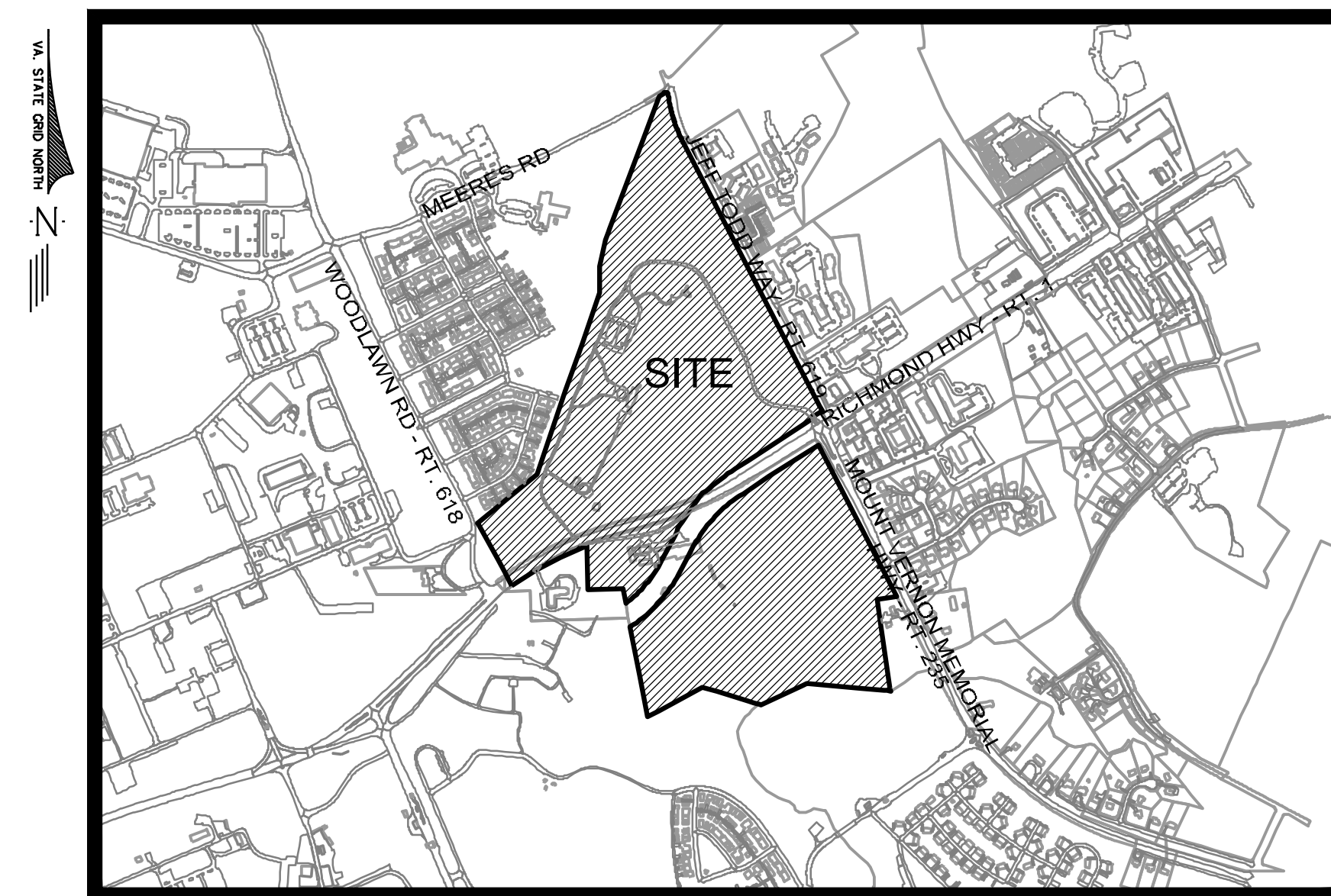


WOODLAWN HISTORIC SITE AND CULTURAL CENTER

SPECIAL EXCEPTION PLAT

Mt. Vernon District
Fairfax County, Virginia

APRIL 27, 2018



VICINITY MAP
SCALE 1"=1000'

SHEET INDEX

1. COVER SHEET
2. NOTES & DETAILS
- 3-4. EXISTING CONDITIONS MAP
- 5-6. EXISTING VEGETATION MAP
7. OVERVIEW PLAN
- 8-12. SPECIAL EXCEPTION PLAN
13. PEDESTRIAN AND VEHICULAR CIRCULATION
14. LANDSCAPE PLAN OVERALL
- 15-19. LANDSCAPE PLAN
20. LANDSCAPE COMPUTATIONS
- 21-22. SWM&BMP ANALYSIS
23. ADEQUATE OUTFALL ANALYSIS

APPLICANT:

NATIONAL TRUST FOR HISTORIC PRESERVATION

THE WATERGATE OFFICE BUILDING
2600 VIRGINIA AVE NW
SUITE 1100
WASHINGTON, DC 20037
(202)-588-6252

ARCHITECT:

STOIBER + ASSOCIATES

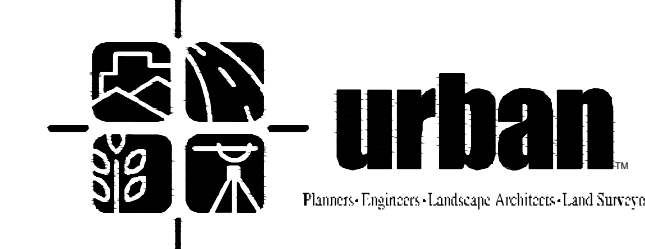
1821 CONNECTICUT AVE NW
SUITE 200
WASHINGTON, DC 20009
(202) 986-4700

ATTORNEY:

McGUIREWOODS, LLP

1750 TYSONS BLVD.
SUITE 1800
McLEAN, VIRGINIA 22102-4215
(703) 712-5000

CIVIL ENGINEER:



Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
Tel. 703.642.8080
www.urban-tdl.com



GENERAL NOTES

- ALL REFERENCES HEREIN TO ZONING ORDINANCE SHALL REFER TO THE FAIRFAX COUNTY ZONING ORDINANCE. ALL REFERENCES HEREIN TO PROPERTY, PARCEL OR SITE SHALL REFER TO THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS LOCATED IN THE MT.VERNON DISTRICT, ON FAIRFAX COUNTY TAX MAP 1092-01-0002, 1092-01-0003, AND 1092-01-0004. THE APPLICATION INCLUDES SURPLUS VDOT PROPERTY AS DEPICTED ON SHEETS 4 AND 10.
- THE PROPERTY IS CURRENTLY ZONED R-1.
- THE PROPERTY IS COMPRISED OF PARCELS OWNED BY THE NATIONAL TRUST FOR HISTORIC PRESERVATION IN THE UNITED STATES AND SURPLUS VDOT PROPERTY.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON DEEDS OF RECORD AND SOME FIELD VERIFICATION PERFORMED BY URBAN, LTD. IN AUGUST OF 2017.
- THE TOPOGRAPHY SHOWN HEREON IS AT TWO FOOT CONTOUR INTERVAL, BASED ON A COMBINATION OF GIS DATA, AERIAL TOPOGRAPHY AND FIELD TOPOGRAPHY PREPARED BY URBAN LTD. IN AUGUST OF 2017. HORIZONTAL DATA IS REFERENCED TO THE NAD1983 DATUM. VERTICAL DATA IS REFERENCED TO THE NGVD VERTICAL DATUM.
- BASED UPON COUNTY MAPPING, THERE ARE FLOODPLAINS AND RESOURCE PROTECTION AREAS LOCATED ON THE PROPERTY.
- THE PROPERTY LIES WITHIN THE WOODLAWN HISTORIC DISTRICT AND THE RICHMOND HIGHWAY CORRIDOR OVERLAY DISTRICT.
- THERE ARE NO KNOWN GRAVE OR BURIAL SITES ON THIS PROPERTY.
- THE RICHMOND HIGHWAY-TELEGRAPH ROAD CONNECTOR ENVIRONMENTAL ASSESSMENT, CONDUCTED IN 2006 INDICATED POTENTIAL HABITAT FOR THE SMALL WHORLED POGONIA IN THE FORT BELVOIR AREA. HOWEVER, SURVEYS CONDUCTED IN 2005 AND 2006 FAILED TO LOCATE ANY SPECIMENS OF THIS PLANT.
- IT IS NOT ANTICIPATED THAT THE PROPOSED DEVELOPMENT WILL POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- A PHASE I CULTURAL RESOURCES INVESTIGATION HAS BEEN COMPLETED BY NEW SOUTH ASSOCIATES INC, DATED OCTOBER, 2014. THE STUDY DEMONSTRATED MODERATE POTENTIAL FOR INTACT ARCHAEOLOGICAL FEATURES. THIS IS AN UPDATE TO AN ARCHAEOLOGICAL REPORT BY THE CHICORA FOUNDATION PREPARED IN 2000.
- WETLANDS SHOWN HEREIN WERE DELINEATED BY WSSI, INC. (WETLAND STUDIES AND SOLUTIONS, INC.) AS SHOWN IN "WATERS OF THE U.S. (INCLUDING WETLANDS) DELINEATION AND RESOURCE PROTECTION AREA (RPA) EVALUATION, WOODLAWN REPORT DATED OCTOBER 9, 2017.
- THE PROPOSED DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT AS MAY BE SPECIFIED OTHERWISE.
- PUBLIC WATER AND SANITARY SEWER SHALL BE PROVIDED BY EXTENSION OF EXISTING SERVICE ON THE PROPERTY.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE AND THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.
- MINOR MODIFICATIONS INCLUDING THE LIMITS OF CLEARING AND GRADING, LANDSCAPED OPEN SPACE AND LOCATIONS OF SIDEWALKS, UTILITIES AND STORM WATER MANAGEMENT FACILITIES MAY OCCUR WITH FINAL SITE ENGINEERING WITHOUT REQUIRING AN AMENDMENT TO THIS PLAT, UPON DETERMINATION BY THE ZONING ADMINISTRATOR.
- STORMWATER MANAGEMENT FACILITIES WILL CONFORM TO ALL DPWES AND PFM REQUIREMENTS.
- THERE ARE NO KNOWN 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 COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 672-10-1-VIRGINIA 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.
- THERE ARE NO KNOWN EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THE PROPERTY.
- IN ACCORDANCE WITH SECTION 9-004 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, AND/OR FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS, TRAILS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AN AMENDMENT TO THIS SPECIAL EXCEPTION, UPON DETERMINATION BY THE ZONING ADMINISTRATOR.
- ACCORDING TO THE COUNTYWIDE TRAILS PLAN, A MINIMUM 8 FOOT WIDE MAJOR TRAIL IS PROPOSED ALONG THE NORTH SIDE OF RICHMOND HIGHWAY RELOCATED (RT. 1) AND THE WEST SIDE OF JEFF TODD WAY (RT 619). A MAJOR REGIONAL TRAIL IS ALSO SHOWN LOOPING INTO THE SOUTHWEST CORNER OF THE PROPERTY. A WAIVER IS REQUESTED FOR THESE TRAILS.
- DATES OF CONSTRUCTION FOR EXISTING MAJOR STRUCTURES ARE: WOODLAWN PLANTATION, 1805; THE POPE-LEIGHEY HOUSE, 1940 (RELOCATED TO WOODLAWN IN 1965); THE OTIS MASON HOUSE, 1873 (RELOCATED TO NEW SITE IN 2017); AND GRAND VIEW DUPLEX, 1859. ALL EXISTING MAJOR STRUCTURES TO BE RETAINED.
- PROPOSED USES ARE ALL ACCESSORY TO THE PRINCIPAL CULTURAL CENTER USE. IN ADDITION, SUCH ACCESSORY USES ARE LISTED FOR PURPOSES OF IDENTIFYING BUILDINGS. ANY USE ACCESSORY TO THE PRINCIPAL CULTURAL CENTER USE MAY BE ESTABLISHED IN ANY EXISTING OR PROPOSED BUILDING.

SOILS MAP

SCALE 1"=300'



SOILS RATINGS¹

SOIL I.D. NUMBER	SERIES NAME	SUBSURFACE DRAINAGE	FOUNDATION SUPPORT	SLOPE	EROSION POTENTIAL	DRAINFIELD SUITABILITY	GEOTECHNICAL REPORT REQ. ²
60A	HONGA PEAT	POOR-F,W	POOR-F,W,B	0-2%	N/A	POOR-F,W	YES
66	KINGSTOWNE SANDY CLAY LOAM	FAIR-S	FAIR-C,B	N/A	MEDIUM	POOR-S	YES
72B	KINGSTOWNE-SASSAFRAS-NEABSCO COMPLEX	MARGINAL-P,S	FAIR-P	2-7%	LOW	POOR-P,S	YES
77B	MATTAPEX LOAM	MARGINAL-W,S	MARGINAL-W,B	2-7%	MEDIUM	POOR-W	NO (GEOTECHNICAL INVEST. REQ.)
91C	SASSAFRAS-MARUMSCO COMPLEX	POOR-P,C,S	POOR-U,P,C,B	7-15%	HIGH	POOR-P,U,C,S	YES
91D	SASSAFRAS-MARUMSCO COMPLEX	POOR-P,C,S	POOR-U,P,C,B	15-25%	HIGH	POOR-P,U,C,S	YES
95	URBAN LAND	N/A	N/A	N/A	N/A	N/A	YES
103A	WHEATON-CODORUS COMPLEX	POOR-F,W,S	POOR-F,W,B	0-2%	LOW	POOR-F,W,S	YES

SOILS NOTES:

- SOILS INFORMATION AND MAPPING PROVIDED BY THE OFFICIAL 2013 FAIRFAX COUNTY SOIL MAPS.
- GEOTECHNICAL REPORT REQUIRED AT TIME OF SITE PLAN.

ZONING TABULATIONS

GROSS SITE AREA.....+/-5,357,016 SQ. FT. or +/-122.98 AC.
 SURPLUS VDOT PROPERTY SUBJECT TO APPLICATION..... +/-114,215 SQ. FT. or +/-2.62AC.

REQUIRED OPEN SPACE NONE REQUIRED
 EXISTING OPEN SPACE ±5,009,400 SQ. FT. or ±115 AC. (NOT INCLUDING EXISTING AND PROPOSED BUILDINGS, TRAVELWAYS AND/OR PERMANENT PARKING AREAS)

MAXIMUM BUILDING HEIGHT PERMITTED..... 60 FT.
 MAXIMUM PROPOSED BUILDING HEIGHT.....±60 FT.

MINIMUM YARDS:
 FRONT YARD..... 50° ANGLE BULK PLANE, NOT LESS THAN 40 FT.
 SIDE YARD..... 45° ANGLE BULK PLANE, NOT LESS THAN 20 FT.
 REAR YARD..... 45° ANGLE BULK PLANE, NOT LESS THAN 25 FT.

MAXIMUM FLOOR AREA RATIO..... 0.20 FOR PUBLIC USE, 0.15 FOR USES OTHER THAN RESIDENTIAL OR PUBLIC

PROPOSED FLOOR AREA RATIO..... 0.013 (INCLUDES PROPOSED & EXISTING USES EXCEPT OLD GREENHOUSE)

PROPOSED GROSS FLOOR AREA +/-

REST ROOMS (TENT PAD)..... 200 SQ. FT.
 RESTAURANT..... 2,700 SQ. FT.
 TEACHING KITCHEN..... 2,000 SQ. FT.
 CLASS ROOM..... 1,000 SQ. FT.
 CONSERVATORY..... 4,250 SQ. FT.
 SPECIAL EVENT AND PROGRAM LODGING 7,272 SQ. FT.
 VISITOR CABINS..... 6,732 SQ. FT.
 NANO-BREWERY AND CAFE..... 5,000 SQ. FT.
 BARN AND EVENT SPACE..... 10,800 SQ. FT.
 GREENHOUSE 4,000 SQ. FT.
 TOTAL..... 43,954 SQ. FT.

EXISTING GROSS FLOOR AREA

POPE-LEIGHEY HOUSE..... 1,200 SQ. FT.
 WOODLAWN MANSION..... 9,000 SQ. FT.
 GARAGE & MAINTENANCE SHED..... 2,000 SQ. FT.
 OTIS MASON HOUSE..... 1,300 SQ. FT.
 BANK BARN..... 4,500 SQ. FT.
 STABLES..... 2,000 SQ. FT.
 DAIRY 2,000 SQ. FT.
 GRANDVIEW LODGING..... 2,800 SQ. FT.
 CORN CRIB..... 600 SQ. FT.
 GREENHOUSE (TO BE REMOVED)..... 1,500 SQ. FT.
 TOTAL..... 26,900 SQ. FT.

PARKING TABULATIONS

PARKING SPACES REQUIRED..... 232 SPACES (1 SPACE/300 SQ. FT. OF GROSS FLOOR AREA FOR CULTURAL CENTER)

EXISTING PARKING SPACES..... 81 SPACES
 EXISTING OVERFLOW SPACES..... 10 SPACES
 PROPOSED PARKING SPACES ±221 SPACES
 PROPOSED OVERFLOW SPACES..... ±507 SPACES
 TOTAL PARKING SPACES PROVIDED ±819 SPACES

REQUESTED WAIVERS/MODIFICATIONS

- MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS AND WAIVER OF BARRIER REQUIREMENTS PER SECTION 13-300 OF THE ZONING ORDINANCE. PLEASE REFER TO SHEET 14, LANDSCAPE PLAN OVERALL, FOR LOCATIONS AND SHEET 20, LANDSCAPE COMPUTATIONS, FOR A DETAILED EXPLANATION OF REQUESTED WAIVERS AND MODIFICATIONS.
- WAIVER OF THE TRAIL REQUIREMENT ALONG THE WEST SIDE OF JEFF TODD WAY (RT. 619) SINCE A PEDESTRIAN WALKWAY CURRENTLY EXISTS IN THAT LOCATION. IN ADDITION, WAIVER OF THE SMALL SECTION OF TRAIL LOOPING IN AND OUT OF THE SOUTHWEST CORNER OF THE PROPERTY IS REQUESTED DUE TO STEEP TOPOGRAPHY BOTH ON-SITE AND OFF-SITE, AND OFF-SITE WETLANDS, FLOODPLAIN AND DOGUE CREEK, WHICH WOULD PREVENT ANY TRAIL CONNECTION IN THIS AREA.
- WAIVER OF THE DUSTLESS SURFACE REQUIREMENT PER PUBLIC FACILITIES MANUAL SECTION 7-0502.5 FOR OVERFLOW PARKING AREAS SHOWN ON SHEETS 10 AND 12. SUCH PARKING AREAS SHALL BE EITHER GRASS OR GRAVEL AND SHALL BE USED TO ACCOMMODATE OCCASIONAL OVERFLOW PARKING. A WAIVER APPLICATION SHALL BE SUBMITTED AS REQUIRED BY SECTION 7-0504 OF THE PUBLIC FACILITIES MANUAL.



7712 Little River Turnpike
 Annandale, Virginia 22003
 TEL 703.642.8080 FAX 703.642.8251
 www.urban-ld.com



Applicant
 NATIONAL TRUST FOR HISTORIC PRESERVATION
 THE WATER GATE OFFICE BUILDING
 2800 VIRGINIA AVE NW
 SUITE 1100
 WASHINGTON, DC 20037

Revision / Issue

No.	Description	Date
1.	1st Submission	3/21/18
2.	2nd Submission	4/27/18

Issue

Date	Description

Project Name
 WOODLAWN HISTORIC SITE AND CULTURAL CENTER SPECIAL EXCEPTION PLAT
 Mount Vernon District
 Fairfax County, Virginia

Drawn By SS Checked By DTM

Project No. MISC-2207

Date March 21, 2018

Drawing Title
 NOTES & DETAILS

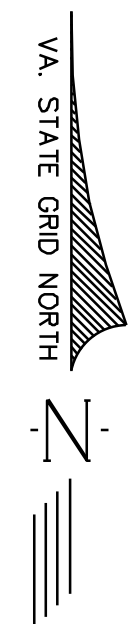
Scale: AS SHOWN

Drawing Number

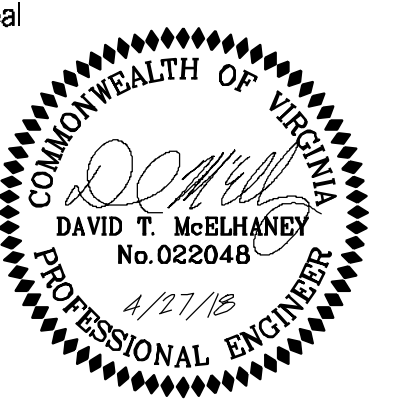
2
 Sheet 2 of 23

Urban, Ltd. - C:\Jobs\Woodlawn\Special Exception\Cod\02-Notes.dwg [NOTES] April 27, 2018 - 10:36am eparkerson

MISC-2207



7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8390 FAX 703.642.8251
www.urban-ld.com



Applicant
NATIONAL TRUST FOR HISTORIC PRESERVATION
THE WATER GATE OFFICE BUILDING
2800 VIRGINIA AVE NW
SUITE 1100
WASHINGTON, DC 20037

Revision / Issue No.	Description	Date
1.	1st Submission	3/21/18
2.	2nd Submission	4/27/18

Issue Date	Description

Project Name
WOODLAWN HISTORIC SITE AND CULTURAL CENTER SPECIAL EXCEPTION PLAT

Mount Vernon District
Fairfax County, Virginia

Drawn By: SS Checked By: DTM

Project No. MISC-2207

Date: March 21, 2018

Drawing Title
EXISTING CONDITIONS MAP

Scale: 1"=100'

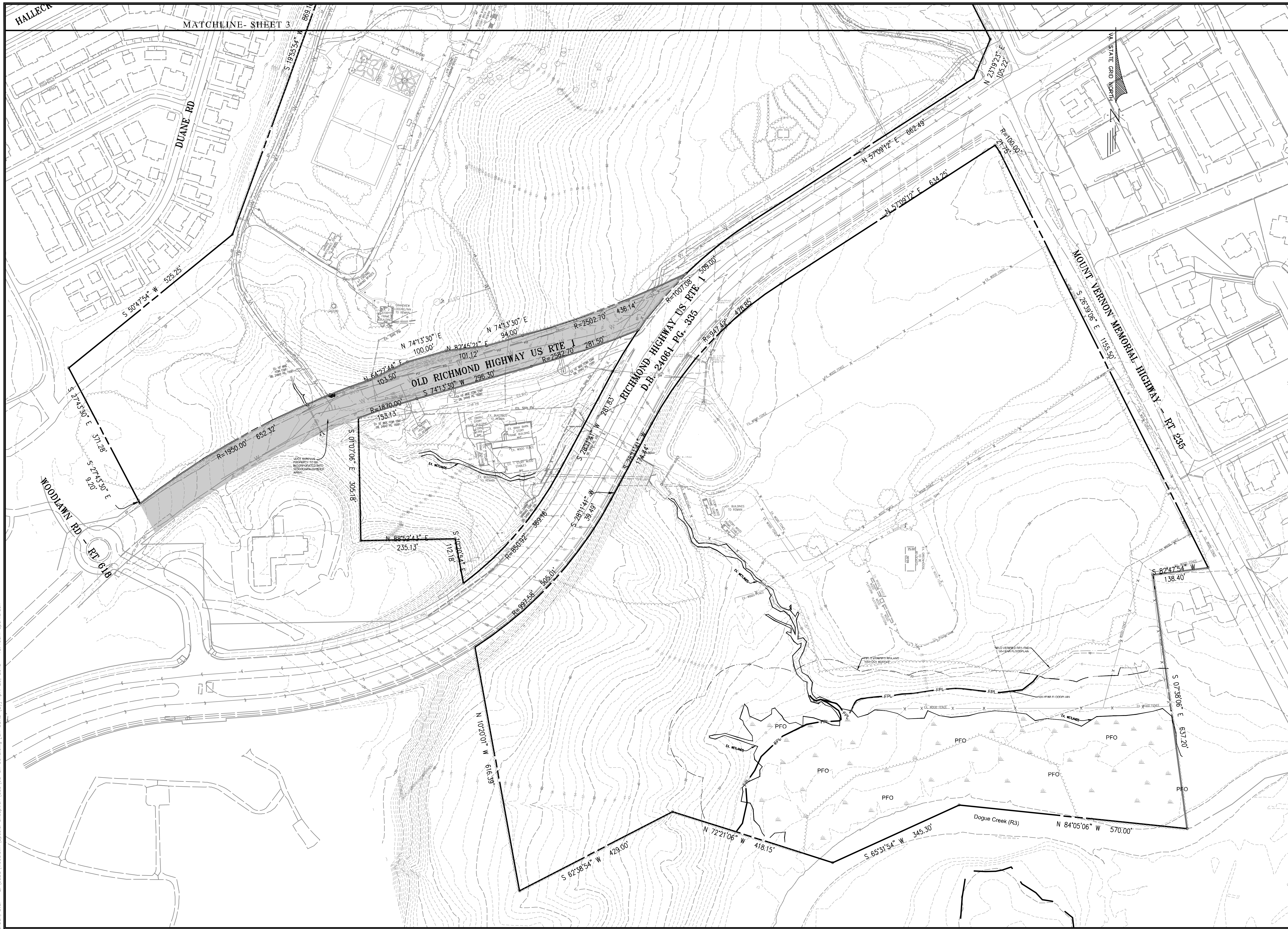
Drawing Number
3

Sheet 3 of 23

Urban, Ltd. - Q:\0655\Woodlawn\Special Exception\Cond\03-Ex Cond.dwg [EX COND] April 26, 2018 - 10:40am eporkerson

MATCHLINE- SHEET 4

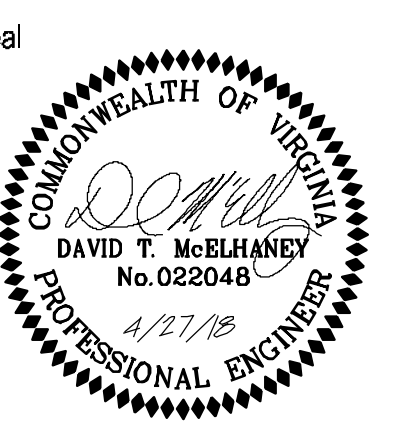
MISC-2207



Urban, Ltd. - Q:\JOBS\Woodlawn\Special Exception\Cad\03-Ex Cond.dwg [EX COND (2)] April 26, 2018 - 10:40am eporkerson



7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8380 FAX 703.642.8251
www.urban-llc.com



Applicant
NATIONAL TRUST FOR
HISTORIC PRESERVATION
THE WATER GATE OFFICE BUILDING
2800 VIRGINIA AVE NW
SUITE 1100
WASHINGTON, DC 20037

Revision / Issue		
No.	Description	Date
1.	1st Submission	3/21/18
2.	2nd Submission	4/27/18

Issue	
Date	Description

Project Name

WOODLAWN
HISTORIC SITE AND
CULTURAL CENTER
SPECIAL EXCEPTION
PLAT

Mount Vernon District
Fairfax County, Virginia

Drawn By: SS Checked By: DTM

Project No. MISC-2207

Date: March 21, 2018

Drawing Title
EXISTING CONDITIONS
MAP

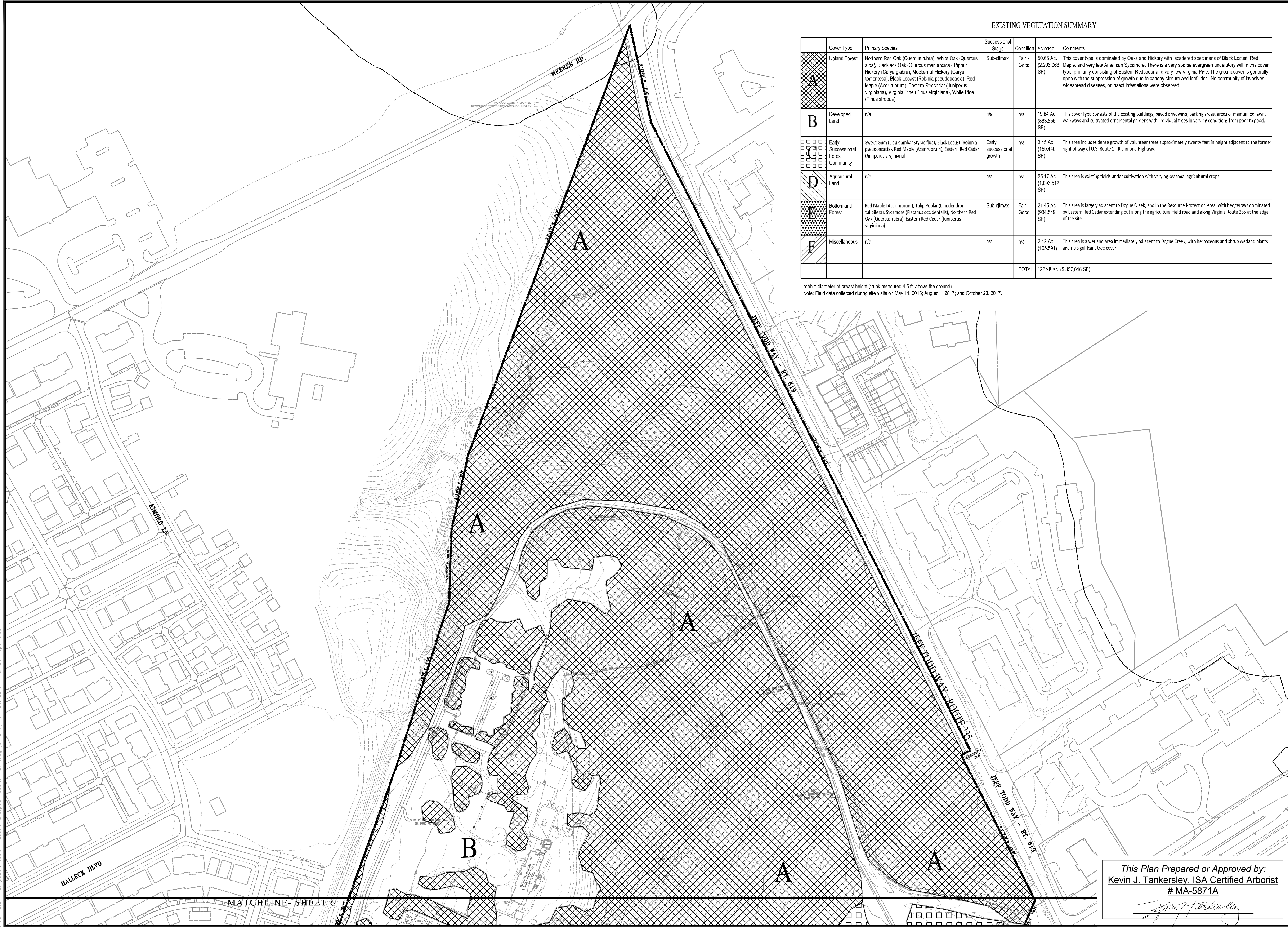
Scale: 1"=100'

Drawing Number

4

Sheet 4 of 23

MISC-2207



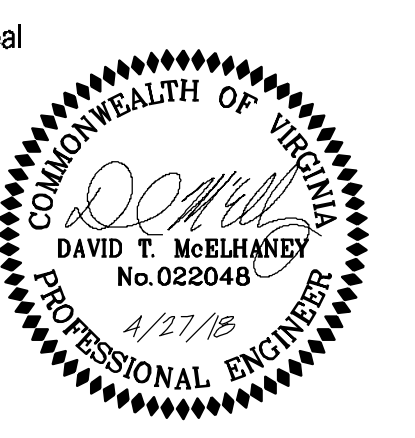
EXISTING VEGETATION SUMMARY

Cover Type	Primary Species	Successional Stage	Condition	Acroage	Comments
A	Upland Forest Northern Red Oak (<i>Quercus rubra</i>), White Oak (<i>Quercus alba</i>), Blackjack Oak (<i>Quercus marilandica</i>), Pignut Hickory (<i>Carya glabra</i>), Mockernut Hickory (<i>Carya tomentosa</i>), Black Locust (<i>Robinia pseudoacacia</i>), Red Maple (<i>Acer rubrum</i>), Eastern Red Cedar (<i>Juniperus virginiana</i>), Virginia Pine (<i>Pinus virginiana</i>), White Pine (<i>Pinus strobus</i>)	Sub-climax	Fair - Good	50.65 Ac. (2,206,068 SF)	This cover type is dominated by Oaks and Hickory with scattered specimens of Black Locust, Red Maple, and very few American Sycamore. There is a very sparse evergreen understorey within this cover type, primarily consisting of Eastern Redcedar and very few Virginia Pine. The groundcover is generally open with the suppression of growth due to canopy closure and leaf litter. No community of invasives, widespread diseases, or insect infestations were observed.
B	Developed Land n/a	n/a	n/a	19.84 Ac. (863,856 SF)	This cover type consists of the existing buildings, paved driveways, parking areas, areas of maintained lawn, walkways and cultivated ornamental gardens with individual trees in varying conditions from poor to good.
C	Early Successional Forest Community Sweet Gum (<i>Liquidambar styraciflua</i>), Black Locust (<i>Robinia pseudoacacia</i>), Red Maple (<i>Acer rubrum</i>), Eastern Red Cedar (<i>Juniperus virginiana</i>)	Early successional growth	n/a	3.45 Ac. (150,440 SF)	This area includes dense growth of volunteer trees approximately twenty feet in height adjacent to the former right of way of U.S. Route 1 - Richmond Highway.
D	Agricultural Land n/a	n/a	n/a	25.17 Ac. (1,096,512 SF)	This area is existing fields under cultivation with varying seasonal agricultural crops.
E	Bottomland Forest Red Maple (<i>Acer rubrum</i>), Tulip Poplar (<i>Liriodendron tulipifera</i>), Sycamore (<i>Platanus occidentalis</i>), Northern Red Oak (<i>Quercus rubra</i>), Eastern Red Cedar (<i>Juniperus virginiana</i>)	Sub-climax	Fair - Good	21.45 Ac. (934,549 SF)	This area is largely adjacent to Dogue Creek, and in the Resource Protection Area, with hedgerows dominated by Eastern Red Cedar extending out along the agricultural field road and along Virginia Route 235 at the edge of the site.
F	Miscellaneous n/a	n/a	n/a	2.42 Ac. (105,591 SF)	This area is a wetland area immediately adjacent to Dogue Creek, with herbaceous and shrub wetland plants and no significant tree cover.
TOTAL				122.98 Ac. (5,357,016 SF)	

*dbh = diameter at breast height (trunk measured 4.5 ft. above the ground).
Note: Field data collected during site visits on May 11, 2016; August 1, 2017; and October 20, 2017.



7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703 642 8300 FAX 703 642 8251
www.urban-ll.com



Applicant
NATIONAL TRUST FOR HISTORIC PRESERVATION
THE WATER GATE OFFICE BUILDING
2800 VIRGINIA AVE NW
SUITE 1100
WASHINGTON, DC 20037

Revision / Issue		
No.	Description	Date
1.	1st Submission	3/21/18
2.	2nd Submission	4/27/18

Issue	Description
Date	

Project Name

WOODLAWN HISTORIC SITE AND CULTURAL CENTER SPECIAL EXCEPTION PLAT

Mount Vernon District
Fairfax County, Virginia

Drawn By SS	Checked By DTM
----------------	-------------------

Project No. MISC-2207

Date March 21, 2018

Drawing Title
EXISTING VEGETATION MAP

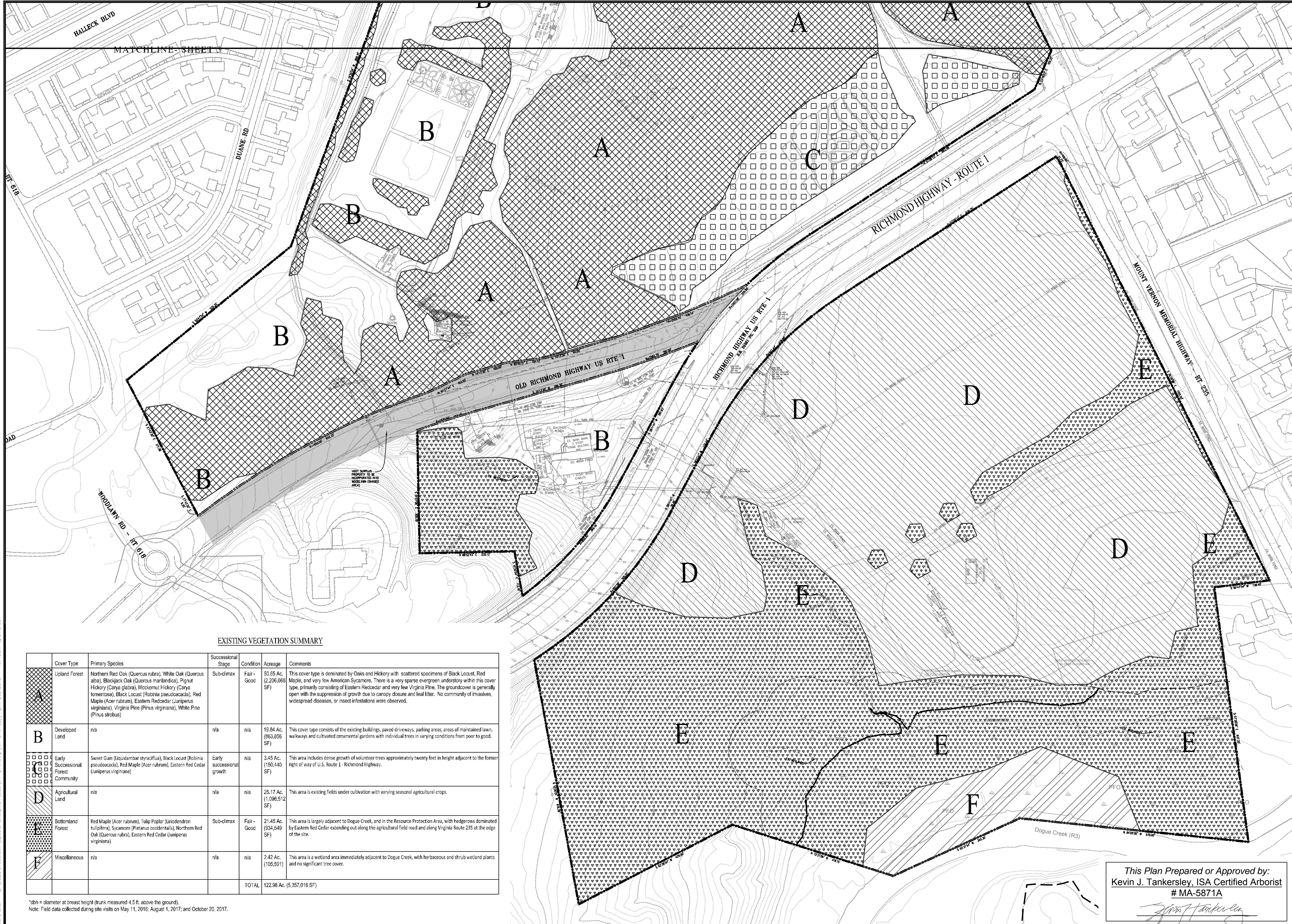
Scale: 1"=100'

Drawing Number

5
Sheet 5 of 23

This Plan Prepared or Approved by:
Kevin J. Tankersley, ISA Certified Arborist
MA-5871A
Kevin J. Tankersley

Urban, Ltd. - 0:\JOBS\Woodlawn\Special Exception\04-EM.dwg [07 EWI] April 26, 2018 - 10:40am eparkerson



EXISTING VEGETATION SUMMARY

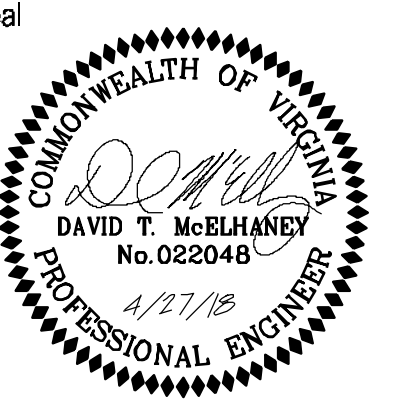
Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
A	Northern Red Oak (<i>Quercus rubra</i>), White Oak (<i>Quercus alba</i>), Blackjack Oak (<i>Quercus marilandica</i>), Pignut Hickory (<i>Carya glabra</i>), Mockernut Hickory (<i>Carya tomentosa</i>), Black Locust (<i>Robinia pseudoacacia</i>), Red Maple (<i>Acer rubrum</i>), Eastern Redcedar (<i>Juniperus virginiana</i>), Virginia Pine (<i>Pinus virginiana</i>), White Pine (<i>Pinus strobus</i>)	Sub-climax	Fair - Good	50.65 Ac. (2,206,068 SF)	This cover type is dominated by Oaks and Hickory with scattered specimens of Black Locust, Red Maple, and very few American Sycamore. There is a very sparse evergreen understory within this cover type, primarily consisting of Eastern Redcedar and very few Virginia Pine. The groundcover is generally open with the suppression of growth due to canopy closure and leaf litter. No community of invasives, widespread diseases, or insect infestations were observed.
B	n/a	n/a	n/a	19.84 Ac. (863,856 SF)	This cover type consists of the existing buildings, paved driveways, parking areas, areas of maintained lawn, walkways and cultivated ornamental gardens with individual trees in varying conditions from poor to good.
C	Sweet Gum (<i>Liquidambar styraciflua</i>), Black Locust (<i>Robinia pseudoacacia</i>), Red Maple (<i>Acer rubrum</i>), Eastern Red Cedar (<i>Juniperus virginiana</i>)	Early successional growth	n/a	3.45 Ac. (150,440 SF)	This area includes dense growth of volunteer trees approximately twenty feet in height adjacent to the former right of way of U.S. Route 1 - Richmond Highway.
D	n/a	n/a	n/a	25.17 Ac. (1,096,512 SF)	This area is existing fields under cultivation with varying seasonal agricultural crops.
E	Red Maple (<i>Acer rubrum</i>), Tulip Poplar (<i>Liriodendron tulipifera</i>), Sycamore (<i>Platanus occidentalis</i>), Northern Red Oak (<i>Quercus rubra</i>), Eastern Red Cedar (<i>Juniperus virginiana</i>)	Sub-climax	Fair - Good	21.45 Ac. (934,549 SF)	This area is largely adjacent to Dogue Creek, and in the Resource Protection Area, with hedgerows dominated by Eastern Red Cedar extending out along the agricultural field road and along Virginia Route 235 at the edge of the site.
F	n/a	n/a	n/a	2.42 Ac. (105,591 SF)	This area is a wetland area immediately adjacent to Dogue Creek, with herbaceous and shrub wetland plants and no significant tree cover.
TOTAL				122.98 Ac. (5,357,016 SF)	

*dbh = diameter at breast height (trunk measured 4.5 ft. above the ground).
 Note: Field data collected during site visits on May 11, 2016; August 1, 2017; and October 20, 2017.

This Plan Prepared or Approved by:
Kevin J. Tankersley, ISA Certified Arborist
 # MA-5871A
Kevin J. Tankersley



7712 Little River Turnpike
 Annandale, Virginia 22003
 TEL 703.642.8300 FAX 703.642.8251
 www.urban-llc.com



Applicant
NATIONAL TRUST FOR HISTORIC PRESERVATION
 THE WATER GATE OFFICE BUILDING
 2800 VIRGINIA AVE NW
 SUITE 1100
 WASHINGTON, DC 20037

Revision / Issue	No.	Description	Date
1st Submission	1.		3/21/18
2nd Submission	2.		4/27/18

Issue	Date	Description

Project Name
WOODLAWN HISTORIC SITE AND CULTURAL CENTER SPECIAL EXCEPTION PLAT

Mount Vernon District
 Fairfax County, Virginia

Drawn By **SS** Checked By **DTM**

Project No. **MISC-2207**

Date **March 21, 2018**

Drawing Title
EXISTING VEGETATION MAP

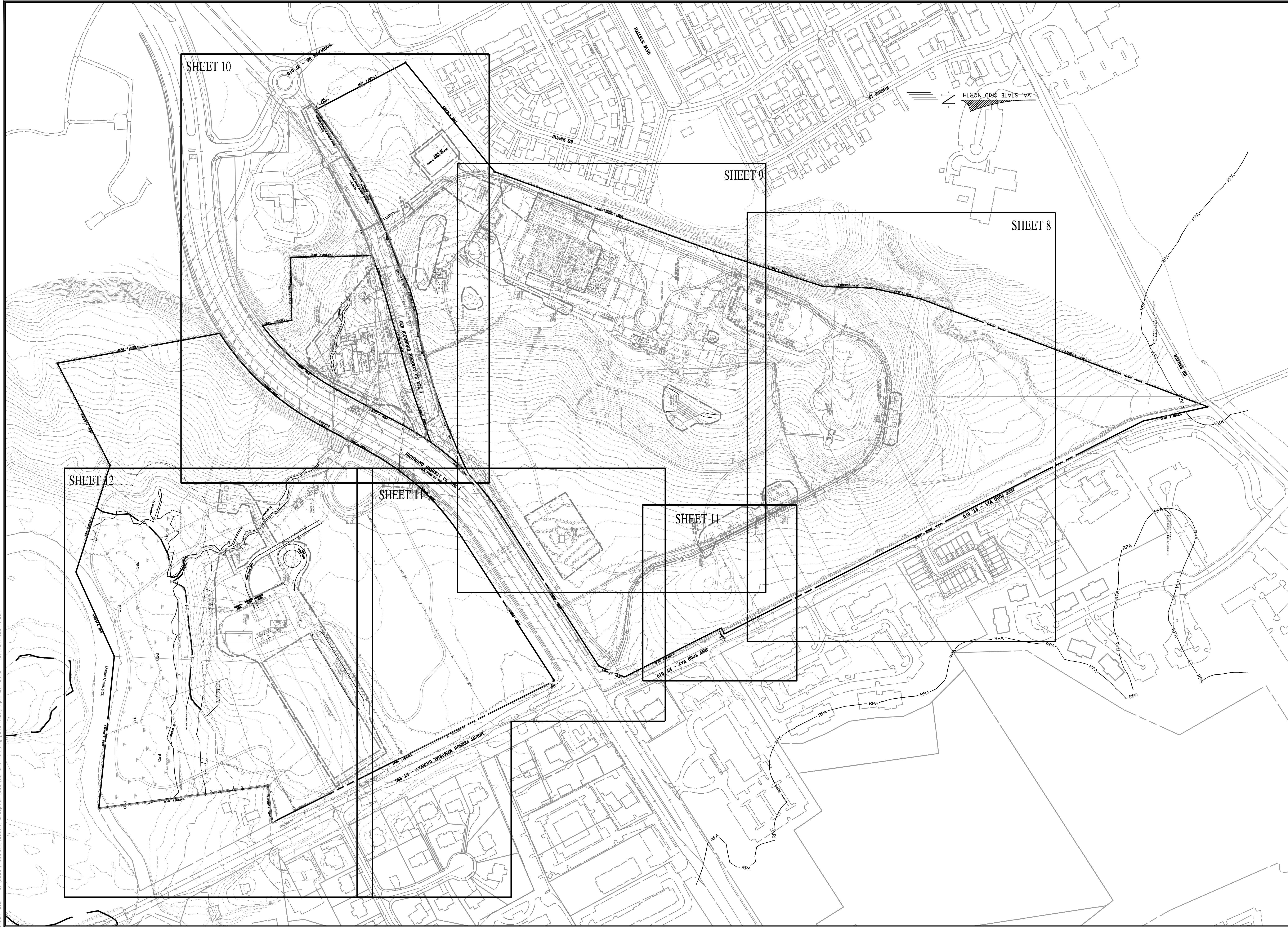
Scale: 1"=100'

Drawing Number
6

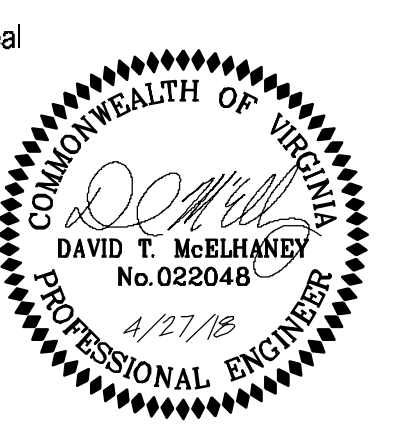
Sheet 6 of 23

Urban, Ltd. - Q:\JOBS\Woodlawn\Special Exception\Woodlawn\Map\2018-10-20\Map.dwg [07 April 26, 2018 - 10:40am] eparker

MISC-2207



7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8390 FAX 703.642.8251
www.urban-llc.com



Applicant
NATIONAL TRUST FOR HISTORIC PRESERVATION
THE WATER GATE OFFICE BUILDING
2600 VIRGINIA AVE NW
SUITE 1100
WASHINGTON, DC 20037

Revision / Issue		
No.	Description	Date
1.	1st Submission	3/21/18
2.	2nd Submission	4/27/18

Issue	
Date	Description

Project Name
WOODLAWN HISTORIC SITE AND CULTURAL CENTER SPECIAL EXCEPTION PLAT

Mount Vernon District
Fairfax County, Virginia

Drawn By: SS Checked By: DTM

Project No. MISC-2207

Date: March 21, 2018

Drawing Title
OVERVIEW PLAN

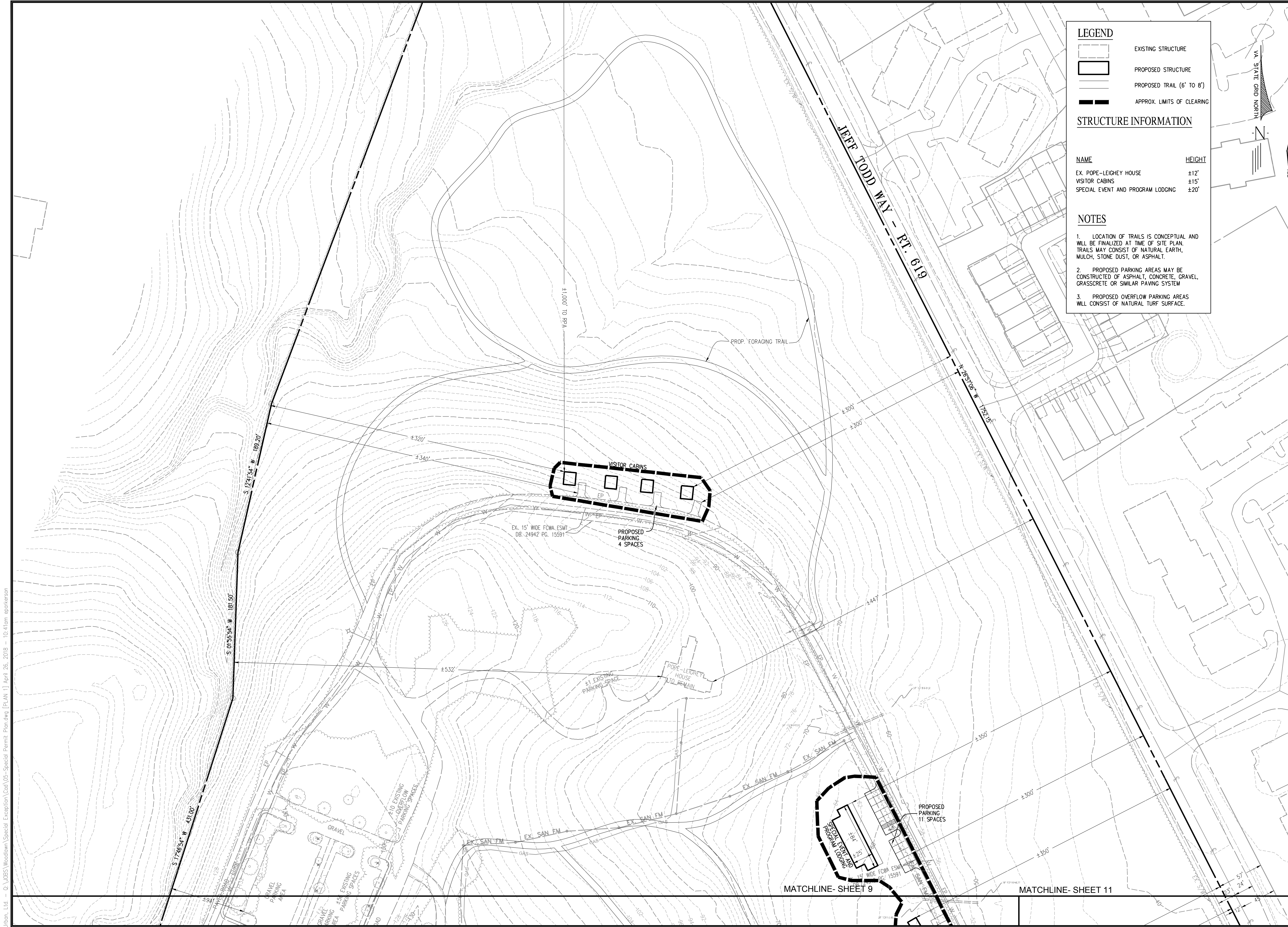
Scale: 1"=150'

Drawing Number

7
Sheet 7 of 23

Urban, Ltd. - Q:\JOBS\Woodlawn\Special_Exception\Cad\05-Overview.dwg [OVERVIEW] April 26, 2018 - 10:41am eparkerson

MISC-2207



LEGEND

- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- PROPOSED TRAIL (6' TO 8')
- APPROX. LIMITS OF CLEARING

STRUCTURE INFORMATION

NAME	HEIGHT
EX. POPE-LEIGHEY HOUSE	±12'
VISITOR CABINS	±15'
SPECIAL EVENT AND PROGRAM LODGING	±20'

NOTES

1. LOCATION OF TRAILS IS CONCEPTUAL AND WILL BE FINALIZED AT TIME OF SITE PLAN. TRAILS MAY CONSIST OF NATURAL EARTH, MULCH, STONE DUST, OR ASPHALT.
2. PROPOSED PARKING AREAS MAY BE CONSTRUCTED OF ASPHALT, CONCRETE, GRAVEL, GRASSCRETE OR SIMILAR PAVING SYSTEM
3. PROPOSED OVERFLOW PARKING AREAS WILL CONSIST OF NATURAL TURF SURFACE.

urban

7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8300 FAX 703.642.8251
www.urban-llc.com

Seal

DAVID T. McELHANEY
No. 022048
1/27/18
PROFESSIONAL ENGINEER

Applicant
NATIONAL TRUST FOR HISTORIC PRESERVATION
THE WATER GATE OFFICE BUILDING
2800 VIRGINIA AVE NW
SUITE 1100
WASHINGTON, DC 20037

Revision / Issue

No.	Description	Date
1.	1st Submission	3/21/18
2.	2nd Submission	4/27/18

Issue

Date	Description

Project Name

WOODLAWN HISTORIC SITE AND CULTURAL CENTER SPECIAL EXCEPTION PLAT

Mount Vernon District
Fairfax County, Virginia

Drawn By **SS** Checked By **DTM**

Project No. **MISC-2207**

Date **March 21, 2018**

Drawing Title

SPECIAL EXCEPTION PLAN

Scale: **1"=50'**

Drawing Number

8
Sheet 8 of 23

Urban, Ltd. - Q:\JOBS\Woodlawn\Special Exception\Cod\05-Special Permit_Plan.dwg [PLAN 1] April 26, 2018 - 10:41am eparkerson

MISC-2207



LEGEND

- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- PROPOSED TRAIL (6' TO 8')
- APPROX. LIMITS OF CLEARING
- PROPOSED GARDEN DINING AREA

STRUCTURE INFORMATION

NAME	HEIGHT
TENT PAD RESTROOMS	±15'
RESTAURANT	±15'
TEACHING KITCHEN	±15'
CLASSROOM	±15'
CONSERVATORY	±20'
EX. WOODLAWN MANSION	±41'
SPECIAL EVENT AND PROGRAM LODGING	±20'

- NOTES**
1. LOCATION OF TRAILS IS CONCEPTUAL AND WILL BE FINALIZED AT TIME OF SITE PLAN. TRAILS MAY CONSIST OF NATURAL EARTH, MULCH, STONE DUST, OR ASPHALT.
 2. PROPOSED PARKING AREAS MAY BE CONSTRUCTED OF ASPHALT, CONCRETE, GRAVEL, GRASSCRETE OR SIMILAR PAVING SYSTEM
 3. PROPOSED OVERFLOW PARKING AREAS WILL CONSIST OF NATURAL TURF SURFACE.
 4. LOCATION OF POSSIBLE UNDERGROUND DETENTION FACILITY IS PRELIMINARY AND MAY BE ADJUSTED TO ADDRESS ENGINEERING CONSTRAINTS AND TREES.
 5. SECTIONS OF FENCING MAY BE REMOVED AT TIME OF CONSTRUCTION.

7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8300 FAX 703.642.8251
www.urban-llc.com

Seal

Applicant
NATIONAL TRUST FOR HISTORIC PRESERVATION
THE WATER GATE OFFICE BUILDING
2800 VIRGINIA AVE NW
SUITE 1100
WASHINGTON, DC 20037

Revision / Issue

No.	Description	Date
1.	1st Submission	3/21/18
2.	2nd Submission	4/27/18

Issue

Date	Description

Project Name

WOODLAWN HISTORIC SITE AND CULTURAL CENTER SPECIAL EXCEPTION PLAT

Mount Vernon District
Fairfax County, Virginia

Drawn By **SS** Checked By **DTM**

Project No. **MISC-2207**

Date **March 21, 2018**

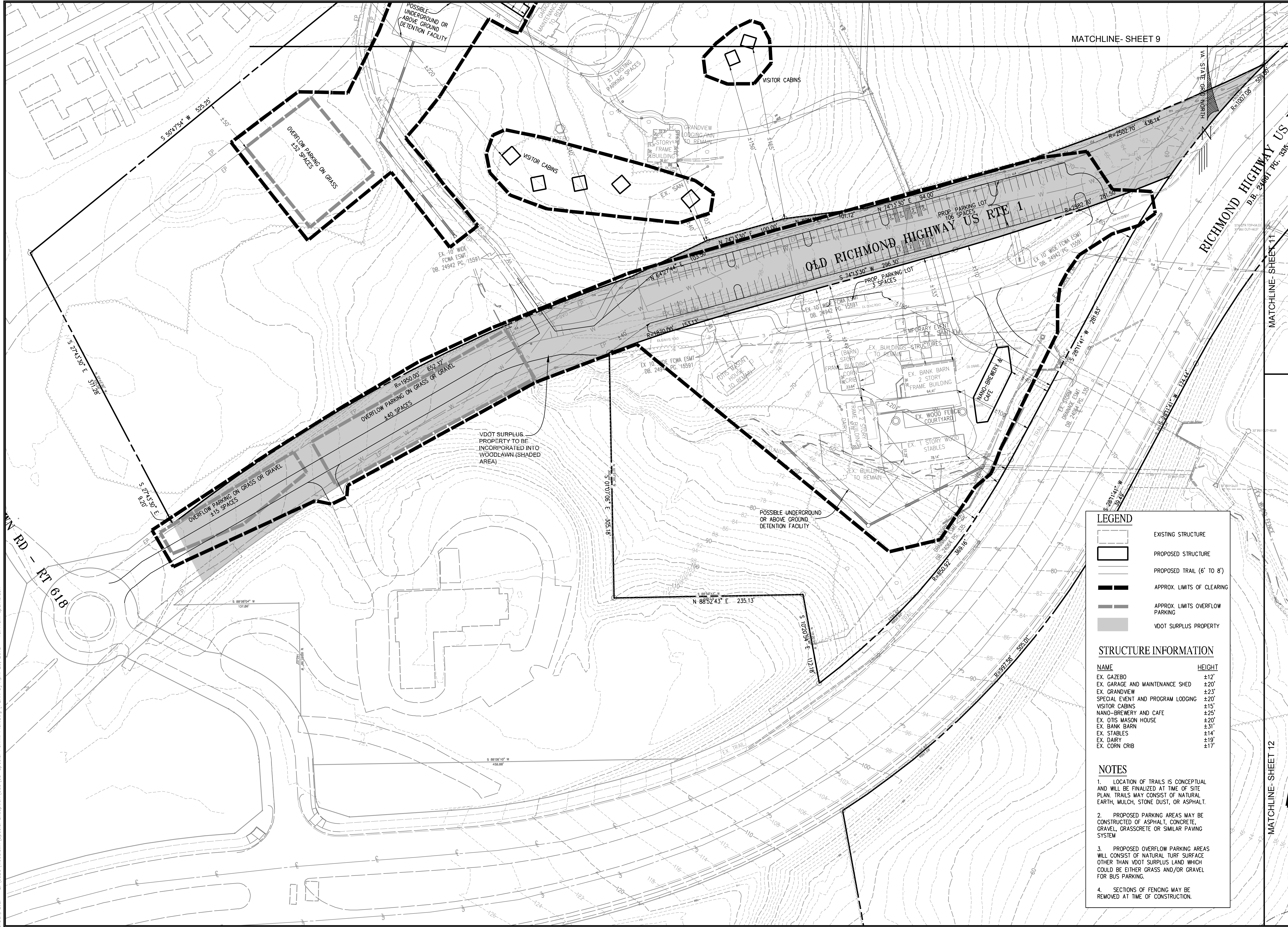
Drawing Title
SPECIAL EXCEPTION PLAN

Scale: **1"=50'**

Drawing Number
9
Sheet 9 of 23

Urban, Ltd. - 0:\Jobs\Woodlawn\Special Exception\Plan.dwg [PLAN 2] April 26, 2018 - 10:41am epparkerson

MISC-2207



MATCHLINE- SHEET 9

MATCHLINE- SHEET 11

MATCHLINE- SHEET 12



7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8300 FAX 703.642.8251
www.urban-llc.com



Applicant
NATIONAL TRUST FOR
HISTORIC PRESERVATION
THE WATER GATE OFFICE BUILDING
2800 VIRGINIA AVE NW
SUITE 1100
WASHINGTON, DC 20037

Revision / Issue		
No.	Description	Date
1.	1st Submission	3/21/18
2.	2nd Submission	4/27/18

Issue	
Date	Description

Project Name
**WOODLAWN
HISTORIC SITE AND
CULTURAL CENTER
SPECIAL EXCEPTION
PLAT**

Mount Vernon District
Fairfax County, Virginia

Drawn By: SS Checked By: DTM

Project No. MISC-2207

Date: March 21, 2018

Drawing Title
**SPECIAL EXCEPTION
PLAN**

Scale: 1"=50'

Drawing Number
10

Sheet 10 of 23

LEGEND

	EXISTING STRUCTURE
	PROPOSED STRUCTURE
	PROPOSED TRAIL (6' TO 8')
	APPROX. LIMITS OF CLEARING
	APPROX. LIMITS OVERFLOW PARKING
	VDOT SURPLUS PROPERTY

STRUCTURE INFORMATION

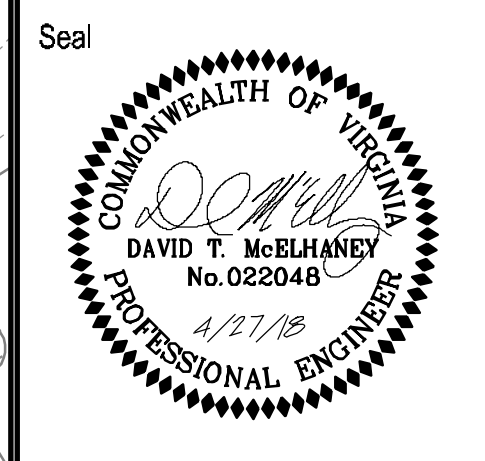
NAME	HEIGHT
EX. GAZEBO	±12'
EX. GARAGE AND MAINTENANCE SHED	±20'
EX. GRANDVIEW	±23'
SPECIAL EVENT AND PROGRAM LODGING	±20'
VISITOR CABINS	±15'
NANO-BREWERY AND CAFE	±25'
EX. OTIS MASON HOUSE	±20'
EX. BANK BARN	±31'
EX. STABLES	±14'
EX. DAIRY	±19'
EX. CORN CRIB	±17'

NOTES

- LOCATION OF TRAILS IS CONCEPTUAL AND WILL BE FINALIZED AT TIME OF SITE PLAN. TRAILS MAY CONSIST OF NATURAL EARTH, MULCH, STONE DUST, OR ASPHALT.
- PROPOSED PARKING AREAS MAY BE CONSTRUCTED OF ASPHALT, CONCRETE, GRAVEL, GRASSCRETE OR SIMILAR PAVING SYSTEM
- PROPOSED OVERFLOW PARKING AREAS WILL CONSIST OF NATURAL TURF SURFACE OTHER THAN VDOT SURPLUS LAND WHICH COULD BE EITHER GRASS AND/OR GRAVEL FOR BUS PARKING.
- SECTIONS OF FENCING MAY BE REMOVED AT TIME OF CONSTRUCTION.

Urban, Ltd. - Q:\JOBS\Woodlawn\Special Exception\Cad\05-Special Permit_Plan.dwg [PLAN 3] April 26, 2018 - 10:41am eparkerson

MISC-2207



Applicant
NATIONAL TRUST FOR HISTORIC PRESERVATION
THE WATER GATE OFFICE BUILDING
2800 VIRGINIA AVE NW
SUITE 1100
WASHINGTON, DC 20037

Revision / Issue		
No.	Description	Date
1.	1st Submission	3/21/18
2.	2nd Submission	4/27/18

Issue	
Date	Description

Project Name
WOODLAWN HISTORIC SITE AND CULTURAL CENTER SPECIAL EXCEPTION PLAT

Mount Vernon District
Fairfax County, Virginia

Drawn By SS	Checked By DTM
----------------	-------------------

Project No. MISC-2207

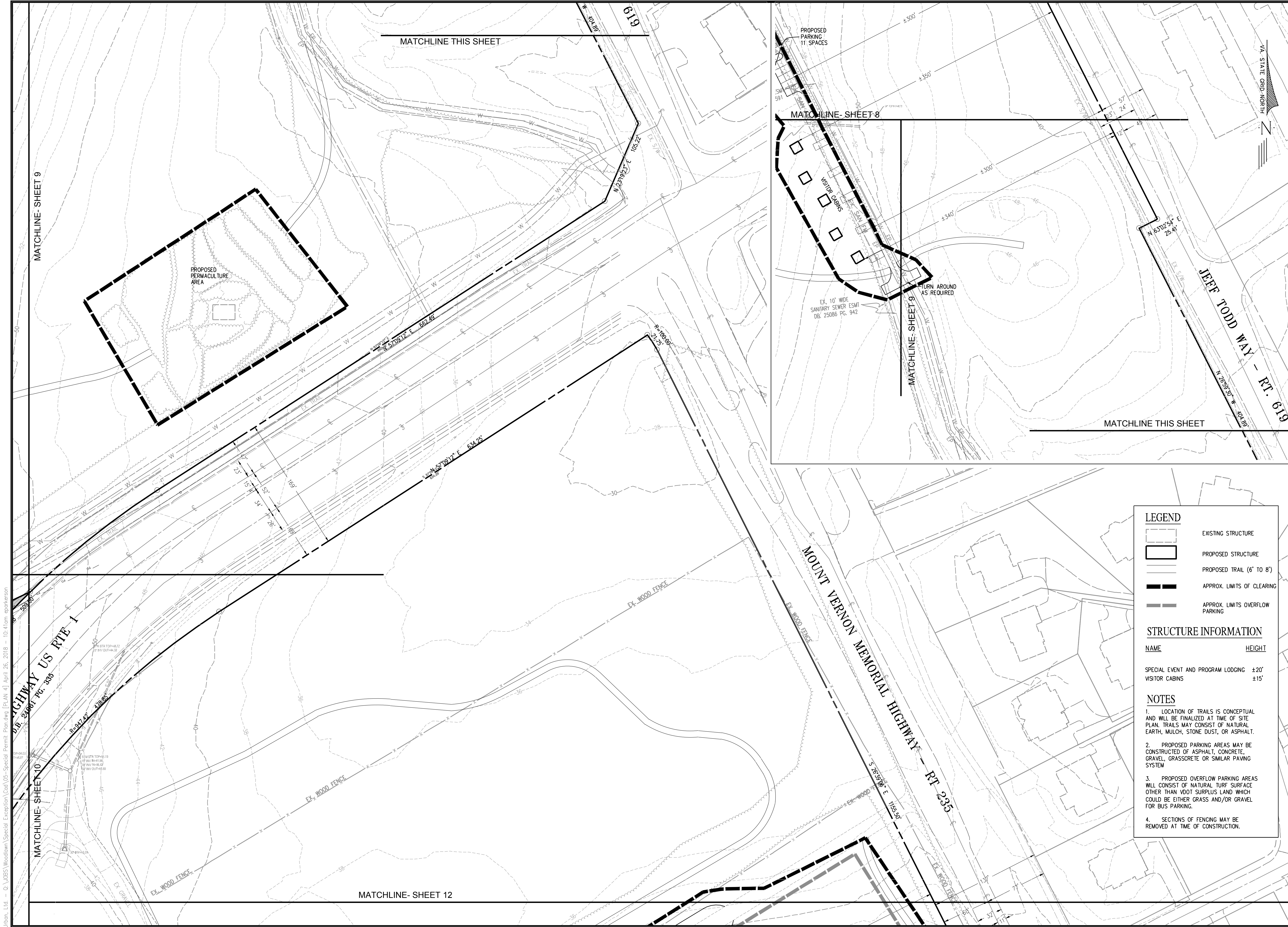
Date March 21, 2018

Drawing Title
SPECIAL EXCEPTION PLAN

Scale: 1"=50'

Drawing Number
11

Sheet 11 of 23



LEGEND

- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- PROPOSED TRAIL (6' TO 8')
- APPROX. LIMITS OF CLEARING
- APPROX. LIMITS OVERFLOW PARKING

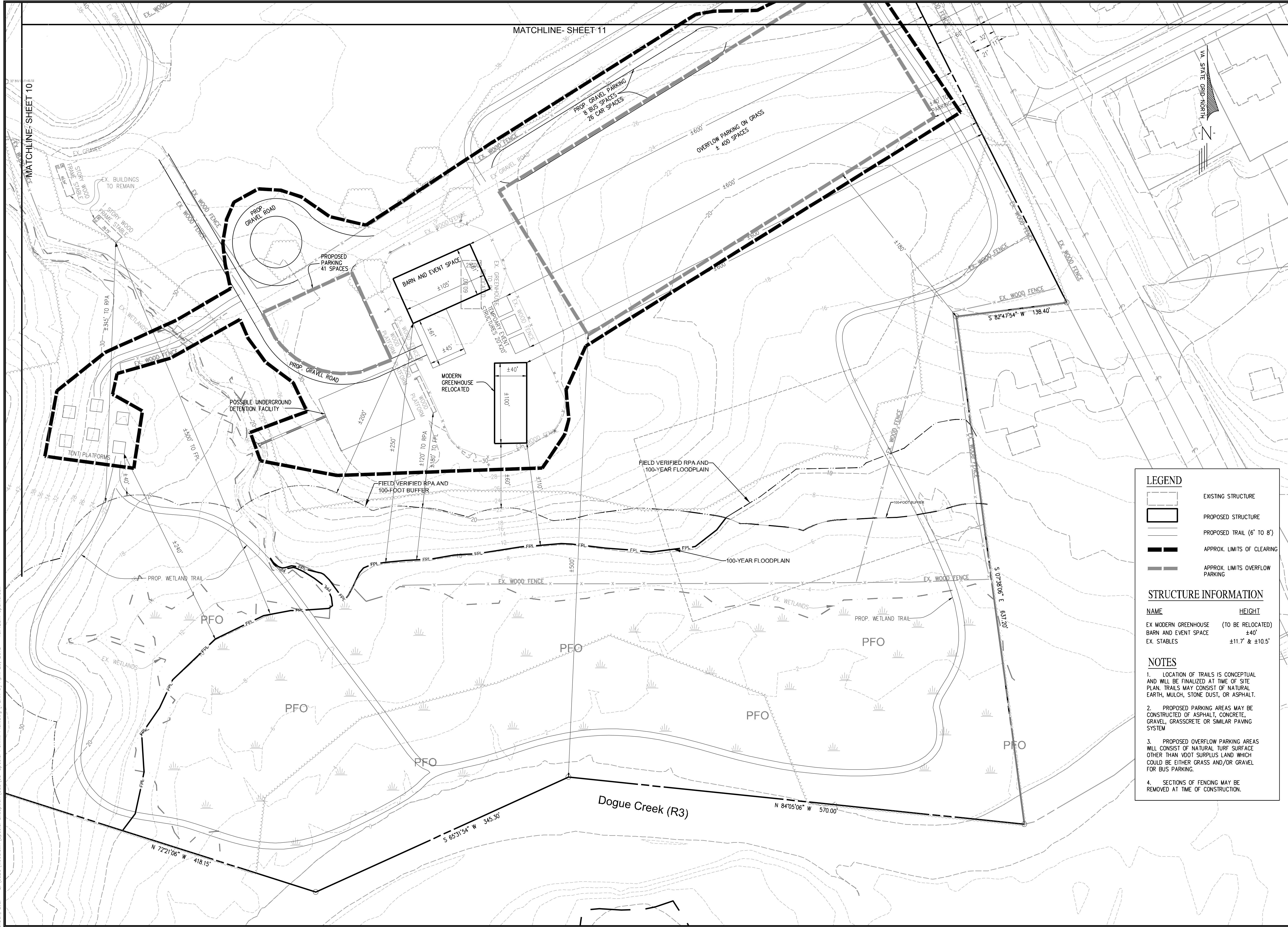
STRUCTURE INFORMATION

NAME	HEIGHT
SPECIAL EVENT AND PROGRAM LODGING	±20'
VISITOR CABINS	±15'

NOTES

- LOCATION OF TRAILS IS CONCEPTUAL AND WILL BE FINALIZED AT TIME OF SITE PLAN. TRAILS MAY CONSIST OF NATURAL EARTH, MULCH, STONE DUST, OR ASPHALT.
- PROPOSED PARKING AREAS MAY BE CONSTRUCTED OF ASPHALT, CONCRETE, GRAVEL, GRASSCRETE OR SIMILAR PAVING SYSTEM
- PROPOSED OVERFLOW PARKING AREAS WILL CONSIST OF NATURAL TURF SURFACE OTHER THAN VDOT SURPLUS LAND WHICH COULD BE EITHER GRASS AND/OR GRAVEL FOR BUS PARKING.
- SECTIONS OF FENCING MAY BE REMOVED AT TIME OF CONSTRUCTION.

Urban, Ltd. - 0:\JOBS\Woodlawn\Special Exception\Plan\05-Special Permit\Plan.dwg [PLAN 4] April 26, 2018 - 10:41am eparkerson

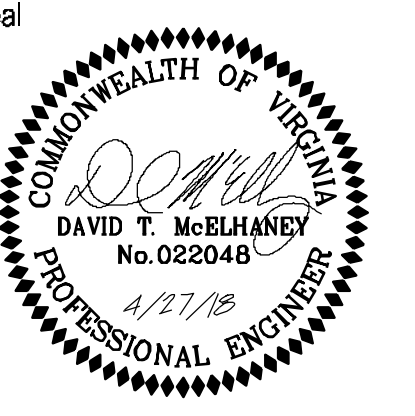


MATCHLINE- SHEET 11

MATCHLINE- SHEET 10



7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8300 FAX 703.642.8251
www.urban-llc.com



Applicant
NATIONAL TRUST FOR
HISTORIC PRESERVATION
THE WATER GATE OFFICE BUILDING
2800 VIRGINIA AVE NW
SUITE 1100
WASHINGTON, DC 20037

Revision / Issue		
No.	Description	Date
1.	1st Submission	3/21/18
2.	2nd Submission	4/27/18

Issue	
Date	Description

Project Name
**WOODLAWN
HISTORIC SITE AND
CULTURAL CENTER
SPECIAL EXCEPTION
PLAT**

Mount Vernon District
Fairfax County, Virginia

Drawn By: SS
Checked By: DTM

Project No. MISC-2207

Date: March 21, 2018

Drawing Title
**SPECIAL EXCEPTION
PLAN**

Scale: 1"=50'

Drawing Number

12
Sheet 12 of 23

LEGEND

- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- PROPOSED TRAIL (6' TO 8')
- APPROX. LIMITS OF CLEARING
- APPROX. LIMITS OVERFLOW PARKING

STRUCTURE INFORMATION

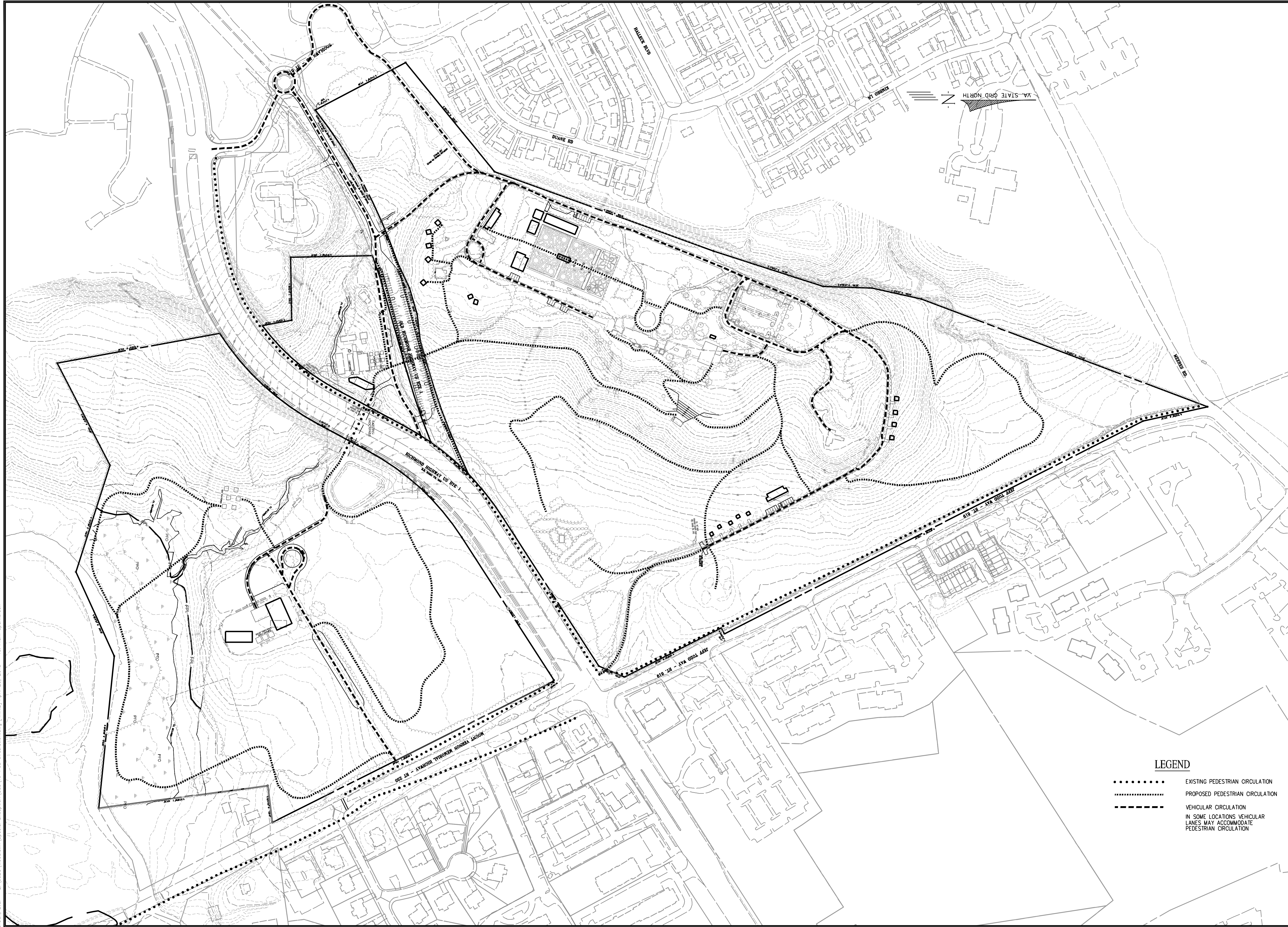
NAME	HEIGHT
EX MODERN GREENHOUSE (TO BE RELOCATED)	±40'
BARN AND EVENT SPACE	±40'
EX STABLES	±11.7' & ±10.5'

NOTES

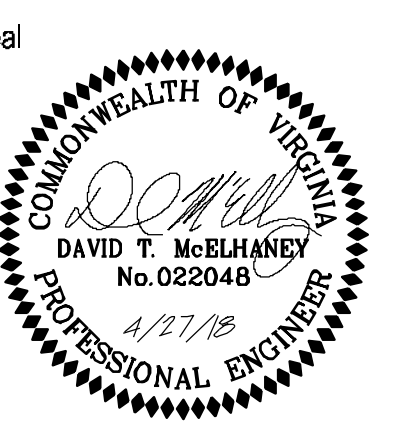
- LOCATION OF TRAILS IS CONCEPTUAL AND WILL BE FINALIZED AT TIME OF SITE PLAN. TRAILS MAY CONSIST OF NATURAL EARTH, MULCH, STONE DUST, OR ASPHALT.
- PROPOSED PARKING AREAS MAY BE CONSTRUCTED OF ASPHALT, CONCRETE, GRAVEL, GRASSCRETE OR SIMILAR PAVING SYSTEM
- PROPOSED OVERFLOW PARKING AREAS WILL CONSIST OF NATURAL TURF SURFACE OTHER THAN VDOT SURPLUS LAND WHICH COULD BE EITHER GRASS AND/OR GRAVEL FOR BUS PARKING.
- SECTIONS OF FENCING MAY BE REMOVED AT TIME OF CONSTRUCTION.

Urban, Ltd. - Q:\JOBS\Woodlawn\Special Exception\Cad\05-Special Permit_Plan.dwg [PLAN 5] April 26, 2018 - 10:42am eporkerson

MISC-2207



7712 Little River Turnpike
 Annandale, Virginia 22003
 TEL 703.642.8380 FAX 703.642.8251
 www.urban-llc.com



Applicant
NATIONAL TRUST FOR HISTORIC PRESERVATION
 THE WATER GATE OFFICE BUILDING
 2800 VIRGINIA AVE NW
 SUITE 1100
 WASHINGTON, DC 20037

Revision / Issue		
No.	Description	Date
1.	1st Submission	3/21/18
2.	2nd Submission	4/27/18

Issue	
Date	Description

Project Name
WOODLAWN HISTORIC SITE AND CULTURAL CENTER SPECIAL EXCEPTION PLAT

Mount Vernon District
 Fairfax County, Virginia

Drawn By: SS Checked By: DTM

Project No. MISC-2207

Date: March 21, 2018

Drawing Title
PEDESTRIAN AND VEHICULAR CIRCULATION

Scale: 1"=150'

Drawing Number
13
 Sheet 13 of 23

LEGEND

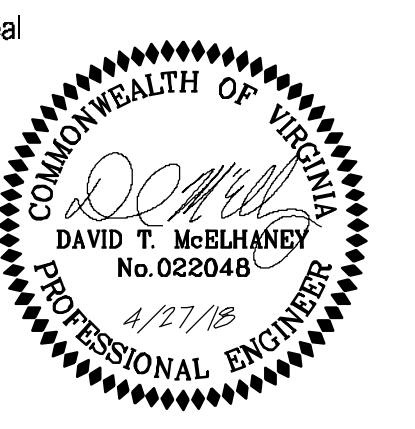
.....	EXISTING PEDESTRIAN CIRCULATION
.....	PROPOSED PEDESTRIAN CIRCULATION
-----	VEHICULAR CIRCULATION
	IN SOME LOCATIONS VEHICULAR LANES MAY ACCOMMODATE PEDESTRIAN CIRCULATION

Urban, Ltd. - Q:\JOBS\Woodlawn\Special Exception\Cad\10-Ped Circulation.dwg [TRAIL] April 26, 2018 - 10:44am sporkerson

MISC-2207



7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8300 FAX 703.642.8251
www.urban-ld.com



Applicant
NATIONAL TRUST FOR
HISTORIC PRESERVATION
THE WATER GATE OFFICE BUILDING
2800 VIRGINIA AVE NW
SUITE 1100
WASHINGTON, DC 20037

Revision / Issue		
No.	Description	Date
1.	1st Submission	3/21/18
2.	2nd Submission	4/27/18

Issue	
Date	Description

Project Name

WOODLAWN
HISTORIC SITE AND
CULTURAL CENTER
SPECIAL EXCEPTION
PLAT

Mount Vernon District
Fairfax County, Virginia

Drawn By SS	Checked By DTM
----------------	-------------------

Project No. MISC-2207

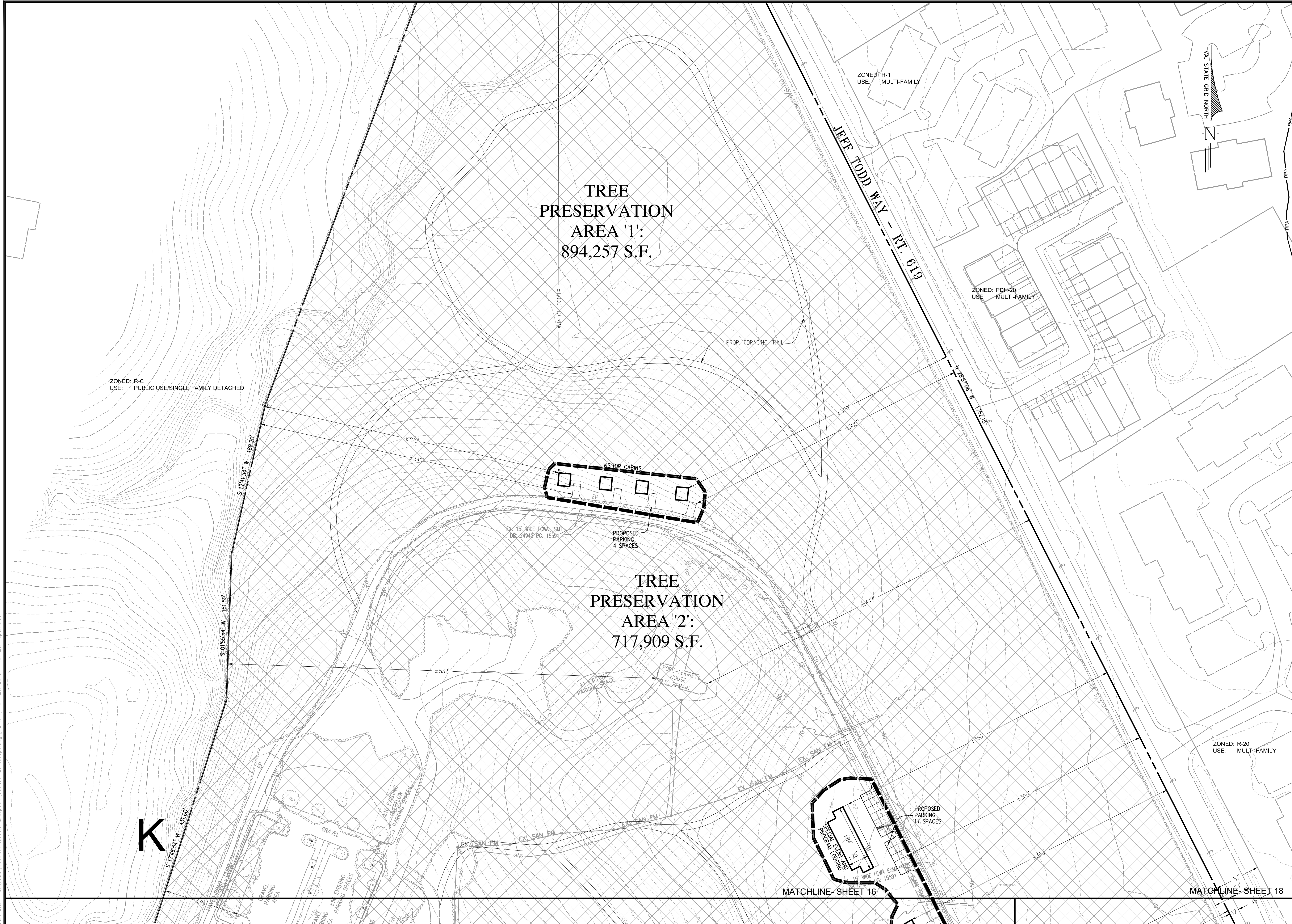
Date March 21, 2018

Drawing Title
LANDSCAPE PLAN

Scale: 1"=50'

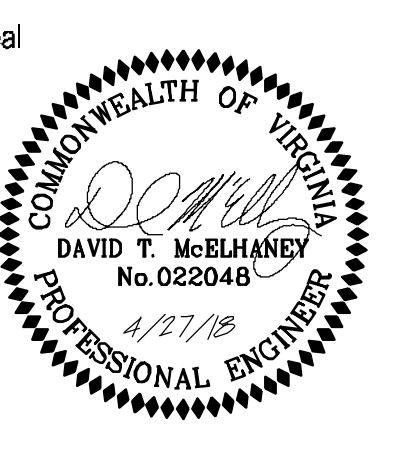
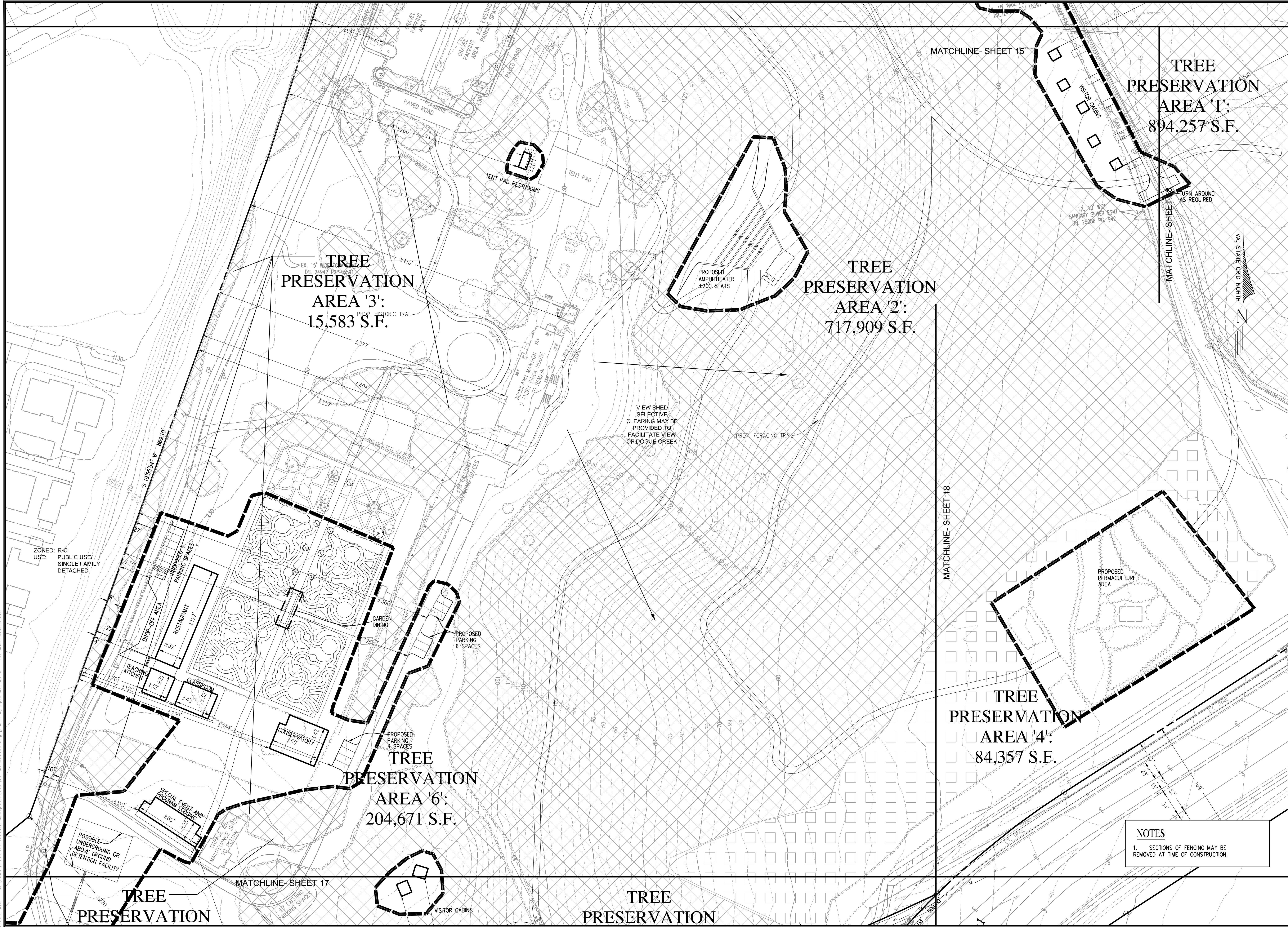
Drawing Number

15
Sheet 15 of 23



Urban, Ltd. - 0:\JOBS\Woodlawn\Special Exception\Cad\06-Landscape.dwg [PLAN 1] April 26, 2018 - 10:42am eparkerson

MISC-2207



Applicant
NATIONAL TRUST FOR HISTORIC PRESERVATION
 THE WATER GATE OFFICE BUILDING
 2800 VIRGINIA AVE NW
 SUITE 1100
 WASHINGTON, DC 20037

Revision / Issue	No.	Description	Date
1st Submission	1		3/21/18
2nd Submission	2		4/27/18

Issue	Date	Description

Project Name
WOODLAWN HISTORIC SITE AND CULTURAL CENTER SPECIAL EXCEPTION PLAT

Mount Vernon District
 Fairfax County, Virginia

Drawn By: SS Checked By: DTM

Project No.: MISC-2207

Date: March 21, 2018

Drawing Title
LANDSCAPE PLAN

Scale: 1"=50'

Drawing Number
16

Sheet 16 of 23

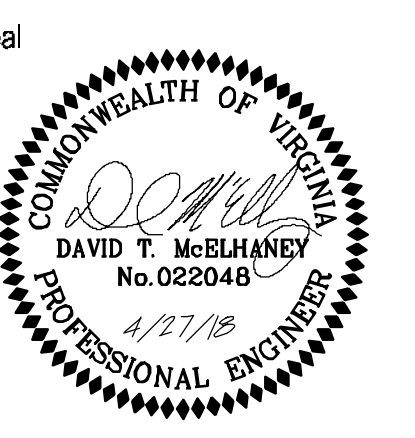
NOTES
 1. SECTIONS OF FENCING MAY BE REMOVED AT TIME OF CONSTRUCTION.

Urban, Ltd. - 0:\Jobs\Woodlawn\Special Exception\Cad\06-Landscape.dwg [PLAN 2] April 26, 2018 - 10:42am eparkerson



urban

7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8300 FAX 703.642.8251
www.urban-llc.com



Applicant
NATIONAL TRUST FOR
HISTORIC PRESERVATION
THE WATER GATE OFFICE BUILDING
2800 VIRGINIA AVE NW
SUITE 1100
WASHINGTON, DC 20037

Revision / Issue		
No.	Description	Date
1.	1st Submission	3/21/18
2.	2nd Submission	4/27/18

Issue	
Date	Description

Project Name

WOODLAWN
HISTORIC SITE AND
CULTURAL CENTER
SPECIAL EXCEPTION
PLAT

Mount Vernon District
Fairfax County, Virginia

Drawn By
SS

Checked By
DTM

Project No. MISC-2207

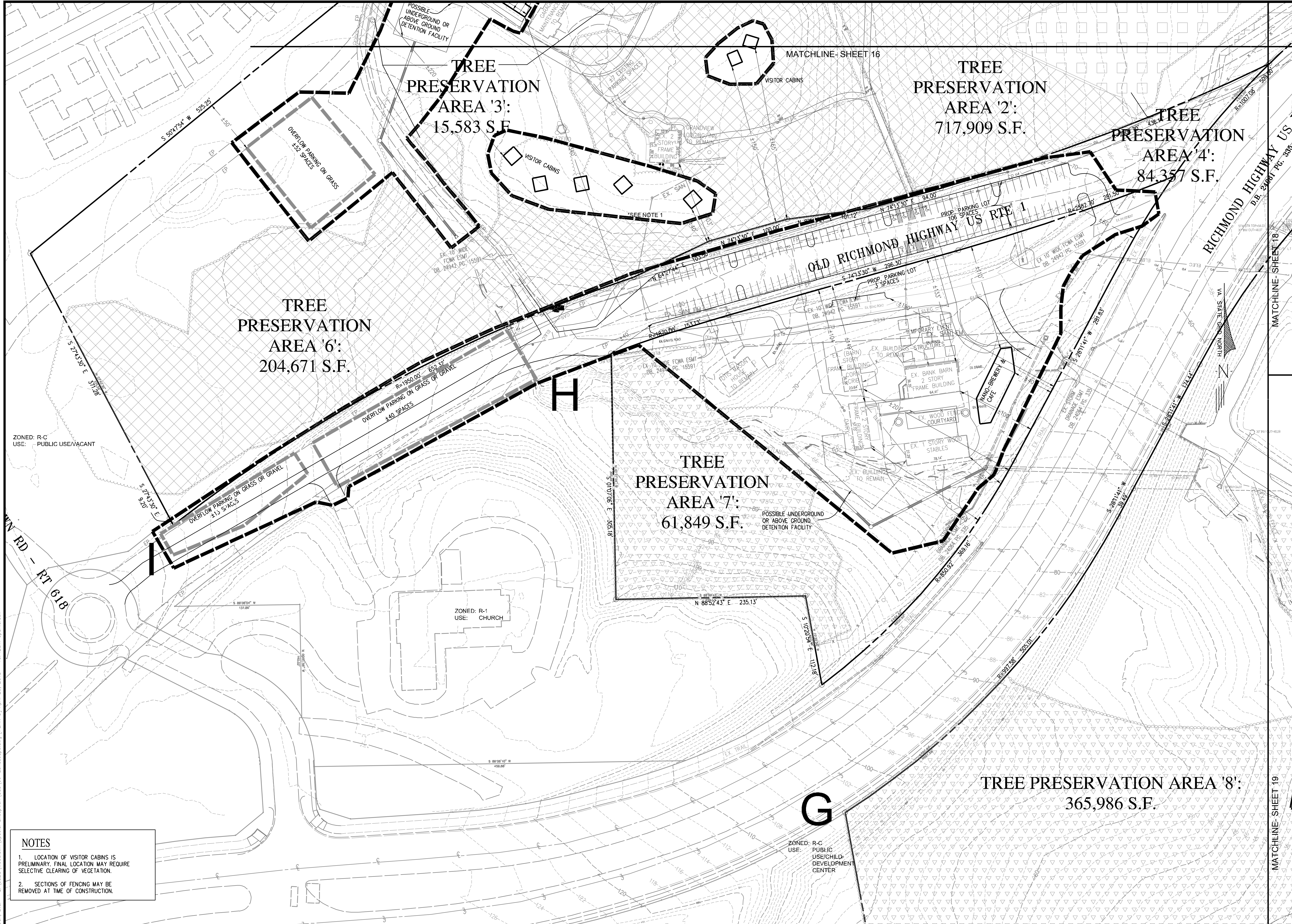
Date March 21, 2018

Drawing Title
LANDSCAPE PLAN

Scale: 1"=50'

Drawing Number

17
Sheet 17 of 23



TREE PRESERVATION AREA '3':
15,583 S.F.

TREE PRESERVATION AREA '2':
717,909 S.F.

TREE PRESERVATION AREA '4':
84,357 S.F.

TREE PRESERVATION AREA '6':
204,671 S.F.

TREE PRESERVATION AREA '7':
61,849 S.F.

TREE PRESERVATION AREA '8':
365,986 S.F.

ZONED: R-C
USE: PUBLIC USE/VACANT

ZONED: R-1
USE: CHURCH

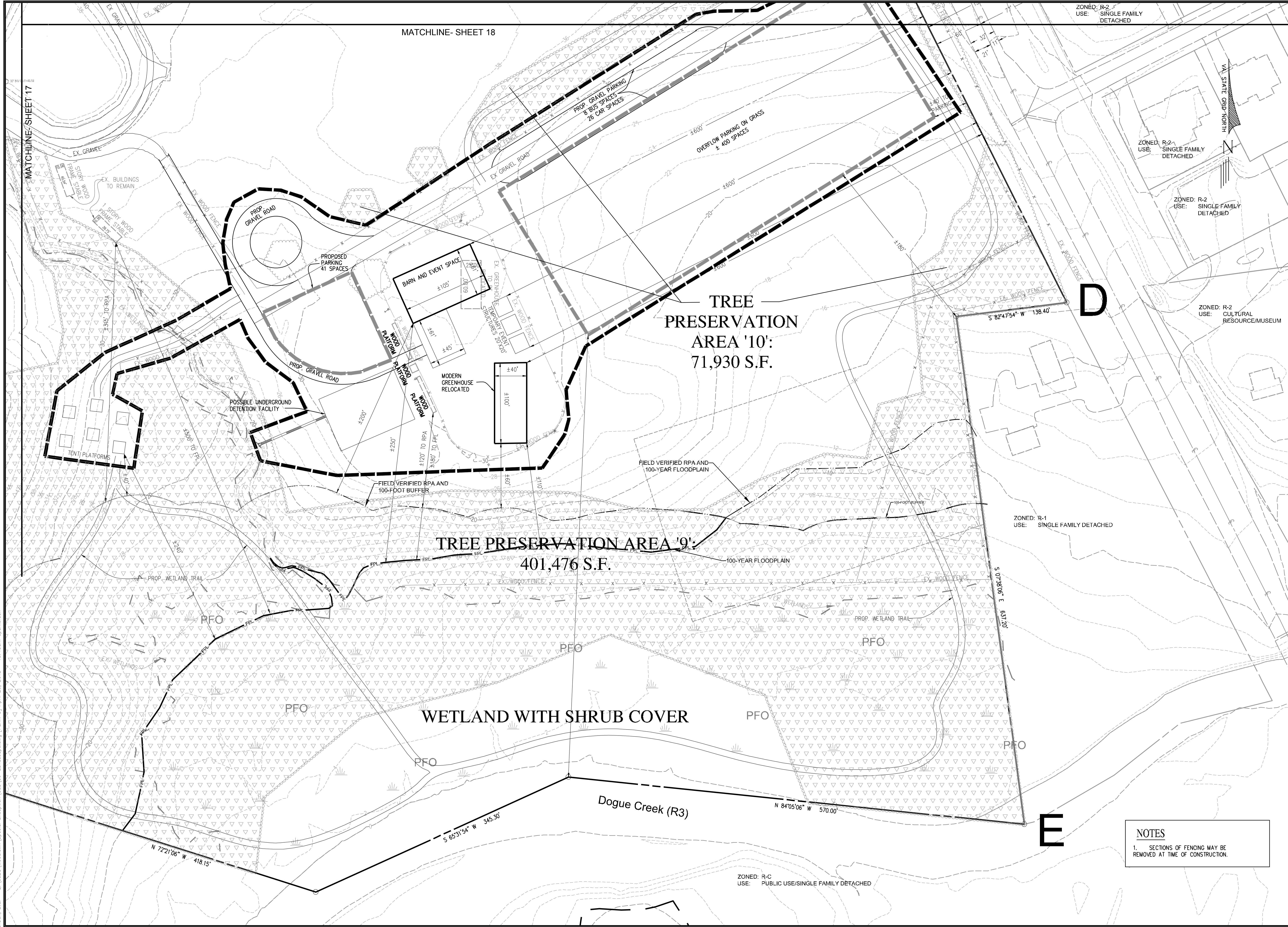
ZONED: R-C
USE: PUBLIC USE/CHILD DEVELOPMENT CENTER

NOTES

1. LOCATION OF VISITOR CABINS IS PRELIMINARY. FINAL LOCATION MAY REQUIRE SELECTIVE CLEARING OF VEGETATION.
2. SECTIONS OF FENCING MAY BE REMOVED AT TIME OF CONSTRUCTION.

Urban, Ltd. - Q:\Jobs\Woodlawn\Special Exception\Cad\06-Landscape.dwg [PLAN 3] April 26, 2018 - 10:42am eparkerson

MISC-2207



MATCHLINE- SHEET 18

MATCHLINE- SHEET 17

ZONED: R-2
USE: SINGLE FAMILY DETACHED

ZONED: R-2
USE: SINGLE FAMILY DETACHED

ZONED: R-2
USE: SINGLE FAMILY DETACHED

ZONED: R-2
USE: CULTURAL RESOURCE/MUSEUM

ZONED: R-1
USE: SINGLE FAMILY DETACHED

ZONED: R-C
USE: PUBLIC USE/SINGLE FAMILY DETACHED

TREE PRESERVATION AREA '10':
71,930 S.F.

TREE PRESERVATION AREA '9':
401,476 S.F.

WETLAND WITH SHRUB COVER

D

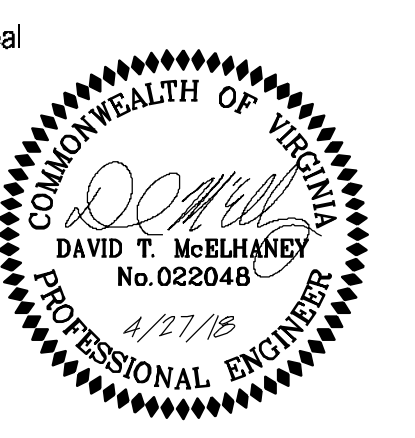
E

NOTES

1. SECTIONS OF FENCING MAY BE REMOVED AT TIME OF CONSTRUCTION.



7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8390 FAX 703.642.8251
www.urban-llc.com



Applicant
NATIONAL TRUST FOR HISTORIC PRESERVATION
THE WATER GATE OFFICE BUILDING
2800 VIRGINIA AVE NW
SUITE 1100
WASHINGTON, DC 20037

Revision / Issue		
No.	Description	Date
1.	1st Submission	3/21/18
2.	2nd Submission	4/27/18

Issue	Description
Date	

Project Name

WOODLAWN HISTORIC SITE AND CULTURAL CENTER SPECIAL EXCEPTION PLAT

Mount Vernon District
Fairfax County, Virginia

Drawn By SS Checked By DTM

Project No. MISC-2207

Date March 21, 2018

Drawing Title
LANDSCAPE PLAN

Scale: 1"=50'

Drawing Number

19
Sheet 19 of 23

Urban, Ltd. - Q:\Jobs\Woodlawn\Special Exception\Code\06-Landscape.dwg [PLAN 5] April 26, 2018 - 10:43am eparkerson

MISC-2207



PLANNERS
ENGINEERS
LANDSCAPE
ARCHITECTS
LAND
SURVEYORS



March 1, 2018

Mr. Keith Cline
Urban Forestry Management Division
Fairfax County Department of Public Works and Environmental Services
12055 Government Center Parkway
Fairfax, Virginia 22035

Re: **Transitional Screening and Barriers Modification (ZO Section 13-300)
Woodlawn Historic Site and Cultural Center Special Exception Plan
Tax Map #109-2
Mount Vernon District
Plan No: SPEX-2017-X**

Dear Mr. Cline:

Per Fairfax County Zoning Ordinance Section 13-300 we are writing you in regards to the Transitional Screening and Barriers for the Woodlawn Historic Site and Cultural Center site. The Woodlawn Plantation site is owned by the National Trust for Historic Preservation and is home to 4 significant historic structures. The Woodlawn Plantation House, originally built in 1805 and expanded multiple times, housed several generations of the Washington family beginning with Lawrence Lewis and his wife Eleanor Park Custis. The Pope-Leighey house, built in 1940 and relocated to the property in 1965, is a historic Usonian house designed for Loren Pope by Frank Lloyd Wright, one of the most significant architects in American history. The Otis Mason House, built in 1873, and the Grand View Inn, built in 1869, represent later owners of the Woodlawn Plantation or portions thereof. The Woodlawn Plantation itself is a National Historic Landmark and is in the National Register of Historic Places, the Virginia Landmarks Register, and is within the Woodlawn Historic District. The landscape of the site shows its history as a wealthy working plantation through the gardens, woodland, and working farmland.

Historically the site was agrarian land and was actively farmed under multiple owners. The current owner, the National Trust for Historic Preservation has partnered with the Arcadia Center for Sustainable Food and Agriculture to put the agricultural land back into production and provide a reliable fresh food source for the local community. Much of the site is heavily wooded with tree canopy covering 3,315,302 sf or 62% of the land. This special exception plan preserves 3,219,142 sf or 97% of the existing tree canopy cover to maintain the wooded character of the site and proposes additional parking, trails, new underground stormwater facilities, a new farmers market, a new restaurant, new on site housing for program participants, and other new structures in support of the Arcadia Center for Sustainable Food and Agriculture's efforts to put the existing cleared agricultural fields back into production.

extensive existing trees within the resource protection area and floodplain. We are requesting a waiver to barrier requirements under 13-305.3 to minimize changes to and preserve the character of the historic site and under 13-305.7 because the adjacent site is Ft. Belvoir, a federally owned and operated property.

West Boundary (E-F)

- F-G Sections 13-303 and 13-304 require a 25' wide Type 1 Buffer and a Type A, B, or C Barrier between a cultural resource use and the adjoining child development center on the Ft. Belvoir military reservation. The site in this area is heavily wooded and the entire width of the 25' buffer has existing vegetation. We are requesting that the transitional screening requirement along this boundary be modified under 13-305.3 to allow the existing tree canopy to be used for the transitional screen because the special exception plan is designed to minimize adverse impact by preserving extensive existing trees. We are requesting a waiver to barrier requirements under 13-305.3 to minimize changes to and preserve the wooded, agrarian character of the historic site and under 13-305.7 because the adjacent site is Ft. Belvoir, a federally owned and operated property.
- G-H Sections 13-303 and 13-304 require a 25' wide Type 1 Buffer and a Type A, B, or C Barrier between a cultural resource use and the adjacent church. The site in this area is wooded and the entire width of the 25' buffer has existing vegetation. We are requesting that the transitional screening requirement along this boundary be modified under 13-305.3 to allow the existing tree canopy to be used for the transitional screen because the special exception plan is designed to minimize adverse impact by preserving extensive existing trees. We are requesting a waiver to barrier requirements under 13-305.3 to minimize changes to and preserve the wooded, agrarian character of the historic site.
- H-I Sections 13-303 and 13-304 require a 25' wide Type 1 Buffer and a Type A, B, or C Barrier between a cultural resource use and the adjacent church. We are requesting that the transitional screening requirement along this boundary be modified under 13-305.3 in favor of tree preservation shown because no on-site changes would be visible from this boundary due to the wooded area along this edge and an existing open lawn with no changes proposed occupies the remainder of this edge. We are requesting a waiver to barrier requirements under 13-305.3 to minimize changes to and preserve the wooded, agrarian character of the historic site.
- J-K Sections 13-303 and 13-304 require a 35' wide Type 2 Buffer and a Type D, E, or F Barrier between a cultural resource use and the vacant section of Ft. Belvoir property adjacent to the site because it is zoned residential. We are requesting that the transitional screening and barrier requirements along this boundary be waived under 13-305.3 because the site currently maintains an existing wooded area and no changes are proposed to the site that would be visible from this boundary and under 13-305.7 because the adjacent site is Ft. Belvoir, a federally owned and operated property.

North Boundary (J-A)

- J-K Sections 13-303 and 13-304 require a 35' wide Type 2 Buffer and a Type D, E, or F Barrier between a cultural resource use and the adjacent residential use on Ft. Belvoir military reservation. An existing historical road runs 10' to 27' inside the property line where changes area proposed along this edge. In order to provide the 35' wide Type 2 Buffer where required along this boundary of the site, the existing historic road on site would need to be rerouted to provide to required width of the buffer. We are requesting that the 35' wide Type 2 Buffer be modified in favor of tree preservation shown along the existing historic road and that the D, E, or F Barrier requirements along this boundary be waived under 13-305.3 to minimize changes to and preserve the wooded, agrarian character of the historic site and under 13-305.7 because the adjacent site is Ft. Belvoir, a federally owned and operated property.
- K-A Sections 13-303 and 13-304 require a 25' wide Type 1 Buffer and a Type A, B, or C Barrier between the cultural resource use on-site and the child development facility on Ft. Belvoir. The site in this area is wooded and the entire width of the 25' buffer has existing vegetation. We are requesting that the transitional screening requirement along this boundary be modified under 13-305.3 to allow the existing tree canopy to be used for the transitional screen because the special exception plan is designed to minimize adverse impact by preserving extensive existing trees. We are requesting that the Type A, B, or C Barrier adjacent to the offsite child development center be waived under 13-305.3 to minimize changes to and preserve the wooded, agrarian character of the historic site and under 13-305.7 because the adjacent site is Ft. Belvoir a federally owned and operated property.

If any further information is needed that will assist in the modification decision-making process, please do not hesitate to contact me. Thank you for your time and consideration in this matter.

Sincerely,
Urban, Ltd.

Kevin J. Tankersley, PLA, LEED A.P. BD+C
Director of Landscape Architecture

PERIPHERAL PARKING LOT LANDSCAPING CALCULATIONS

EXISTING PARKING LOT IS BUFFERED BY EXISTING WOODLAND AND NO ADDITIONAL PARKING LOTS WITH 20 OR MORE SPACES ARE BEING PROPOSED, THEREFORE NO PERIPHERAL PARKING LOT LANDSCAPING CALCULATIONS ARE REQUIRED.

Table 12.11 Interior Parking Lot Landscaping Calculations

NO WORK IS PROPOSED ON THE EXISTING PARKING LOT AND NO ADDITIONAL PERMANENT PARKING LOTS WITH 20 OR MORE SPACES ARE BEING PROPOSED, THEREFORE NO INTERIOR PARKING LOT LANDSCAPING CALCULATIONS ARE REQUIRED.

TREE PRESERVATION CALCULATIONS

Tree Preservation Area	Cover Type	S.F.	Credit Factor	Total
Area 1'	Normal	884,257	1.25	1,117,821
Area 2'	Normal	717,909	1.25	897,386
Area 3'	Normal	15,583	1.00	15,583
Area 4'	Normal	84,357	1.00	84,357
Area 5'	Normal	19,286	1.00	19,286
Area 6'	Normal	204,671	1.25	255,839
Area 7'	Normal	61,849	1.25	77,311
Area 8'	Normal	365,986	1.25	457,483
Area 9'	RPA	401,476	1.00	401,476
Area 10'	Normal	71,930	1.00	71,930
Total Tree Preservation Provided (s.f.)				3,398,472

Table 12.3 Tree Preservation Target Calculations and Statement

Step	Totals	Reference
A. Tree Preservation Target Calculations and Statement		
A	Pre-development area of existing tree canopy (from existing vegetation map)(SF)	3,177,071 see § 12-0507.2
B	Percentage of gross site area covered by existing tree canopy =	59%
C	Percentage of 10-year tree canopy required for site =	10% see Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	59%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	634.4%
F	Has the Tree Preservation Target minimum been met?	Yes Provide Yes or No
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	N/A Provide sheet number, see § 12-0508.3
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	N/A see § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	YES

Table 12.10 10-Year Tree Canopy Calculation Worksheet

Step	Totals	Reference
A. Tree Preservation Target and Statement		
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy	YES see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement		
B1	Identify gross site area (SF) =	5,357,016 § 12-0511.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	0 § 12-0511.1B
B3	Subtract area of exemptions(SF) =	0 § 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	5,357,016 Square feet
B5	Identify the site's zoning and/or use =	R-1
B6	Percentage of 10-year tree canopy required =	10.0% § 12-0510.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	535,702 Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?	NO Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	N/A Sheet number

C. Tree Preservation

C 1	Tree Preservation Target Area(SF) =	317,707 Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	2,244,672 Square Feet
C 3	C 2 x 1.25(SF) =	2,805,840 § 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0 Square Feet
C 5	C 4 x 1.5(SF) =	0 § 12-0510.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0 Square Feet
C 7	C 6 x 1.5 to 3.0 (SF) =	0 § 12-0510.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	401,476 Square Feet
C 9	C 8 x 1.0 (SF) =	401,476 § 12-0510.3C(1)
C 9A	Total other canopy area preserved (SF) =	191,156 Square Feet
C 9B	C 9A x 1.00(SF) =	191,156 § 12-0510.3B
C 10	Total of C 3, C 5, C 7, C 9, and C 9A =	3,398,472 If area of C 10 is less than B 7 remainder of requirement must be met through tree planting - go to D

D. Tree Planting

D 1	Area of canopy to be met through tree planting (B 7-C 10) =	0 Square feet
D 2	Area of canopy planted for air quality benefits =	0 Square feet
D 3	D 2 x 1.5 (SF) =	0 § 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	0 Square feet
D 5	D 4 x 1.5 (SF) =	0 § 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =	0 Square feet
D 7	D 6 x 1.25 (SF) =	0 § 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	0 Square feet
D 9	D 8 x 1.5 (SF) =	0 § 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	0 Square feet
D 11	D 10 x 1.5 (SF) =	0 § 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties =	0 Square feet
D 13	D 12 x 1.25 (SF) =	0 § 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0 § 12-0510.4B(1)
	D 14 x 1.0 =	0 Square feet
D 15	Area of canopy provided through native shrubs =	0.0% D15 x 1.0 = 0
D 16	Percentage of D 14 represented by D 15 =	0.0% Must not exceed 33% of
	Area of canopy to be planted with no benefit credits =	0 Square feet
D 17	Total of canopy area provided through tree planting =	0 Square feet
D 18	Is an offsite planting relief requested?	0 Yes or No
D 19	Tree Bank or Tree Fund?	0 Yes or No § 12-0512
D 20	Canopy area requested to be provided through offsite banking or tree fund =	0 Square Feet
D 21	Amount to be deposited into the Tree Preservation and	0

E. Total of 10-year Tree Canopy Provided

E 1	Total of canopy area provided through tree preservation (C 10) =	3,398,472 Square Feet
E 2	Total of canopy area provided through tree planting (D 17) =	0 Square Feet
E 3	Total of canopy area provided through offsite mechanism (D 19) =	0 Square Feet
E 4	Total of 10-year Tree Canopy Provided (SF) = (E1+E2+E3)	3,398,472 Total of E 1 through E 3, area should meet or exceed area in B 7

Urban, Ltd. 7712 Little River Turnpike Annandale, Virginia 22003 PH 703.642.8080 FX 703.642.9251 www.urban-ltd.com
Annandale, VA Chantilly, VA Winchester, VA Wilmington, NC



We are requesting that the transitional screening and barrier requirements be modified as follows:

East Boundary (A-E)

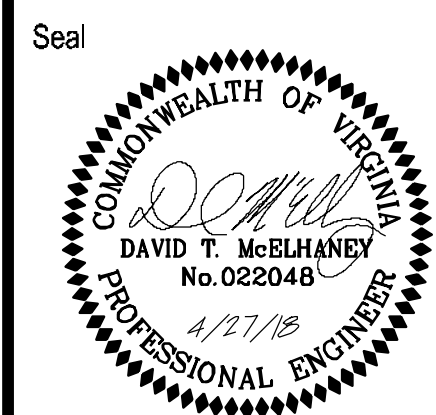
- A-B Sections 13-303 and 13-304 require a 35' wide Type 2 Buffer and a Type D, E, or F Barrier between a cultural resource and the adjacent multi-family properties. The site in this area is heavily wooded and the entire width of the 35' buffer has existing vegetation. We are requesting that the transitional screening requirement along this boundary be modified under 13-305.3 to allow the existing tree canopy to be used for the transitional screen because the special exception plan is designed to minimize adverse impact by preserving extensive existing trees. We are requesting a waiver to barrier requirements under 13-305.3 to minimize changes to and preserve the wooded, agrarian character of the historic site and under 13-305.12 because the topography of the site and the adjacent lots being protected is such that a barrier would not be effective.
- C-D Sections 13-303 and 13-304 require a 35' wide Type 2 Buffer and a Type D, E, or F Barrier between a cultural resource and the adjacent single family detached properties. The site in this area has historic hedgerows and existing farmland with existing vegetation of 5 to 35' width. We are requesting that the transitional screening requirement along this boundary be modified under 13-305.3 to allow the existing tree canopy to be used for the transitional screen because the special exception plan is designed to minimize adverse impact by preserving extensive existing trees. We are requesting that barrier requirements be modified under 13-305.3 to allow the existing woodland 3-rail fence to fulfill the requirement while preserving the wooded, agrarian character of the site.
- D-E Sections 13-303 and 13-304 require a 35' wide Type 2 Buffer and a Type D, E, or F Barrier between a cultural resource and the adjacent single family detached use. The site in this area is heavily wooded and the entire width of the 35' buffer has existing vegetation. We are requesting that the transitional screening requirement along this boundary be modified under 13-305.3 to allow the existing tree canopy to be used for the transitional screen because the special exception plan is designed to minimize adverse impact by preserving extensive existing trees. We are requesting a waiver to barrier requirements under 13-305.3 to minimize changes to and preserve the wooded, agrarian character of the historic site.

South Boundary (E-F)

Sections 13-303 and 13-304 require a 35' wide Type 2 Buffer and a Type D, E, or F Barrier along the southern edge of the site between a cultural resource use and the adjacent single family detached use on the Ft. Belvoir military reservation. This edge of the site includes significant wooded areas and shrub covered wetlands and a significant portion of this area falls within a resource protected area and floodplain which will remain undeveloped. The entire 35' width of the buffer has existing vegetation. We are requesting that the transitional screening requirement along this boundary be modified under 13-305.3 to allow the existing tree canopy to be used for the transitional screen because the special exception plan is designed to minimize adverse impact by preserving



7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.9251
www.urban-ltd.com



Applicant
NATIONAL TRUST FOR
HISTORIC PRESERVATION
THE WATER GATE OFFICE BUILDING
2600 VIRGINIA AVE NW
SUITE 1100
WASHINGTON, DC 20037

Revision / Issue
No. Description Date
1. 1st Submission 3/21/18
2. 2nd Submission 4/27/18

Issue
Date Description

Project Name
WOODLAWN
HISTORIC SITE AND
CULTURAL CENTER
SPECIAL EXCEPTION
PLAN

Mount Vernon District
Fairfax County, Virginia

Drawn By SS Checked By DTM

Project No. MISC-2207

Date March 21, 2018

Drawing Title
LANDSCAPE
COMPUTATIONS

Scale: 1"=50'

Drawing Number

20
Sheet 20 of 23

Urban, Ltd. - Q:\0055\Woodlawn\Special Exception\Cad\06-Landscape.dwg [Comps] April 26, 2018 - 10:43am epatkinson

MISC-2207

PRELIMINARY BMP NARRATIVE

BMP REQUIREMENTS FOR THE SITE WILL BE MET THROUGH THE PRESERVATION OF FOREST/OPEN SPACE; HOWEVER, THE USE OF UNDERGROUND STORMWATER DETENTION FACILITIES MAY BE USED FOR SWM PURPOSES WHICH WILL FURTHER REDUCE ONSITE POLLUTANTS VIA RUNOFF REDUCTION. THE FACILITIES THAT ARE ULTIMATELY UTILIZED ON THIS SITE SHALL BE IN COMPLIANCE WITH SECTION 9VAC25-870-65 OF THE VIRGINIA STATE CODE FOR WATER QUALITY AND THE LATEST VERSION OF THE FAIRFAX COUNTY PFM.

PER SECTION 24-4-3.A OF THE COUNTY CODE, THE PRELIMINARY BMP COMPUTATIONS FOR THE SUBJECT SITE WERE COMPLETED USING THE LATEST DEQ VIRGINIA RUNOFF REDUCTION METHOD (VRRM) SPREADSHEET. THE COMPUTATIONS SHOW THE TOTAL PHOSPHORUS LOAD REDUCTION REQUIRED FOR THIS SITE DEVELOPMENT SHOW THAT PHOSPHOROUS LOAD REDUCTION IS NOT ANTICIPATED; THE COMPUTATIONS CAN BE FOUND ON SHEET 22.

THE POTENTIAL BMP AND SWM FACILITIES SHOWN WITH THIS APPLICATION ARE FOR CONCEPTUAL PURPOSES ONLY. FINAL COMPUTATIONS, BMP FACILITY LOCATIONS, AND TYPES OF FACILITIES TO UTILIZED ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING.

PRELIMINARY BMP/SWM FACILITY NOTES

1. THE POTENTIAL UNDERGROUND STORMWATER DETENTION FACILITY WILL BE SIZED PER THE 2013 VIRGINIA DCR STORMWATER DESIGN SPECIFICATION NO. 8. THE POTENTIAL FACILITY HAS BEEN SHOWN AS A LEVEL 2 DESIGN PER TABLE 8.2 OF THE DCR SPECIFICATION.
2. THE POTENTIAL MANUFACTURED FILTER TO BE USED WITH THIS APPLICATION WILL BE PER THE BMP CLEARINGHOUSE APPROVED LIST OF PROPRIETARY BMPs.
3. THE BMP ANALYSIS WITH THIS APPLICATION IS FOR PRELIMINARY PURPOSES ONLY. FINAL COMPUTATIONS, BMP FACILITY LOCATIONS, AND TYPES OF FACILITIES ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING.

PRELIMINARY SWM NARRATIVE:

TOTAL SITE AREA, CONSISTING OF 3 PARCELS, IS APPROXIMATELY 123 ACRES CONTAINING OF HYDROLOGIC GROUP C AND D SOILS (SEE SHEET 2 OF THE PLANS). THIS APPLICATION IS PROPOSING VARIOUS AMENITIES FOR TOURISM (E.G. CABINS, RESTAURANT, AMPHITHEATER) AS SHOWN ON SHEET 8-12.

AS CURRENTLY SHOWN WITH THIS APPLICATION, THERE ARE POTENTIALLY THREE (3) POINTS OF CONCENTRATED DISCHARGE FROM THE DEVELOPED SITE. OUTFALLS WOULD BE LOCATED ON THE SOUTHSIDE OF EACH OF THE THREE (3) PARCELS. THE CONCENTRATED FLOWS FOR THESE OUTFALLS WOULD DISCHARGE DIRECTLY INTO EXISTING NATURAL CHANNELS THAT FLOWS IN A SOUTHEASTERLY DIRECTION IN AN UNNAMED TRIBUTARY OF DOGUE CREEK. THE PROPOSED TOPOGRAPHY OF ALL OTHER IMPROVEMENTS WILL RESULT IN EXISTING SHEET FLOW BEING MAINTAINED. SUCH SHEET FLOW WILL RESULT IN NON-ERODIBLE VELOCITIES UNDER 3 FPS WITH MINOR IMPERVIOUS ADDITIONS (E.G. ASPHALT TRAILS) WITHOUT CAUSING ANY SEDIMENTATION, OR FLOODING TO THE SITE. THEREFORE, NO QUANTITY CONTROLS, INCLUDING DETENTION, ARE ANTICIPATED PER STORMWATER MANAGEMENT ORDINANCE SECTION 124-4-4.E.

UPSTREAM OF EACH OF THE THREE (3) POSSIBLE CONCENTRATED DISCHARGE POINTS, POTENTIAL UNDERGROUND STORMWATER DETENTION FACILITIES MAY BE UTILIZED IN ORDER TO REDUCE THE 1-YEAR, 2-YEAR, AND 10-YEAR POST DEVELOPMENT PEAK RUNOFF RATES FROM THE SITE TO BELOW THE PEAK RUNOFF RATES FOR THE SITE USING THE ENERGY BALANCE EQUATION. THE POTENTIAL FACILITIES ARE CURRENTLY SIZED FOR SWM ASSUMING NO INFILTRATION. IN ADDITION, UPSEWER OF THE UNDERGROUND STORMWATER DETENTION FACILITIES, OTHER MEASURES (E.G. RAIN BARRELS) MAY BE UTILIZED IN ORDER TO FURTHER REDUCE POST-DEVELOPMENT STORMWATER AND THUS PEAK FLOW RATE AND VOLUME PER THE RUNOFF REDUCTION CREDIT WITHIN THE VRRM SPREADSHEET.

THE SWM FACILITIES, OUTFALL LOCATIONS, AND EXISTING STORM SEWER CONNECTIONS SHOWN WITH THIS APPLICATION ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING.

AS STATED ABOVE, THE POTENTIAL SWM FACILITIES WILL BE ANALYZED WITH THE INTENTIONS OF REDUCING THE 1-YEAR, 2-YEAR AND 10-YEAR POST DEVELOPMENT PEAK RUNOFF RATES FROM THE SITE TO BELOW THE PEAK RUNOFF RATES FOR THE SITE USING THE ENERGY BALANCE EQUATION.

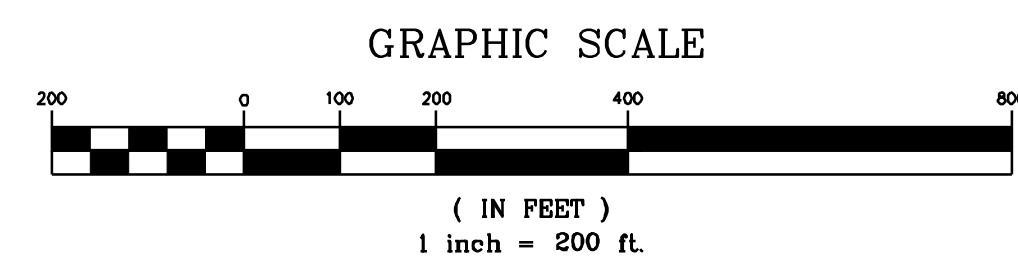
IN ACCORDANCE WITH PFM SECTION 6-0203.3, OUTFALL POINTS AT NATURAL CHANNELS WILL BE ANALYZED WITH THE RELEASE RATE BASED ON THE CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS OF CHAPTER 124-4-4 OF THE COUNTY CODE. EXISTING DRAINAGE DIVIDES FOR THE OUTFALL POINTS HAVE BEEN PROVIDED ON THIS SHEET IN ORDER TO DEMONSTRATE THE DEVELOPMENT PEAK RUNOFF AREAS. IT IS ANTICIPATED THAT NATURAL DRAINAGE DIVIDES WILL BE MAINTAINED WITH DEVELOPMENT.

USING THE EQUATION REFERENCED IN SECTION 124-4-4.B.3.c OF THE COUNTY CODE, THE POTENTIAL FACILITIES ARE PROPOSED TO REDUCE THE DEVELOPED PEAK FLOW RATE FROM THE SITE FOR THE 1, 2 AND 10 YEAR STORMS TO BELOW THE PEAK RUNOFF RATES FOR THE SITE USING THE ENERGY BALANCE EQUATION. OFFSITE DRAINAGE PASSING THROUGH THE SITE IS NOT REQUIRED TO BE CONSIDERED WITH DETERMINING THE REDUCTION IN PEAK FLOW RATES; ONLY ONSITE DRAINAGE IS CONSIDERED IN THE ENERGY BALANCE EQUATION CALCULATION WHEN DETERMINING THE ALLOWABLE PEAK FLOW RATE OF RUNOFF FROM THE DEVELOPED SITE. PER THE FAIRFAX COUNTY PFM AND THE COUNTY CODE, THIS WILL SATISFY THE RELEASE RATE REQUIREMENTS FOR THE SITE.

IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN SECTION 124-4-4.B OF THE COUNTY CODE, THE RELEASE RATE REQUIREMENT WILL BE SATISFIED. ADDITIONAL CALCULATIONS WILL BE INCLUDED WITH THE FINAL SITE PLAN.

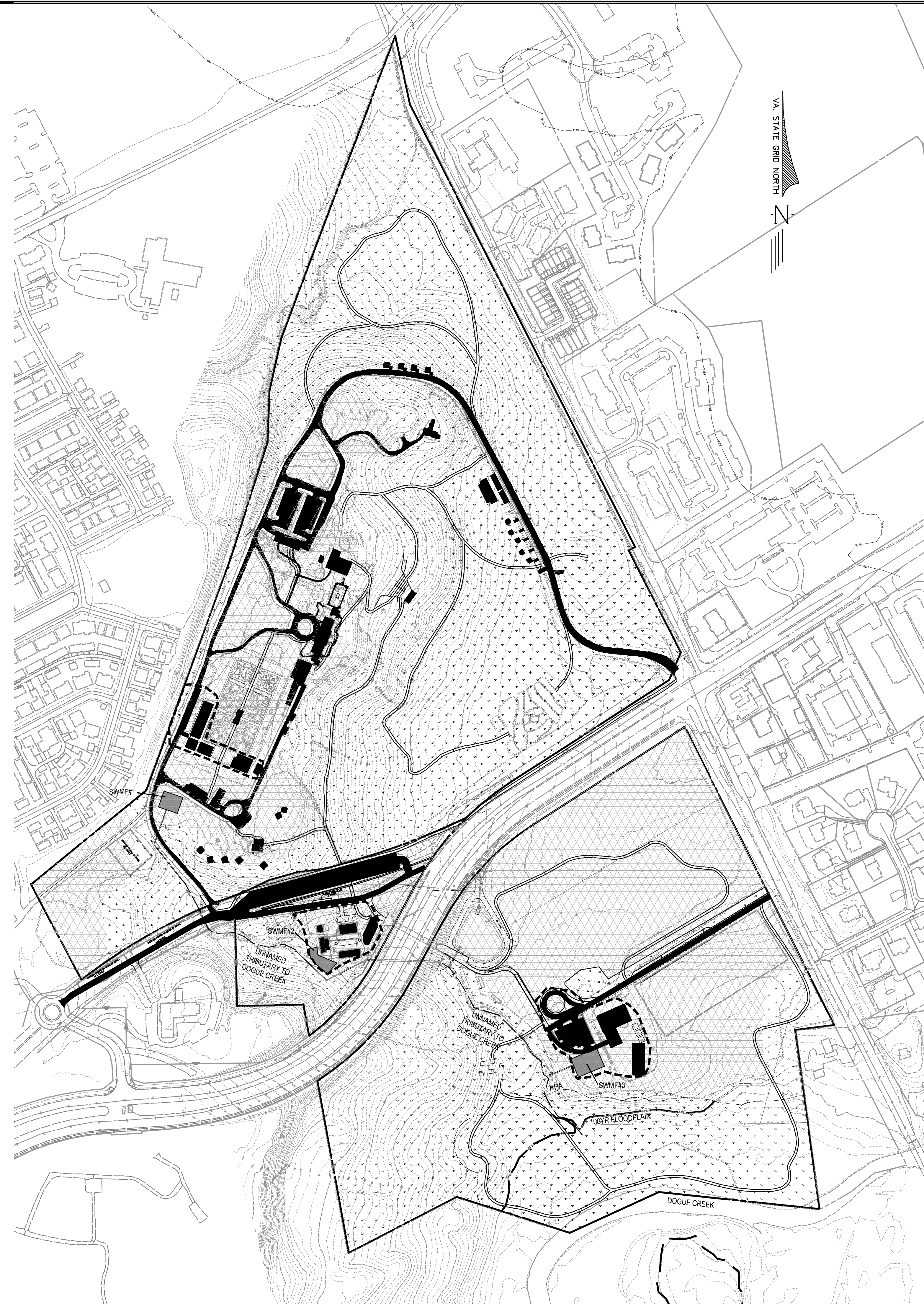
PRELIMINARY SWM NOTE:

AREAS, CALCULATIONS AND FACILITY LOCATIONS SHOWN WITH THIS APPLICATION ARE FOR PRELIMINARY PURPOSES ONLY. THEY ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.



LEGEND:

- FOREST/OPEN SPACE COVER
- MANAGED TURF COVER
- IMPERVIOUS COVER (PAVEMENT AND/OR GRAVEL)
- PROPOSED TRAILS (PERVIOUS)
- PROPOSED DRAINAGE DIVIDES TO POSSIBLE SWM FACILITY



7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8300 FAX 703.642.8251
www.urban-llc.com

Seal

Applicant
NATIONAL TRUST FOR HISTORIC PRESERVATION
THE WATER GATE OFFICE BUILDING
2603 VIRGINIA AVE NW
SUITE 1100
WASHINGTON, DC 20037

Revision / Issue		
No.	Description	Date
1.	1st Submission	3/21/18
2.	2nd Submission	4/27/18

Issue	
Date	Description

Project Name

WOODLAWN HISTORIC SITE AND CULTURAL CENTER SPECIAL EXCEPTION PLAT

Mount Vernon District
Fairfax County, Virginia

Drawn By SS Checked By DTM

Project No. MISC-2207

Date March 21, 2018

Drawing Title
PRELIMINARY SWM&BMP ANALYSIS

Scale: 1"=200'

Drawing Number
21
Sheet 21 of 23

Urban, Ltd. - Q:\JOBS\Woodlawn\Special Exception\Cad\07-BMP.dwg [20 SWM&BMP ANALYSIS] April 26, 2018 - 10:43am eparkerson

MISC-2207

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014
To be used w/ 2011 BMP Standards and Specifications
Site Data

Project Name: Woodlawn Plantation
Date: 07/21/2016

data input cells
calculation cells
constant values

Post-ReDevelopment Project & Land Cover Information Total Disturbed Acreage 6.50

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Phosphorus EMC (mg/L)	0.25
Target Phosphorus Target Load (lb/acre/yr)	0.41
Pj	0.90
Nitrogen EMC (mg/L)	1.88

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	75.63	11.53	87.16
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	15.41	14.38	30.39
Impervious Cover (acres)	0.00	0.00	1.37	4.53	5.90
Total					123.45

Post-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	73.60	10.01	83.61
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	14.23	14.34	28.57
Impervious Cover (acres)	0.00	0.00	4.58	6.69	11.27
Total					123.45

Area Check Okay Okay Okay Okay

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

Land Cover Summary

Pre-ReDevelopment	Listed	Adjusted ¹	Post-ReDevelopment
Forest/Open Space Cover (acres)	87.16	83.61	83.61
Composite Rv(forest)	0.04	0.04	0.04
% Forest	71%	71%	71%
Managed Turf Cover (acres)	30.39	28.57	28.57
Composite Rv(turf)	0.23	0.24	0.24
% Managed Turf	25%	24%	24%
Impervious Cover (acres)	5.90	5.90	5.90
Rv(impervious)	0.95	0.95	0.95
% Impervious	5%	5%	5%
Total Site Area (acre)	123.45	118.08	118.08
Site Rv	0.13	0.13	0.13
Pre-Development Treatment Volume (acre-ft)	1.3618	1.3138	1.3138
Pre-Development Treatment Volume (cubic feet)	59,321	57,227	57,227
Pre-Development Load (TP) (lb/yr)	37.27	35.96	35.96

¹Adjusted Land Cover Summary reflects the pre redevelopment land cover minus the previous land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requirement for the new impervious cover to meet the new development load limit is computed in Column 1.

Maximum % Reduction Required Below Pre-ReDevelopment Load 20%

TP Load Reduction Required for Redeveloped Area (lb/yr) -9.43

Total Load Reduction Required (lb/yr) 0.00

Pre-Development Load (TN) (lb/yr) 286.63

Post-Development Load (TN) (lb/yr) 340.46

Land Cover Summary

Post-ReDevelopment New Impervious	
Forest/Open Space Cover	83.61
Composite Rv(forest)	0.04
% Forest	71%
Managed Turf Cover (acres)	28.57
Composite Rv(turf)	0.24
% Managed Turf	24%
ReDev. Impervious Cover (acres)	5.90
Rv(impervious)	0.95
% Impervious	5%
Total ReDev. Site Area (acres)	118.08
ReDev. Site Rv	0.13
Post-Development Treatment Volume (acre-ft)	0.4251
Post-Development Treatment Volume (cubic feet)	18,518
Post-Development Load (TP) (lb/yr)	11.84

TP Load Reduction Required for New Impervious Area (lb/yr) 9.43

Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	11.27	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED	0.00	0.00	0.00	0.00	0.00	OK
TURF AREA	28.57	0.00	0.00	0.00	0.00	OK
TURF AREA TREATED	0.00	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	

Phosphorous

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.00
RUNOFF REDUCTION (cf)	0
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.00
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	47.59
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0 LB/YEAR!!

Nitrogen (for information purposes)

RUNOFF REDUCTION (cf)	0
NITROGEN LOAD REDUCTION ACHIEVED (LB/YR)	0.00
ADJUSTED POST-DEVELOPMENT NITROGEN LOAD (TP) (lb/yr)	340.46

Site Data Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	73.60	10.01	83.61	67.73
Turf (acres)	0.00	0.00	14.23	14.34	28.57	23.14
Impervious (acres)	0.00	0.00	4.58	6.69	11.27	9.13
Total					123.45	100.00

Site Rv	0.17
Post Development Treatment Volume (ft ³)	75746
Post Development TP Load (lb/yr)	47.59
Post Development TN Load (lb/yr)	340.46
Total TP Load Reduction Required (lb/yr)	0.00

Total Runoff Volume Reduction (ft ³)	0
Total TP Load Reduction Achieved (lb/yr)	0
Total TN Load Reduction Achieved (lb/yr)	0.00
Adjusted Post Development TP Load (lb/yr)	47.59
Remaining Phosphorous Load Reduction (lb/yr) Required	0.00

Print

PRELIMINARY BMP CALCULATIONS NOTE:
THE CALCULATION SHOWN ON THIS SHEET REFLECT PRELIMINARY ENGINEERING BASED ON THE 2013 VRRM SPREADSHEET. CALCULATIONS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.

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 Sections:

- Special Permits (Sect. 9-011 2J & 2L)
- Cluster Subdivision (Sect. 9-615 1G & 1N)
- Development Plans PRC District (Sect. 16-302 3 & 4L)
- FDP P Districts (Sect. 16-502 1A (6) & (17))
- Special Exceptions (Sect. 9-011 2J & 2L)
- Commercial Revitalization Districts (Sect. 9-522 2A (12) & (14))
- FRC Plan (Sect. 16-303 1E & 1 O)
- Amendments (Sect. 18-202 10F & 10I)

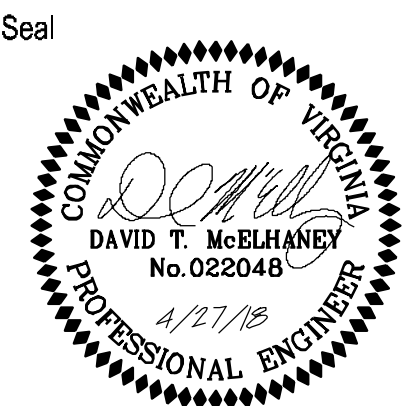
- Plat is at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100')
- A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) 8-12. If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.
- Provide:

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
Underground Vault (SWMF#1)	± 1.1	± 0	± 1.1	± 2,000	± 5,500	N/A
Underground Vault (SWMF#2)	± 1.1	± 0	± 1.1	± 1,800	± 5,000	N/A
Underground Vault (SWMF#3)	± 2.0	± 0	± 2.0	± 3,000	± 8,350	N/A
Totals:						

- Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) 8-12. Pond inlet and outlet pipe systems are shown on Sheet(s) N/A.
- Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) N/A - Access MH. Type of maintenance access (road surface noted on the plat is N/A - Access MH (asphalt, geoblock, gravel, etc.)
- Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) 15-18.
- Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) 20-21.
- A description of 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(s) 22. If the outfall is proposed to be improved off-site it should be specifically noted.
- A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) 22.
- 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 Sheet(s) 3-4.
- A submission waiver is required for N/A.
- Stormwater management is not required because N/A.



7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ld.com



Applicant
NATIONAL TRUST FOR HISTORIC PRESERVATION
THE WATER GATE OFFICE BUILDING
2600 VIRGINIA AVE NW
SUITE 1100
WASHINGTON, DC 20037

Revision / Issue
No. Description Date
1. 1st Submission 3/21/18
2. 2nd Submission 4/27/18

Issue
Date Description

Project Name
WOODLAWN HISTORIC SITE AND CULTURAL CENTER SPECIAL EXCEPTION PLAT

Mount Vernon District
Fairfax County, Virginia

Drawn By SS Checked By DTM

Project No. MISC-2207

Date March 21, 2018

Drawing Title
PRELIMINARY SWM&BMP ANALYSIS

Scale: 1"=150'

Drawing Number

22
Sheet 22 of 23

PRELIMINARY OUTFALL NARRATIVE:

THE CONCENTRATED FLOWS FROM EACH OF THE THREE (3) POTENTIAL OUTFALLS WOULD DISCHARGE DIRECTLY INTO AN EXISTING NATURAL CHANNEL THAT FLOWS IN A SOUTHEASTERLY DIRECTION IN AN UNNAMED TRIBUTARY OF DOGUE CREEK, CROSSING UNDER RICHMOND HIGHWAY AND ULTIMATELY DISCHARGING INTO DOGUE CREEK WITHIN THE MAJOR FLOODPLAIN. THE APPROXIMATE DRAINAGE AREA TO THE POINT OF CONFLUENCE, AS SHOWN ON THIS SHEET, IS COMPUTED IN CONSIDERATION OF FUTURE PROPOSED GRADING IN THE VICINITY OF THE POSSIBLE SWMBMP FACILITIES. THEREFORE, IN SOME CASES THE NATURAL DIVIDE WILL BE ALTERED MINIMALLY TO ALLOW FOR THE DETENTION AND TREATMENT OF STORMWATER FROM THE PROPOSED BUILDINGS AND OTHER IMPROVEMENTS. IN ACCORDANCE WITH SECTION 124-4-4 OF THE COUNTY CODE, ONLY CONCENTRATED OUTFALLS HAVE BEEN ANALYZED FOR ADEQUATE CHANNEL AND FLOOD PROTECTION WITH THIS APPLICATION.

PRELIMINARY OUTFALL ANALYSIS

CHANNEL PROTECTION:

SECTION 124-4-4.B.3 OF THE COUNTY CODE STATES THAT WHEN OUTFALLING INTO A NATURAL STORMWATER CONVEYANCE SYSTEM, THE CHANNEL PROTECTION REQUIREMENT OF ADEQUATE OUTFALL IS SATISFIED BY VERIFYING THAT THE MAXIMUM PEAK FLOW RATE FROM THE 1-YEAR 24-HOUR STORM FOLLOWING THE LAND-DISTURBING ACTIVITIES MEETS THE CRITERIA OF ONE OF THE METHODOLOGIES STATED IN SECTION 124-4-4.B.3.a (I.E. DETENTION METHOD), B.3.b (I.E. ALTERNATIVE STATE BOARD APPROVED), OR B.3.c (I.E. ENERGY BALANCE).

THIS APPLICATION IS PROPOSING POTENTIAL SWMBMP FACILITIES, AS DESCRIBED ON SHEET 21, THAT ARE DESIGNED TO DETAIN THE 1-YEAR STORM PER SECTION 124-4-4.B.3 (I.E. ENERGY BALANCE); AS WELL AS THE 2-YEAR AND 10-YEAR STORM EVENTS PRIOR TO DISCHARGING INTO THE DOGUE CREEK TRIBUTARY. THEREFORE, PER SECTION 124-4-4.B.6.c, THE LIMITS OF ANALYSIS IS LOCATED AT LEAST 150 FEET DOWNSTREAM OF A POINT WHERE THE RECEIVING CHANNEL IS JOINED BY ANOTHER THAT IS AT LEAST 90 PERCENT OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE. THE POINT OF CONFLUENCE IS LOCATED ON THE SOUTHERN EDGE OF THE PROPERTY AT DOGUE CREEK. THE ADDITIONAL DRAINAGE AREA AT THE CONFLUENCE POINT IS GREATER THAN 90% OF THE TOTAL DRAINAGE AREA FROM THE SITE. IN ADDITION, THE FLOWS FROM THE 2-YEAR STORM EVENT WILL BE ANALYZED TO ENSURE THE VELOCITIES IN THE EXISTING NATURAL CHANNEL (I.E. UNNAMED TRIBUTARY) ARE NON-EROSIVE FROM THE OUTFALL POINTS FROM EACH FACILITY TO THE LIMIT OF ANALYSIS WITHIN DOGUE CREEK.

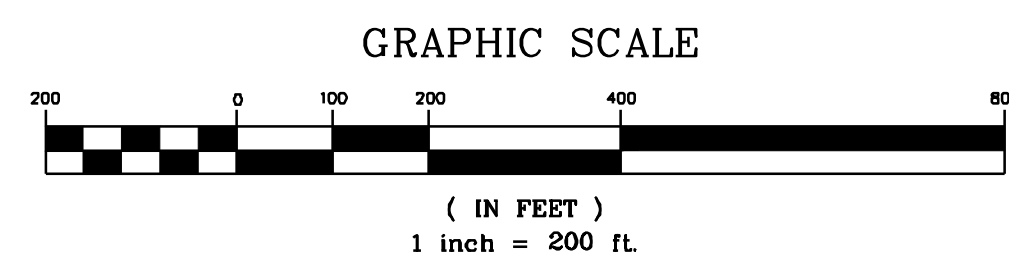
WITH THE USE OF THE ENERGY BALANCE METHOD AND THE ANALYSIS DESCRIBED ABOVE, THE CHANNEL PROTECTION CRITERIA PER SECTION 124-4-4.B WILL BE SATISFIED WITH THE FINAL SITE PLAN.

FLOOD PROTECTION:

SECTION 124-4-4.C.6 OF THE COUNTY CODE STATES THAT IF THE DETENTION REQUIREMENTS OF SECTION 124-4-4.D ARE MET, THE DETENTION OF STORMWATER THAT RELEASES THE POST-DEVELOPMENT FLOWS FOR THE 2-YEAR 24-HOUR STORM EVENT AND THE 10-YEAR, 24-HOUR STORM EVENT AT RATES THAT EQUAL TO OR LESS THAN THE PRE-DEVELOPMENT FLOWS, THE DOWNSTREAM ANALYSIS SHALL BE LIMITED TO OUTFALLING INTO AN ADEQUATE NATURAL STORMWATER CONVEYANCE SYSTEM THAT CONTAINS THE 10-YEAR 24-HOUR STORM EVENT WHILE NOT EXPERIENCING LOCALIZED FLOODING, AND CHECKING FOR FLOODING OF EXISTING DWELLINGS OR BUILDINGS CONSTRUCTED UNDER AN APPROVED BUILDING PERMIT FROM THE 100-YEAR STORM EVENT FOR THE EXTENT OF REVIEW. SINCE THIS METHOD WAS USED FOR OUTFALL #1, SECTION 124-4-4.C.6 OF THE COUNTY CODE STATES THAT THE EXTENT OF REVIEW IS LOCATED AT LEAST 150 FEET DOWNSTREAM OF A POINT WHERE THE RECEIVING CHANNEL IS JOINED BY ANOTHER THAT IS AT LEAST 90 PERCENT OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE. THE POINT OF CONFLUENCE IS LOCATED ON THE SOUTHERN EDGE OF THE PROPERTY AT DOGUE CREEK. WITH THE USE OF THE DETENTION MEASURES VIA ONSITE FACILITIES, FLOOD PROTECTION CRITERIA WILL BE SATISFIED WITH THE FINAL SITE PLAN.

PRELIMINARY OUTFALL NOTE:

OUTFALL LOCATIONS, DRAINAGE AREAS AND FACILITY LOCATIONS ARE SHOWN CONCEPTUALLY WITH THIS APPLICATION. THE ADEQUATE OUTFALL ANALYSIS, SITE LAYOUT AND CALCULATIONS SHOWN WITH THIS APPLICATION ARE FOR PRELIMINARY PURPOSES ONLY. THEY ARE ALL SUBJECT TO CHANGE WITH FINAL ENGINEERING.



LEGEND:

- PROPOSED DRAINAGE DIVIDES TO POSSIBLE SWM FACILITY
- DRAINAGE DIVIDE TO POINT

urban

7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8300 FAX 703.642.8251
www.urban-llc.com

Seal

DAVID T. McELHANEY
No. 022048
1/27/18
PROFESSIONAL ENGINEER

Applicant
NATIONAL TRUST FOR HISTORIC PRESERVATION
THE WATER GATE OFFICE BUILDING
2800 VIRGINIA AVE NW
SUITE 1100
WASHINGTON, DC 20037

Revision / Issue		
No.	Description	Date
1.	1st Submission	3/21/18
2.	2nd Submission	4/27/18

Issue	
Date	Description

Project Name
WOODLAWN HISTORIC SITE AND CULTURAL CENTER SPECIAL EXCEPTION PLAT
Mount Vernon District
Fairfax County, Virginia

Drawn By SS Checked By DTM

Project No. MISC-2207

Date March 21, 2018

Drawing Title
PRELIMINARY ADEQUATE OUTFALL ANALYSIS

Scale: 1"=200'

Drawing Number
23
Sheet 23 of 23

Urban, Ltd. - Q:\JOBS\Woodlawn\Special Exception\Cad\09-Adequate Outfall.dwg [20 SWMBMP ANALYSIS] April 26, 2018 - 10:44am eparkerson

MISC-2207