PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

BISHOP IRETON HIGH SCHOOL MODERNIZATION

CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL SITE AREA = 2.1844 AC 95,151 SF

TOTAL AREA OF TAX PARCELS = 11.6730 AC 508,476 SF

TOTAL EXISTING IMPERVIOUS AREA = 1.2583 AC 54,812 SF (WITHIN DISTURBED AREA)

TOTAL PROPOSED IMPERVIOUS AREA = 1.7248 AC 75,133 SF (WITHIN DISTURBED AREA)

TOTAL DISTURBED AREA (ALL PHASES) = 2.1590 AC 94,047 SF

TOTAL PHASE I DISTURBED AREA = 0.9457 AC 41,196 SF

TOTAL PHASE II DISTURBED AREA = 1.1043 AC 48,103 SF

TOTAL PHASE III DISTURBED AREA = 0.1090 AC 4,748 SF

BUILDING CODE ANALYSIS:

USE:	PRIVATE EDUCATION INSTITUTE
USE GROUP:	EDUCATION (E)
TYPE OF CONSTRUCTION:	IIIB
NUMBER OF STORIES:	4
FLOOR AREA (GROSS):	SEE ZONING TABULATIONS, THIS SHEET
FLOOR AREA (NET):	SEE ZONING TABULATIONS, THIS SHEET
BUILDING FOOT PRINT AREA:	SEE ARCHITECTURAL SHEETS
BUILDING HEIGHT:	38.7'
FIRE SUPRESSION/DETECTION:	PARTIALLY SPRINKLERED, FIRE ALARM SYSTEM

COMPLETE STREETS INFORMATION:

	NEW	UPGRADED
CROSSWALKS (NUMBER)	N/A	N/A
STANDARD	N/A	N/A
HIGH VISIBILITY	N/A	N/A
CURB RAMPS	N/A	8
SIDEWALKS (LF)	N/A	435 FT
BICYCLE PARKING (NUMBER SPACES)	30	N/A
PUBLIC/VISITOR	N/A	N/A
PRIVATE/GARAGE	30	N/A
BICYCLE PATHS (LF)	N/A	N/A
PEDESTRIAN SIGNALS	N/A	N/A

ENVIRONMENTAL SITE ASSESSMENT

1. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE. THERE ARE NO WETLAND PERMITS REQUIRED FOR THE DEVELOPMENT ON THIS PROPERTY.
2. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASE TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
3. ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH STATE WELL REGULATION. CONTACT THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4866.
4. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.

ENVIRONMENTAL PERMITS NOTES

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

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

ARCHAEOLOGY NOTES

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

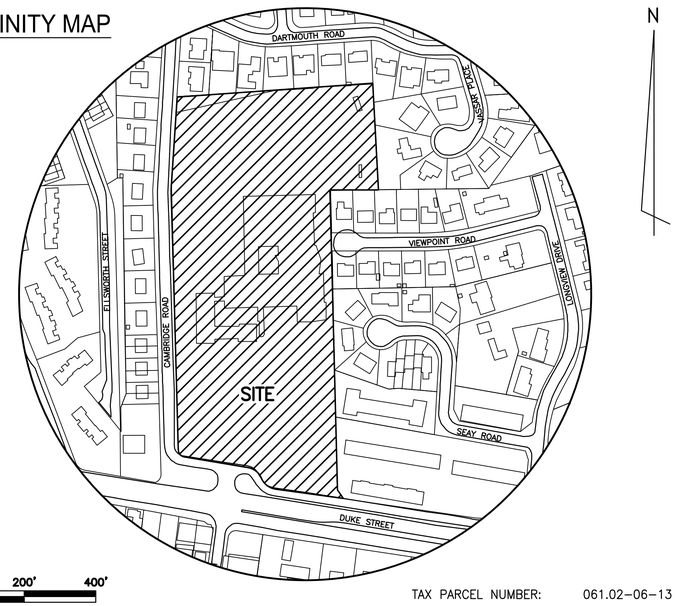
THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

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

GENERAL NOTES

1. PRIOR TO THE APPLICATION FOR NEW CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL SUBMIT A BUILDING PERMIT FOR A CHANGE OF USE. DRAWINGS PREPARED BY A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER SHALL ACCOMPANY THE PERMIT APPLICATION. THE PLANS SHALL SHOW PROPOSED CONDITIONS AND PROVIDE DATA BY THE DESIGN PROFESSIONAL WHICH DETAILS HOW THE PROPOSED USE WILL COMPLY WITH THE CURRENT EDITION OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE FOR THE NEW USE IN THE AREA OF STRUCTURAL STRENGTH, MEANS OF EGRESS, PASSIVE AND ACTIVE FIRE PROTECTION, HEATING AND VENTILATING SYSTEMS, HANDICAPPED ACCESSIBILITY AND PLUMBING FACILITIES.
2. NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).
3. BEFORE A BUILDING PERMIT CAN BE ISSUED ON ANY PROPOSED FUTURE ALTERATIONS, A CERTIFICATION IS REQUIRED FROM THE OWNER OR OWNER'S AGENT THAT THE BUILDING HAS BEEN INSPECTED BY A LICENSED ASBESTOS INSPECTOR FOR THE PRESENCE OF ASBESTOS.
4. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF.
5. REQUIRED EXITS, PARKING, AND ACCESSIBILITY WITHIN THE BUILDING FOR PERSONS WITH DISABILITIES MUST COMPLY WITH USBC CHAPTER 11. HANDICAPPED ACCESSIBLE BATHROOMS SHALL ALSO BE PROVIDED.
6. TOILET FACILITIES FOR PERSONS WITH DISABILITIES: LARGER, DETAILED, DIMENSIONED DRAWINGS ARE REQUIRED TO CLARIFY SPACE LAYOUT AND MOUNTING HEIGHTS OF AFFECTED ACCESSORIES. INFORMATION ON DOOR HARDWARE FOR THE TOILET STALL IS REQUIRED (USBC 1109.2.2).
7. IF APPLICABLE, ENCLOSED PARKING GARAGES MUST BE VENTILATED IN ACCORDANCE WITH USBC 406.4.2. THE REQUIRED MECHANICAL VENTILATION RATE FOR AIR IS 0.75 CFM PER SQUARE FOOT OF THE FLOOR AREA (USBC 2801.1). IN AREAS WHERE MOTOR VEHICLES OPERATE FOR A PERIOD OF TIME EXCEEDING 10 SECONDS, THE VENTILATION RETURN AIR MUST BE EXHAUSTED. AN EXHAUST SYSTEM MUST BE PROVIDED TO CONNECT DIRECTLY TO THE MOTOR VEHICLE EXHAUST (USBC 2801.1).
8. ELECTRICAL WIRING METHODS AND OTHER ELECTRICAL REQUIREMENTS MUST COMPLY WITH NFPA 70, 2008.
9. IF APPLICABLE, THE PUBLIC PARKING GARAGE FLOOR MUST COMPLY WITH USBC 406.2.6 AND DRAIN THROUGH OIL SEPARATORS OR TRAPS TO AVOID ACCUMULATION OF EXPLOSIVE VAPORS IN BUILDING DRAINS OR SEWERS AS PROVIDED FOR IN THE PLUMBING CODE (USBC 2901). THIS PARKING GARAGE IS CLASSIFIED AS AN S-2, GROUP 2, PUBLIC GARAGE.
10. THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.
11. THIS SITE CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.

VICINITY MAP



TAX PARCEL NUMBER: 061.02-06-13

PROJECT DESCRIPTION NARRATIVE

THE APPLICANT REQUESTS A DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN (DSUP) AND MODIFICATION TO THE EXISTING APPROVED SUP TO MODERNIZE AND EXPAND THE EXISTING SCHOOL FACILITIES AND INCREASE STUDENT POPULATION. THIS PROJECT CONSISTS OF FOUR PHASES OF CONSTRUCTION. PHASE I CONSISTS OF DEMOLITION OF THE SOUTHWESTERN PORTION OF THE EXISTING BUILDING (OBLATE HOUSE) AND BUILDING ADDITION, RENOVATED COURTYARD AND LOADING AREA, AND RENOVATIONS TO THE EXISTING PARKING LOTS. PHASE II INCLUDES THE RENOVATION AND EXPANSION OF THE NORTHERN PORTION OF THE EXISTING BUILDING AS WELL AS THE RENOVATION OF THE SURFACE PARKING AND MAIN ENTRANCE AREA. PHASE III CONSISTS OF BUILDING RENOVATIONS AND ADDITION AS WELL AS A RENOVATED ASPHALT DRIVE NORTH OF THE BUILDING. PHASE III ALSO CONSISTS OF BUILDING RENOVATIONS AND AN ADDITION TO THE CHAPEL. PHASE IV ENCLOSES THE EXISTING NORTHERN COURTYARD (BUILDING RENOVATION ONLY, NO SITE DISTURBANCE).

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ZONING TABULATIONS

1. EXISTING ZONE: R-8 (SINGLE-FAMILY RESIDENTIAL) & RC (HIGH DENSITY APARTMENT)
   PROPOSED ZONE: R-8 (SINGLE-FAMILY RESIDENTIAL)
2. USE: EXISTING/PROPOSED: PRIVATE EDUCATION INSTITUTE
3. LOT AREA: 358,651 SF, 8.23 AC (R-8 ZONE)
   149,825 SF, 3.44 AC (RC ZONE)
   508,476 SF, 11.67 AC (TOTAL)
   MINIMUM LOT AREA: 8,000 SF (R-8 ZONE)
4. NUMBER OF DWELLING UNITS: N/A
5. UNITS PER ACRE: ALLOWED: N/A
   PROPOSED: N/A
6. FLOOR AREA:

FLOOR AREA	EXISTING	PHASE I	PHASE II	PHASE III	PHASE IV
GROSS	119,860 SF	142,733 SF	142,099 SF	156,760 SF	166,699 SF
NET	108,025 SF	127,773 SF	129,344 SF	141,588 SF	153,927 SF

7. FLOOR AREA RATIO: ALLOWED: 0.35, 177,966 SF (R-8 ZONE)
   EXISTING: 0.20, 106,586 SF
   PROPOSED: 0.30, 153,055 SF
8. OPEN SPACE: REQUIRED: N/A
   PROPOSED: 278,210 SF (54.7%) (AT GRADE, USEABLE)
9. AVERAGE FINISHED GRADE: 132.49
10. HEIGHT: PERMITTED: 40.0'
    EXISTING: 38.7'
    PROPOSED: 38.7'
11. YARDS:

YARD	REQUIRED:	PROPOSED:
SIDE (EAST)	25' (1:1 RATIO)	25.2'
SIDE (NORTH)	25' (1:1 RATIO)	284'
FRONT (WEST)	30'	65'
FRONT (SOUTH)	30'	322'

12. FRONTAGE: REQUIRED: 40.0'
    PROPOSED: 1474.9'
13. PARKING:

EXISTING:
STANDARD SIZE PARKING: 66 SPACES
COMPACT SIZE PARKING: 174 SPACES (70%)
ACCESSIBLE PARKING: 7 SPACES
TOTAL PARKING: 247 SPACES

REQUIRED:
1.0 SPACE/10 CLASSROOM SEATS = 1.0 X (1,282 SEATS/10) = 129 SPACES (PHASE I)
1.0 SPACE/10 CLASSROOM SEATS = 1.0 X (1,269 SEATS/10) = 127 SPACES (PHASE II)
1.0 SPACE/10 CLASSROOM SEATS = 1.0 X (1,458 SEATS/10) = 146 SPACES (PHASE III)
1.0 SPACE/10 CLASSROOM SEATS = 1.0 X (1,534 SEATS/10) = 154 SPACES (PHASE IV)

PROVIDED:

	PHASE I	PHASE II/III/IV
STANDARD SIZE PARKING:	16 SPACES	12 SPACES
COMPACT SIZE PARKING:	262 SPACES (92%)	287 SPACES (94%)
ACCESSIBLE PARKING:	5 SPACES	6 SPACES
VAN ACCESSIBLE PARKING:	2 SPACE	2 SPACES
TOTAL PARKING:	285 SPACES	307 SPACES

NOTE: ALL EXISTING AND PROPOSED PARKING PROVIDED AT GRADE

14. LOADING SPACES: REQUIRED N/A PROPOSED 1
15. TRIP GENERATION: EXISTING 2,014 VPD PROPOSED 2,356 VPD (PER ITE STANDARDS)
    EXISTING AM PEAK: 994 VPD PROPOSED AM PEAK: 1,163 VPD (PER ITE STANDARDS)
    EXISTING PM PEAK: 183 VPD PROPOSED PM PEAK: 214 VPD (PER ITE STANDARDS)

REQUESTED APPLICATIONS AND MODIFICATIONS:

THIS PROJECT IS REQUESTING A:

- MASTER PLAN AMENDMENT WITH REZONING TO R-8
- DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN PER ZO SECTION 3-303 AND 3-903
- MODIFICATION FOR PARKING LOT LANDSCAPE ISLAND RATIO TO MAXIMIZE PARKING
- DEVELOPMENT SPECIAL USE PERMIT TO ALLOW AN INCREASE OF COMPACT PARKING SPACES FROM 75% TO 94%

OWNER/DEVELOPER

OWNER:
MOST REV. MICHAEL F. BURBIDGE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE
201 CAMBRIDGE ROAD
ALEXANDRIA, VA 22314
DB: 801 PG: 513
(703) 212-5155
CONTACT: THOMAS J. CURRY
CURRYT@BISHOPIRETON.ORG

DEVELOPER:
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201 CAMBRIDGE ROAD
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CONTACT: MARY CATHERINE GIBBS

LANDSCAPE ARCHITECT:
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MCLEAN, VA 22101
(703) 760-8600
CONTACT: PHIL KELLY

RCF FIELDS & ASSOCIATES, INC.
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PROJ. MANAGER: ANDREA SPRUCH
EMAIL: ASPRUCH@RCFASSOC.COM

SCALE: AS NOTED DATE: FEB 2017 DRAWN: AB
REV:

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
MARCH 2, 2017
PROFESSIONAL ENGINEER

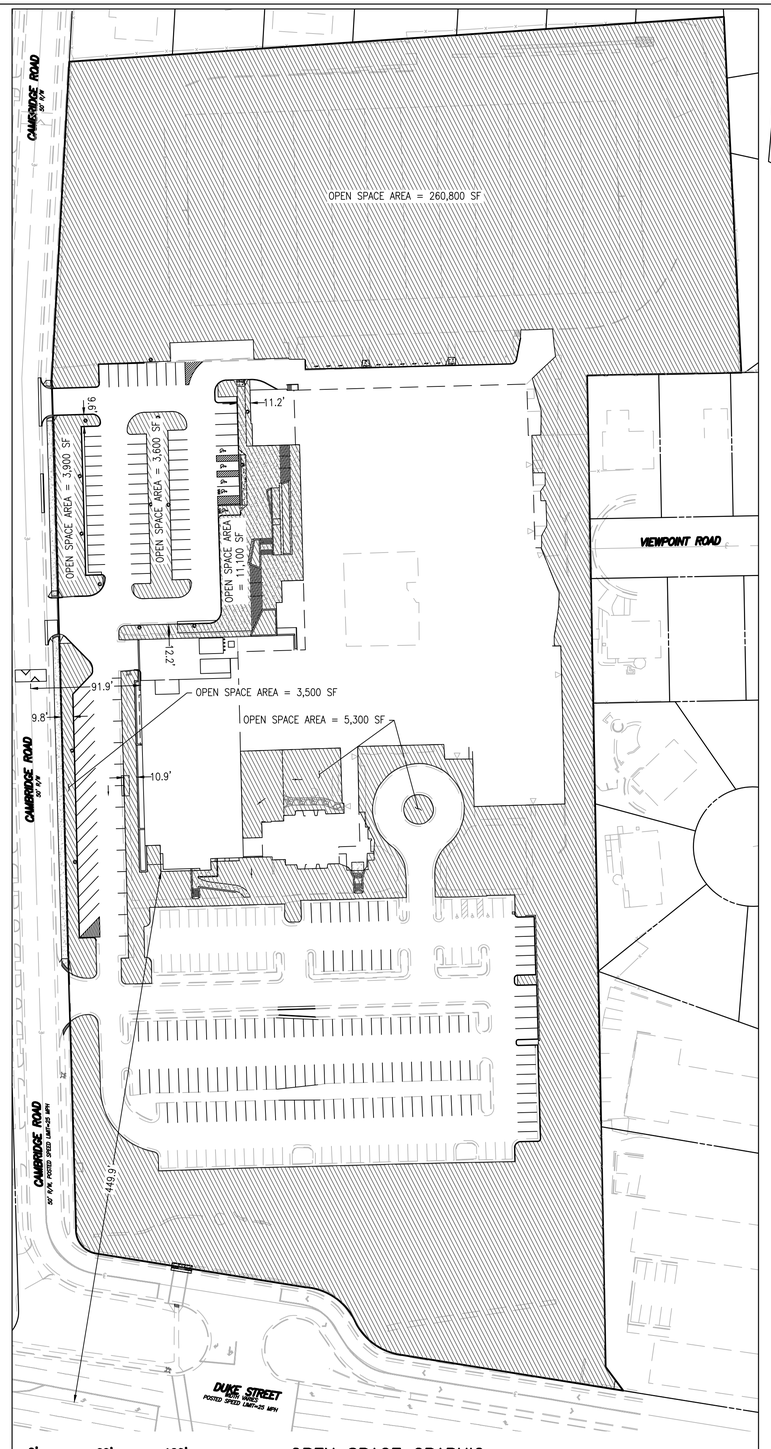
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
BISHOP IRETON HIGH SCHOOL MODERNIZATION
201 CAMBRIDGE ROAD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: COVER SHEET

APPROVED
SPECIAL USE PERMIT NO. 2014-0029
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



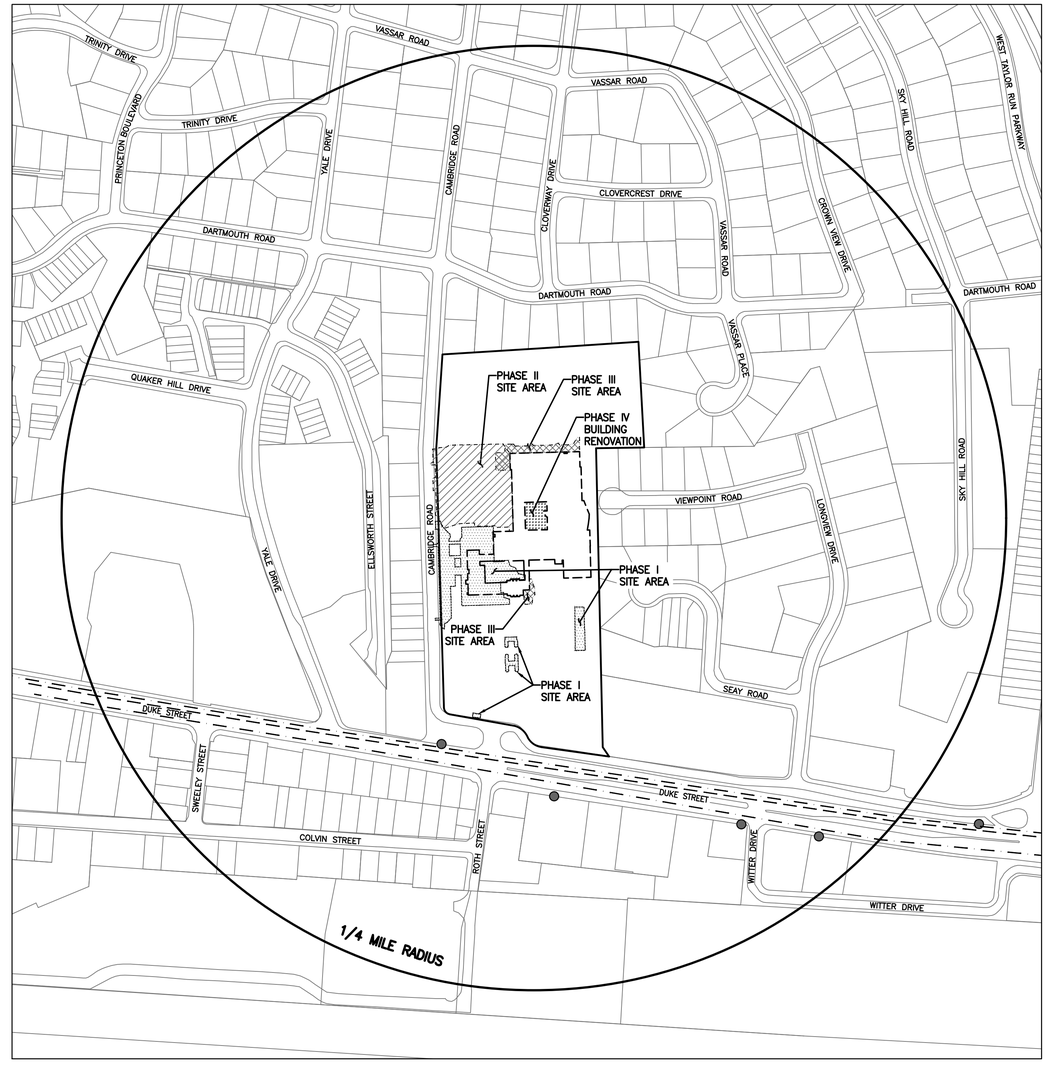
0' 60' 120'

OPEN SPACE GRAPHIC

SCALE: 1" = 60'

OPEN SPACE

OPEN SPACE REQUIRED (R-8 ZONE):	N/A
TOTAL EXISTING OPEN SPACE:	308,579 SF (60.7%)
TOTAL OPEN SPACE PROVIDED:	278,210 SF (54.7%)

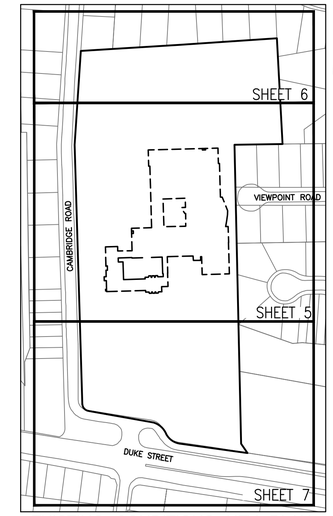


CONTEXTUAL MAP

SCALE: 1" = 200'

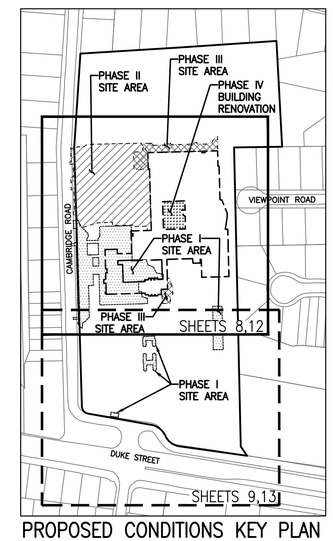
LEGEND:

- BUS STOP
- DASH ROUTES AT8
- WMATA ROUTES 29K, 29N



EXISTING CONDITIONS KEY PLAN

SCALE: 1" = 200'



PROPOSED CONDITIONS KEY PLAN

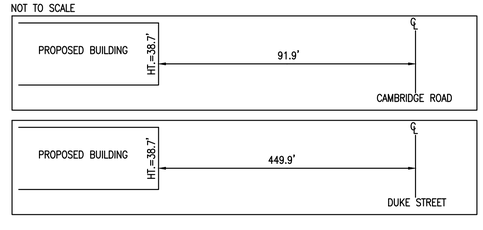
SCALE: 1" = 200'

SECTION 6-403 COMPLIANCE NOTE:

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

SECTION 6-403 DETAIL:

NOT TO SCALE



0' 200' 400'

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

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

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

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APPROVED
SPECIAL USE PERMIT NO. 2014-0029

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

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PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
BISHOP IRETON HIGH SCHOOL MODERNIZATION
201 CAMBRIDGE ROAD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: AWB
SCALE: AS NOTED
DATE: MARCH 2017

CONTEXTUAL PLAN

SHEET 2 OF 23

FILE: 15-188

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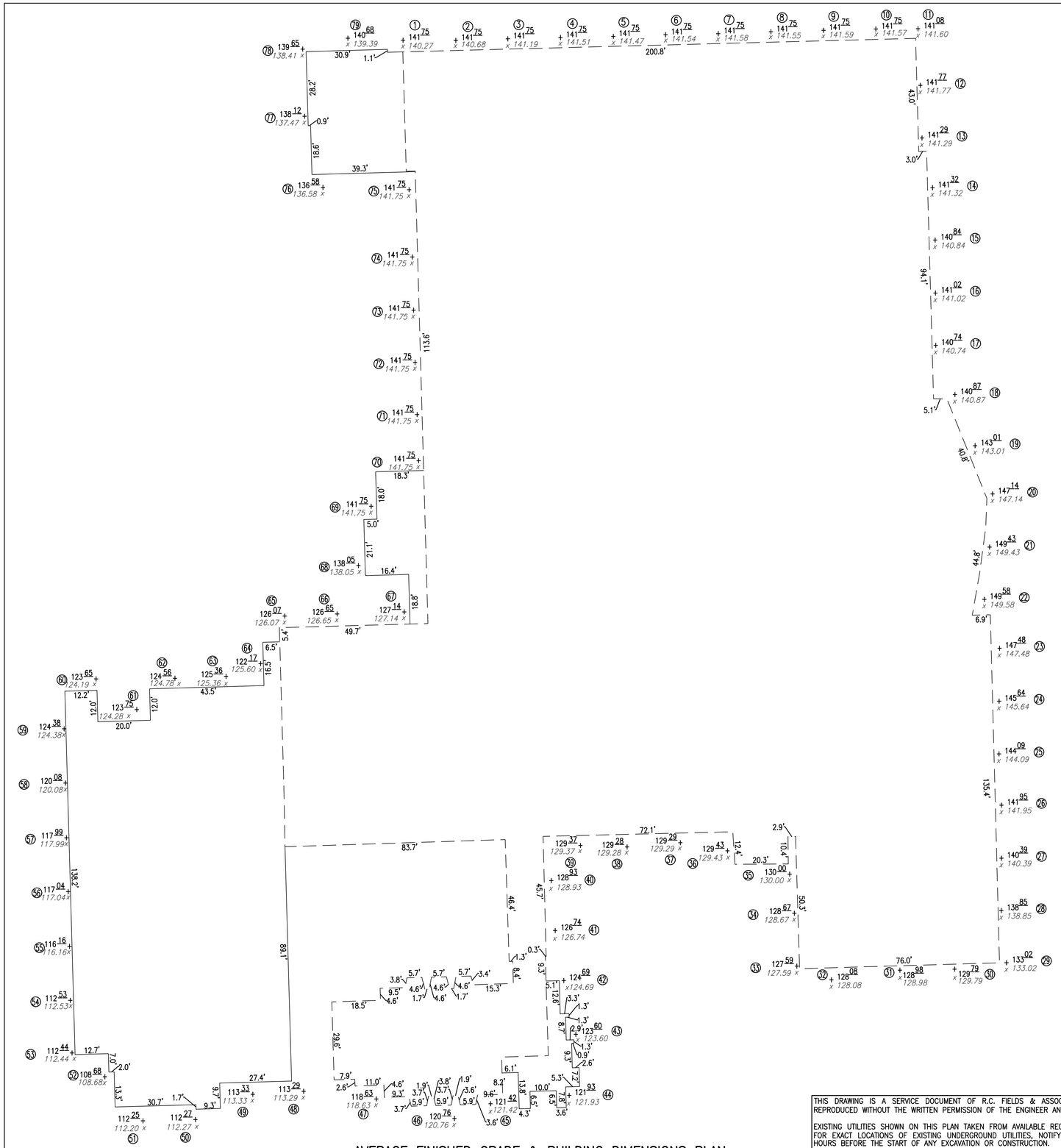
Thu Mar 09, 2017 - 9:00:10 am



AVERAGE FINISHED GRADE & BUILDING DIMENSIONS PLAN

SCALE: 1" = 20'

AVERAGE FINISHED GRADE CALCULATIONS

	PRE-DEVELOPED		POST-DEVELOPED
SPOT	ELEVATION	SPOT	ELEVATION
1	140.27	1	141.75
2	140.68	2	141.75
3	141.19	3	141.75
4	141.51	4	141.75
5	141.47	5	141.75
6	141.54	6	141.75
7	141.58	7	141.75
8	141.55	8	141.75
9	141.59	9	141.75
10	141.57	10	141.75
11	141.60	11	141.08
12	141.77	12	141.77
13	141.29	13	141.29
14	141.32	14	141.32
15	140.84	15	140.84
16	141.02	16	141.02
17	140.74	17	140.74
18	140.87	18	140.87
19	143.01	19	143.01
20	147.14	20	147.14
21	149.43	21	149.43
22	149.58	22	149.58
23	147.48	23	147.48
24	145.64	24	145.64
25	144.09	25	144.09
26	141.95	26	141.95
27	140.39	27	140.39
28	138.85	28	138.85
29	133.02	29	133.02
30	129.79	30	129.79
31	128.98	31	128.98
32	128.08	32	128.08
33	127.59	33	127.59
34	128.67	34	128.67
35	130.00	35	130.00
36	129.43	36	129.43
37	129.29	37	129.29
38	129.28	38	129.28
39	129.37	39	129.37
40	128.93	40	128.93
41	126.74	41	126.74
42	124.69	42	124.69
43	123.60	43	123.60
44	121.93	44	121.93
45	121.42	45	121.42
46	120.76	46	120.76
47	118.63	47	118.63
48	113.29	48	113.29
49	113.33	49	113.33
50	112.27	50	112.27
51	112.20	51	112.20
52	108.68	52	108.68
53	112.44	53	112.44
54	112.53	54	112.53
55	116.16	55	116.16
56	117.04	56	117.04
57	117.99	57	117.99
58	120.08	58	120.08
59	124.38	59	124.38
60	124.19	60	123.65
61	124.28	61	123.75
62	124.78	62	124.56
63	125.36	63	125.36
64	125.60	64	122.17
65	126.07	65	126.07
66	126.65	66	126.65
67	127.14	67	127.14
68	138.05	68	138.05
69	141.75	69	141.75
70	141.75	70	141.75
71	141.75	71	141.75
72	141.75	72	141.75
73	141.75	73	141.75
74	141.75	74	141.75
75	141.75	75	141.75
76	136.58	76	136.58
77	137.47	77	138.12
78	138.41	78	139.65
79	139.39	79	140.68
AVERAGE FINISHED GRADE	132.49	AVERAGE FINISHED GRADE	132.52

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

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

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

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

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APPROVED
SPECIAL USE PERMIT NO. 2014-0029

DEPARTMENT OF PLANNING & ZONING

DIRECTOR — DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR — DATE

CHAIRMAN, PLANNING COMMISSION — DATE

DATE RECORDED

INSTRUMENT NO. — DEED BOOK NO. — DATE

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

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
MARCH 2, 2017
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
BISHOP IRETON HIGH SCHOOL MODERNIZATION

201 CAMBRIDGE ROAD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: AWB
SCALE: 1"=20'
DATE: MARCH 2017

BUILDING INFORMATION

SHEET 3 OF 23

FILE: 15-188

J:\2015\15-188\DWG\DEVLD\1-Preliminary\3 BUILDING INFORMATION.dwg
Thu, Mar 02, 2017 - 4:06:52pm

TREE INVENTORY SCHEDULE

TREE#	DESCRIPTION
1	6" MAPLE
2	10" TRIPLE ASH
3	36" OAK
4	16" RED MAPLE
5	14" BLK CHERRY
6	22" OAK
7	22" OAK
8	7" BLK CHERRY
9	7" BLK CHERRY
10	28" ASH
11	8" BLK CHERRY
12	8" RED MAPLE
13	36" TREE
14	24" TREE
15	16" TREE
16	6" CEDAR
17	CREPE MYRTLES
18	6" RED MAPLE
19	28" RED MAPLE
20	16" PIN OAK
21	8" RED MAPLE
22	10" BLK CHERRY
23	12" BLK CHERRY
24	20" BLK CHERRY
25	10" TREE
26	15" BLK CHERRY
27	15" BLK CHERRY
28	8" ARBOVITAE
29	22" TREE
30	8" ARBOVITAE
31	8" ARBOVITAE
32	8" ARBOVITAE
33	8" OAK
34	24" CHERRY
35	10" OAK
36	22" OAK
37	22" OAK
38	22" OAK
39	8" ARBORVITAE
40	16" OAK
41	12" MAPLE
42	12" BLK LOCUST
43	22" WHITE PINE
44	12" TREE
45	12" WHITE PINE
46	22" TREE
47	22" OAK
48	22" OAK
49	10" TREE
50	10" TREE
51	22" OAK
52	22" OAK
53	10" TREE
54	10" TREE
55	6" TREE
56	24" OAK
57	7" RED MAPLE
58	8" RED MAPLE
59	18" PIN OAK
60	12" RED MAPLE
61	10" REDBUD
62	16" PIN OAK
63	10" REDBUD
64	12" RED MAPLE
65	4" YOSHINO CHERRY
66	4" YOSHINO CHERRY
67	4" YOSHINO CHERRY
68	4" YOSHINO CHERRY
69	4" YOSHINO CHERRY
70	4" YOSHINO CHERRY
71	4" YOSHINO CHERRY
72	4" YOSHINO CHERRY
73	4" YOSHINO CHERRY
74	4" YOSHINO CHERRY
75	4" YOSHINO CHERRY
76	4" YOSHINO CHERRY
77	4" YOSHINO CHERRY
78	4" YOSHINO CHERRY
79	4" YOSHINO CHERRY
80	4" YOSHINO CHERRY
81	4" YOSHINO CHERRY
82	4" YOSHINO CHERRY
83	4" YOSHINO CHERRY
84	4" HOLLY
85	4" HOLLY
86	4" HOLLY
87	4" HOLLY
88	24" BLK CHERRY
89	14" BLK LOCUST
90	12" TREE OF HEAVEN
91	12" YOSHINO CHERRY
92	10" TREE OF HEAVEN
93	14" BLK LOCUST
94	12" SYCAMORE
95	12" BLK CHERRY
96	10" BLK CHERRY
97	8" SASSAFRAS
98	8" TREE OF HEAVEN
99	20" ASH
100	14" RED MAPLE
101	14" RED MAPLE
102	BLK CHERRY 10 12
103	15" RED MAPLE
104	24" OAK
105	10" BLK GUM
106	10" ELM
107	18" TREE OF HEAVEN
108	22" BLK LOCUST
109	8" OSAGE ORANGE
110	8" BLK CHERRY
111	15" BLK CHERRY
112	12" OSAGE ORANGE
113	22" BLK CHERRY
114	8" OSAGE ORANGE
115	18" OSAGE ORANGE
116	7" ASH
117	18" RED MAPLE
118	12" SAUCER MAGNOLIA
119	12" BLK GUM
120	12" PIN OAK
121	12" PIN OAK
122	12" SWEET GUM
123	36" RED MAPLE
124	18" RED MAPLE
125	18" RED MAPLE
126	24" RED MAPLE
127	8" ASH
128	6" OSAGE ORANGE
129	8" SASSAFRAS
130	6" RED MAPLE
131	10" RED MAPLE
132	8" ELM
133	12" TREE OF HEAVEN
134	12" MULBERRY
135	8" TREE OF HEAVEN
136	26" RED MAPLE
137	7" RED MAPLE
138	7" ASH
139	10" ASH
140	50" OAK
141	18" BLK CHERRY
142	18" ASH
143	6" TREE OF HEAVEN
144	8" YOSHINO CHERRY
145	8" YOSHINO CHERRY
146	8" YOSHINO CHERRY
147	8" YOSHINO CHERRY
148	8" YOSHINO CHERRY
149	10" PIN OAK
150	10" LOCUST
151	6" LOCUST
152	10"LOCUST
153	12" TREE OF HEAVEN
154	10" BLK CHERRY
155	26" OAK
156	36" OAK
157	12" OAK
158	28" OAK
159	8" YOSHINO CHERRY
160	8" YOSHINO CHERRY
161	8" YOSHINO CHERRY
162	8" YOSHINO CHERRY
163	8" YOSHINO CHERRY
164	8" YOSHINO CHERRY
165	10" TREE OF HEAVEN
166	10" TREE OF HEAVEN
167	10" TREE OF HEAVEN
168	20" TREE
169	8" YOSHINO CHERRY
170	8" YOSHINO CHERRY
171	10" LOCUST
172	10" LOCUST
173	14" LOCUST
174	8" YOSHINO CHERRY
175	10" LOCUST
176	10" LOCUST
177	10" LOCUST
178	10" LOCUST
179	10" BRADFORD PEAR
180	10" BRADFORD PEAR
181	30" OAK
182	12" ASH
183	30" OAK
184	20" MULBERRY
185	26" ELM
186	20" MULBERRY
187	6" ASH
188	22" OAK
189	12" CYPRESS
190	15" CYPRESS
191	12" TREE
192	14" TREE
193	12" CYPRESS
194	8" CYPRESS
195	14" ELM
196	15" CYPRESS
197	8" CYPRESS
198	8" CYPRESS
199	8" CYPRESS
200	8" CYPRESS
201	8" CYPRESS
202	8" CYPRESS
203	8" CYPRESS
204	14" CYPRESS
205	8" CEDAR
206	8" CEDAR
207	8" CEDAR
208	8" CEDAR
209	8" CEDAR
210	8" CEDAR
211	8" CEDAR
212	8" CEDAR
213	8" CEDAR
214	12"CEDAR
215	8" CEDAR
216	8" CEDAR
217	15" TREE
218	8" CEDAR
219	8" CEDAR
220	8" CEDAR
221	8" CEDAR
222	12" CEDAR
223	18" CEDAR
224	12"CEDAR
225	36" TREE
226	6" TREE
227	13" TREE
228	12" BRADFORD PEAR (2)
229	48" RED MAPLE
230	12" PIN OAK
231	12" PIN OAK
232	12" PIN OAK
233	12" PIN OAK
234	12" PIN OAK
235	18" LOCUST
236	8" LOCUST
237	18" BLK CHERRY
238	12" HOLLY
239	10" TREE OF HEAVEN
240	10" TREE OF HEAVEN
241	8" BLK CHERRY
242	8" BLK CHERRY
243	8" BLK CHERRY
244	10" TREE OF HEAVEN
245	10" TREE OF HEAVEN
246	8" RED MAPLE
247	8" RED MAPLE
248	8" RED MAPLE
249	34" OAK
250	6" TREE
251	6" TREE
252	6" TREE
253	12" TREE
254	6" TREE
255	10" OAK
256	56" BLK CHERRY
257	14" BLK CHERRY
258	12" BLK CHERRY
259	6" BLK CHERRY
260	6" BLK CHERRY
261	12" BLK CHERRY
262	14" BLK CHERRY
263	6" BLK CHERRY
264	10" BLK CHERRY
265	6" BLK CHERRY
266	14" BLK CHERRY
267	20" BLK CHERRY
268	30" BLK CHERRY
269	15" RED MAPLE
270	11" YOSHINO CHERRY

UTILITY OWNERSHIP NOTE:

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

GENERAL NOTES:

1. TAX MAP: 061.02-06-13
2. EXISTING ZONE: R-8 & RC
3. OWNER: MOST REV. MICHAEL F. BURBIDGE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE
   201 CAMBRIDGE ROAD
   ALEXANDRIA, VA 22314-4809
   DB. 801, PG. 513
4. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM AND COMPILED BY AERIAL PHOTOGRAMMETRIST IN DECEMBER, 2015 BY MAPPING RESOURCE GROUP, INC.

   HORIZONTAL COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO VIRGINIA COORDINATE SYSTEM (VCS) 1983 AND VERTICAL DATUM USED = NAVD '88 PER THE FOLLOWING CITY OF ALEXANDRIA SURVEY CONTROL MONUMENTS:

GPS #564	NORTHING 6,984,062.986	EASTING 11,891,431.735
GPS #85R	NORTHING 6,983,954.330	EASTING 11,884,236.370
GPS #507	NORTHING 6,978,922.005	EASTING 11,85,286.831
GPS #581	NORTHING 6,979,564.535	EASTING 11,886,292.669

5. NO TITLE REPORT FURNISHED. THEREFORE ALL EASEMENTS MAY NOT BE SHOWN.
6. TOTAL SITE AREA = 508,476 S.F. OR 11.67 AC.
7. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
8. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
9. THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS SUSQUEHANNA LOAM, LEONARDTOWN LOAM, AND LEONARDTOWN SILT LOAM. SUSQUEHANNA LOAM IS FORMED IN MARINE OR STREAM DEPOSITS OF SILTY CLAY AND CLAY. LEONARDTOWN LOAM AND LEONARDTOWN SILT LOAM IS FOUND IN THE MID-ATLANTIC COASTAL PLAIN. ALL SOILS LOCATED ON THIS SITE HAVE FAIRLY WELL ESTABLISHED DRAINAGE.
10. THIS SITE DOES CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.

ADJACENT PROPERTY SCHEDULE

LABEL	ADDRESS	OWNER	MAILING ADDRESS	TAX MAP	ZONE	RECORD
522	#255 CAMBRIDGE ROAD	N/F BRIAN G. & ALLISON K. GUERNSEY	255 CAMBRIDGE RD, ALEXANDRIA, VA 22314	TM #061.02-06-11	ZONE: R-8	INSTR. #120027883
20	#2008 DARTMOUTH ROAD	N/F PATRICIA D. BYRD OR ROBERT ROY	2008 DARTMOUTH RD, ALEXANDRIA, VA 22314	TM #061.02-06-09	ZONE: R-8	INSTR. #110012904
19	#3004 DARTMOUTH ROAD	N/F JAMES F. & LORRAINE M. FISHBACK	3004 DARTMOUTH RD, ALEXANDRIA, VA 22314	TM #061.02-06-08	ZONE: R-8	DB. 1189, PG. 575
18	#3000 DARTMOUTH ROAD	N/F JULIET E. CRUMRINE	3000 DARTMOUTH RD, ALEXANDRIA, VA 22314	TM #061.02-06-07	ZONE: R-8	INSTR. #16821131
17	#2920 DARTMOUTH ROAD	N/F GEORGE E. & JANE P. LUKES	2920 DARTMOUTH RD, ALEXANDRIA, VA 22314	TM #061.02-06-06	ZONE: R-8	DB. 1230, PG. 313
16	#2916 DARTMOUTH ROAD	N/F JAMES M. ROBERTS	2916 DARTMOUTH RD, ALEXANDRIA, VA 22314	TM #062.01-06-01	ZONE: R-8	INSTR. #11751952
15	#2912 DARTMOUTH ROAD	N/F SARAH K. & TIMOTHY R. OHARA	2912 DARTMOUTH RD, ALEXANDRIA, VA 22314	TM #062.01-06-02	ZONE: R-8	INSTR. #090000708
14	#2908 DARTMOUTH ROAD	N/F ARTO T. KOVANEN OR EIJA E. MULTASUO	2908 DARTMOUTH RD, ALEXANDRIA, VA 22314	TM #062.01-06-03	ZONE: R-8	INSTR. #000020641
10	#204 VASSER PLACE	N/F FREDERICK E. FLICK OR ELIZABETH A. TWIGG	204 VASSER PL, ALEXANDRIA, VA 22314	TM #062.01-06-07	ZONE: R-8	INSTR. #13871434
9	#202 VASSER PLACE	N/F BRIAN A. & ANGELA M. DESPARD	202 VASSER PL, ALEXANDRIA, VA 22314	TM #062.01-06-08	ZONE: R-8	INSTR. #140003665
610	#2941 VIEWPOINT ROAD	N/F CARLTON E & ANNE E THOMAS	2941 VIEWPOINT RD, ALEXANDRIA, VA 22314	TM #062.01-07-03	ZONE: R-8	DB 11879 PG 679
609	#2947 VIEWPOINT ROAD	N/F JASON B MACAY	2947 VIEWPOINT RD, ALEXANDRIA, VA 22314	TM #062.01-07-02	ZONE: R-8	INSTR. #130024863
608	#2953 VIEWPOINT ROAD	N/F R RAMSEY MAUPIN & DEBORAH C. RICE	2953 VIEWPOINT RD, ALEXANDRIA, VA 22314	TM #062.01-07-01	ZONE: R-8	INSTR. #13301598
607	#2954 VIEWPOINT ROAD	N/F JAMES R. OR MARY A. LOVE	2954 VIEWPOINT RD, ALEXANDRIA, VA 22314	TM #062.01-08-01	ZONE: R-8	INSTR. #090016211
506	#2945 NOB HILL COURT	N/F GHOLAMREZA BIHAMTA OR SOGHRA PANAHINIA	2945 NOB HILL CT, ALEXANDRIA, VA 22314	TM #062.01-08-12	ZONE: R-8	INSTR. #050042481
5	#2944 NOB HILL COURT	N/F NED C. THOMPSON	2944 NOB HILL CT, ALEXANDRIA, VA 22314	TM #062.03-01-01	ZONE: R-8	DB. 1538, PG. 461
4	#2938 NOB HILL COURT	N/F CHERYL B. DEMAS	2938 NOB HILL CT, ALEXANDRIA, VA 22314	TM #062.03-01-02	ZONE: R-8	INSTR. #140004091
PARCEL I	#2901 SEAY STREET	N/F ALEXANDRIA TRILOGY PROPERTIES LP	801 N PITT STREET #121, ALEXANDRIA, VA 22314	TM #062.03-01-08	ZONE: R-8	INSTR. #140000910
701	#2801 DUKE STREET	N/F ALEXANDRIA MEDICAL AND PROFESSIONAL PLAZA	2801 DUKE ST, ALEXANDRIA, VA 22314	TM #062.03-0A	ZONE: CL	
	#2912 DUKE STREET	N/F DUKE STREET LUBRICATION INC	PO BOX 472, ALEXANDRIA, VA 22314	TM #062.03-04-02	ZONE: CG	DB 1249 PG 794
	#2922 DUKE STREET	N/F GTY CPG LEASING INC	2922 DUKE STREET, ALEXANDRIA, VA 22314	TM #062.04-02-15	ZONE: CG	INSTR. #130010975
	#2944 DUKE STREET	N/F GTY CPG LEASING INC	2944 DUKE STREET, ALEXANDRIA, VA 22314	TM #062.04-02-15	ZONE: CG	INSTR. #130010975
	#3000 DUKE STREET	N/F JEFFERY YATES	1018 N HENRY ST, ALEXANDRIA, VA 22314	TM #062.04-01-21	ZONE: CG	INSTR. #140006392
	#3006 DUKE STREET	N/F JEFFERY YATES	1018 N HENRY ST, ALEXANDRIA, VA 22314	TM #062.04-01-20	ZONE: CG	INSTR. #140006392
	#3012 DUKE STREET	N/F JEFFERY YATES	1018 N HENRY ST, ALEXANDRIA, VA 22314	TM #062.04-01-19	ZONE: CG	INSTR. #140006392
	#3012 DUKE STREET	N/F GTY CPG LEASING INC	3012 DUKE STREET, ALEXANDRIA, VA 22314	TM #062.04-02-14	ZONE: CG	INSTR. #140006392
	#3020 DUKE STREET	N/F 3020 DUKE STREET PARTNERSHIP	2525 KING ST, ALEXANDRIA, VA 22314	TM #062.04-01-17	ZONE: CG	INSTR. #150001578
1-6	#3023 DUKE STREET	N/F SOUTHLAND CORP.	3023 DUKE STREET, ALEXANDRIA, VA 22314	TM #061.04-03-09	ZONE: CL	DB 1166 PG 1544
7	#126 CAMBRIDGE ROAD	N/F DAVIS MCCOY	126 CAMBRIDGE RD, ALEXANDRIA, VA 22314	TM #061.04-03-05	ZONE: RA	DB 1420 PG 96
8	#130 CAMBRIDGE ROAD	N/F BARBARA MCCLENDON	130 CAMBRIDGE RD, ALEXANDRIA, VA 22314	TM #061.04-03-06	ZONE: RA	DB 1677 PG 1841
9	#132 CAMBRIDGE ROAD	N/F BRYANT LACEY	132 CAMBRIDGE RD, ALEXANDRIA, VA 22314	TM #061.04-03-07	ZONE: RA	INSTR 140013695
10	#134 CAMBRIDGE ROAD	N/F HARRY PENCE	134 CAMBRIDGE RD, ALEXANDRIA, VA 22314	TM #061.04-03-08	ZONE: RA	DB 753 PG 74
11	#136 CAMBRIDGE ROAD	N/F YOUNGMEE MOON	136 CAMBRIDGE RD, ALEXANDRIA, VA 22314	TM #061.04-03-09	ZONE: RA	INSTR #100022940
12	#138 CAMBRIDGE ROAD	N/F GLENN RICHARD	138 CAMBRIDGE RD, ALEXANDRIA, VA 22314	TM #061.04-03-10	ZONE: RA	INSTR #110006812
13	#142 CAMBRIDGE ROAD	N/F KATHRYN PITCHER	142 CAMBRIDGE RD, ALEXANDRIA, VA 22314	TM #061.02-05-24	ZONE: R-8	INSTR #050019066
14	#154 CAMBRIDGE ROAD	N/F SUZANNE KIDWELL	154 CAMBRIDGE RD, ALEXANDRIA, VA 22314	TM #061.02-05-23	ZONE: R-8	DB 1417 PG 1026
15	#164 CAMBRIDGE ROAD	N/F HENRY MAXEY	164 CAMBRIDGE RD, ALEXANDRIA, VA 22314	TM #061.02-05-22	ZONE: R-8	DB 1256 PG 1344
16	#170 CAMBRIDGE ROAD	N/F DAVID OHARA	170 CAMBRIDGE RD, ALEXANDRIA, VA 22314	TM #061.02-05-21	ZONE: R-8	INSTR #130016043
17	#180 CAMBRIDGE ROAD	N/F KATHLEEN PARNELL	180 CAMBRIDGE RD, ALEXANDRIA, VA 22314	TM #061.02-05-20	ZONE: R-8	INSTR #080004822
18	#186 CAMBRIDGE ROAD	N/F MICHAEL JAMES	186 CAMBRIDGE RD, ALEXANDRIA, VA 22314	TM #061.02-05-19	ZONE: R-8	INSTR #020025165
19	#190 CAMBRIDGE ROAD	N/F REYNALDO DELEON	190 CAMBRIDGE RD, ALEXANDRIA, VA 22314	TM #061.02-05-18	ZONE: R-8	DB 1629 PG 1705
20	#198 CAMBRIDGE ROAD	N/F MAO YUQIAN	198 CAMBRIDGE RD, ALEXANDRIA, VA 22314	TM #061.02-05-17	ZONE: R-8	INSTR #130022983
521	#200 CAMBRIDGE ROAD	N/F ROBERT A SWEENY	200 CAMBRIDGE RD, ALEXANDRIA, VA 22314	TM #061.02-05-16	ZONE: R-8	DB. 1234 PG. 83

EXISTING STORM SEWER SCHEDULE

NO.	STRUCTURE	TOP	INV.IN	INV.OUT
1	EX. STORM MH	TOP=72.58	INV.IN=66.14(24",E); INV.IN=68.53(18",N)	INV.OUT=65.87(24")
2	EX. STORM MH	TOP=83.40	INV.IN=79.90(18")	INV.OUT=79.75(18")
3	EX. STORM MH	TOP=86.52	INV.IN=83.12(18")	INV.OUT=83.02(18")
4	EX. STORM MH	TOP=98.53	INV.IN=95.57(15",NE); INV.IN=94.73(18",N)	INV.OUT=94.90(18")
5	EX. STORM MH	TOP=114.0	INV.IN=110.72(10",N); INV.IN=110.72(15",NE)	INV.OUT=110.30(18")
6	EX. STORM MH	TOP=130.75	INV.IN=127.03(15")	INV.OUT=126.73(18")
7	EX. DROP INLET	TOP=131.0		INV.OUT=127.20(15")
8	EX. GRATE INLET	TOP=70.80	INV.IN=67.40(24")	INV.OUT=67.00(24")
10	EX. DROP INLET	TOP=87.03		INV.OUT=83.13(12")
11	EX. DROP INLET	TOP=114.68		INV.OUT=111.16(15")
12	EX. STORM MH	TOP=103.81	INV.IN=97.80(15",N)	INV.OUT=97.70(15")
13	EX. STORM MH	TOP=115.50	INV.IN=109.90(15")	INV.OUT=109.70(15")
14	EX. STORM MH	TOP=126.35	INV.IN=112.70(12")	INV.OUT=112.60(15")
15	EX. STORM MH	TOP=136.00	INV.IN=126.37(10")	INV.OUT=125.53(12")
16	EX. STORM MH	TOP=138.90	INV.IN=132.50(8")	INV.OUT=132.25(10")
17	EX. STORM MH	TOP=141.36		INV.OUT=135.00(8")
19	EX. DROP INLET	TOP=70.62		INV.OUT=66.52(15")
20	EX. DROP INLET	TOP=73.32	INV.IN=68.52(15")	INV.OUT=68.42(15")
21	EX. GRATE	TOP=79.86		INV.OUT=70.06(15")
22	EX. STORM MH	TOP=113.64	INV.IN=108.49	INV.OUT=108.44
24	EX. STORM MH	TOP=63.59	INV.IN=53.69(30",N); INV.IN=53.69(30",E)	INV.OUT=53.59
25	EX. DROP INLET	TOP=65.03	INV.IN=59.38(15",NE); INV.IN=53.69(24",E)	INV.OUT=54.28(30")
26	EX. DROP INLET	TOP=72.24	INV.IN=66.54(15")	INV.OUT=66.44(24")
27	EX. DROP INLET	TOP=73.49	INV.IN=67.54(15")	INV.OUT=67.39(15")
28	EX. DROP INLET	TOP=70.50	INV.IN=66.30(15")	INV.OUT=66.15(15")
29	EX. STORM MH	TOP=68.16	INV.IN=57.41(24")	INV.OUT=57.26(30")
30	EX. DROP INLET	TOP=73.62	INV.IN=65.27(24")	INV.OUT=58.52(24")
31	EX. STORM MH	TOP=87.55	INV.IN=76.85(24")	INV.OUT=73.10(24")
32	EX. DROP INLET	TOP=93.25	INV.IN=83.85(21")	INV.OUT=83.60(24")
33	EX. GRATE INLET	TOP=94.06	INV.IN=84.31(21",E); INV.IN=84.31(18",N)	INV.OUT=84.21(21")
33A	EX. STORM MH	TOP=94.99	INV.IN=84.39(21")	INV.OUT=84.36(21")
33B	EX. DROP INLET	TOP=97.07	INV.IN=92.25(18")	INV.OUT=92.24(18")
33C	EX. DROP INLET	TOP=101.29	INV.IN=92.78(15")	INV.OUT=92.77(18")
33D	EX. DROP INLET	TOP=97.14		INV.OUT=93.04(15")
36	EX. DROP INLET	TOP=101.01	INV.IN=96.66(15")	INV.OUT=92.66(15")
36A	EX. STORM MH	TOP=100.51	INV.IN=92.19(15")	INV.OUT=92.16(15")
37	EX. GRATE INLET	TOP=103.10	INV.IN=99.35(15")	INV.OUT=99.25(15")
38	EX. DROP INLET	TOP=107.37	INV.IN=102.82(15")	INV.OUT=102.75(15")
39	EX. DROP INLET	TOP=109.80		INV.OUT=105.05(15")
SF1	EX. STORM FILTER		INV.IN=91.85(15")	INV.OUT=84.90(21")
SF2	EX. STORM FILTER	TOP=95.80	INV.IN=85.70(18")	INV.OUT=85.70(18")

EXISTING SANITARY SEWER SCHEDULE

NO.	STRUCTURE	TOP	INV.IN	INV.OUT
A	EX. SAN. MH	TOP=72.70	INV.IN=62.20(10")	INV.OUT=61.95(10")
B	EX. SAN. MH	TOP=99.54	INV.IN=88.89(10")	INV.OUT=89.79(10")
C	EX. SAN. MH	TOP=121.00	INV.IN=112.20(10")	INV.OUT=112.10(10")
D	EX. SAN. MH	TOP=129.40	INV.IN=120.70(10")	INV.OUT=120.60(10")
E	EX. SAN. MH	TOP=139.30	INV.IN=131.30(10")	INV.OUT=131.20(10")
F	EX. SAN. MH	TOP=64.05	INV.IN=56.76(10")	

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APPROVED
SPECIAL USE PERMIT NO. 2014-0029

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. ______

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED ______

INSTRUMENT NO. DEED BOOK NO. DATE

RCFIELDS & ASSOCIATES, INC.
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www.rcfassoc.com
(703) 549-6422

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
MARCH 2, 2017
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
BISHOP IRETON HIGH SCHOOL MODERNIZATION
201 CAMBRIDGE ROAD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: AWB
SCALE: NO SCALE
DATE: MARCH 2017

EXISTING CONDITIONS INFORMATION

SHEET 4 OF 23
FILE: 15-188

J:\2015\15188\DWG\DELIV\Preliminary\4 EXISTING CONDITIONS INFORMATION.dwg
Thu, Mar 02 2017 - 4:08:36pm

CIVIL LEGEND

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

TEXT LEGEND:

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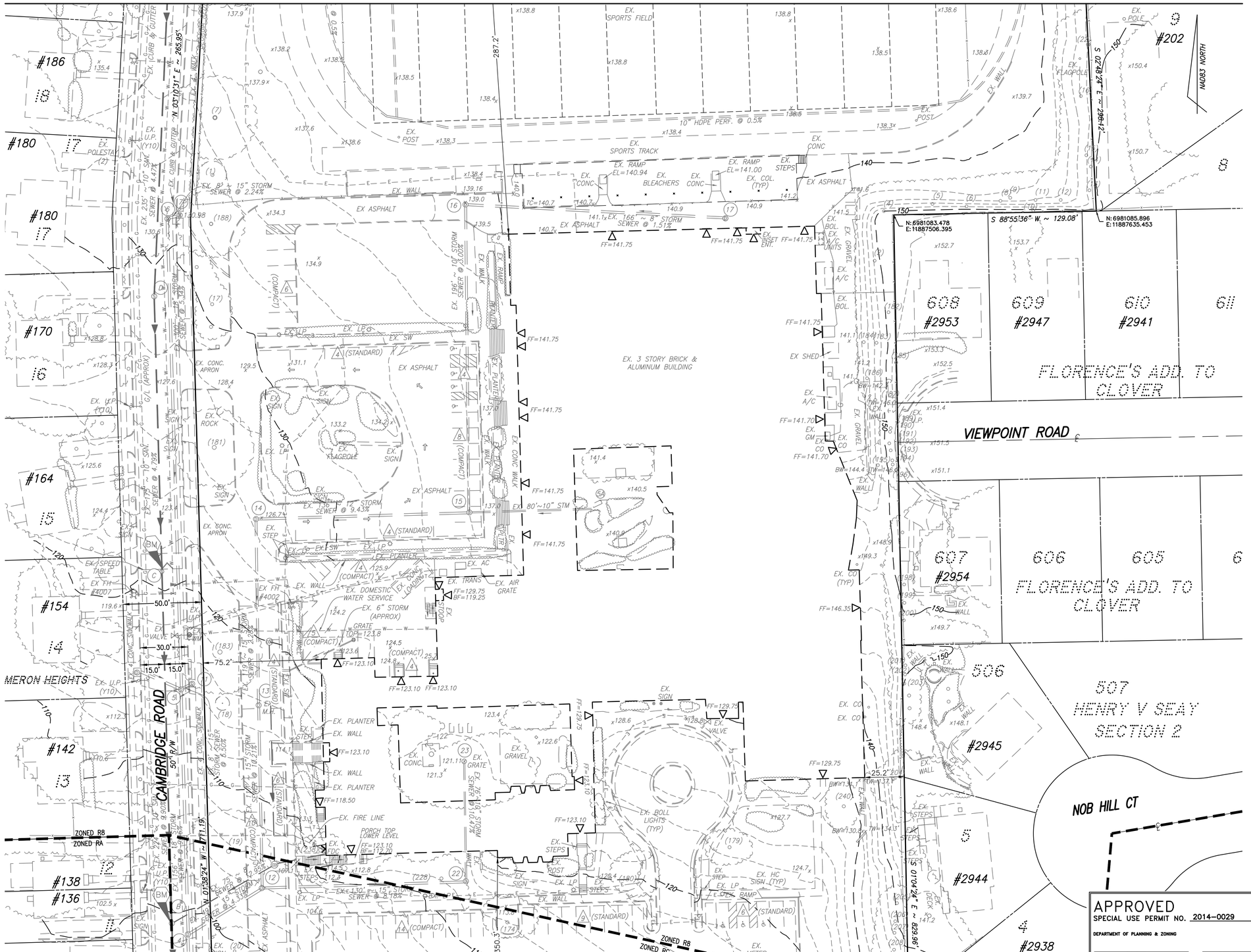

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DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED
INSTRUMENT NO. — DEED BOOK NO. — DATE

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ANDREA SPRUCH
Lic. No. 047863
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PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
BISHOP IRETON HIGH SCHOOL MODERNIZATION
201 CAMBRIDGE ROAD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: AWB
SCALE: 1'=30'
DATE: MARCH 2017

EXISTING CONDITIONS

SHEET 5 OF 23
FILE: 15-188

z:\2015\15188\DWG\DSUP\Preliminary\5 EXISTING CONDITIONS.dwg
Fri, Mar 10, 2017 - 9:06:43 am

CIVIL LEGEND

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

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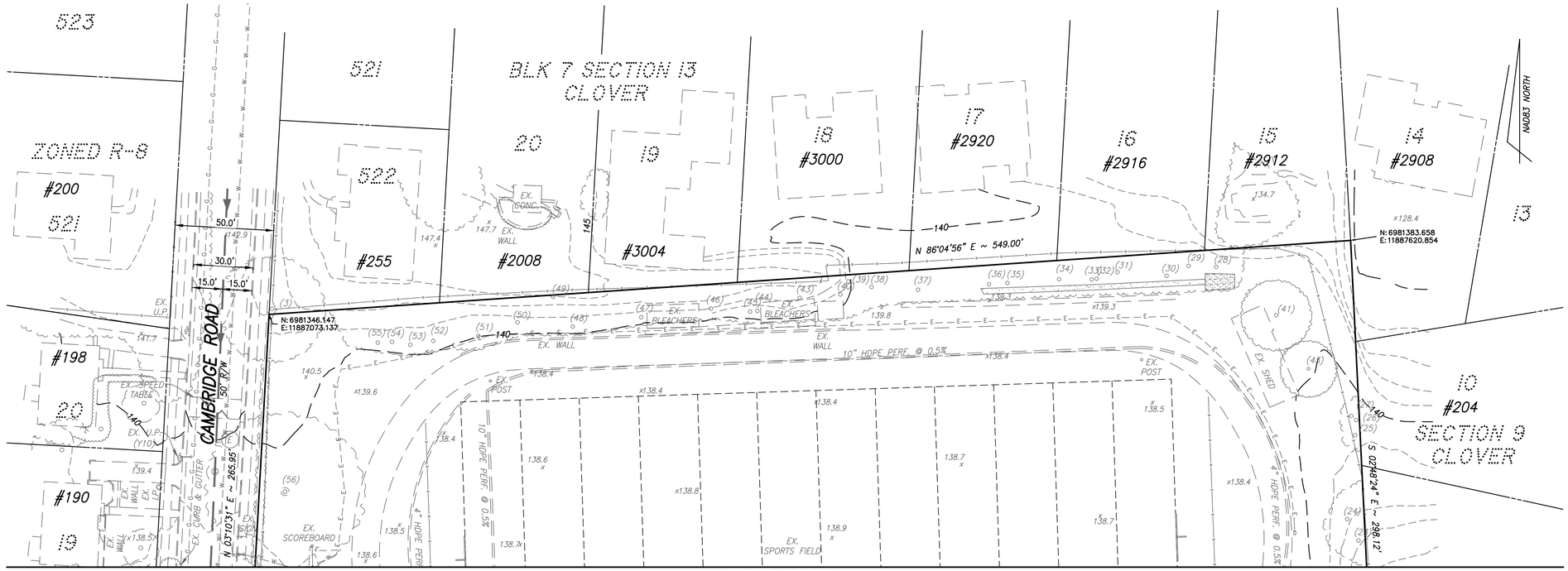

MATCH LINE (SEE SHEET 5)

0' 30' 60'

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
MARCH 2, 2017
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
BISHOP IRETON HIGH SCHOOL MODERNIZATION
201 CAMBRIDGE ROAD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: AWB
SCALE: 1'=30'
DATE: MARCH 2017

EXISTING CONDITIONS

SHEET 6 OF 23

FILE: 15-188

J:\2015\15188\DWG\DEV\Preliminary\6 EXISTING CONDITIONS.dwg
Thu, Mar 02, 2017 - 1:06:00pm

CIVIL LEGEND

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

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DATE	REVISION

DESIGN: ACS
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EXISTING CONDITIONS

SHEET 7 OF 23
FILE: 15-188

J:\15188\DWG\DEV\Preliminary\7 EXISTING CONDITIONS.dwg
Thu, Mar 02, 2017 - 4:08:07pm

CIVIL LEGEND

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES	D	D
WATER MAINS		
GAS MAINS		
TELEPHONE LINES		
STORM SEWER	D	D
SANITARY SEWER	S	S
PAVING		
FENCES		
POWER LINES		
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	124	124
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
PHASE I LIMITS OF DISTURBANCE		
PHASE II LIMITS OF DISTURBANCE		
PHASE III LIMITS OF DISTURBANCE		
ACCESSIBLE PATH		
EMERGENCY VEHICLE EASEMENT		

HATCH LEGEND:

- PROPOSED CONCRETE
- PROPOSED PATIO
- PROPOSED GRAVEL
- PROPOSED ASPHALT
- BUILDING ADDITION (CURRENT PHASE)
- BUILDING RENOVATION (CURRENT PHASE)
- PROPOSED PAVEMENT MARKING

TEXT LEGEND:

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WV= WATER VALVE
WM= WATER METER
W.W.= WINDOW WELL

GENERAL NOTES:

1. TAX MAP: 061.02–06–13
2. PROPOSED ZONE: R–8
3. OWNER: MOST REV. MICHAEL F. BURBIDGE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE
   201 CAMBRIDGE ROAD
   ALEXANDRIA, VA 22314–4809
   DB. 801, PG. 513
4. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM AND COMPILED BY AERIAL PHOTOGRAMMETRIST IN DECEMBER, 2015 BY MAPPING RESOURCE GROUP, INC.

   HORIZONTAL COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO VIRGINIA COORDINATE SYSTEM (VCS) 1983 AND VERTICAL DATUM USED = NAVD '88 PER THE FOLLOWING CITY OF ALEXANDRIA SURVEY CONTROL MONUMENTS:
   CITY OF ALEXANDRIA MONUMENT GPS–564 N 6984062.986 E 11891431.735
   CITY OF ALEXANDRIA MONUMENT GPS–85R N 6983954.330 E 11884236.370
   CITY OF ALEXANDRIA MONUMENT GPS507 N 6978922.005 E 11895286.831
   CITY OF ALEXANDRIA MONUMENT GPS581 N 6979564.535 E 11886292.669
5. NO TITLE REPORT FURNISHED. THEREFORE ALL EASEMENTS MAY NOT BE SHOWN.
6. TOTAL SITE AREA = 508,476 S.F. OR 11.6730 AC.
7. THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.

SANITARY SEWER OUTFALL NARRATIVE:

THE EXISTING USE (PRIVATE EDUCATION INSTITUTION) PRODUCES AN AVERAGE DAILY FLOW OF APPROXIMATELY 56,640 GALLONS PER DAY (16 GAL. PER STUDENT AND EMPLOYEE X 885 NUMBER STUDENTS AND EMPLOYEES X 4.0 PEAK FACTOR). THE PROPOSED IMPROVEMENTS PRODUCE AN AVERAGE DAILY FLOW OF APPROXIMATELY 64,000 GALLONS PER DAY (16 GAL. PER STUDENT AND EMPLOYEE X 1,000 NUMBER STUDENTS AND EMPLOYEES X 4.0 PEAK FACTOR). THE ADDITIONAL FLOW FROM THE PROPOSED IMPROVEMENTS DOES NOT EXCEED 10,000 GPD. THEREFORE, A DETAILED SANITARY SEWER OUTFALL ANALYSIS IS NOT REQUIRED WITH THIS PLAN.

ARCHAEOLOGY NOTES:

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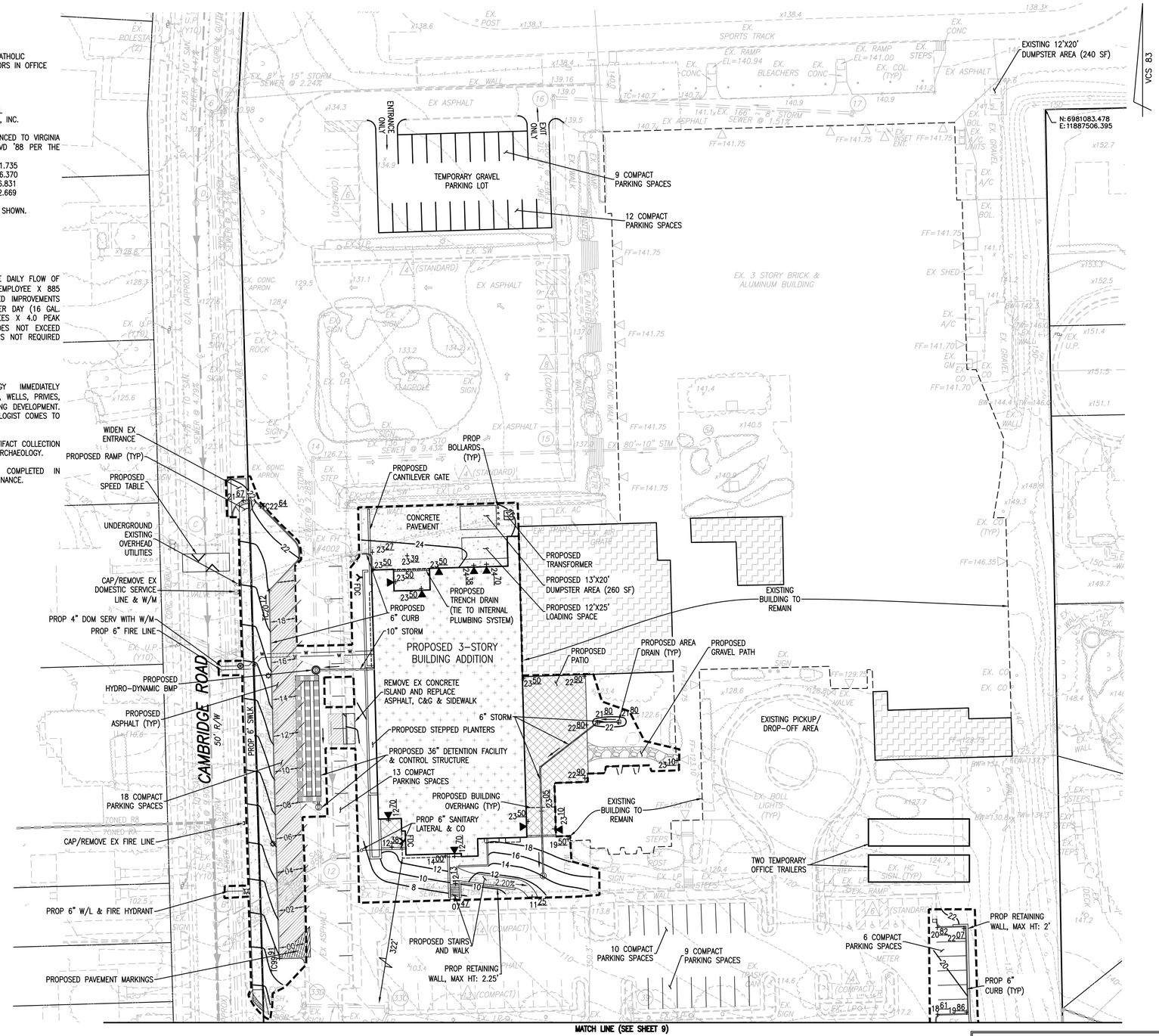
FIRE HYDRANT FLOW INFORMATION:

(PROVIDED BY VAWC)
HYDRANT NUMBER: 4006
STATIC = 97 PSI
RESIDUAL = 64 PSI
FLOW = 1,921 GPM
Q_{20} = 3,036 GPM



0' 30' 60'

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APPROVED
SPECIAL USE PERMIT NO. 2014–0029
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. DATE

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
MARCH 2, 2017
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
BISHOP IRETON HIGH SCHOOL MODERNIZATION
201 CAMBRIDGE ROAD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: AWB
SCALE: 1'=30'
DATE: MARCH 2017

PRELIMINARY SITE PLAN PHASE I

SHEET 8 OF 23
FILE: 15–188

J:\2015\15-188\DWG\DSUP\Preliminary\8 PRELIMINARY SITE PLAN PHASE I.dwg
Fri, Mar 03, 2017 - 5:09:00pm

CIVIL LEGEND

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES	D	D
WATER MAINS		
GAS MAINS		
TELEPHONE LINES		
STORM SEWER	D	D
SANITARY SEWER	S	S
PAVING		
FENCES		
POWER LINES		
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	124	124
BUILDING ENTRANCES	▽	▼
UTILITY POLE		
LIGHT POLE	☼	☼
PHASE I LIMITS OF DISTURBANCE		
PHASE II LIMITS OF DISTURBANCE		
PHASE III LIMITS OF DISTURBANCE		
ACCESSIBLE PATH		
EMERGENCY VEHICLE EASEMENT		

HATCH LEGEND:

- PROPOSED CONCRETE
- PROPOSED PATIO
- PROPOSED ASPHALT
- BUILDING ADDITION (CURRENT PHASE)
- PROPOSED PAVEMENT MARKING

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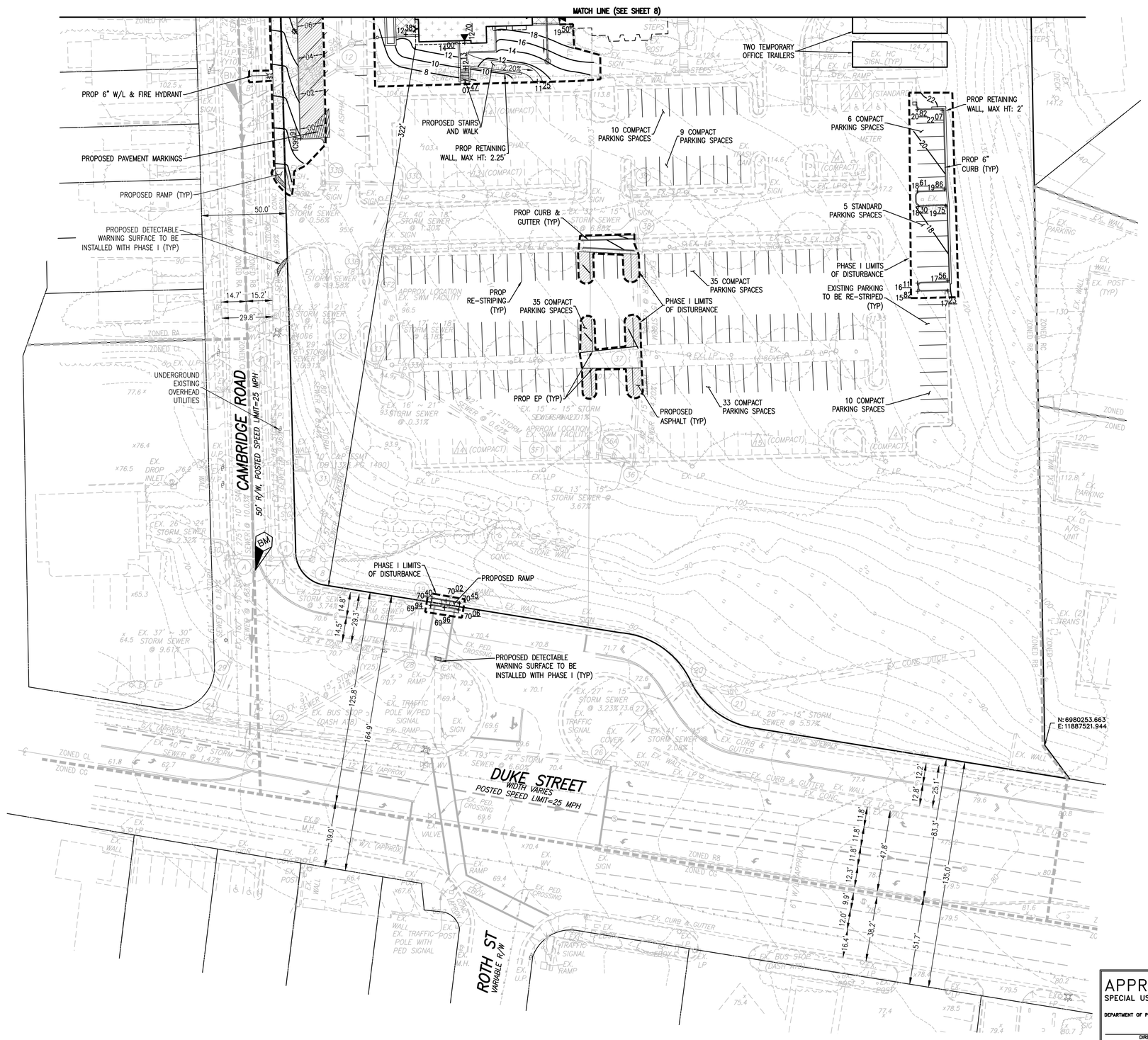

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APPROVED
SPECIAL USE PERMIT NO. 2014-0029

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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www.rcfassoc.com
(703) 549-6422

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
MARCH 2, 2017
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
BISHOP IRETON HIGH SCHOOL MODERNIZATION
201 CAMBRIDGE ROAD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: AWB
SCALE: 1'=30'
DATE: MARCH 2017

PRELIMINARY SITE PLAN PHASE I

SHEET 9 OF 23
FILE: 15-188

A:\2015\15188\DWG\DEV\Preliminary\9 PRELIMINARY SITE PLAN PHASE I.dwg
Thu Mar 02, 2017 - 5:09:49pm

CIVIL LEGEND

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

HATCH LEGEND:

- PROPOSED CONCRETE
- PROPOSED PATIO
- PROPOSED GRAVEL
- PROPOSED DRY SWALE
- BUILDING ADDITION (CURRENT PHASE)
- BUILDING RENOVATION (CURRENT PHASE)
- PROPOSED ASPHALT
- PROPOSED PAVEMENT MARKINGS

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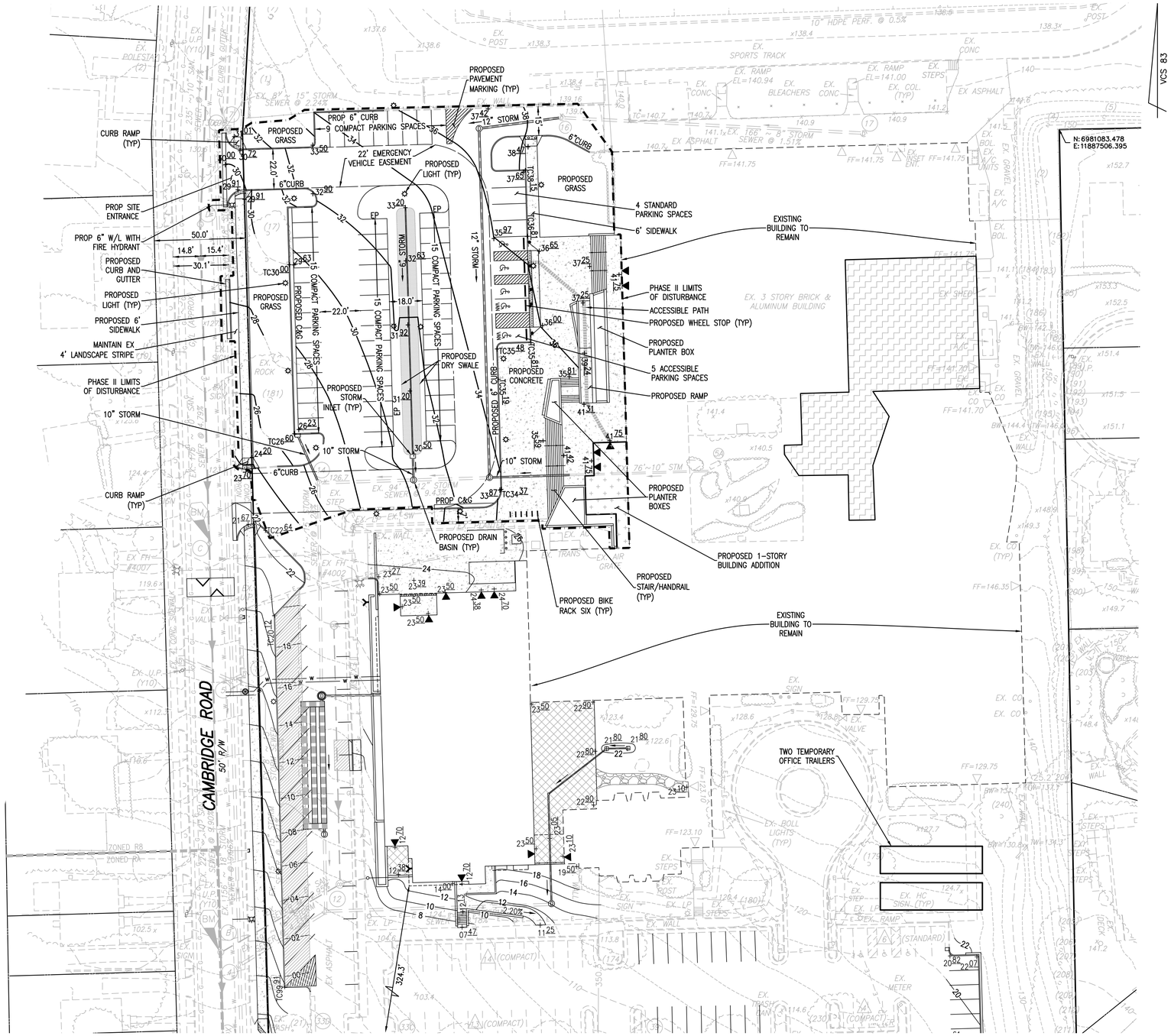

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PRELIMINARY SITE PLAN PHASE II

SHEET 10 OF 23
FILE: 15-188

J:\2015\15188\DWG\DELA\Preliminary\10 PRELIMINARY SITE PLAN PHASE II.dwg
Thu, Mar 02, 2017 - 4:06:52pm

CIVIL LEGEND

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES	D	D
WATER MAINS		
GAS MAINS		
TELEPHONE LINES		
STORM SEWER	D	D
SANITARY SEWER	S	S
PAVING		
FENCES		
POWER LINES		
SPOT ELEVATIONS	+ 124.5	+ 124.5
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BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
PHASE I LIMITS OF DISTURBANCE		
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HPS= HIGH PRESSURE SODIUM
IPF= IRON PIPE FOUND
INV.= INVERT
INSTR.= INSTRUMENT
L= LUMENS
LOC.= LOCATION
LP= LIGHT POLE
MAX.= MAXIMUM
MH= MANHOLE
MIN.= MINIMUM
MPH= MILES PER HOUR
MW= MONITORING WELL
N= NORTH
OHW= OVERHEAD WIRE
PN = PANEL
PG= PAGE
PP= POWER POLE
PROP= PROPOSED
PVC= POLYVINYL CHLORIDE
R= RADIUS
RCP= RE-ENFORCED CONCRETE PIPE
RELOC. = RELOCATED
RET.= RETAINING
RESID.= RESIDENTIAL
R/W= RIGHT-OF-WAY
S= SOUTH
SAN.= SANITARY SEWER
S.F.= SQUARE FEET
SQ.FT.= SQUARE FEET
STM.= STORM SEWER
STR.= STRUCTURE
SUB= SUBDIVISION PLAN
TBR = TO BE REMOVED
TBS = TO BE SAVED
T.M.= TAX MAP
TMH= TELEPHONE MANHOLE
TC= TOP OF CURB
TOW = 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
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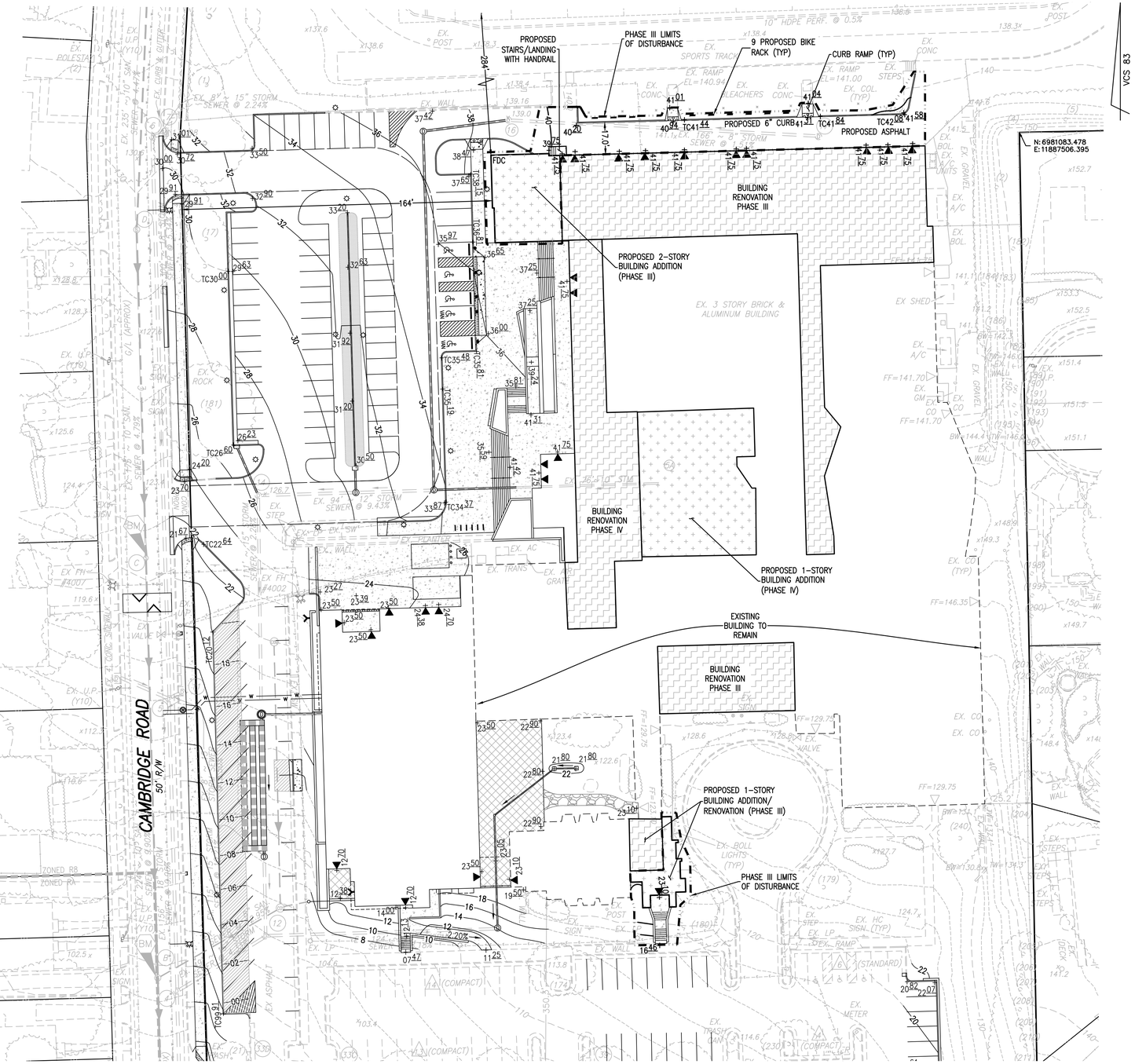

0' 30' 60'

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APPROVED
SPECIAL USE PERMIT NO. 2014-0029
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
MARCH 2, 2017
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
BISHOP IRETON HIGH SCHOOL MODERNIZATION
201 CAMBRIDGE ROAD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: AWB
SCALE: 1'=30'
DATE: MARCH 2017

PRELIMINARY SITE PLAN PHASE III & IV

SHEET 11 OF 23
FILE: 15-188

J:\2015\15188\DWG\DSUP\Preliminary\11 PRELIMINARY SITE PLAN PHASE III_IV.dwg
Thu Mar 02, 2017 - 9:05:06am

CIVIL LEGEND

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

HATCH LEGEND:

- PROPOSED CONCRETE
- PROPOSED PATIO
- PROPOSED GRAVEL
- PROPOSED ASPHALT
- BUILDING ADDITION (CURRENT PHASE)
- BUILDING RENOVATION (CURRENT PHASE)
- PROPOSED PAVEMENT MARKING

TEXT LEGEND:

'= DEGREES
'= MINUTES (OR FEET)
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#= NUMBER
@= AT
lbs.= POUNDS
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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
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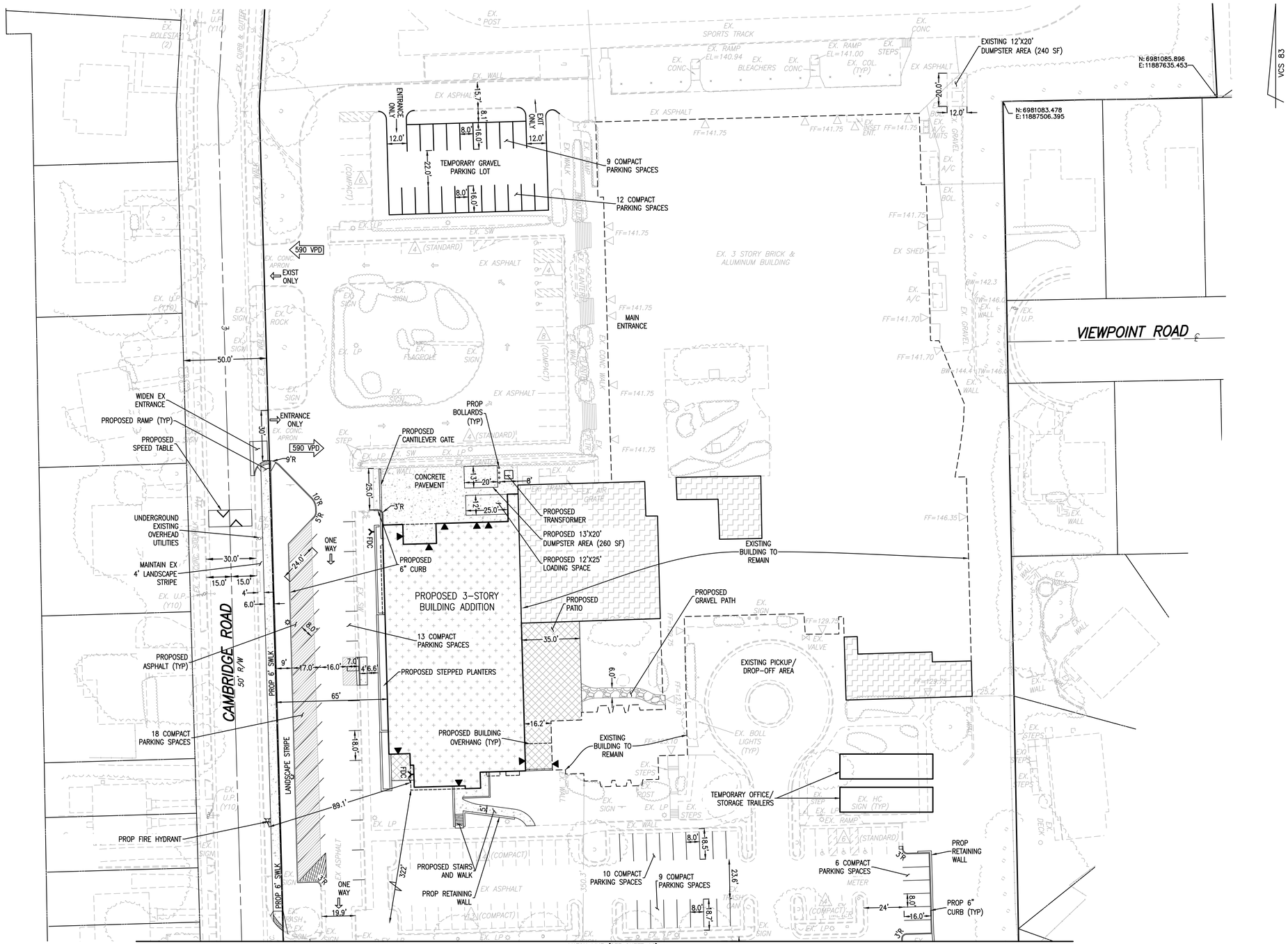

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APPROVED
SPECIAL USE PERMIT NO. 2014-0029

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
MARCH 2, 2017
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
BISHOP IRETON HIGH SCHOOL MODERNIZATION
201 CAMBRIDGE ROAD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: AWB
SCALE: 1'=30'
DATE: MARCH 2017

SITE DIMENSION PLAN PHASE I

SHEET 12 OF 23
FILE: 15-188

J:\2015\15188\DWG\DEVLP\Preliminary\12 SITE DIMENSION PLAN PHASE I.dwg
Fri, Mar 03, 2017 - 11:10:00am

CIVIL LEGEND

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES	D	D
WATER MAINS		
GAS MAINS		
TELEPHONE LINES		
STORM SEWER	D	D
SANITARY SEWER	S	S
PAVING		
FENCES		
POWER LINES		
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	124	124
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
PHASE I LIMITS OF DISTURBANCE		
PHASE II LIMITS OF DISTURBANCE		
PHASE III LIMITS OF DISTURBANCE		
ACCESSIBLE PATH		
EMERGENCY VEHICLE EASEMENT		

HATCH LEGEND:

- PROPOSED CONCRETE
- PROPOSED PATIO
- PROPOSED GRAVEL
- PROPOSED ASPHALT
- BUILDING ADDITION (CURRENT PHASE)
- BUILDING RENOVATION (CURRENT PHASE)
- PROPOSED PAVEMENT MARKING

TEXT LEGEND:

°= DEGREES
'= MINUTES (OR FEET)
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ADA = AMERICANS W/ DISABILITIES ACT
APPROX=APPROXIMATE
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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
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RELOC. = RELOCATED
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T.M.= TAX MAP
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TRAF.SIG.= TRAFFIC SIGNAL
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VCS= VIRGINIA COORDINATE SYSTEM
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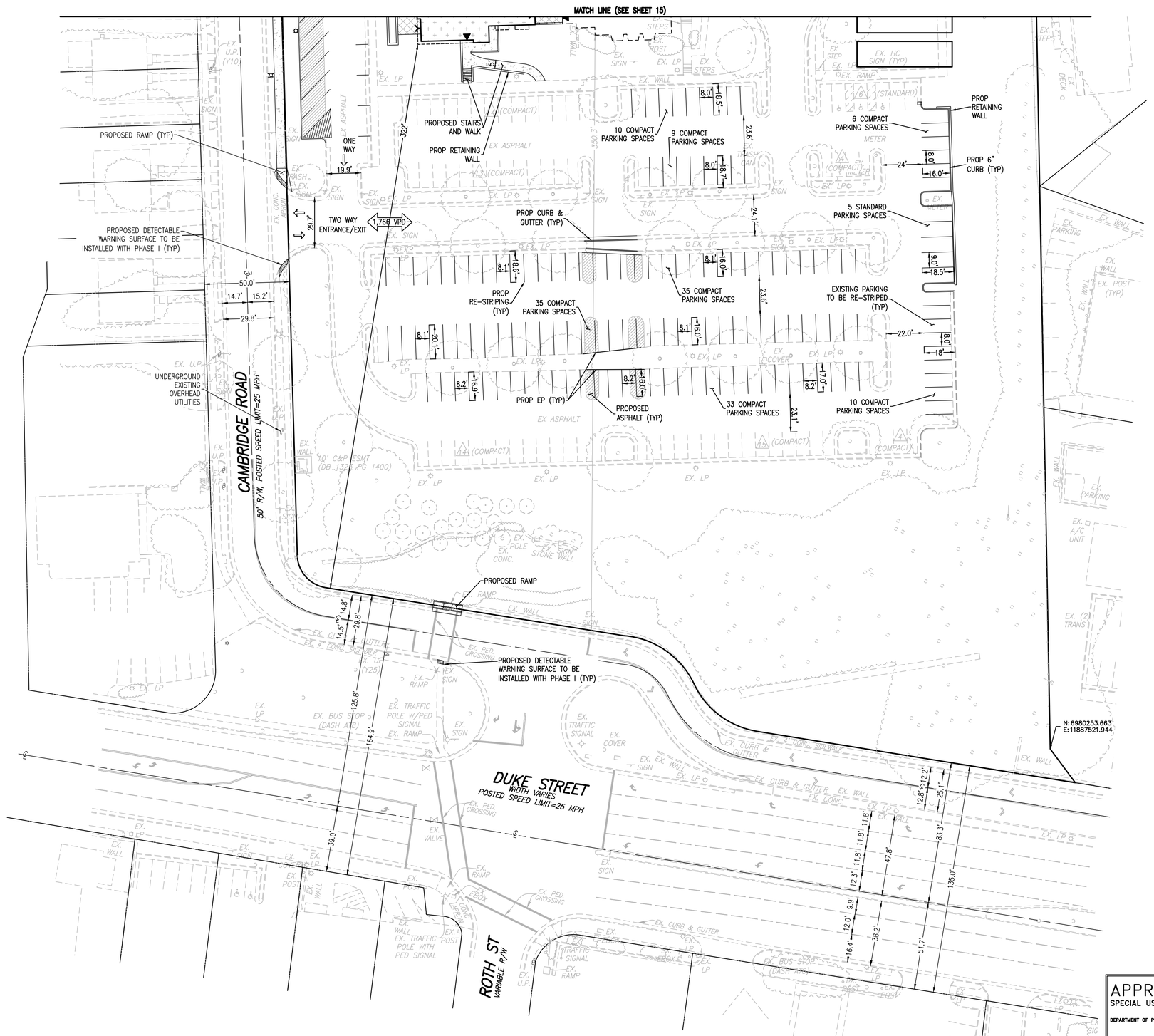

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SPECIAL USE PERMIT NO. 2014-0029

DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE

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

CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED ____
INSTRUMENT NO. — DEED BOOK NO. — DATE

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
MARCH 2, 2017
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
BISHOP IRETON HIGH SCHOOL MODERNIZATION
201 CAMBRIDGE ROAD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: AWB
SCALE: 1'=30'
DATE: MARCH 2017

SITE DIMENSION PLAN PHASE I

SHEET 13 OF 23
FILE: 15-188

J:\2015\15188\DWG\CIVIL\Preliminary\13 SITE DIMENSION PLAN PHASE I.dwg
Thu Mar 02, 2017 - 9:00:19am

CIVIL LEGEND

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES	D	D
WATER MAINS		
GAS MAINS		
TELEPHONE LINES		
STORM SEWER	D	D
SANITARY SEWER	S	S
PAVING		
FENCES		
POWER LINES		
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	124	124
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
ACCESSIBLE PATH		
EMERGENCY VEHICLE EASEMENT		

HATCH LEGEND:

- PROPOSED CONCRETE
- PROPOSED PATIO
- PROPOSED GRAVEL
- PROPOSED DRY SWALE
- BUILDING ADDITION (CURRENT PHASE)
- BUILDING RENOVATION (CURRENT PHASE)
- PROPOSED ASPHALT
- PROPOSED PAVEMENT MARKINGS

TEXT LEGEND:

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C.O.= CLEAN OUT
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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
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EBOX= ELECTRICAL BOX
ESMT.= EASEMENT
EP= EDGE OF PAVEMENT
EVE= EMERGENCY VEHICLE EASEMENT
EX=EXISTING
FDC= FIRE DEPT. CONNECTION
FF= FINISH FLOOR
FH= FIRE HYDRANT
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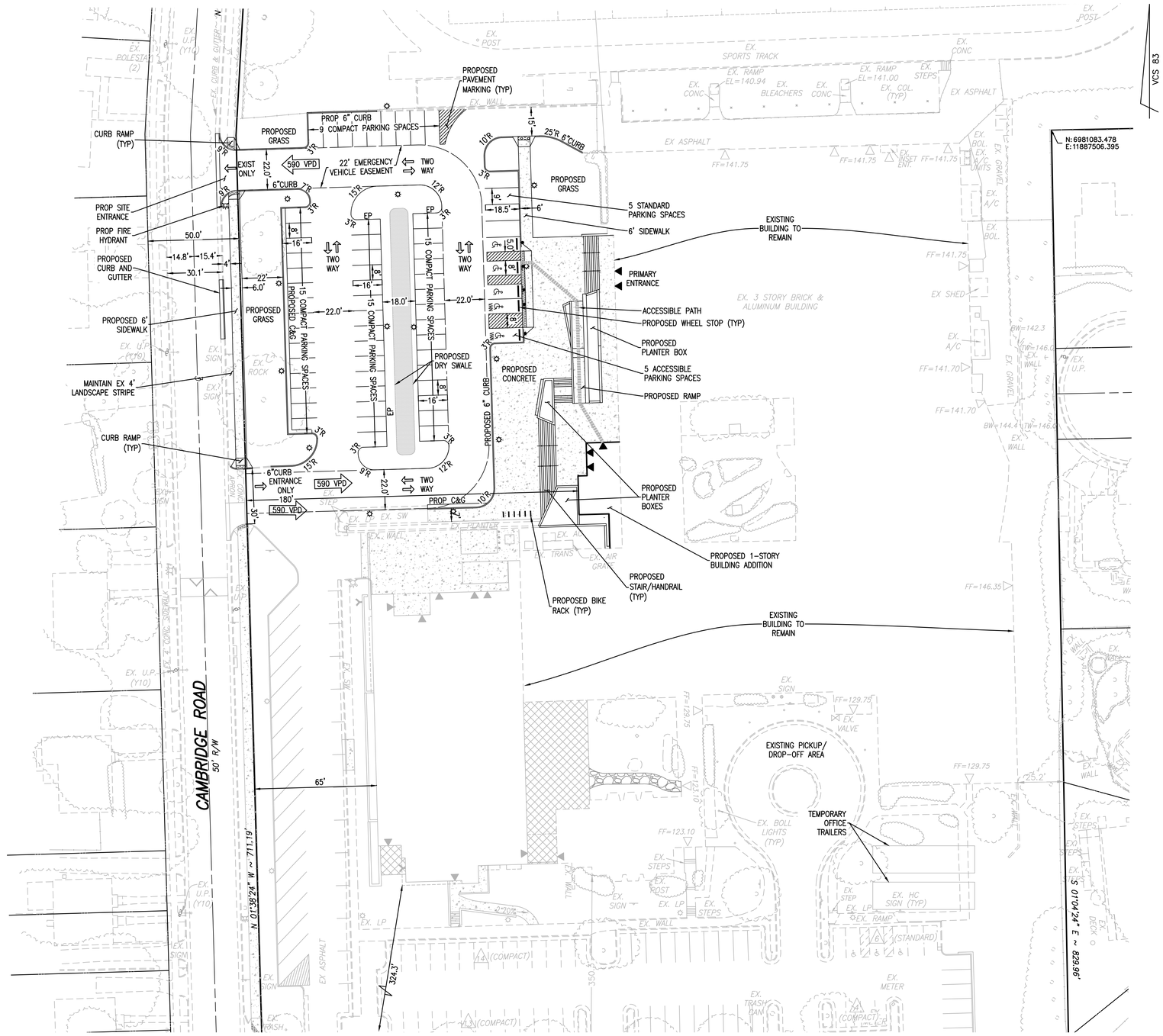

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

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DATE	REVISION

DESIGN: ACS
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SCALE: 1'=30'
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SITE DIMENSION PLAN PHASE II

SHEET 14 OF 23
FILE: 15-188

J:\2015\15188\DWG\DEVA\Preliminary\14 SITE DIMENSION PLAN PHASE II.dwg
Thu, Mar 02, 2017 - 4:01:42pm

CIVIL LEGEND

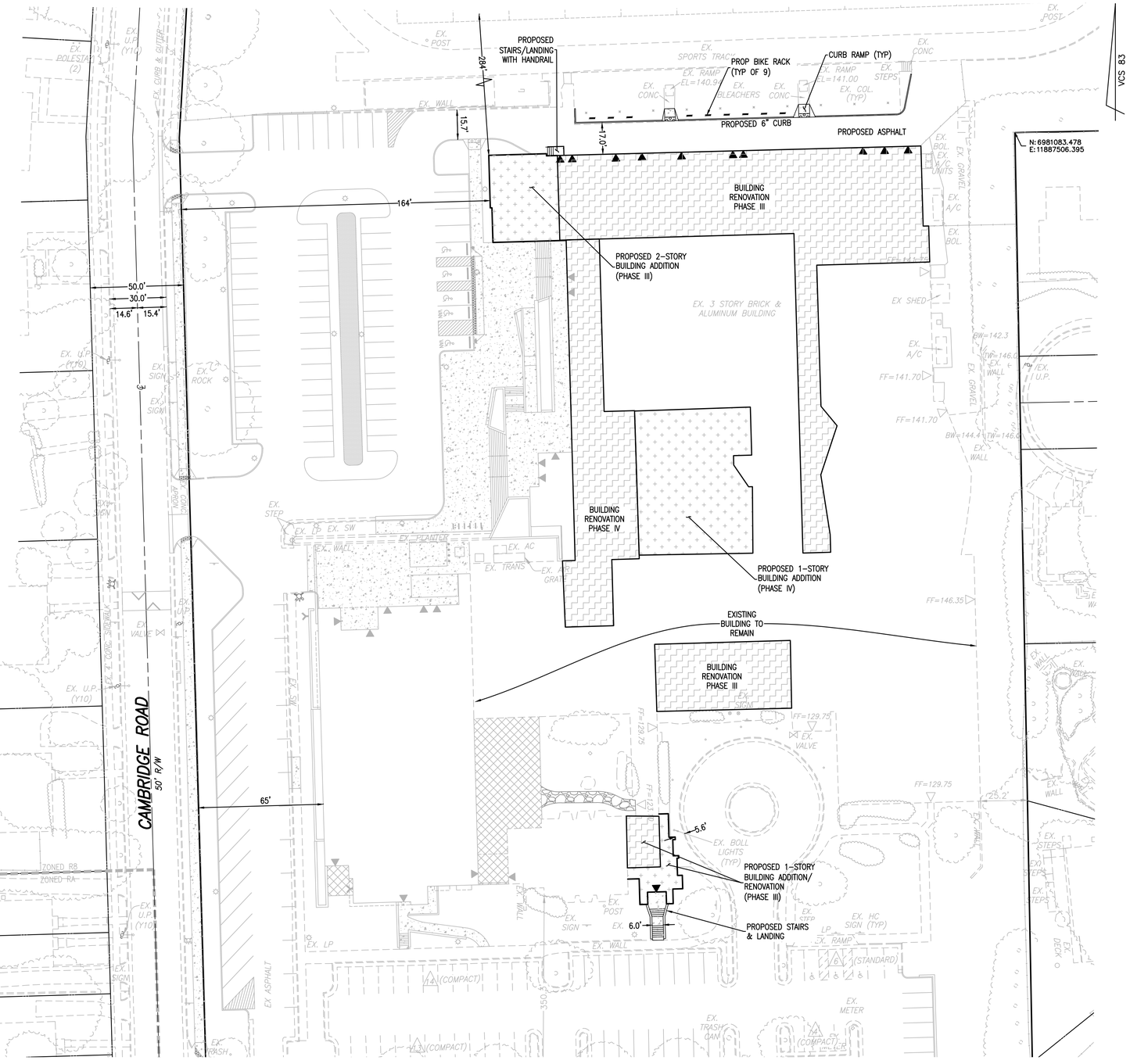
ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES	D	D
WATER MAINS		
GAS MAINS		
TELEPHONE LINES		
STORM SEWER	D	D
SANITARY SEWER	S	S
PAVING		
FENCES		
POWER LINES		
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	124	124
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		

HATCH LEGEND:

- PROPOSED CONCRETE
- PROPOSED PATIO
- PROPOSED GRAVEL
- PROPOSED DRY SWALE
- BUILDING ADDITION (CURRENT PHASE)
- BUILDING RENOVATION (CURRENT PHASE)

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
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
T.M.= TAX MAP
TMH= TELEPHONE MANHOLE
TC= TOP OF CURB
TOW = 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



ARCHAEOLOGY NOTES:

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

THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

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

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APPROVED
SPECIAL USE PERMIT NO. 2014-0029

DEPARTMENT OF PLANNING & ZONING

DIRECTOR — DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR — DATE

CHAIRMAN, PLANNING COMMISSION — DATE

DATE RECORDED

INSTRUMENT NO. — DEED BOOK NO. — DATE

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
MARCH 2, 2017
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
BISHOP IRETON HIGH SCHOOL MODERNIZATION
201 CAMBRIDGE ROAD
CITY OF ALEXANDRIA, VIRGINIA

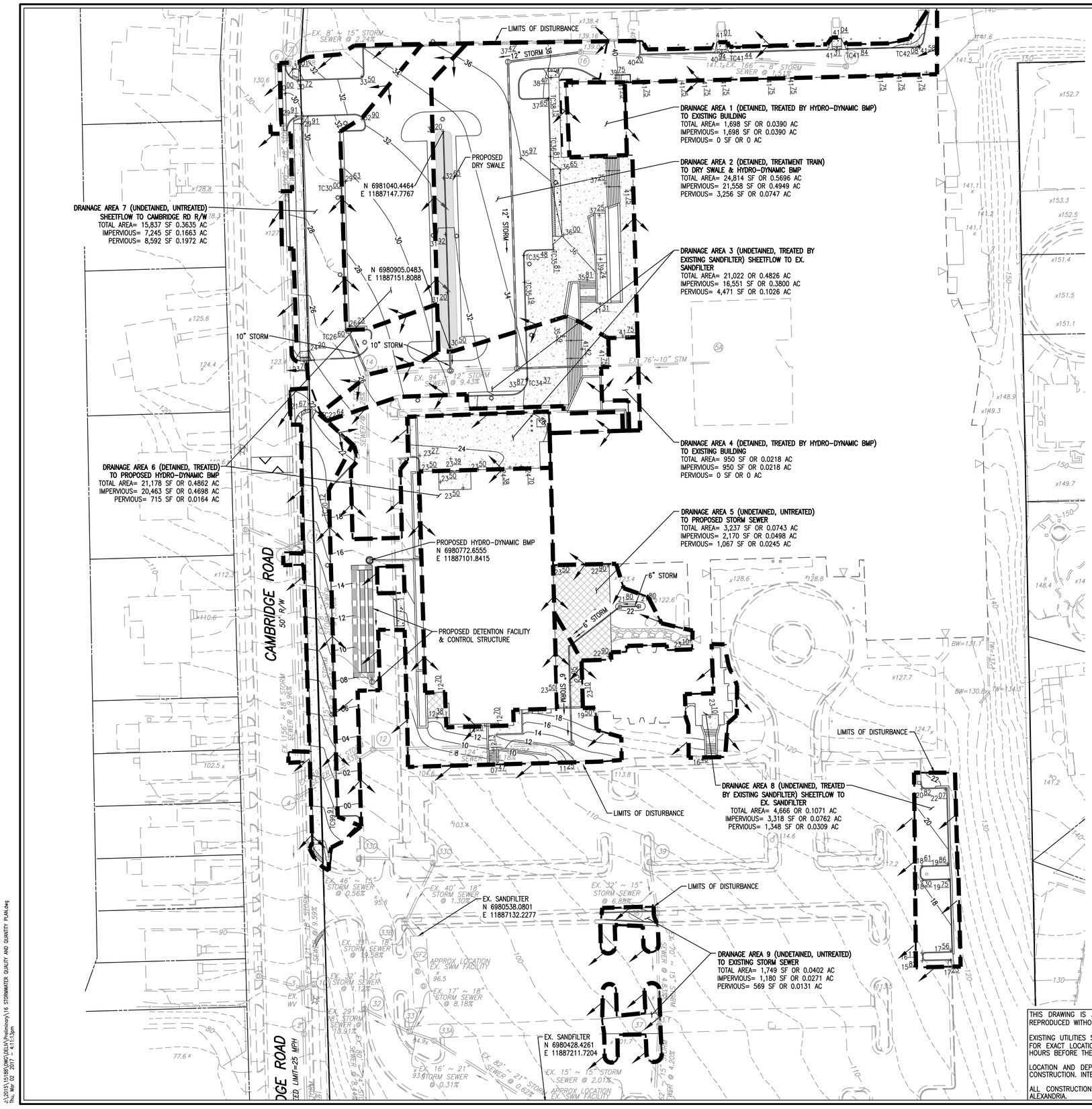
DATE	REVISION

DESIGN: ACS
DRAWN: AWB
SCALE: 1'=30'
DATE: MARCH 2017

SITE DIMENSION PLAN PHASE III & IV

SHEET 15 OF 23
FILE: 15-188

J:\2015\15188\DWG\DESIGN\Preliminary\15 SITE DIMENSION PHASE III_IV.dwg
Thu Mar 02, 2017 - 11:10:00am



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

THE PROPOSED REDEVELOPMENT OF THE SUBJECT SITE INCLUDES **2.18** ACRES OF TOTAL DISTURBED AREA. THE IMPROVEMENTS PROPOSED WITH THIS PLAN GENERATE AN INCREASE OF IMPERVIOUS AREA COMPARED TO PRE–DEVELOPMENT CONDITIONS. PER CITY OF ALEXANDRIA CODE 13–109(E).5C, THE DESIGN CRITERIA FOR REDEVELOPMENT SHALL BE APPLIED TO THE INCREASED IMPERVIOUS AREA AND THE REMAINING PORTION OF THE SITE MUST RESULT IN A 20% DECREASE IN PHOSPHORUS LOADING BELOW THE PREDEVELOPMENT TOTAL PHOSPHORUS LOAD.

THE VIRGINIA RUNOFF REDUCTION METHOD WAS UTILIZED TO DETERMINE THE STORM WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THIS PROJECT. PHOSPHORUS LOAD REDUCTION REQUIREMENTS WILL BE SATISFIED THOUGH THE USE OF A DRY SWALE, HYDRO–DYNAMIC FACILITY, AND TWO EXISTING SANDFILTERS. THE WATER QUALITY CONTROLS PROPOSED WITH THIS PLAN OF DEVELOPMENT WILL RESULT IN A TOTAL PHOSPHOROUS LOAD REDUCTION OF **1.56** LB/YR WHICH ADEQUATELY MEETS THE POST DEVELOPMENT PHOSPHORUS LOAD REQUIREMENT OF **1.42** LB/YR. THEREFORE, THE WATER QUALITY MANAGEMENT REQUIREMENTS FOR THIS PROPOSED REDEVELOPMENT PER CITY CODE SECTION 13–109(E).5C HAVE BEEN MET.

A CONTRIBUTION TO THE ALEXANDRIA WATER QUALITY IMPROVEMENT FUND WILL BE MADE FOR THAT PORTION OF THE WATER QUALITY VOLUME NOT TREATED IN COMPLIANCE WITH CITY CODE SECTION 13–109E–(5) AND SECTION 13–110.

STORMWATER RUNOFF COMPUTATIONS

I. PROJECT AREA = 95,151 SQ.FT. OR 2.1844 ACRES

EXISTING IMPERVIOUS AREA = 54,812 SQ.FT. OR 1.2583 ACRES
PROPOSED IMPERVIOUS AREA = 75,133 SQ.FT. OR 1.7248 ACRES

VIRGINIA RUNOFF REDUCTION METHOD (PER TR–20, TYPE II, 24–HOUR STORM):
II. WEIGHTED CURVE NUMBER (CN) CALCULATIONS:
CN PRE–DEVELOPMENT = (1.2583 X 98 + 0.9261 X 80) ÷ 2.1844 = 90
CN POST–DEVELOPMENT = (1.7248 X 98 + 0.4596 X 80) ÷ 2.1844 = 94
CN POST–DEVELOPMENT WITH RUNOFF REDUCTION = 94

III. PRE–DEVELOPMENT PEAK DISCHARGES: (Tc = 5 MINS.)
PEAK Q_2 PRE–DEVELOPMENT = 4.70 cfs
PEAK Q_{10} PRE–DEVELOPMENT = 8.74 cfs

IV. POST–DEVELOPMENT PEAK DISCHARGES (Tc = 5 MINS.)
PEAK Q_2 POST–DEVELOPMENT = 5.82 cfs
PEAK Q_{10} POST–DEVELOPMENT = 10.01 cfs

Q_2 INCREASE = 1.12 CFS
Q_{10} INCREASE = 1.27 CFS

V. DUE TO THE INCREASE OF RUNOFF, A DETENTION FACILITY IS PROPOSED. CALCULATIONS TO BE PROVIDED ON SUBSEQUENT SUBMISSIONS.

LEGEND:

PROPOSED CONCRETE
PROPOSED PATIO
PROPOSED GRAVEL
PROPOSED DRY SWALE
DRAINAGE DIVIDES

PROJECT DESCRIPTION:

REDEVELOPMENT

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
PROJECT AREA	1.7248	0.4596	2.1844
ON–SITE TREATED	1.4816	0.2247	1.7063
OFF–SITE TREATED	0.0000	0.0000	0.0000
TOTAL TREATED	1.4816	0.2247	1.7063
ON–SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE BUFFER	N/A		
TOTAL TREATED OR DISCONNECTED			1.7063

WATER QUALITY VOLUME DEFAULT:

PROPOSED IMPERVIOUS: 1.7248 AC
TREATMENT OF FIRST HALF INCH OF RUNOFF: 1,815 X 1.7248 = 3,131 CU. FT. WQV REQUIRED

WATER TREATMENT ON–SITE			
BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)
DRY SWALE	0.5697	0.4949	20%
HYDRO–DYNAMIC	1.1166	1.0255	20%
SANDFILTER	0.5897	0.4561	60%

TOTAL WQV TREATED: NO
WATER QUALITY VOLUME REQUIRED = 3,131 CU. FT.
WATER QUALITY VOLUME TREATED = 1,815 X 1.4816 = 2,689 CU. FT.
PERCENT OF WATER QUALITY VOLUME TREATED = 85.9%
DETENTION ON SITE: YES
PROJECT IS WITHIN WHICH WATERSHED? POTOMAC RIVER
PROJECT DISCHARGES TO WHICH BODY OF WATER? POTOMAC RIVER

0' 30' 60'

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DATE	REVISION

DESIGN: ACS
DRAWN: AWB
SCALE: 1"=30'
DATE: MARCH 2017

STORMWATER QUALITY AND QUANTITY PLAN

SHEET 16 OF 23

FILE: 15–188

J:\2015\15188\DWG\DEV\Preliminary\16 STORMWATER QUALITY AND QUANTITY PLAN.dwg
Rev. No. 201 - 5/11/16pm

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - **Version 3.0**

☐ 2011 BMP Standards and Specifications | ☐ 2013 Draft BMP Standards and Specifications

Project Name:	BISHOP IRETON HIGH SCHOOL MODERIZATION
Date:	Feb-17
Linear Development Project?	No

(Ctrl+Shift+R)

final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 2.18

Check:

BMP Design Specifications List:	**2013 Draft Stds & Specs**
Linear project?	**No**
Land cover areas entered correctly?	✓
Total disturbed area entered?	✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.93	0.93
Impervious Cover (acres)				1.26	1.26
					2.18

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.46	0.46
Impervious Cover (acres)				1.72	1.72
Area Check	**OK.**	**OK.**	**OK.**	**OK.**	2.18

Constants

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

Runoff Coefficients (Rv)

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

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre

Pre-ReDevelopment	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.93	0.46
Weighted Rv(turf)	0.25	0.25
% Managed Turf	42%	27%
Impervious Cover (acres)	1.26	1.26
Rv(impervious)	0.95	0.95
% Impervious	58%	73%
Total Site Area (acres)	**2.18**	**1.72**
Site Rv	**0.65**	**0.76**

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.1189	0.1092
Pre-ReDevelopment Treatment Volume (cubic feet)	5,180	4,756
Pre-ReDevelopment TP Load (lb/yr)	**3.25**	**2.99**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.49	1.74
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*0.70*

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

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

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

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)

Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.46
Weighted Rv (turf)	0.25
% Managed Turf	21%
Impervious Cover (acres)	1.72
Rv(impervious)	0.95
% Impervious	79%
Final Site Area (acres)	**2.18**
Final Post Dev Site Rv	**0.80**

Land Cover Summary-Post

Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.46
Weighted Rv (turf)	0.25
% Managed Turf	27%
ReDev. Impervious Cover (acres)	1.26
Rv(impervious)	0.95
% Impervious	73%
Total ReDev. Site Area (acres)	**1.72**
ReDev Site Rv	**0.76**

Land Cover Summary-Post

Post-Development New Impervious	
New Impervious Cover (acres)	0.47
Rv(impervious)	0.95

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.1461	**Post-ReDevelopment Treatment Volume (acre-ft)**	0.1092	**Post-Development Treatment Volume (acre-ft)**	0.0369
Final Post-Development Treatment Volume (cubic feet)	6,365	**Post-ReDevelopment Treatment Volume (cubic feet)**	4,756	**Post-Development Treatment Volume (cubic feet)**	1,609
Final Post-Development TP Load (lb/yr)	**4.00**	**Post-ReDevelopment Load (TP) (lb/yr)***	**2.99**	**Post-Development TP Load (lb/yr)**	**1.01**
Final Post-Development TP Load per acre **(lb/acre/yr)**	1.83	Post-ReDevelopment TP Load per acre **(lb/acre/yr)**	1.74		
		Max. Reduction Required (Below Pre-ReDevelopment Load)	**20%**		
		TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.60**	**TP Load Reduction Required for New Impervious Area (lb/yr)**	**0.82**

TP Load Reduction Required (lb/yr)	**1.42**
Linear Project TP Load Reduction Required (lb/yr):	**N/A**

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.46	0.46	0.25
Impervious Cover (acres)				1.72	1.72	0.95
				Total	2.18	

Total Phosphorus Available for Removal in D.A. A (lb/yr)	4.00
Post Development Treatment Volume in D.A. A (ft^3)	6,365

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists-

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
5.a. Dry Swale #1 (Spec #10)	40	0.07	0.49	0	710	1,065	1,774	20	0.00	1.11	0.58	0.53	14.a. MTD - Hydrodynamic
11.a.Filtering Practice #1 (Spec #12)	0	0.13	0.46	0	0	1,694	1,694	60	0.00	1.06	0.64	0.43	
14.a. Manufactured Treatment Device-Hydrodynamic	0	0.02	0.53	1,065	0	2,909	2,909	20	0.53	1.16	0.34	1.35	

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	4.00
TP LOAD REDUCTION REQUIRED (lb/yr)	1.42
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.56
TP LOAD REMAINING (lb/yr):	2.44
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	**0.00** **

**** TARGET TP REDUCTION EXCEEDED BY 0.14 LB/YEAR ****

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DATE	REVISION

DESIGN: ACS
DRAWN: AWB
SCALE: NO SCALE
DATE: MARCH 2017

STORMWATER MANAGEMENT PLAN

SHEET 17 OF 23
FILE: 15-188

z:\2015\15188\DWG\DEVLPN\Preliminary\17 STORMWATER MANAGEMENT PLAN.dwg
Thu Mar 02, 2017 - 4:12 pm

LEGEND:

STORM STRUCTURE

DRAINAGE DIVIDES

OUTFALL MAP

SCALE: 1" = 200'

0' 200' 400'

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

PRE-DEVELOPMENT CONDITIONS:

THE 11.67 ACRE PARCEL IS LOCATED IN THE CAMERON RUN WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF AN EXISTING BUILDING, SURFACE PARKING LOTS, AN ATHLETIC FIELD AND VEGETATED OPEN SPACE.

THE MAJORITY OF SITE DRAINAGE IS COLLECTED WITHIN AN ONSITE UNDERGROUND STORM SEWER SYSTEM THAT CONNECTS TO THE CITY MAINTAINED STORM SYSTEM LOCATED WITHIN THE CAMBRIDGE ROAD RIGHT-OF-WAY. A SMALL PORTION OF ONSITE RUNOFF SHEET FLOWS TO THE CAMBRIDGE ROAD RIGHT-OF-WAY AND IS CAPTURED BY EXISTING INLETS WHERE IT JOINS RUNOFF FROM THE MAJORITY OF THE SITE (EX 1). RUNOFF IS THEN CONVEYED SOUTHWEST AND EVENTUALLY OUTFALLS TO THE BED AND BANKS OF CAMERON RUN.

POST-DEVELOPMENT CONDITIONS:

THE REDEVELOPMENT OF THIS PROJECT CONSISTS OF FOUR PHASES OF CONSTRUCTION. PHASE I CONSISTS OF DEMOLITION OF THE SOUTHWESTERN PORTION OF THE EXISTING BUILDING (OBLATE HOUSE) AND BUILDING ADDITION, RENOVATED COURTYARD AND LOADING AREA, AND RENOVATIONS TO THE EXISTING PARKING LOTS. PHASE II INCLUDES THE RENOVATION AND EXPANSION OF THE NORTHERN PORTION OF THE EXISTING BUILDING AS WELL. AS THE RENOVATION OF THE SURFACE PARKING AND MAIN ENTRANCE AREA. PHASE III CONSISTS OF BUILDING RENOVATIONS AND ADDITION AS WELL AS A RENOVATED ASPHALT DRIVE NORTH OF THE BUILDING. PHASE III ALSO CONSISTS OF BUILDING RENOVATIONS AND AN ADDITION TO THE CHAPEL. PHASE IV ENCLOSES THE EXISTING NORTHERN COURTYARD (BUILDING RENOVATION ONLY, NO SITE DISTURBANCE). A DETENTION FACILITY IS PROPOSED TO MITIGATE THE INCREASE OF RUNOFF DUE TO THE INCREASE OF IMPERVIOUS AREA WITH THE PROPOSED DEVELOPMENT. WATER QUANTITY COMPUTATIONS, TO BE PROVIDED WITH SUBSEQUENT SUBMISSIONS, WILL DEMONSTRATE AN OVERALL DECREASE OF RUNOFF FROM THE LIMITS OF DISTURBANCE. THE DETENTION FACILITY PROPOSED WITH THIS PLAN WILL BE INSTALLED AS PART OF PHASE I CONSTRUCTION AND WILL ADDRESS STORMWATER MANAGEMENT CRITERIA FOR ALL SUBSEQUENT PHASES.

AS IN EXISTING CONDITIONS, THE MAJORITY OF THE SITE DRAINAGE WILL BE COLLECTED WITHIN THE ONSITE UNDERGROUND STORM SEWER SYSTEM THAT CONNECTS TO THE CITY MAINTAINED STORM SYSTEM LOCATED WITHIN THE CAMBRIDGE ROAD RIGHT-OF-WAY. A SMALL PORTION OF ONSITE RUNOFF WILL CONTINUE TO SHEET FLOW TO THE CAMBRIDGE ROAD RIGHT-OF-WAY AND IS CAPTURED BY EXISTING INLETS WHERE IT JOINS RUNOFF FROM THE MAJORITY OF THE SITE (EX 1). RUNOFF IS THEN CONVEYED SOUTHWEST AND EVENTUALLY OUTFALLS TO THE BED AND BANKS OF CAMERON RUN.

PER CITY CODE SECTION 13-109F-2, COMPUTATIONS (TO BE PROVIDED WITH SUBSEQUENT SUBMISSIONS) DEMONSTRATE THAT THE EXISTING STORM SEWER SYSTEM DOES NOT CONTAIN THE PRE-DEVELOPMENT PEAK FLOW RATE FOR THE 10-YEAR, 24-HOUR STORM PER NRCS TR-20 HYDRAULIC METHODOLOGY. DUE TO THE PROPOSED DETENTION SYSTEM, RUNOFF FOR THE 10-YEAR, 24-HOUR STORM EVENT WILL DECREASE WITH THE PROPOSED DEVELOPMENT (DETENTION COMPUTATIONS TO BE PROVIDED WITH SUBSEQUENT SUBMISSIONS). THEREFORE, STORMWATER REQUIREMENTS FOR THIS DEVELOPMENT FALL UNDER CITY CODE SECTION 13-109F-2(b)(ii) CRITERIA DUE TO THE SITE DRAINAGE OUTFALLING TO A STORMWATER CONVEYANCE SYSTEM THAT CURRENTLY EXPERIENCES LOCALIZED FLOODING DURING THE 10-YEAR, 24-HOUR STORM EVENT AND A REDUCTION OF THE 10-YEAR 24-HOUR PEAK FLOW.

CONCLUSION

THE TOTAL DRAINAGE AREA AT STRUCTURE EX 1 (POINT OF OUTFALL) IS 14.33 ACRES. RUNOFF THEN CONTINUES SOUTHWEST WHERE IT REACHES THE CONFLUENCE POINT AT STRUCTURE EX 41. AT THIS POINT, THE STORM SYSTEM HAS COLLECTED RUNOFF FROM AN ADDITIONAL 138.52 ACRES, WHICH IS GREATER THAN 90% OF THE DRAINAGE TO THE POINT OF OUTFALL (152.85 ACRES). THE ANALYSIS CONCLUDES AT STRUCTURE EX 43, WHICH IS AN ADDITIONAL 150 FEET OF STORM SEWER.

THE PROPOSED DETENTION SYSTEM DECREASES THE POST-DEVELOPMENT PEAK RUNOFF RATE FOR THE 10-YEAR, 24-HOUR STORM FROM THE PRE-DEVELOPMENT PEAK RUNOFF RATE. IN ADDITION, THE MINOR AMOUNT OF RUNOFF FROM THE WESTERN PORTION OF THE SITE IS REDUCED FROM PRE-DEVELOPMENT CONDITIONS AND LEAVES THE SITE VIA SHEET FLOW. THERE IS NO RUNOFF VOLUME INCREASE IN THE FORM OF SHEET FLOW RESULTING FROM PERVIOUS AREA, DISCONNECTED IMPERVIOUS AREAS OR FROM PHYSICAL SPREADING OF CONCENTRATED FLOW ASSOCIATED WITH THE REDEVELOPMENT OF THIS SITE. THEREFORE, THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY IMPACT THE EXISTING DOWNSTREAM STORM SEWER SYSTEM AND COMPLIES WITH VIRGINIA EROSION AND SEDIMENT CONTROL REGULATION 4 VAC 50-30-40.19(C)(3).

BASED ON THE ABOVE MENTIONED JUSTIFICATIONS, THE STORMWATER MANAGEMENT CRITERIA FOR THE PROPOSED DEVELOPMENT COMPLIES WITH THE CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS PER CITY CODE SECTION 13-109F.

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
MARCH 2, 2017
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
BISHOP IRETON HIGH SCHOOL
MODERNIZATION
201 CAMBRIDGE ROAD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: AWB
SCALE: 1"=200'
DATE: MARCH 2017

STORMWATER OUTFALL

SHEET 18 OF 23

FILE: 15-188

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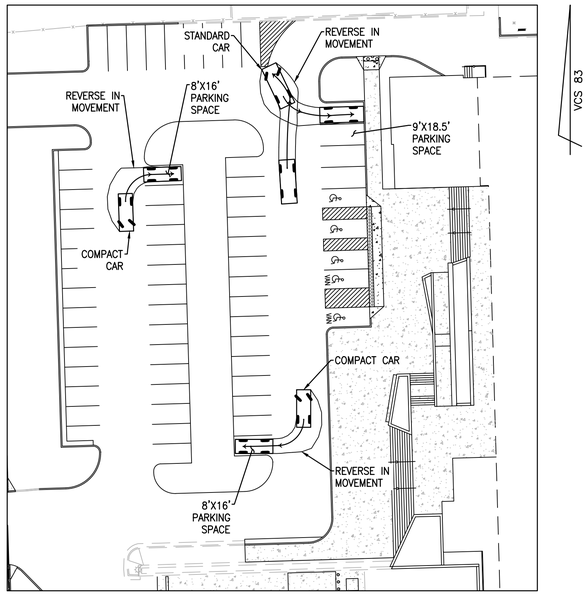
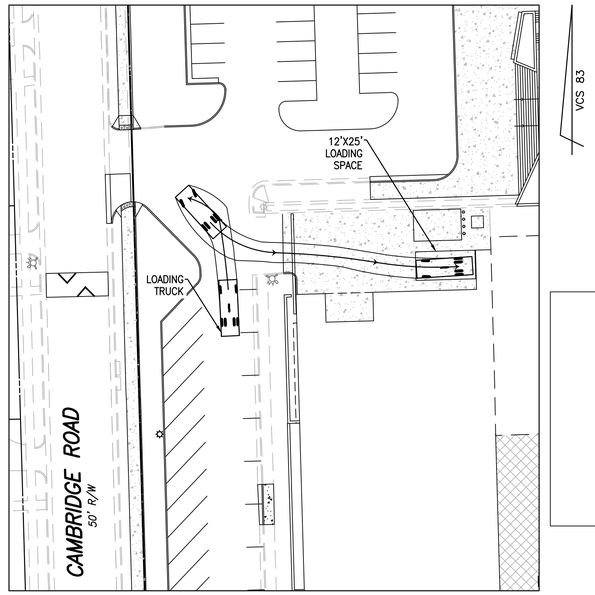
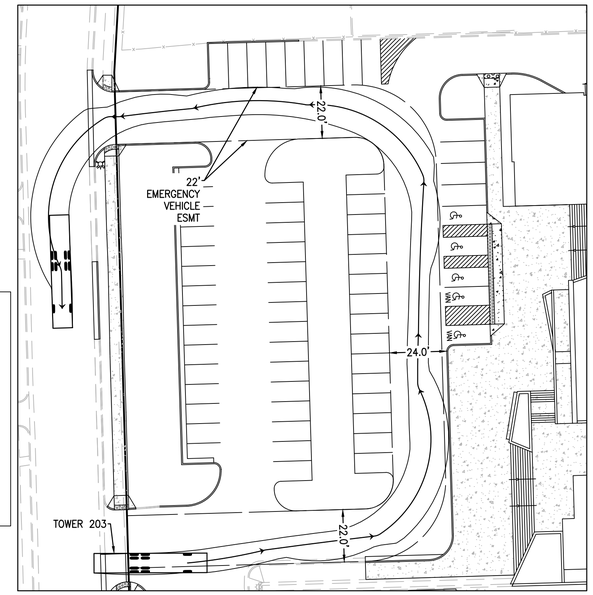
Thu Mar 02, 2017 - 3:11:10pm



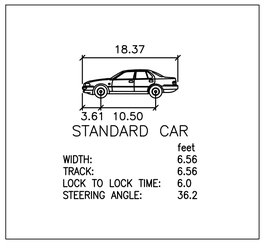
STANDARD CAR/COMPACT CAR TURNING MOVEMENTS
SCALE: 1" = 30'



LOADING TRUCK TURNING MOVEMENT
SCALE: 1" = 30'

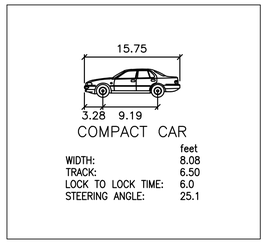


TOWER 203 TURNING MOVEMENT
SCALE: 1" = 30'



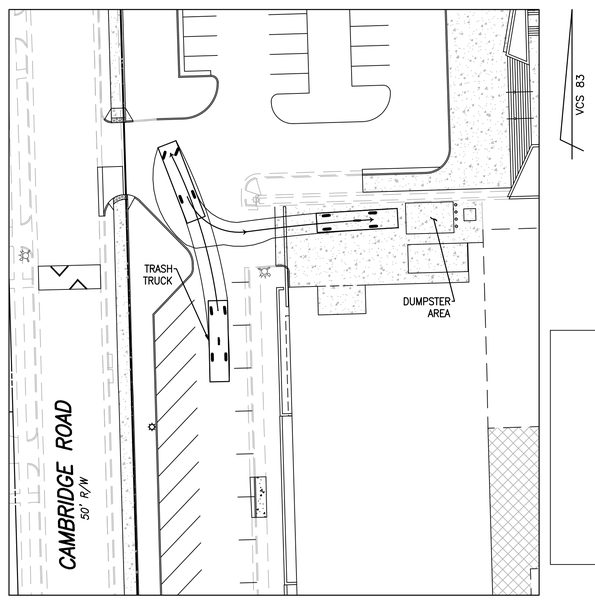
STANDARD CAR

	feet
WIDTH:	6.56
TRACK:	6.56
LOCK TO LOCK TIME:	6.0
STEERING ANGLE:	36.2

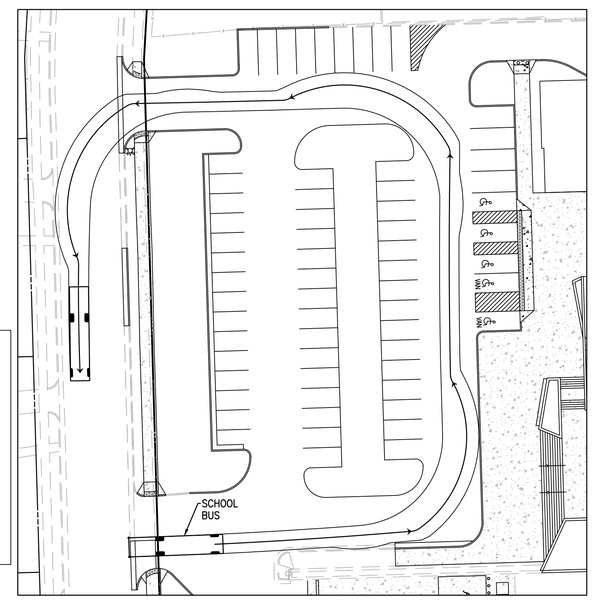


COMPACT CAR

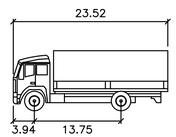
	feet
WIDTH:	8.08
TRACK:	6.50
LOCK TO LOCK TIME:	6.0
STEERING ANGLE:	25.1



TRASH TRUCK TURNING MOVEMENT
SCALE: 1" = 30'

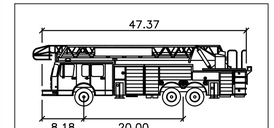


SCHOOL BUS TURNING MOVEMENT
SCALE: 1" = 30'



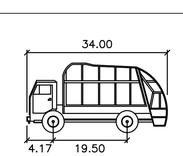
LOADING TRUCK

	feet
WIDTH:	7.55
TRACK:	7.55
LOCK TO LOCK TIME:	6.0
STEERING ANGLE:	43.2



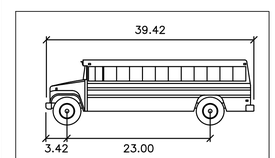
TOWER 203

	feet
WIDTH:	8.17
TRACK:	8.00
LOCK TO LOCK TIME:	6.0
STEERING ANGLE:	24.8



TRASH TRUCK

	feet
WIDTH:	8.08
TRACK:	6.50
LOCK TO LOCK TIME:	6.0
STEERING ANGLE:	25.1



SCHOOL BUS

	feet
WIDTH:	8.00
TRACK:	8.00
LOCK TO LOCK TIME:	6.0
STEERING ANGLE:	37.8

0' 30' 60'

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Lic. No. 047863
MARCH 2, 2017
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
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201 CAMBRIDGE ROAD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: AWB
SCALE: 1"=30'
DATE: MARCH 2017

TURNING MOVEMENTS

SHEET 19 OF 23
FILE: 15-188

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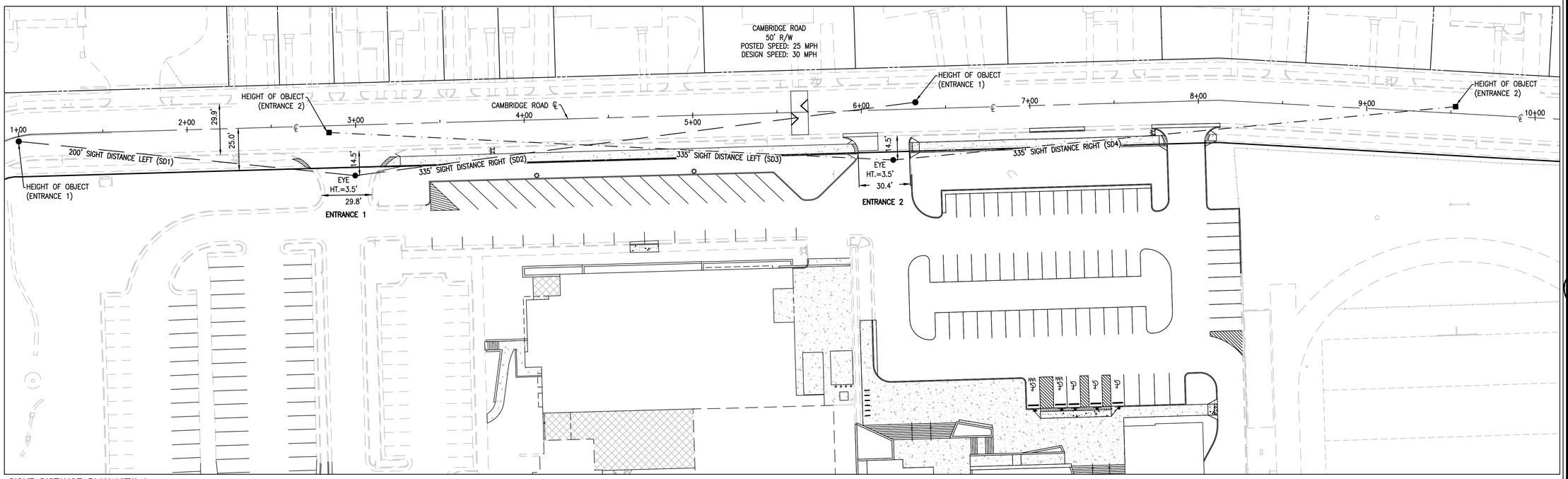
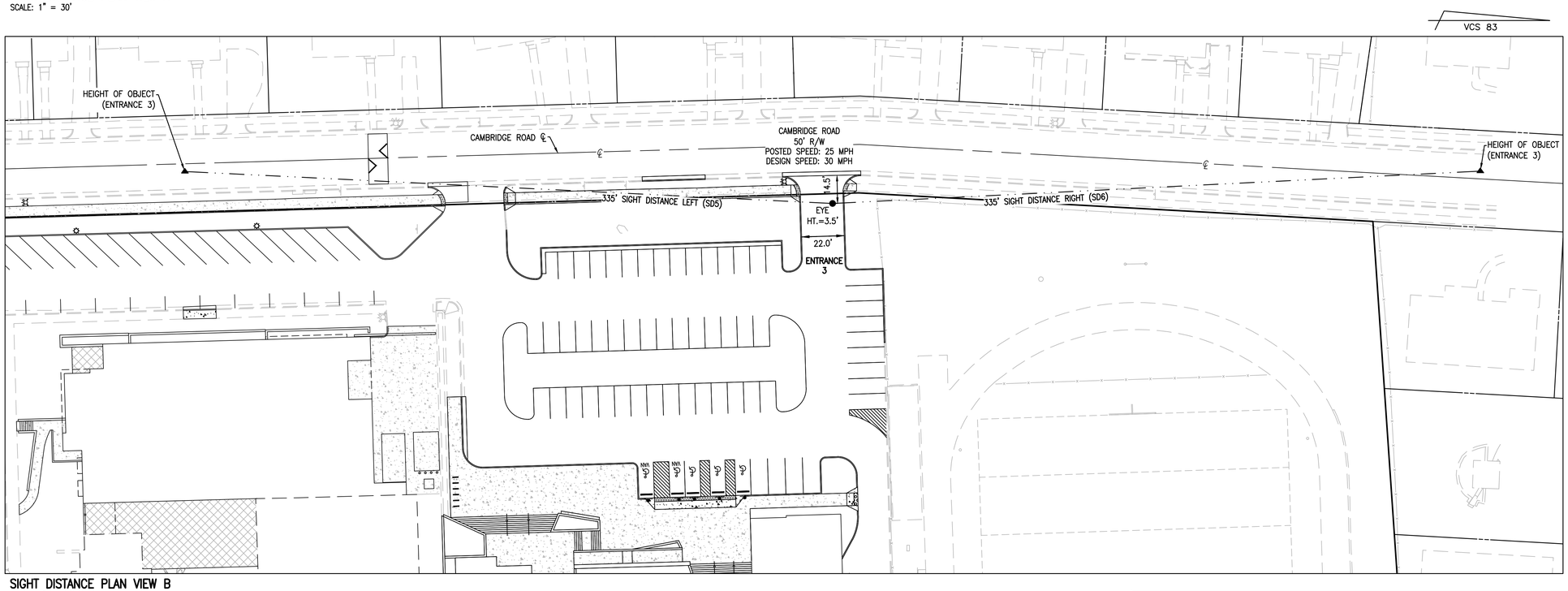


SIGHT DISTANCE PLAN VIEW A
SCALE: 1" = 30'



SIGHT DISTANCE PLAN VIEW B
SCALE: 1" = 30'

PLAN VIEW SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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CITY OF ALEXANDRIA, VIRGINIA

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DESIGN: ACS
DRAWN: AWB
SCALE: AS NOTED
DATE: MARCH 2017

SIGHT DISTANCE PLAN VIEW

SHEET 20 OF 23
FILE: 15-188

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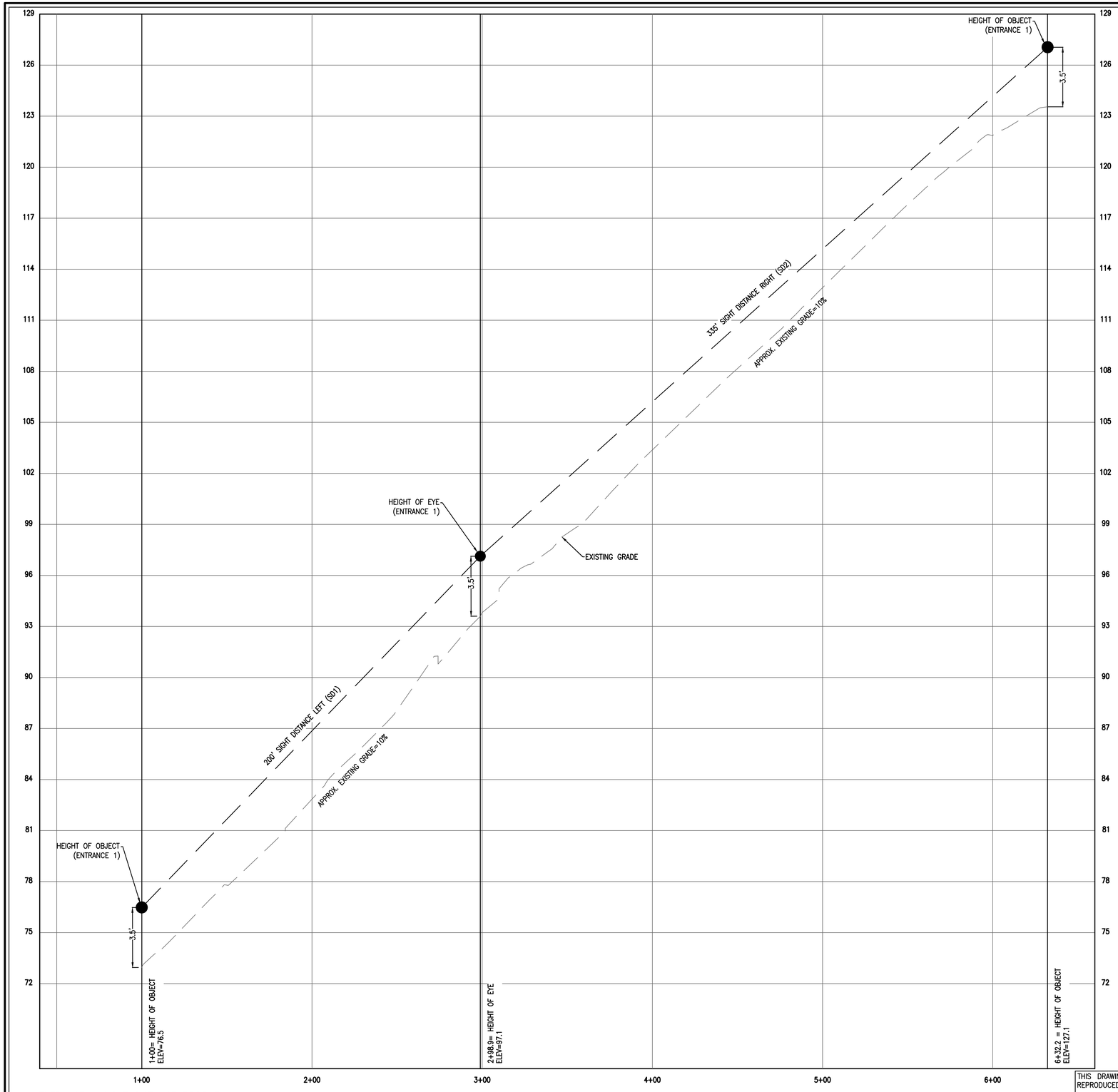

ENTRANCE 1 SIGHT DISTANCE PROFILE

SCALE: HORIZONTAL: 1" = 30'
VERTICAL: 1" = 3'

HORIZ. PROFILE SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

VERT. PROFILE SCALE

3 0 1.5 3

(IN FEET)
1 inch = 3 ft.

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CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: AWB
SCALE: AS NOTED
DATE: MARCH 2017

SIGHT DISTANCE PROFILE VIEW

SHEET 21 OF 23

FILE: 15-188

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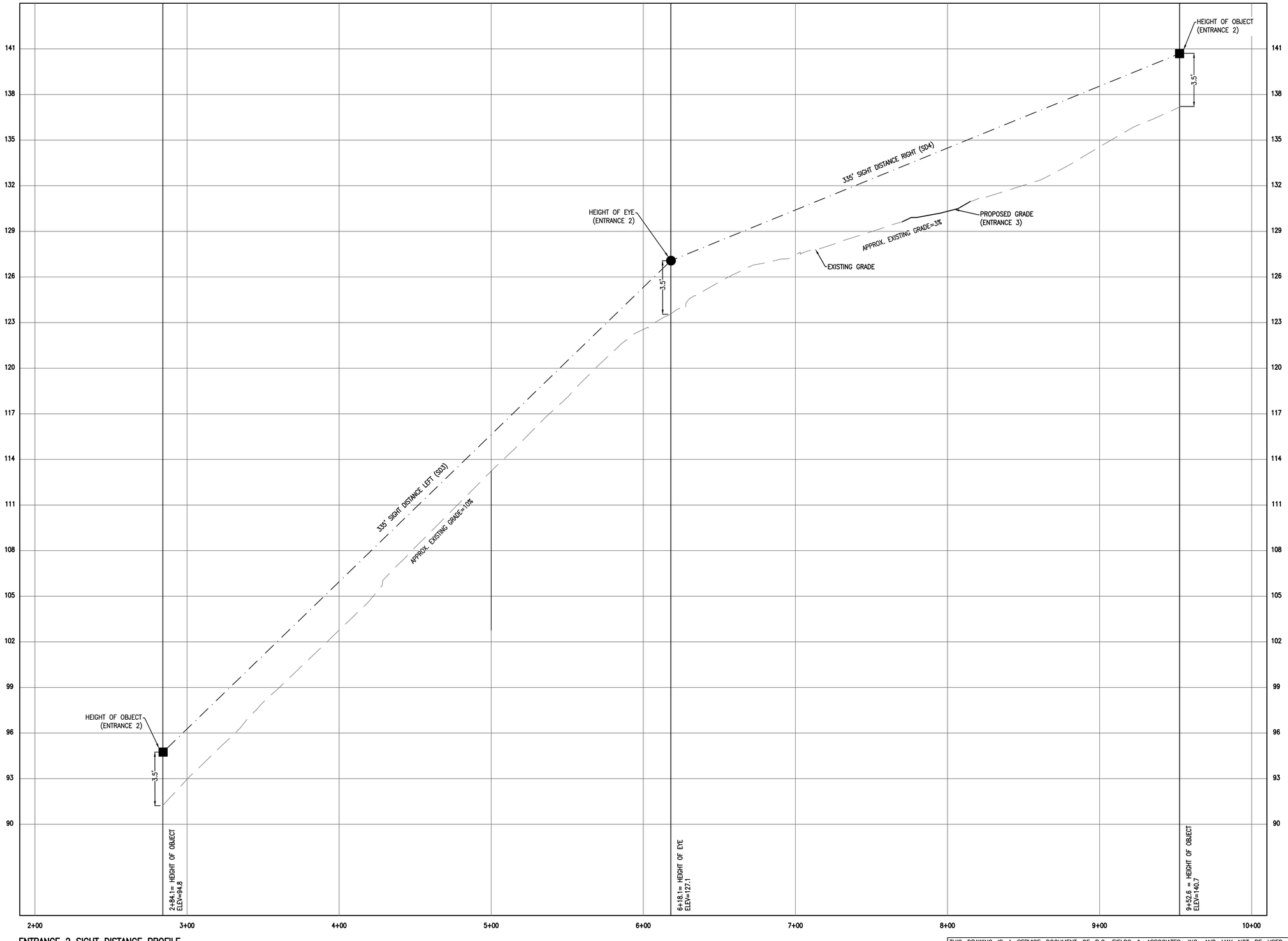

ENTRANCE 2 SIGHT DISTANCE PROFILE

SCALE: HORIZONTAL: 1" = 30'
VERTICAL: 1" = 3'

HORIZ. PROFILE SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

VERT. PROFILE SCALE
3 0 1.5 3
(IN FEET)
1 inch = 3 ft.

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CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: AWB
SCALE: AS NOTED
DATE: MARCH 2017

SIGHT DISTANCE PROFILE VIEW

SHEET 22 OF 23
FILE: 15-188

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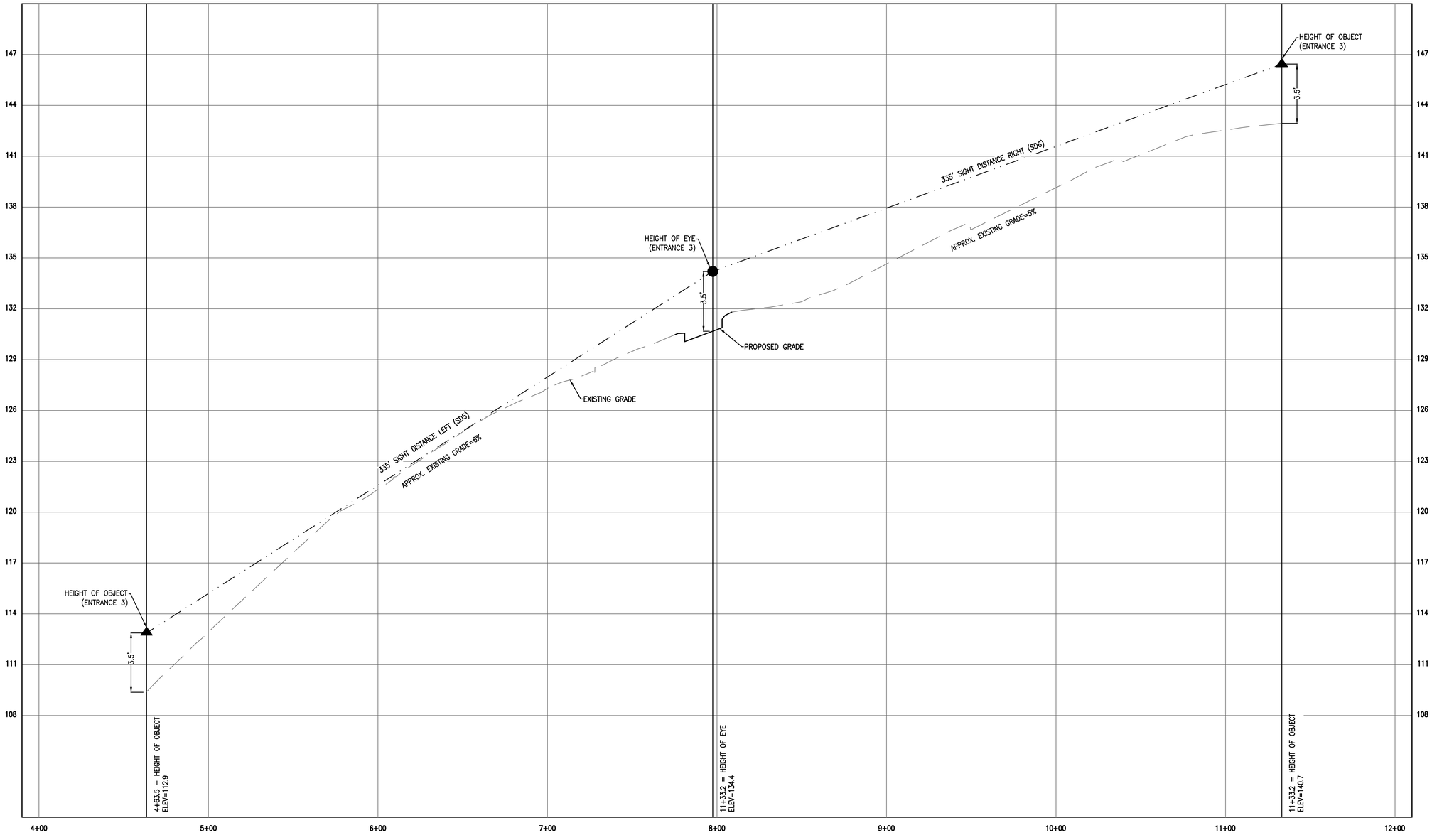

ENTRANCE 3 SIGHT DISTANCE PROFILE

SCALE: HORIZONTAL: 1" = 30'
VERTICAL: 1" = 3'

HORIZ. PROFILE SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

VERT. PROFILE SCALE

3 0 1.5 3

(IN FEET)
1 inch = 3 ft.

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DATE	REVISION

DESIGN: ACS
DRAWN: AWB
SCALE: AS NOTED
DATE: MARCH 2017

SIGHT DISTANCE PROFILE VIEW

SHEET 23 OF 23

FILE: 15-188

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Thu Mar 02, 2017 - 5:42:46pm

PLANTING NOTES:

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED DENSELY FOLIATED BRANCHES, AND VIGOROUS ROOT SYSTEMS; AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES, SHRUBS, GROUNDCOVER AND PERENNIALS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF/WHEN PRACTICAL. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED, UNLESS OWNER AND CONTRACTOR PROVIDE OTHERWISE BY WRITTEN AGREEMENT.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALL SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF ANSI Z60 "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK-FILLING PROCESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FORM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOP SOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE GROUND IF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE THE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND GREATER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES SHALL NOT BE CUT BACK. LONG SIDES BRANCHES SHALL BE SHORTENED.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES 6" AND GREATER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED. THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF ONE YEAR MAINTENANCE AND GUARANTEE PERIOD.
16. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF MULCH.
17. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
18. ALL PLANTS SHOWN ON THE APPROVED LANDSCAPE PLAN SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD. TREES, SHRUBS, VINES AND GROUNDCOVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVED BY THE PLANNING AUTHORITIES SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS: LAWNS: 03/15 TO 06/15 AND 09/15 TO 12/01. THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH PLANTING THESE TREES IN THIS SEASON: ACER RUBRUM POPULUS SPP.; BETULA SPP. PRUNUS SPP.; CARPINUS SPP. PYRUS SPP.; CRATECUS SPP. QUERCUS SPP.; KOELREUTERIA PANICULATA SALIX SPP.; LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOSA; LIRIODENDRON TULIPIFERA ZELKOVA; PLATANUS ACERIFOLIA; ANY PLANTING INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. PLANTINGS ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.
19. ALL DISTURBED AREAS SHALL BE TREATED WITH 4" TOP SOIL SODDED OR SEEDED AS NOTED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED ON SOIL EROSION AND SEDIMENT CONTROL SHEET.
20. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE; INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE ONE-YEAR GUARANTEE PERIOD, UNLESS OTHERWISE SPECIFIED.
21. CONTRACTOR SHALL LAYOUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.
22. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
23. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
24. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
25. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
26. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
27. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
28. TREES SHALL BE LOCATED A MINIMUM OF 3' - 4' FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
29. TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
30. CROWN OF ROOT BALL SHALL BE HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
31. TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. REMOVE BURLAP IF IT IS NON-BIODEGRADABLE. FOR STREET TREES TAGS, TWINE, CORD, BURLAP AND WIRE BASKET TO BE CUT 12" DOWN SIDE OF ROOT BALL AND REMOVED FROM PROJECT SITE.
32. SHRUBS AND GROUND COVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS.
33. SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
34. ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER. IF CONTRACTOR FAILS TO SUBMIT A WRITTEN REQUEST, IT WILL RESULT IN LIABILITY TO THE CONTRACTOR.
35. ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY, ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS DAILY DURING INSTALLATION.
36. DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR WEEKLY. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED FROM THE JOB SITE. A COPY OF THE LIST IS TO BE SUBMITTED TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
37. TOPSOIL REQUIRED FOR SOIL MIXES AND SPECIAL SEEDING AREAS SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR. CONTRACTOR MUST LOAD, HAUL, MIX, AND SPREAD ALL TOPSOIL AND OTHER SOIL ADDITIVES ARE REQUIRED.
38. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST TEN WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
39. THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATIONS GUIDELINES FOR CITY OF ALEXANDRIA VIRGINIA, CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.

PLANTING MIX NOTES:

1. THE RECOMMENDED PLANTING MEDIUM SHOULD CONTAIN GOOD TOP SOIL THAT WILL SUSTAIN PLANT GROWTH.
2. THE TOP SOIL SHALL NOT BE LACKING IN POTASSIUM, PHOSPHORUS, MAGNESIUM OR CALCIUM. THE TOP SOIL SHALL NOT CONTAIN ANY MATERIALS TOXIC TO PLANT GROWTH.
3. THE TOP SOIL SHALL BE A SANDY CLAY LOAM OR A SILTY CLAY LOAM WITH WELL AGGREGATED CLAYS AND A MINIMUM OF 4% (FOUR PERCENT) ORGANIC MATTER.
4. THE SOILS PH RANGE SHOULD BE WITHIN 5.5 TO 7.0 AND ADJUSTED AS NECESSARY FOR INDIVIDUAL PLANT SPECIES REQUIREMENTS.
5. A SOIL TEST SHALL BE PERFORMED BY A FULL-SERVICE TESTING COMPANY AND THE RESULTS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANTING MEDIUM.
6. IF A LOCAL, REPUTABLE TESTING COMPANY CANNOT BE EMPLOYED, A&L LABS IS AVAILABLE TO CONDUCT THE TESTING. CONTACT THEM AT:
   A&L ANALYTICAL LABORATORIES, INC.
   2790 WHITTEN ROAD
   MEMPHIS, TN 38133
   1-800-264-4522
7. THE LAB SHALL PERFORM AN S1A TEST AND SUBMIT THE RESULTS TO McHALE LANDSCAPE DESIGN, INC.

PLANT LIST (STREET TREE & CANOPY)

SHADE TREES

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	CALIPER	REMARKS	CANOPY SUBTOTAL (S.F.)	CANOPY SUBTOTAL (S.F.)
15	ArO	Acer	rubrum	'October Glory'	Red Maple	14' - 16'	3" - 3 1/2"	B&B, full uniform crown, symetrical branching, full specimen	1,250	18,750
4	Qp	Quercus	phellos		Willow Oak	14' - 16'	3" - 3 1/2"	B&B, full uniform crown, symetrical branching, full specimen	1,250	5,000

ORNAMENTAL TREES

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	CALIPER	REMARKS	SUBTOTAL (S.F.)	SUBTOTAL (S.F.)
6	Cc	Cercis	canadensis		Eastern Redbud	8'-10'	2 1/2" min	B&B, Multi-trunk, 3 trunk minimum, symetrical branching, full specimen	500	3,000
5	Ms	Magnolia	soulangiana		Willow Oak	8'-10'	2 1/2" min	B&B, Multi-trunk, 3 trunk minimum, symetrical branching, full specimen	500	2,500
4	Aa	Amelanchier	arborea		Serviceberry	8'-10'	2 1/2" min	B&B, Multi-trunk, 3 trunk minimum, symetrical branching, full specimen	500	2,000
2	Py	Prunus	yedonsis	'Yoshino'	Yoshino Cherry	8'-10'	2 1/2" min	B&B, symetrical branching, full specimen	500	1,000

PLANT LIST (PARKING SCREENING PLANTINGS)

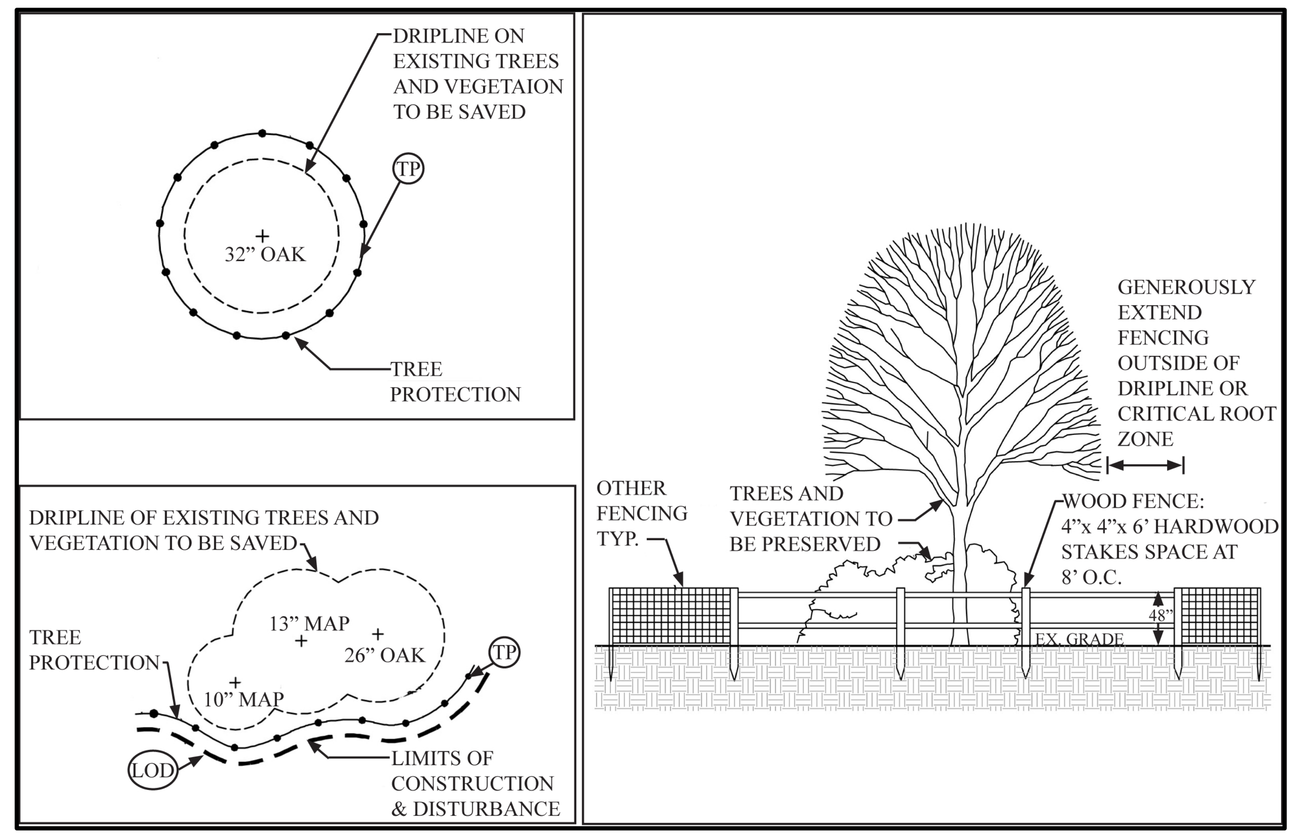
SHADE TREES

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	CALIPER	REMARKS	SUBTOTAL (S.F.)	SUBTOTAL (S.F.)
15	ArO	Acer	rubrum	'October Glory'	Red Maple	14' - 16'	3" - 3 1/2"	B&B, full uniform crown, symetrical branching, full specimen	1,250	18,750

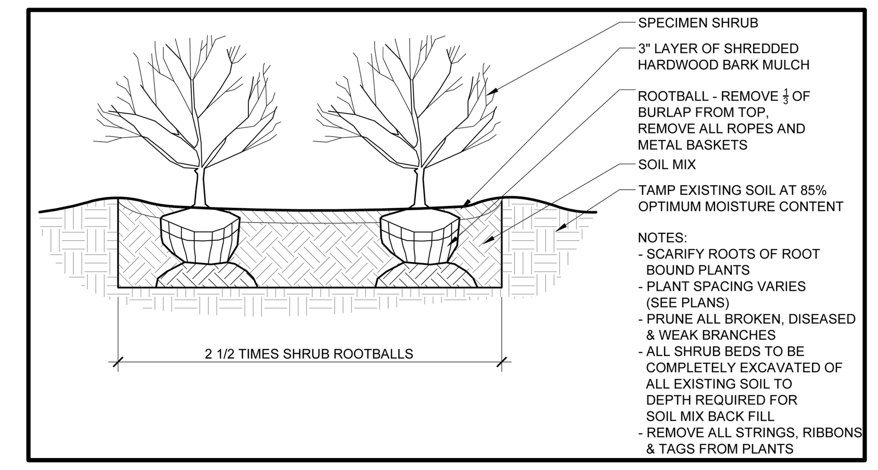
CANOPY COVER ANALYSIS

	SUBTOTAL S.F.
TOTAL SITE AREA	508,476
EXISTING CANOPY COVER	95,113
TREE COVER REQUIRED (25%)	127,119
TREE COVER PROVIDED	32,250
TOTAL COVER PROVIDED	**127,363 (25%)**

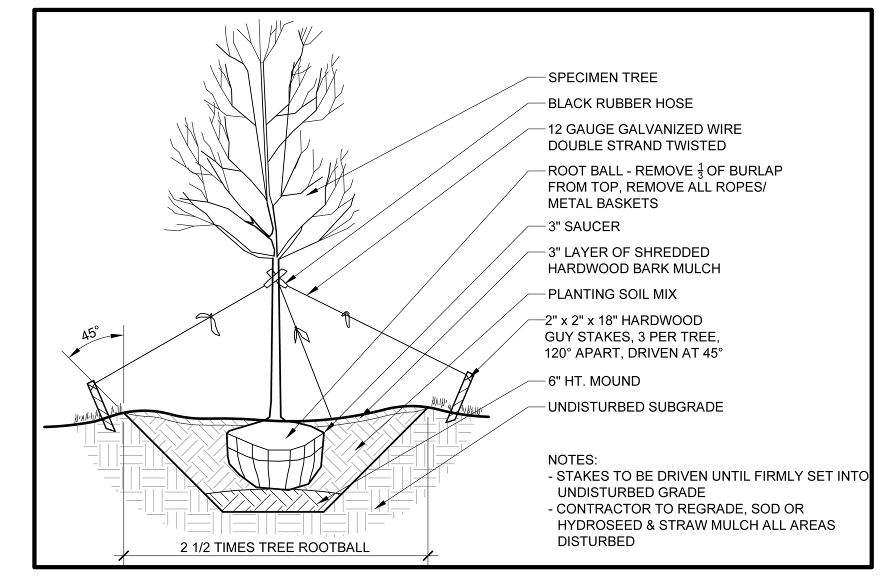
VEGITATION PROTECTION AND PRESERVATION DETAIL



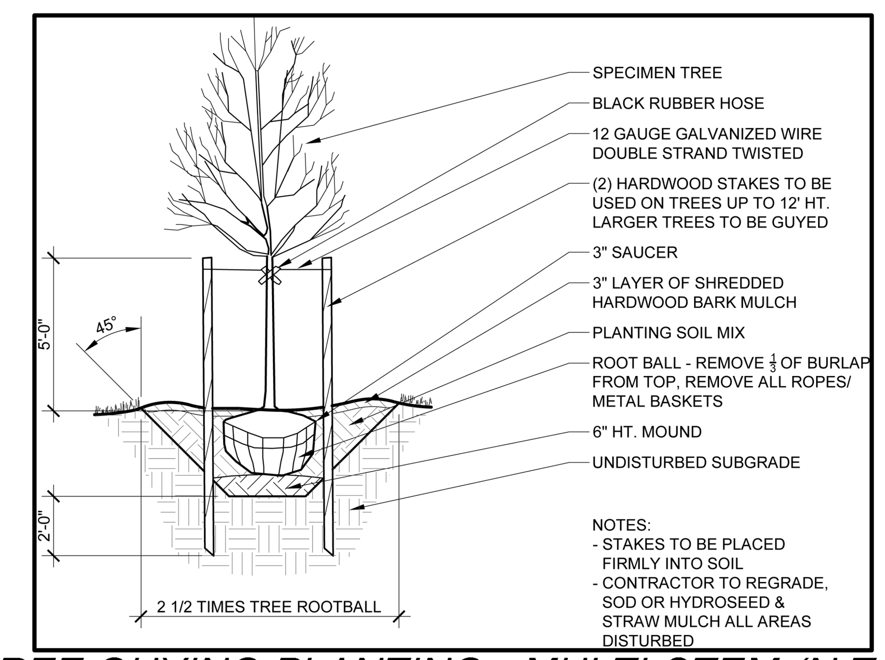
SHRUB PLANTING (N.T.S.)



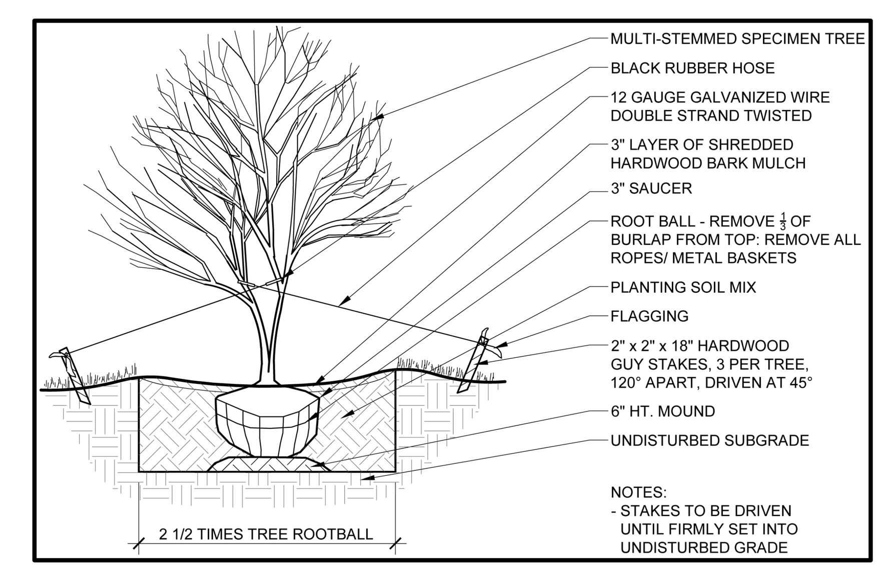
TREE PLANTING (N.T.S.)



TREE GUYING PLANTING - SPECIMEN TREE (N.T.S.)



TREE GUYING PLANTING - MULTI-STEM (N.T.S.)



TREE INVENTORY SCHEDULE

TREE#	DESCRIPTION
1	6" MAPLE
2	10" TRIPLE ASH
3	36" OAK
4	16" RED MAPLE
5	14" BLK CHERRY
6	22" OAK
7	22" OAK
8	7" BLK CHERRY
9	7" BLK CHERRY
10	28" ASH
11	8" BLK CHERRY
12	8" RED MAPLE
13	36" BRADFORD PEAR
14	24" BRADFORD PEAR
15	16" MAPLE
16	6" CEDAR
~~17~~	~~CREPE MYRTLES~~
~~18~~	~~6" RED MAPLE~~
~~19~~	~~28" RED MAPLE~~
~~20~~	~~16" PIN OAK~~
21	8" RED MAPLE
22	10" BLK CHERRY
23	12" BLK CHERRY
24	20" BLK CHERRY
25	10" BLK CHERRY
26	15" BLK CHERRY
27	15" BLK CHERRY
28	8" ARBOVITAE
29	22" BRADFORD PEAR
30	8" ARBOVITAE
31	8" ARBOVITAE
32	8" ARBOVITAE
33	8" OAK
34	24" CHERRY
35	10" OAK
36	22" OAK
37	22" OAK
38	22" OAK
39	8" ARBORVITAE
40	16" OAK
41	12" MAPLE
42	12" BLK LOCUST
43	22" WHITE PINE
44	12" WHITE PINE
45	12" WHITE PINE
46	22" BRADFORD PEAR
47	22" OAK
48	22" OAK
49	10" MAPLE
50	10" CEDAR
51	22" OAK
52	22" OAK
53	10" ARBORVITAE
54	10" ARBORVITAE
55	6" LEYLAND CYPRESS
56	24" OAK
57	7" RED MAPLE
58	8" RED MAPLE
59	18" PIN OAK
60	12" RED MAPLE

TREE#	DESCRIPTION
61	10" REDBUD
62	16" PIN OAK
63	10" REDBUD
64	12" RED MAPLE
65	4" YOSHINO CHERRY
66	4" YOSHINO CHERRY
67	4" YOSHINO CHERRY
68	4" YOSHINO CHERRY
69	4" YOSHINO CHERRY
70	4" YOSHINO CHERRY
71	4" YOSHINO CHERRY
72	4" YOSHINO CHERRY
73	4" YOSHINO CHERRY
74	4" YOSHINO CHERRY
75	4" YOSHINO CHERRY
76	4" YOSHINO CHERRY
77	4" YOSHINO CHERRY
78	4" YOSHINO CHERRY
79	4" YOSHINO CHERRY
80	4" YOSHINO CHERRY
81	4" YOSHINO CHERRY
82	4" YOSHINO CHERRY
83	4" YOSHINO CHERRY
84	4" HOLLY
85	4" HOLLY
86	4" HOLLY
87	4" HOLLY
88	24" BLK CHERRY
89	14" BLK LOCUST
90	12" TREE OF HEAVEN
91	12" YOSHINO CHERRY
92	10" TREE OF HEAVEN
93	14" BLK LOCUST
94	12" SYCAMORE
95	12" BLK CHERRY
96	10" BLK CHERRY
97	8" SASSAFRAS
98	8" TREE OF HEAVEN
99	20" ASH
100	14" RED MAPLE
101	14" RED MAPLE
102	BLK CHERRY 10 12
103	15" RED MAPLE
104	24" OAK
105	10" BLK GUM
106	10" ELM
107	18" TREE OF HEAVEN
108	22" BLK LOCUST
109	8" OSAGE ORANGE
110	8" BLK CHERRY
111	15" BLK CHERRY
112	12" OSAGE ORANGE
113	22" BLK CHERRY
114	8" OSAGE ORANGE
115	18" OSAGE ORANGE
116	7" ASH
117	18" RED MAPLE
~~118~~	~~12" SAUCER MAGNOLIA~~
119	12" BLK GUM
120	12" PIN OAK

TREE#	DESCRIPTION
121	12" PIN OAK
122	12" SWEET GUM
123	36" RED MAPLE
124	18" RED MAPLE
125	18" RED MAPLE
126	24" RED MAPLE
127	8" ASH
128	6" OSAGE ORANGE
129	8" SASSAFRAS
130	6" RED MAPLE
131	10" RED MAPLE
132	8" ELM
133	12" TREE OF HEAVEN
134	12" MULBERRY
135	8" TREE OF HEAVEN
136	26" RED MAPLE
137	7" RED MAPLE
138	7" ASH
139	10" ASH
140	50" OAK
141	18" BLK CHERRY
142	18" ASH
143	6" TREE OF HEAVEN
144	8" YOSHINO CHERRY
145	8" YOSHINO CHERRY
146	8" YOSHINO CHERRY
147	8" YOSHINO CHERRY
148	8" YOSHINO CHERRY
149	10" PIN OAK
150	10" LOCUST
151	6" LOCUST
152	10"LOCUST
153	12" TREE OF HEAVEN
154	10" BLK CHERRY
155	26" OAK
156	36" OAK
157	12" OAK
158	28" OAK
159	8" YOSHINO CHERRY
160	8" YOSHINO CHERRY
161	8" YOSHINO CHERRY
162	8" YOSHINO CHERRY
163	8" YOSHINO CHERRY
164	8" YOSHINO CHERRY
165	10" TREE OF HEAVEN
166	10" TREE OF HEAVEN
167	10" TREE OF HEAVEN
168	20" MAPLE
169	8" YOSHINO CHERRY
170	8" YOSHINO CHERRY
171	10" LOCUST
172	10" LOCUST
173	14" LOCUST
174	8" YOSHINO CHERRY
175	10" LOCUST
176	10" LOCUST
177	10" LOCUST
178	10" LOCUST
179	10" BRADFORD PEAR
180	10" BRADFORD PEAR

TREE#	DESCRIPTION
181	30" OAK
182	12" ASH
~~183~~	~~30" OAK~~
184	20" MULBERRY
185	26" ELM
186	20" MULBERRY
187	6" ASH
~~188~~	~~22" OAK~~
189	12" CYPRESS
190	15" CYPRESS
191	12" TREE
192	14" TREE
193	12" CYPRESS
194	8" CYPRESS
195	14" ELM
196	15" CYPRESS
197	8" CYPRESS
198	8" CYPRESS
199	8" CYPRESS
200	8" CYPRESS
201	8" CYPRESS
202	8" CYPRESS
203	8" CYPRESS
204	14" CYPRESS
205	8" CEDAR
206	8" CEDAR
207	8" CEDAR
208	8" CEDAR
209	8" CEDAR
210	8" CEDAR
211	8" CEDAR
212	8" CEDAR
213	8" CEDAR
214	12"CEDAR
215	8" CEDAR
216	8" CEDAR
217	15"MAPLE
218	8" CEDAR
219	8" CEDAR
220	8" CEDAR
221	8" CEDAR
222	12" CEDAR
223	18" CEDAR
224	12"CEDAR
225	6" MAPLE
226	6" MAPLE
227	6" MAPLE
~~228~~	~~12" BRADFORD PEAR (2)~~
229	48" RED MAPLE
230	12" PIN OAK
231	12" PIN OAK
232	12" PIN OAK
233	12" PIN OAK
234	12" PIN OAK
235	18" LOCUST
236	8" LOCUST
237	18" BLK CHERRY
~~238~~	~~12" HOLLY~~
239	10" TREE OF HEAVEN
240	10" TREE OF HEAVEN

TREE#	DESCRIPTION
241	8" BLK CHERRY
242	8" BLK CHERRY
243	8" BLK CHERRY
244	10" TREE OF HEAVEN
245	10" TREE OF HEAVEN
246	8" RED MAPLE
247	8" RED MAPLE
248	8" RED MAPLE
249	34" OAK
250	6" MAPLE
251	6" MAPLE
252	6" MAPLE
253	6" MAPLE
254	6" MAPLE
255	10" OAK
256	56" BLK CHERRY
257	14" BLK CHERRY
258	12" BLK CHERRY
259	6" BLK CHERRY
260	6" BLK CHERRY
261	12" BLK CHERRY
262	14" BLK CHERRY
263	6" BLK CHERRY
264	10" BLK CHERRY
265	6" BLK CHERRY
266	14" BLK CHERRY
267	20" BLK CHERRY
268	30" BLK CHERRY
269	15" RED MAPLE
270	11" YOSHINO CHERRY

~~TREES TO BE REMOVED~~

TREES TO BE PROTECTED

APPROVED
SPECIAL USE PERMIT NO. 2014-0029
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

McHALE LANDSCAPE DESIGN, INC.
911 WEST STREET
ANNAPOLIS, MD 21401
(410) 990-0894
FAX (410) 990-0897
www.mchalelandscape.com

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COMMONWEALTH OF VIRGINIA
STEPHEN BRYAN McHALE
Cert. No. 000820
03.02.17
LANDSCAPE ARCHITECT

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
BISHOP IRETON HIGH SCHOOL MODERNIZATION
201 CAMBRIDGE ROAD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: SBM
DRAWN: AJM
SCALE: N.T.S.
DATE: FEB 2017

LANDSCAPE PLAN

SHEET L1

FILE: 15-188

CIVIL LEGEND

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

LANDSCAPE LEGEND

LARGE SHADE TREE

EVERGREEN SHRUB

MEDIUM ORNAMENTAL TREE

HATCH LEGEND:

PROPOSED CONCRETE

PROPOSED PATIO

PROPOSED GRAVEL

PROPOSED DRY SWALE

BUILDING ADDITION (CURRENT PHASE)

BUILDING RENOVATION (CURRENT PHASE)

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
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
T.M.= TAX MAP
TMH= TELEPHONE MANHOLE
TC= TOP OF CURB
TOW = 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

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.

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LANDSCAPE PLAN

SHEET L2
FILE: 15-188

CIVIL LEGEND

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

LANDSCAPE LEGEND

LARGE SHADE TREE

EVERGREEN SHRUB

MEDIUM ORNAMENTAL TREE

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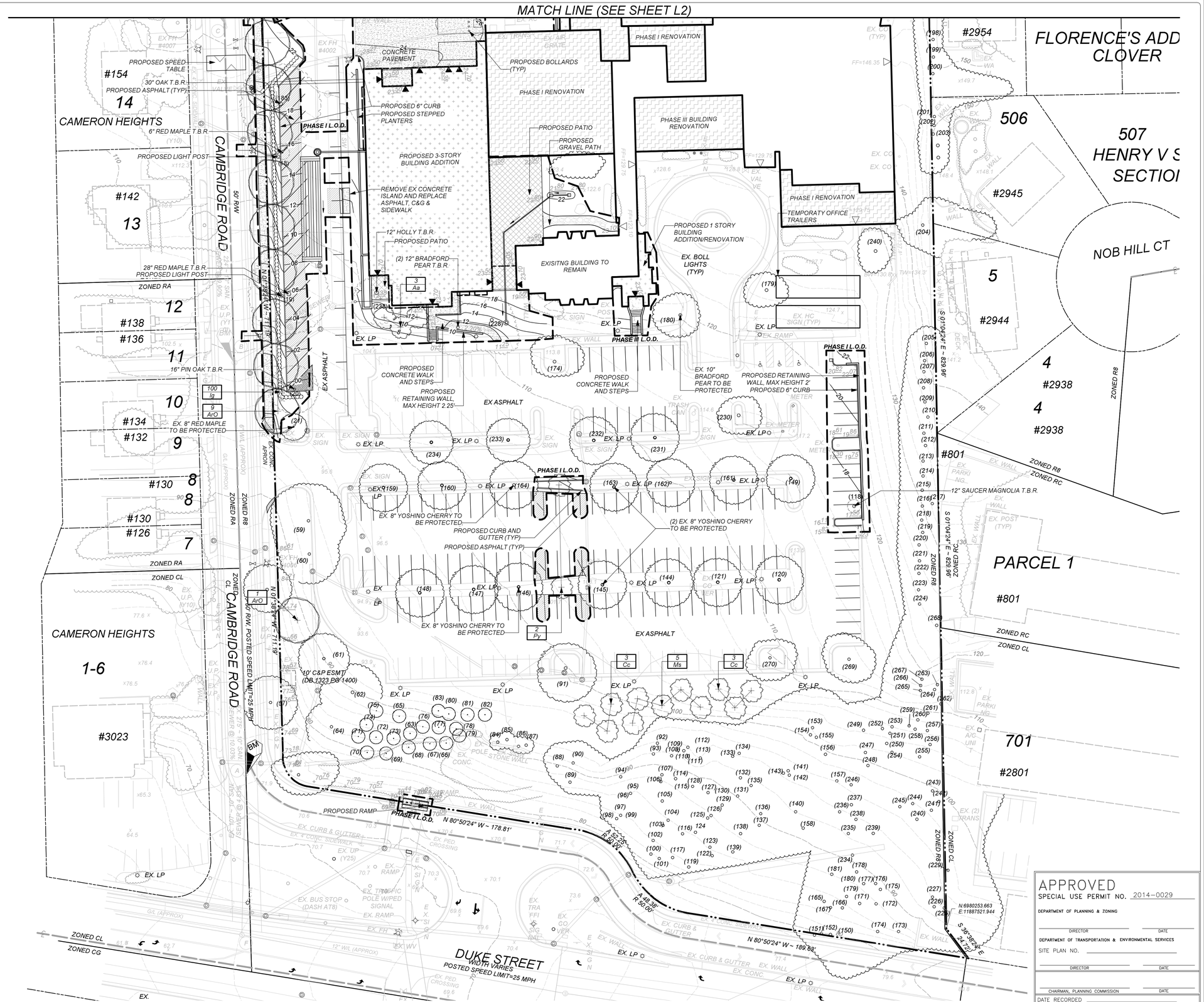

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LANDSCAPE PLAN

SHEET L3

FILE: 15-188

Bishop Ireton High School Modernization

201 Cambridge Rd.
Alexandria, VA 22301

OWNER

MICHAEL BURBIDGE BISHOP OF ARLINGTON
201 CAMBRIDGE ROAD
ALEXANDRIA, VA 22314
DB: 801 PG: 513

ARCHITECT

MAGINNISS + DEL NINNO ARCHITECTS
209 COMMERCE STREET
ALEXANDRIA, VIRGINIA 22314
PHONE: 703.548.0460

CIVIL

RC FIELDS & ASSOCIATES
730 S. WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314
PHONE: 703.549.6422

MEP

STRICKLER ASSOC. LTD
9900 MAIN STREET, SUITE 300
FAIRFAX, VIRGINIA 22031
PHONE: 703.273.5441

STRUCTURAL

SIMPSON GUMPERTZ & HEGER
1828 L STREET NW, SUITE 950
WASHINGTON, DC 20036
PHONE: 202.239.4199

ARCHITECTURAL ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL TILE
ADJ	ADJACENT
ADJT	ADJUSTABLE
A/C	AIR CONDITIONING
ALT	ALTERNATE
ALUM (AL)	ALUMINUM
ANC	ANCHOR, ANCHORAGE
AB	ANCHOR BOLT
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECT (URAL)
BM	BEAM
BRG	BEARING
BRG PL	BEARING PLATE
BLK (G)	BLOCK (BLOCKING)
BD	BOARD
BLDG	BUILDING
CAB	CABINET
CB	CEMENT BOARD
CPT	CARPET (ED)
CLG	CEILING
CT	CERAMIC TILE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS OR CONTINUE
CJ	CONTROL JOINT
CL	CENTER LINE
CORR	CORRUGATED
DL	DEAD LOAD
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING
ELEC	ELECTRIC (AL)
EWC	ELECTRIC WATER COOLER
ELEV	ELEVATOR
EMER	EMERGENCY
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EX	EXPOSED
EXH	EXHAUST
EXIST	EXISTING
EB	EXPANSION BOLT
EJ	EXPANSION JOINT
EXPD	EXPOSED
EXT	EXTERIOR
F/CONC	FACE OF CONCRETE
F/FIN	FACE OF FINISH
F/MAS	FACE OF MASONRY
F/STUDS	FACE OF STUDS
FCU	FAN COIL UNIT
FIN	FINISH (ED)
FFL	FINISHED FLOOR LINE
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FLASH	FLASHING
FLX	FLEXIBLE
FL	FLOOR (ING)
FD	FLOOR DRAIN
FTG	FOOTING
FDN	FOUNDATION
GA	GAGE, GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACT (OR)
GLA	GLASS, GLAZING
GB	GRAB BAR
GWB	GYPSUM WALL BOARD
HDW	HARDWARE
HP	HIGH POINT
HVAC	HEATING/VENTILATING/ AIR CONDITIONING
HT	HEIGHT
HC	HOLLOW CORE
HDPE	HIGH-DENSITY POLYETHYLENE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
ID	INSIDE DIAMETER
INSUL	INSULATE (D), (ION)
INT	INTERIOR
JC	JANITOR'S CLOSET
LL	LIVE LOAD
LAB	LABORATORY
LBS	POUNDS
MB	MARKER BOARD
MFR	MANUFACTURE (ER)
MAS	MASONRY
MO	MASONRY OPENING
MECH	MECHANIC (AL)
MED	MEDIUM
MTL	METAL
MP	METAL PANEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MR	MOISTURE RESISTANT
NRC	NOISE REDUCTION COEFFICIENT
NOM	NOMINAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER (S)
OPNG	OPENING
OPP	OPPOSITE
OD	OUTSIDE DIAMETER
PTD	PAINT (ED)
PNB	PANIC BAR
PTN	PARTITION
PL	PLATE
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PRT	PRESERVATIVE TREATED
PVC	POLYVINYL CHLORIDE
QT	QUARRY TILE
RAD	RADIUS
REF	REFERENCE
RB	RESILIENT BASE
RA	RETURN AIR
REQ'D	REQUIRED
REV	REVISION (S), REVISED
RD	ROOF DRAIN
RDC	ROOF DRAIN CONDUCTOR
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
SHT	SHEET
SIM	SIMILAR
SIP	STRUCTURAL INSULATION PANELS
SC	SOLID CORE
SF	SQUARE FEET
SPEC	SPECIFICATION (S)
SQ	SQUARE
SST	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STO	STORAGE
STRUC	STRUCTURAL
SUSP	SUSPENDED
TB	TACK BOARD
TEL	TELEPHONE
THK	THICKNESS
THRES	THRESHOLD
TRTD	TREATED
T/SLB	TOP OF SLAB
TYP	TYPICAL
UL	UNDERWRITER'S LAB
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VPB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VPB	VAPOR BARRIER
WWF	WELDED WIRE FABRIC
WIN	WINDOW
W/	WITH
W/O	WITHOUT
WD	WOOD
WP	WATER PROOFING
WPT	WORKING POINT
WR	WATER RESISTANT

ARCHITECTURAL SYMBOLS

	EXISTING WORK TO REMAIN
	WORK TO BE DEMOLISHED OR REMOVED
	WORK OVERHEAD (ABOVE PLANE OF PLAN)
	PROPERTY LINE
	NEW WALL OR PARTITION
1i	WALL TYPE MARK
2	KEY NOTE
?	FINISH TYPE MARK
101	TOILET ACCESSORIES
T-1	FURNITURE/ EQUIPMENT TYPE MARK
XXX	ROOM NUMBER MARK
1i	WINDOW TYPE MARK
101	DOOR TYPE MARK
L 1	INTERIOR LITE MARK
C	CHANNEL
O	DIAMETER
∠	ANGLE
PL	PLATE
℄	CENTER LINE
1	REVISION TAG
SIM 1 A1 / SIM 1 A1	SECTION REFERENCE
SIM 1 A1	WALL SECTION REFERENCE
	CMU
	BRICK
	BATT INSULATION
	CONCRETE
	GYPSUM BOARD

BUILDING INFORMATION

OWNER:	MICHAEL BURBIDGE BISHOP OF ARLINGTON
APPLICABLE CODE:	2012 VCC
ZONED:	R-8
TAX MAP REFERENCE NUMBER:	061.020 - 06 - 13
LOT SIZE:	11.67 ACRES (508,476 SF)
CONSTRUCTION TYPE:	IIB
USE GROUP CLASSIFICATION:	E
NO. OF STORIES / HEIGHT:	3 STORY + BASEMENT
PROPOSED USE GROUP:	EDUCATION (E)
BUILDING SPRINKLERED:	PARTIAL (WILL FULLY SPRINKLER PER PHASE)
FIRE ALARM SYSTEM:	YES
OCCUPANTS:	
STAFF:	
STUDENTS:	950
VISITORS:	
BUILDING HEIGHT	
ALLOW:	40'
PROPOSED:	38.67'
PARAPET HEIGHT:	2'-0"

DRAWING INDEX

COVER	COVERSHEET
CODE I	CODE & LIFE SAFETY INFORMATION
CODE II	CODE & LIFE SAFETY INFORMATION
CODE III	CODE & LIFE SAFETY INFORMATION
A0.1	EXIST. BASEMENT, GROUND & 1ST FL. PLAN
A0.2	EXIST. SECOND FLOOR PLAN
A0.3	EXIST. THIRD FLOOR PLAN
A1.0	GROUND, CAFETERIA & FIRST FLOOR PLAN
A1.1	SECOND FLOOR PLAN - PHASE I
A1.2	THIRD FLOOR PLAN - PHASE I
A1.3	CAFETERIA & FIRST FLOOR PLAN - PHASE II
A1.4	SECOND FLOOR PLAN - PHASE II
A1.5	THIRD FLOOR PLAN - PHASE II
A1.6	GROUND, CAFETERIA & FIRST FLOOR PLAN
A1.7	BASEMENT & 2ND FLOOR - PHASE III
A1.8	THIRD FLOOR - PHASE III
A1.9	GROUND, CAFETERIA & FIRST FLOOR PLAN
A1.10	SECOND FLOOR - PHASE IV
A1.11	THIRD FLOOR - PHASE IV
A1.12	ROOF PLAN - PHASE IV
A1.13	PHASE I EXCLUSION
A1.14	PHASE II EXCLUSION
A1.15	PHASE III EXCLUSION
A1.16	PHASE IV EXCLUSION
A2.0	ELEVATIONS
A3.0	SITE SECTIONS
A9.0	MASSING

PROJECT DESCRIPTION

PHASE I
-EXISTING OBLATE HOUSE WILL BE DEMOLISHED AND BUILD NEW 4 STORY BUILDING WITH MEDIA CENTER, CLASSROOMS, STEM LABS AND CAFETERIA.

PHASE II
-THE NEW AUXILIARY GYM, NEW ENTRANCE AND PARKING LOT.

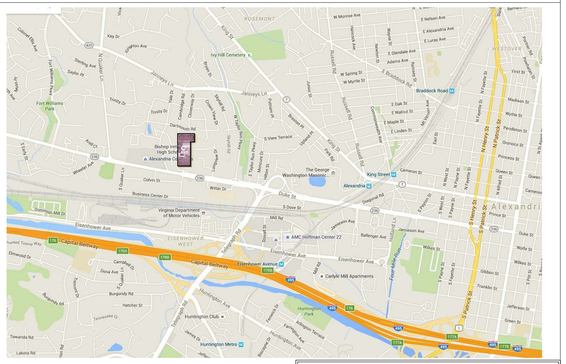
PHASE III
-THE DEVELOPMENT OF THE NEW NORTH WING.

PHASE IV
-THE ENCLOSURE OF THE COURTYARD, THE NEW TWO STORY CORRIDOR AND TWO CLASSROOM ADDITION.

GREEN BUILDING DEVELOPMENT

THIS BUILDING IS BEING DESIGNED USING LEED STANDARDS OR EQUIVALENT THIRD PARTY VERIFIED ENERGY EVALUATION CERTIFICATION PROGRAM. THE PROJECT COMPONENTS WILL STRIVE TO UTILIZE SUSTAINABLE MATERIALS, RECOGNIZED ENERGY CONSERVATION SYSTEMS, AND GREEN TECHNOLOGY WHERE PRUDENT. MANY OF THE APPLIANCES WILL BE ENERGY STAR AND LIGHTING SELECTIONS WILL BE MADE TO CONSERVE ENERGY CONSUMPTION. SPECIFICS OF SYSTEMS WILL BE OUTLINED IN THE CERTIFIED/RATED PROGRAM USED.

VICINITY MAP



COMMONWEALTH OF VIRGINIA
THERESA P. DEL NINNO
Lic. No. 008539
3/2/17
ARCHITECT

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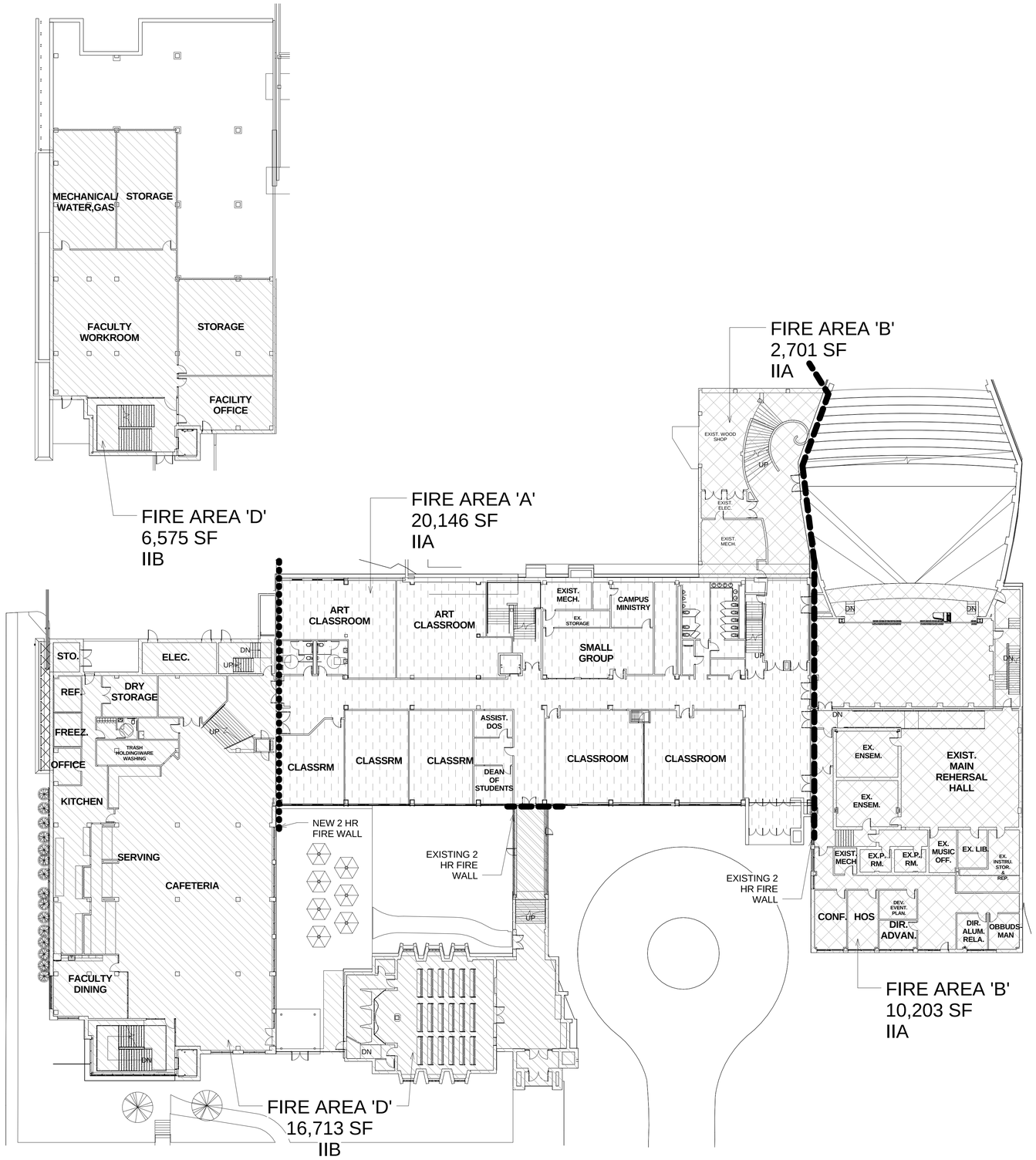

GENERAL BUILDING CODE INFORMATION:

OCCUPANT LOAD:	EDUCATIONAL CLASSROOM: 20 NSF/OCC = 1,534 (PHASE IV)
	OFFICE, UTILITY & ETC. = 3,178 (PHASE IV)
	TOTAL: 4,712
SPRINKLERS:	FULL
FIRE ALARM SYSTEM:	YES
CONSTRUCTION TYPE:	IIB
TRAVEL DISTANCE:	250 FT. WITH SPRINKLER SYSTEM
NUMBER OF EXITS:	4 REQUIRED (MORE THAN 1,000 OCC. 1019.1); 6 PROVIDED
COMMON PATH OF TRAVEL:	MAX. ALLOWED 75 FT; 66.5 FT PROVIDED
LENGTH OF TRAVEL:	MAX. 250 FT. (WITH SPRINKLERS TABLE 1016.1); 222.9 FT PROVIDED

OCCUPANCY CALCULATIONS:

OCCUPANCY TYPE:	EDUCATION, E USE GROUP
OCCUPANTS SCHOOL:	1050
STAFF ACTUAL:	100
STUDENTS ACTUAL:	950

BUILDING GROSS AREA TABULATION:

FIRE AREA	EXISTING	DEMO	NEW	TOTAL	CODE ALLOWABLE	USE GROUP	CONST. TYPE	HEIGHT
1ST FLOOR 'A':	16,217 SF			16,217 SF		E		-
2ND FLOOR 'A':	15,888 SF			15,888 SF		E		-
3RD FLOOR 'A':	15,888 SF			15,888 SF		E		-
TOTAL FIRE AREA 'A':	51,499 SF			51,922 SF		E		38' - 8"
1ST FLOOR 'B':	12,904 SF			12,904 SF		E	IIB	-
2ND FLOOR 'B':	18,409 SF		5,960 SF	24,369 SF		E	IIB	-
3RD FLOOR 'B':	3,375 SF		3,281 SF	6,656 SF		E	IIB	38' - 8"
TOTAL FIRE AREA 'B':	34,688 SF		9,241 SF	43,929 SF	47,125 SF*			
						E	IIB	-
1ST FLOOR 'C':			2,400 SF	2,400 SF		E	IIB	-
2ND FLOOR 'C':	26,493 SF		1,714 SF	28,207 SF		E	IIB	-
3RD FLOOR 'C':	3,645 SF		9,987 SF	13,632 SF		E	IIB	38' - 8"
TOTLAL FIRE AREA 'C':	30,138 SF		14,101 SF	44,239 SF	47,125 SF*			
						E	IIB	-
BASEMENT 'D':	3,583 SF	3,583 SF	6,575 SF	6,575 SF		E	IIB	-
1ST FLOOR 'D':	11,504 SF	7,998 SF	16,618 SF	16,713 SF		E	IIB	-
2ND FLOOR 'D'	5,099 SF	5,099 SF	10,753 SF	10,753 SF		E	IIB	-
3RD FLOOR 'D':	5,099 SF	5,099 SF	9,833 SF	9,833 SF		E	IIB	-
TOTAL FIRE AREA 'D':	25,285 SF	21,779 SF	43,779SF	43,874SF	47,125 SF*	E	IIB	38' - 8"

*Fire Area Equation 5-1 (max square footage allowable): 14,500 + [14,500 x .25] + [14,500 x 2] = 47,125 SF

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS:

	TYPE IIA, TABLE 601	TYPE IIB, TABLE 601
PRIMARY STRUCTURAL FRAME:	1 HOUR EXISTING	0 HOUR EXISTING
EXTERIOR / INTERIOR BEARING WALLS:	1 HOUR EXISTING	0 HOUR EXISTING
NONBEARING WALLS / PARTITIONS, EXTERIOR:	10 / 1 HOUR, TABLE 602 10 / 0 HOUR, TABLE 602	10 / 1 HOUR, TABLE 602 10 / 0 HOUR, TABLE 602
NONBEARING WALLS / PARTITIONS, INTERIOR:	1 HOUR EXISTING	0 HOUR EXISTING
FLOOR CONSTRUCTION:	0 HOUR EXISTING	0 HOUR EXISTING
ROOF CONSTRUCTION:	1 HOUR EXISTING	0 HOUR EXISTING
CORRIDOR:	0 HOUR, TABLE 1018.1	1 HOUR, TABLE 1018.1
STAIR:	1 HOUR, SECTION 1022.1	1 HOUR, SECTION 1022.1

PLUMBING FIXTURE TABULATION:

BUILDING PLUMBING FIXTURE REQUIREMENTS								
GROUP	STUDENT WATER CLOSET		STUDENT LAVATORY		URINAL	STAFF WATER CLOSET	STAFF LAVATORY	DRINKING FOUNTAIN
	FEMALE	MALE	FEMALE	MALE	STUDENT			
PROVIDED	29	34	30	37	20	8	3	7
REQUIRED	10	10	10	10	10	4	8	10

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KEY NOTES :

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- 2-HOUR FIRE WALL (EXISTING)
- 2-HOUR FIRE WALL (NEW)
- FIRE AREA 'A'
- FIRE AREA 'B'
- FIRE AREA 'C'
- FIRE AREA 'D'

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SCALE: As indicated
DATE: 12/06/16
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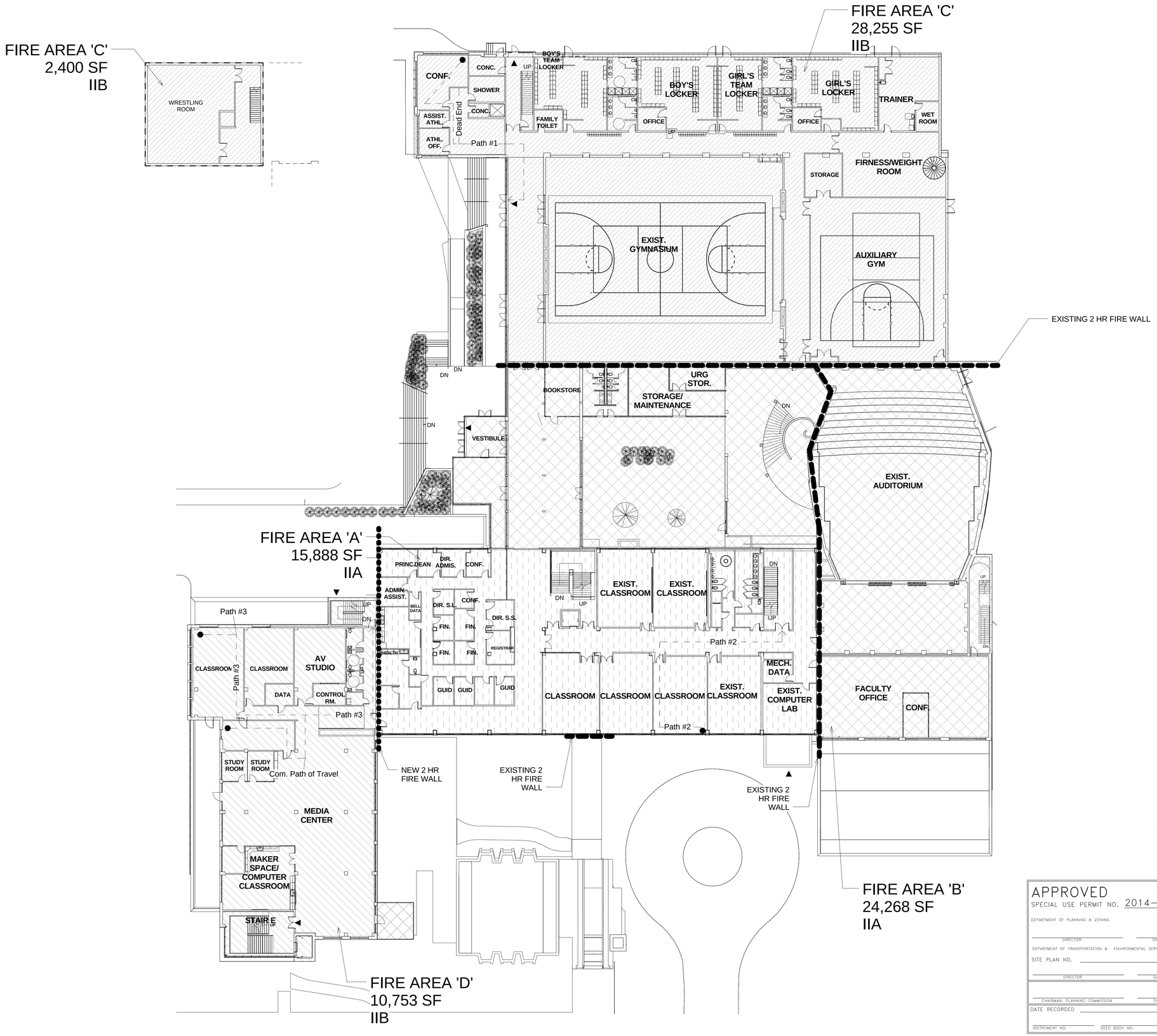

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- FIRE AREA 'A'
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- FIRE AREA 'C'
- FIRE AREA 'D'

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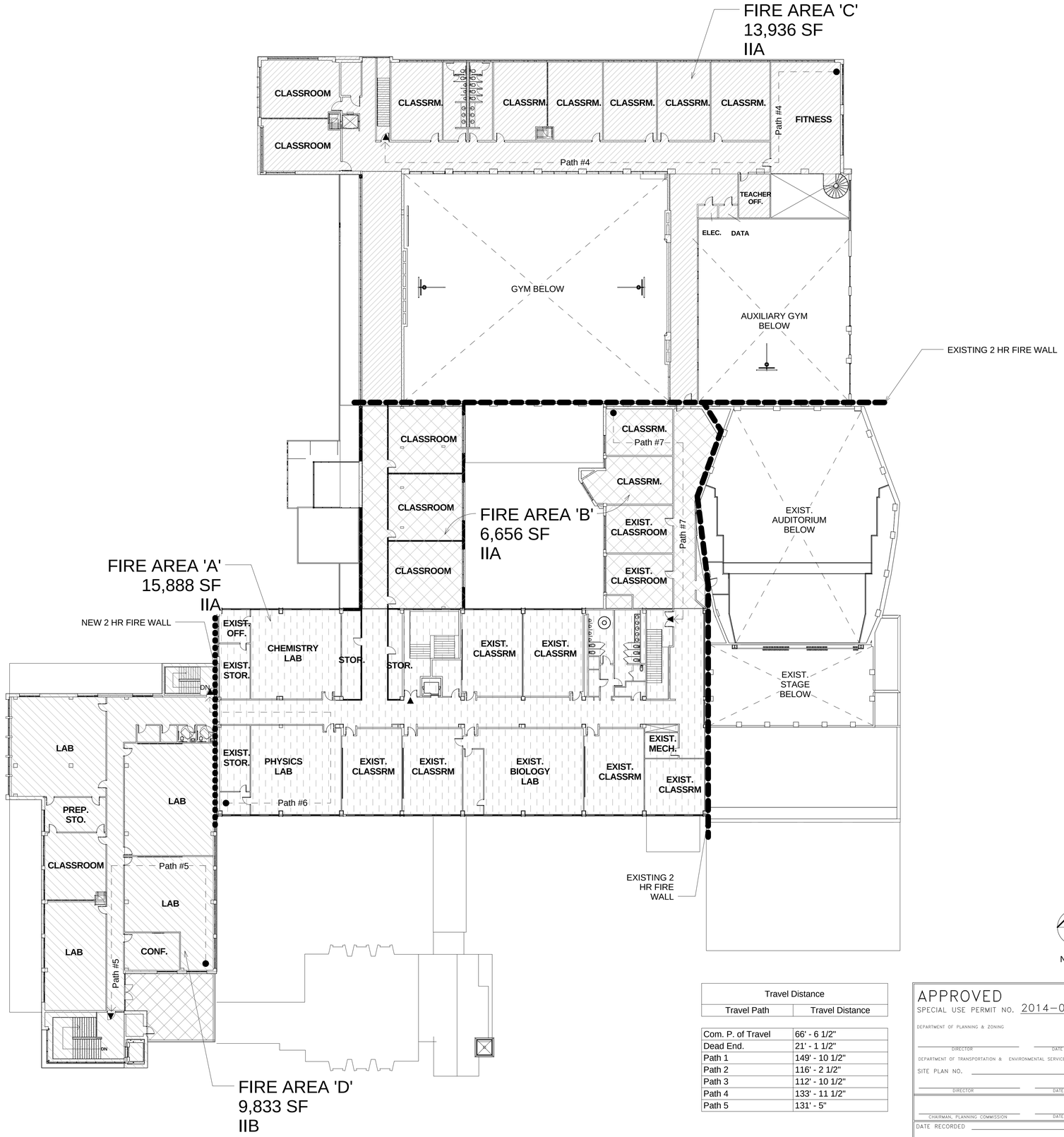

NORTH

Travel Distance	
Travel Path	Travel Distance
Com. P. of Travel	66' - 6 1/2"
Dead End.	21' - 1 1/2"
Path 1	149' - 10 1/2"
Path 2	116' - 2 1/2"
Path 3	112' - 10 1/2"
Path 4	133' - 11 1/2"
Path 5	131' - 5"

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KEY NOTES :

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- 2-HOUR FIRE WALL (EXISTING)
- 2-HOUR FIRE WALL (NEW)
- FIRE AREA 'A'
- FIRE AREA 'B'
- FIRE AREA 'C'
- FIRE AREA 'D'

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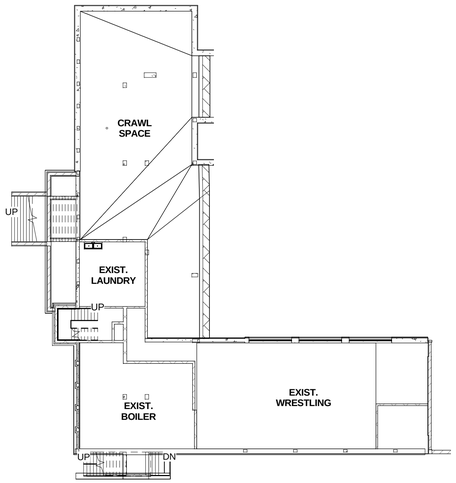
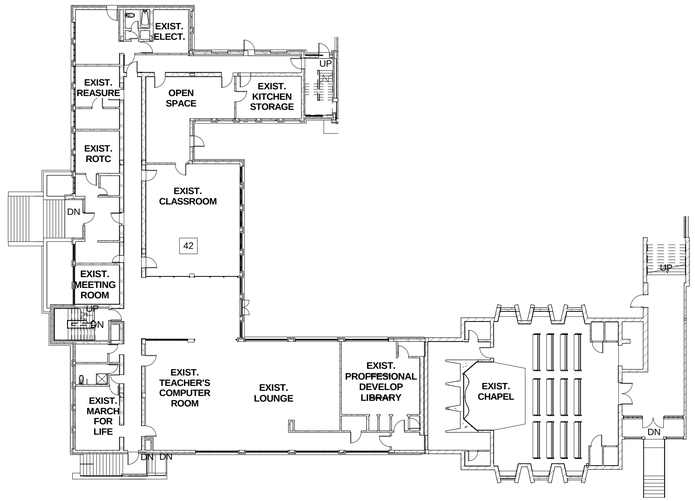
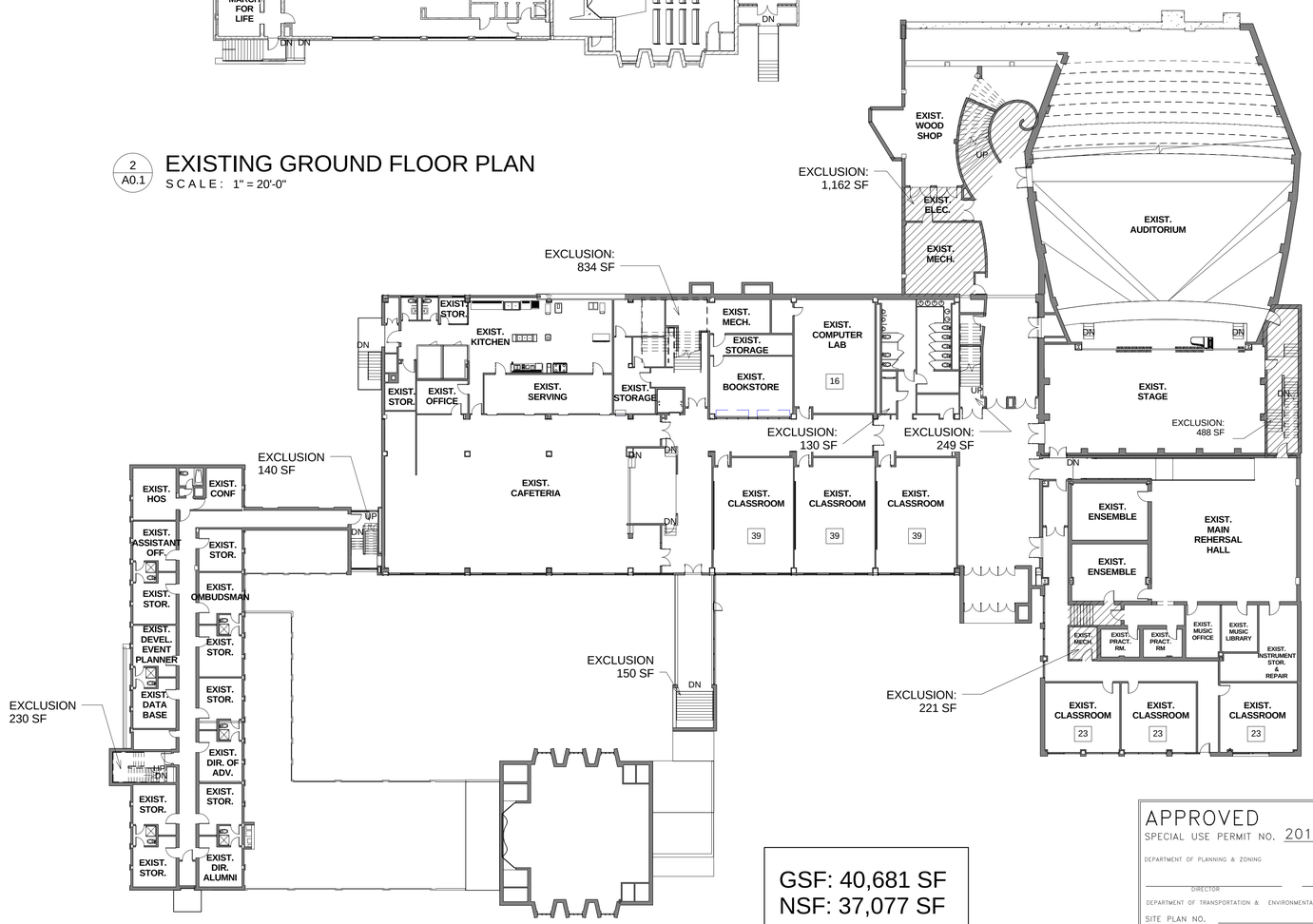


1 / A0.1 EXIST. BASEMENT PLAN
SCALE: 1" = 20'-0"



2 / A0.1 EXISTING GROUND FLOOR PLAN
SCALE: 1" = 20'-0"



GSF: 40,681 SF
NSF: 37,077 SF

3 / A0.1 EXIST. FIRST FLOOR PLAN
SCALE: 1" = 20'-0"

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DRAWING TITLE:
EXIST. BASEMENT, GROUND & 1ST FL. PLAN

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DRAWN : Author
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SCALE: 1" = 20'-0"
DATE: 12/09/16
DRAWING NUMBER: A0.1

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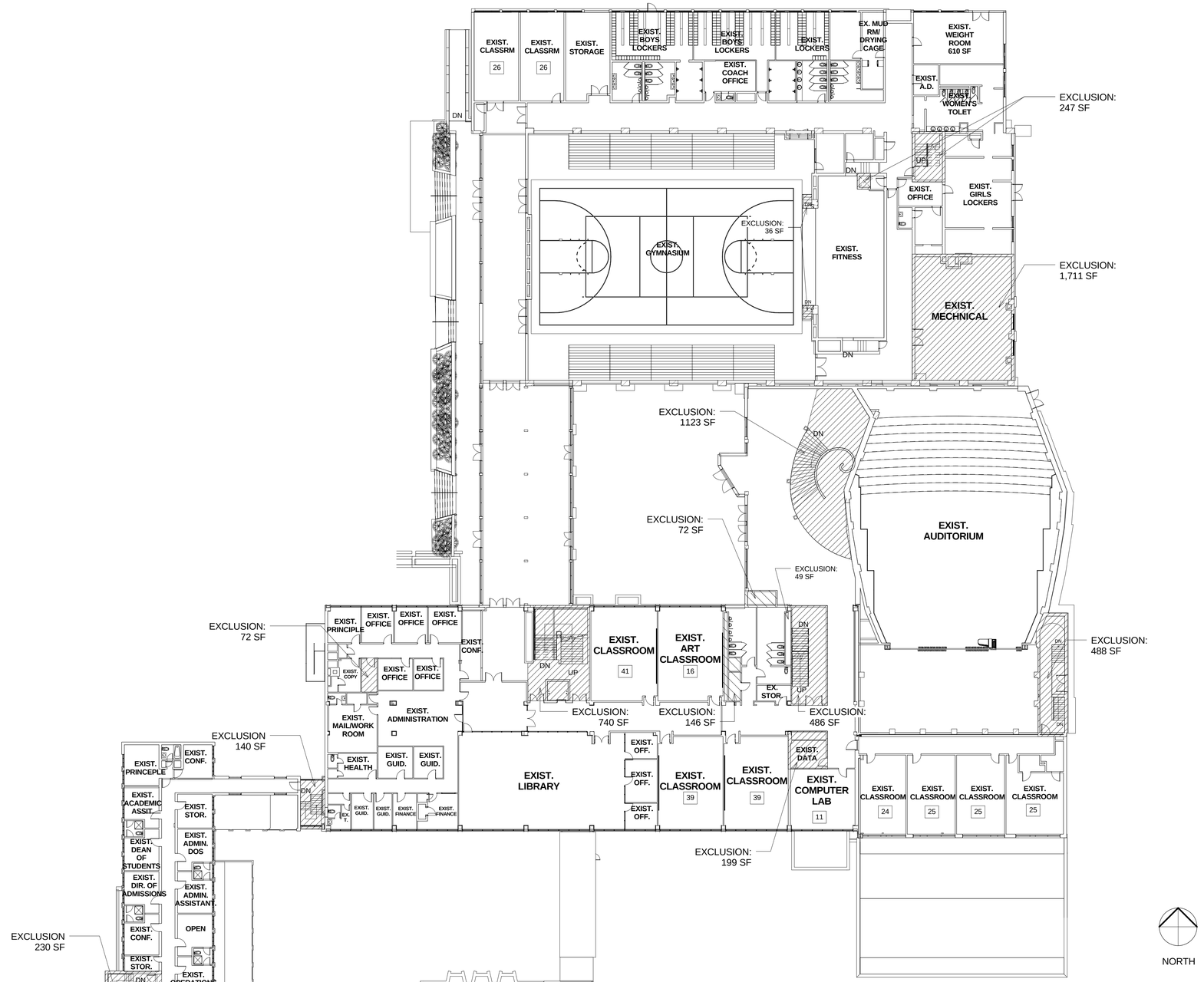

GSF: 56,608 SF
NSF: 50,905 SF

1
A0.2
EXIST. SECOND FLOOR
SCALE: 1" = 20'-0"

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EXIST. SECOND FLOOR PLAN

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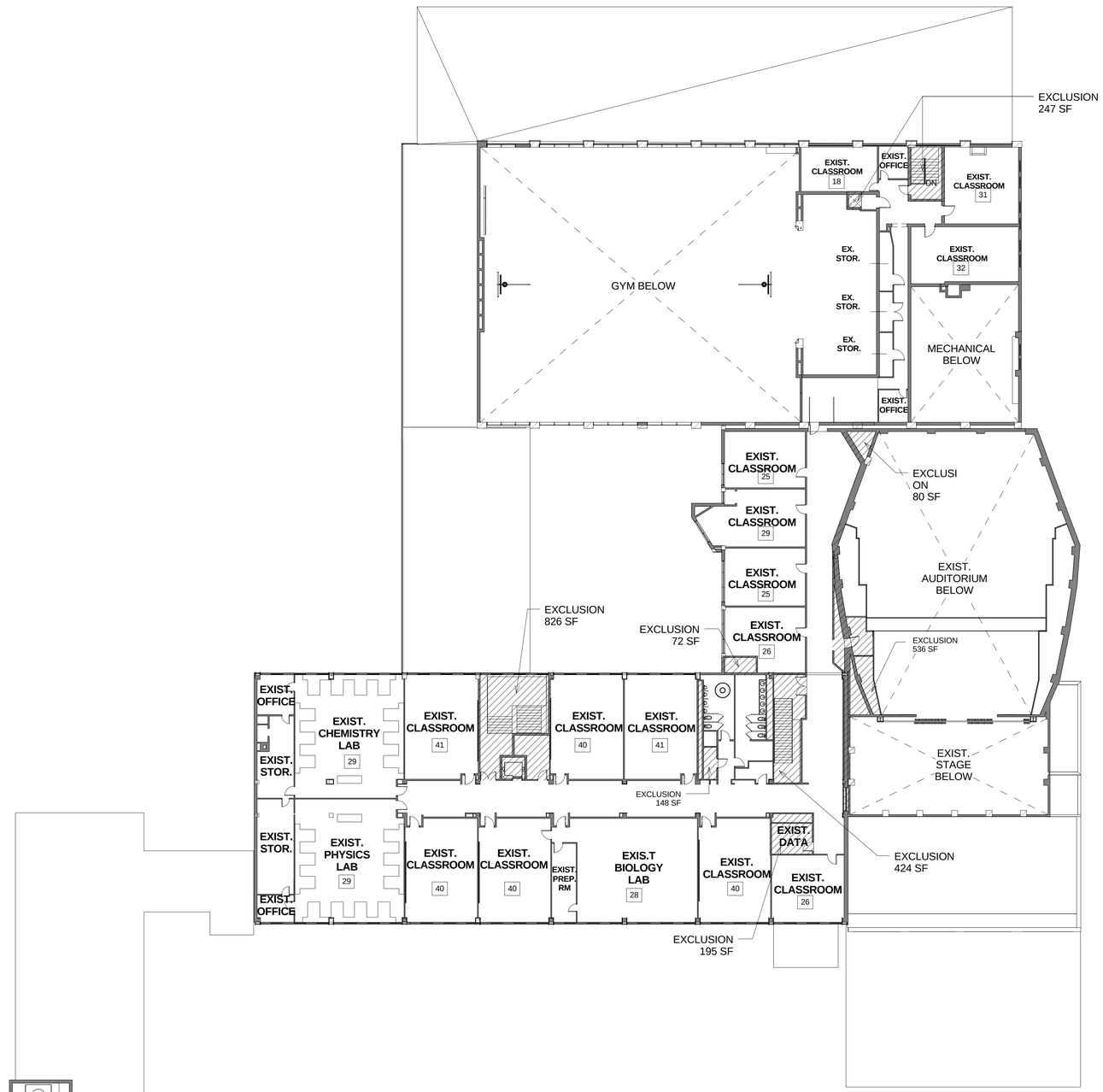

GSF: 22,571 SF
NSF: 20,043 SF

1
A0.3
EXIST. THIRD FLOOR PLAN
SCALE: 1" = 20'-0"

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SCALE: 1" = 20'-0"
DATE: 07/07/16
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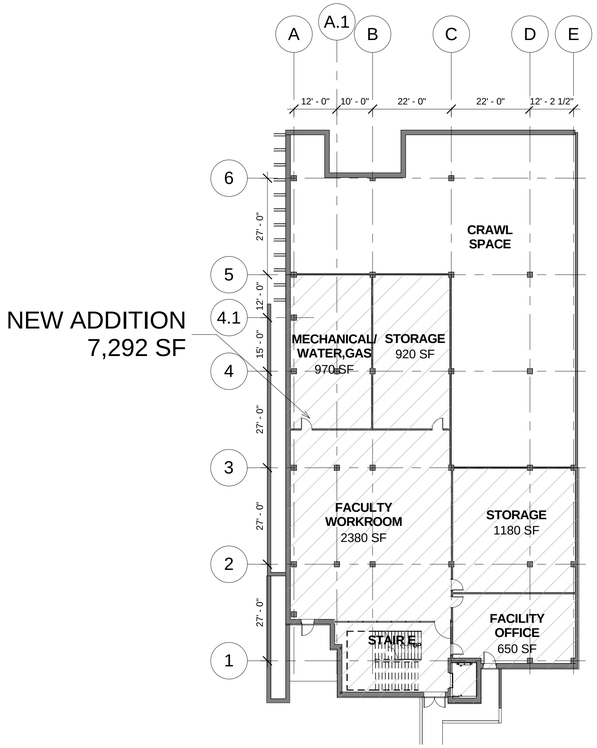
KEY NOTES :

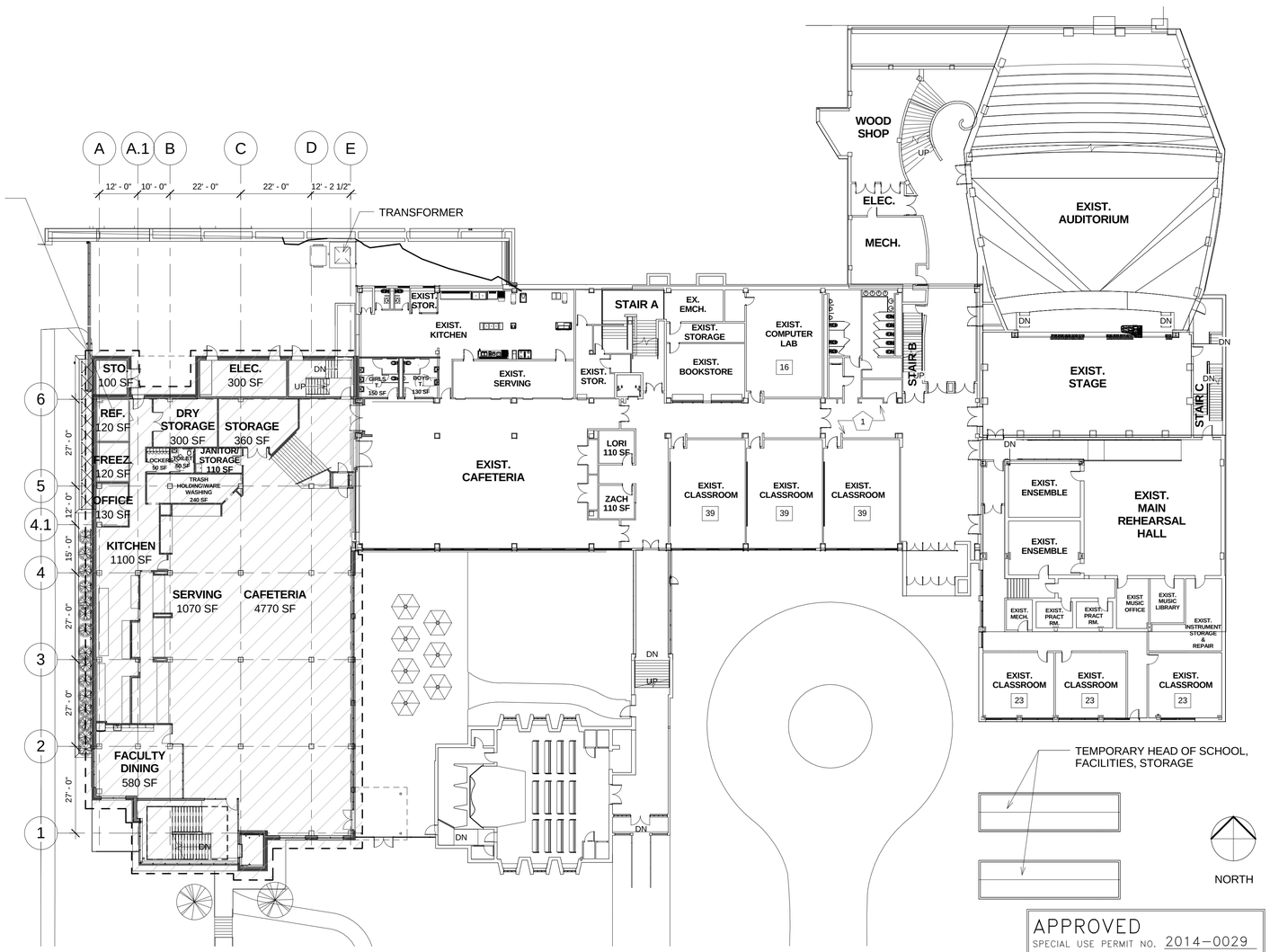
XX NUMBER OF CLASSROOM SEATS BY MAXIMUM OCCUPANT LOAD

1 NEW SPRINKLER CLASSROOM BUILDING

PHASE I



1 A1.0 BASEMENT FLOOR - PHASE I
SCALE: 1" = 20'-0"



2 A1.0 CAFETERIA & FIRST FLOOR PLAN - PHASE I
SCALE: 1" = 20'-0"

GSF: 48,101 SF
NSF: 43,260 SF

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DRAWING TITLE:
BASEMENT, CAFETERIA & FIRST FLOOR PLAN

COMM. NO: 150130
DRAWN : Author
CHECKED : Checker
SCALE: 1" = 20'-0"
DATE: 12/09/16
DRAWING NUMBER: A1.0

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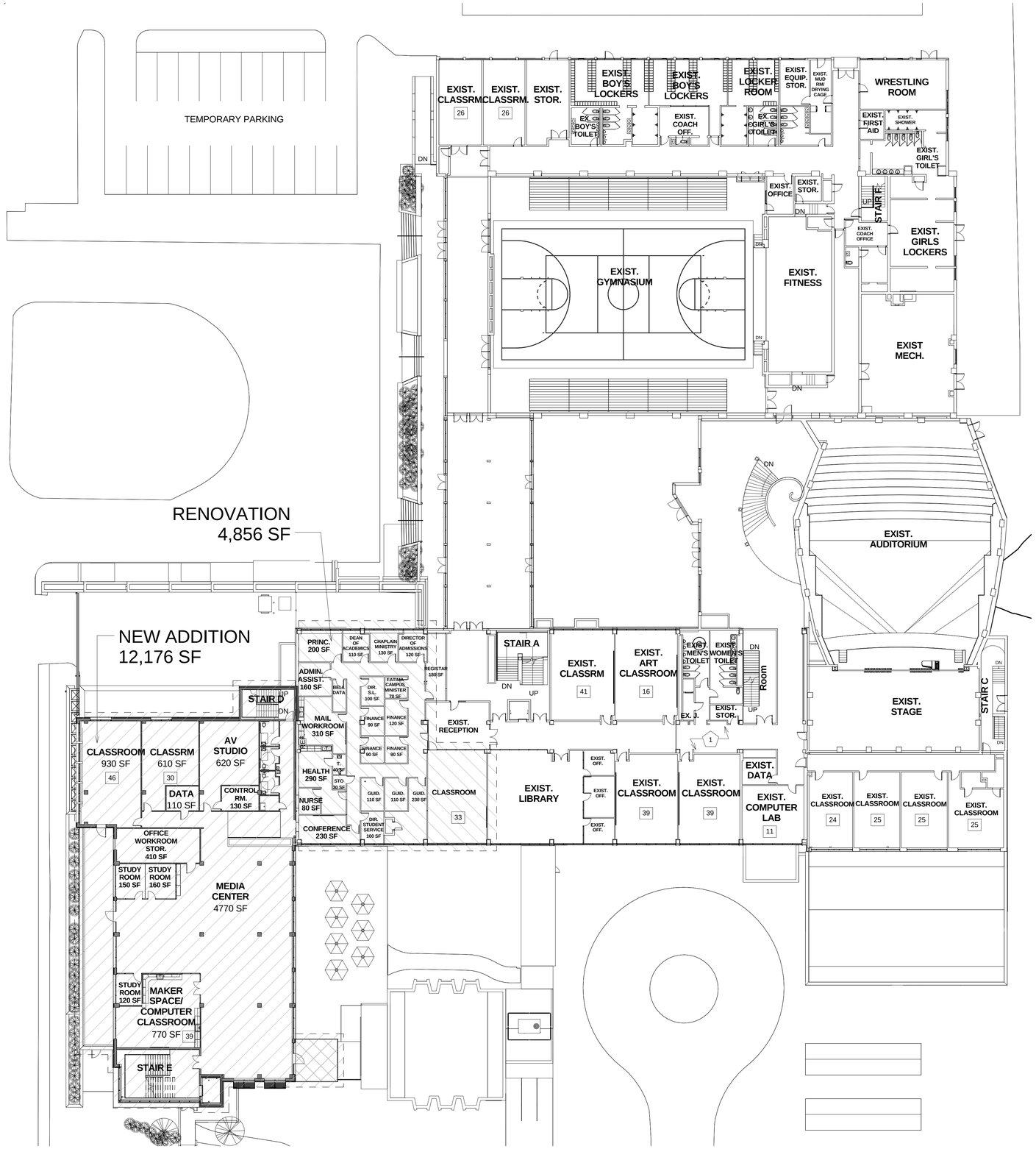

1 / A1.1 SECOND FLOOR - PHASE I
SCALE: 1" = 20'-0"

GSF: 62,172 SF
NSF: 55,667 SF

NORTH

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KEY NOTES :

XX NUMBER OF CLASSROOM SEATS BY MAXIMUM OCCUPANT LOAD

1 NEW SPRINKLER CLASSROOM BUILDING

PHASE I

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SECOND FLOOR PLAN - PHASE I

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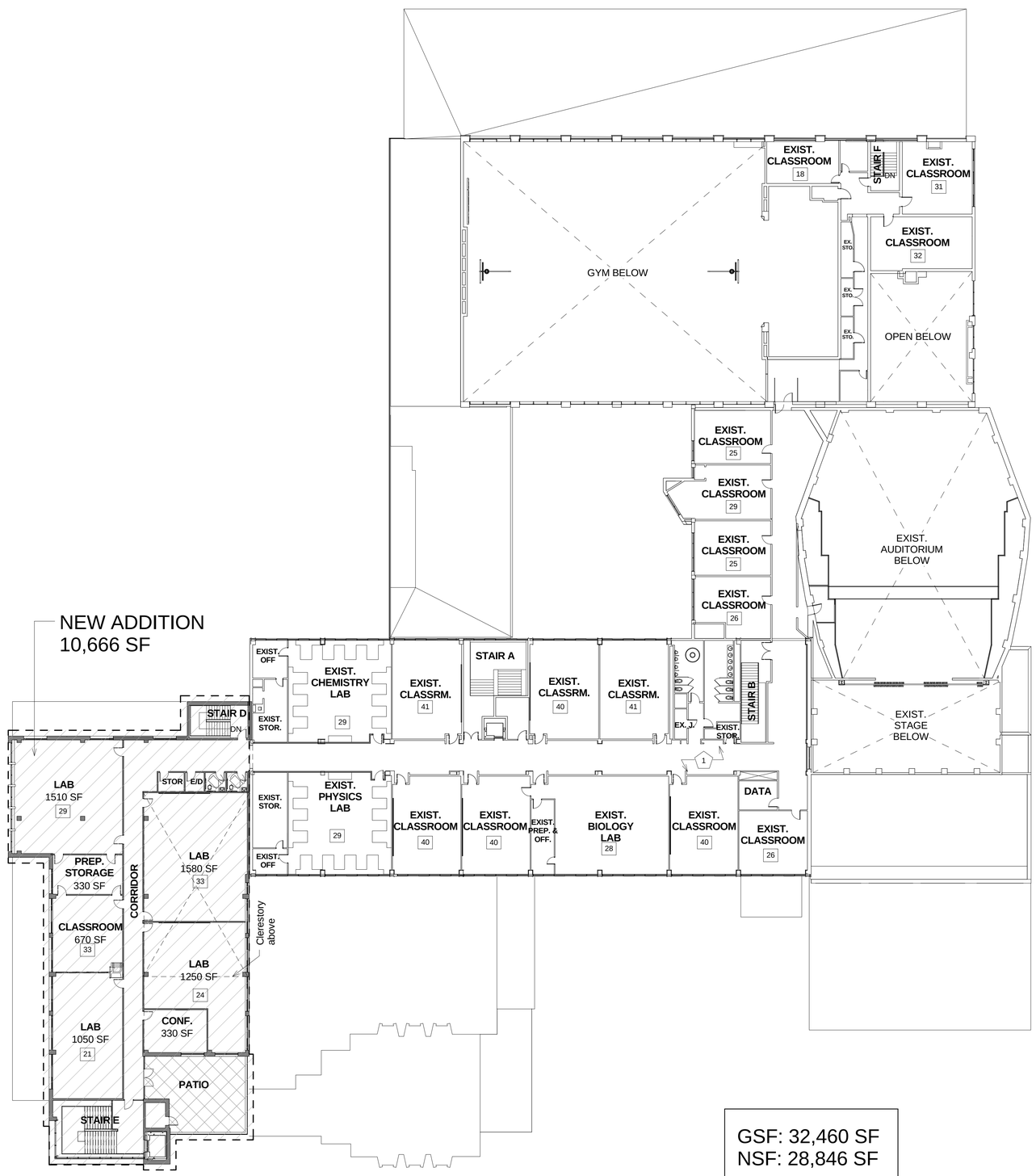

GSF: 32,460 SF
NSF: 28,846 SF

1 A1.2 THIRD FLOOR - PHASE I
SCALE: 1" = 20'-0"

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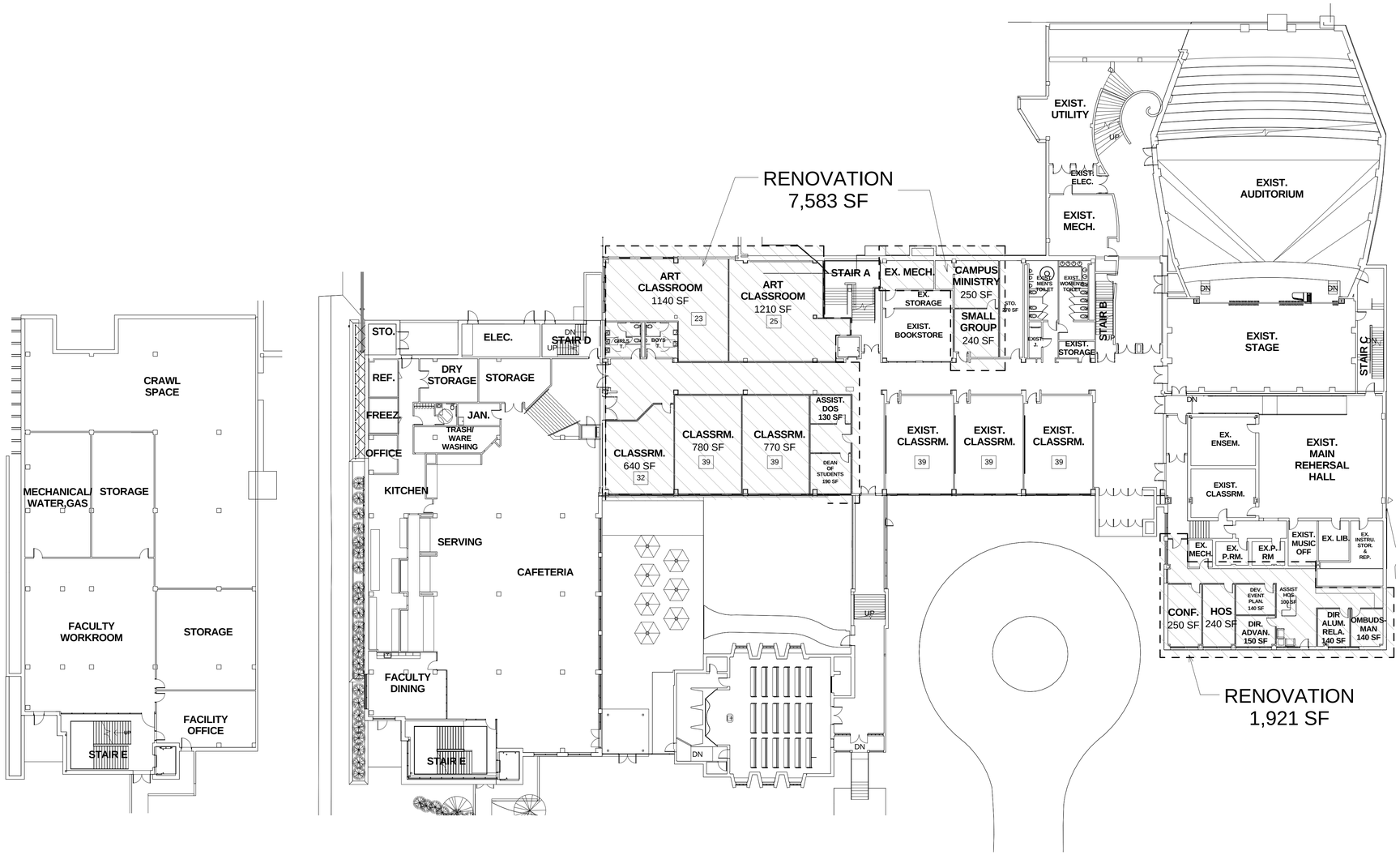
1 NEW SPRINKLER CLASSROOM BUILDING



1 A1.3 BASEMENT FLOOR - PHASE II
SCALE: 1" = 20'-0"

2 A1.3 CAFETERIA & FIRST FLOOR PLAN - PHASE II
SCALE: 1" = 20'-0"

GSF: 48,101 SF
NSF: 43,260 SF

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SCALE: 1" = 20'-0"
DATE: 11/29/16
DRAWING NUMBER: A1.3

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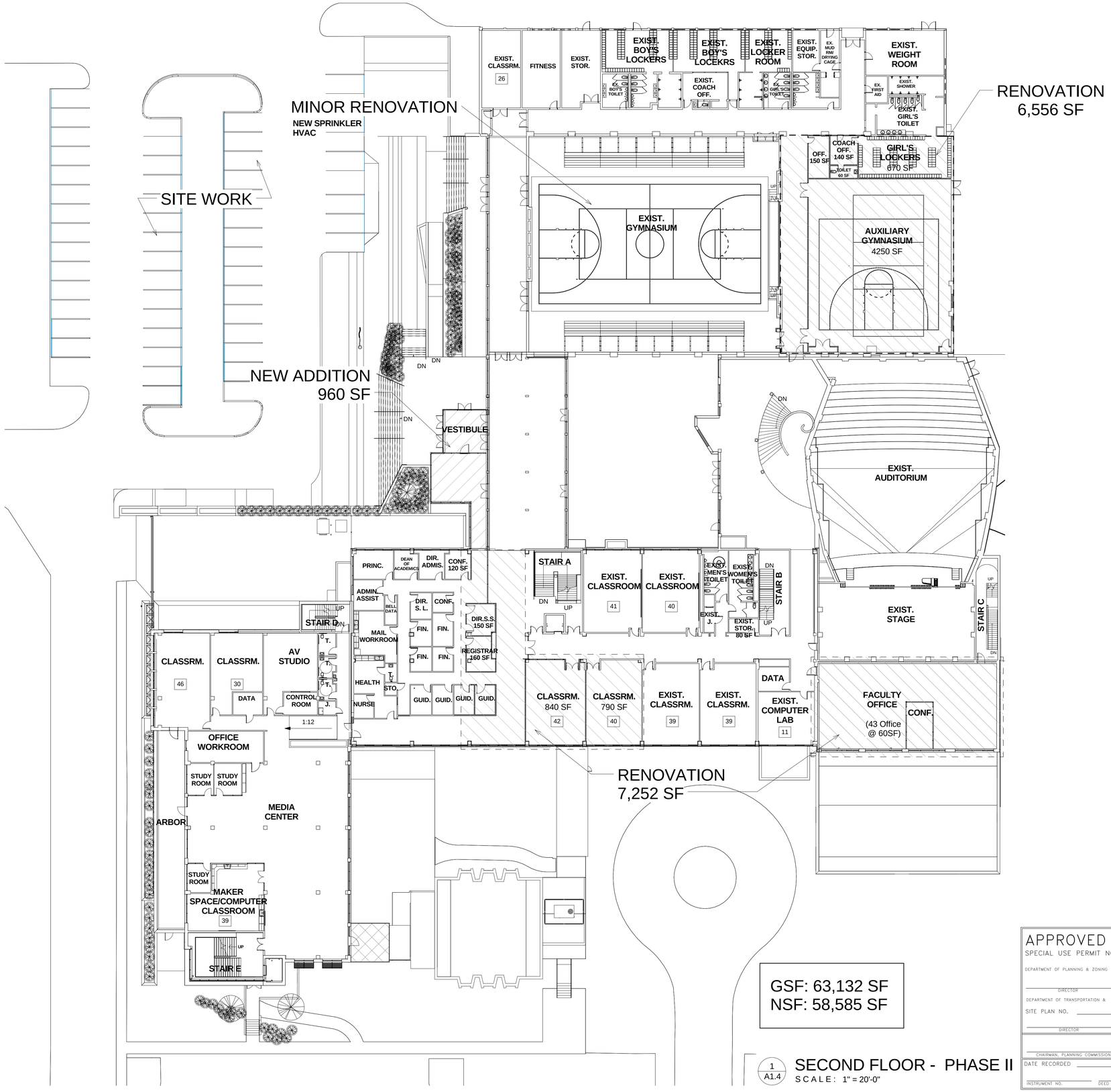

GSF: 63,132 SF
NSF: 58,585 SF

1 / A1.4 SECOND FLOOR - PHASE II
SCALE: 1" = 20'-0"

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1 NEW SPRINKLER CLASSROOM BUILDING

PHASE II

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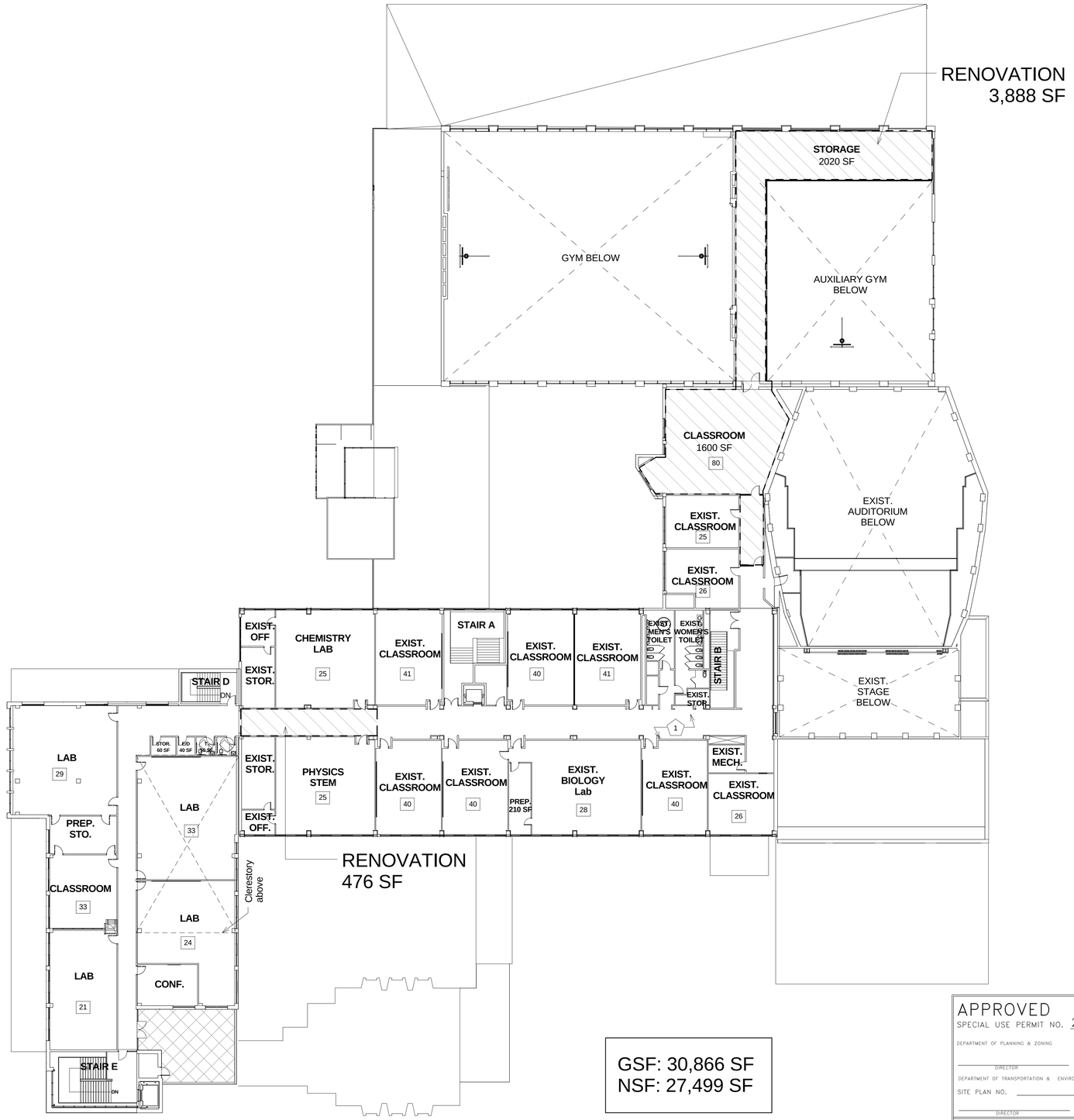

1
A1.5
THIRD FLOOR - PHASE II
SCALE: 1" = 20'-0"

GSF: 30,866 SF
NSF: 27,499 SF

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KEY NOTES :

XX NUMBER OF CLASSROOM SEATS BY MAXIMUM OCCUPANT LOAD

1 NEW SPRINKLER CLASSROOM BUILDING

COMMONWEALTH OF VIRGINIA
THERESA P. DEL NINNO
Lic. No. 000539
3/2/17
ARCHITECT

PHASE II

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1	09/05/14	CONCEPT 1 SUBMISSION

Bishop Ireton High School Modernization

201 Cambridge Rd. Alexandria, VA 22301

DRAWING TITLE:
THIRD FLOOR - PHASE II

COMM. NO: 150130
DRAWN : Author
CHECKED : Checker
SCALE: 1" = 20'-0"
DATE: 12/09/16
DRAWING NUMBER: A1.5

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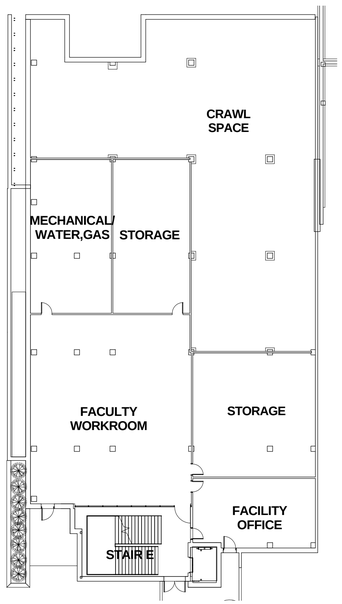
KEY NOTES :

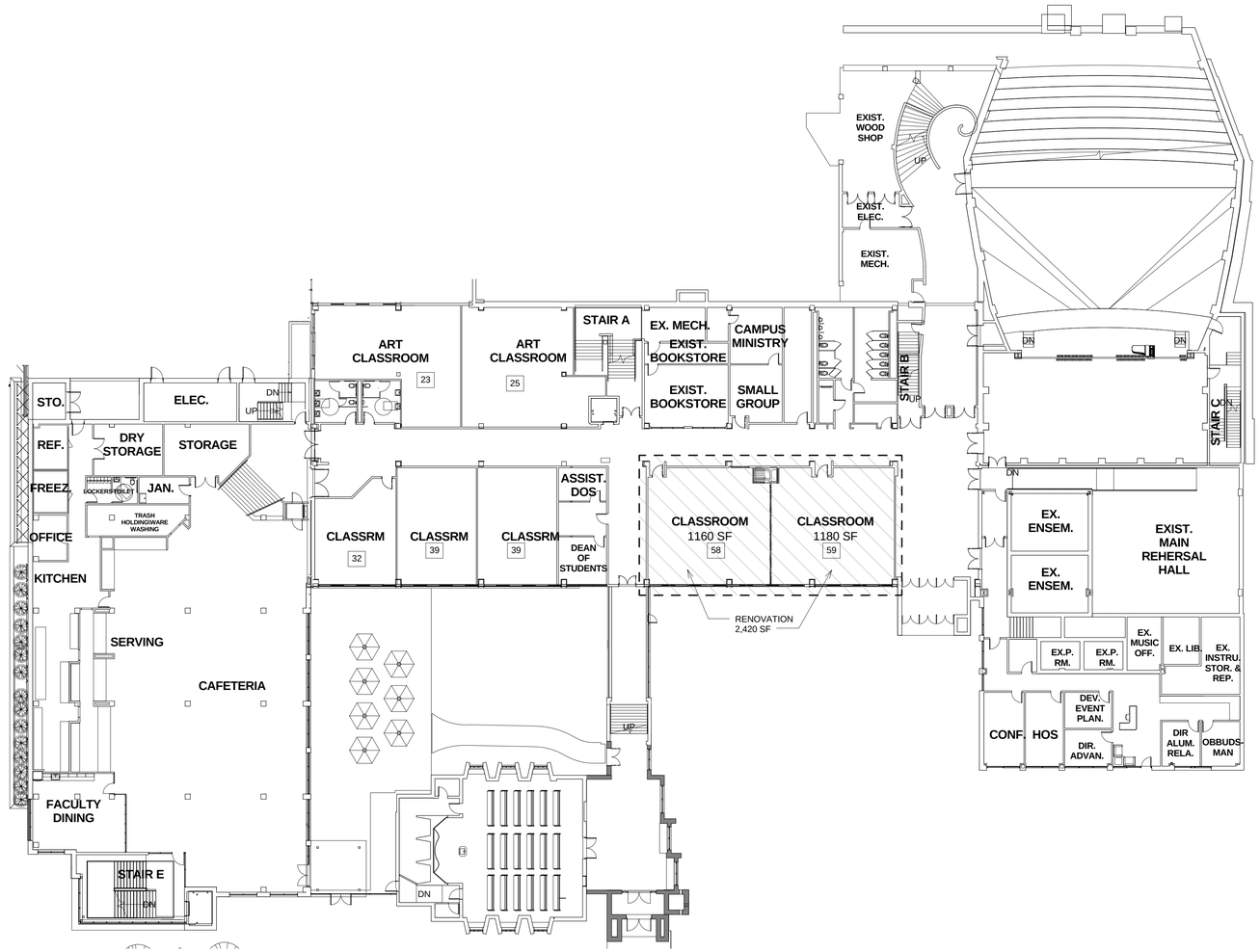
XX NUMBER OF CLASSROOM SEATS BY MAXIMUM OCCUPANT LOAD

1 NEW SPRINKLER CLASSROOM BUILDING

PHASE III



1 A1.6 BASEMENT-PHASE III
SCALE: 1" = 20'-0"



2 A1.6 CAFETERIA & FIRST FLOOR PLAN - PHASE III
SCALE: 1" = 20'-0"

NORTH

GSF: 51,407 SF
NSF: 46,566 SF

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201 Cambridge Rd. Alexandria, VA 22301

DRAWING TITLE:
BASEMENT, CAFETERIA & FIRST FLOOR PLAN

COMM. NO: 150130
DRAWN : Author
CHECKED : Checker
SCALE: 1" = 20'-0"
DATE: 12/09/16
DRAWING NUMBER: A1.6

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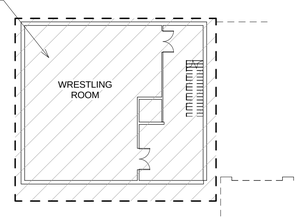
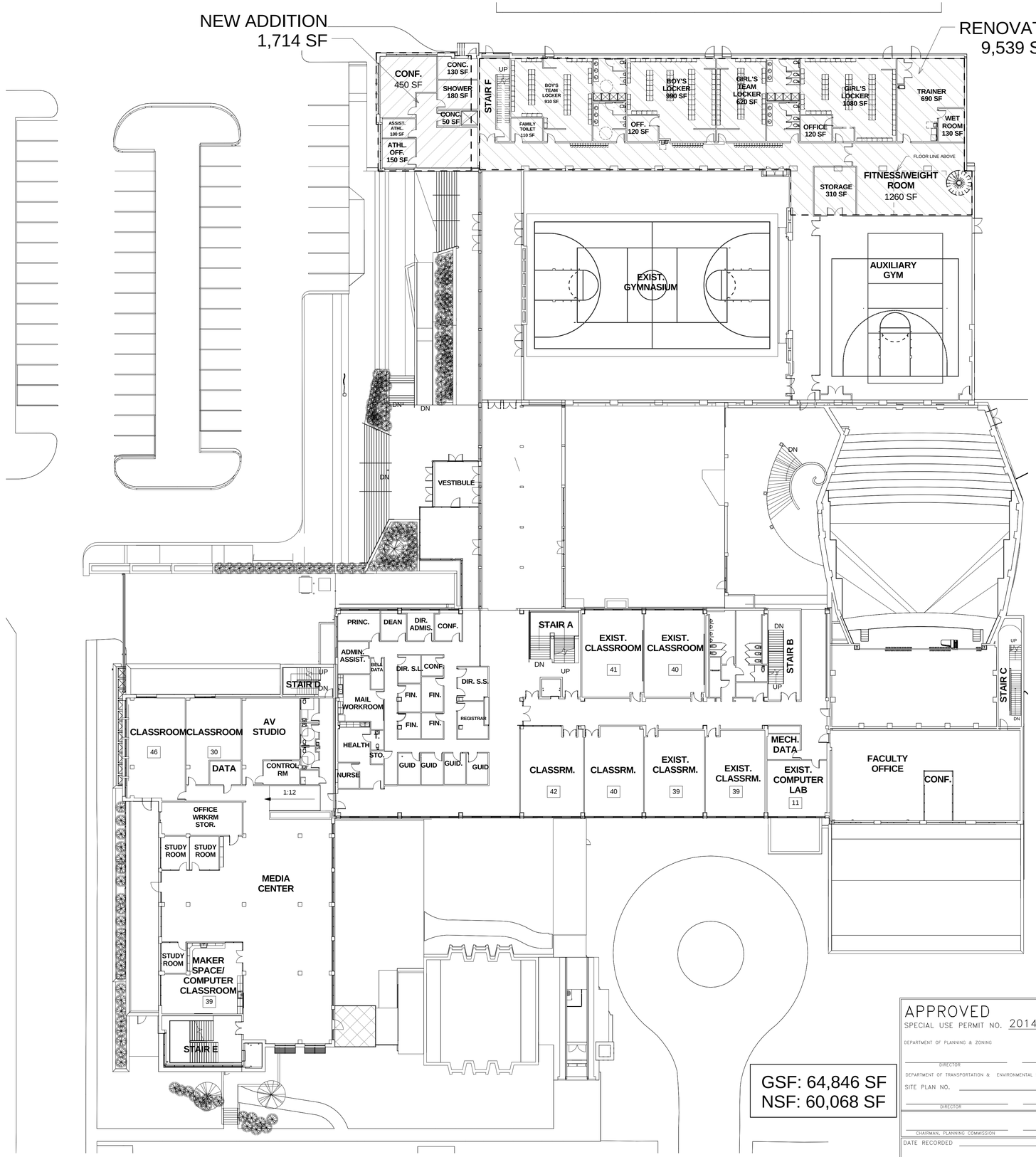
NEW ADDITION
2,400 SF



1 / A1.7 BASEMENT PLAN - PHASE III
SCALE: 1" = 20'-0"

NEW ADDITION
1,714 SF

RENOVATION
9,539 SF



NORTH

GSF: 64,846 SF
NSF: 60,068 SF

2 / A1.7 SECOND FLOOR - PHASE III
SCALE: 1" = 20'-0"

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BASEMENT & 2ND FLOOR - PHASE III

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DATE: 12/09/16
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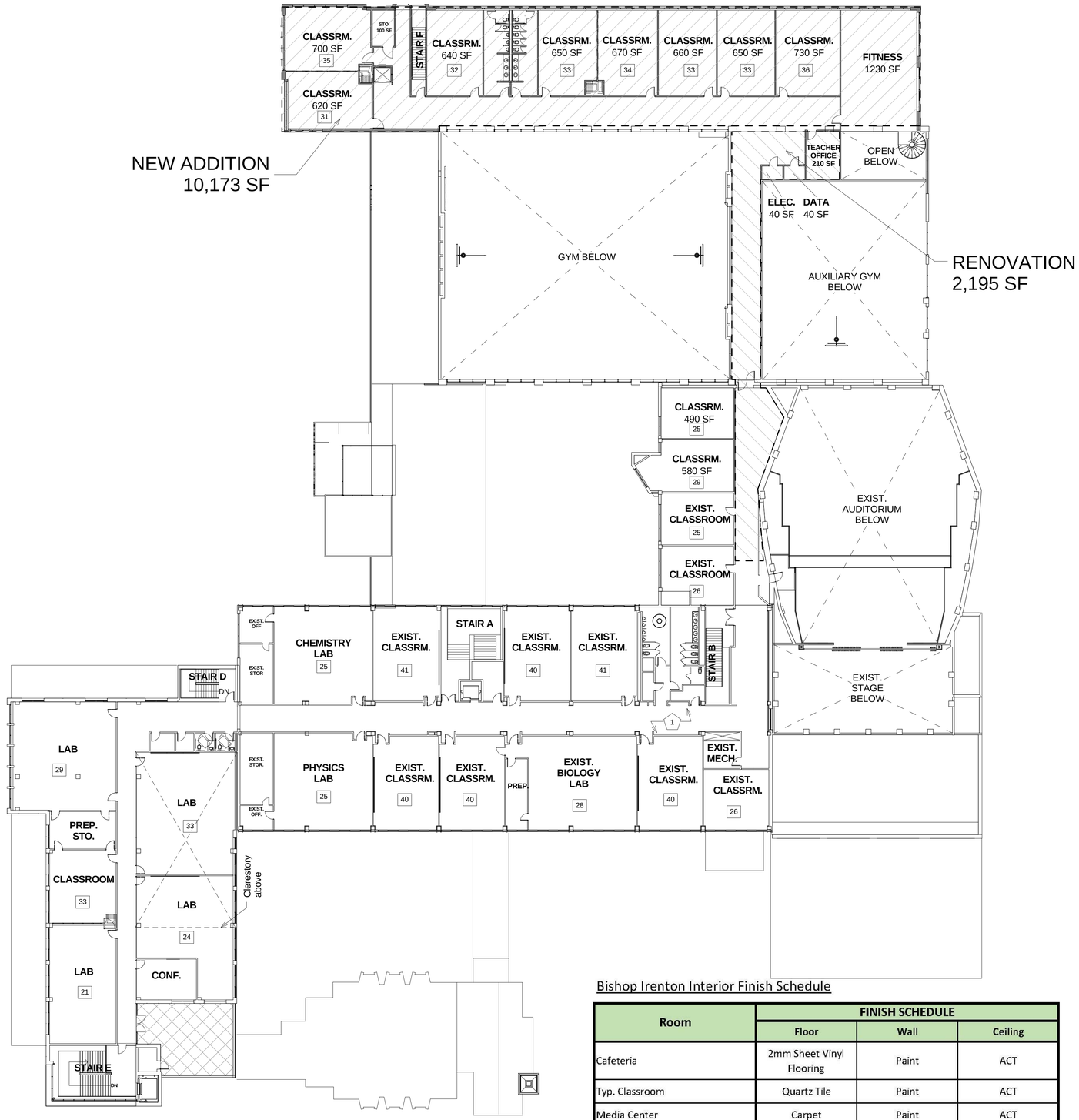

1 A1.8 THIRD FLOOR - PHASE III

SCALE: 1" = 20'-0"

Bishop Irenton Interior Finish Schedule

Room	FINISH SCHEDULE		
	Floor	Wall	Ceiling
Cafeteria	2mm Sheet Vinyl Flooring	Paint	ACT
Typ. Classroom	Quartz Tile	Paint	ACT
Media Center	Carpet	Paint	ACT
Locker	2mm Sheet Vinyl Flooring	C.T.	ACT
Auxiliary Gymnasium	Sports Flooring	Paint	Painted Structure
Fitness	Sports Flooring	Paint	ACT
Toilet	C.T.	C.T.	ACT

GSF: 40,507 SF
NSF: 37,354 SF

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PHASE III

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SCALE: 1" = 20'-0"
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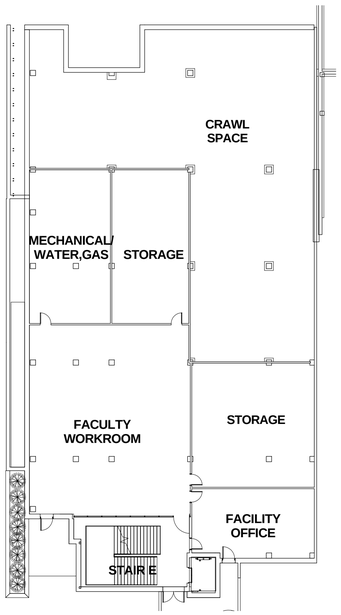
KEY NOTES :

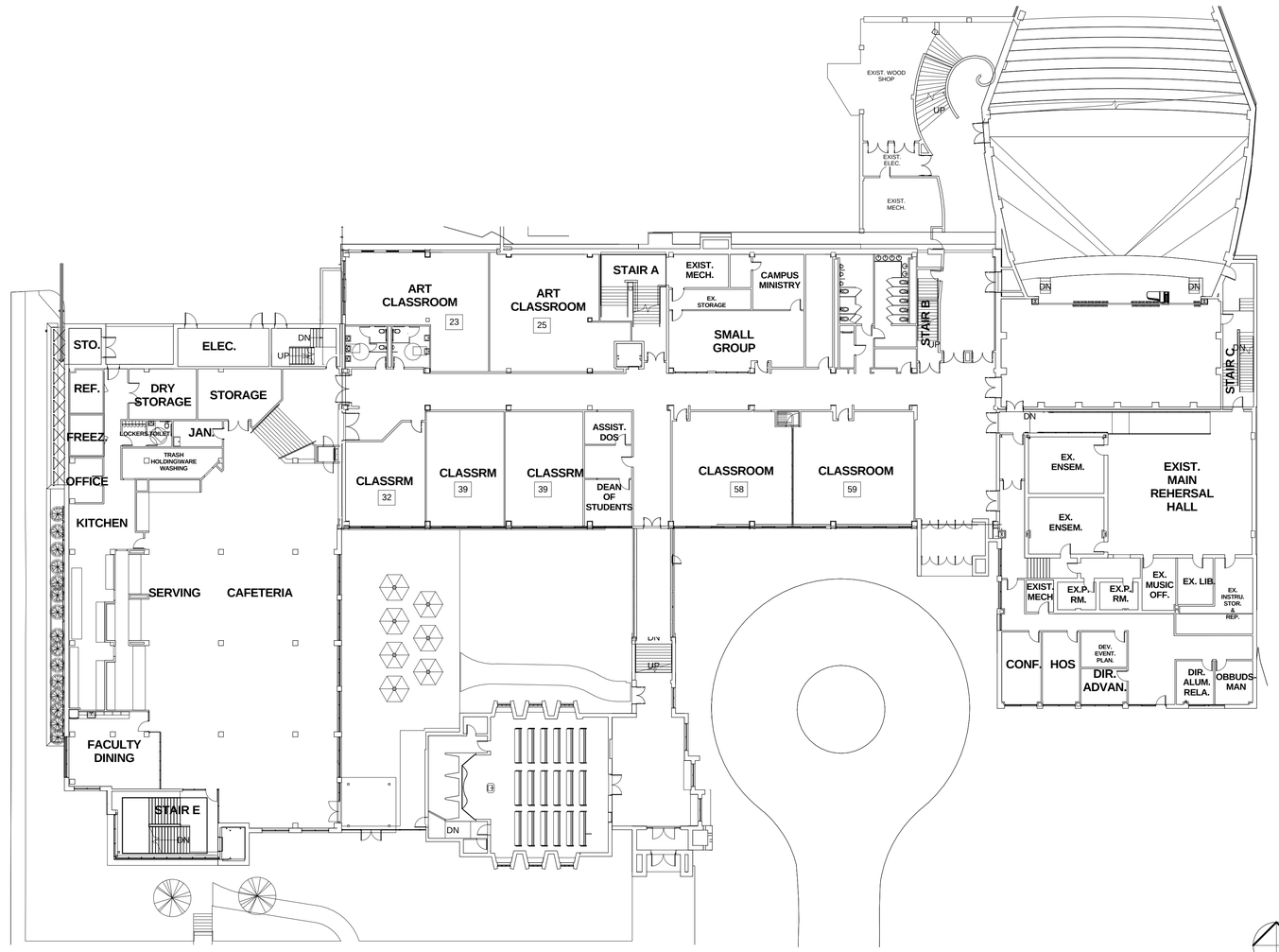
XX NUMBER OF CLASSROOM SEATS BY MAXIMUM OCCUPANT LOAD

1 NEW SPRINKLER CLASSROOM BUILDING

PHASE IV



1 A1.9 BASEMENT FLOOR - PHASE IV
SCALE: 1" = 20'-0"



2 A1.9 CAFETERIA & FIRST FLOOR PLAN - PHASE IV
SCALE: 1" = 20'-0"

NORTH

GSF: 51,407 SF
NSF: 46,566 SF

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SCALE: 1" = 20'-0"
DATE: 12/09/16
DRAWING NUMBER: A1.9

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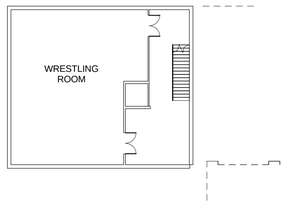
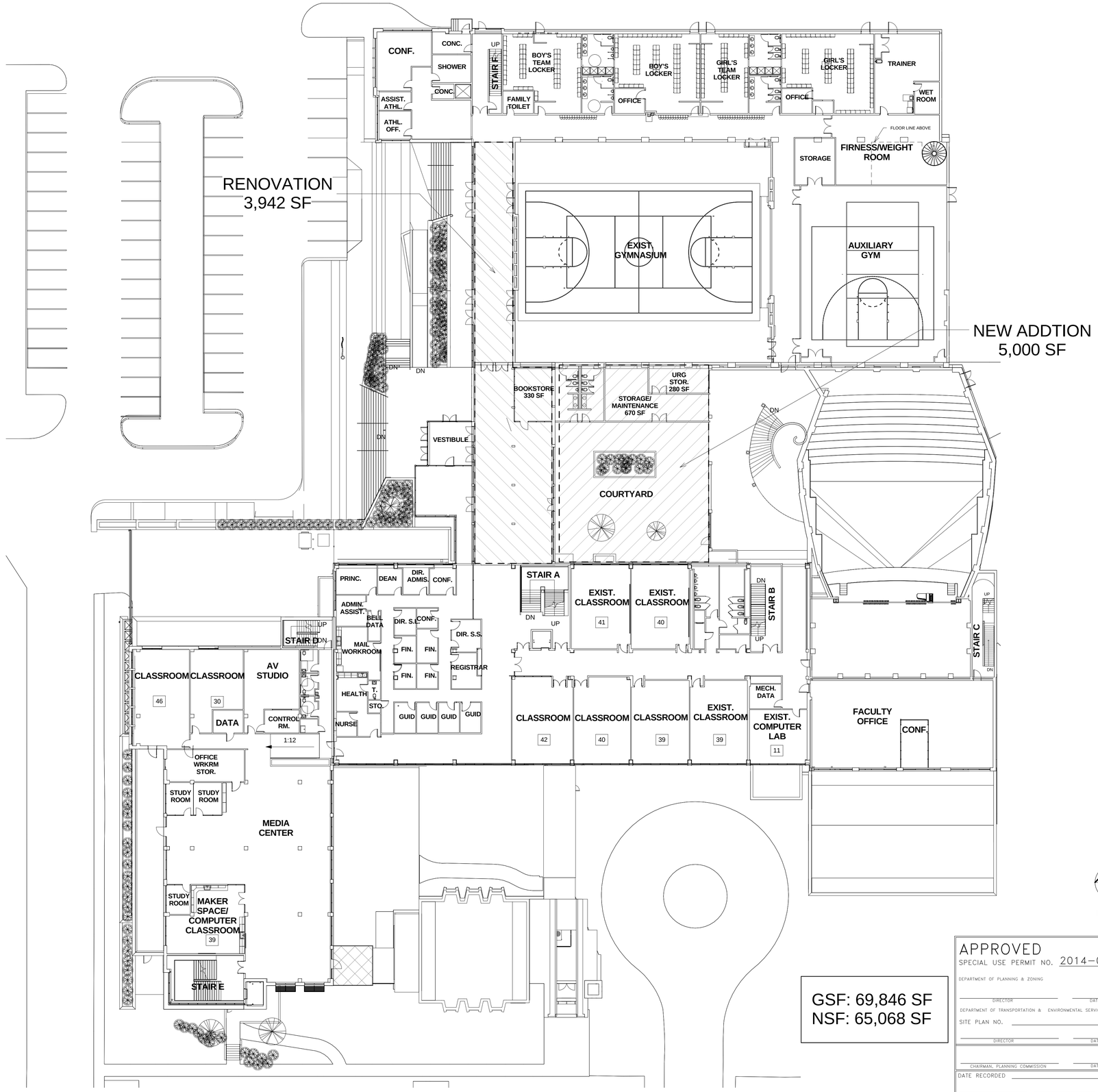


2 A1.10 BASEMENT PLAN - PHASE IV
SCALE: 1" = 20'-0"



1 A1.10 SECOND FLOOR - Phase IV
SCALE: 1" = 20'-0"

NORTH

GSF: 69,846 SF
NSF: 65,068 SF

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PHASE IV

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SECOND FLOOR - PHASE IV

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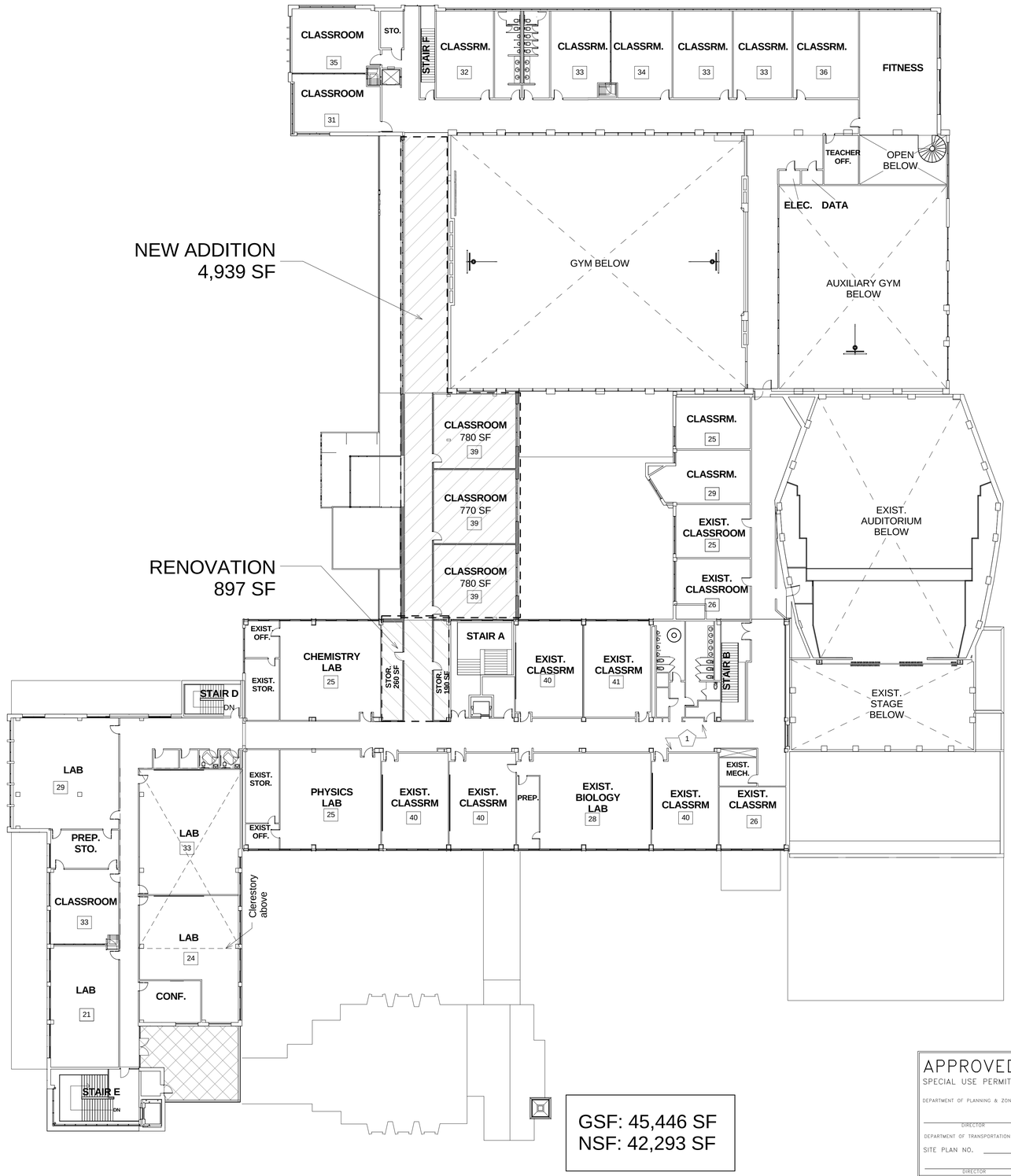

GSF: 45,446 SF
NSF: 42,293 SF

NORTH

1 A 1.11 THIRD FLOOR - PHASE IV
SCALE: 1" = 20'-0"

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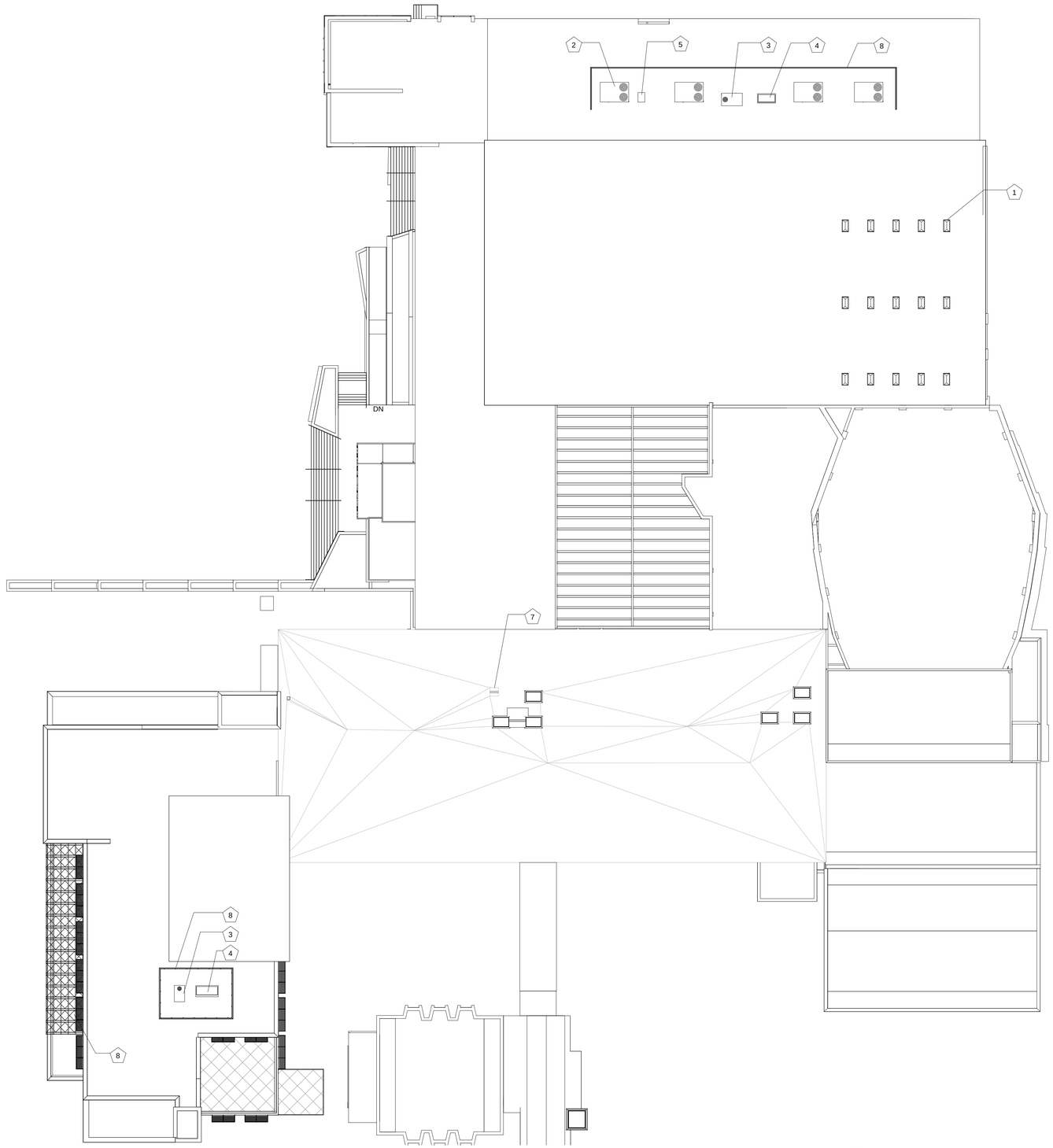

ROOF PLAN KEY NOTE

1 NEW SKYLIGHT
2 NEW ROOFTOP UNIT
3 NEW HEAT PUMP
4 NEW ENERGY RECOVERY UNIT
5 NEW ROOF ACCESS
7 EXIST. ROOF ACCESS
8 NEW SCREEN WALL

1 A 1.12 ROOF PLAN - PHASE IV
SCALE: 1" = 20'-0"

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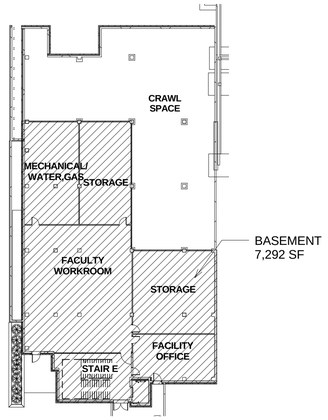
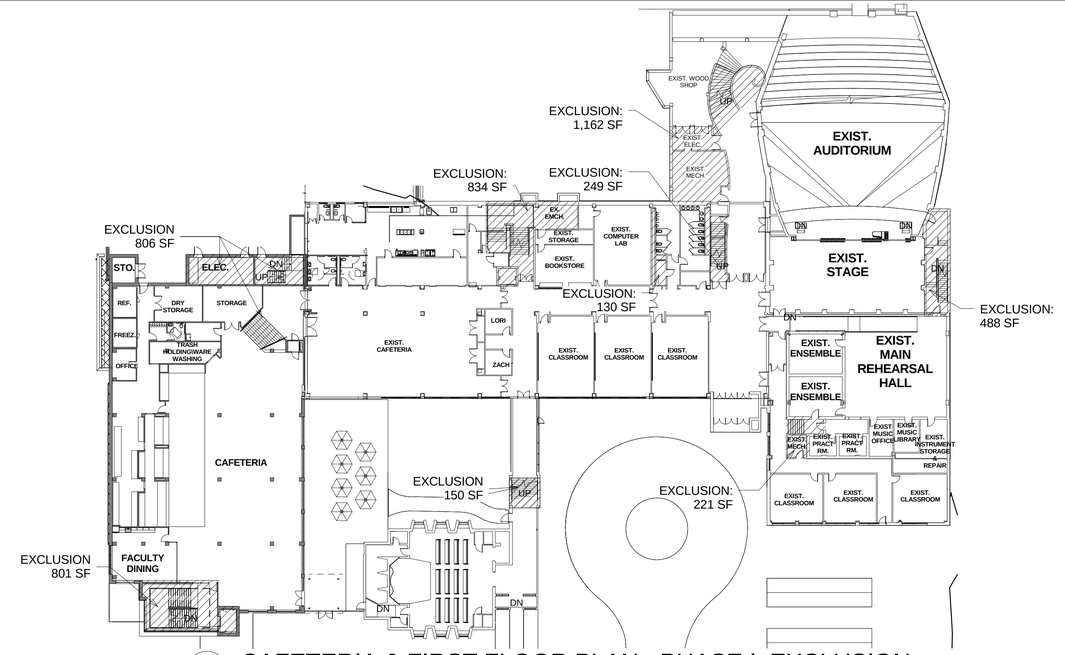
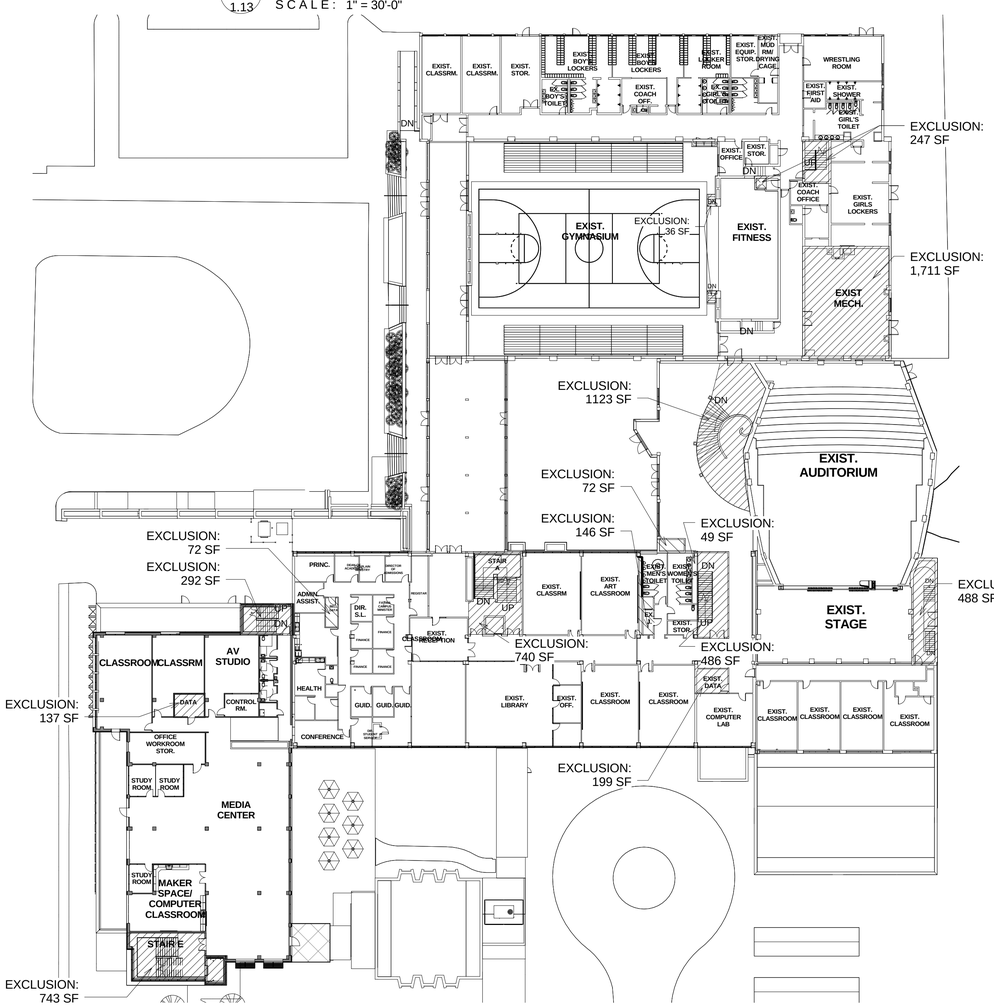


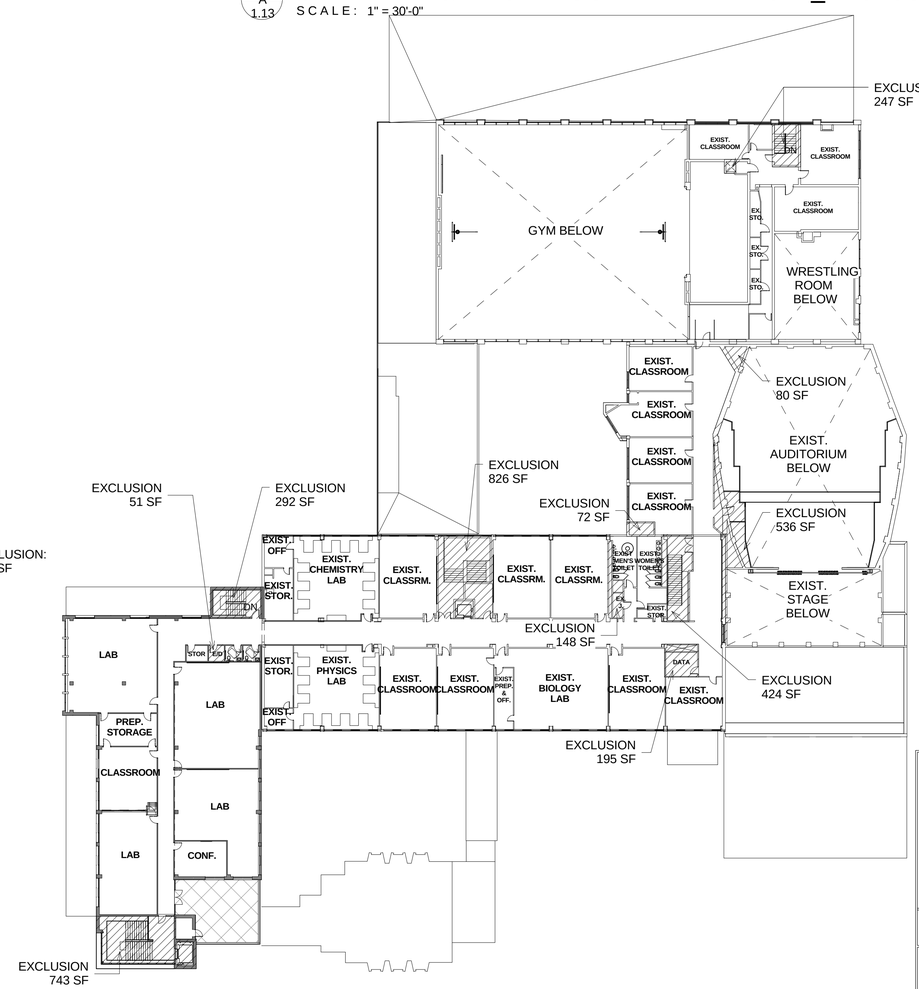
1/A 1.13 BASEMENT PLAN-PHASE I-EXCLUSION
SCALE: 1" = 30'-0"



2/A 1.13 CAFETERIA & FIRST FLOOR PLAN - PHASE I_EXCLUSION
SCALE: 1" = 30'-0"



3/A 1.13 SECOND FLOOR - PHASE I_EXCLUSION
SCALE: 1" = 30'-0"



4/A 1.13 THIRD FLOOR - PHASE I_EXCLUSION
SCALE: 1" = 30'-0"

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PHASE I

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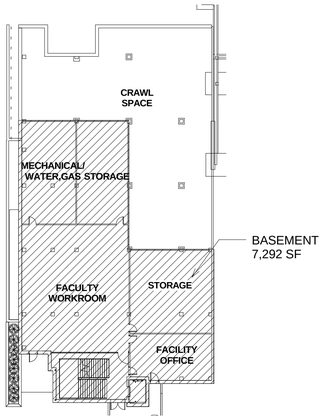
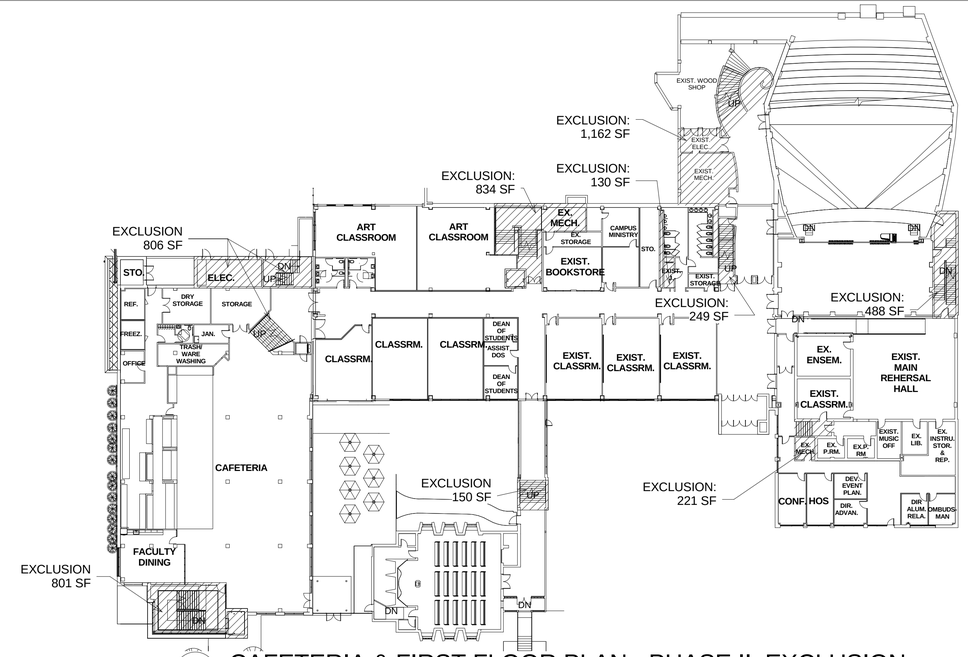


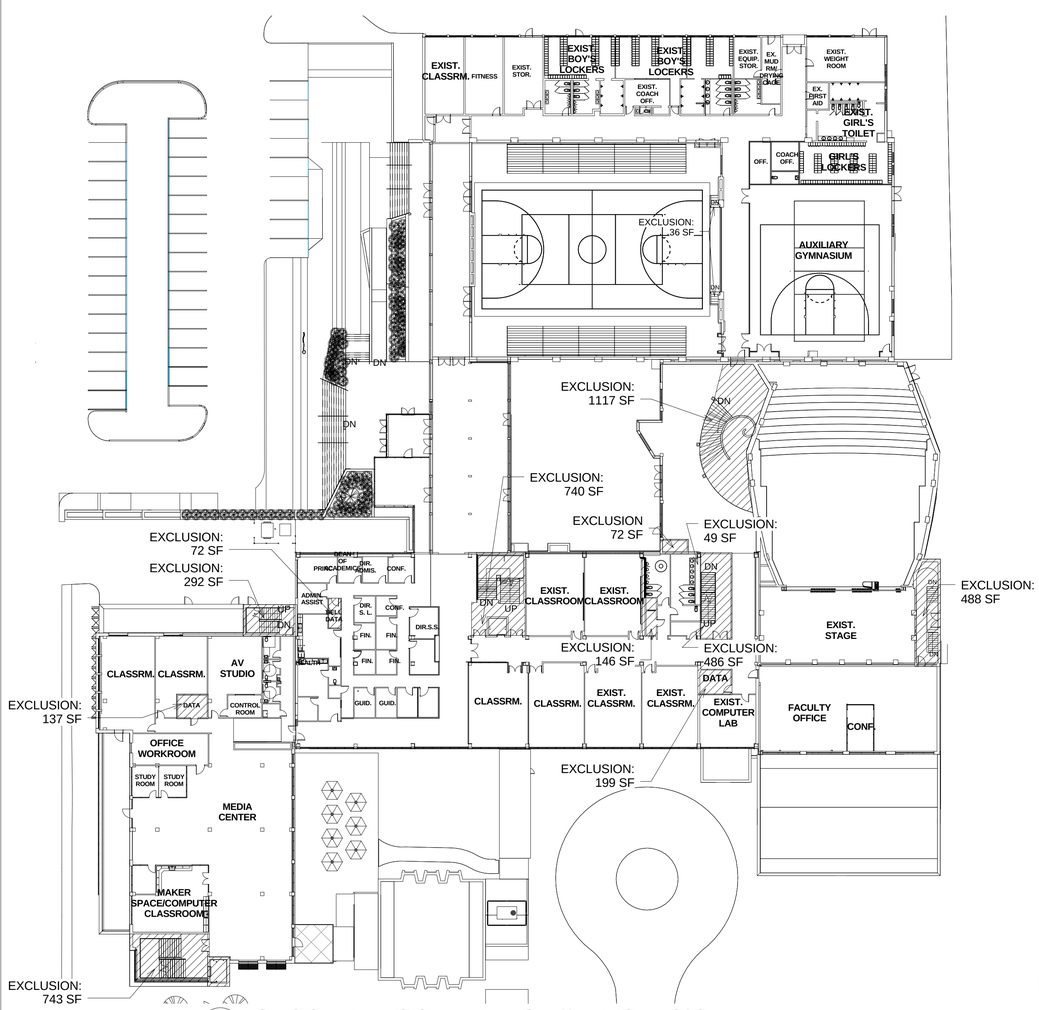
1/A 1.14 BASEMENT PLAN-PHASE II-EXCLUSION

SCALE: 1" = 30'-0"



2/A 1.14 CAFETERIA & FIRST FLOOR PLAN - PHASE II_EXCLUSION

SCALE: 1" = 30'-0"



3/A 1.14 SECOND FLOOR - PHASE II_EXCLUSION

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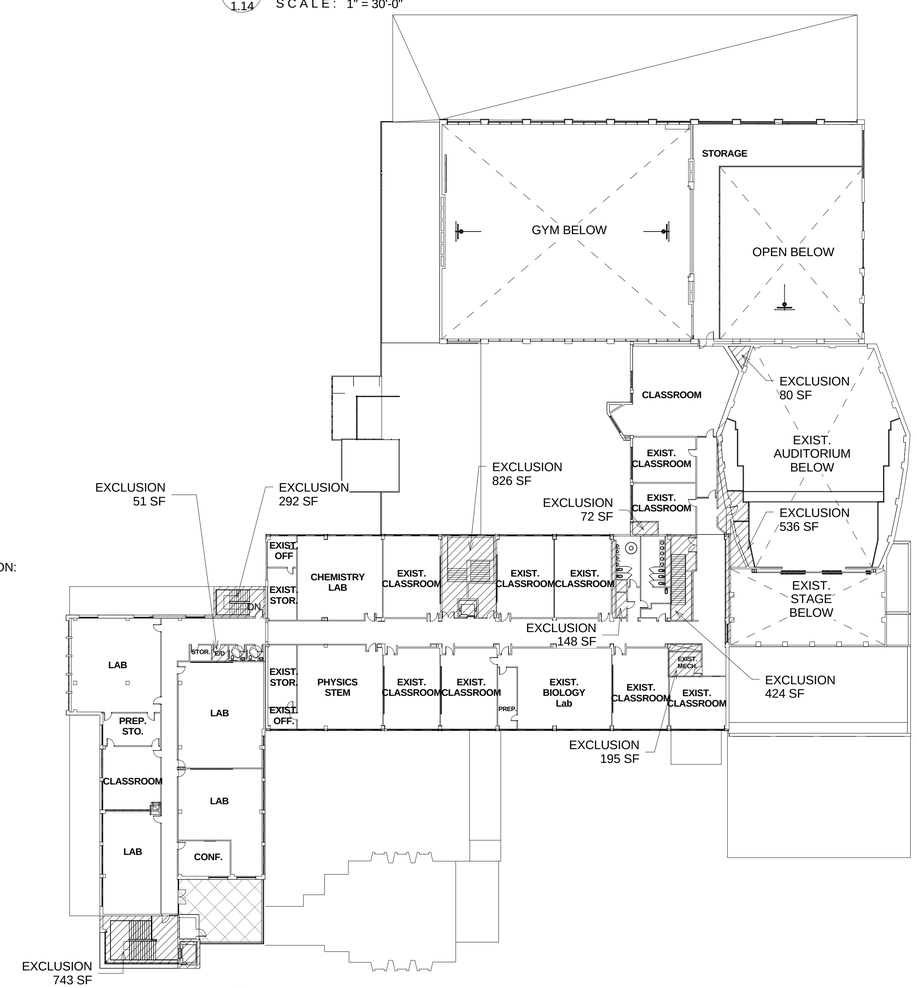

4/A 1.14 THIRD FLOOR - PHASE II_EXCLUSION

SCALE: 1" = 30'-0"

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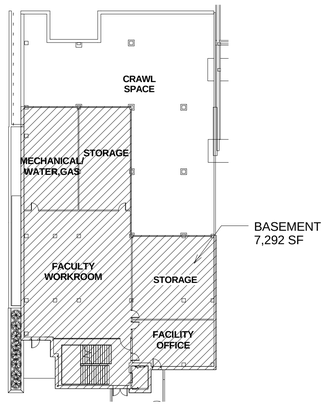

1/A 1.15 BASEMENT FLOOR-PHASE III-EXCLUSION
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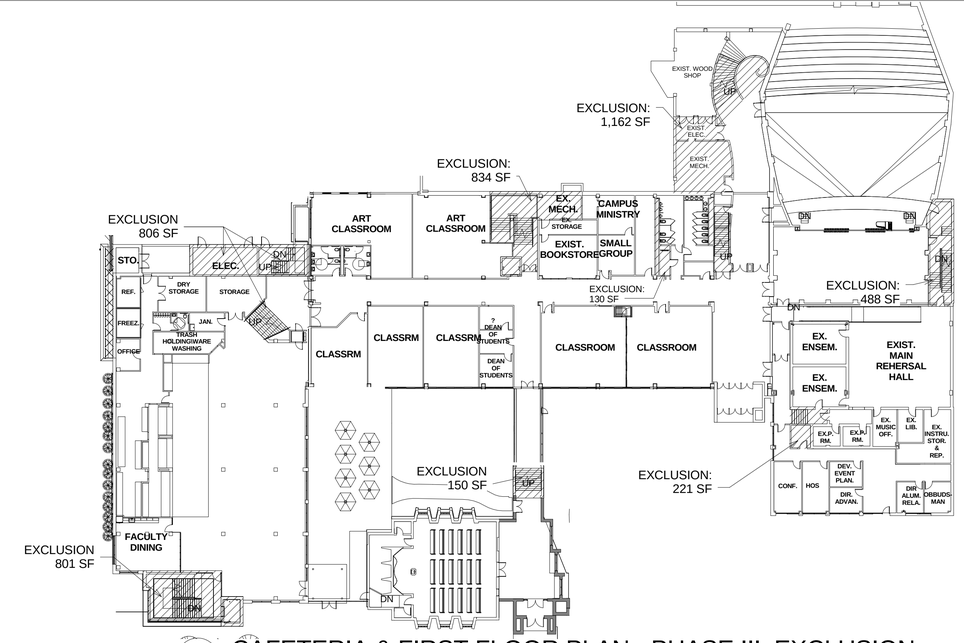
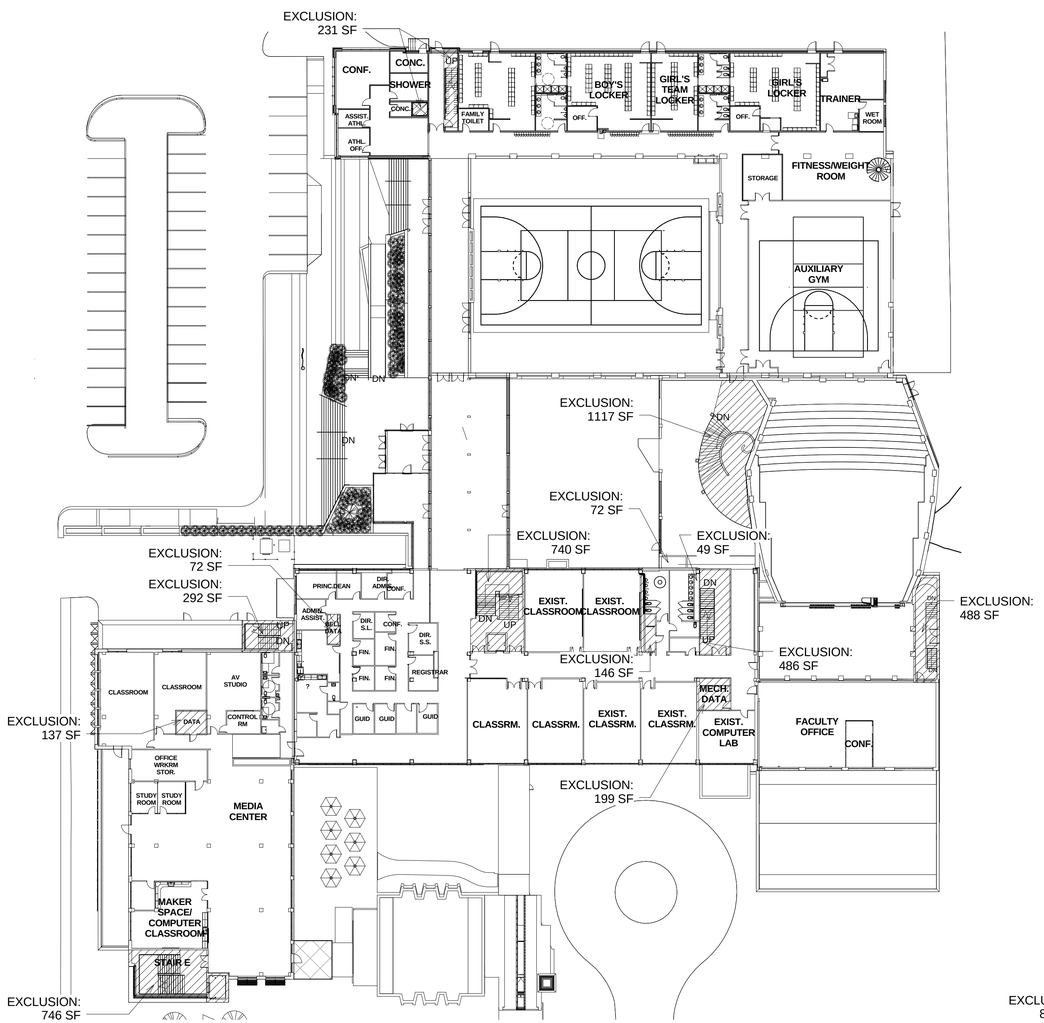
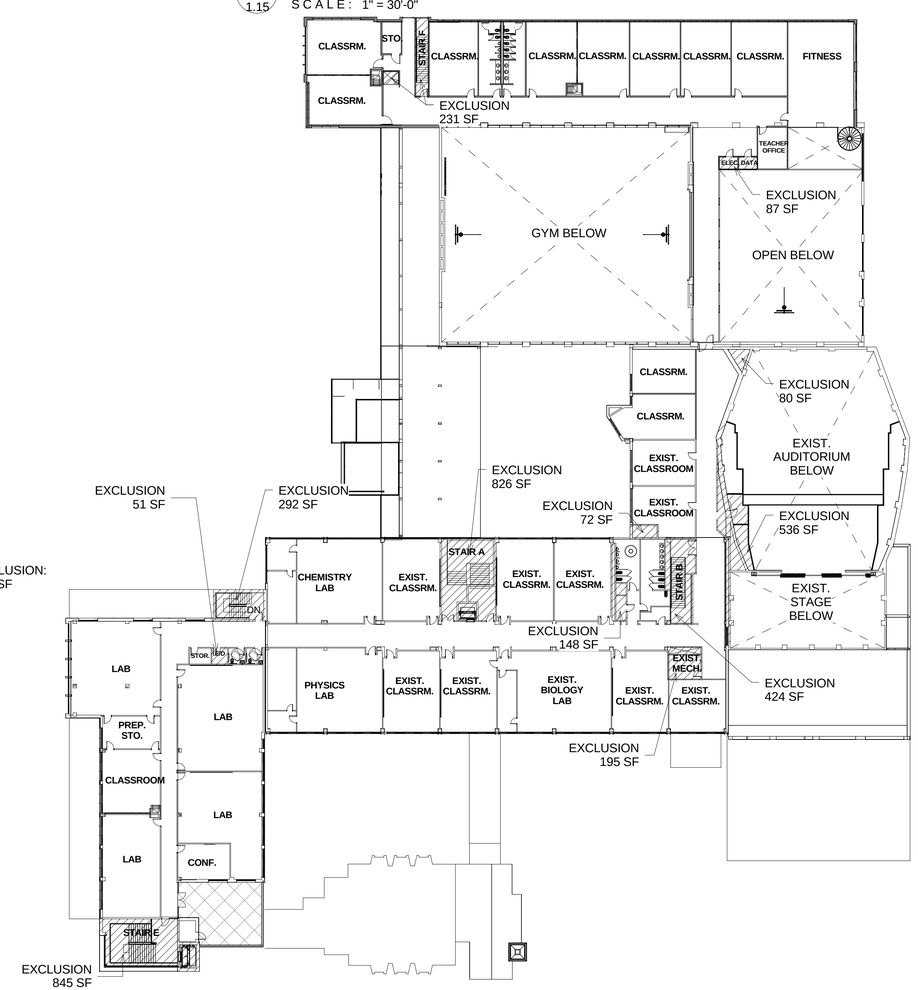


2/A 1.15 CAFETERIA & FIRST FLOOR PLAN - PHASE III_EXCLUSION
SCALE: 1" = 30'-0"



3/A 1.15 SECOND FLOOR - PHASE III_EXCLUSION
SCALE: 1" = 30'-0"



4/A 1.15 THIRD FLOOR - PHASE III_EXCLUSION
SCALE: 1" = 30'-0"

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PHASE III

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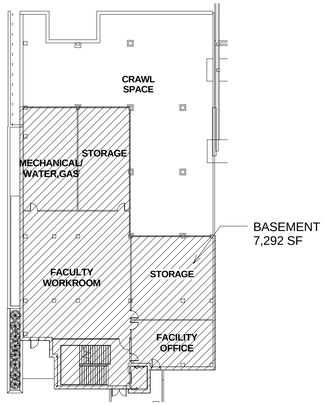

1/A 1.16 BASEMENT FLOOR-PHASE IV-EXCLUSION
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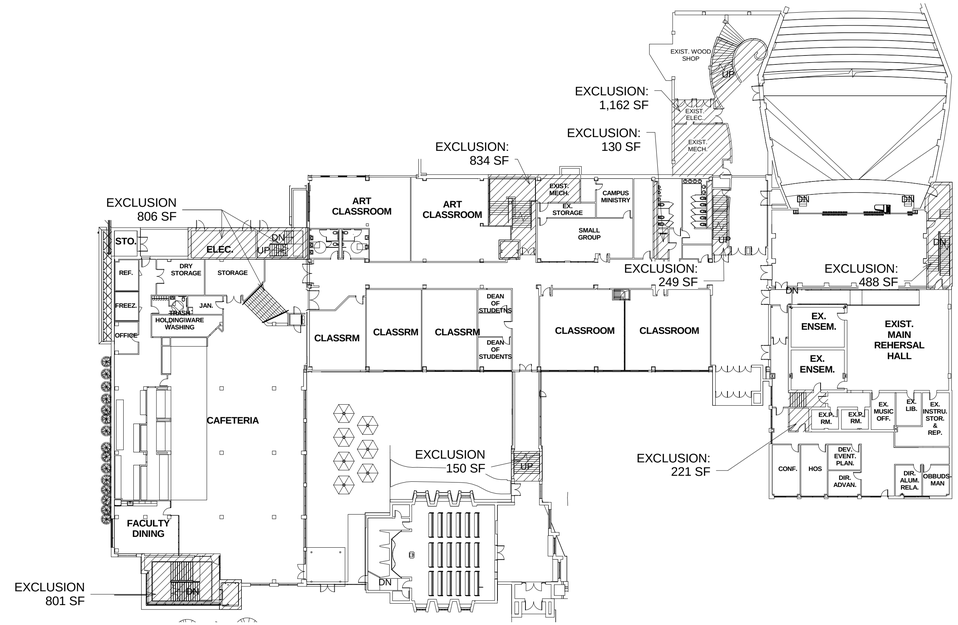

2/A 1.16 CAFETERIA & FIRST FLOOR PLAN - PHASE IV_EXCLUSION
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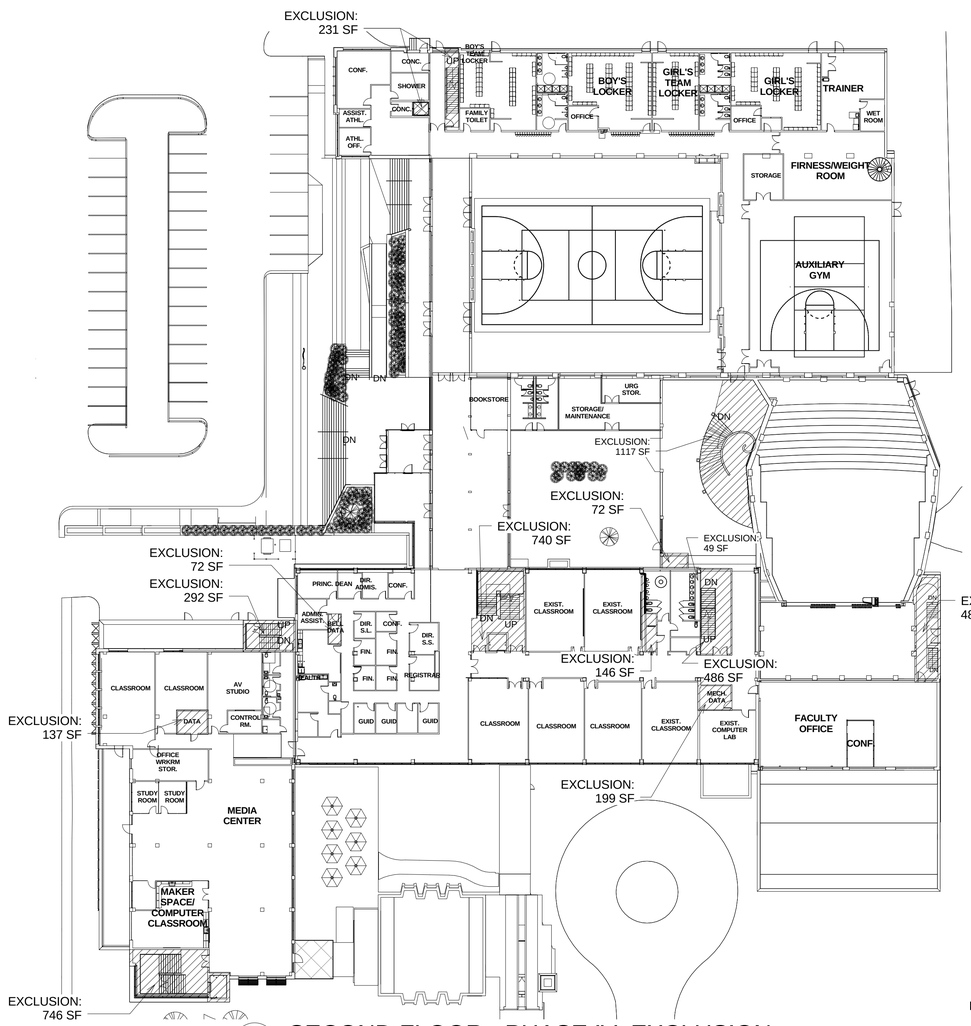

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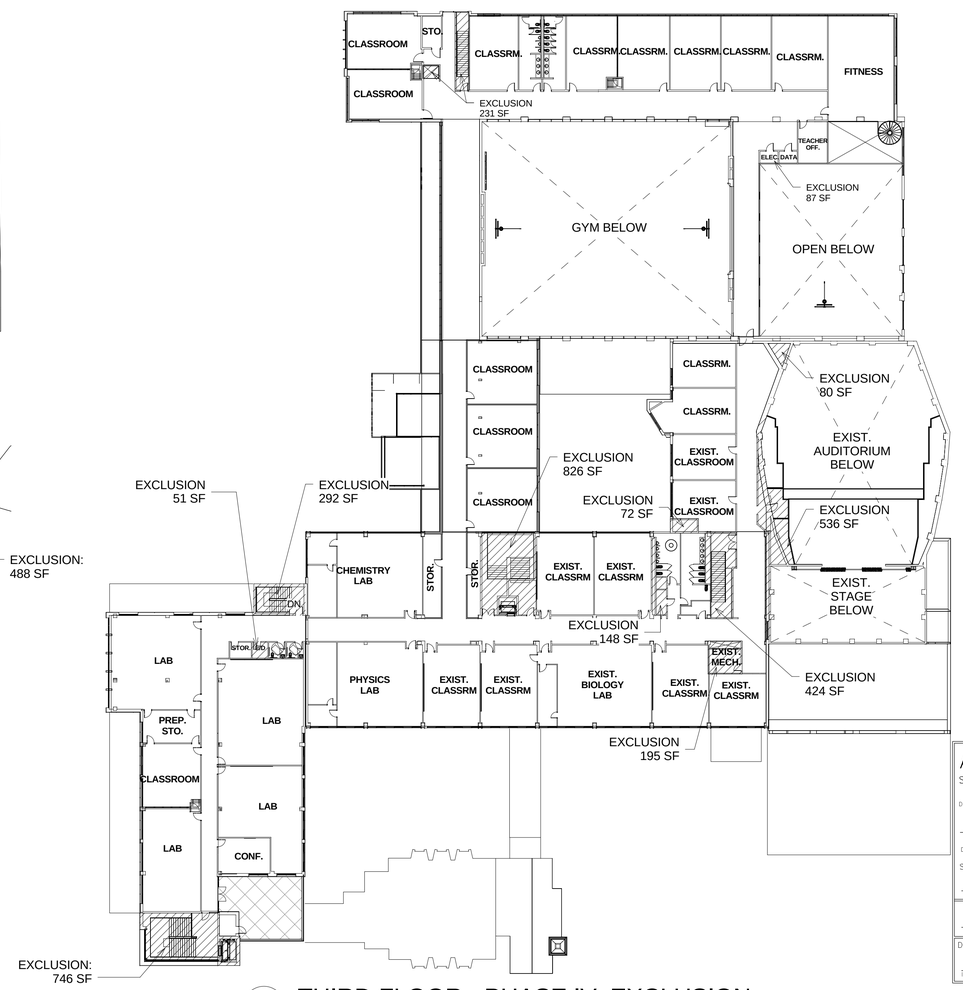

4/A 1.16 THIRD FLOOR - PHASE IV_EXCLUSION
SCALE: 1" = 30'-0"

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PHASE IV

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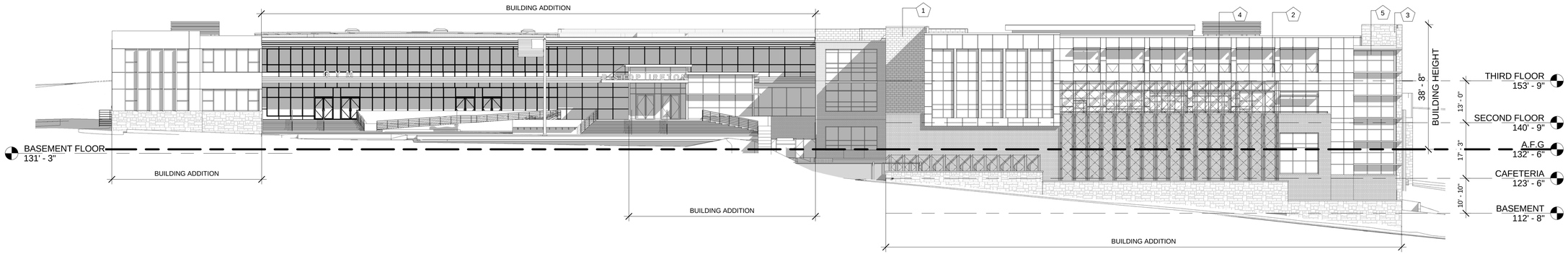
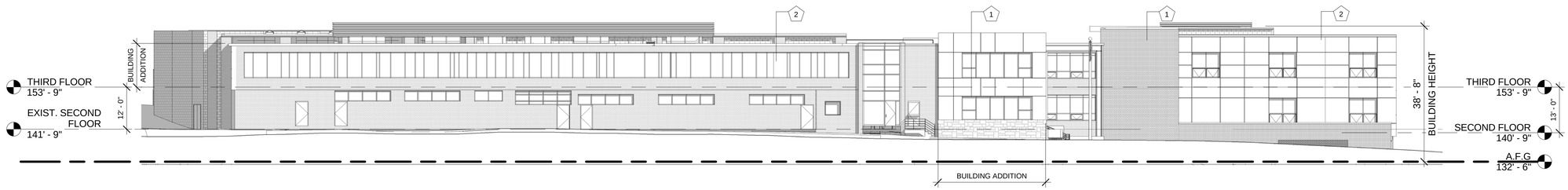


1 / A2.0 WEST ELEVATION - PHASE IV
SCALE: 1/16" = 1'-0"



2 / A2.0 NORTH ELEVATION - PHASE IV
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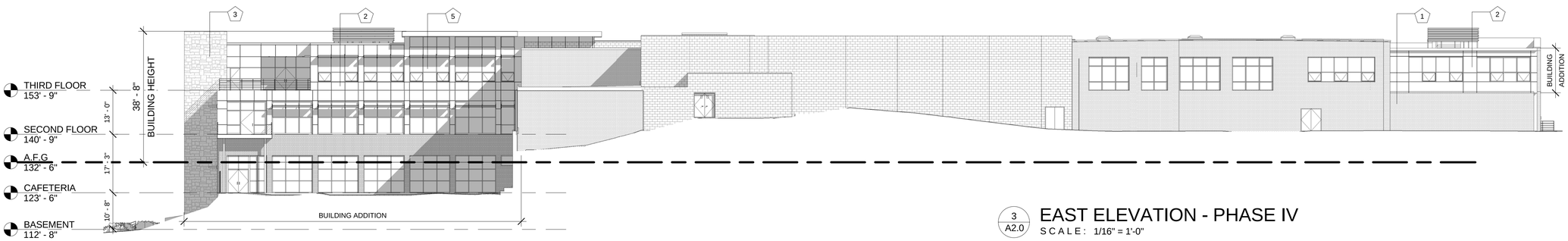
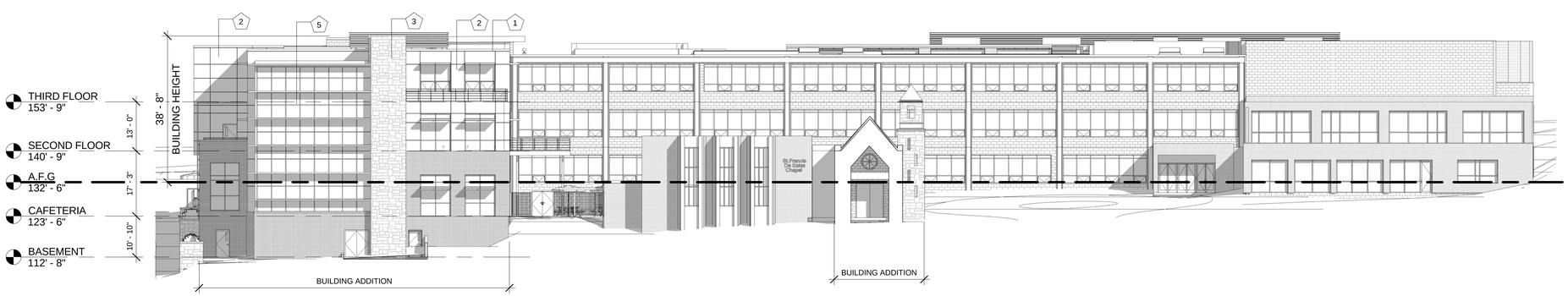


3 / A2.0 EAST ELEVATION - PHASE IV
SCALE: 1/16" = 1'-0"



4 / A2.0 SOUTH ELEVATION - PHASE IV
SCALE: 1/16" = 1'-0"

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KEY NOTES :

1. MASORY FACE BRICK
2. INSULATED ALUMINUM PANEL
3. LIMESTONE
4. STAINLESS STEEL TRELLIS
5. ALUMINUM STOREFRONT OR CURTAIN WALL WITH INTEGRAL SUNSHADING

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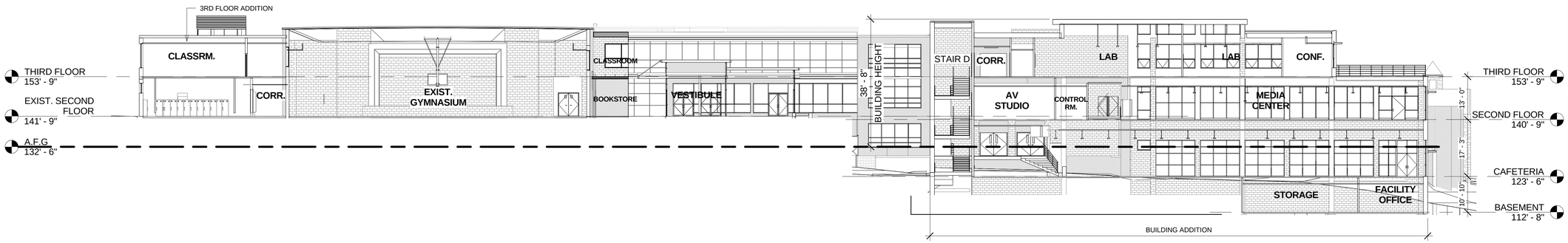
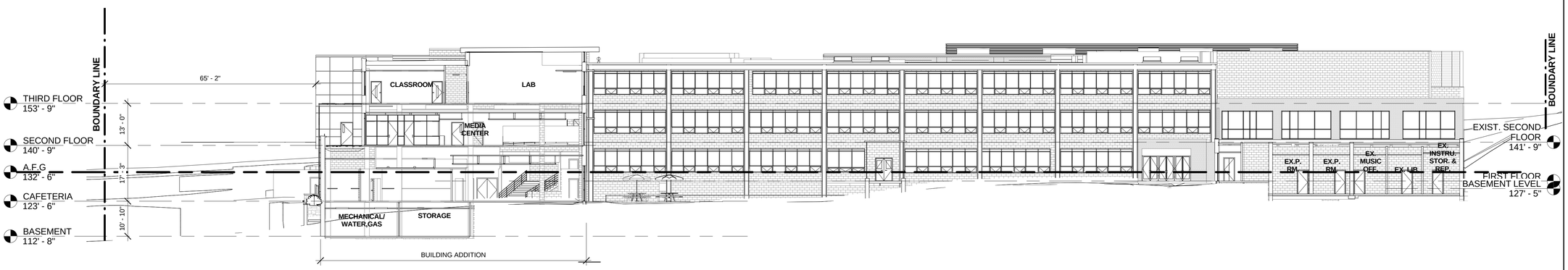
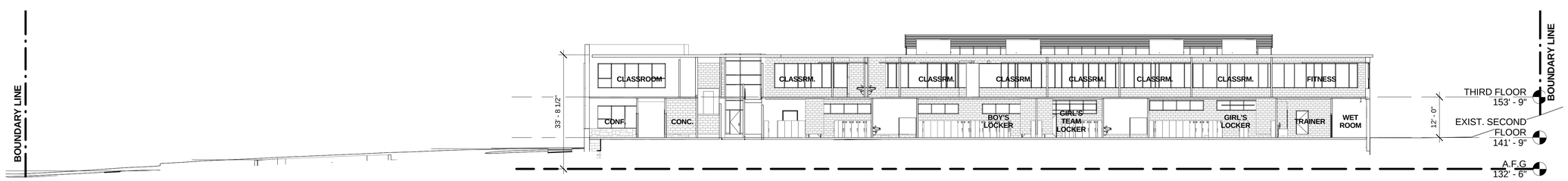


1 A3.0 SITE SECTION 1
SCALE: 1/16" = 1'-0"



2 A3.0 SITE SECTION 2
SCALE: 1/16" = 1'-0"



3 A3.0 SITE SECTION 3
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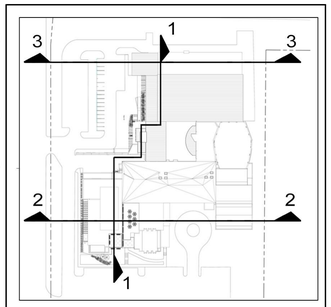

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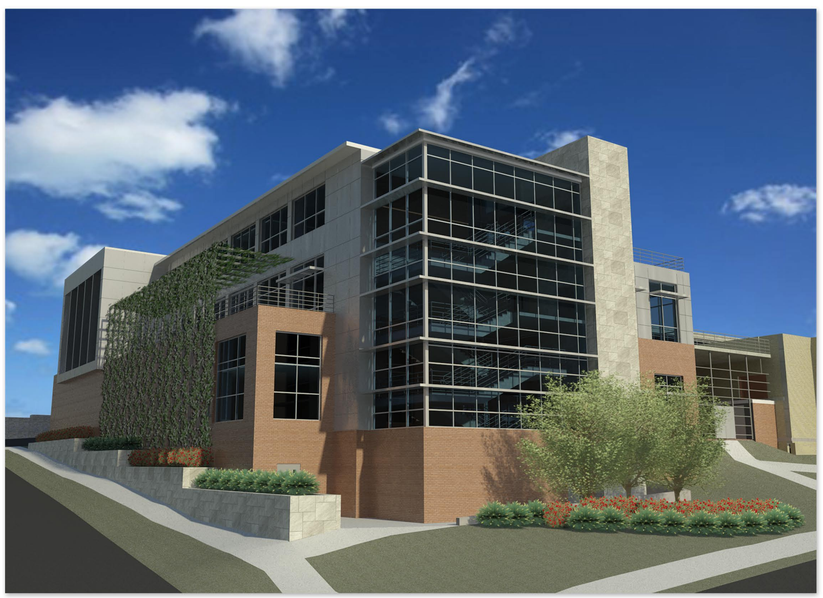
1 A9.0 PERSPECTIVE VIEW -PHASE IV



3 A9.0 PERSPECTIVE VIEW -PHASE IV

2 A9.0 PERSPECTIVE VIEW -PHASE IV

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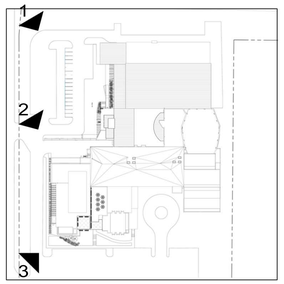

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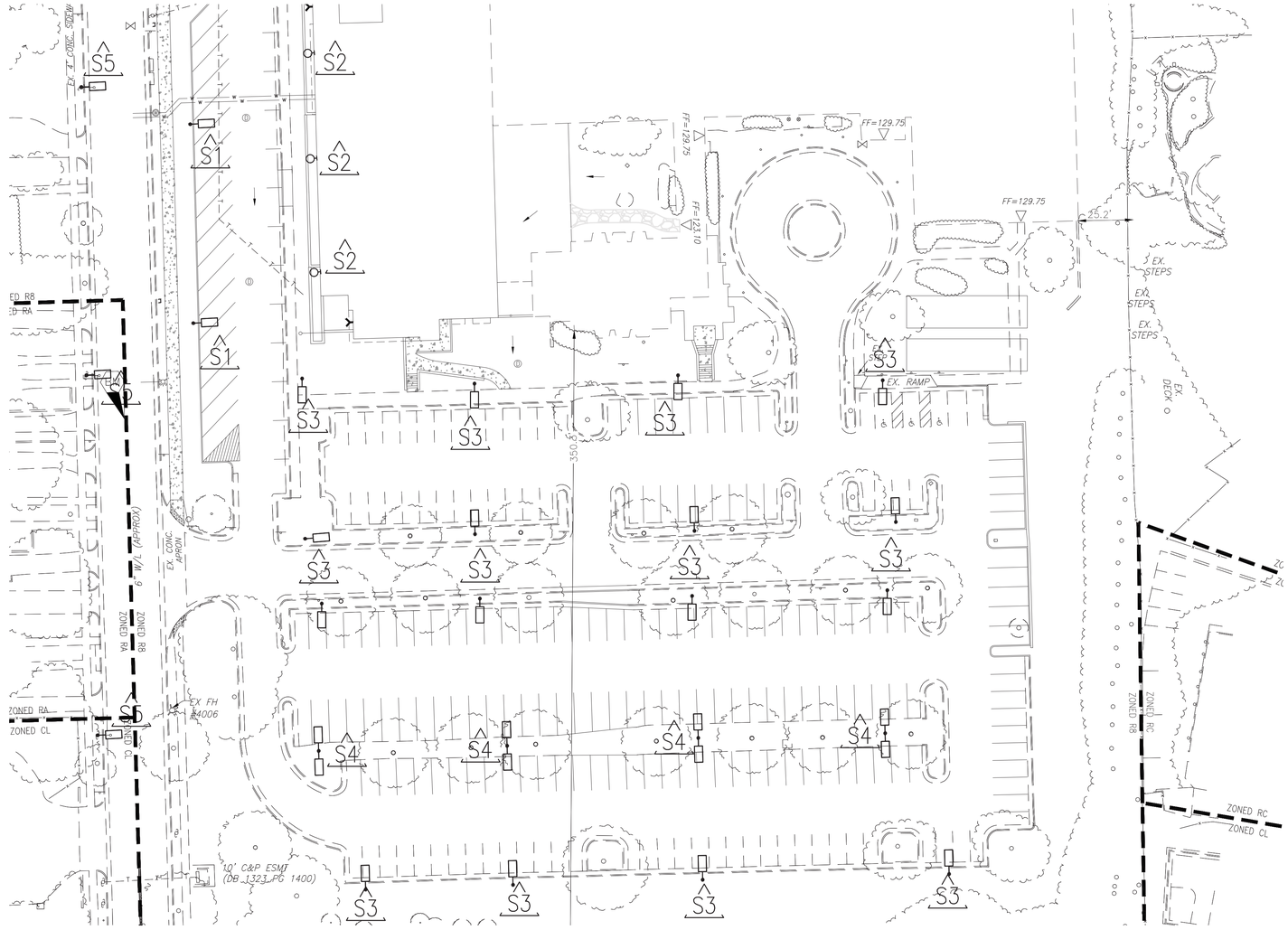

ELECTRICAL SITE PLAN

SCALE: 1" = 30'-0"

N

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NO.	LAMPS NO.	LAMPS TYPE	LAMPS WATTS	VOLTS	MOUNTING	REMARKS
S1	LITHONIA	DSX1 LED 60C 1000 40K T4M MVOLT HS	1	LED	209	120/277	POLE MTD. AT 18'	DSX1 LED W/ 60 LEDS @1000MA 4000K TYPE IV MED. OPTICS W/ HOUSE-SIDE SHIELD
S2	LITHONIA	WSTLEDP240KVW MVOLT PE DDBXD	1	LED	74	120/277	WALL MTD.	SECURITY/ WALKWAY LED LIGHT – TYPE III DIST. 0-10V DIMMING, BUILT IN PHOTOCELL MOUNT AT 12'-0" ABOVE GRADE
S3	KIM	3AR3/250MH	1	METAL HALIDE	250	277	POLE MTD. AT 18'	EXISTING POLE FIXTURE TYPE III DISTRIBUTION
S3	KIM	3AR3/250MH	2	METAL HALIDE	250	277	POLE MTD. AT 18'	EXISTING POLE FIXTURE TYPE III DISTRIBUTION
S5	UTILITY POLE FIXTURE	COBRA HEAD	1	MERCURY VAPOR	400	277	POLE MTD. AT 22'	EXISTING POLE FIXTURE MTD. TO EXISTING UTILITY POLES
S6	REVERE	33435-3	3	PAR 38 FLOOD LAMP	150	120	WALL MTD.	EXISTING WALL FIXTURE 3 CLUSTER ASSEMBLY COMPLETE W/ #3271-V SHADE
S7	LITHONIA	DSX1 LED 60C 1000 40K T4M MVOLT HS	1	LED	209	120/277	POLE MTD. AT 18'	DSX1 LED W/ 60 LEDS @1000MA 4000K TYPE IV MED. OPTICS
S8	LITHONIA	DSX1 LED 60C 1000 40K T4M MVOLT HS	2	LED	418	120/277	POLE MTD. AT 18'	DSX1 LED W/ 60 LEDS @1000MA 4000K TYPE IV MED. OPTICS

0' 15' 30' 60'

1" = 30'-0"

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LIC. No. 022409
03/02/17
PROFESSIONAL ENGINEER

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MPE ENGINEER:
Strickler Associates, Ltd.
CONSULTING ENGINEERS
9900 Main Street - Suite 300
Fairfax, Virginia - 22031
phone: 703 - 273 - 5441
fax: 703 - 273 - 8846

drawn by: project no.: 15010

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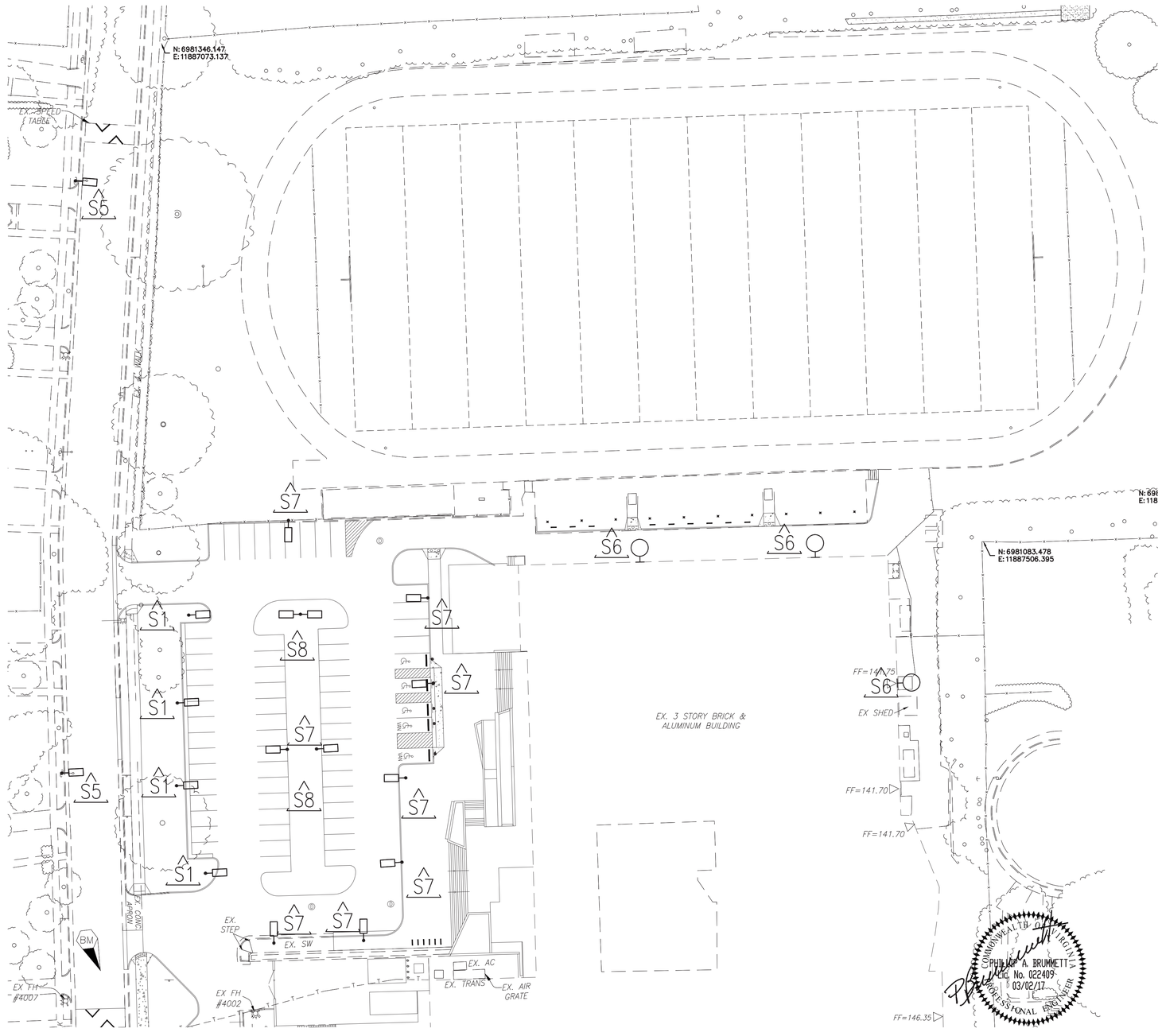

ELECTRICAL SITE PLAN

SCALE: 1" = 30'-0"

N

0' 15' 30' 60'

1" = 30'-0"

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