



LAND SURVEYING
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July 23, 2015

RE: Application for a Special Exception for Old Trail Village – ZMA 2004-024

On behalf of the owners of Old Trail Village, I am requesting a Special Exception to the Zoning Map for ZMA 2004-024 concerning the location and type of Stormwater Management Facilities proposed for the Block 11, 12, 14 and 15 drainage area.

On the approved ZMA plan, stormwater in this drainage area is proposed to be treated by both an existing pond on the western edge of the property and by release across a stream buffer along the south side of the drainage area into Slabtown Branch.

On currently approved WPO plans for this drainage area, stormwater is to be treated by conveyance through a constructed bio-filter located at the southwest corner of the drainage area.

The purpose of this Special Exception request is to allow stormwater from this drainage area to drain to, and be treated by, an extended detention water quality pond to be located at the southwest corner of the drainage area.

The reason for this request is to better accommodate natural drainage patterns on the property and to eliminate the need to build an oversized and high maintenance cost bio-filter to treat stormwater. The proposed extended detention water quality pond will provide equivalent stormwater treatment in a more aesthetically pleasing design that better fits with the existing landscape of Old Trail Village.

Your consideration of this request is greatly appreciated. Please do not hesitate to contact me with any questions or required clarification.

Regards,

William J. Ledbetter, L.S.

