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BZA
CASE No. 17429
EXHIBIT No. 11



Board of Zoning Adjustment
District of Columbia
CASE NO.17429
EXHIBIT NO.11

0523

BV
BARON VANZ
ARCHITECTS INC.
1118 Wisconsin Ave NW
Washington, DC 20005
TEL: 202.462.7294
FAX: 202.462.7295

EDAW
801 Prince Street
Alexandria, VA 22314
www.edaw.com
TEL: 703.836.3452
FAX: 703.836.3869

Sasaki Associates
30 Franklin Street
Boston, MA 02111
www.sasaki.com
TEL: 617.452.5200
FAX: 617.452.5201

Conceptual Site Plan
SCALE: 1"=40'-0"

1801 Fishall Road, NW
St. Patrick's Episcopal School
WASHINGTON, DC

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BARNES VANZE
ARCHITECTS INC.
1208 Wisconsin Ave., N.W.
Washington, DC 20007
TEL: 202.337.7200
FAX: 202.337.8800

EDAW

2015 Project Office
10000 W. 16th Ave., Suite 100
Denver, CO 80202
TEL: 303.733.1000
FAX: 303.733.1000

Sasaki Associates
300 Pine Street
Seattle, WA 98101
www.sasaki.com
TEL: 206.465.1000
FAX: 206.465.1000

Tree Preservation Plan
SCALE 1"=50'-0"



1801 Foshall Road, NW/
St. Patrick's Episcopal School
WASHINGTON, DC

DATE: 09/01/05
DESIGNER: RJA
DRAWN BY: RJA

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LEGEND

- EXISTING SPECIAL TREES TO BE RETAINED
- PROPOSED SHADE / STREET TREES
- PROPOSED EVERGREEN / SCREEN TREES
- PROPOSED ORNAMENTAL TREES

LOT AREA CALCULATIONS	
M. O. R. LOTS	
LOT #	AREA
LOT 1	SF 9497.63
LOT 2	SF 8135.96
LOT 3	SF 7630.23
LOT 4	SF 8116.15
LOT 5	SF 10355.68
LOT 25	SF 7982.62
LOT 26	SF 8774.74
LOT 27	SF 11653.53
LOT 28	SF 18540.59

LOT AREA CALCULATIONS	
THEORETICAL LOTS	
LOT #	AREA
LOT 6	SF 9928.19
LOT 7	SF 9207.1
LOT 8	SF 8449.99
LOT 9	SF 13411.06
LOT 10	SF 12153.87
LOT 11	SF 10497.0
LOT 12	SF 9165.11
LOT 13	SF 8831.65
LOT 14	SF 11578.51
LOT 15	SF 9939.42
LOT 16	SF 8505.40
LOT 17	SF 8843.96
LOT 18	SF 7645.48
LOT 19	SF 8466.90
LOT 20	SF 9092.23
LOT 21	SF 13099.98
LOT 22	SF 7965.11
LOT 23	SF 10613.23
LOT 24	SF 10298.88

0523

BV
BARNES VANZ
ARCHITECTS INC.

118 Williams Ave, NW
Washington, DC 20007

TEL: 202.331.0200
FAX: 202.331.6081

EDAW

801 Prince Street
Alexandria, VA 22314
www.edaw.com

TEL: 703.836.1404
FAX: 703.836.0889

Conceptual Site Plan

SCALE: 1"=50'-0"

0 10 20 30 40
FEET

Sasaki Associates

40 Fenwick Road
Watsonville, MA 02472
www.sasaki.com

TEL: 417.852.5331
FAX: 417.852.5758

1801 Forsyth Road, NW/
St. Patrick's Episcopal School

WASHINGTON, DC

DRAWING:

ISSUED:

REVISED:

DATE:



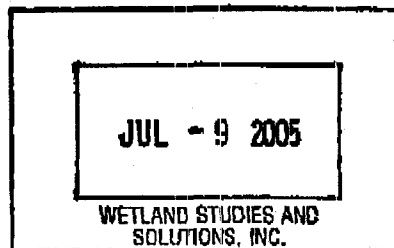
DEPARTMENT OF THE ARMY
BALTIMORE DISTRICT, U.S. ARMY CORPS OF ENGINEERS
P.O. BOX 1715
BALTIMORE, MD 21203-1715

REPLY TO
ATTENTION OF

July 8, 2005

Operations Division

St. Patrick's School
c/o Wetland Studies & Solutions, Inc.
Attn: Craig Turner
14088-M Sullyfield Circle
Chantilly, Virginia 20151



Dear Mr. Turner:

This is in reference to your letter, dated May 26, 2005, regarding application CENAB-OP-RMS(ST. PATRICK'S SCHOOL/JD)05-02418-11, requesting a jurisdictional determination (JD) and verification of the delineation of Waters of the United States within the Rock Creek watershed, including jurisdictional wetlands, on property located off of Foxhall Road, Washington, D.C..

A field inspection was conducted by George Harrison of this office on June 3, 2005, with Mr. Turner in attendance. This inspection indicated that the delineation of Waters of the United States, including jurisdictional wetlands within the "Area of Review" on the map is accurate. Those areas indicated as Waters of the United States, including non-tidal wetlands, are regulated by this office pursuant to Section 404 of the Clean Water Act (CWA). Additionally, the isolated water body and isolated PEM wetland on the enclosed map have no identifiable connection with a surface tributary system or to interstate or navigable Waters of the United States. These isolated areas also are not adjacent to Waters of the United States and, therefore, have no observable interstate commerce connection. Consequently, these isolated areas are not subject to Corps' jurisdiction pursuant to Section 404 of the CWA and Department of the Army authorization is not required for any work in those areas. However, while these areas are not Federally regulated, they may be subject to District of Columbia jurisdiction and authorization from the DC Water Quality Control Branch. Enclosed is a document that outlines the basis of our determination of jurisdiction over these areas.

Please note that on March 28, 2000, an administrative appeals process was established for JDs. Enclosed is a JD appeals form that can be used if you believe the JD you received warrants further review. You may accept this JD, submit new information seeking reconsideration of the JD or appeal the JD. If you accept the JD, you do not need to notify the Corps. A JD will be reconsidered if you submit new information or data to the Baltimore District Engineer (DE) within 60 days from the date of this letter. If you decide to appeal the approved JD, please submit the attached form within 60 days from the date of this letter to our Regulatory Appeals Review Officer at the following address:

BZA

CASE No. _____

EXHIBIT No. _____

James W. Haggerty
Regulatory Appeals Review Officer
North Atlantic Division, US Army Corps of Engineers
Fort Hamilton Military Community
General Lee Avenue, Bldg 301
Brooklyn, NY 11252-6700

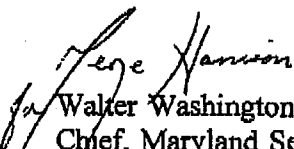
If we do not hear from you within 60 days, we will consider this JD accepted by you. This approved JD is valid for five years from the date of issuance unless new information warrants a revision before the expiration date.

You are reminded that any grading or filling of Waters of the United States, including jurisdictional wetlands, is subject to Department of the Army authorization. State and local authorizations may also be required to conduct activities in the locations. In addition, the Interstate Land Sales Full Disclosure Act may require that prospective buyers be made aware, by the seller, of the Federal authority over any waters of the United States, including jurisdictional wetlands, being purchased.

This delineation/determination has been conducted to identify the limits of the Corps Clean Water Act jurisdiction for the particular site identified in this request. This determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA (United States Department of Agriculture) program participants, or anticipate participation in USDA programs, you should request a certified wetland delineation from the local office of the Natural Resources Conservation Service prior to starting work.

If you have any questions concerning this matter, please call George Harrison of this office at (410) 962-6002.

Sincerely,


Walter Washington, Jr.
Chief, Maryland Section Southern



JUL 14 2005

July 14, 2005

Mr. Mark Vershbow
Friends of St. Patrick's School
4661 Garfield Street, NW
Washington, DC 20007

Re: Jurisdictional Determination (#05-02418-11)
St. Patrick's School
Washington, DC
WSSI #21183.01

Dear Mr. Vershbow:

Enclosed is a copy of the U.S. Army Corps of Engineers' Jurisdictional Determination (JD) (#05-02418-11) confirming the wetland delineation submitted by Wetland Studies and Solutions, Inc. Please note that this JD is valid for a period of five years from the date that it was issued (July 8, 2005).

If you have any questions, please call us at (703) 631-5800.

Sincerely,

WETLAND STUDIES AND SOLUTIONS, INC.

A handwritten signature in black ink, appearing to read "Craig E. Turner".

Craig E. Turner
Principal Environmental Scientist

Enclosure

cc: Mr. Alan Harwood, EDAW (w/enc.)
Mr. Steve Schottler, Barnes Vanze Architects Inc. (w/enc.)
Mr. Jim Perry, Elm Street Development (w/enc.)
Mr. Steve Crum, MGH (w/enc.)
WSSI GIS (w/enc.)

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