

EXHIBIT NO. 1

4  
9-15-01

Docket Item #5  
DEVELOPMENT SPECIAL USE PERMIT #2001-0012  
EPISCOPAL HIGH SCHOOL

Planning Commission Meeting  
September 4, 2001

**ISSUE:** Consideration of a request for a development special use permit amendment to relocate the proposed alumni cottage.

**APPLICANT:** Episcopal High School  
by R. J. Keller; R. C. Fields, Jr., Associates

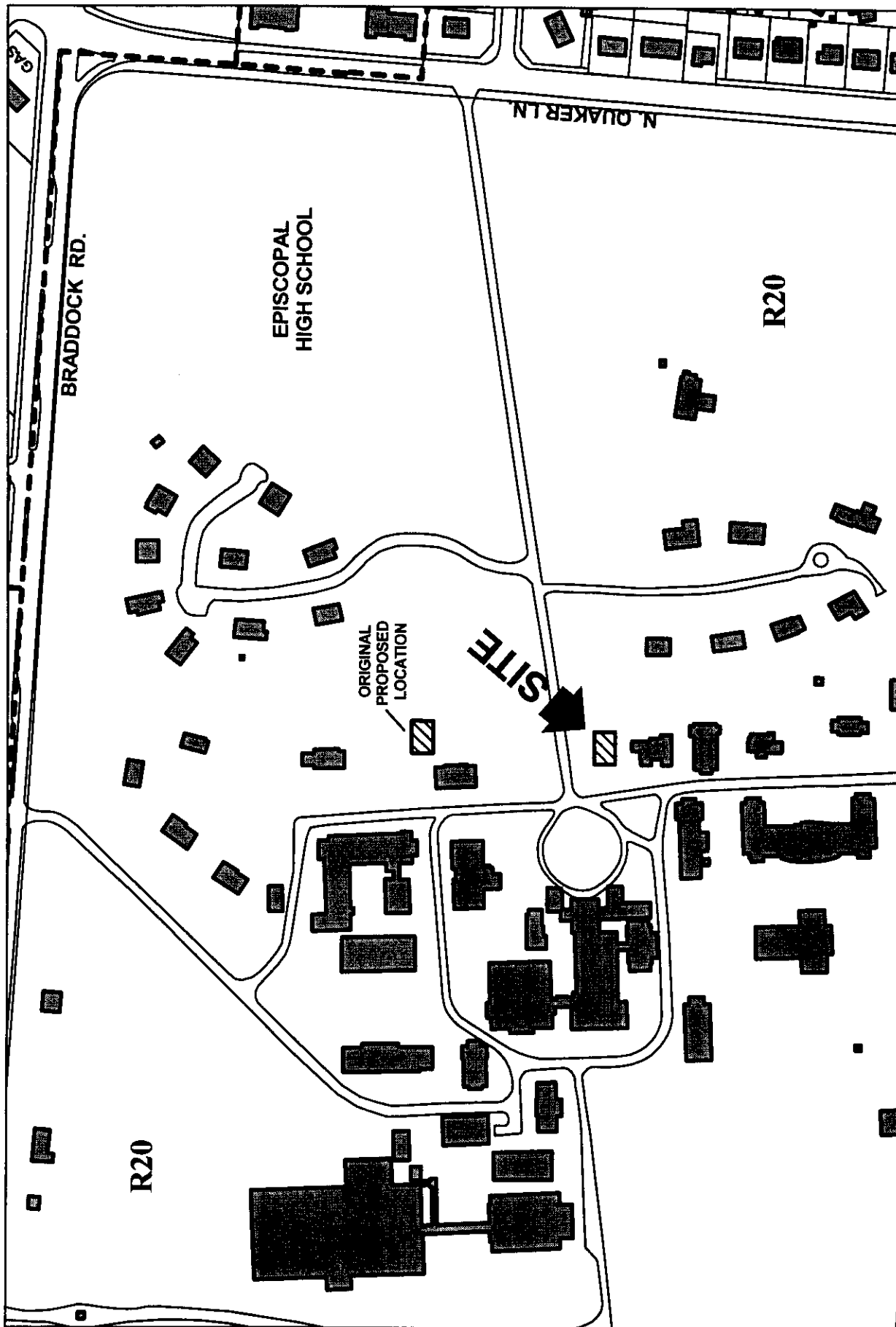
**LOCATION:** 1200 North Quaker Lane

**ZONE:** R-20/Residential

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**PLANNING COMMISSION ACTION, SEPTEMBER 4, 2001:** By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



**DSUP #2001-0012**

**09/04/01**



**STAFF RECOMMENDATION:**

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. That the permit be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (SUP #2408 and #2278) (P&Z) (DSUP 99-0048) (DSUP#99-0064) (DSUP#00-0050)
2. This special use permit shall supercede all previous special use permits and development special use permits for the subject property. (P&Z) (DSUP#00-0050)
3. The total number of students shall not exceed 400. (P&Z) (DSUP#00-0050)
4. Any inconsistencies between the various drawings shall be reconciled to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (DSUP#99-0048) (DSUP#99-0064) (DSUP#00-0050)
5. On the final site plan provide a detailed and complete zoning tabulation for the entire Episcopal site including previous special use permits with a brief description and the approval date. Tabulations shall also reflect the current number of students and employees at the site. (P&Z) (DSUP#99-0048) (DSUP#99-0064) (DSUP#00-0050)
6. The applicant shall be permitted to make minor adjustments to the building foot prints to accommodate the final design of buildings, to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (DSUP#99-0048) (DSUP#99-0064) (DSUP#00-0050)
7. The applicant shall provide tree protection for existing trees in areas shown adjacent to the limits of disturbance” to the satisfaction of the Director of P&Z and the City Arborist. A plan for tree protection approved by the City Arborist shall be included and approved with the final site plan. (P&Z) (DSUP#99-0048) (DSUP#99-0064) (DSUP#00-0050)
8. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z) (DSUP#99-0048) (DSUP#99-0064) (DSUP#00-0050)
9. Developer shall demonstrate compliance with the peak flow requirements of Article XIII of AZO. (T&ES)(DSUP#99-0048) (DSUP#99-0064) (DSUP#00-0050)

10. Show existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations to verify that lighting meets City Standards(T&ES) (DSUP#99-0048) (DSUP#99-0064) (DSUP#00-0050)
11. Consult with the Crime Prevention Unit of Alexandria Police Department regarding security measures for the construction trailers. This is to be done prior to the commencement of construction. (Police) (DSUP#99-0048) (DSUP#99-0064) (DSUP#00-0050)
12. Consult with the Crime Prevention Unit of the Alexandria Police Department regarding security and locking hardware of the proposed building. This is to be completed prior to the beginning of construction. (Police) (DSUP#99-0048) (DSUP#99-0064) (DSUP#00-0050)
13. Trees shall be limbed up to 6 feet as they mature. (Police) (DSUP#99-0048) (DSUP#99-0064) (DSUP#00-0050)
14. Coordinate the location of trees with the lighting plan to prevent planting trees under or near light poles. (Police) (P&Z) (DSUP#99-0048) (DSUP#99-0064) (DSUP#00-0050)
15. Low growing plants and shrubs shall exceed 3 feet in height when they have reached maturity. (Police) (DSUP#99-0048) (DSUP#99-0064) (DSUP#00-0050)
16. The applicant shall not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. The previous statement shall appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.(Archaeology) (DSUP#99-0048) (DSUP#99-0064) (DSUP#00-0050)
17. Provide separate water main connections for fire and domestic water services. (Va. American Water Company) (DSUP#99-0048) (DSUP#99-0064) (DSUP#00-0050)
18. A separate final site plan may be submitted for the Fine Arts Center, the Alumni Cottage and the Loop Road. The DSUP approval for the Fine Arts Center and the Alumni Cottage shall expire December 31, 2002. The DSUP approval for the Loop Road shall expire December 31, 2005. A single final site plan shall be submitted for the Loop Road and associated improvements; however, the road may be constructed in phases, pursuant to a phasing plan approved by the Directors of T&ES and Code Enforcement. (P&Z) (DSUP#2000-0050)

19. The applicant shall implement the following procedures and requirements for the preservation and replacement of existing trees that will be impacted by proposed improvements associated with the construction of the proposed Loop Road:
  - a. Verify actual field locations of trees measuring 12 inches or greater in diameter which are located within 20 feet of the proposed loop road;
  - b. Relocate or field stake the location of proposed pedestrian paths to minimize impacts to existing trees located within 15 feet of the proposed pedestrian path;
  - c. Provide a tree protection plan for approval by the City Arborist that includes methods for minimizing impacts resulting from excavation and construction within 20 feet of any existing tree that is to be saved, to the satisfaction of the Director P&Z and the City Arborist;
  - d. For every existing tree measuring 12 to 20 inches in diameter that is removed or lost due to construction, it shall be replaced with 2 trees of similar or compatible species measuring 2 ½ to 3 inches in caliper. Trees measuring 21 inches or greater shall be replaced with four trees of similar or compatible species, to the satisfaction of the Director of P&Z.
  - e. To the extent possible, the applicant shall plant replacement trees along the northern side of the site in areas adjacent to Braddock Road (P&Z) (DSUP#2000-0050)
20. The applicant shall prepare a detailed landscape plan of the areas along the frontage of Braddock Road and the proposed Alumni Cottage showing required replacement plantings. A general landscape plan shall be submitted showing all other proposed plantings on the site, to the satisfaction of the Director of P&Z. (P&Z) (DSUP#00-0050)
21. Replace existing asphalt sidewalk along Braddock Road with City standard concrete sidewalk, minimum width of 5 feet to the satisfaction of the Director of T&ES. Sidewalk improvements shall be completed in two phases as follows: 1) Completed by August 14, 2002, sidewalk beginning at intersection of Braddock Road and Quaker Lane and extending to the most western entrance on Braddock Road and; 2) Completed by February 24, 2004, sidewalk improvements beginning at westmost western entrance on Braddock Road extending western to approximate intersection of Braddock Road and North Early Street. In the event the applicant is unable to meet the deadline schedule for constructing the sidewalks the phasing may be adjusted to the satisfaction of the Director of T&ES to coincide with the actual construction schedules of proposed on-site improvements (Loop Road). (T&ES) (P&Z) (DSUP#2000-0050)

22. The storm water Best Management Practices (BMPs) required by this project shall be constructed and installed under the direct supervision of the design engineer or his/her designated representative. The design engineer shall make a written certification to the City that the Best Management Practices are constructed and installed as designed and in accordance with the approved final site plan. In addition, aggregate layers and collector pipes may not be installed unless said engineer or his/her representative is present. (T&ES) (DSUP#2000-0050)
23. The school shall furnish an owner's Operation and Maintenance Manual for all Best Management Practices on the project. The manual shall include at a minimum an explanation of the functions and operations of the BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, a schedule of routine maintenance for the BMP and supporting equipment, and a copy of maintenance agreement with the city. (T&ES) (DSUP#2000-0050)
24. All driveway entrances and sidewalks in public ROW or abutting public ROW shall meet City standards. (T&ES) (DSUP#2000-0050)
25. Provide City standard handicap ramps on all entrances on Braddock Road. (T&ES) (DSUP#2000-0050)
26. Provide City standard pavement for emergency vehicle easements. (T&ES) (DSUP#2000-0050)
27. Show all existing and proposed easements, both public and private. (T&ES) (DSUP#2000-0050)
28. Prior to the release of any final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES) (DSUP#2000-0050)
29. Indicate pedestrian and traffic corridors clearly as well as shared uses corridors. (T&ES) (DSUP#2000-0050)
30. Indicate traffic egress for proposed and existing Service Areas. (T&ES) (DSUP#2000-0050)
31. Submit a plan for providing pedestrian access by way of paths and/or sidewalks that extend from along the proposed roadways out to the entrances along Braddock Road. (T&ES) (P&Z) (DSUP#2000-0050)

32. **NEW CONDITION:** Redesign proposed parking spaces adjacent to existing driveway to provide adequate maneuvering room for vehicles entering and exiting the parking spaces. (P&Z)
33. **NEW CONDITION:** Regarding Article XIII of the City Zoning Ordinance, the phosphorus loading calculations and the water quality volume shall be based on the “development site”; where the development site is defined as the parcel. If meeting the full requirement of the Ordinance is not possible for the development site, a master plan shall be incorporated into these plans logically apportioning the site into sub-areas to comply fully with Article XIII as development impacts those sub-areas. If this project approach is as such, it must satisfy Article XIII of the Ordinance in relation to the sub-area impacted by this development. The master plan shall be incorporated into all future development projects on this site and must show drainage divides, delineation of existing and proposed coverage, and indicate types and sizes of all Best Management Practices (BMP) facilities. The plan must be approved by the Director of T&ES. (T&ES)
34. **NEW CONDITION:** Plans shall include a drainage map specific to BMPs and provide 2-foot contour interval. (T&ES)
35. **NEW CONDITION:** The use of existing stormwater facilities must be related to the original design of those facilities by including original designs and showing that the proposed project development will not exceed that allowed for under the original design. Further, existing pond capacity must be verified to show that it meets the design proposed with this project. (T&ES)
36. **NEW CONDITION:** The applicant shall comply with the Northern Virginia BMP Handbook and the Alexandria Supplement to said document including the treatment of 100% of the Water Quality Volume for the site. (T&ES)
37. **NEW CONDITION:** General Note 19 on the cover sheet references the Health Department, however, this must be corrected to reference the City of Alexandria Department of Transportation & Environmental Services. (T&ES)
38. **NEW CONDITION:** Final plan shall indicate the person responsible for the erosion and sediment control measures as the “Certified Land Disturber” in accordance with Virginia Department of Conservation and Recreational Guidelines. (T&ES)
39. **NEW CONDITION:** The developer and contractors shall keep denuded areas to a minimum. (T&ES)

40. **NEW CONDITION:** The City of Alexandria Department of Transportation & Environmental Services, Division of Environmental Quality shall be notified if unusual or unanticipated contamination or underground storage tanks, drums and containers are encountered at the site. Removal of any tank or container, its contents, or any soil contamination and releases to the environment will be handled in accordance with Federal, State and City regulations. (T&ES)
41. **NEW CONDITION:** Indicate design specifications for all improvements. Any work within the public right-of-way shall meet city standards. (T&ES)
42. **NEW CONDITION:** Indicate size of sanitary lateral. (T&ES)
43. **NEW CONDITION:** Prior to the Final Site plan submittal, applicant shall provide a phasing plan delineating each work area and addressing the following issues: 1) on-site traffic circulation; 2) stormwater management and; 3) sediment and erosion control measures. The phasing plan shall include a schedule for the start and completion of each phase. (T&ES)
44. **NEW CONDITION:** Show size of proposed water service. (Va. American Water Company)

**Special use permits requested by the applicant and recommended by staff:**

1. Special use permit to allow intensification of a private school use in the R-20 zone.



## **BACKGROUND**

On February 24, 2001, City Council approved DSUP#2000-0050 for the construction of an “Alumni Cottage” containing 3,750 square feet of space on the grounds of the Virginia Theological Seminary school site. The applicant, Episcopal High School, is now requesting approval of a development special use permit amendment (with site plan) to relocate the cottage 300 feet south of its current approved location along the northern portion of the school property adjacent to Braddock Road. The subject site is bounded by West Braddock Road to the north, North Quaker Lane to the east, Seminary Road to the south and North Howard Street to the west. The site contains 5,663,000 sq.ft. or 130 acres of land zoned R-20/Single-family residential.

Staff has identified no issues for the proposed amendment to relocate the proposed Alumni Cottage. The cottage is intended for short-term overnight housing for administrators, faculty, scholars and alumni at the school. Originally, there were to be five bedrooms, but the current proposal decreases the number of bedrooms to four, increases floor area by 784 square feet to 4,534 square feet and reduces building height from 30' to 24'. The new location does not result in the loss of any mature trees or impact any other existing buildings or uses on the school grounds.

The Department of Transportation and Environmental Services has recommended several new conditions related to environmental quality and stormwater management as well as conditions for managing site disturbance and construction activities.

Staff recommends approval.

**STAFF:** Eileen P. Fogarty, Director, Department of Planning and Zoning;  
Kimberley Johnson, Chief, Development;  
Gregory Tate, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Planning & Zoning

- F-1 Drive aisle (existing road) alongside proposed Alumni cottage is 16 feet wide. Twenty-two feet drive aisle is required unless parking is rearranged to be 45 or 60 degree parking. (zoning ordinance Section 8-200 (D)(2)(b)).
- F-2 The Episcopal High School has been granted special use approvals over the past 45 years for construction of numerous additions and accessory buildings as follows:
- \* 1954, SUP #108, to build an addition.
  - \* 1970, SUP #805, to construct a semi-detached dwelling.
  - \* 1970, SUP #815, to build a dormitory.
  - \* 1971, SUP #816, to build an academic building.
  - \* 1971, SUP #836, to build a dormitory.
  - \* 1980, SUP #1371, to construct an office building for admissions and alumni departments.
  - \* 1986, SUP #1906, to construct a three story addition for faculty housing.
  - \* 1989, SUP #2278, to construct additions to the athletic facilities.
  - \* 1990, SUP #2408, to construct a dormitory.
  - \* 1993, SUP #2694, to construct four semi-detached single-family faculty dwelling units.
  - \* 1999, DSUP #99-0048, to construct a dormitory.
  - \* 1999, DSUP #99-0064, to construct a fine arts center addition.
  - \* 2001, DSUP #2000-0050, to construct cottage facility and "loop road".

Transportation & Environmental Services:

- C-1 Bond for the public improvements must be posted prior to release of the plan.
- C-2 The sewer tap fee must be paid prior to release of the plan.
- C-3 All easements and/or dedications must be recorded prior to release of the plan.  
Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C-4 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-5 All utilities serving this site to be underground.
- C-6 Provide site lighting plan that meets minimum city standards.
- C-7 Plan shall comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- C-8 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-9 Provide a phased erosion and sediment control plan consistent with grading and construction that complies with the Virginia Erosion and Sediment Control Handbook and the current standards of the City of Alexandria.

**Planning and Zoning staff amended the following condition to reflect the standard for showing contours at 2 foot intervals.**

- R-1 Plans shall include a drainage map specific to BMPs and provide 1-foot contour interval.

Code Enforcement:

- C-1 Prior to the issuance of a demolition permit, building permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

- C-2 A soils report must be submitted with the building permit application.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-5 Specify the use group, type of construction, and fire protection systems for this project.

Health Department:

No comments

Police Department:

No comments

Historic Alexandria (Archaeology):

- F-1 No specific historical sites are known to exist in the new area of the proposed construction for the Alumni Cottage. However, the Episcopal High School grounds are known to have been occupied by the Union Army during the Civil War. The property therefore has the potential to yield archaeological resources which could provide insight into federal military activities.
- C-1 Call Alexandria Archaeology immediately (703-838-4399) 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.
- C-2 Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.

- R-1 The applicant should not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-2 The above statements (C-1, C-2 and R-1) should appear in the General Notes of the site plan so that on-site contractors are aware of the requirements. Comment No. 17 of the Preliminary Site Plan should be replaced with these statements.

Parks & Recreation (Arborist):

No comments

Virginia American Water Company:

- F-1 Water service is available for domestic use and fire protection.

GT.

APPLICATION for  
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN  
DSUP # 2001-0012

PROJECT NAME: EPISCOPAL HIGH SCHOOL LOOP ROAD AND ALUMNI COTTAGE

PROPERTY LOCATION: 1200 N. QUAKER LANE

TAX MAP REFERENCE: 31.00-02-6 ZONE: R-20

APPLICANT Name: EPISCOPAL HIGH SCHOOL

Address: 1200 N. QUAKER LANE, ALEXANDRIA, VA 22302

PROPERTY OWNER Name: EPISCOPAL HIGH SCHOOL

Address: 1200 N. QUAKER LANE, ALEXANDRIA, VA 22302

SUMMARY OF PROPOSAL: AMEND PREVIOUSLY APPROVED DSUP PLAN (No. 2000-0050)  
TO RELOCATE THE PROPOSED ALUMNI COTTAGE. THE COTTAGE WILL BE MOVED  
APPROXIMATELY 300 FEET SOUTH OF THE ORIGINALLY APPROVED LOCATION JUST  
SOUTH OF THE MAIN ACCESS ROAD OFF OF NO. QUAKER LANE. THERE ARE NO OTHER  
MODIFICATIONS REQUESTED: CHANGES REQUESTED TO THE APPROVED DSUP.  
(NONE)

SUP's REQUESTED: CONSTRUCTION OF ALUMNI COTTAGE ON A PRIVATE SCHOOL CAMPUS.

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

R.J. KELLER, L.S. OF

R.C.FIELDS, JR., & ASSOC., P.C.

Print Name of Applicant or Agent

  
Signature

718 JEFFERSON STREET

Mailing/Street Address

(703) 549-6422 (703) 549-6452

Telephone #

Fax #

ALEXANDRIA, VA 22314

City and State

Zip Code

15 JUNE 2001

Date

**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_

Fee Paid & Date: \$ \_\_\_\_\_

Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

EPISCOPAL HIGH SCHOOL

Development Special Use Permit with Site Plan (DSUP) # 2001-0012

All applicants must complete this form.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is the *(check one)*:

☒ Owner      ☐ Contract Purchaser

☐ Lessee      ☐ Other: \_\_\_\_\_

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

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If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ Yes.      Provide proof of current City business license

☐ No.      The agent shall obtain a business license prior to filing application, if required by the City Code.

**NARRATIVE DESCRIPTION**

2. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 4-7.  
(Attach additional sheets if necessary)

THIS AMENDMENT TO THE APPROVED DSUP (#2000-0050) IS REQUESTED TO  
RELOCATE THE PROPOSED ALUMNI COTTAGE. THERE ARE NO CHANGES PROPOSED  
FOR THE PREVIOUSLY APPROVED "LOOP ROAD" OR THE PARKING AND ACCESS  
FACILITIES. THE ALUMNI COTTAGE WAS PREVIOUSLY SHOWN ON THE EASTERLY  
SIDE OF THE MAIN CAMPUS JUST TO THE NORTH OF THE MAIN DRIVE OFF OF  
NORTH QUAKER LANE. THIS AMENDMENT IS REQUESTING TO LOCATE THE ALUMNI  
COTTAGE ON THE EASTERLY SIDE OF CAMPUS JUST SOUTH OF THE MAIN DRIVE  
OFF OF NORTH QUAKER LANE. THE COTTAGE WILL BE CONNECTED TO EXISTING  
UTILITIES LOCATED ON-SITE. THE COTTAGE WILL PROVIDE SHORT TERM  
OVER-NIGHT ACCOMODATIONS FOR VISITING ADMINISTRATORS, FACULTY, SCHOLARS  
AND ALUMNI. ADEQUATE PARKING AND ACCESS FACILITIES WILL BE PROVIDED  
TO THE STRUCTURE. THERE ARE NO OTHER CHANGES PROPOSED TO PREVIOUSLY  
APPROVED DSUP NOR ARE THERE ANY CHANGES PROPOSED TO THE APPROVED  
CONDITIONS FOR DEVELOPMENT.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Development Special Use Permit with Site Plan (DSUP) # 2001-0012

3. How many patrons, clients, pupils and other such users do you expect?  
Specify time period (i.e., day, hour, or shift).

NO NEW STUDENTS ARE PROPOSED. STUDENTS WILL UTILIZE THE  
FACILITIES DURING REGULAR SCHOOL HOURS.

4. How many employees, staff and other personnel do you expect?  
Specify time period (i.e. day, hour, or shift).

NO ADDITIONAL EMPLOYEES.

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
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NORMAL SCHOOL HOURS

6. Describe any potential noise emanating from the proposed use:

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

NO SIGNIFICANT INCREASE IN NOISE IS EXPECTED  
FROM EQUIPMENT OR STUDENTS.

- B. How will the noise from patrons be controlled?

FACULTY AND STAFF WILL CONTROL STUDENT NOISE GENERATION.

7. Describe any potential odors emanating from the proposed use and plans to control them:

NO ODORS ARE EXPECTED.

Development Special Use Permit with Site Plan (DSUP) # 2001-0012

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

NO ADDITIONAL REFUSE GENERATION IS EXPECTED.

B. How much trash and garbage will be generated by the use?

NO ADDITIONAL REFUSE GENERATION IS EXPECTED.

C. How often will trash be collected?

SAME AS EXISTING (TWICE WEEKLY)

D. How will you prevent littering on the property, streets and nearby properties?

SCHOOL MAINTENANCE STAFF WILL TAKE CARE OF ANY  
LITTER OR REFUSE GENERATED.

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☒ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

ONLY TYPICAL INSTITUTIONAL CLEANING PRODUCTS AND SOLVENTS WILL  
BE HANDLED AND STORED ON THE PROPERTY. ALL WASTE WILL BE DISPOSED  
OF IN AN APPROPRIATE MANNER BY LICENSED PERSONNEL.

11. What methods are proposed to ensure the safety of residents, employees and patrons?

EXISTING SECURITY, FACULTY AND ON-SITE STAFF WILL ENSURE

THE SAFETY OF THE STUDENT POPULATION. ANY UNUSUAL CIRCUMSTANCES

OR CONDITIONS WILL BE REFERRED TO THE ALEXANDRIA POLICE DEPARTMENT.

### ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes.      ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

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### PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

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B. How many parking spaces of each type are provided for the proposed use:

346 Standard spaces

0 Compact spaces

8 Handicapped accessible spaces.

0 Other.

Development Special Use Permit with Site Plan (DSUP) # 2001-0012

- C. Where is required parking located? (check one) ☒ on-site ☐ off-site.

If the required parking will be located off-site, where will it be located:

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? THERE ARE NO LOADING SPACES REQUIRED.

- B. How many loading spaces are available for the use? FOUR (4)

- C. Where are off-street loading facilities located? AT THE SERVICE AREAS  
LOCATED THROUGHOUT THE SITE.

- D. During what hours of the day do you expect loading/unloading operations to occur?  
DURING REGULAR BUSINESS HOURS.

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

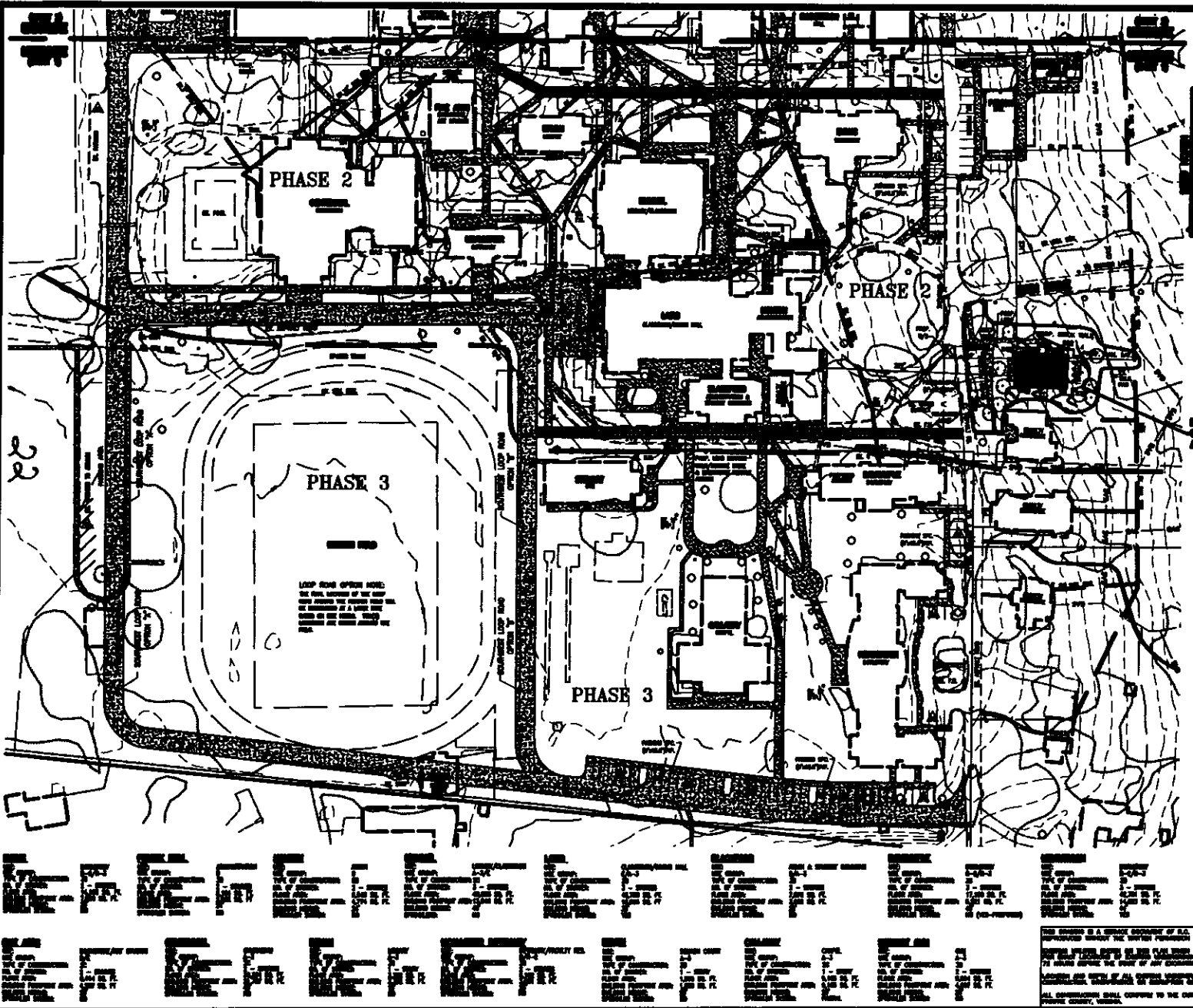
LOADING/UNLOADING OPERATIONS TAKE PLACE APPROXIMATELY  
ONCE PER DAY.

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

EXISTING STREET ACCESS TO THE PROPERTY IS ADEQUATE.

NO OTHER ROADWAY IMPROVEMENTS ARE REQUIRED.





	10' CONTOUR INTERVAL
	20' CONTOUR INTERVAL
	30' CONTOUR INTERVAL
	40' CONTOUR INTERVAL
	50' CONTOUR INTERVAL
	60' CONTOUR INTERVAL
	70' CONTOUR INTERVAL
	80' CONTOUR INTERVAL
	90' CONTOUR INTERVAL
	100' CONTOUR INTERVAL
	110' CONTOUR INTERVAL
	120' CONTOUR INTERVAL
	130' CONTOUR INTERVAL
	140' CONTOUR INTERVAL
	150' CONTOUR INTERVAL
	160' CONTOUR INTERVAL
	170' CONTOUR INTERVAL
	180' CONTOUR INTERVAL
	190' CONTOUR INTERVAL
	200' CONTOUR INTERVAL

APPROVED	
SPECIAL USE PERMIT NO. 2001-0012	
DATE	REVISION
1/1/01	1.1
1/1/01	1.2
1/1/01	1.3
1/1/01	1.4
1/1/01	1.5
1/1/01	1.6
1/1/01	1.7
1/1/01	1.8
1/1/01	1.9
1/1/01	2.0

**RCF ASSOCIATES, P.C.**  
A PROFESSIONAL CORPORATION  
LAND SURVEYORS - SITE PLANNERS - ENGINEERS  
718 Jefferson Street  
Alexandria, Virginia 22314 (703) 546-6422

**DEVELOPMENT SPECIAL USE PERMIT PLAN**  
**EPISCOPAL HIGH SCHOOL**  
1200 NORTH GAVIN LANE  
CITY OF ALEXANDRIA, VIRGINIA

DESIGN: NOK  
DRAWING: DGN  
SCALE: 1" = 50'  
DATE: JUNE, 2001  
SHEET 1 OF 1  
FILE:

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2548 2001-0012







## A. CHURCH AND FUNDAMENTALISM

PERSONS SHALL BE DISPLAYED IN THE FOREFRONT OF ALL FOREFRONT STAGES. PERSONS SHALL BE DISPLAYED IN ACCORDANCE WITH THE MOST RECENT PUBLICATION OF THE CITY OF ALABAMA THROUGHOUT FOREFRONT, FOREFRONT STAGE. APPROVED PERSONS FOR PERSONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING STAGE REQUIREMENTS:

- ANY SUCH SCIENTIFIC STUDIES, OR MATERIAL SPECIMENS DERIVED FOR  
FURTHER ANALYSIS OR PRESERVATION SHALL NOT BE HELD THROUGHOUT THE ABOVE ESTIMATED  
PERIOD BY ACHS OR INCLC, BUT MAY BE LOANED TO:

SPENDING ACCOUNT OF INCOME.  
FINANCIAL OF CONSTRUCTION PROJECTS.  
INFORMATION ON FINANCIAL FORMS OR SPENDING SERVICE INFORMATION

[illegible]

Vegetation designated for protection and/or preservation shall receive an enhanced level of maintenance throughout the entire construction period. Maintenance shall include, but not be limited to, fence work on monitoring buffer, growth and vigor of vegetation, selective pruning, weeding, fertilization, installation of stakes and tie-back replacement of severely or irreversibly damaged vegetation. Maintenance shall be to the satisfaction of the Director of Resources, Parks and Cultural Affairs.

b-to-the replacement of damaged existing vegetation shall be located on private or public lands in the jurisdiction of the Director of Reclamation, Parks and Cultural Activities; b-to-the replacement of damaged vegetation shall at a minimum be performed at a rate of one tree (in accordance with Section 8.1. Specifications for Plant Material below) per bush of the same kind either bush transplanted or barked or sprayed of vegetation which are deemed severely or fatally damaged; c-Approved, minor or necessary thinning for b-to-the replacement of damaged vegetation shall extend for a period of ten calendar years from date of certificate of occupancy.

<sup>2</sup> For the purposes of this information, it is not relevant the species, character and projected nature size of subject vegetation. Summary requirements shall be determined by the Director of Forestry, Parks and Cultural Affairs and based upon results of research.



BEHAVES PROPOSED LAMINATE THE LOCATION FOR ALUMINUM CUTTING

LEGEND	EXISTING	PROPOSED
CLARK & GUYTON		
CONCRETE		
PAVE INCREASE		
UNIMPROVED		
TRAFFIC DRIVE		
ONE DRIVE		
TRAILERWAY DRIVE		
GRAVEL DRIVE		
SHOULDER DRIVE		
PAVING		
PRICES		
PERMIT LINES		
OVER UNDERGROUND		
CROSSING		

PLANTING SCHEDULE					
LEAFLET	QUANT.	CORRECTION NAME	CORRECTION NAME	SIZE	REMARKS
A	1	QUERUS ROBUR	RED OAK	2-2 1/2" DIA.	3 1/2 S 1,300 SQ.FT. COVER IN
		QUERUS ALBA	WHITE OAK	2-2 1/2" DIA.	3 1/2 S 1,300 SQ.FT. COVER IN
		FRAXINUS AMERICANA	WHITE ASH	2-2 1/2" DIA.	3 1/2 S 1,300 SQ.FT. COVER IN
B	1	CORNUS ROBUR	ROSEA DOUGLASS	4-6" HT.	3 1/2 S 300 SQ.FT. COVER IN
		CORUS CHAMPAENSIS	WINDSOR REDLID	4-6" HT.	3 1/2 S 1,300 SQ.FT. COVER IN

ACTUAL RESULTS TO BE SELECTED FROM THE ABOVE THREE TYPES

szkoleni w tym celu a także

OFFICE OF THE COMMISSIONER OF REVENUE, GEORGIA  
 MAY 14, 1914.

[illegible]

PLEASE RETURN COPIES FROM FIELD OFFICES TO:  
FBI LABORATORY, 400 1-800-255-7777.

### REMARKS AND SPECIFICATIONS OF



**LANDSCAPE PLAN**  
PROPOSED ALUMNI OFFICE ADDITION  
**EPISCOPAL HIGH SCHOOL**  
1300 NORTH CLINGER LANE  
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
7/2/01	ADD TO
	CONCRETE WALL
DESIGN: RJK	
DRAWN: DGH	
SCALE: 1"=30'	
DATE: JUNE, 2001	
SHEET	OF
FILE:	

1254P 2001-0012

**THIS SHEET TO BE USED  
FOR LANDSCAPING ONLY!**  
REFER TO SITE DEVELOPMENT SHEET FOR LOCATION  
LABELS - DIMENSIONS & NOTES.

GT

# APPLICATION for DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN DSUP # 2001-0012

PROJECT NAME: EPISCOPAL HIGH SCHOOL LOOP ROAD AND ALUMNI COTTAGE

PROPERTY LOCATION: 1200 N. QUAKER LANE

TAX MAP REFERENCE: 31.00-02-6 ZONE: R-20

APPLICANT Name: EPISCOPAL HIGH SCHOOL

Address: 1200 N. QUAKER LANE, ALEXANDRIA, VA 22302

PROPERTY OWNER Name: EPISCOPAL HIGH SCHOOL

Address: 1200 N. QUAKER LANE, ALEXANDRIA, VA 22302

SUMMARY OF PROPOSAL: AMEND PREVIOUSLY APPROVED DSUP PLAN (No. 2000-0050)  
TO RELOCATE THE PROPOSED ALUMNI COTTAGE. THE COTTAGE WILL BE MOVED  
APPROXIMATELY 300 FEET SOUTH OF THE ORIGINALLY APPROVED LOCATION JUST

SOUTH OF THE MAIN ACCESS ROAD OFF OF NO. QUAKER LANE. THERE ARE NO OTHER  
MODIFICATIONS REQUESTED: CHANGES REQUESTED TO THE APPROVED DSUP.  
(NONE)

SUP's REQUESTED: CONSTRUCTION OF ALUMNI COTTAGE ON A PRIVATE SCHOOL CAMPUS.

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

R.J. KELLER, L.S. OF

R.C. FIELDS, JR., & ASSOC., P.C.

Print Name of Applicant or Agent

  
Signature

718 JEFFERSON STREET,

Mailing/Street Address

(703) 549-6422

Telephone #

(703) 549-6452

Fax #

ALEXANDRIA, VA 22314

City and State

Zip Code

15 JUNE 2001

Date

**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_

Fee Paid & Date: \$ \_\_\_\_\_

Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: 9/4/01 RECOMMENDED APPROVAL, UC

ACTION - CITY COUNCIL: 9/15/01PH--See attached. (Separate Motion)

EPISCOPAL HIGH SCHOOL

## REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

## ACTION CONSENT CALENDAR (continued)

## Planning Commission (continued)

✓ 4. Councilman Speck spoke to the significant amount of land that is used by Episcopal High School and the Seminary which, of course, is not on the tax rolls, and they're receiving services from the City in a variety of ways. He queried what, if any, opportunities exist for the City to be more involved in the use of that land, the services the City provides, and the availability of any land that they are not using for City services.

Councilwoman Pepper noted the various developments on this site and expressed concern that the City is losing open space. She questioned if the City gets any kind of input with respect to open space and reported that this concern was raised at the Open Space Summit.

City Manager Sunderland stated that the Open Space Study is generally focusing on the Episcopal land but suggested that the Open Space Study focus a little more specifically on it.

Mayor Donley stated he'd be happy to have the Open Space Study group take a look at it; however, to Episcopal's defense, he noted several instances where they do permit use of their facilities for community events, students' use for sport activities, and as part of their community service requirement at Episcopal High School, students each year spend a day out in the community doing park cleanups, river cleanups, painting, etc. He stated that he thinks the real question is can the City maximize that or get a little bit bigger play for that request.

City Council approved the Planning Commission recommendation. **(Separate Motion)**

✓ 5. City Council approved the Planning Commission recommendation.

✓ 6. Harry P. Hart, attorney representing the applicant, spoke to amendments to condition nos. 2 and 26.

Deputy Planning and Zoning Director Ross has no objections to Mr. Hart's proposed language.

Members of City Council posed questions to Attorney Hart and Applicant Reilly.

City Council approved the Planning Commission recommendation, **with the following amendments: condition no. 2 was amended to read: "2. The hours of operation of the automobile sales business shall be limited to between 9:00 a.m. and 9:00 p.m., Monday through Saturday, and from Noon to 5:00 p.m. on Sundays. Repair operations may take place from 7:00 a.m. until 6:00 p.m., Monday through Saturday; and amended condition no. 26 "to include a \$10,000 limitation for expenses for the additional brickwork." (Separate Motion)**

✓ 7. City Council approved the Planning Commission recommendation.

✓ 8. City Council approved the Planning Commission recommendation.