



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

March 5, 2010

Robert L. Sproles
Bowman Consultants
101 South Street, SE
Leesburg, VA 20175

Re: Interpretation for PCA 93-V-028-02 and SE 2007-MV-031, Lorton Corner (Tax Map 108-3 ((1)) 2 and 3; 108-3 ((2)) 2, 5 and 6 and a portion of Lorton Road public right-of-way to be vacated and/or abandoned): Parking Configuration

Dear Mr. Sproles:

This is in response to your letter of July 30, 2008, requesting an interpretation of the proffers and Generalized Development Plan (GDP) accepted by the Board of Supervisors in conjunction with the approval of Proffered Condition Amendment PCA 93-V-028-02 and the Special Exception (SE) Plat and development conditions approved by the Board of Supervisors with SE 2007-MV-031. As I understand it, the question is whether the reconfiguration of the parking spaces closest to the entrance of the pharmacy would be in substantial conformance with the proffers, development conditions, and GDP/SE Plat. This determination is based on your letter and the accompanying sketch plan entitled "(NWC) US 1 & Lorton," dated July 14, 2009. A copy of the above-referenced letter is attached for reference.

The proffered GDP/SE Plat depicts nine parking spaces, including four handicap parking spaces along the front (west side) of the pharmacy. A landscaped island is depicted immediately south of the parking spaces, near the entrance to the pharmacy.

In your letter, you state that, in order to provide better access for handicapped customers, the owners of the pharmacy have requested to shift the parking spaces closer to the entrance of the building and relocate the landscaped island to the north side of the parking spaces near the rear of the building. Under the submitted alternate plan, the number of parking spaces and landscaping provided on the site would remain the same as was approved with PCA 93-V-028-02 and SE 2007-MV-031. No other changes to the proffered GDP/SE Plat are proposed.

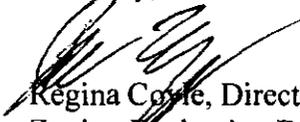
Robert L. Sproles

Page 2

It is my determination that the proposed alternate row of parking along the front of the pharmacy, as depicted in the submitted sketch plan, is in substantial conformance with the proffered GDP/SE Plat, provided that any trees or landscaping that would be lost from that shown on the GDP/SE are to be relocated elsewhere in proximity to the pharmacy entrance, as determined by the Urban Forest management Division (UFMD) of DPWES. This determination addresses only the row of parking along the front of the pharmacy, and does not address any other elements that may be depicted on the submitted sketch plan.

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please feel free to contact St. Clair Williams at (703) 324-1290.

Sincerely,



Regina Coyle, Director
Zoning Evaluation Division, DPZ

O:\SWILLI\Proffer Interpretations\Lorton Corner\Lorton Corner interp - 3-5-10.doc

Attachments: A/S

cc: Gerry Hyland, Supervisor, Mount Vernon District
Earl Flanagan, Planning Commissioner, Mount Vernon District
Diane Johnson-Quinn, Senior Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Michelle Brickner, Assistant Director, Land Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Jack Weyant, Director, Environmental and Facilities Inspection Division, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
File: PCA 93-V-028-02, SE 2007-MV-031, Imaging, Reading File

Directors & Officers

Chairman of the Board
CHARLES J. HUNTLEY, SR., L.S.
Senior Vice President
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President & CEO
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Vice President
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HUNTLEY, NYCE & ASSOCIATES, LTD.
SURVEYING • CIVIL ENGINEERING • LAND PLANNING
14428 Albemarle Point Place, Suite 120
Chantilly, Virginia 20151
Telephone: (703) 750-3490 • Facsimile: (703) 378-5899
www.huntleynyce.com



July 30, 2009

Kevin Guinaw, Chief of Special Projects, Applications Management Branch
Zoning Evaluation Division, Department of Planning and Zoning
Suite 801 Herrity Building, Fairfax County, Virginia 22030

Re: Lorton Corner
SE-207-MV-131 and PCA 93-V-028-02

Dear Mr. Guinaw:

Please consider this letter as our request for a zoning interpretation relative to the above referenced special exception and based on the owner's request for a minor change to the parking layout on the site plan. As highlighted by circling in red on the attached special exception plat and the site plan, the owner of the pharmacy, Walgreens, has requested that the handicapped parking spaces be relocated nearer to the front entry of the building to provide better access for their handicapped customers. Specifically, the curb island located at the entrance of the building would be relocated to the rear corner of the building on the same side, and the parking spaces including the handicap spaces would be shifted toward the main entrance of the building. Walgreens feels that this configuration which is more compatible to there prototype and enhance the access for their handicapped customers by providing fewer obstructions at the main entrance.

A favorable interpretation and response at your earliest convenience would be greatly appreciated as we are quickly approaching the second submission of the site plan for approval.

Sincerely,

Robert L. Spröles, PE

✓ cc: Sinclair Williams, Staff Coordinator
Zoning Evaluation Division

RECEIVED
Department of Planning & Zoning

AUG 03 2009

Zoning Evaluation Division



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

November 18, 2008

Robert A. Lawrence
Reed Smith, LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, Virginia 22042

RE: Proffered Condition Amendment Application PCA 93-V-028-02
(Concurrent with Special Exception Application SE 2007-MV-031)

Dear Mr. Lawrence:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on November 17, 2008, approving Proffered Condition Amendment Application PCA 93-V-028-02 in the name of Lorton Corner Road LLC. The Board's action amends the proffers for Rezoning Application RZ 93-V-028, previously approved for retail development with an overall Floor Area Ratio (FAR) of 0.19 to permit site modifications. The subject property is located in the northeast quadrant of the intersection of Lorton Road and Richmond Highway on approximately 3.69 acres of land zoned C-5 [Tax Map 108-3 ((1)) 2 and 3; 108-3 ((2)) 2, 5 and 6 and a portion of Lorton Road public right-of-way to be vacated and/or abandoned], in the Mount Vernon District and is subject to the proffers dated October 14, 2008.

The Board also:

- Modified of the transitional screening requirement and waived the barrier requirement along Richmond Highway, in favor of the landscaping shown on the Generalized Development Plan (GDP) and the SE Plat.
- Waived of the transitional screening and barrier requirement along the Lorton Road frontage of the property in favor of the landscaping shown on the GDP and the SE Plat.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

- Modified of the transitional screening requirement along the north property line, in favor of the 12-foot wide transitional screening yard and the 7-foot high brick masonry wall, as shown on the GDP and the SE Plat.
- Waived of the service drive requirement along Richmond Highway.
- Modified of the Comprehensive Plan trail requirement along Richmond Highway, in favor of the existing ten-foot wide asphalt trail, as shown on the GDP and the SE Plat.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/dms
Enclosure

Cc: Chairman Gerald E. Connolly
Supervisor Gerald Hyland, Mount Vernon District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 17th day of November, 2008, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 93-V-028-02
(CONCURRENT WITH SE 2007-MV-031)**

WHEREAS, Lorton Corner Road LLC, filed in the proper form an application to amend the proffers for RZ 93-V-028 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

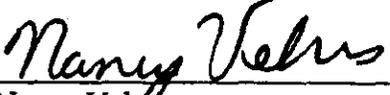
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Mount Vernon District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 17th day of November, 2008.



Nancy Vehrs
Clerk to the Board of Supervisors

PCA 93-V-028-2
Lorton Corner Road LLC
October 14, 2008

PROFFERS

Pursuant to Sect. 15.2-2303(A), Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County, the property owners/applicant and their successors and/or assigns (collectively referred to as the "Applicant") in this Proffered Condition Amendment ("PCA") proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map 108-3 ((1)) Parcels 2 and 3 and Tax Map 108-3 ((2)) Parcels 2, 5 and 6 and that portion of the right-of-way in Lorton Road (Route 968) depicted on the GDP/SE Plat described in Proffer No. 2 (below) (the "Property") shall be in accordance with the following conditions if, and only if, PCA 93-V-028-2 is granted. In the event that this PCA application is denied, these Proffers shall be immediately null and void and of no further force or effect. The proffered conditions are:

1. **Previous Proffers.** If PCA 93-V-028-2 is approved by the Board of Supervisors, these Proffers supersede the previous proffers in PCA 93-V-028.
2. **Generalized Development Plan.** Subject to the provisions of Sect. 18-204 of the Zoning Ordinance of Fairfax County, development of the Property shall be in substantial conformance with the Generalized Development Plan/Special Exception Plat ("GDP/SE Plat") entitled "Lorton Corner," consisting of twelve (12) sheets and prepared by Huntley, Nyce and Associates, Ltd., revised as of October 14, 2008.
3. **Minor Modifications.** Pursuant to Sect. 18-204 of the Zoning Ordinance, minor modifications to the GDP/SE Plat may be permitted where it is determined by the Zoning Administrator that such are in substantial conformance with the proffered GDP/SE Plat.
4. **Rezoning Prior to Abandonment.** Notwithstanding the submission for processing of any applications, plan or plats in furtherance of the development of the Application Property, the Applicant acknowledges that no such application, plan, or plat shall be approved by Fairfax County until or unless the abandonment of right-of-way proposed as part of the application property is approved by the Board of Supervisors and is final. In the event that such abandonment is not approved by the Board of Supervisors, or in the event that the Board's approval is overturned by a Court of Competent Jurisdiction, any development of the Application Property under the C-5 Zoning District shall require a proffered Condition Amendment and the Applicant acknowledges that such Amendment may result in loss of density. The Applicant hereby waives any right to claim or assert a taking or any other Cause of Action that otherwise may have arisen out of a Board decision to deny in whole or in part the Right of Way Abandonment.

5. **Architecture.** The architectural treatment of the pharmacy on the Property shall be in substantial conformance with the architectural treatments depicted on Sheet 7 of 8 of the GDP/SE Plat. The architectural treatment of masonry on the walls on the rear and sides of each building shall be the same as the architectural treatment on the front of each building. The seven (7) foot high masonry wall along the rear of the property shall utilize brick facing that is substantially similar to the brick on the buildings. Prior to the issuance of the building permit for the Financial Institution building, the architectural treatment for that building and the proposed building signage for that building shall be brought back to the Planning Commission for administrative review to confirm compatibility with the architectural treatments for the Pharmacy depicted on Sheet 7 of 8 of the GDP/SE plat.
6. **Architectural Screening.** Architectural screening techniques will be utilized to screen air conditioning units and other rooftop mechanical equipment. All mechanical rooftop units will be screened, either by extension of the parapet walls or by an independent panel screen system.
7. **Dumpsters.** Dumpsters will be screened from view with masonry walls and landscaping subject to the approval of the Department of Public Works and Environmental Services ("DPWES"). The masonry walls shall utilize brick facing that is substantially similar to the brick on the buildings.
8. **Lighting.** Parking lot lighting shall comply with the glare standards set forth in Article 14 of the Zoning Ordinance.
9. **Signage.** All signs shall conform with the requirements of Article 12 of the Zoning Ordinance. No more than two (2) free-standing monument signs shall be established on-site. These free-standing monument signs shall be architecturally designed so as to be compatible with the architectural treatment of the buildings on-site. These free standing monument signs shall be located generally as shown on the GDP/SE Plat. Each monument sign shall not exceed ten (10) feet in height. These signs shall use external directional sources of illumination, designed so as not to spill excessive illumination beyond each sign area.
10. **Landscaping.** The location and species of the tree plantings shall be subject to review and approval by the Urban Forestry Management Division ("UFMD") and shall be in substantial conformance with the Landscape Plan, Sheet 4 of 8 of the GDP/SE Plat. At the time of landscape plan review, the Applicant shall consult with UFMD to ensure that the intensity of tree plantings is not so great as to adversely affect the survival of these trees.
11. **Stormwater Management Pond Landscaping.** In order to restore a natural appearance to the proposed stormwater management pond, the landscape plan submitted as part of the first submission and all subsequent submissions of the site

plan shall show the restrictive planting easement for the pond and the maximum feasible amount of landscaping that will be allowed in the planting areas of the pond outside of that restrictive planting easement, in keeping with the planting policies of the Fairfax County Board of Supervisors. The final design of the landscaping for the pond shall be subject to the review and approval of UFMD: The Applicant shall install said landscaping in accordance with said plan, subject to Department of Public Works and Environmental Services (DPWES) and UFMD approval. The bottom of the pond area shall be maintained as a lawn, except for any structures required by DPWES. The Applicant shall provide regular mowing and seeding maintenance for this lawn area.

12. **Archaeological Survey.** Prior to any land disturbing activities, the Applicant shall conduct and complete a Phase I archaeological survey of the site to identify potential historic resources on-site. Within 30 days of completion of said survey, the Applicant shall submit said survey to the Cultural Resource Management and Protection Section of the Fairfax County Park Authority ("CRMPS") for review and approval. The Applicant shall also conduct and complete any Phase II or Phase III surveys on only those areas of the site identified for further study by CRMPS if determined necessary by CRMPS prior to any land disturbance activities. The studies shall be conducted by a qualified Archeological professional approved by CRMPS and shall be reviewed and approved by CRMPS.
13. **Green Building Practices.** The Applicant shall incorporate green building practices on the Property and/or in the buildings. The green building practices employed shall be at the sole discretion of Applicant. Utilizing these green building practices, Applicant shall cause the Property and/or buildings to meet minimum LEED certification. The applicant shall retain a professional engineer or architect licensed to practice in the Commonwealth of Virginia who will provide certification statements both at the time of site plan and building plan reviews confirming that the items on the list will meet at least the minimum number of points necessary to attain LEED certification of the project.

Prior to approval of a building permit for each building by Fairfax County, the Applicant shall execute a separate agreement and post, for that building a "green building escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES, as defined in the Public Facilities Manual, in the fixed amount of \$60,000 for the financial institution building and in the fixed amount of \$125,000 for the pharmacy building. This escrow will be in addition to and separate from other bond requirements and shall be released by DPWES upon demonstration of attainment of certification, by the U.S. Green Building Council, under the U.S. Green Building Council's LEED - New Construction rating system or other LEED rating system determined to be applicable to the project. Said certification may include points for site and/or site design elements, in addition to building elements, if determined applicable in the certification obtained from the U.S. Green Building Council. The provision of documentation

to the Environment and Development Review Branch of the Department of Planning and Zoning (DPZ) from the U.S. Green Building Council that the applicable building has attained LEED certification shall be sufficient to satisfy this commitment. If the Applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification within one year of issuance of the Non-RUP for the financial institution building or within one year of issuance of the Non-RUP for the pharmacy building, as the case may be, the escrow for the applicable building for which certification has not been provided within the one year period, as described herein, shall be released to Fairfax County as the sole remedy for failure to meet the LEED certification as to the applicable building and said escrow shall be posted to a fund within the County budget supporting implementation of County environmental initiatives.

14. **Density Credit.** Advanced density credit shall be reserved as may be permitted by the provisions of paragraph 4 of Section 2-308 of the Fairfax County Zoning Ordinance for any eligible dedications or as may be reasonably required by Fairfax County or VDOT at time of site plan approval.
15. **Geotechnical Study.** Prior to site plan approval, if required by DPWES and in accordance with the provisions of the Public Facilities Manual, the Applicant shall submit a geotechnical study of the application property to the Geotechnical Review Board and shall incorporate appropriate engineering practices as recommended by the Geotechnical Review Board and DPWES into the design to alleviate potential structural problems, to the satisfaction of DPWES.
16. **Ashton Woods Lane Entrance.** The Ashton Woods Lane Entrance shall be limited to one-way, inbound traffic as depicted on the GDP/SE plat.
17. **Counterparts.** To facilitate execution, this Proffer Statement may be executed in as many counterparts as may be required. It shall not be necessary that the signature on behalf of all the parties to this Proffer Statement appear on each counterpart of this Proffer Statement. All counterparts of this Proffer Statement collectively constitute a single instrument.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

APPLICANT/OWNER OF TAX MAP 108-3 ((1))
PARCELS 2 AND 3 AND TAX MAP 108-3 ((2))
PARCELS 2, 5 AND 6

LORTON CORNER ROAD LLC

By:



David Smith

Its: Manager

BOARD OF SUPERVISORS OF FAIRFAX COUNTY

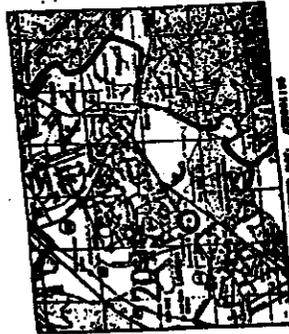
By: AKS/AG
Anthony H. Griffin, County Executive/Agent

LORTON CORNER

MT. VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA

PROFFERED CONDITION AMENDMENT / SPECIAL EXCEPTION

REVISED 12-28-2007
 REVISED 02-29-2008
 REVISED 04-16-2008
 REVISED 05-28-2008
 REVISED 06-02-2008
 REVISED 07-30-2008
 REVISED 08-08-2008



PROJECT AND VICINITY MAP
 SHEET 1 OF 1

APPLICANT:
 LORTON CORNER ROAD LLC
 1000 LORTON CORNER ROAD
 FAIRFAX COUNTY, VIRGINIA 22031

ATTORNEY FOR APPLICANT:
 JAMES M. HARRIS, ESQ.
 HARRIS LAW FIRM, P.C.
 1000 LORTON CORNER ROAD
 FAIRFAX COUNTY, VIRGINIA 22031

SHEET INDEX

1. COVER SHEET (SEE 00-0000)
2. PROFFERED CONDITION AMENDMENT / SPECIAL EXCEPTION (SEE 00-0000)
3. SITE PLAN (SEE 00-0000)
4. LAYOUT PLAN (SEE 00-0000)
5. EXISTING AND PROPOSED UTILITIES (SEE 00-0000)
6. EXISTING AND PROPOSED TRAFFIC SIGNAGE (SEE 00-0000)
7. EXISTING AND PROPOSED TRAFFIC SIGNALS (SEE 00-0000)
8. EXISTING AND PROPOSED TRAFFIC LIGHTS (SEE 00-0000)
9. EXISTING AND PROPOSED TRAFFIC SIGNALS (SEE 00-0000)
10. EXISTING AND PROPOSED TRAFFIC SIGNALS (SEE 00-0000)
11. EXISTING AND PROPOSED TRAFFIC SIGNALS (SEE 00-0000)
12. EXISTING AND PROPOSED TRAFFIC SIGNALS (SEE 00-0000)

STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION
 2003 EDITION
 PART 100 - GENERAL NOTES
 SECTION 100.01 - GENERAL NOTES



COVER SHEET
 MT. VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 LORTON CORNER

DATE: 08/08/08
 TIME: 10:00 AM
 SHEET: 1 OF 12
 PROJECT: LORTON CORNER ROAD LLC

Planning, Policy & Administration, L.A.
 Department of Transportation
 1200 South Figueroa Street, Room 1000
 Los Angeles, California 90015
 Telephone: (213) 473-1000
 FAX: (213) 473-1001

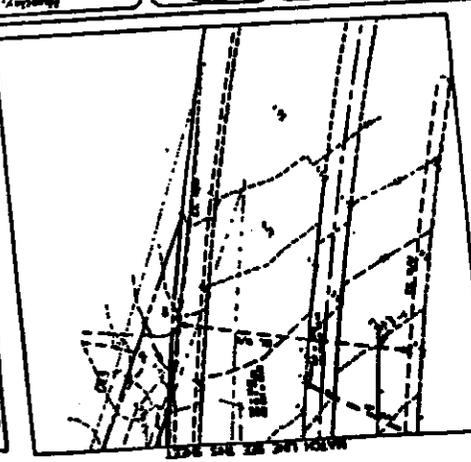


LORTON CORNER
 MT. VERNON DISTRICT
 RAINI & COUNTY, WASHIA
 PROPOSED CONDITION AMENDMENT/SPECIAL EXCEPTION

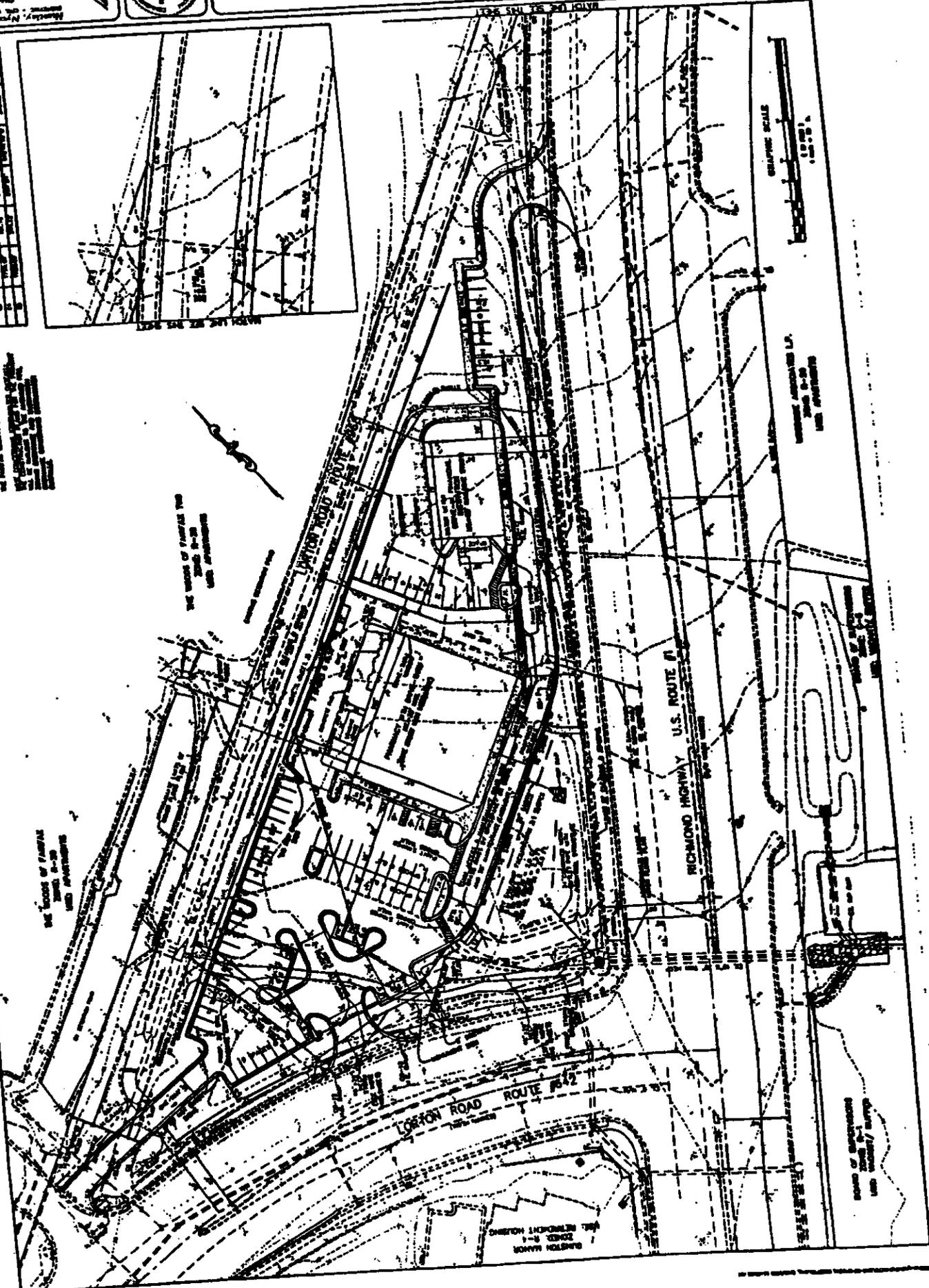
SHEET NO. 2-12
 DATE: 11/11/01
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]

TABLE 1

NO.	DATE	DESCRIPTION
1	11/11/01	ISSUED FOR PERMITTING
2	11/11/01	ISSUED FOR PERMITTING
3	11/11/01	ISSUED FOR PERMITTING
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5	11/11/01	ISSUED FOR PERMITTING
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10	11/11/01	ISSUED FOR PERMITTING



THE LOCATION OF EXISTING
 UTILITIES SHALL BE
 SHOWN BY DASHED LINES
 AND DIMENSIONS SHALL
 BE SHOWN BY SOLID LINES
 UNLESS OTHERWISE NOTED



GRAPHIC SCALE
 0 10 20 30 FEET

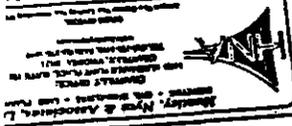
POINT OF INTERSECTION
 WITH RICHMOND HIGHWAY

POINT OF INTERSECTION
 WITH U.S. ROUTE 61

LORTON ROAD ROUTE #612

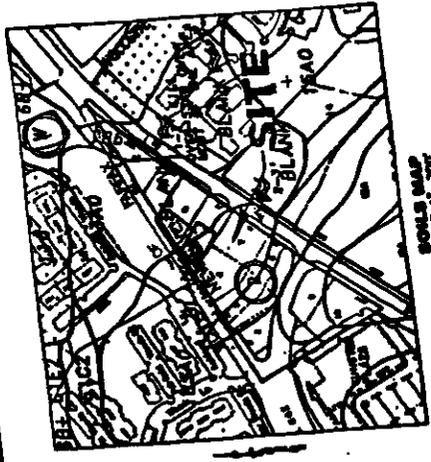
RICHMOND HIGHWAY U.S. ROUTE #61

DARTON MARRON
 101 DARTON RD
 THE RICHMONT MARRON



LORTON CORNER
 MT. VERNON DISTRICT
 FAYETTE COUNTY, WEST VIRGINIA
 NOTES, SITE TABULATION, AND SOILS MAP AND BULK PLANE EIGHTHS

DATE: 3 x 12
 PL: 2002



GENERAL NOTES:
 1. The soils shown on this map were determined by field observations and soil samples collected by the engineer on or about 10/15/02.
 2. The soil types shown on this map are based on the USDA Soil Taxonomy, 10th Edition, 2003.
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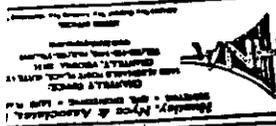
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Stanley, Ayres & Associates, Inc.
Engineers, Planners, Architects, Surveyors, and Environmental Scientists

STORM WATER MANAGEMENT B.M.P. AND DRAINAGE OUTFALL DATA
MT. VERNON DISTRICT
FRANK COUNTY, WISCONSIN
LORTON CORNER

DATE: 11-15-12
DRAWN BY: J. J. ...
CHECKED BY: ...

Table with multiple columns and rows of data, likely representing storm water management parameters.

ITEM 1. CONFINED FLOW SHEET 3 OF 3
This sheet is to be used to show the location of the confined flow sheet and to show the location of the confined flow sheet. It is to be used to show the location of the confined flow sheet and to show the location of the confined flow sheet.

ITEM 2. CONFINED FLOW SHEET 3 OF 3
This sheet is to be used to show the location of the confined flow sheet and to show the location of the confined flow sheet. It is to be used to show the location of the confined flow sheet and to show the location of the confined flow sheet.

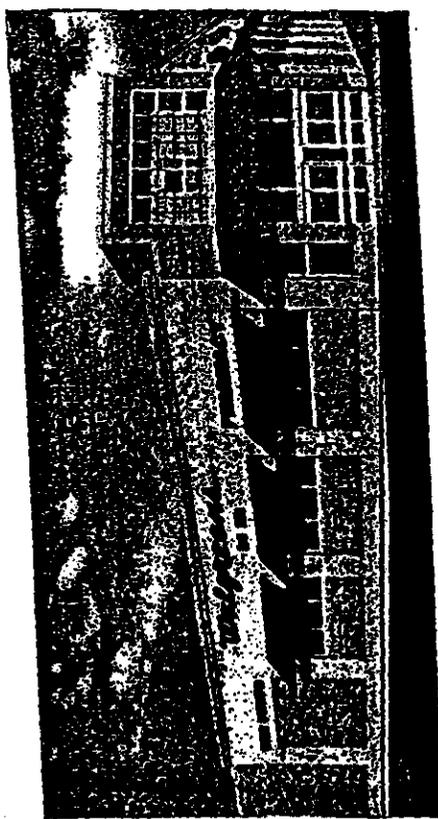
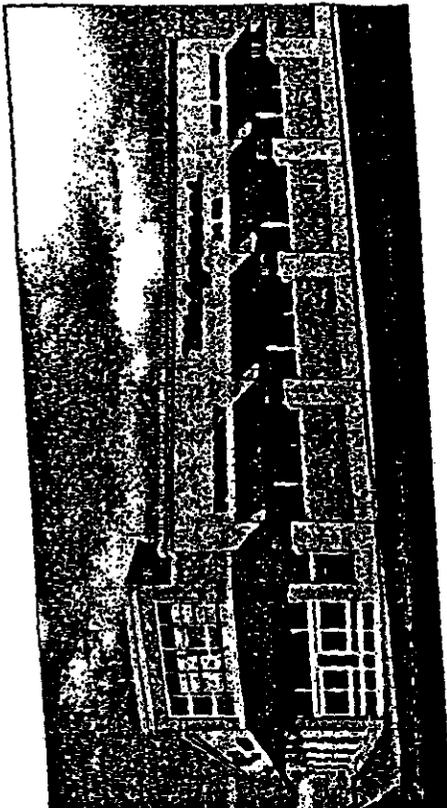
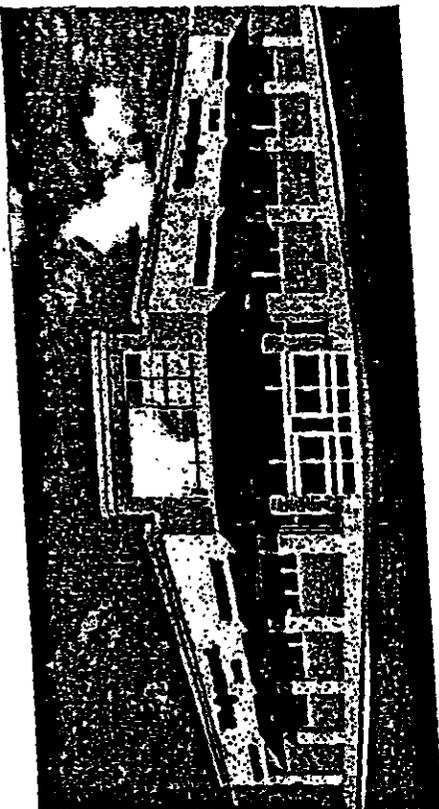
ITEM 3. CONFINED FLOW SHEET 3 OF 3
This sheet is to be used to show the location of the confined flow sheet and to show the location of the confined flow sheet. It is to be used to show the location of the confined flow sheet and to show the location of the confined flow sheet.

Architectural Firm & Associates
1000 North Main Street, Suite 100
Baltimore, Maryland 21201
Phone: (410) 528-1234
Fax: (410) 528-1235



ELEVATION VIEWS OF PHARMACY
MT. VERNON DISTRICT
FARRIS COUNTY, WYOMING
LORTON CORNER

DATE: 7.12.00
DRAWN BY: [Name]
CHECKED BY: [Name]

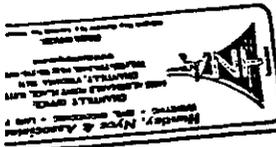


EXISTING TOPOGRAPHICAL SURVEY

MT. VERNON DISTRICT
EMERALD COUNTY, WYOMING

LORTON CORNER

9.12
PL. 3082



WATCH LINE SEE THIS SHEET

THE WORKS OF PARTIAL THE
SHEETS 8-9
AND ADJUSTMENTS

GRAPHIC SCALE

1:25,000

THE WORKS OF PARTIAL THE
SHEETS 8-9
AND ADJUSTMENTS

TABLE

CLASS	SYMBOL	DESCRIPTION
1	---	BOUNDARY
2	---	...
3	---	...
4	---	...
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50	---	...

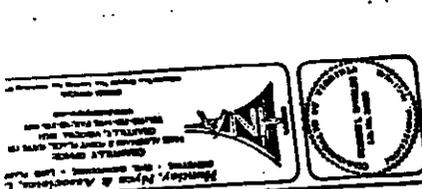
THE WORKS OF PARTIAL THE
SHEETS 8-9
AND ADJUSTMENTS

RICHMOND HIGHWAY U.S. ROUTE 8

LORTON ROAD ROUTE 2642

QUARTER MARK
TOWNSHIP 14-N
RANGE 10-E

THE WORKS OF PARTIAL THE
SHEETS 8-9
AND ADJUSTMENTS



LORTON CORNER
 MT. VERNON DISTRICT
 SAGE HAT COUNTY, WISCONSIN
 STALL AND GRADING FOR SWAMP FACILITY, STORAGE VOLUMES FOR STORM DETENTION AND
 SURF, ELEV. COMPUTATIONS, AND OVERLAND DESIGN.
 THE STORM DRAINAGE OUTFALL

DATE: 10-12-12
 SHEET NO. 10-12

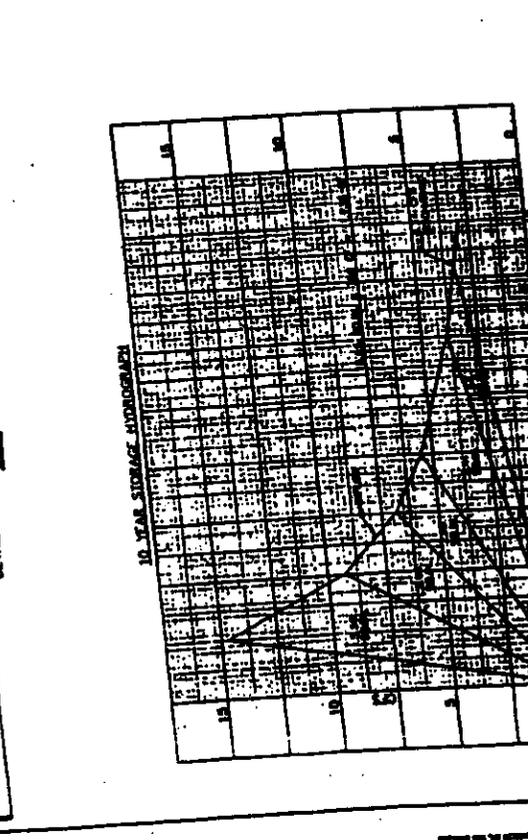
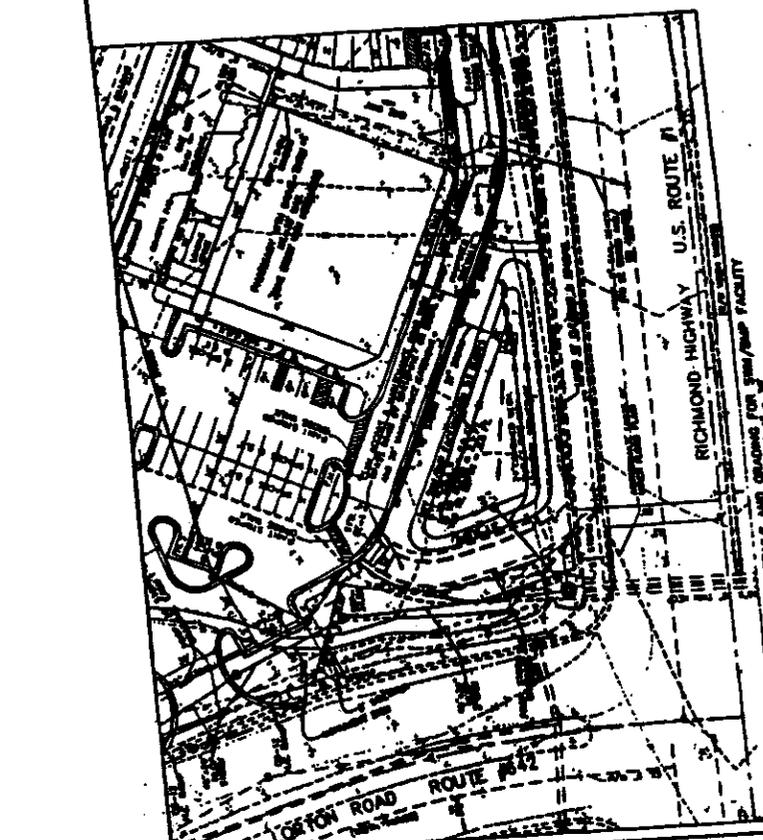
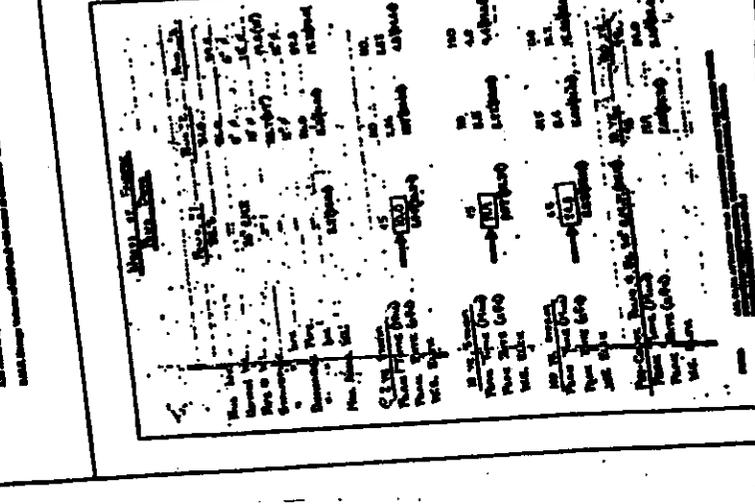
Plan Sheet No. 10-12
 This sheet shows the plan view of the Lorton Corner Swampland, showing the location of the proposed storage facility, the location of the storm drainage outfall, and the location of the proposed access road. The plan view also shows the location of the proposed access road, the location of the proposed access road, and the location of the proposed access road.

10 Year Detention Storage

Station	Volume (cu ft)	Area (sq ft)	Depth (ft)
1+00	1000	1000	1.0
2+00	2000	2000	2.0
3+00	3000	3000	3.0
4+00	4000	4000	4.0
5+00	5000	5000	5.0
6+00	6000	6000	6.0
7+00	7000	7000	7.0
8+00	8000	8000	8.0
9+00	9000	9000	9.0
10+00	10000	10000	10.0

10 Year Storage

Station	Volume (cu ft)	Area (sq ft)	Depth (ft)
1+00	1000	1000	1.0
2+00	2000	2000	2.0
3+00	3000	3000	3.0
4+00	4000	4000	4.0
5+00	5000	5000	5.0
6+00	6000	6000	6.0
7+00	7000	7000	7.0
8+00	8000	8000	8.0
9+00	9000	9000	9.0
10+00	10000	10000	10.0



KEY INFORMATION KEYNOTES

- 1. SAVED MONUMENT ID SIGN, DIMENSION ON FROM PROPERTY LINES, MINIMIZE ACCESS & RECEIVING AREA.
- 2. HEAVY DUTY PAVEMENT (BED HARD) FOR ACCESS & RECEIVING AREA.
- 3. WALKGREENS REAR FORMER LOCATION AT BUILDING, POSSIBLE LOCATION SHOWN.
- 4. CUT BACK END ISLANDS (4' TYP).
- 5. 55 BUMP PER CRITERIA.
- 6. BURE BACK ON CONCRETE PAD PER CRITERIA.
- 7. STOP BARS & 'STOP' & 'DO NOT ENTER' SIGNING SIGN.
- 8. COLUMNED CANOPY/ AWNINGS WITH SITE REGISTRATION AS PER P1 PLAN AND P2.
- 9. 7' SIDEWALKS PER CRITERIA.
- 10. SLOPE BARS & 'STOP' FEET SIGNING.
- 11. DRIVE TRAIL DIMENSIONS/ CONCRETE PAD PER CRITERIA.
- 12. CONCRETE PAD AND STORAGE END CRACKS 20M, ADDITIONAL STORAGE PROVIDED FOR TRUCKS PER LEED REQUIREMENT.
- 13. DRIVE TRAIL CANOPY TO 14'-0" A.F.F. FOR TRUCK DRIVE.
- 14. EMERGENCY EXIT LOCATION PER P1 PLAN.
- 15. DIMENSION RECEIVING DOOR TO PROVIDE ADE TRAIL DOCKING, F DOOR LOCATION IS STOCK ROOM STAGING, NOTIFY ARCHITECTURAL PLANNER.
- 16. WALKGREENS DIRECTIONAL ENTRANCE SIGN ABOVE FILL ACCESS CURB CUT.
- 17. SIGN OFF-SITE SIGN EASEMENT.
- 18. ENTRY SIDEWALK LAYOUT AS SHOWN, LIMIT SMALL LANDSCAPE AREAS NEAR ENTRANCE.
- 19. MANHOLE.
- 20. ADDITIONAL SCRIPT SIGN (LIGHT COLORED BOARD) PER REG.
- 21. TO BE LESS THAN 5' DEEP AND HAVE 4:1 TO SLOPE TO AVOID FENCING, IF NOT POSSIBLE, PROVIDE ORNAMENTAL FENCE ENCLOSED WITH STABLE GATE FOR MAINTENANCE ACCESS.

KEY PLAN (NTS)

