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July 25, 2013

Via Hand Delivery

Mary Ann Tsai
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Special Exception Amendment Application SEA 81-C-081-02
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 Mary Ann:

Enclosed are the following materials in support of the above-referenced application:

1. Updated SEA plans (10 full-size copies plus one (1) reduced at 8 ½" x 11") ; and
2. A revised Statement of Justification (10 copies).

Please do not hesitate to contact me if you have any questions or require additional information to aid in your review of this application.

Very truly yours,

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

G. Evan Pritchard

cc: Meaghan Kiefer, Lidia Soto-Harmon, Laura Bassett, Martin D. Walsh, Sam Butz, Matt Marshall



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July 25, 2013

Via Hand Delivery

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

Re: Special Exception Amendment Application SEA 81-C-081-02
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")

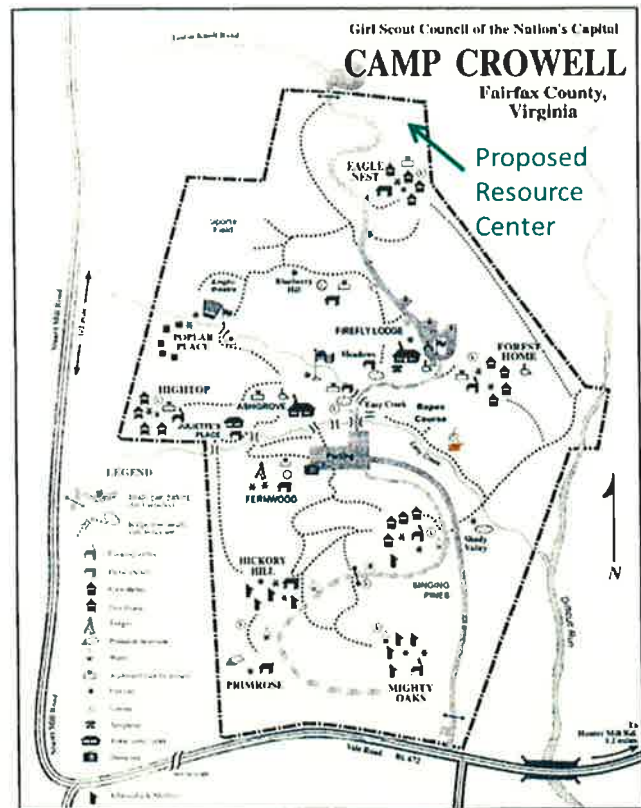
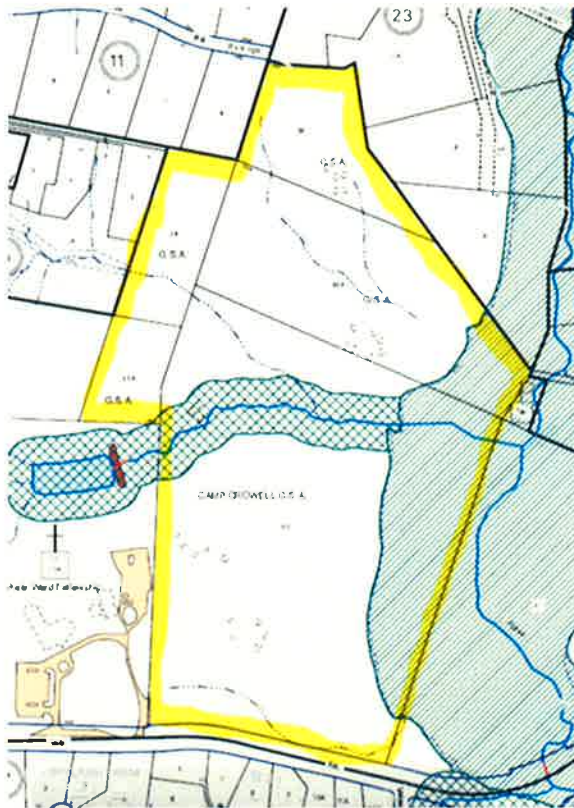
Dear Ms. Berlin:

Please accept this revised statement as justification for SEA 81-C-081-02, which seeks approval for the construction of a new 6,000 square foot resource center (the "Resource Center") to be used by the Girl Scouts at Camp Crowell as part of their approved public benefit association use. The Resource Center will be used to store camping gear such as basic cooking equipment, backpacking equipment, tents and ground covers; program materials that help girls learn everything from environmental stewardship and healthy living to team building and financial literacy; as well as Girl Scout memorabilia and hands-on vintage artifacts used by Girl Scout troops across the Girl Scout Council of the Nation's Capital service area, including at Camp Crowell. The request also seeks approval for the relocation of nine (9) previously approved parking spaces to a new parking lot to be constructed adjacent to the Resource Center and a minor adjustment to the approved condition relating to maximum permitted occupancy counts.

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 several buildings and structures that support the Girl Scouts' mission of providing girls an opportunity to make new friends, learn new skills, explore nature, build confidence and learn Girl Scout traditions. These include a service drive, two lodges, picnic shelters, cooking shelters, a low ropes course, parking facilities, latrines and several campsites with camp shelters. 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 entrance located on Justin Knoll Road.

The Property is primarily forested 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.



History

Camp Crowell was established in 1948 as a campground for the Girl Scouts. Over three decades later, 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, and a campsite located in the southern portion of the site have not been 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, that SEA application did allow for the relocation and decrease in 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 to permit site improvements and minor changes to the time periods governing the maximum number of children and adults permitted on the Property at any one time.

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.
June – August	550 during a designated 2-week period within these summer months	550 during a designated 3-week period within these summer months	100 adults 450 children
	300 during a designated 4-week period during these summer months	300 during a designated 3-week period during these summer months	75 adults 225 children
April, May, June, September, and October	250 during 12 designated weekends within these months	NO CHANGE	50 adults 200 children
All Other Times	130	NO CHANGE	30 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 Generation	Distribution of Trips by Mode and Time of Day	
			8-9 AM	4-5 PM
June – August	Designated 3-week period within these summer months	80 cars 6 buses	80 cars 6 buses	
	Designated 3-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	

The estimated maximum number of daily trips that is anticipated for the Resource Center is six (6).

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

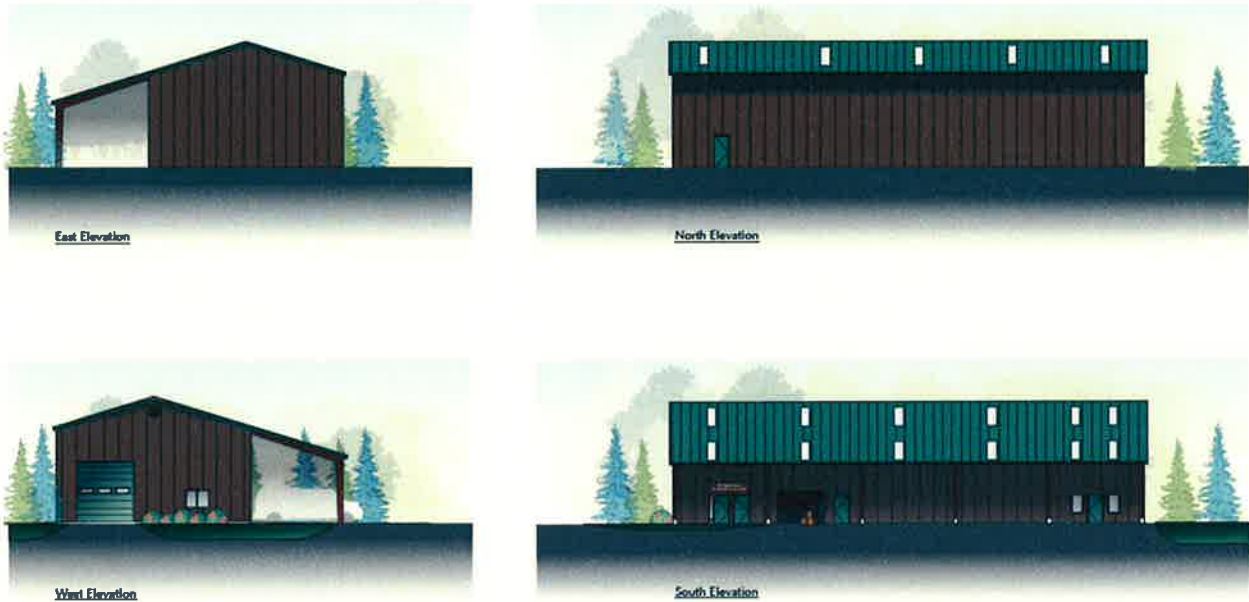
This facility serves Girl Scout troops from around the Washington Metropolitan area, including: Fairfax, Arlington, Prince William, Fauquier, Clarke, Frederick, Page, Shenandoah, Warren and Loudoun Counties in Virginia; Allegany, Frederick, Montgomery, Prince George's, Charles, St. Mary's, Washington and Calvert Counties in Maryland; Berkeley, Grant, Hampshire, Hardy, Jefferson, Mineral and Morgan Counties in West Virginia; 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, with the exception of the caretaker's house, continue to be requested as depicted on Sheet 2 of the Special Exception Amendment Plat, the Girl Scouts are requesting approval for the additional 6,000 gross square foot Resource Center, to be known as the The Diane Tipton Girl Scout Resource Center, and a 9-space parking lot to include 8 standard spaces and 1 accessible space. Both the Resource Center and parking lot are proposed for the northern portion of Parcel 38, as indicated on Sheet 3 of the Special Exception Amendment Plat. Initially, and for the foreseeable future, the gross floor area ("GFA") of the Resource Center will only be 4,000 square feet. The building design includes a covered porch area that may later be enclosed, at which time the GFA of the building will be 6,000 square feet.

The Resource Center is proposed to be constructed of insulated metal panels and a standing seam metal roof. The building will be painted brown to better blend in with its natural surrounding and to give it a more rustic appearance, as shown in the illustrative images below.

The proposed parking lot will be paved.



The Diane Tipton Girl Scout Resource Center at Camp Crowell
Butz-Wilbern: July 24, 2013

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 the interior parking lot landscaping requirements noted in Section 13-202(1) of the Zoning Ordinance, modification of the transitional screening and waiver of the barrier requirements noted in Section 13-302(1), 303(3B) and 304(4D, E, F) in lieu of that previously approved pursuant to SEA 81-C-081 and as shown on Sheet 3. The Applicant is providing the 35' TS-2 yard on the northern, southern and western property lines, which maintains existing

vegetation, but also provides for supplemental vegetation in the TS-2 yard and in the vicinity of the requested structure and parking area. The Applicant is requesting a modification of the TS-2 yard width from 35' to 25' on the eastern property line. Again, existing vegetation is maintained and supplemented with additional vegetation. Per Section 13-305(3), the transitional screening yard may be modified when the building, barrier or landscaping is designed to minimize adverse impacts through architectural or landscaping features. In accordance with Section 13-305(6), the barrier requirement may be waived when adjoining property is zoned to allow a similar use. The Applicant also requests modifications and waivers of these same requirements as noted in Section 17-201(12).

2. Waiver of the major paved trail, stone dust trail, major regional trail and stream valley trail required on the Property per Section 17-201(2) of the Zoning Ordinance and Section 8-0201.3 of the Public Facilities Manual. A waiver of these trails will maintain the primitive nature of the Property and provide for the safety of the Property's users. An easement will be granted in conjunction with the site plan as shown on Sheet 3 for future construction by others.
3. Waiver of Section 17-201(5) of the Zoning Ordinance to waive the requirement to provide curb and gutter on the internal travelways.
4. Waiver of stormwater management requirements noted in Section 6-0301.1 of the Public Facilities Manual 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). A rain barrel is proposed for the proposed building to provide for partial satisfaction of the detention requirement.
5. Waiver of Section 7.0101.1 of the Public Facilities Manual and Section 17-201(2, 3, 4 and 13) of the Zoning Ordinance to waive the requirement for interparcel access.

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, continued use of the Property as a public benefit association for the Girl Scouts 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 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 by the Girl Scouts for approximately 65 years. In general, the structures and campground facilities, including the proposed new Resource Center, are internal to the Property. 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 homes, 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 changes to maximum occupancy and the proposed Resource Center will be minimal, will not be hazardous and will not conflict with the existing and anticipated traffic in the neighborhood.

5. 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. Supplemental landscaping is also proposed to further screen the proposed Resource Center from view from Justin Knoll Road and neighboring properties. Finally, an existing berm on the Property will remain in place that will also help screen views of the Resource Center.

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

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 proposed Resource Center 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 the last 65 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. The Girl Scouts look forward to continuing to serve the scouting community at Camp Crowell for many years to come.

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

Very truly yours,

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



G. Evan Pritchard

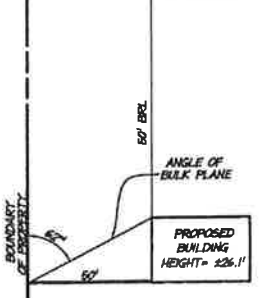
NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY CADASTRAL MAP No. 37-1 ((1)) PARCELS 25A, 26, 38, 39A, AND 40 AND CURRENTLY ZONED R-E.
2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF NORTHERN VIRGINIA COUNCIL OF GIRL SCOUTS, INC. BY DEED RECORDED IN DEED BOOK 1998, PAGE 306 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. THE APPLICANT IS NORTHERN VIRGINIA COUNCIL OF GIRL SCOUTS, INC.
3. 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 01-C-001 ON OCTOBER 9, 1998.
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. 5105PC0406, DATED SEPTEMBER 17, 2010. A MAJOR FLOODPLAIN EXISTS ON PORTIONS OF THE PROPERTY. NO DISTURBANCE IS PLANNED WITHIN THE FLOODPLAIN AS PART OF THIS SPECIAL EXCEPTION AMENDMENT.
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 MORE.
9. 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.
10. AIR QUALITY PERMITS SHALL BE OBTAINED, IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.
11. THE SITE WILL BE SERVED BY A SEPTIC FIELD AND PUBLIC WATER. THE LOCATION OF THE SEPTIC FIELD IS APPROXIMATE AND SUBJECT TO FINAL APPROVAL FROM THE HEALTH DEPARTMENT.
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.
14. 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-WAY AS PREVIOUSLY CONDITIONED, AS SHOWN ON SHEET 2 AND UPON DEMAND BY FAIRFAX COUNTY OR VDOT, IF REQUIRED, IN ORDER TO PROVIDE 46' OF RIGHT-OF-WAY FROM CENTERLINE.
17. AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN DOES EXIST ON THE SUBJECT PROPERTY. NO DISTURBANCE IS PLANNED WITHIN THE EQC AS PART OF THIS SPECIAL EXCEPTION AMENDMENT. THE COMPONENTS OF A MAXIMUM DENSITY REDUCTION DO NOT EXIST ON SITE.
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.
19. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF OWNER/DEVELOPER.
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.

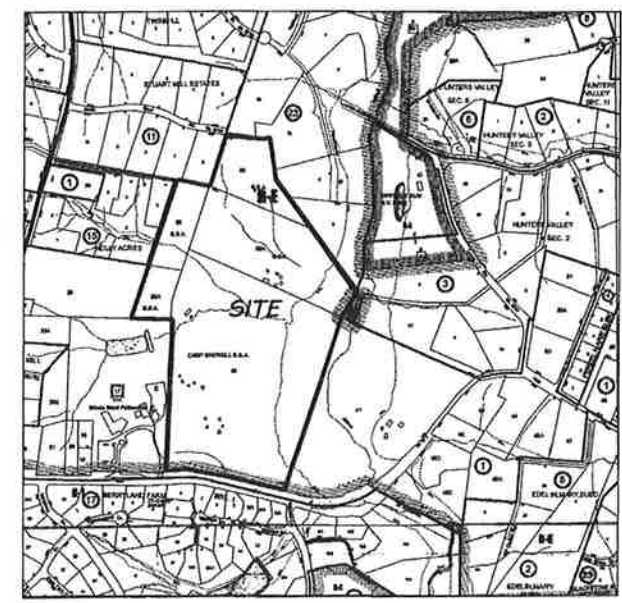
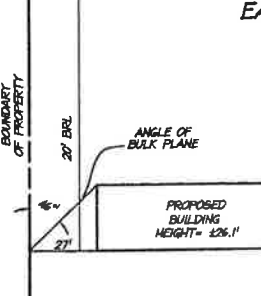
WAIVERS/MODIFICATIONS

1. 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(1), 302(3) AND 304(4)(E, F) OF THE ZONING ORDINANCE IN LIEU OF THAT PREVIOUSLY APPROVED WITH SEA 01-C-001 AND SHOWN ON SHEET 3. THE APPLICANT IS PROVIDING THE 35' TS-2 YARD ON THE NORTHERN, SOUTHERN AND WESTERN PROPERTY LINES, WHICH MAINTAINS EXISTING VEGETATION, BUT ALSO PROVIDES FOR SUPPLEMENTAL VEGETATION IN THE TS-2 YARD AND IN THE VICINITY OF THE REQUESTED STRUCTURE AND PARKING AREA. THE APPLICANT IS REQUESTING A MODIFICATION OF THE TS-2 YARD WIDTH FROM 35' TO 25' ON THE EASTERN PROPERTY LINE. AGAIN, EXISTING VEGETATION IS MAINTAINED AND SUPPLEMENTED WITH ADDITIONAL VEGETATION. PER SECTION 13-302(3) OF THE ZONING ORDINANCE, THE TRANSITIONAL SCREENING YARD MAY BE MODIFIED WHEN THE BUILDING, BARRIER OR LANDSCAPING IS DESIGNED TO MINIMIZE ADVERSE IMPACTS THROUGH ARCHITECTURAL OR LANDSCAPING FEATURES. IN ACCORDANCE WITH SECTIONS 13-302(4) OF THE ZONING ORDINANCE, THE BARRIER REQUIREMENT MAY BE WAIVED WHEN ADJACENT PROPERTY IS ZONED TO ALLOW A SIMILAR USE. THE APPLICANT ALSO REQUESTS MODIFICATIONS AND WAIVERS OF THESE SAME REQUIREMENTS AS NOTED IN SECTION 17-201(2) OF THE ZONING ORDINANCE. THE APPLICANT IS REQUESTING TO MODIFY THE PLANTING REQUIREMENTS, MODIFY THE TS-2 WIDTH ON THE EASTERN SIDE, AND WAIVE THE BARRIER REQUIREMENTS.
2. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF THE MAJOR PAVED TRAIL, 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 8-001.3 OF THE PUBLIC FACILITIES MANUAL. A WAIVER OF THESE TRAILS WILL MAINTAIN THE PRIMITIVE NATURE OF THE CAMP AND PROVIDE FOR THE SAFETY OF THE CAMPERS AND AN EASEMENT WILL BE GRANTED IN CONJUNCTION WITH THE SITE PLAN AS SHOWN ON SHEET 3 FOR FUTURE CONSTRUCTION BY OTHERS.
3. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF SECTION 17-201(5) OF THE ZONING ORDINANCE TO WAIVE THE REQUIREMENT TO PROVIDE CURB AND GUTTER ON THE INTERNAL TRAVELWAYS.
4. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF THE SHM REQUIREMENTS NOTED IN SECTION 6-030.1 OF THE PUBLIC FACILITIES MANUAL AS PREVIOUSLY APPROVED WITH SEA 01-C-001. THE SMALL INCREASE IN PEAK RATE OR VOLUME OF RUNOFF WILL NOT HAVE AN ADVERSE IMPACT ON LOWER LYING PROPERTIES PER PFM 6-022.4B(1). A RAIN BARREL IS PROPOSED AT THE PROPOSED BUILDING TO PROVIDE SOME DETENTION; HOWEVER THIS DOES NOT MEET THE FULL REQUIREMENT, THEREFORE A WAIVER IS REQUESTED.
5. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF SECTION 7-001.1 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.

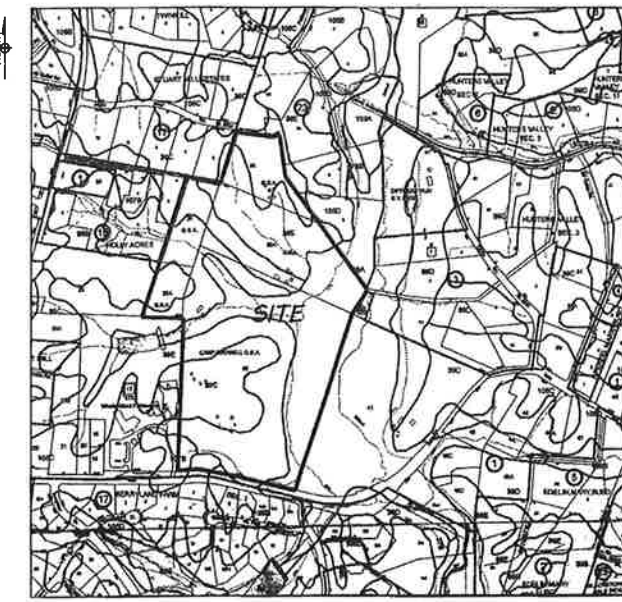
ANGLE OF BULK PLANE DETAIL NORTH SIDE



ANGLE OF BULK PLANE DETAIL EAST SIDE



VICINITY MAP
SCALE: 1" = 500'



SOILS MAP
SCALE: 1" = 500'

SOIL INFORMATION

SOIL #	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL
29	GODORUS SILT LOAM	III	POOR	POOR	LOW
34	GLENELG SILT LOAM	I	GOOD	GOOD	HIGH
06	RHODISS-ROCK OUTCROP	I	FAIR	GOOD	MEDIUM
93	SUMMERDUCK LOAM	II	MARGINAL	POOR	MEDIUM
105	WHEATON-GLENELG LOAM	IVB	GOOD	GOOD	HIGH
107	WHEATON-MEADOWVILLE	IVB	FAIR	MARGINAL	MEDIUM

SHEET INDEX

1. COVER SHEET
2. PREVIOUSLY APPROVED SPECIAL EXCEPTION AMENDMENT
3. PROPOSED SPECIAL EXCEPTION AMENDMENT
4. EXISTING VEGETATION MAP
5. STORMWATER MANAGEMENT INFORMATION



COVER SHEET

GIRL SCOUT COUNCIL OF THE NATION'S CAPITAL
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGNER	DESCRIPTION	REVISION	APPROVED BY	DATE

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SHEET 1 of 5
DATE: FEB. 2013
DRAFT: KTM CHECK: JCM
FILE NUMBER: 0124-1-0-6-00

PREVIOUSLY APPROVED S.E.A. TABULATIONS

SITE AREA: 2,948,140 SF OR 67.68 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 55 DEG. ANGLE OF BULK PLANE, BUT NOT LESS THAN 60'
 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 20% OF SITE AREA
 FLOOR AREA RATIO: 21,500 SF (0.0073)
 PARKING REQUIRED: 60 AUTOMOBILE SPACES, 4 BUS SPACES
 PARKING PROVIDED: 43 AUTOMOBILE SPACES, 6 BUS SPACES

PARKING NARRATIVE

A SPECIAL EXCEPTION AMENDMENT (SEA 81-C-08) WAS APPROVED IN 1991 TO MODIFY THE PREVIOUSLY APPROVED SPECIAL EXCEPTION TO ALLOW A BUILDING ADDITION AND RELOCATION OF A LODGE. PER THIS PLAN, THE FOLLOWING PARKING HAS REQUIRED AND PROVIDED:

EXISTING:
 AUTOMOBILE: 60 SPACES REQUIRED AND 43 SPACES PROVIDED
 BUS: 4 SPACES REQUIRED AND 6 SPACES PROVIDED

WITH THE PROPOSED SPECIAL EXCEPTION AMENDMENT REVISION, THE PROPOSED BUILDING DOES NOT REQUIRE ANY ADDITIONAL PARKING. THE APPLICANT IS PROPOSING TO REPLACE 9 APPROVED BUT UNSUITED AUTOMOBILE SPACES WITH 9 SPACES PROPOSED IN THE PARKING AREA ADJACENT TO THE PROPOSED STORAGE BUILDING. THEREFORE, NO INCREASE OR DECREASE IN THE PREVIOUSLY APPROVED PARKING IS PROPOSED OR REQUIRED.

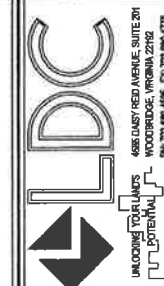
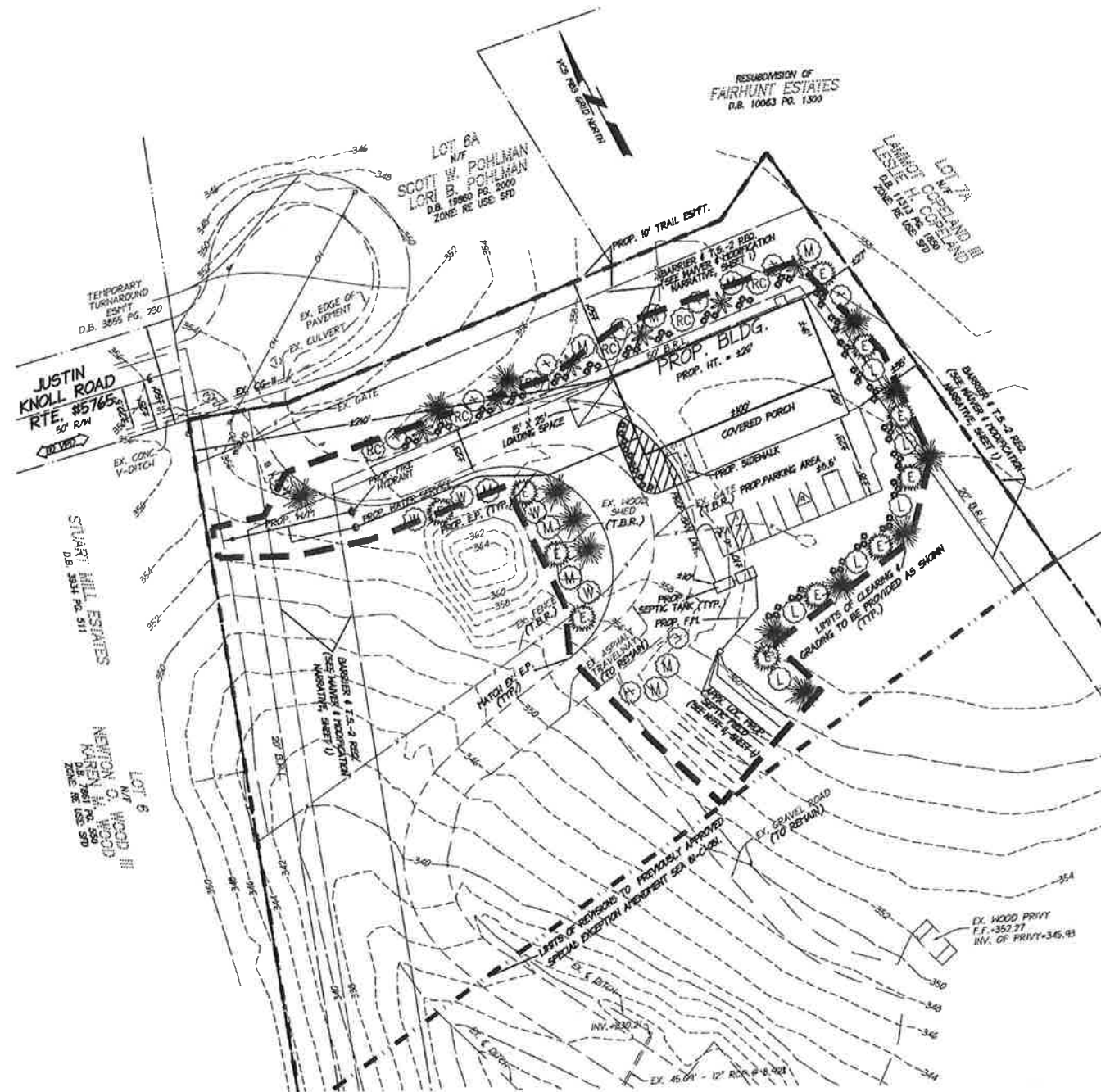
PROPOSED:
 AUTOMOBILE: 60 SPACES REQUIRED AND 43 SPACES PROVIDED
 BUS: 4 SPACES REQUIRED AND 6 SPACES PROVIDED

PLANTING SCHEDULE

	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	TOTAL QUANTITY	NORMAL COVERAGE PER TREE	TOTAL SF	CAT.
LARGE EVERGREEN	(M)	LOBLOLLY PINE	PINUS TAEDA	8' HT.	13	200 SF	2600 SF	IV
	(M)	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	8' HT.	9	200 SF	1800 SF	IV
	(RC)	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	8' HT.	7	100 SF	700 SF	II
MEDIUM EVERGREEN	(+)	AMERICAN HOLLY	ILEX OPACA	8' HT.	9	100 SF	900 SF	II
	(*)	ATLANTIC WHITECEDAR	CHAMAECYPARIS THYROIDES	8' HT.	6	100 SF	600 SF	II
	(E)	ENGLISH HOLLY	ILEX AQUIFOLIUM	8' HT.	11	100 SF	1100 SF	II
	(W)	WHITE FIR	ABIES CONOLOR	8' HT.	4	100 SF	400 SF	II
	(L)	LANSON FALSECYPRESS	CHAMAECYPARIS LANSONIANA	8' HT.	6	100 SF	600 SF	II
SHRUBS	(S)	SHRUB		30'	72			
					TOTAL = 137		8,700 SF	

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: 487'6"
 FRONT YARD: MINIMUM 45' (NORTHERN PROPERTY LINE) AND 42,500' (SOUTHERN PROPERTY LINE)
 SIDE YARD: 127' (EASTERN SIDE PROPERTY LINE) AND 120' (WESTERN SIDE PROPERTY LINE)
 REAR YARD: N/A
 OPEN SPACE: MINIMUM 20% OF SITE AREA
 FLOOR AREA RATIO: 127,500 SF (0.004)



PROPOSED SPECIAL EXCEPTION AMENDMENT

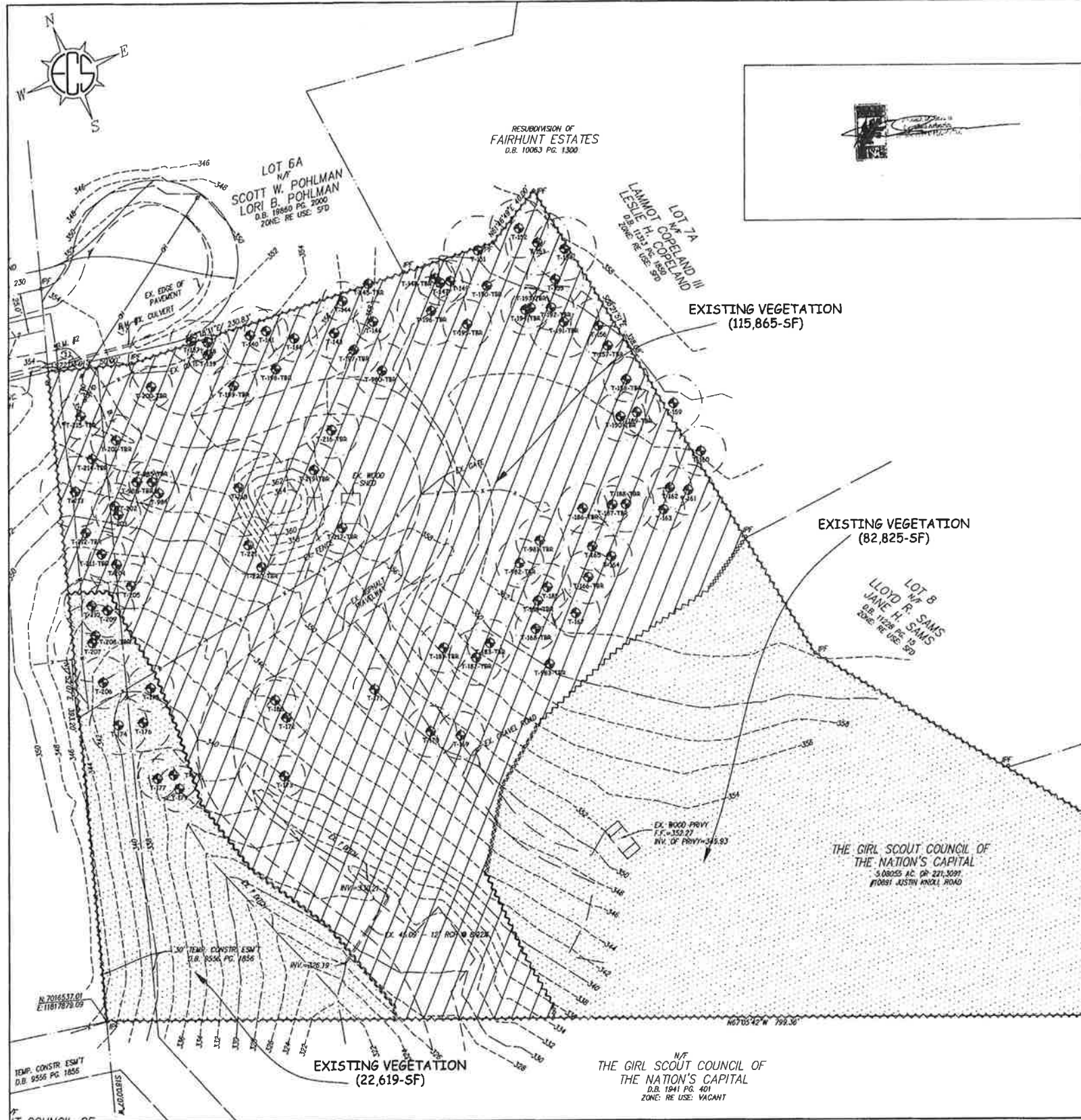
GIRL SCOUT COUNCIL OF THE NATION'S CAPITAL

DATE	DESCRIPTION	REVISION APPROVED BY	DATE

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE: 1" = 30'
 SHEET 3 of 5
 DATE: FEB. 2013
 DRAFT: K1A CHECK: JCT
 FILE NUMBER: 024-1-0-0



LEGEND

- TREELINE
- EXISTING CANOPY(2) UPLAND HARDWOOD FOREST (105,444-SF(2.42-AC)) LATE SUCCESSIONAL GOOD/FAIR QUALITY (OAK/TULIP POPLAR DOMINATED)
- EXISTING CANOPY (2) UPLAND SOFTWOOD FOREST (115,865-SF(2.66-AC)) MID SUCCESSIONAL FAIR/POOR QUALITY (VIRGINIA PINE DOMINATED)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION

Tree Number	Common Name	DBH (inches)	Height (feet)	Condition	Remarks
101	Virginia Pine	12.7	13.0	FAI	Many small dead limbs
102	Virginia Pine	12.8	13.0	FAI	Many small dead limbs
103	Virginia Pine	13.1	13.1	FAI	Many small dead limbs
104	Virginia Pine	13.9	13.0	FAI	Many small dead limbs
105	Virginia Pine	12.5	13.0	FAI	Many small dead limbs
106	Virginia Pine	13.0	13.0	FAI	Many small dead limbs
107	Virginia Pine	12.8	13.0	FAI	Many small dead limbs
108	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
109	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
110	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
111	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
112	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
113	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
114	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
115	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
116	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
117	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
118	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
119	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
120	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
121	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
122	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
123	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
124	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
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130	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
131	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
132	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
133	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
134	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
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144	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
145	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
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148	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
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151	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
152	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
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154	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
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162	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
163	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
164	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
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166	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
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168	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
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171	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
172	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
173	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
174	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
175	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
176	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
177	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
178	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
179	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
180	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
181	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
182	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
183	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
184	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
185	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
186	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
187	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
188	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
189	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
190	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
191	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
192	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
193	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
194	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
195	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
196	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
197	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
198	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
199	Virginia Pine	12.9	13.0	FAI	Many small dead limbs
200	Virginia Pine	12.9	13.0	FAI	Many small dead limbs

NOTE: THESE TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM THE PROPERTY OWNERS.

10891 JUSTIN KNOLL ROAD
OAKTON, VIRGINIA
FAIRFAX COUNTY

EXISTING VEGETATION MAP
GIRL SCOUTS OF AMERICA

ECS LLC
MID-ATLANTIC

CELEBRATING
25 YEARS
OF EXCELLENCE

ECS - MID-ATLANTIC, LLC
1408 THUNDERBOLT PLACE
CHARTERSVILLE, VA 22020
1-800-872-3489
703-971-8400
0767703-0000-9977

SETTING THE STANDARD FOR SERVICE

ECS REVISIONS

4/19/13 - DMB
9/20/13 - AEA

ENGINEER
AMS

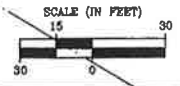
DRAFTING
AEA

SCALE
1" = 30'

PROJECT NO.
01:20783

SHEET
4 OF 5

DATE
4/1/13



STORMWATER MANAGEMENT NARRATIVE

THE STORMWATER MANAGEMENT/RETENTION REQUIREMENTS SHALL BE SATISFIED VIA WAIVER. SEE WAIVER REQUEST ON SHEET 1.

A RAIN BARREL IS PROPOSED AT THE PROPOSED BUILDING TO PROVIDE SOME DETENTION. HOWEVER THIS DOES NOT MEET THE FULL REQUIREMENT.

CONSERVATION AREA IS PROPOSED ON THE SUBJECT PROPERTY TO MEET BMP/WATER QUALITY REQUIREMENTS FOR THE DEVELOPMENT.

THE CONSERVATION AREAS SHALL BE CONTAINED WITHIN CONSERVATION AREA EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE RAIN BARREL SHALL BE MAINTAINED BY THE PROPERTY OWNER. ALL MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS.

OUTFALL NARRATIVE

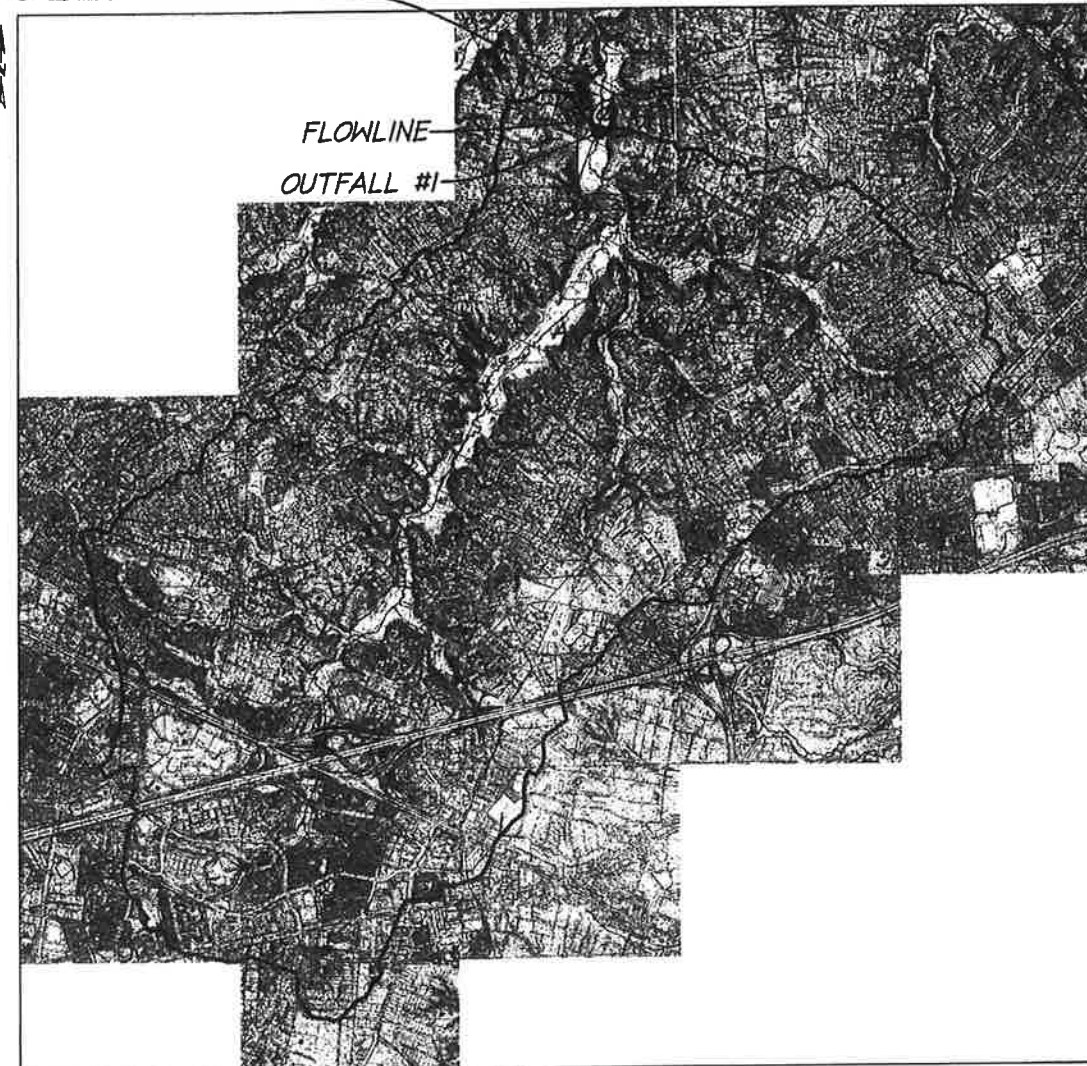
THE SUBJECT PROPERTY IS LOCATED WITHIN THE DIFFICULT RUN WATERSHED. THE SUBJECT PROPERTY MAINTAINS ONE STORY DRAINAGE OUTFALL. FLOODPLAIN AND RPA AREAS (DIFFICULT RUN) EXIST ON THE SUBJECT PROPERTY. AS A RESULT OF THE DEVELOPMENT OF THE SUBJECT PROPERTY A MINIMAL INCREASE IN RUNOFF WILL BE EXPERIENCED. A SMP DETENTION WAIVER IS BEING REQUESTED AS A PART OF THIS PLAN. BMP/WATER QUALITY FOR THE DEVELOPMENT WILL BE PROVIDED BY CONSERVATION AREA/UNDISTURBED OPEN SPACE. 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 ADJACENT PROPERTIES. NO DOWNSTREAM WATER IMPROVEMENTS ARE WITHIN THE INFLUENCE AREA OF THE PROPOSED PROJECT AND NO BATHYMETRIC NOTIFICATIONS OR SURVEYS ARE REQUIRED.

OUTFALL #1 DISCHARGE DRAINS FROM THE SUBJECT PROPERTY VIA SHEET FLOW TO THE DIFFICULT RUN FLOODPLAIN. STORMWATER MANAGEMENT DETENTION FOR THE MINIMAL DISTURBANCE AND INCREASE IN RUNOFF FOR THE SITE IS REQUESTED TO BE WAIVED (SEE "STORMWATER MANAGEMENT INFORMATION" ON THIS SHEET AND WAIVER NOTES ON SHEET 1). THE TOTAL DRAINAGE AREA TO DIFFICULT RUN AS IT EXITS THE PROPERTY IS 6,800 ACRES WHICH IS GREATER THAN 100 TIMES THE DEVELOPMENT AREA AND THE SITE AREA (67.60 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 PFM SECTIONS 6-0203.3A & 6-0203.20. AT THE POINT WHERE DIFFICULT RUN EXITS THE PROPERTY, THE TOTAL DRAINAGE AREA IS 6,800 ACRES WHICH IS GREATER THAN 100 TIMES THE DEVELOPMENT SITE AREA OF 67.60 ACRES MAKING THIS THE EXTENT OF THE STUDY AREA FOR THE OUTFALL. THE EXISTING FLOODPLAIN CHANNEL WAS INVESTIGATED AND FOUND TO HAVE A DEFINED BED AND BANKS CHANNEL. THIS OUTFALL IS ADEQUATE IN ACCORDANCE WITH SECTIONS 6-0203.20 & 6-0203.3 OF THE PUBLIC FACILITIES MANUAL.

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

② EXTENT OF REVIEW FOR OUTFALL #1 SEE THIS SHEET FOR "OUTFALL NARRATIVE"



DRAINAGE AREA MAP
SCALE: 1" = 200'

STORMWATER MANAGEMENT INFORMATION
TYPE OF FACILITY - DETENTION WAIVER REQUESTED

PRE-DEVELOPMENT SUBJECT PROPERTY
A=67.60 AC, C=0.25, Tc=5 MIN, I_p=-5.45 IN/HR, I₁₀=7.27 IN/HR
Q_p = (0.25)(5.45)(67.60) = 92 CFS
Q₁₀ = (0.25)(7.27)(67.60) = 123 CFS

POST-DEVELOPMENT SUBJECT PROPERTY
A=67.60 AC, C=0.25, Tc=5 MIN, I_p=-5.45 IN/HR, I₁₀=7.27 IN/HR
Q_p = (0.25)(5.45)(67.60) = 92 CFS (DETENTION WAIVER REQUESTED)
Q₁₀ = (0.25)(7.27)(67.60) = 123 CFS (DETENTION WAIVER REQUESTED)

● - DENOTES OUTFALL

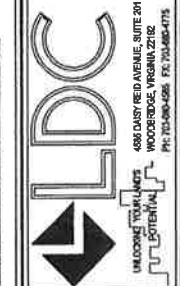
STORMWATER MANAGEMENT CHECKLIST

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 application.

This information is required under the following Zoning Ordinance paragraphs:
Special Permits (9-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-018 1G & 1H) Commercial Revitalization Districts (9-022 2A (12) & (14))
Development Plans PRC District (16-202 3 & 4L) PRC Plan (16-203 1E & 1O)
FDP P Districts (except PRC) (16-202 1F & 1Q) Amendments (16-202 10F & 10I)

- 1. Plan is at a minimum scale of 1"=60' (unless it is depicted on one sheet with a minimum scale of 1"=100').
 - 2. A graphic depicting the stormwater management facilities and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond subways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 2.
 - 3. Provide:
- | Facility Name/Type & No. | On-site area served (acres) | Off-site area (acres) | Drainage area (acres) | Footprint area (sf) | Storage Volume (cf) | If pond, dam height (ft) |
|---------------------------|-----------------------------|-----------------------|-----------------------|---------------------|---------------------|--------------------------|
| CONSERVATION AREA 2.02 AC | N/A | N/A | N/A | N/A | N/A | N/A |
| Totals | | | | | | |
- 4. On-site drainage channels, outfalls and pipe systems are shown on Sheet 2. Pond inlet and outlet pipe systems are shown on Sheet N/A.
 - 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A. Type of maintenance access road surface noted on the plan is N/A (asphalt, gravel, etc.).
 - 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.
 - 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 1.
 - 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 1.
 - 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 1.
 - 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 waiver is requested for SMP DETENTION (SEE SHEET 1).
 - 12. Stormwater management is not required because _____.



STORMWATER MANAGEMENT INFORMATION

GIRL SCOUT COUNCIL OF THE NATION'S CAPITAL

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGNER	DESCRIPTION	REVISION	APPROVED BY	DATE

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE: N/A

SHEET 5 OF 5

DATE: FEB. 2013

DRAFT: SDR CHECK: MTTM

FILE NUMBER: 1234-1-0-6-08