

COUNTY OF FAIRFAX

Date Application accepted:

APPLICATION No: __

Application Fee Paid: \$_____

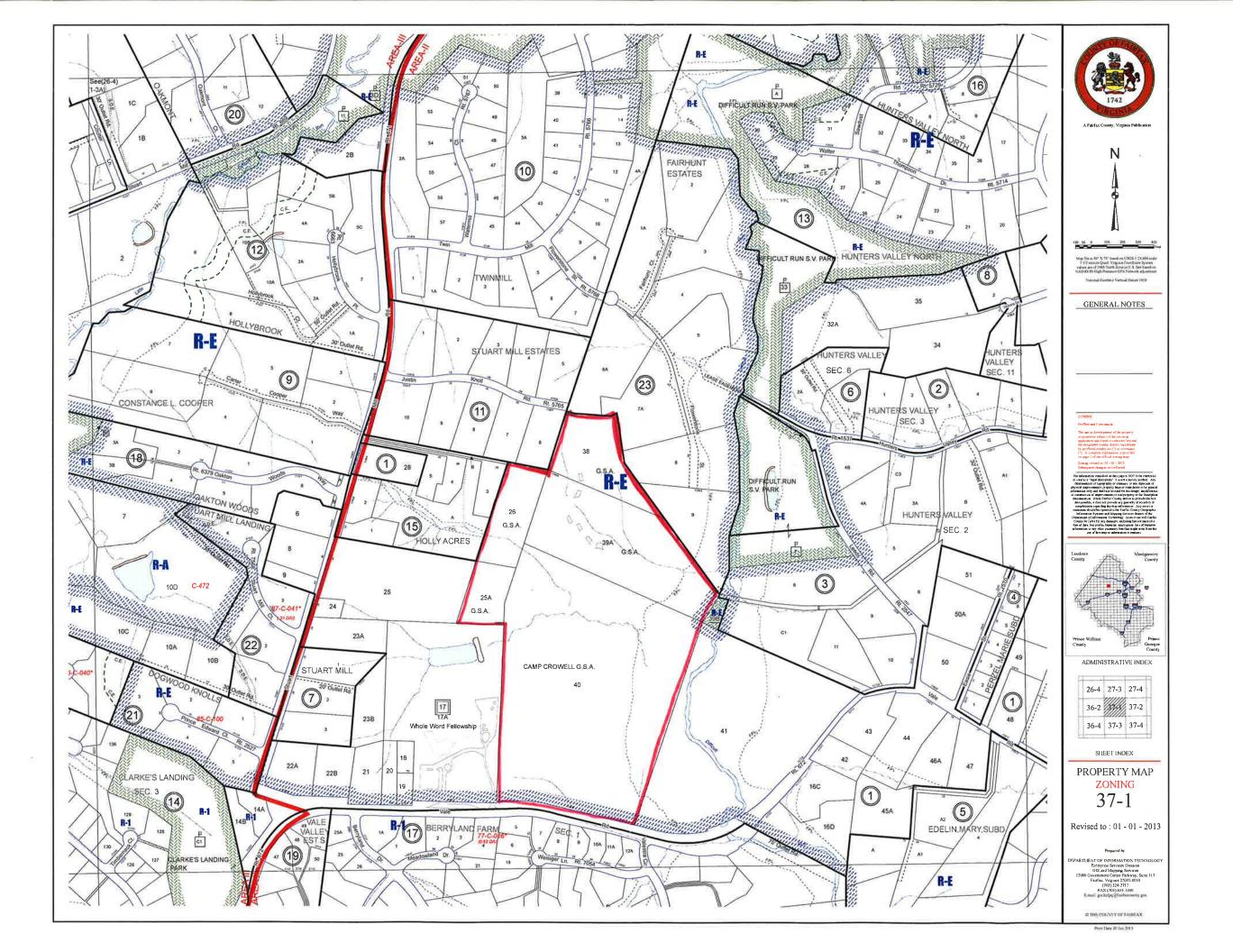
Department of Planning and Zoning Zoning Evaluation Division

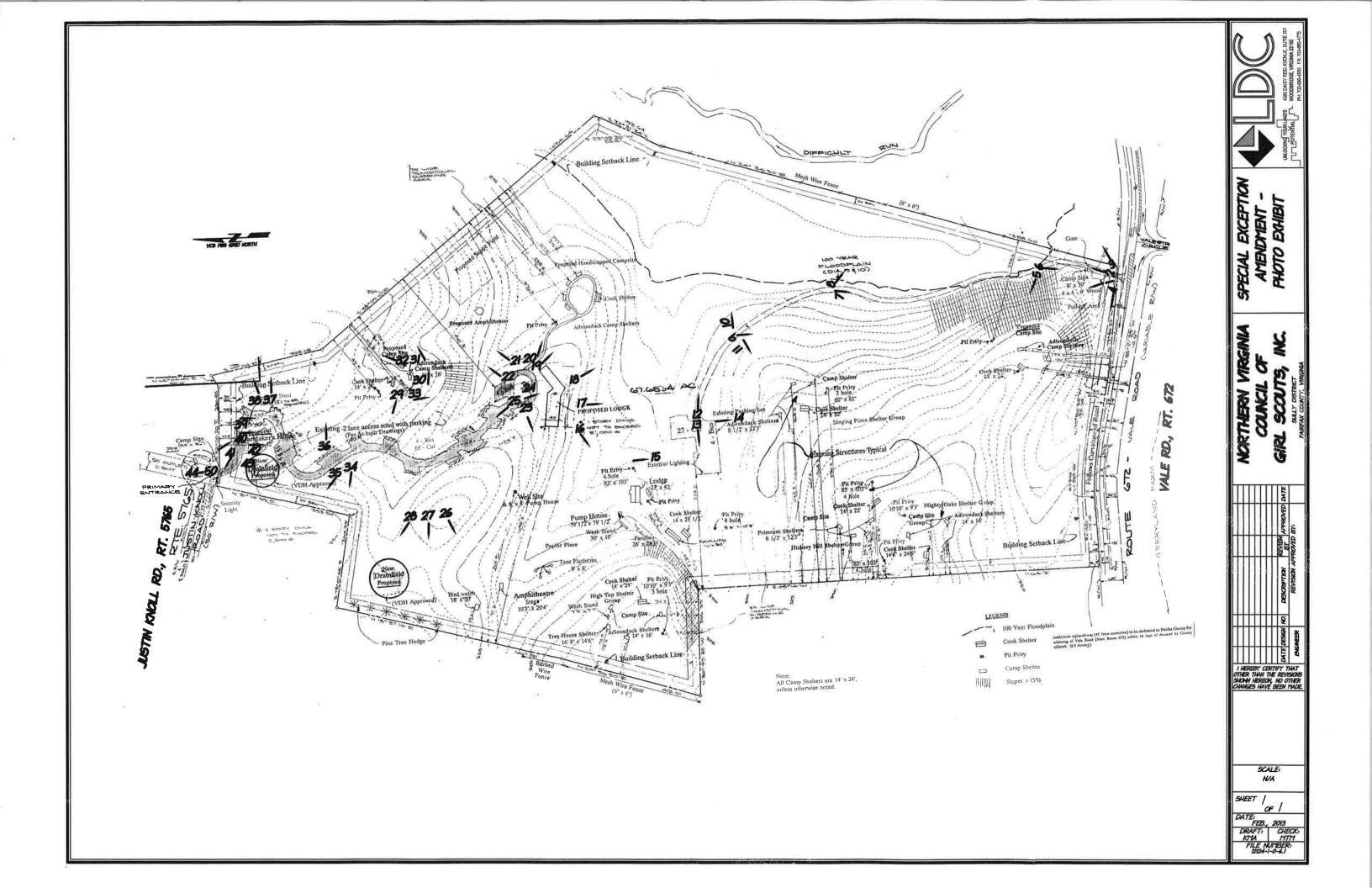
(Staff will assign)

12055 Government Center Parkway, Suite 801 Fairfax, VA 22035 (703) 324-1290, TTY 711 www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)						
	NAME Girl Scout Cou	uncil of the Nation's	Capital			
APPLICANT	MAILING ADDRESS c/o Walsh Colucci Lubeley Emrich and Walsh PC 2200 Clarendon Boulevard; Suite 1300 Arlington, VA 22201					
	PHONE HOME ()	WORK (703) 528-4700 x5417		
	PHONE MOBILE	()				
	PROPERTY ADDRESS 10900 &10902 Vale Road; 10891 and 10899 Justin Knoll Road; 10968 Stuart Mill Road					
PROPERTY INFORMATION	TAX MAP NO. TM 37-1 ((1)) 25A, 26, 3	8, 39A, and 40		2,948,140 sq ft		
	ZONING DISTRICT R-E		Sully	RIAL DISTRICT		
	PROPOSED ZONING N/A		T WITH REZONING	APPLICATION:		
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANC 3-E04	E SECTION				
	PROPOSED USE Public Benefit Association (Amend SEA 81-C-081 to permit site modifications and revisions to development conditions.)					
AGENT/CONTACT	NAME G. Evan Pritchard gepritchard@arl.thelandlawyers.com					
	MAILING ADDRESS c/o Walsh Colucci Lubeley Emrich and Walsh PC 2200 Clarendon Boulevard; Suite 1300 Arlington, VA 22201					
INFORMATION	PHONE HOME	()	WORK (70	3) 528-4700 x5417		
	PHONE MOBIL	E ()				
MAILING	Send all correspondence					
The name(s) and addre made part of this appli Fairfax County staff re process the application	ication. The undersigno epresentatives on offici	ed has the power	to authorize and doe	es hereby authorize		
G. Evan Pritchard, Esquir						
TYPE/PRINT NAME	OF APPLICANT/AG	ENT SI	GNATURE OF APPI	LICANIJAGENI		
DO NOT WRITE IN TH	IS SPACE					





G. Evan Pritchard (703) 528-4700 Ext. 5417 gepritchard@arl.thelandlawyers.com Fax: (703) 525-3197

February 26, 2013

Via Hand Delivery

Barbara C. Berlin Director, Fairfax County DPZ/ZED 12055 Government Center Parkway, Suite 801 Fairfax, Virginia 22035

Re: Request for Special Exception Amendment
Girl Scout Council of the Nation's Capital (the "Girl Scouts" or the
"Applicant")
TM 37-1 ((1)) 25A, 26, 38 ("Parcel 38"), 39A, 40 (together, the "Property" or

"Camp Crowell")

Dear Ms. Berlin:

Please accept this statement as justification for a Special Exception Amendment application for the Girl Scouts in order to permit site improvements, including the construction of a new 6000 square foot storage building, a parking lot containing 8 parking spaces, and a new travel way, all of which will be located within the northern portion of Parcel 38. In addition, the Girl Scouts are requesting a modest increase in the maximum number of children and adults permitted on the entire Property at any one time.

Property Description



The approximately 67.68 acre (2,948,140 square foot) Property is located in the Sully Magisterial District, is zoned R-E, and is developed with Camp Crowell, a public benefit association (Girl Scouts) overnight and day camping facility that has been in operation on the Property since 1949. The Property extends from the north side of Vale Road, approximately 1,400 feet east of its intersection with Stuart Mill Road, northward to its primary vehicular access point located on Justin Knoll Road.

The Property is primarily forested, with the exception of the camping facilities, and contains a rather large area of 100 year floodplain/RPA/EQC along the eastern periphery. Since the previous SEA approval, the Property has been bifurcated

by an RPA/EQC running from east to west.

PHONE 703 528 4700 | FAX 703 525 3197 | WWW.THELANDLAWYERS.COM COURTHOUSE PLAZA | 2200 CLARENDON BLVD., THIRTEENTH FLOOR | ARLINGTON, VA 22201-3359

History

Camp Crowell was established in 1949 as a campground for the Girl Scouts.

On November 16, 1981, The Board of Supervisors approved Special Exception application SE 81-C-081 for a public benefit association, with conditions, to allow an expansion of Camp Crowell to add a new lodge, parking facilities, a caretaker's house as an accessory use, an open-air amphitheater, additional campsites and a main entrance off of Justin Knoll Road. A number of the facilities approved pursuant to this Special Exception approval, including the proposed caretaker's house, the amphitheater, a campsite located in the southern portion of the site, and a lodge, were not constructed.

On October 9, 1991, the Board of Supervisors approved Special Exception Amendment application SEA 81-C-081, with conditions. This application proposed no changes to the location of the previously approved amphitheater, the campground in the southern portion of the Property or the caretaker's house; however, this SEA application did allow the relocation and a decrease in the size of the lodge and increased the maximum attendance capacity from 230 persons to 300 persons (children and adults) at any one time during a designated four week period during the summer months (June – August), while the maximum number of children and adults that were permitted on the Property at any one time during a designated 2-week period within these summer months remained at 550 persons. Varying lesser numbers of children and adults were permitted to be on the Property at any one time during other time periods.

Information Regarding the Proposed Use (Par. 7 of Sect. 9-001 of the Ordinance)

In accordance with Par. 7 of Sect. 9-001 of the Ordinance, Submission Requirements, responses regarding the proposed use are provided in the lettered paragraphs below.

A. Type of operation(s).

The Girl Scouts are seeking to amend their previous Special Exception Amendment approval for a public benefit association campground to permit site improvements, a minor increase in the number of children and adults permitted on the Property at any one time, and modifications to previously approved development conditions.

B. Hours of operation.

The camping facility is used 24-hours per day all year round; however, peak usage occurs during the summer months between May and August.

- C. Estimated number of patrons/clients/patients/pupils/etc.; and,
- D. Proposed number of employees/attendants/teachers/etc.

Time of the Year	Persons Permitted at Any One Time (Children + Adults) Pursuant to Current approval, SEA 81-C-081	Requested Persons Permitted at Any One Time (Children + Adults) Pursuant to this Application, SEA 81-C-081-2	Proposed Number of Employees/ Attendants / Teachers/ Etc.
luno August	550 during a designated 2-week period within these summer months	600 during a designated 2-week period within these summer months	100 adults 500 children
June – August	300 during a designated four week period during these summer months	350 during a designated four week period during these summer months	75 adults 275 children
April, May, June, September, and October	250 during 12 designated weekends within these months	300 during 12 designated weekends within these months	50 adults 250 children
All Other Times	130	180	75 adults 100 children

E. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day.

Time of the Year	Time Period	Maximum Expected Trip	Distribution of Trips by Mode and Time of Day	
Teal		Generation	8-9 AM	4-5 PM
June –	Designated 2-week period within these summer months	80 cars 6 buses	80 cars 6 buses	
August	Designated four week period during these summer months	60 cars 4 buses	60 cars 4 buses	
April, May, June, September, and October	12 designated weekends within these months	50 cars 3 buses	50 cars 3 buses	
All Other Times		60 cars	60 (cars

F. Vicinity or general area to be served by the use.

This facility serves Girl Scout troops from around the Washington Metropolitan area, including: Fairfax, Arlington, Prince William, Fauquier and Loudoun Counties, and the City of Alexandria in Virginia; Montgomery, Prince George's,

Charles, St. Mary's and Calvert Counties in Maryland; and the District of Columbia.

G. Description of building façade and architecture of proposed new building or additions.

In addition to the previously approved facilities and structures which continue to be requested as depicted on Sheet 2 of the Special Exception Amendment Plat, the Girl Scouts are requesting approval for an additional 6,000 gross square foot maintenance shed ("The Diane Tipton Girl Scout Resource Center"), an 8 space parking lot, and a travel way, which are proposed for the northern portion of Parcel 38, as indicated on Sheet 3 of the Special Exception Amendment Plat. The maintenance shed is proposed to be constructed of insulated metal siding and a standing seam metal roof. Initially, there will be an open, covered maintenance work area on the maintenance shed, as shown in the illustrative images below. This open area will be located on top of a concrete slab because, in the future, the Girl Scouts will enclose that open area. If so, then the roof line will remain as shown below and the enclosure siding will be the same as indicated for the rest of the structure. The total square footage of the maintenance shed and future enclosed area is included in the Special Exception Amendment Plat tabulations and overall FAR for the Property





The proposed parking lot and travel way will be paved.

H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on-site and the size and contents of any existing or proposed storage tanks or containers.

It is not anticipated that there will be any hazardous or toxic substances generated, utilized, stored, treated or disposed of on the site. If any of these materials are used, such use will comply with all applicable laws and regulations.

I. A statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any

waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.

The proposed use complies with all applicable ordinances, regulations, adopted standards and applicable conditions, with the exception of the following, for which waivers/modifications are requested:

- 1. Modification of transitional screening and barriers to those previously approved pursuant to SEA 81-C-081, and as currently exist on the Property;
- 2. Waiver of the PFM and Zoning Ordinance requirements to construct a stone dust trail, major regional trail and stream valley trail, as previously waived pursuant to SEA 81-C-081;
- 3. Waiver of the PFM and Zoning Ordinance requirements to provide curb and gutter on internal travel ways;
- 4. Waiver of additional stormwater management detention pursuant to PFM 6-0202.6B(1); and,
- 5. Waiver of on-site BMP requirements. It is intended that BMPs will be addressed by an off-site easement on a contiguous property.

Response to Special Exception General Standards

1. The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.

The Property is located in the Fairfax Planning District (Area II); Fox Lake Community Planning Sector (F4). No specific Plan text addresses the use of the Property; however, the Plan Map indicates that the Property is planned for a combination of low density residential use and private open space.

The proposed use is a public benefit association campground for Girl Scouts, which is in harmony with the recommendations of the Comprehensive Plan.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

The Property is zoned R-E, which is "established to promote agricultural uses and low density residential uses; to allow other selected uses which are

compatible with the open and rural character of the district; and otherwise to implement the stated purpose and intent of this Ordinance." The existing and proposed campground use is compatible with the open and rural character of the district.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

The Property has been used as a campground for the Girl Scouts for approximately 53 years. In general, the structures and campground facilities including, the proposed new buildings, are internal to the Property, as the purpose of the facility is to provide a camping experience. The Property is predominantly wooded and provides wide areas of woods between internal uses and adjacent uses. The surrounding properties are developed with a church and single family detached properties, none of which were discouraged from development by this long-time use of the Property.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

Pedestrian and vehicular traffic associated with this use has been previously analyzed and has been determined to be satisfactory. It is the Applicant's belief that any increase in traffic associated with the requested increase in persons who may be on the Property at any one time will be minimal, will not be hazardous and will not conflict with the existing and anticipated traffic in the neighborhood.

In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.

The Girl Scouts are requesting a modification of the transitional screening and a waiver of the barrier requirement pursuant to Par. 3 of Sect. 13-304 of the Zoning Ordinance. The Property has large, established, undisturbed buffer areas containing underbrush and extremely tall trees that, together, far exceed the intention of the transitional screening and barrier requirements.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

Statement of Justification – Girl Scout Council of the Nation's Capital February 26, 2012 Page 7 of 7

There is no open space requirement for the R-E District. In any case, the vast majority of the Property meets the definition of Open Space as defined in the Ordinance.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

All utility, drainage, parking and loading facilities to serve the campground will be provided as indicated in the SEA plat, and as may be approved by DPWES.

8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

Signs will be installed in accordance with the provisions of Article 12,

Summary

The Girl Scouts are proud to have provided quality facilities to its members in this location for over 50 years. The modifications that are sought pursuant to this Special Exception Amendment request are minor and are in conformance with the recommendations in the Comprehensive Plan. It is their hope that the application can be processed quickly and favorably.

Please do not hesitate to contact me if you should have any questions or require additional information in order to process this application.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

G. Evan Pritchard

Enclosures

cc: Inda E. Stagg Martin D. Walsh 2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF NORTHERN VIRGINIA COUNCIL OF GIRL SCOUTS, INC. BY DEED RECORDED IN DEED BOOK 1993. PAGE 306 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. THE APPLICANT IS NORTHERN VIRGINIA COUNCIL OF GIRL SCOUTS, INC.

THE BOUNDARY SHOWN ON SHEET 3 IS BASED ON A SURVEY COMPLETED BY THIS FIRM IN NOVEMBER, 2012. THE BOUNDARY SHOWN ON SHEET 2 IS BASED ON INFORMATION OF RECORD AND WHICH IS EXACTLY AS SHOWN ON THE SPECIAL EXCEPTION PLAT APPROVED PURSUANT TO SEA 81-C-081 ON OCTOBER 9, 1991.

4. THE TOPOGRAPHY SHOWN ON SHEET 3 IS BASED ON A FIELD SURVEY COMPLETED BY THIS FIRM IN NOVEMBER, 2012. THE VERTICAL DATUM IS REFERENCED TO NGVD29. THE CONTOUR INTERVAL IS TWO (2) FEET.

5. THE PROPERTY SHOWN HEREON LIES WITHIN ZONES "X" AND "AE". AS DELINEATED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 51059C0140E. DATED SEPTEMBER 17, 2010. A MAJOR FLOODPLAIN EXISTS ON PORTIONS OF THE PROPERTY. NO DISTURBANCE IS PLANNED WITHIN THE FLOODPLAIN AS PART

6. ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS REQUESTED HEREIN. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE MODIFICATIONS OF PFM DESIGN CRITERIA AT THE TIME OF SITE PLAN PREPARATION PROVIDED THE MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE SEA,

7. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODE OF FAIRFAX COUNTY.

8. LAND DESIGN CONSULTANTS, INC. IS NOT AWARE OF ANY UTILITY EASEMENTS WHICH EXIST ON THE SUBJECT PROPERTY WITH A WIDTH OF 25 FEET OR

ALL UTILITIES INSTALLED AS PART OF THIS SPECIAL EXCEPTION AMENDMENT SHALL BE PLACED UNDERGROUND. THE UTILITY LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING, LIMITS OF CLEARING AND GRADING SHALL BE IN GENERAL CONFORMANCE WITH THOSE SHOWN HEREON.

IO. AIR QUALITY PERMITS SHALL BE OBTAINED, IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION,

THE SITE WILL BE SERVED BY A SEPTIC FIELD AND PUBLIC WATER. THE LOCATION OF THE SEPTIC FIELD IS APPROXIMATE AND SUBJECT TO FINAL

12. A RESOURCE PROTECTION AREA (RPA) AND RESOURCE MANAGEMENT AREA (RMA) ARE LOCATED ON THE SUBJECT PROPERTY. NO DISTURBANCE IS PLANNED WITHIN THE RPA AS PART OF THIS SPECIAL EXCEPTION AMENDMENT.

13. THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AS RESIDENTIAL AT A DENSITY OF 2-5 DWELLING UNITS PER ACRE, PRIVATE OPEN SPACE AND PUBLIC PARKS, THE PROPOSED PUBLIC BENEFIT ASSOCIATION (GIRL SCOUT CAMP) IS IN ACCORDANCE WITH THE LAND USE RECOMMENDATIONS SET FORTH IN THE COMPREHENSIVE PLAN

IA. IN ACCORDANCE WITH THE FAIRFAX COUNTY TRAILS PLAN. A STONE DUST TRAIL. STREAM VALLEY TRAIL AND A MAJOR REGIONAL TRAIL ARE REQUIRED ON THE SUBJECT PROPERTY, THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF THESE TRAIL REQUIREMENTS.

15. LDC IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.

16. VALE ROAD IS NOT SHOWN ON THE COUNTY'S TRANSPORTATION PLAN TO BE WIDENED OR IMPROVED. THE APPLICANT WILL DEDICATE ADDITIONAL RIGHT-OF-MAY AS PREVIOUSLY CONDITIONED, AS SHOWN ON SHEET 2 AND UPON DEMAND BY FAIRFAX COUNTY OR VDOT, IF REQUIRED, IN ORDER TO PROVIDE 45' OF RIGHT-OF-WAY FROM CENTERLINE.

17. AN INVIRONMENTAL QUALITY CORRIDOR (FOC.) AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN DOES EXIST ON THE SUBJECT PROPERTY, NO DISTURBANCE IS PLANNED WITHIN THE EGC AS PART OF THIS SPECIAL EXCEPTION AMENDMENT. THE COMPONENTS OF A MAXIMUM DENSITY REDUCTION DO NOT

18. LDC DOES NOT BELIEVE ANY HAZARDOUS OR TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF OR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.

IG. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE

20, A GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE FINAL SITE PLAN, IF REQUIRED.

21. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF THE STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES REQUIREMENTS.

22. THE FOOTPRINT, SIZE, SHAPE AND LOCATION OF THE BUILDING SHOWN HEREON IS PRELIMINARY AND MAY BE MODIFIED IN ACCORDANCE WITH THE ZONING ORDINANCE THE GROSS FLOOR AREA AND BUILDING HEIGHT. ARE CONSIDERED MAXIMUMS. THE DIMENSIONS TO THE PERIPHERAL LOT LINES SHOWN ON SHEET 3. ARE TO BE CONSIDERED MINIMUMS, THE APPLICANT RESERVES THE RIGHT TO BUILD A LESSER AMOUNT OF GROSS FLOOR AREA AND THE BUILDING FOOTPRINT AND ASSOCIATED PARKING MAY BE MODIFIED ACCORDINGLY

23, THE APPLICATION HAS BEEN DESIGNED WITH THE PRIMARY FOCUS OF CREATING A USE THAT IS CONSISTENT WITH THE EXISTING USE, BUT STILL FITS WITHIN THE FRAMEWORK OF THE COMMUNITY AND WILL MINIMIZE ADVERSE EFFECTS TO ADJACENT PROPERTY OWNERS. THE APPLICANT WILL BE PRESERVING NATURAL FEATURES ON SITE AS SHOWN ON SHEETS 2 AND 3.

24. TREE PRESERVATION, AS SHOWN, WILL PROVIDE ADEQUATE MEASURES OF SCREENING AND PROVIDE AN AMENITY TO THIS COMMUNITY.

25, MINOR ADJUSTMENTS TO THE LAYOUT AND UTILITY LOCATIONS SHALL BE PERMITTED IN ACCORDANCE WITH THE FINAL GRADING AND UTILITY LAYOUT AND SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THAT PROVIDED HEREIN.

26. THE NUMBER OF PARKING SPACES REPRESENTED ON THE GRAPHIC AND IN THE TABULATION FOR THE PROPOSED USES IS BASED ON A PRELIMINARY ESTIMATE OF THE NUMBER OF CHILDREN AND STAFF. THE NUMBER OF PARKING SPACES MAY BE ADJUSTED IN ACCORDANCE WITH NOTE 22 BASED ON THE FINAL PROGRAM AS LONG AS THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES IS MAINTAINED. A FINAL NUMBER OF PARKING SPACES, LOADING SPACES AND ACCESSIBLE SPACES WILL BE DETERMINED AT TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED AS REQUIRED BY THE DIRECTOR FOR PUBLIC USES THAT ARE NOT OTHERWISE SPECIFIED IN THE ZONING ORDINANCE.

27. THE INTERNAL TRAVELWAYS WILL BE PRIVATELY MAINTAINED.

WAIVERS/MODIFICATIONS

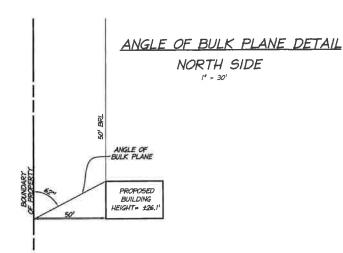
I. THE APPLICANT RESPECTFULLY REQUESTS A MODIFICATION OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS NOTED IN SECTION 13-202(1) OF THE ZONING ORDINANCE AND MODIFICATION OF THE TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENTS NOTED IN SECTIONS 13-302, 303 AND 304 OF THE ZONING ORDINANCE IN LIEU OF THAT PREVIOUSLY APPROVED WITH SEA 1-C-081 AND SHOWN ON SHEET 3, WHICH PROVIDES FOR SUPPLEMENTAL VEGETATION IN THE VICINITY OF THE REQUESTED STRUCTURE AND PARKING AREA. THE APPLICANT ALSO RESPECTS WAIVERS OF THESE SAME REQUIREMENTS

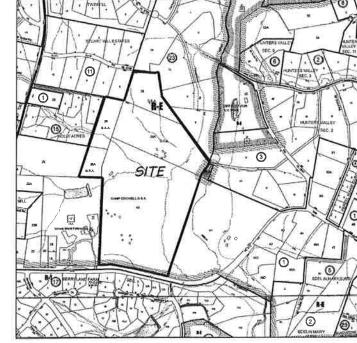
2. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF THE STONE DUST TRAIL, MAJOR REGIONAL TRAIL AND STREAM VALLEY TRAIL REQUIRED ON THE SUBJECT PROPERTY PER SECTION 17-201(2) OF THE ZONING ORDINANCE AND SECTION 8-0201.3 OF THE PUBLIC FACILITIES MANUAL AS PREVIOUSLY APPROVED WITH SEA 81-G-081.

3. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF SECTION 17-201(5) OF THE ZONING ORDINANCE TO WAIVE THE REQUIREMENT TO PROVIDE CURB AND

4. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF THE SWIM AND BMP REQUIREMENTS NOTED ON SECTIONS 6-0301.1 AND 6-0401.2A OF THE PUBLIC FACILITES MANUAL AND SECTION 17-201(13) OF THE ZONING ORDINANCE AS PREVIOUSLY APPROVED WITH SEA 81-C-081. THE SMALL INCREASE IN PEAK RATE OR VOLUME OF RUNOFF WILL NOT HAVE AN ADVERSE IMPACT ON LOWER LYING PROPERTIES PER PFM 6-0202.6B(1).

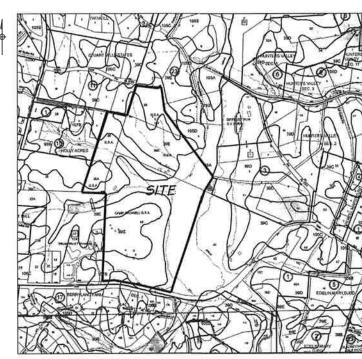
5. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF SECTION 7-0101.1 OF THE PUBLIC FACILITIES MANUAL AND SECTIONS 17-201(2,3,4 AND 13) OF THE ZONING ORDINANCE TO WAIVE THE REQUIREMENT TO PROVIDE INTERPARCEL ACCESS





VICINITY MAP

ANGLE OF BULK PLANE DETAIL EAST SIDE ANGLE OF BULK PLANE PROPOSED.



SOILS MAP SCALE : I" = 500

	SOIL INFORMATION				
50IL #	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL
29	CODORUS SILT LOAM	III	POOR	POOR	LOW
39	GLENELG SILT LOAM	I	GOOD	ĞÖÖD	HIGH
88	RHODHISS-ROCK OUTCROP	1	FAIR	GOOD	MEDIUM
93	SUMMERDUCK LOAM	77	MARGINAL	POOR	MEDIUM
105	WHEATON-GLENELG LOAM	IVB	GOOD	GOOD	HIGH
107	WHEATON-MEADOWVILLE	IVB	FAIR	MARGINAL	MEDIUM

SHEET INDEX

- COVER SHELT

 PREVIOUSLY APPROVED SPECIAL EXCEPTION AMENDMENT

 PROPOSED SPECIAL EXCEPTION AMENDMENT
- 4. EXISTING VEGETATION MAP 5. STORMWATER MANAGEMENT INFORMATION



2

CAPITAL

SWELT DIST GIRL

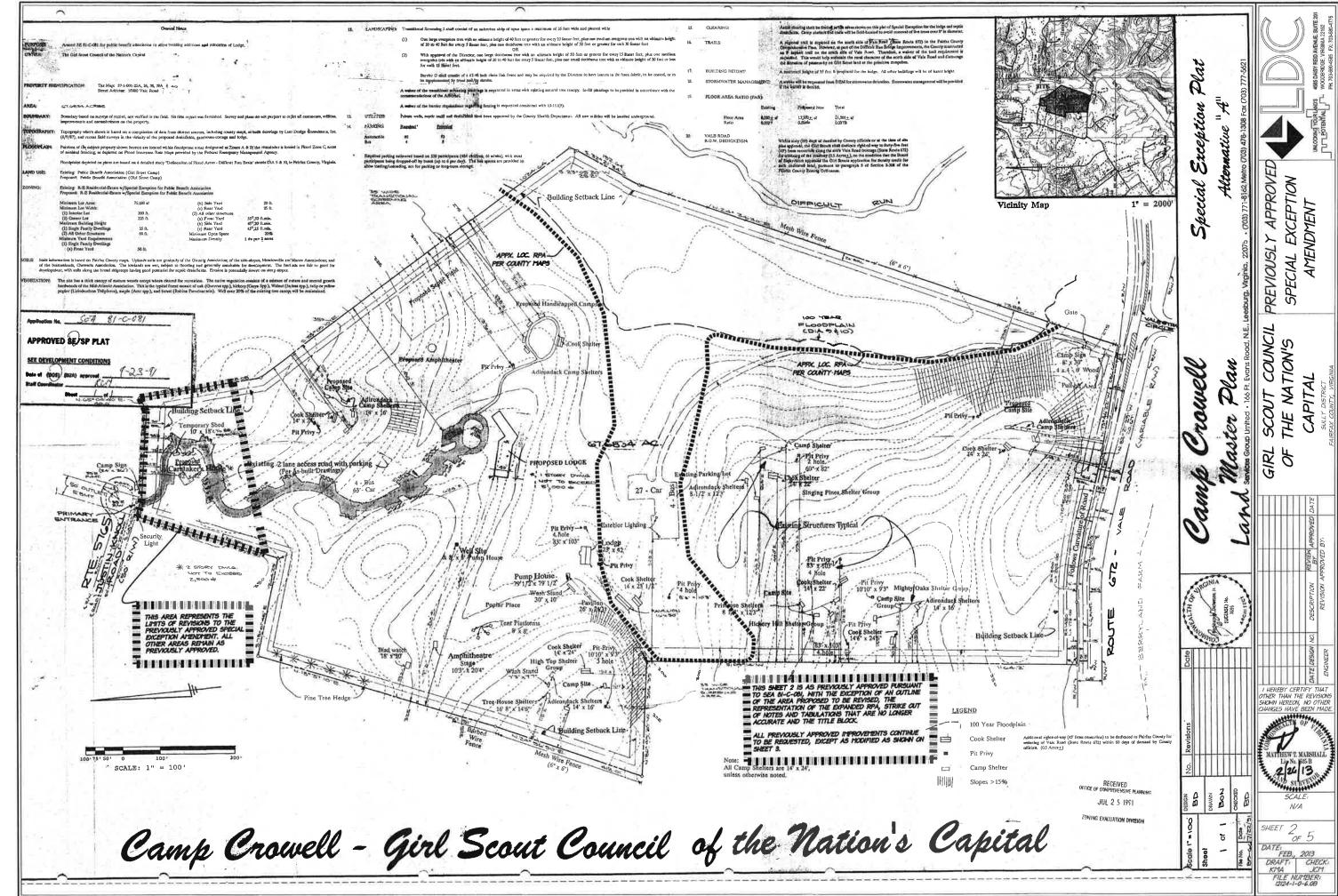
I HEREBY CERTIFY THAT THER THAN THE REVISION SHOWN HEREON, NO OTHER LANGES HAVE BEEN MAD



N/A

SHEET DATE

FEB., 2013 DRAFT: CHI FILE NUMBER:

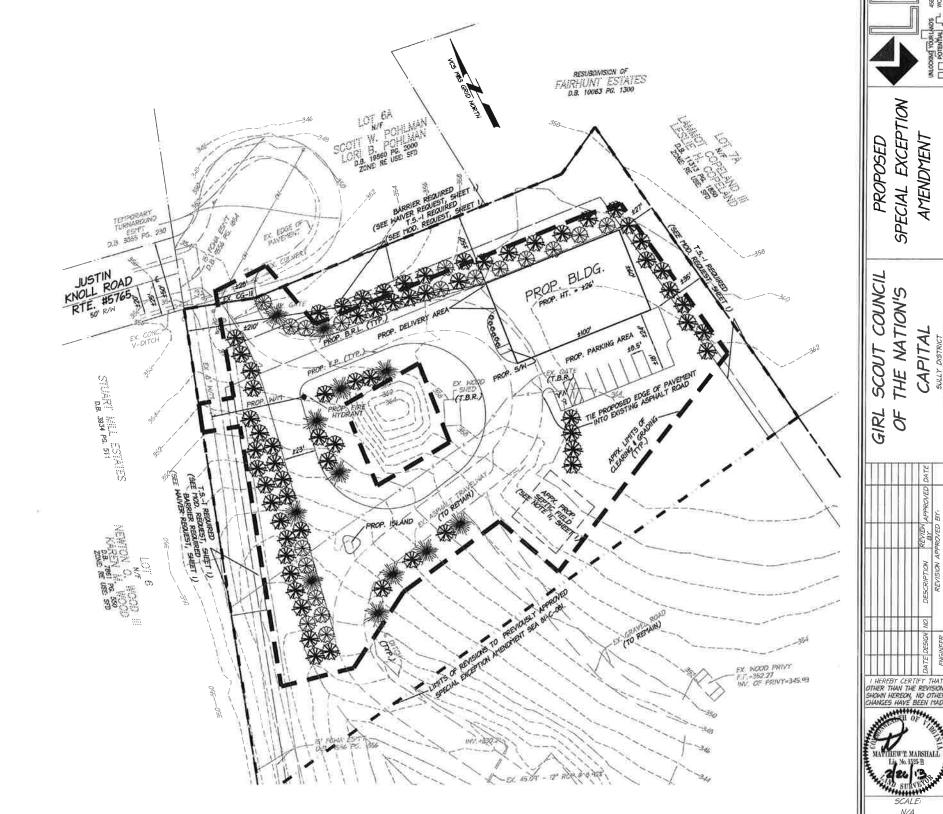


PREVIOUSLY APPROVED S.E.A. TABULATIONS

SITE AREA: 2,940,140 SF OR 67.60 ACRES
ZONING: R-E WITH SPECIAL EXCEPTION FOR PUBLIC BENEFIT ASSOCIATION
BUILDING HEIGHT: 35 FEET MAXIMUM.
LOT AREA: MINIMUM 75,000 SF
LOT WIDTH MINIMUM 200' (INTERIOR LOT), 225' (CORNER LOT)
FRONT YARD: MINIMUM 45 DEG. ANGLE OF BULK PLANE, BUT NOT LESS THAN 50'
SIDE YARD: MINIMUM 45 DEG. ANGLE OF BULK PLANE, BUT NOT LESS THAN 20'
REAR YARD: MINIMUM 45 DEG. ANGLE OF BULK PLANE, BUT NOT LESS THAN 25'
OPEN SPACE: MINIMUM 45 DEG. ANGLE OF BULK PLANE, BUT NOT LESS THAN 25'
OPEN SPACE: MINIMUM 20% OF SITE AREA
PLOOR AREA RATIO: 1,500 SF (0.0073)
PARKING REQUIRED: 60 AUTOMOBILE SPACES, 4 BUS SPACES
PARKING PROVIDED: 49 AUTOMOBILE SPACES, 8 BUS SPACES

PROPOSED S.E.A. TABULATIONS

SITE AREA: 2,948,140 SF OR 67.68 ACRES
ZONING: R-E WITH SPECIAL EXCEPTION FOR PUBLIC BENEFIT ASSOCIATION
LOT WIDTH: ±876' LOT WIDTH: ±876'
FRONT YARD: MINIMUM ±50' (NORTHERN PROPERTY LINE) AND ±2,500' (SOUTHERN PROPERTY LINE)
SIDE YARD: ±22' (EASTERN SIDE PROPERTY LINE) AND ±210' (MESTERN SIDE PROPERTY LINE)
REAR YARD: N/A
OPEN SPACE, MINIMUM 20% OF SITE AREA
FLOOR AREA RATIO: ±27,500 SF (0.004)
NO LOADING SPACE REQUIRED OR PROVIDED



SPECIAL EXCEPTION **AMENDMENT**

CAPITAL

11 No. 1835 B 2 24 3 SURVE

SHEET 3 OF 5

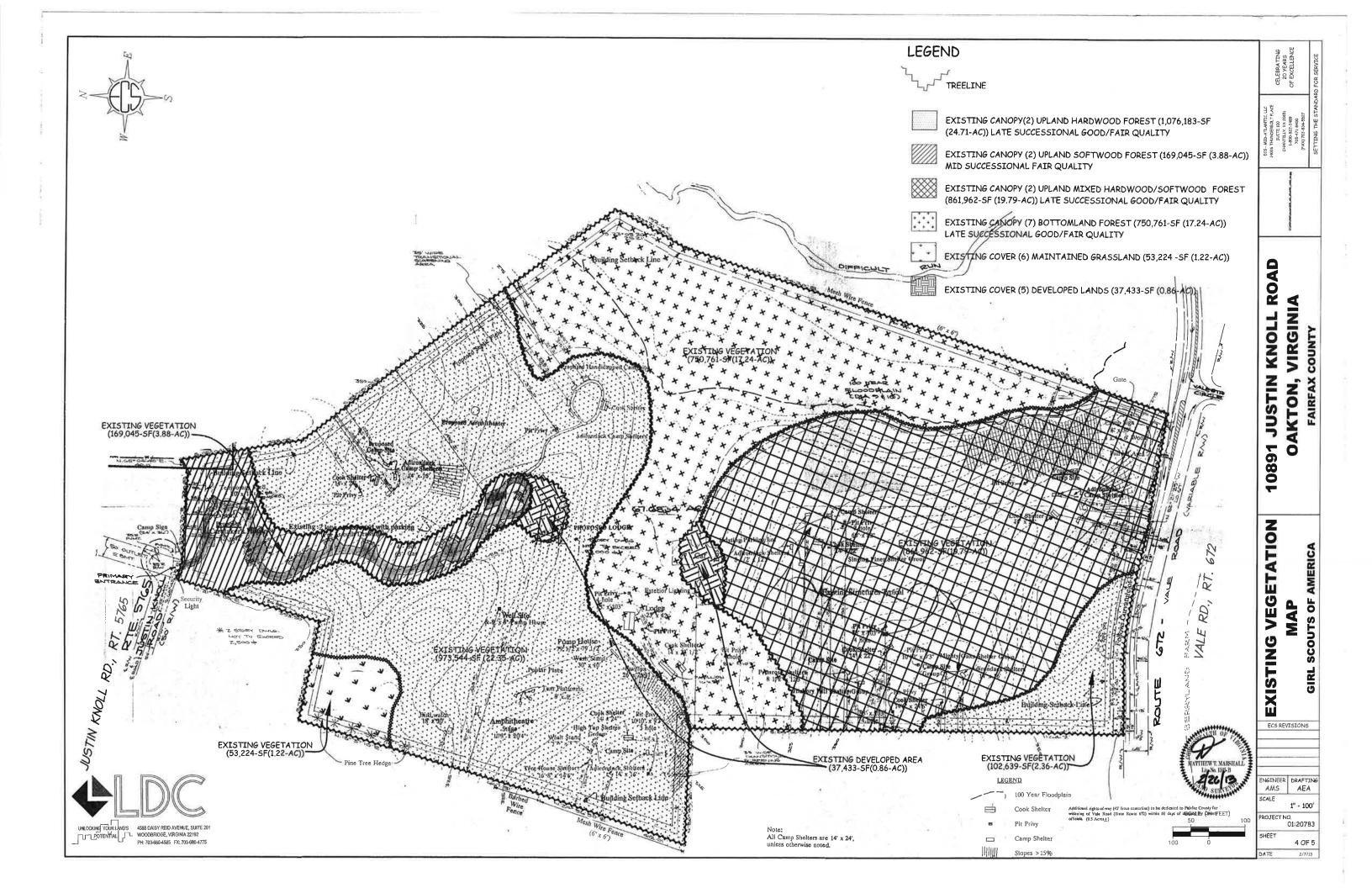
OF D

DATE:
FEB., 2013

DRAFT: CHECK:
KMA JCM

FILE NUMBER:
12124-1-0-6.08

PLANT LIST	SIZE (CAL, OR HEIGHT)	TREE COVER CREDIT (5.F.	
LARGE EVERGREEN	8' HT.	200 S.F.	
SMALL EVERGREEN	в' нт.	100 S.F.	
SMALL EVERGREEN	8' HT.	100 S.F.	
• SHRUB	VAR.	N/A	



THE STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES REQUIREMENTS SHALL BE SATISFIED VIA WAIVER. SEE WAIVER REQUEST ON SHEET I.

OUTFALL NARRATIVE

THE SUBJECT PROPERTY IS LOCATED WITHIN THE DIFFICULT RUN MATERSHED. THE SUBJECT PROPERTY MAINTAINS ONE STORM DRAINAGE OUTFALL. FLOODPLAIN AND RPA AREAS (DIFFICULT RUN) EXIST ON THE SUBJECT PROPERTY. AS A RESULT OF THE DEVELOPMENT OF THE SUBJECT PROPERTY A MINIMAL INCREASE IN RUNOFF MILL BE EXPERIENCED. SMIT DETENTION AND BYIP MAIVERS ARE BEING REQUESTED AS A PART OF THIS PLAN. THE LAYOUT OF THE SITE HAS BEEN DESIGNED TO MINIMIZE THE IMPACTS TO DOWNSTREAM PROPERTIES. THE INTENT SHALL BE TO MAINTAIN THE EXISTING DRAINAGE PATTERNS AND TO NOT HAVE A NEGATIVE IMPACT ON AD JACONT PROPERTIES. NO DOWNSTREAM MATER IMPOUNDMENTS ARE WITHIN THE INFLUENCE AREA OF THE PROPOSED PROJECT AND NO BATHYTIETRIC MOTHICATIONS OR SURVEYS ARE REQUIRED.

OUTFALL #1

OUTFALL."

DISCHARGE DRAINS FROM THE SUBJECT PROPERTY VIA SHEET FLOW TO THE DISFICULT RUN FLOODPLAIN. STORTINATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR THE MINIMAL DISTURBANCE AND INCREASE IN RUNOFF FOR THE SITE ARE REQUESTED TO BE WAIVED (SEE 'STORMWATER MANAGEMENT INFORMATION' ON THIS SHEET AND WILVER NOTES ON SHEET I). THE TOTAL DRAINAGE AREA TO DIFFICULT RUN AS IT EXITS THE PROPERTY IS 6,880 ACRES WHICH IS GREATER THAN 100 TIMES THE DEVELOPMENT AREA AND THE SITE AREA (67,68 AC). SINCE THE TOTAL DRAINAGE AREA TO THE DIFFICULT RUN FLOODPLAIN IS GREATER THAN 100 TIMES THE DEVELOPMENT AREA, THE OUTFALL IS ADEQUATE PER PFM SECTION 6-0203.3A.

THIS OUTFALL CONVEYS 67.60 ACRES OF DRAINAGE FROM THE SUBJECT PROPERTY IN THE PRE-DEVELOPED CONDITION. THE EXTENT OF REVIEW FOR THE SITE IS WHERE THE DIFFICULT RUN FLOODPLAIN EXITS THE PROPERTY AS DEFINED BY THE TOTAL DRAINAGE AREA BEING 100 TIMES THE SUBJECT PROPERTY AREA AS OUTLINED IN PPY SECTIONS 6-0203.3A 6-0203.2B. AT THE POINT WHERE DIFFICULT RUN EXITS THE PROPERTY, THE TOTAL DRAINAGE AREA IS 6,800 ACRES WHICH IS GREATER THAN 100 THIES THE DEVELOPMENT SITE AREA OF 67.60 ACRES MAKING THIS THE EXTENT OF THE STUDY AREA FOR THE OUTFALL. THE DISTING FLOODPLAIN CHANNEL WAS INVESTIGATED AND FOUND TO HAVE A DEFINED BED AND BANKS CHANNEL. THIS OUTFALL IS ADEQUATE IN ACCORDANCE WITH SECTIONS 6-0203.2B 6 6-0203.3 OF THE PUBLIC FACILITIES MANUAL.

IT IS OUR PROFESSIONAL OPINION THAT THE OUTFALL IS ADEQUATE IN ACCORDANCE WITH THE PFM.

STORMWATER MANAGEMENT CHECKLIST

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this

This Information is required under the following Zoning Ordinance paragraphs:

Special Permita (8-011 2J & 2L)

Cluster Subdivision (9-615 1G & 1N)

Development Piens PRC District (16-302 3 & 4L)

FDP P Districts (except PRC) (16-502 1F & 1Q)

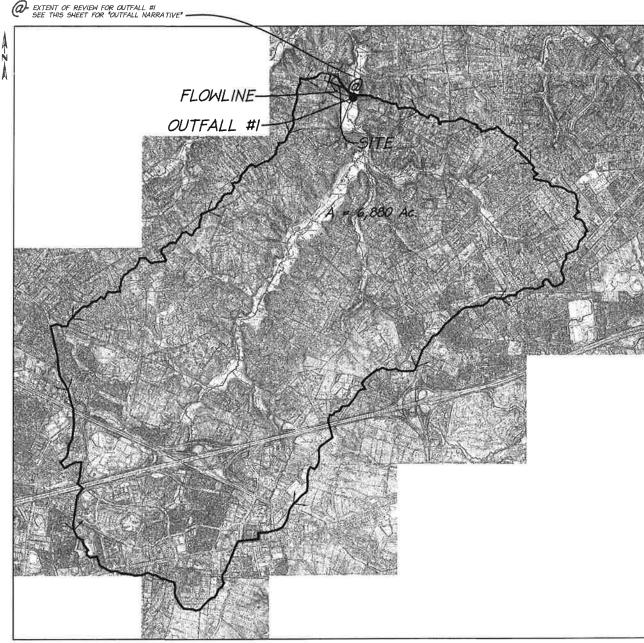
Amendments (16-202 10F & 101)

- 1. Plat is at a minimum scale of 1"=50" (unless it is depicted on one sheet with a minimum scale of 1"=100").
- 2. A graphic depicting the stormwater management facility(les) and limits of clearing and grading accommodate the stormwater management facility(les), storm drainage pipe systems and outlet protection, pond spitways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 2.

3. Provide:
Facility Name/ On-sile area Off-site area Dreinage Footprint Storage If pond, de Type & No. served (acros) served (acros) area (acros) area (sf) Volume (cf) height (ft)

- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 2 & 4
 Pond inlet and outlet pipe systems are shown on Sheet WA.
- 5. Mainlenance access (road) to stormwater management facility(les) are shown on Sheet <u>M/A</u>.

 Type of maintenance access road surface noted on the plat is <u>M/A</u> (septed, geolods, grevel, etc.).
- 6, Landscaping and tree preservation shown in and near the stormweter management facility is shown on Sheet N/A.
- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet
- | 3 A description of how the outfell requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet _4_.
- 10. Existing topography with maximum contour Intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 1-2.
- 11. A submission walver is requested for SHM1 DETENTION AND BMP (SEE SHEET I)
- 12. Stormwater management is not required because



DRAINAGE AREA MAP

STORMWATER MANAGEMENT INFORMATION

TYPE OF FACILITY - WAIVER REQUESTED

PRE-DEVELOPMENT SUBJECT PROPERTY

A=67.60 AC, "C"=0.25, TG=5 MIN., 12 =5.45 IN/HR, 110=7.27 IN/HR

Q_= (0.25)(5.45)(67.68) = 92 CF5

Q₀= (0.25)(7.27)(67.68) = 123 CFS

POST-DEVELOPMENT SUBJECT PROPERTY

A=67.68 AC, ${}^{\circ}C^{\circ}=0.26$, ${}^{\circ}C=5$ MIN., ${}^{\circ}I_{2}=5.45$ INAR, ${}^{\circ}I_{2}=7.27$ INAR ${}^{\circ}I_{2}=7.27$ INAR ${}^{\circ}I_{2}=7.27$ INAR ${}^{\circ}I_{2}=7.27$ INAR ${}^{\circ}I_{2}=7.27$ INAR

 $Q_{10} = (0.26)(7.27)(68.67) = 128 \text{ CFS (DETENTION WAIVER REQUESTED)}$

- DENOTES OUTFALL

ALLE OF DESCRIPTION APPROVED DATE:

SCALE:

NA

SHEET 5

OF

DATE:

SOR

DATE:

D

MANAGEMENT INFORMATION

STORMWATER

COUNCIL

NATION'S

THE

CAPITAL