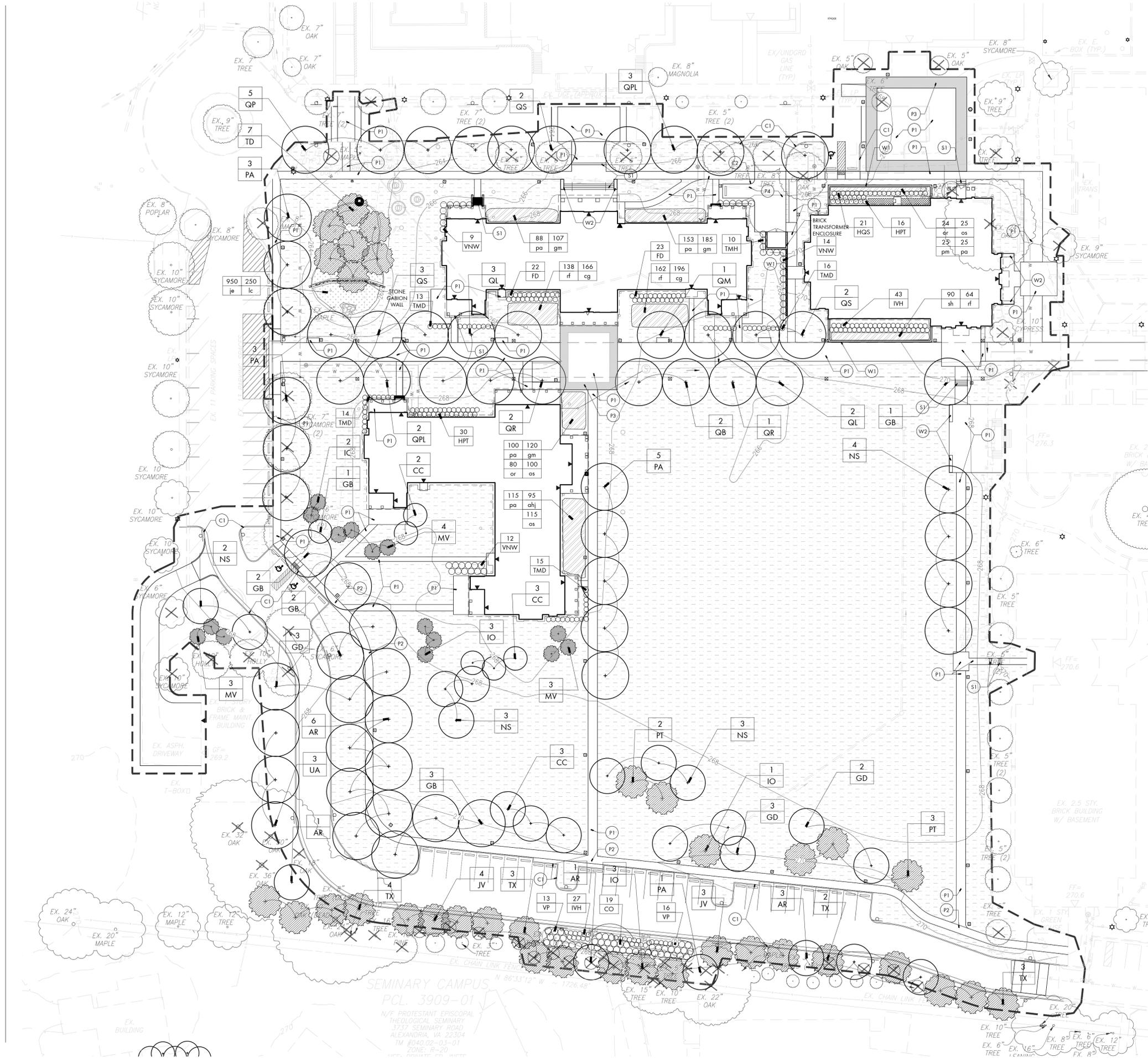
APPROVED
SPECIAL USE PERMIT NO. 2019-0026
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____





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**Episcopal High School
 Dormitories and
 Health and
 Wellness Center**



REVISIONS			
No.	Issue/Addendum/Revision	Date	
1	Preliminary Completeness	5/11/2020	
2	Preliminary Completeness	6/26/2020	

DRAWING TITLE

**ILLUSTRATIVE
 CONCEPT PLAN**

DATE
 2/14/2020

SCALE

DRAWING NUMBER

L200

MVA PROJECT NO.

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 _____



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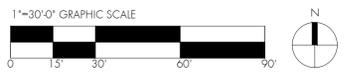
**Episcopal
High School
Dormitories and
Health and
Wellness Center**



REVISIONS			
No.	Issue/Addendum/Revision	Date	
1	Preliminary Completeness	5/11/2020	
2	Preliminary Completeness	6/26/2020	

DRAWING TITLE

WATER MANAGEMENT PLAN



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 _____

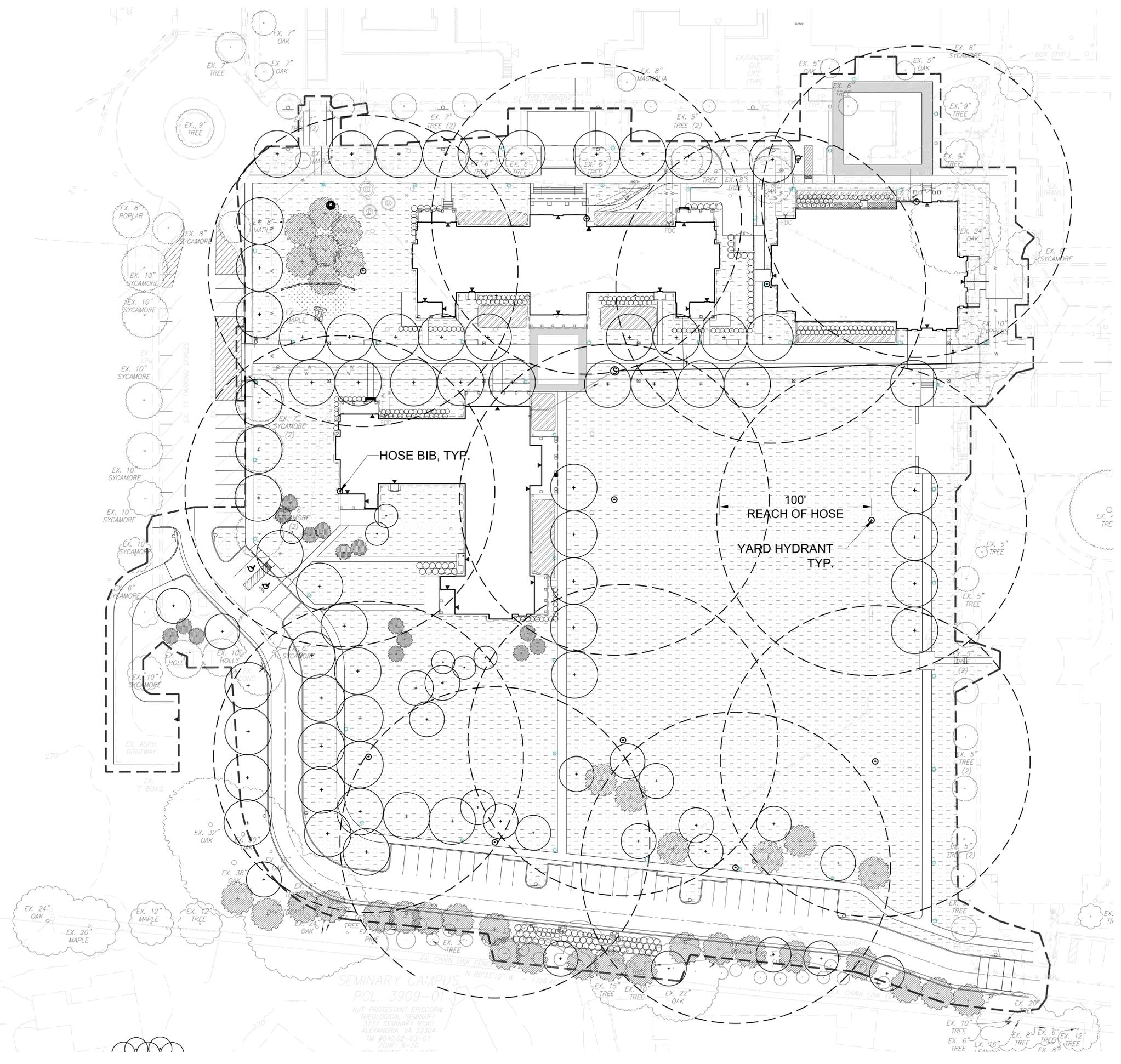
DATE
2/14/2020

SCALE

DRAWING NUMBER

L201

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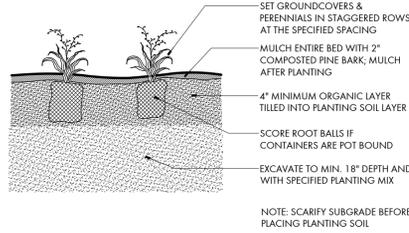


SEMINARY CAMPUS
PCL. 3909-01
N/E PROTESTANT EPISCOPAL
THEOLOGICAL SEMINARY
3737 SEMINARY ROAD
ALEXANDRIA, VA 22304
TM #040.02-03-01
ZONE: R-20
LIFE: PERMIT TO WATER

CROWN COVERAGE CALCULATION

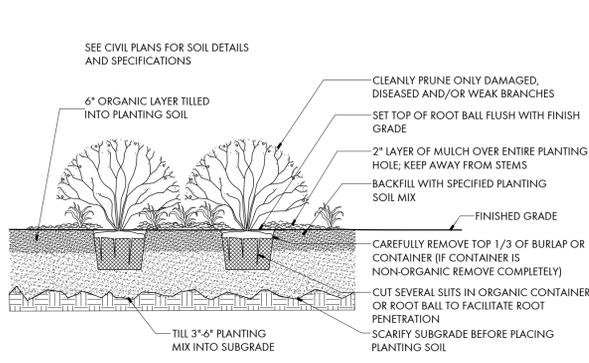
TOTAL CANOPY COVER WITHIN LOD (TO BE REMOVED):	17,788	SQ FT
TOTAL SITE AREA (LOD)	267,633	SQ FT
PERCENT OF SITE COVERED	6.6%	
MIN. CANOPY AREA TO BE PLANTED	66,908	SQ FT
PROPOSED CROWN COVER:		
LARGE SHADE TREE (@1250 each)	50	62,500 SQ FT
MEDIUM SHADE TREE (@750 each)	44	33,000 SQ FT
MEDIUM ORNAMENTAL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



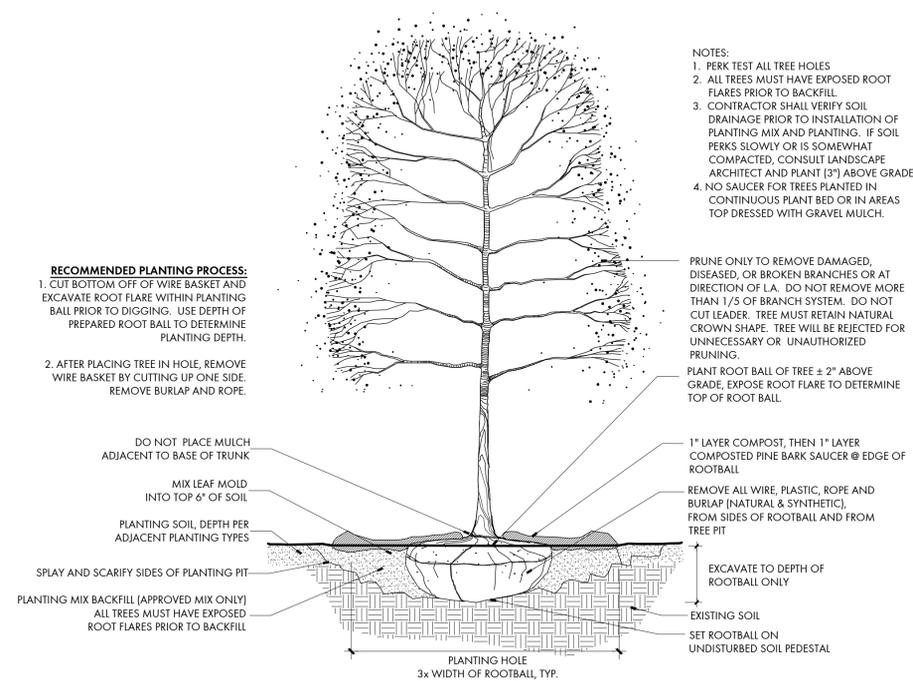
1 GROUNDCOVER PLANTING DETAIL

SCALE: 1" = 1'-0"



2 SHRUB PLANTING DETAIL

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



3 TYP. TREE PLANTING

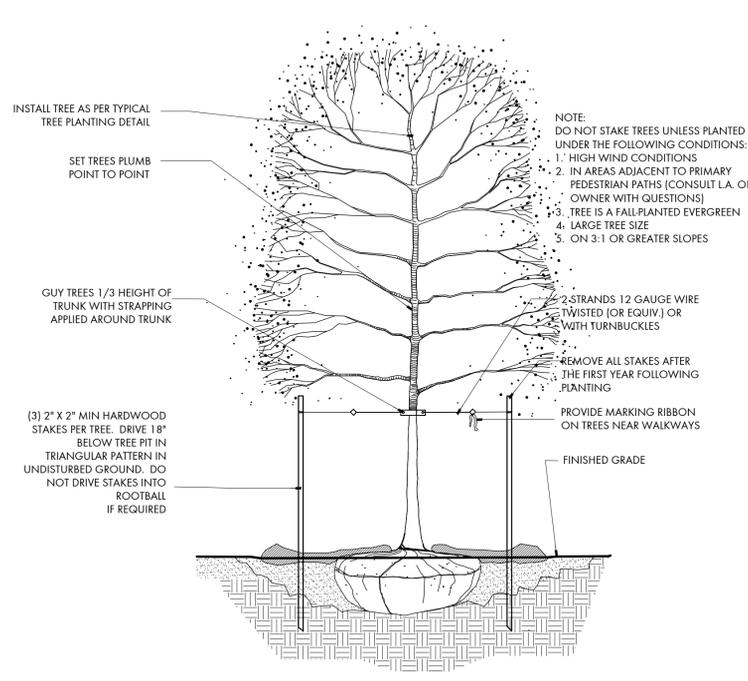
SCALE: 3/8" = 1'-0"

PLANT SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS / SPACING
STANDARD TREES					
AR	11	Acer rubrum	Red Maple	12 to 14' 2 to 2.5" 40' to 60'	8x8
GD	8	Gymnocladia dioica	Kentucky Coffee Tree	12 to 14' 2 to 2.5" 60' to 80'	8x8
GB	8	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo (male only)	12 to 14' 2 to 2.5" 50' to 80'	8x8
NS	12	Nyssa sylvatica	Black Gum	12 to 14' 2 to 2.5" 30' to 50'	8x8
QB	2	Quercus bicolor	Swamp White Oak	12 to 14' 2 to 2.5" 50' to 60'	8x8
OL	5	Quercus lyrata	Overcup Oak	12 to 14' 2 to 2.5" 40' to 60'	8x8
QP	5	Quercus phellos	Willow Oak	12 to 14' 2 to 2.5" 40' to 75'	8x8
QM	1	Quercus macrocarpa	Bur Oak	12 to 14' 2 to 2.5" 60' to 80'	8x8
QR	3	Quercus rubra	Northern Red Oak	12 to 14' 2 to 2.5" 50' to 75'	8x8
QPL	5	Quercus palustris	Pin Oak	12 to 14' 2 to 2.5" 50' to 70'	8x8
QS	7	Quercus shumardii	Shumard Oak	12 to 14' 2 to 2.5" 40' to 60'	8x8
PA	12	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane	12 to 14' 2 to 2.5" 75' to 100'	8x8
UA	3	Ulmus americana 'New Harmony'	New Harmony American Elm	12 to 14' 2 to 2.5" 60' to 80'	8x8
TOTAL STANDARD TREES: 82					
EVERGREEN TREES					
IO	9	Ilex opaca	American Holly	8 to 10' 15 to 30'	8x8
MV	10	Magnolia virginiana 'Henry Hicks'	Henry Hicks Sweet Bay Magnolia	10 to 12' 10 to 35'	8x8
JV	7	Juniperus virginiana	Eastern Redcedar	8 to 10' 30 to 65'	8x8
PT	5	Pinus taeda	Loblolly Pine	8 to 10' 40 to 90'	8x8
TK	12	Thuja x 'Green Giant'	Arborvitae	8 to 10' 40 to 80'	8x8
TD	7	Taxodium distichum	Bald Cypress	12 to 14'	8x8
TOTAL EVERGREEN TREES: 50					
UNDERSTORY TREES					
CC	8	Cercis canadensis 'Alba'	White Red Bud	8' to 10'	8x8
TOTAL UNDERSTORY TREES: 8					
SHRUBS					
CO	19	Cephalanthus occidentalis	Buttonbush	36" 36-48"	
IVH	70	Itea virginica 'Henry's Garnet'	Henry's Garnet Virginia Sweetpire	30" 30-36"	
FD	45	Fothergilla gardenia sp.	Dwarf Fothergilla	30"	
HPT	46	Hydrangea paniculata 'Tardiva'	Panicle Hydrangea	24-30"	
HQS	21	Hydrangea quercifolia 'Sike's Dwarf'	Sike's Dwarf Oak-leaved Hydrangea	24-30"	
TMD	58	Taxus x media 'Densiformis'	Dense Yew	24-30"	
TMH	12	Taxus x media 'Hicksii'	Hick's Yew	48"	
VNW	32	Viburnum nudum 'Winterthur'	Winterthur Viburnum	36"	
VP	29	Viburnum prunifolium	Blackhaw Viburnum	36" 30-36"	
TOTAL SHRUBS: 332					
PERENNIALS, FERNS, ORNAMENTAL GRASSES					
ahj	95	Anemone x hybrid 'Honorine Jobert'	White Japanese Anemone	18" o.c. 1 gal.	
eg	362	Chrysogonum virginianum 'Superstar'	Green and Gold	15" o.c. 1 qt.	
os	240	Ornithoglossum spectabilis	Royal Fern	15" o.c. 1 gal.	
or	104	Onoclea sensibilis	Sensitive Fern	18" o.c. 2 qt.	
pm	25	Polystichum munium	Western Shield Fern	15" o.c. 1 gal.	
pa	481	Polystichum acrostichoides	Christmas Fern	15" o.c. 1 gal.	
rf	364	Ruellbeckia fulgida var. fulgida	Black-Eyed Susan	18" o.c. 2 qt.	
lc	250	Lubella cardinalis sp.	Cardinalflower	36" o.c. 1 gal.	
je	950	Juncus effusus sp.	Soft Rush	18" o.c. 2 qt.	
sh	500	Sporobolus heterotarpis sp.	Prairie Dropseed	18" o.c. 1 gal.	
gm	412	Geranium maculatum	Wild Geranium	18" o.c. 1 gal.	
TOTAL PERENNIALS, FERNS, GRASSES: 3373					

4 TREE STAKING DETAIL

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



BIODIVERSITY TABULATIONS

BIODIVERSITY TABULATIONS									
TREES (URBAN AND STANDARD)									
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%		
				taeda	5	3.6%	10%		
Pinus	5	3.6%	33%	acerifolia	12	8.6%	10%		
Platanus	12	8.6%	33%	distichum	7	5.0%	10%		
Taxodium	7	5.0%	33%	x. 'Green Giant'	12	8.6%	10%		
Thuja	12	8.6%	33%	americana	3	2.1%	10%		
Ulmus	3	2.1%	33%						
		65	62	65					
		79.3%	75.6%	79.3%					
SHRUBS									
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%		
		50	50	50					
		100.0%	100.0%	100.0%					
NATIVE PLANT TABULATIONS									
PLANT TYPE	QUANTITY	NATIVE TYPE	REQUIRED	PROVIDED					
Standard Trees	140	Regional/Local	20%	121	86%				
		Total Natives	66%	123	88%				
Deciduous Shrubs	262	Regional/Local	15%	199	76%				
		Total Natives	66%	238	91%				
Evergreen Shrubs	70	Regional/Local	8%	70	100%				
		Total Natives	30%	70	100%				
Perennials, Ferns, 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		3521						
	91.2%		91.6%						

NATIVE PLANT TABULATIONS

1) Percentages apply to the total quantity of each plant type specified on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the fixed 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 on 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.



Episcopal High School
Dormitories and
Health and
Wellness Center



REVISIONS		
No.	Issue/Addendum/Revision	Date
1	Preliminary Completeness	5/12/2020
2	Preliminary Completeness	6/26/2020

DRAWING TITLE
PLANTING DETAILS
AND SCHEDULE

DRAWING NUMBER
L500

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

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

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

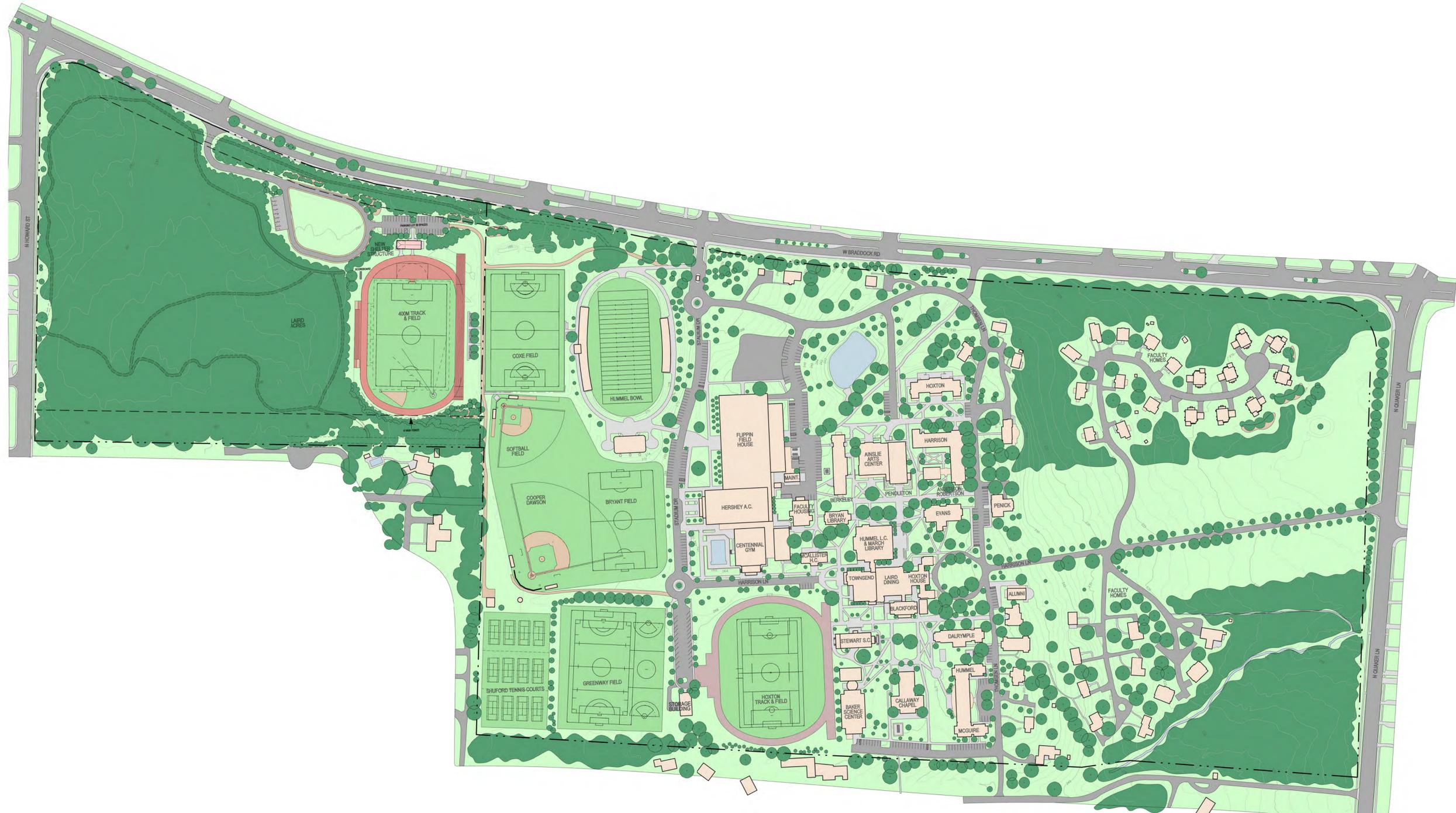
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____



APPROVED
SPECIAL USE PERMIT NO. 2019-0026

DEPARTMENT OF PLANNING & ZONING

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DATE RECORDED _____

RETIREMENT NO. _____ DEED BOOK NO. _____ SITE _____

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

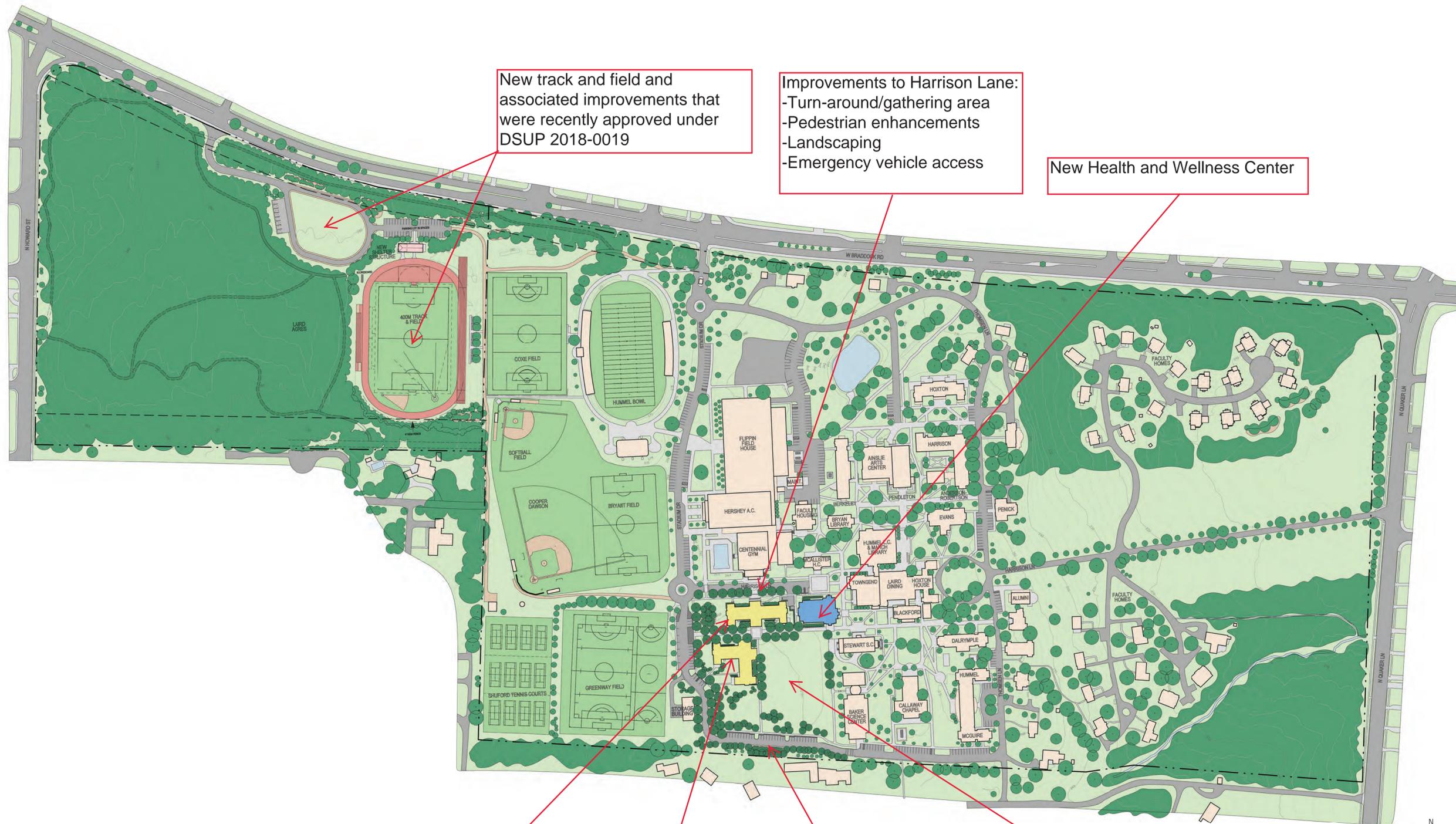
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**Episcopal High School
Dormitories and
Health and
Wellness Center**
1200 North Quaker Lane
Alexandria, VA 22302
BGA # 19004

**EXISTING
CAMPUS PLAN**

DRW BY: ELF
CHK BY: RSS
GAR 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



APPROVED
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 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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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

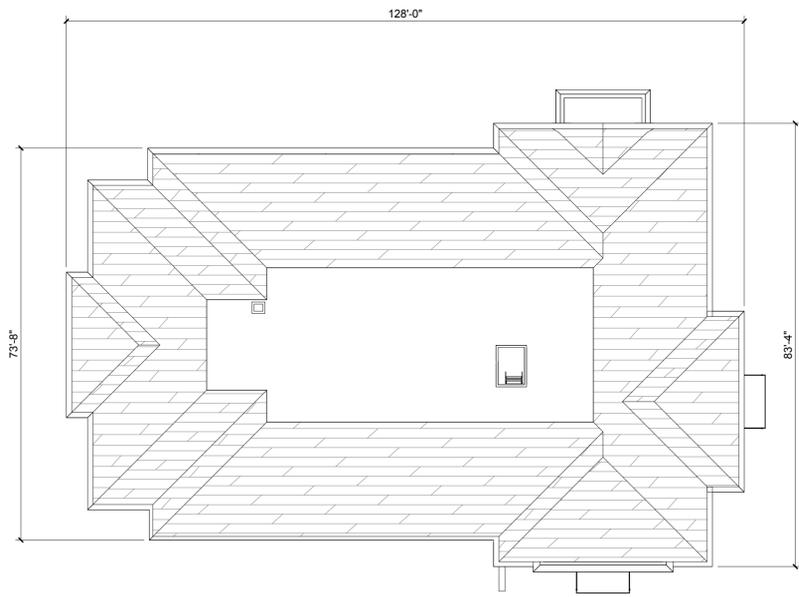
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 Dormitories and Health and Wellness Center
 1200 North Quaker Lane
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 BGA # 19004

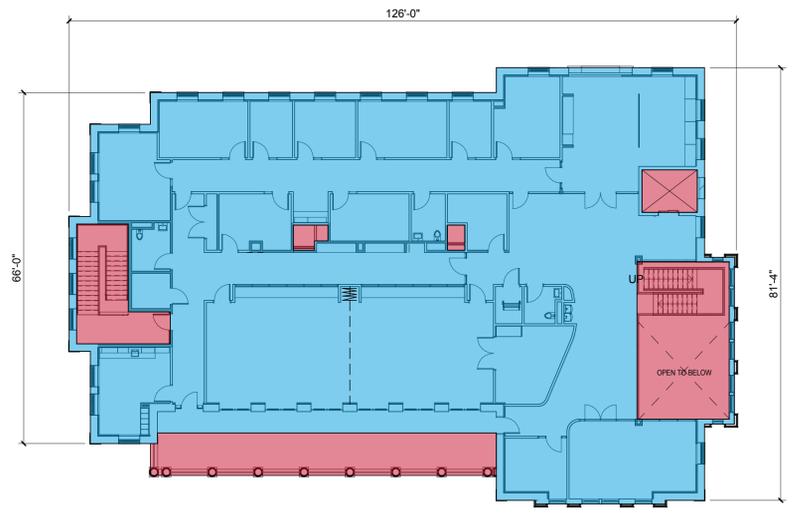
CAMPUS MASTER PLAN

DRW BY: ELF
 CHK BY: RSS
 GAR BY: RSS
 CP-2

SCALE 1" = 160'-0"



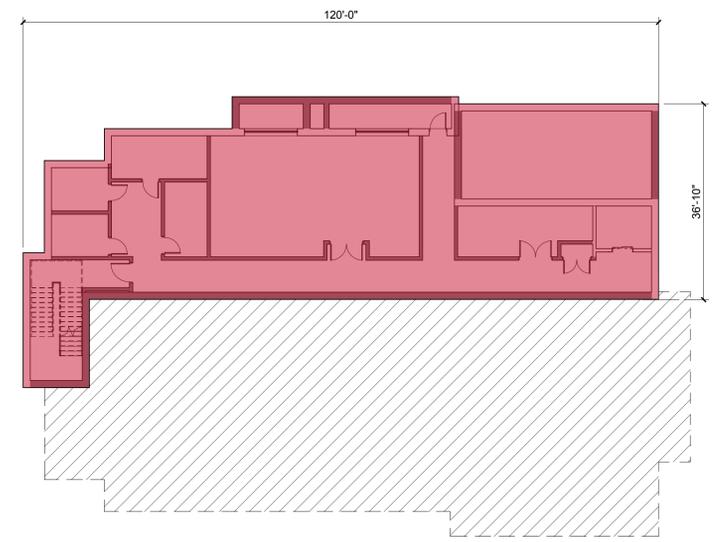
4 ROOF LEVEL PLAN
 1/16" = 1'-0" 0' 16' * FLOOR PLAN LAYOUT IS SUBJECT TO CHANGE, INTERIOR PROGRAM IS STILL UNDER DEVELOPMENT



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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DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DATE RECORDED _____

Episcopal High School

Dormitories and Health & Wellness Center

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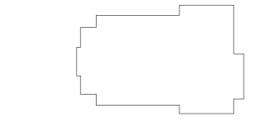
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Roland Lemke
 Lic. No. 013280
 24 June, 2020

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



KEY PLAN
 Drawing Title: _____

FLOOR PLANS
HEALTH & WELLNESS CENTER

Project No.: 006059.00 Checked by: Checker

A101

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24 June, 2020

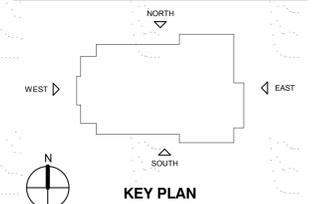


2 ELEVATION_NORTH
1/8" = 1'-0"



1 ELEVATION_EAST
1/8" = 1'-0"

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



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SPECIAL USE PERMIT NO. 2019-0026

DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DATE RECORDED

ELEVATIONS
HEALTH & WELLNESS CENTER

Project No.: 006059.00 Checked by: Checker

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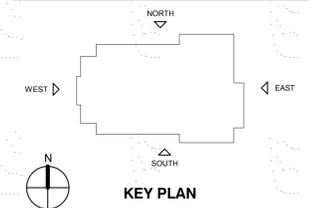


2 ELEVATION_SOUTH
1/8" = 1'-0"



1 ELEVATION_WEST
1/8" = 1'-0"

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



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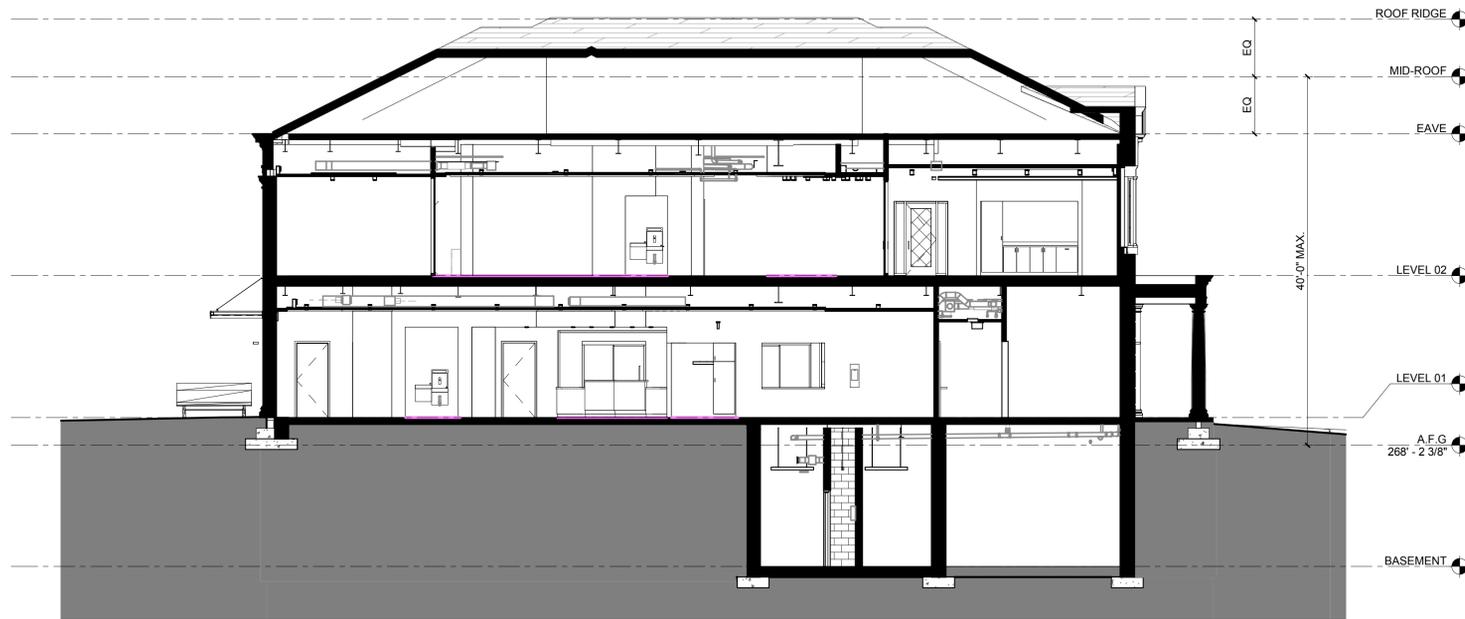
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DATE RECORDED

ELEVATIONS
HEALTH & WELLNESS CENTER

Project No.: 006059.00 Checked by: Checker

A202



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



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

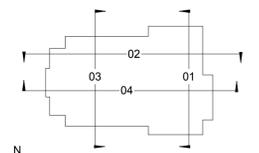
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Rev.	Description	Date
	PRELIMINARY COMPLETENESS RESUBMISSION	6/24/2020
	PRELIMINARY COMPLETENESS CONCEPT II SUBMISSION	4/22/2020
	CONCEPT II SUBMISSION	2/14/2020



KEY PLAN
Drawing Title:

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DATE RECORDED

BUILDING SECTIONS
HEALTH & WELLNESS CENTER

Project No.: 006059.00 Checked by: Checker

A301

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Episcopal High School

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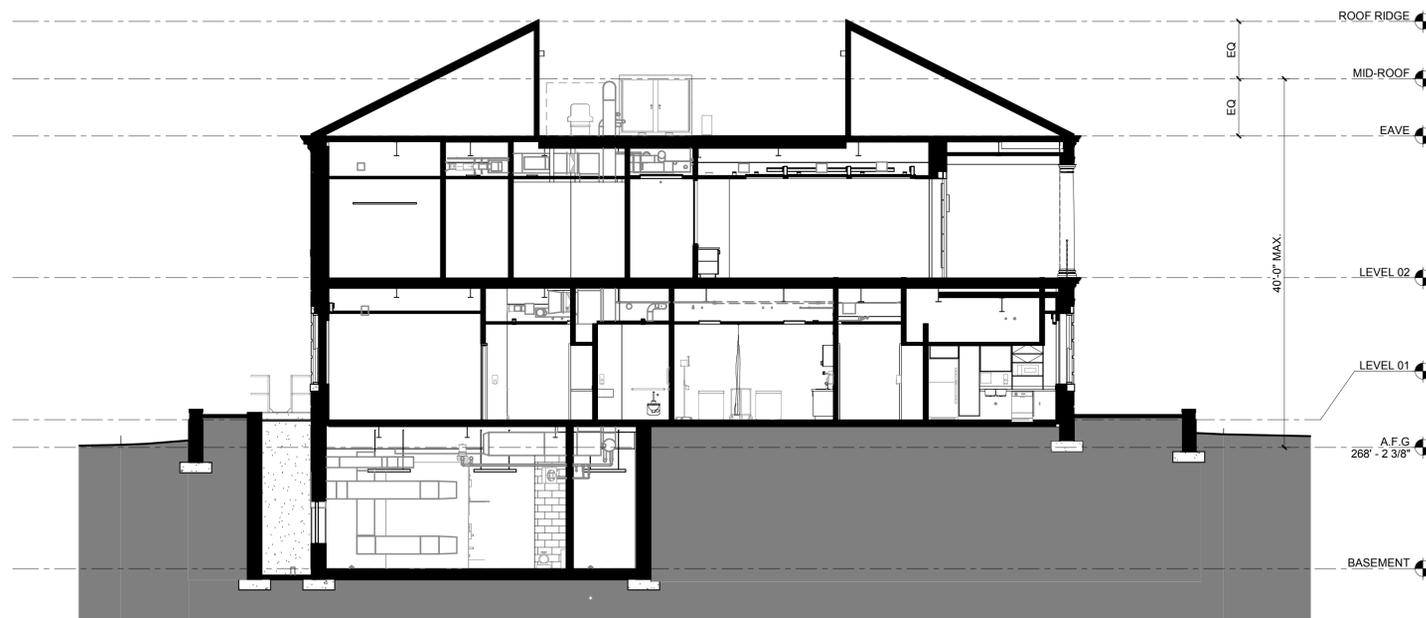
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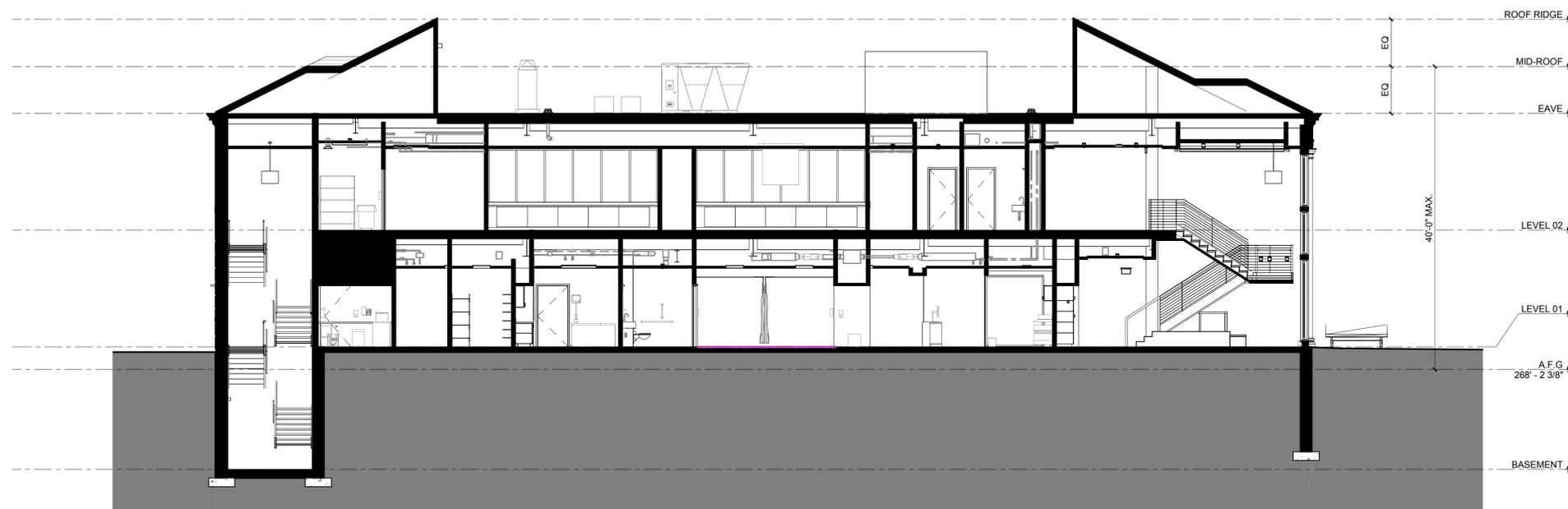
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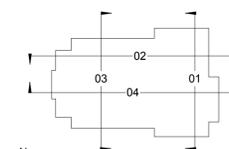


1 SECTION 03
1/8" = 1'-0"



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

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



N
KEY PLAN

Drawing Title:

BUILDING SECTIONS HEALTH & WELLNESS CENTER

Project No.: 006059.00 Checked by: Checker

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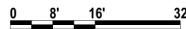
SITE PLAN NO.

DATE RECORDED

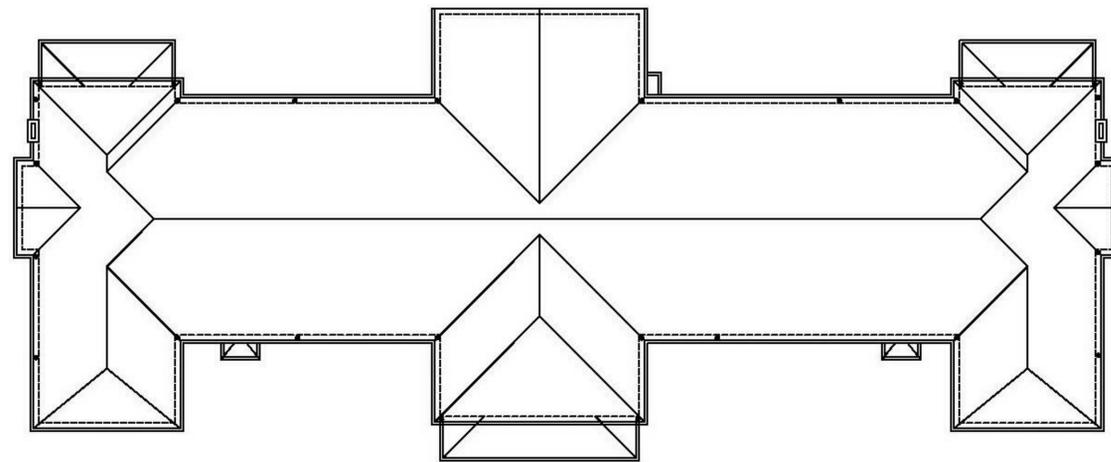
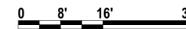
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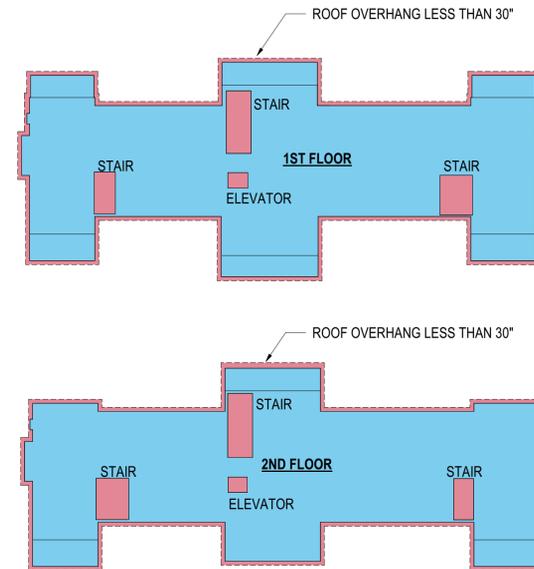
3 Dorm #1 - First Floor Plan
1/16" = 1'-0"



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



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



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

LEGEND

- INCLUDED IN FLOOR AREA CALCULATION
- EXCLUDED AREAS

Area Schedule (Floor Area)	
Level	Area
Level 01	10,800 SF
Level 02	10,000 SF
Total	20,800 SF

Area Schedule (Gross Area)	
Level	Area
Level 01	12,500 SF
Level 02	11,600 SF
Total	24,100 SF

GROSS AREA NOT PRESENTED GRAPHICALLY

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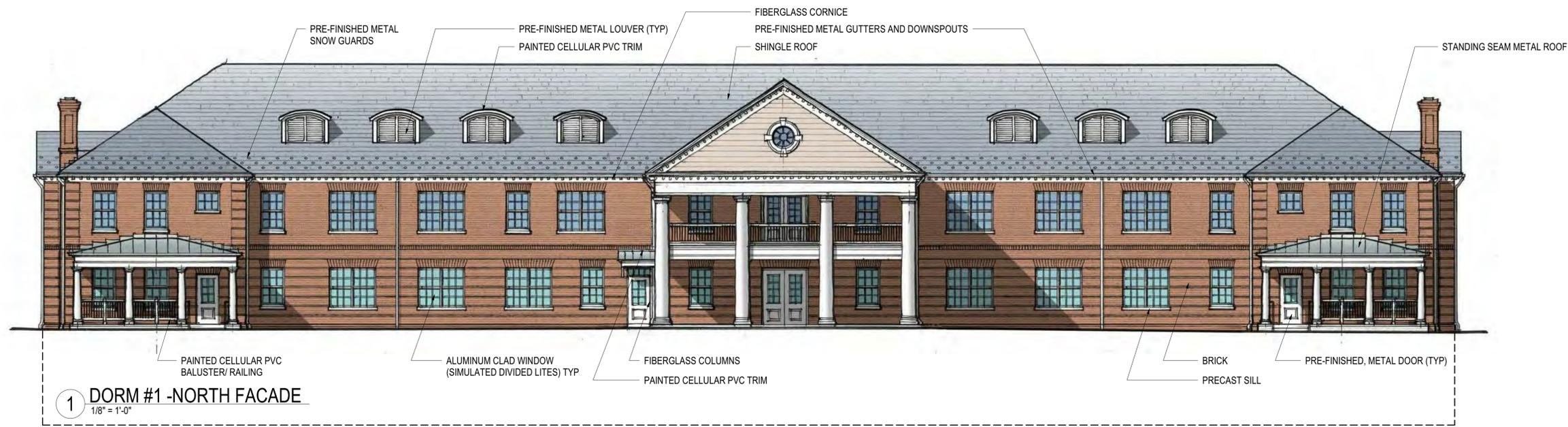
Preliminary Completeness	6/26/20
Preliminary Completeness	05/01/20
Concept II Submission	02/14/20
No. Issue-Addendum-Revision	Date

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

Floor Plans
Dorm #1

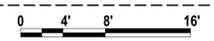
DRW. BY CMK
CHK. BY RSS
GAR. BY RSS
SCALE As indicated
A 102



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



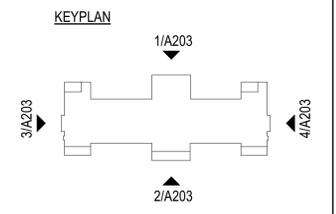
2 DORM #1 - SOUTH FACADE
1/8" = 1'-0"



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



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



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SITE PLAN NO. _____

DATE RECORDED _____

RESIDENT NO. _____ DEED BOOK NO. _____ DATE _____

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

Elevations
Dorm #1

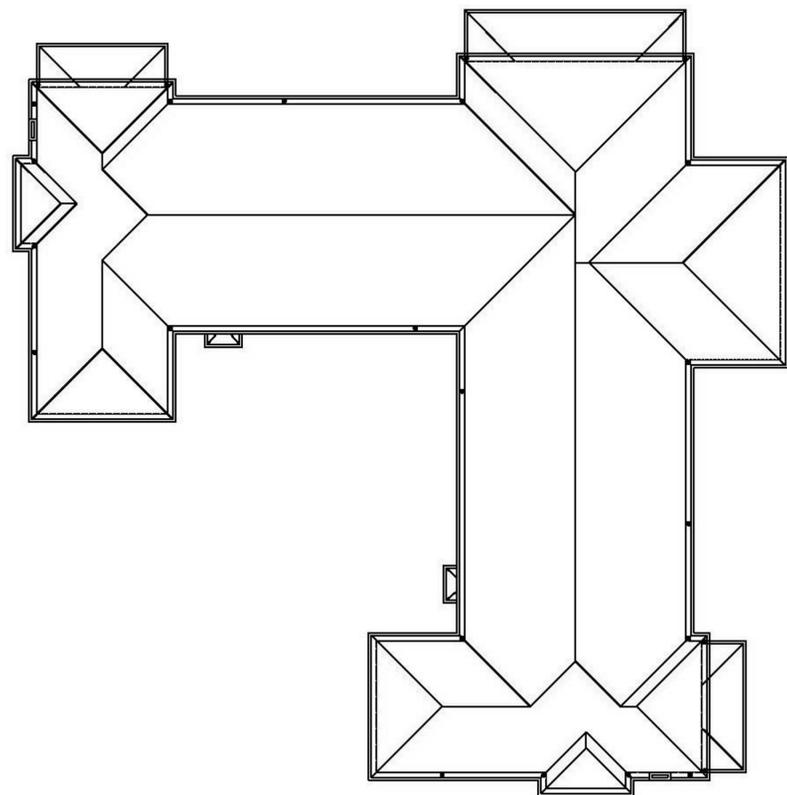
DRW. BY CMK
CHK. BY RSS
GAR. BY RSS
SCALE As indicated
A 203



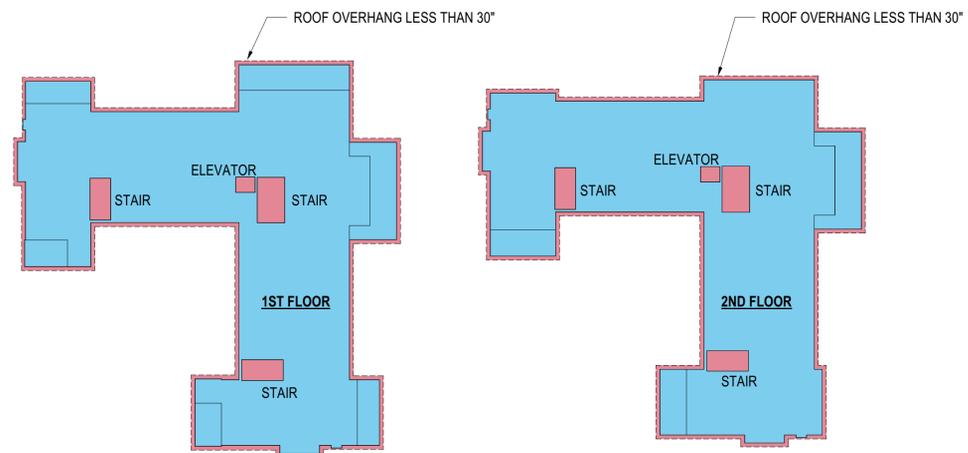
1 DORM #2- 1st FLOOR PLAN
1/16" = 1'-0"



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



2 DORM #2- ROOF 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

- INCLUDED IN FLOOR AREA CALCULATION
- 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

APPROVED
SPECIAL USE PERMIT NO. 2019-0026

DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

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RESTRICTION NO. _____ DEED BOOK NO. _____ DATE _____

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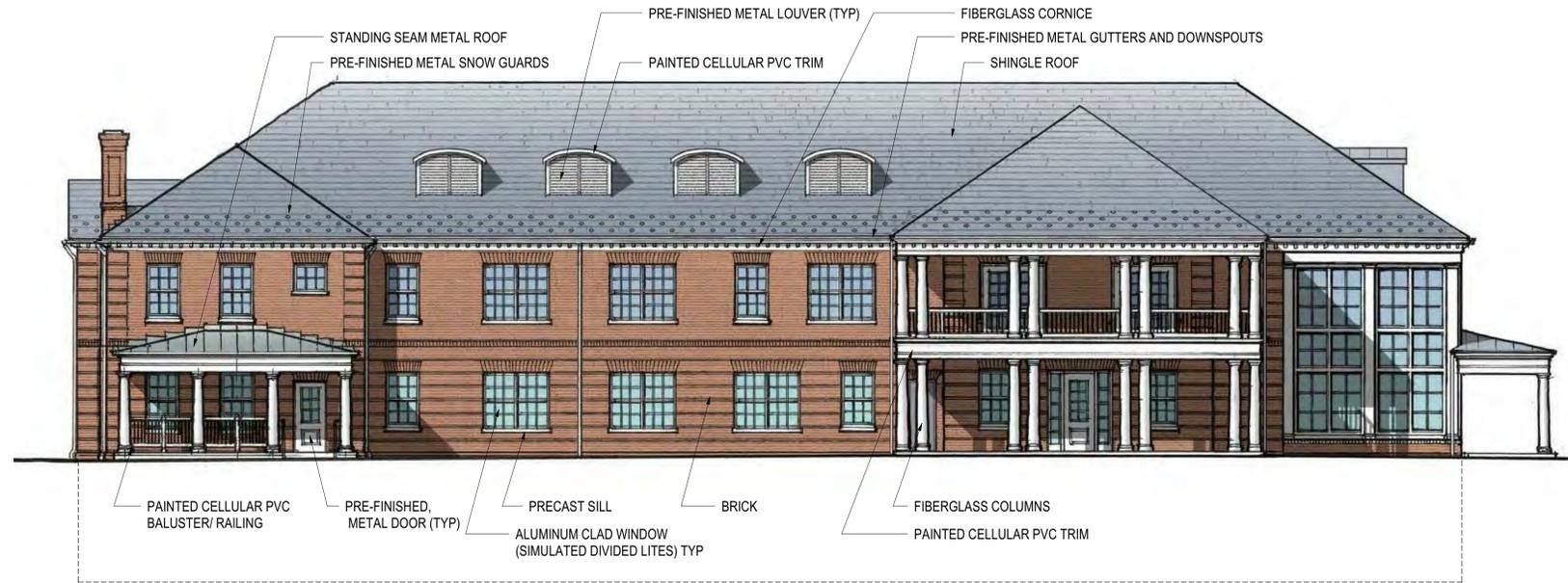
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Floor Plans
Dorm #2

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'

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Elevations
Dorm #2

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

A 205



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



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



APPROVED
SPECIAL USE PERMIT NO. 2019-0026

DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

CHAIRMAN, PLANNING COMMISSION

DATE RECORDED

REGISTERED NO. DEED BOOK NO. DATE

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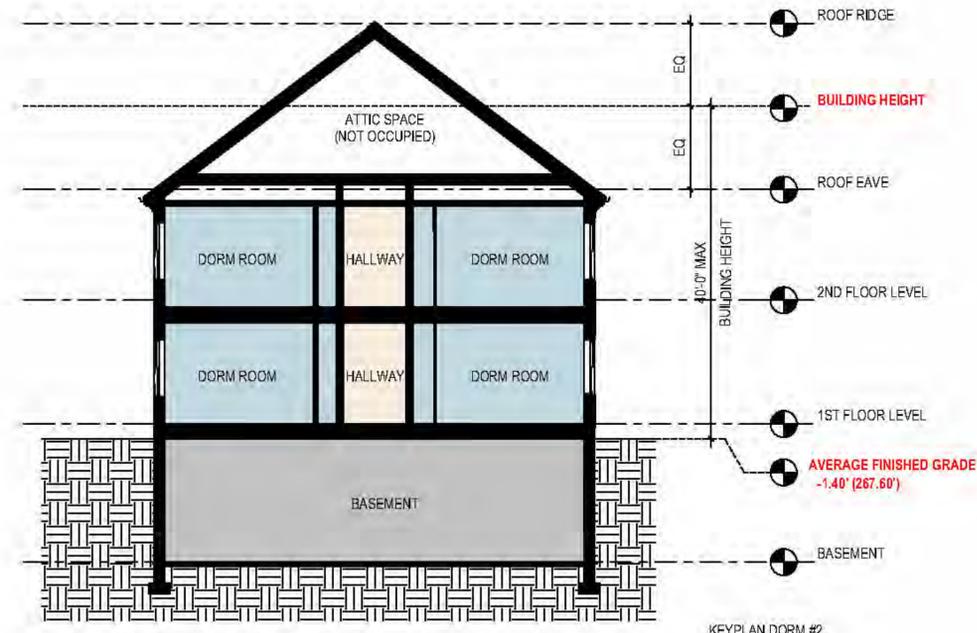
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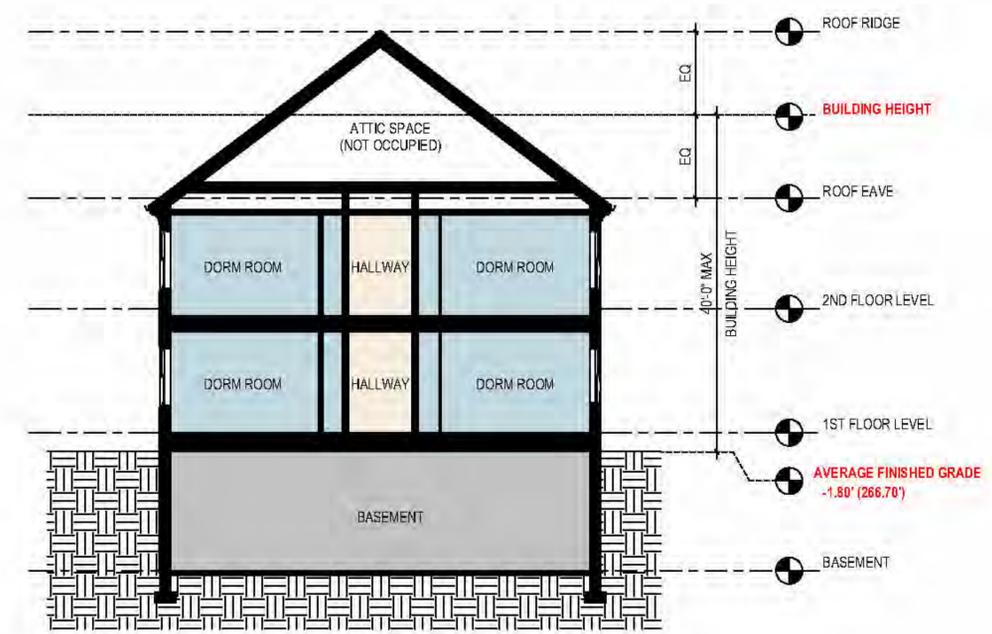
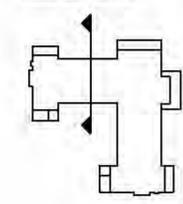
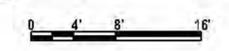
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1200 North Quaker Lane
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COMPOSITE
ELEVATIONS

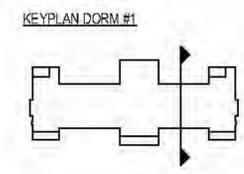
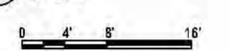
DRW. BY	CMK	A 206
CHK. BY	RSS	
GR. BY	RSS	
SCALE	1 : 160	



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



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



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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