



# FAIRFAX COUNTY

ZED

## OFFICE OF THE CLERK BOARD OF SUPERVISORS

12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

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V I R G I N I A

[www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm](http://www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm)  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)

January 6, 2006

Martin D. Walsh, Esquire  
Walsh, Colucci, Lubeley, Emrich & Terpak, PC  
2200 Clarendon Boulevard, 13<sup>th</sup> Floor  
Arlington, Virginia 22201-3359

Re: Special Exception Application Number SE 2002-HM-046  
(Concurrent with RZ 2002-HM-043 and PCA 79-C-037-05)

Dear Mr. Walsh:

At a regular meeting of the Board of Supervisors held on December 5, 2005, the Board approved Special Exception Application Number SE 2002-HM-047 in the name of L. Farnum Johnson, Jr. and Jeffrey J. Fairfield, Managing Co-Trustees of the Ruth C. Launders Marital Trust, David L. Meiselman and Winifred C. Meiselman Trustees, and Meiselman Family LLC, located at north and south of Sunrise Valley Drive and we of Centreville Road (Tax Map 16-3 ((1)) 4B, 4C, 5, and 5A; 16-3 ((1)) 39A previously known as 16-3 ((1)) 4 and 39) to permit use of a wet stormwater management pond, trails, boardwalk, roadway and related clearing, grading and fill in the floodplain in accordance with Section 9-606 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.

3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat entitled "Arrowbrook Centre" consisting of five sheets prepared by Patton Harris Rust & Associates dated November 22, 2002 as revised through June 3, 2005. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.
4. No additional encroachment into the floodplain shall be permitted other than that shown on the Special Exception Plat.
5. Clearing within the 100-year floodplain shall be minimized to the maximum extent feasible, as determined by the Department of Public Works and Environmental Services (DPWES).
6. Hold harmless and indemnification agreements shall be executed with the County for all adverse effects which may arise as a result of the location of the site within a floodplain area.
7. A 2x2 foot sign shall be placed near the travelway located in the floodplain that states: "Warning: High Water and Flooding during Heavy Rains."

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use or Residential Use Permits through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, sixty (60) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

**The Board also approved Resource Area Encroachment Plan 1504-WRPA-001-1, subject to the development conditions dated November 30, 2005.**

January 6, 2006

- 3 -

If you have questions regarding the expiration of this Special Exception or filing a request for additional time, they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Gerald E. Connolly  
Supervisor Catherine M. Hudgins District  
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Admin.  
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ  
Leslie B. Johnson, Deputy Zoning Administrator/Zoning Permit Review  
Thomas Conry, Dept. Mgr. – GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.  
Charles Strunk, Project Planning Section, Dept. of Transportation  
Audrey Clark, Director – Building Plan Review DPWES  
Michelle A. Brickner, Director, Deputy Director, DPWES  
Plans & Document Control, OSDS, DPWES  
Deloris Harris, DPWES  
Department of Highways - VDOT  
Kirk Holley, Park Planning Branch Mgr., FCPA  
Gordon Goodlett, Development Officer, DHCD/Design Development Div.  
District Planning Commissioner  
Barbara J. Lippa, Executive Director, Planning Commission  
Jose Comayagua, Director, Facilities Management  
Gary Chevalier, Office of Capital Facilities/Ffx. Cnty. Public Schools



# ARROWBROOK CENTRE

## SPECIAL EXCEPTION FOR FILLING IN THE FLOODPLAIN

SE 2002-HM-046

### NOTES

1. The subject property is located on Fairfax County Tax Assessment map 16-3 (11) Parcels 4, 4B, 4C, 5, 5A and 39. The applicant is requesting a Category 6 Special Exception for filling in the floodplain. The property subject to this Special Exception consists of 53.82 acres (2,345,460± SF) although the general floodplain area comprises approximately 15.3± acres of this property. The property is zoned R-1 and I-4 (Parcels 4B and 4C). A Conceptual/Final Development Plan to rezone the property to the PDC district and a Proffered Condition Amendment to delete land area (Parcels 4B and 4C) are also being filed concurrently with this application. The following approvals have been obtained: the RPA limits (3717-RPA-02, approved 10-2-01), a Floodplain Study (1504-FP-01-1), approved 3-25-03 and wetland permits (see Note 6 below). An RPA Exception and Water Quality Impact Assessment (previously approved on 5-13-04, No 1504-WQ-01-1) is being amended and filed concurrently with this plan to clarify grading and restoration of wetlands within the RPA.

Parcels 4A, 4B, 4C, 5 and 39 are in the names of F. Farnam Johnson, Jr. and Jeffrey J. Fairfield, Managing Co-Trustees of the Ruth C. Loudermilk Marital Trust, as recorded in Deed Book 12488 at Page 1819. Parcel 5A is in the names of David I. Meiselman and Winifred C. Meiselman, Trustees and the Meiselman Family LLC, as recorded in Deed Book 8002 at Page 576, as corrected in Deed Book 8200 at Page 636, and in Deed Book 10332 at Page 1873, and in Deed Book 11234 at Page 1394 and Deed Book 11254 at Page 1396, all among the land records of Fairfax County, Virginia.

Existing zoning and land use adjacent to the site are:

West I-4 Use: Office, Hotel  
North R-3, C-8 Use: School, Hotel  
East PDC, C-B, PDH-30, C-6 Use: Commercial, Multi-Family Resid., Hotel  
South: PDC, PDH-12 Use: Undeveloped

2. The boundary information is from a boundary survey by PHR+A. Topographic information is from aerial survey. The contour interval is two (2) feet.

3. The subject property is partially undeveloped; there are residences and accessory structures on Parcels 39 and 5A. The existing Improvements were built between 1900 and 1952 and all structures except those on Parcel 5A will be demolished when construction commences on the proposed development program. Centreville Road and Sunrise Valley Drive are proposed to be widened and right-of-way dedicated per approved Fairfax County Site Plan 663-SP-01-2. As part of that site plan approval, a conservation easement was created adjacent to the floodplain in lieu of filling on SE for filling in the floodplain and to offset RPA impacts for the area of the proposed entrance off of Centreville Road. This application requests to vacate the conservation easement with the filing of this Special Exception.

4. The plan has been prepared with the benefit of a title report furnished by Stewart Title Guaranty Company, Commitment No. C-9912-1442970, effective June 1, 1999 and therefore, this plan does not necessarily indicate all encumbrances in the property from that date. A sanitary sewer easement was recorded on Parcel 5A in Deed Book 10773 at Page 1865 on February 2, 1999. To the best of our knowledge, there are no major underground utility easements located on the subject property. An existing 25-foot sanitary sewer easement runs through the southeastern portion of the site. A 100-year floodplain and storm drainage easement wider than 25 feet encompasses the 100-year floodplain.

5. The property delineated on this plan is located in Flood Zone "X", an area outside the 500-year floodplain as determined by reference to Community Panel No. 5153200050 D, March 5, 1990, as published by the Federal Emergency Management Agency (FEMA). A floodplain is not shown on the FEMA map but a major 100-year floodplain per Fairfax County regulations exists on the property as delineated by an approved floodplain study (1540-FP-01 approved March 25, 2003) prepared by PHR+A. The 100-year floodplain is also defined as a Resource Protection Area (RPA) per the Fairfax County Chesapeake Bay Preservation Area Ordinance and as delineated and approved by Fairfax County Plan No. 3137-RPA-02-1. An Environmental Quality Corridor (EQC) is defined by the 100-year floodplain plus an embankment along Centreville Road south of Sunrise Valley Drive.

The proposed SWM/BMP wetland facility proposed partially within the EQC will provide a regional benefit by replacing degraded portions of the EQC and expanding the effective area by the creation of a mosaic of wetland habitat where none currently exists, largely in areas outside of and adjacent to the EQC, enhancing the intended function of the EQC by the creation of a micro-pool and sediment forebay that facilitates removal of sediments from stormwater runoff, exceeding the BMP requirement for phosphorus removal for the site by 12.5 to 20%, treating approximately 7.4 acres of offsite area within the Dulles Airport Access Road right-of-way, the Sunrise Valley Drive right-of-way and an adjacent property to the west and providing passive and educational opportunities for the community through the creation of trails and boardwalks within the wetland habitat.

The floodplain north of Sunrise Valley Drive will be preserved except for an entrance crossing from Centreville Road, possible sanitary sewer connections, and minor filling for a bike trail and the proposed entrance onto Sunrise Valley Drive. The floodplain south of Sunrise Valley Drive will be partially filled by creating a stormwater management wetlands facility and preserved as open space and enhanced as a linear river park with pedestrian trails, raised boardwalks and a viewing gazebo.

6. Wetlands as shown have been verified with a jurisdictional determination (Project No. 01-40085) by the Corps of Engineers dated August 13, 2001. Wetland permits for the construction of the stormwater wetland facility have been approved under an Individual DEQ Virginia Water Protection Permit No. VWP03-0244 expiring June 10, 2018 and a Corps of Engineers State Program General Permit No. SPCP 03-V0244 expiring June 26, 2018. The Centreville Road entrance that crosses Merrybrook Run has been permitted under Abbreviated Standard Permit ASP18 expiring August 24, 2004 with an extension request dated April 15, 2004.

7. The existing vegetation is shown on the SE. An EVM has been prepared and submitted separately.

8. A grave site exists on Parcel 39 near Merrybrook Run. The development will not impact the grave site.

9. To the best of our knowledge, no hazardous or toxic substances are present on site as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4, and 355; all hazardous waste asset 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 the best of our knowledge the proposed development will not generate, utilize, store, treat or dispose of any such substances on site.

10. A bicycle trail is proposed per the Comprehensive Plan on the west side of Centreville Road and the south side of Sunrise Valley Drive. The applicant proposes to build the trail for Centreville Road along the west bank of Merrybrook Run to Sunrise Valley Drive instead of directly along Centreville Road to avoid grading and fill impacts in the sensitive ecological area between Centreville Road and Merrybrook Run.

11. Right-of-way is being dedicated along Centreville and Sunrise Valley Drive for improvements being made for widening of those roads pursuant to a site plan (Fairfax Co. No. 663-SP-01-2) by others. The CDP/FDP filed concurrently with this application proposes to dedicate additional right-of-way at the intersection of the Dulles Toll Road and Centreville Road and along the south side of Sunrise Valley Drive.

12. Special amenities within and adjacent to the floodplain area include pedestrian trails, raised wood boardwalks through wetlands, a butterfly garden, a picnic shelter and an elevated viewing gazebo.

13. This application proposes protection and preservation of the existing wetlands where possible, the restoration of disturbed wetlands and the creation of new wetlands within the stormwater management facility to promote bio-filtering of stormwater runoff prior to it entering Merrybrook Run stream valley.

14. No parking is proposed within the floodplain area.

15. The site is in the Horseshoe Creek watershed. Stormwater management (SWM) and Best Management Practices (BMP) facilities will be provided as shown on the SE to support the proposed development area as shown on the CDP/FDP filed concurrently with this application. See the CDP/FDP for additional information on SWM and BMP.

16. Public water service to the property will be provided by an extension of either an existing 12" watermain in Sunrise Valley Drive or an existing 16" watermain in Centreville Road. Detention water service design shall be completed during final engineering.

17. Public sanitary sewer service will be provided to the property by an extension of an existing 18" sanitary sewer on site or in Centreville Road. Detailed design shall be completed during final engineering.

18. Ingress and egress to the property is via two proposed entrances onto Centreville Road and one on Sunrise Valley Drive. A main entrance on Centreville Road is opposite Woodland Park Road and a secondary right-in, right-out entrance is north of the main entrance.

19. A viewing gazebo but no gross floor area is proposed within the floodplain area. See the CDP/FDP filed concurrently with this application for information concerning the proposed development of the remainder of the site.

20. An air quality permit shall be obtained and provided prior to commencement of construction, if required.

21. Approximate limits of clearing and grading are shown on the SE, and will vary based on final engineering and design. Where the limits of clearing and grading are not shown, it is assumed that the limits coincide with the outer boundary of the site.

22. To the best of our knowledge, this SE will be in conformance with applicable ordinances, regulations, and adopted standards related to filling in the floodplain. See the CDP/FDP filed concurrently with this application for waivers or modifications related to the proposed mixed-use development.

23. Per Section 2-904 of the Zoning Ordinance:

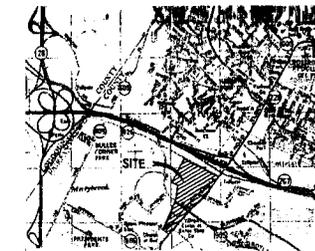
2.8.(1) The proposed improvements will lower or match the existing 100-year floodplain elevation and are anticipated to improve and not cause any additional flooding or erosion problems than what may exist. The existing 100-year floodplain elevation presently floods a portion of Sunrise Valley Drive and Centreville Road.

2.8.(2) Wetlands permits as indicated under Note 6 have been obtained prior to disturbing any existing wetlands.

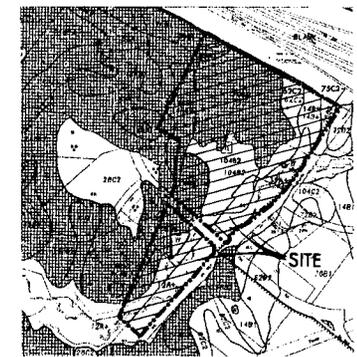
2.D. See Sheet 5 for drainage improvements and water quality improvements by creation of stormwater wetlands and filtering of sediments through use of forebay and micropool.

### SHEET INDEX

- COVER SHEET
- OVERALL PLAN 1"=100'
- CUT FILL VOLUMES 1"=50'
- CUT FILL VOLUMES 1"=50'
- RIVERPARK AMENITIES AND STORMWATER WETLANDS PLAN

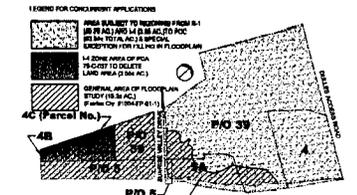


VICINITY MAP  
SCALE: 1"=2000'



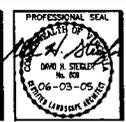
SOILS MAP  
SCALE: 1"=500'

- 12A+ BOWLAND SILT LOAM
- 14B+ MANASSAS SILT LOAM
- 42B1 VERY ROCKY LAND (BASIC ROCK) UNDULATING PHASE
- 48B2 BUCKLE SILT LOAM, UNDULATING PHASE
- 52A1 ELBERT SILT LOAM, NEARLY LEVEL PHASE
- 52B1 ELBERT SILT LOAM, UNDULATING PHASE
- 62C2 BUCKENOCK SILT LOAM, ROLLING PHASE
- 72C2 PENN LOAM, ROLLING PHASE
- 79B1 KELLY SILT LOAM, UNDULATING PHASE
- 104B2 RARITAN SILT LOAM
- 148B2 REDELL-HECKENBURG SILT LOAMS, UNDULATING PHASE



FILED APPLICATIONS  
SCALE: 1"=500'

NO.	DESCRIPTION	DATE	REVISED	REVISED	APPROVED	DATE
3	Revised Submittal	8/03/05				
2	Revised Submittal	4/29/05				
1	Revised Submittal	8/18/04				

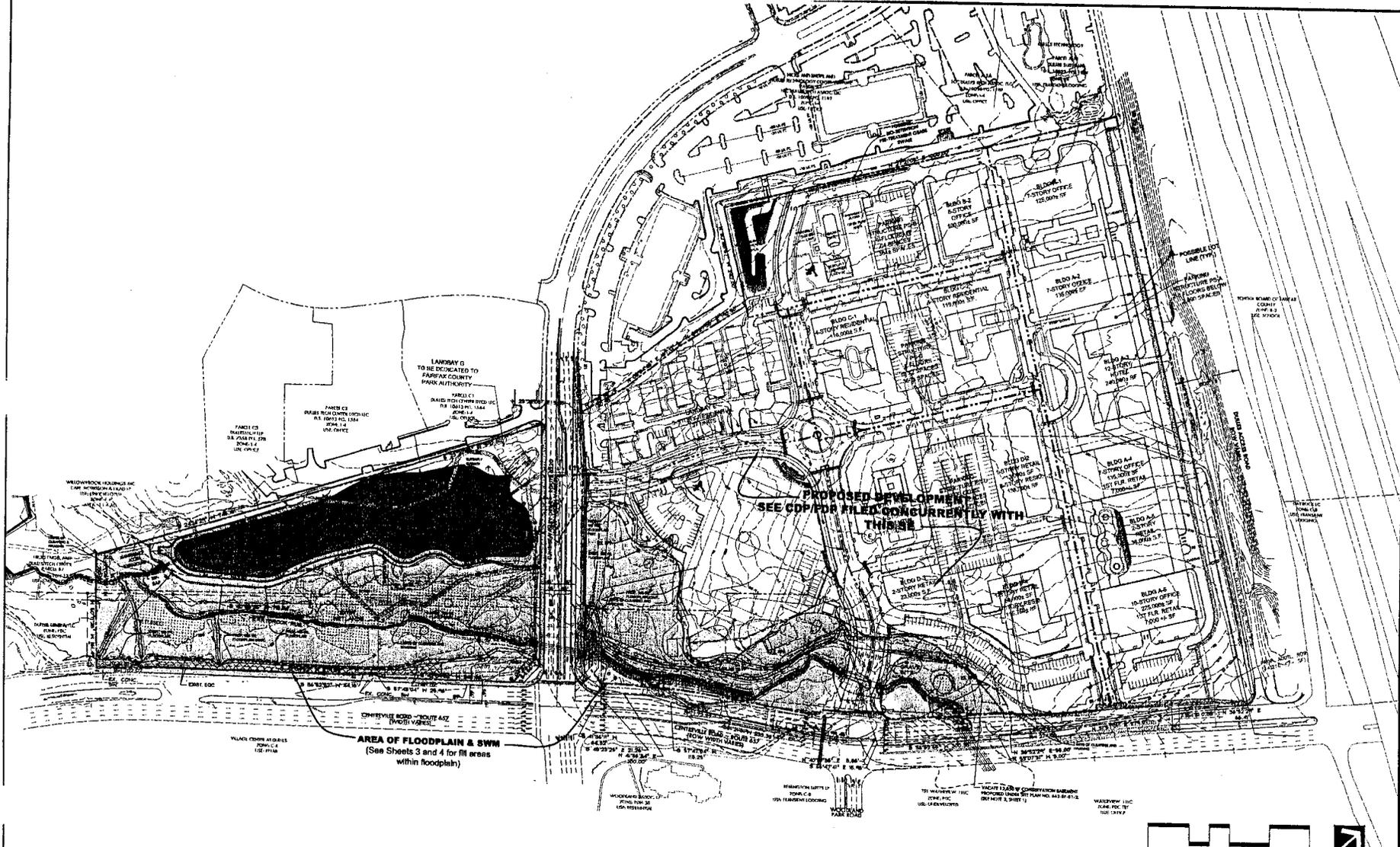


PROJECT: SPECIAL EXCEPTION  
**ARROWBROOK CENTRE**  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VA

TITLE: COVER SHEET

Patton Harris Rust & Associates, pc  
Engineers, Surveyors, Planners, Landscape Architects.  
**PHR+A**  
14532 Lee Road  
Chantilly, VA 20151-1679  
T 703.448.8700  
F 703.448.8744

DESIGN	SURVEY
DRAWN: RJA	PHR+A
CHECKED: DHS	DATE: MAY 31, 2002
SHEET: 1 OF 5	SCALE: N/A
	FILE NO: 09752-2-4



NO.	DESCRIPTION	DATE	REV'D	REV'D DATE	APPROV'D DATE
3	Revised Submission	8/03/00			
2	Revised Submission	4/04/00			
1	Revised Submission	8/18/94			



PROJECT  
**SPECIAL EXCEPTION**  
**ARROWBROOK CENTRE**  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VA

TITLE  
**OVERALL PLAN**

**Patton Harris Rust & Associates, pc**  
 Engineers, Surveyors, Planners, Landscape Architects.  
 14532 Lee Road  
 Chantilly, VA 20151-1879  
 T 703.449.8700  
 F 703.449.8714

DESIGN	RW	SURVEY	PHR+A
DRAWN	RW	DATE	MAY 31, 2002
CHECKED	DHS	SCALE	1"=100'
SHEET	2 OF 5	FILE NO.	09752-2-4

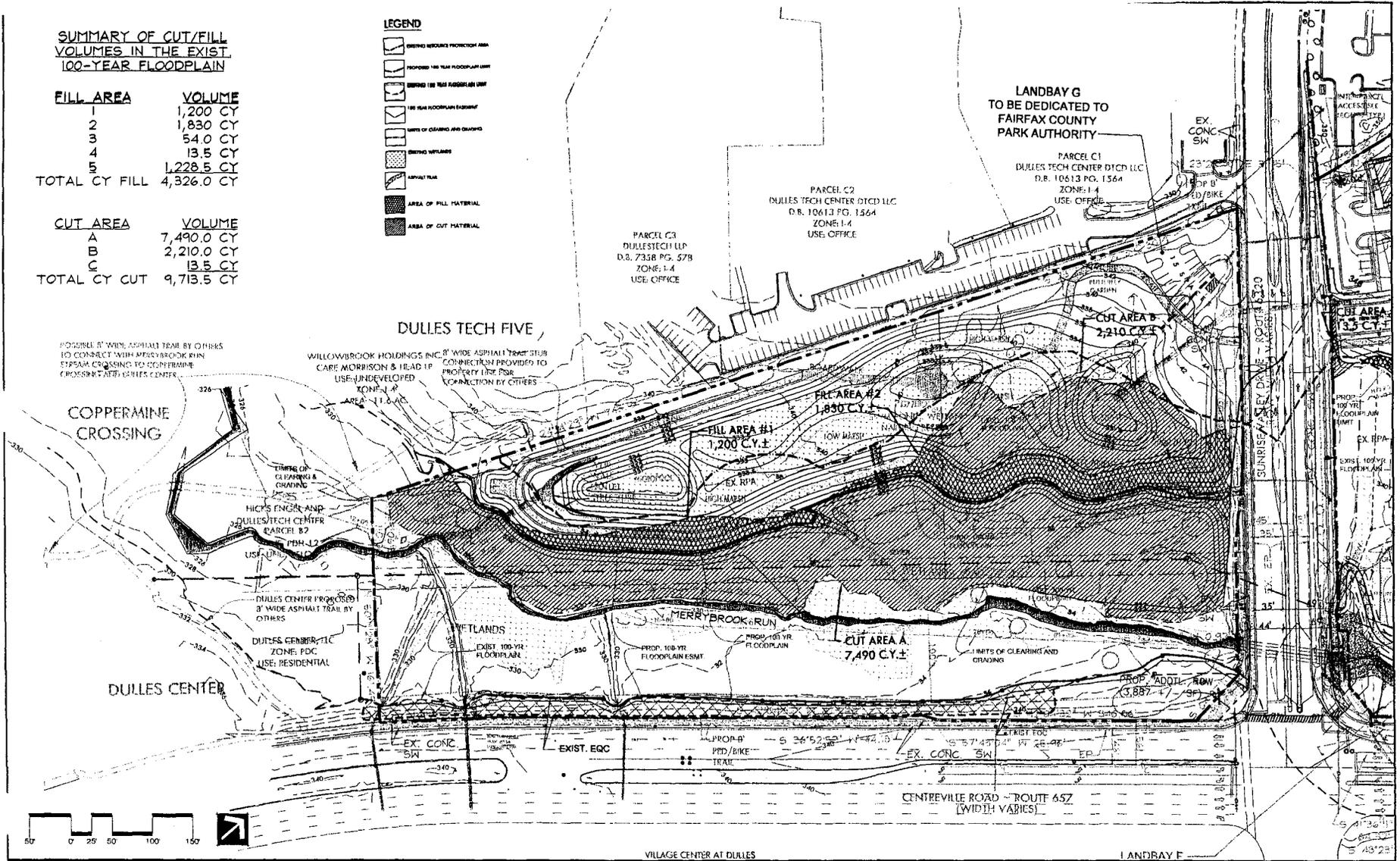
**SUMMARY OF CUT/FILL VOLUMES IN THE EXIST. 100-YEAR FLOODPLAIN**

FILL AREA	VOLUME
1	1,200 CY
2	1,830 CY
3	54.0 CY
4	13.5 CY
5	1,228.5 CY
<b>TOTAL CY FILL</b>	<b>4,326.0 CY</b>

CUT AREA	VOLUME
A	7,490.0 CY
B	2,210.0 CY
C	13.5 CY
<b>TOTAL CY CUT</b>	<b>9,713.5 CY</b>

**LEGEND**

- EXISTING WETLANDS PROTECTION AREA
- PROPOSED 100 YEAR FLOODPLAIN LIMIT
- EXISTING 100 YEAR FLOODPLAIN LIMIT
- 100 YEAR FLOODPLAIN BOUNDARY
- LIMITS OF CLEARING AND GRADING
- EXISTING WETLANDS
- ASPHALT TRAIL
- AREA OF FILL MATERIAL
- AREA OF CUT MATERIAL



NO.	DESCRIPTION	DATE	REVISED	APPROVED	DATE
3	Revised Submission	8/03/05			
2	Revised Submission	4/04/05			
1	Revised Submission	6/18/04			

PROFESSIONAL SEAL  
  
 D.W. H. STEPHENSON  
 No. 89  
 06-03-05

PROJECT  
**SPECIAL EXCEPTION**  
**ARROWBROOK CENTRE**  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VA

TITLE  
**CUT/FILL VOLUMES IN FLOODPLAIN**

Patton Harris Rust & Associates, PC  
 Engineers, Surveyors, Planners, Landscape Architects.  
  
 14532 Lee Road  
 Chantilly, VA 20151-1679  
 T 703.448.8700  
 F 703.448.8714

DESIGN	SURVEY
DRAWN: RW	PHR+A
CHECKED: DHS	DATE: MAY 31, 2002
SHEET: 3 OF 5	SCALE: 1"=50'
	FILE NO.: 09752-2-4

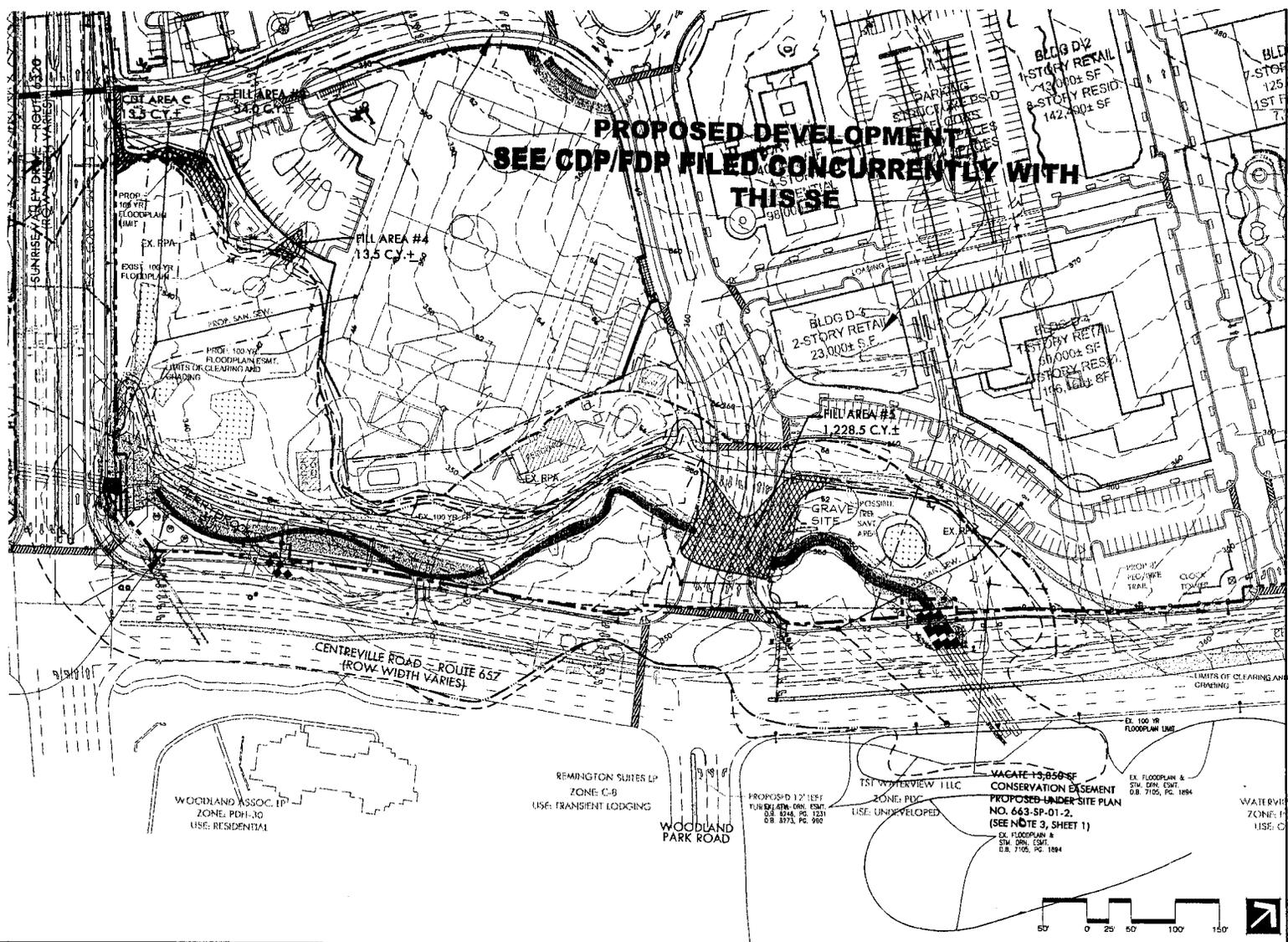
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<b>TOTAL CY CUT</b>	<b>9,713.5 CY</b>

**LEGEND**

- EXISTING 100-YEAR FLOODPLAIN LIMIT
- PROPOSED 100-YEAR FLOODPLAIN LIMIT
- EXISTING 500-YEAR FLOODPLAIN LIMIT
- PROPOSED 500-YEAR FLOODPLAIN LIMIT
- LIMITS OF CLEARING AND GRADING
- EXISTING WETLANDS
- ASPHALT BASE
- AREA OF FILL MATERIAL
- AREA OF CUT MATERIAL



NO.	DESCRIPTION	DATE	REVISED	NOV'S	APP'D	DATE
3	Revised Submission	6/03/05				
2	Revised Submission	4/04/05				
1	Revised Submission	6/18/04				

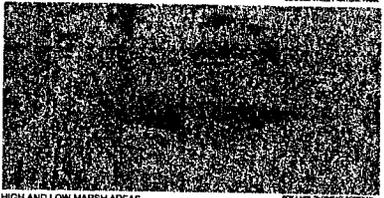


PROJECT  
**SPECIAL EXCEPTION**  
**ARROWBROOK CENTRE**  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VA

TITLE  
**CUT/FILL VOLUMES IN FLOODPLAIN**

Patton Harris Rust & Associates, pc  
 Engineers, Surveyors, Planners, Landscape Architects.  
  
 14532 Lee Road  
 Chantilly, VA 20151-1879  
 T 703.448.8700  
 F 703.448.8714

DESIGN	SURVEY
PHR+A	PHR+A
DRAWN	DATE
RKH	MAY 31, 2002
CHECKED	SCALE
DHS	
SHEET	FILE NO.
4 OF 5	09752-2-4



HIGH AND LOW MARSH AREAS  
FOR LOW STREAM FLOODING



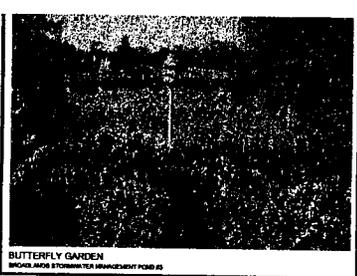
BOARDWALK  
BARBER VALLEY WETLAND PARK



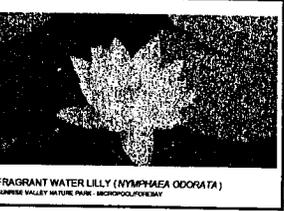
INTERPRETIVE STATION  
BARBER VALLEY WETLAND PARK



YELLOW IRIS (IRIS PSEUDOCORUS)  
A.S.E. 2 METS WETLAND SWAMP - 1980 (1980)



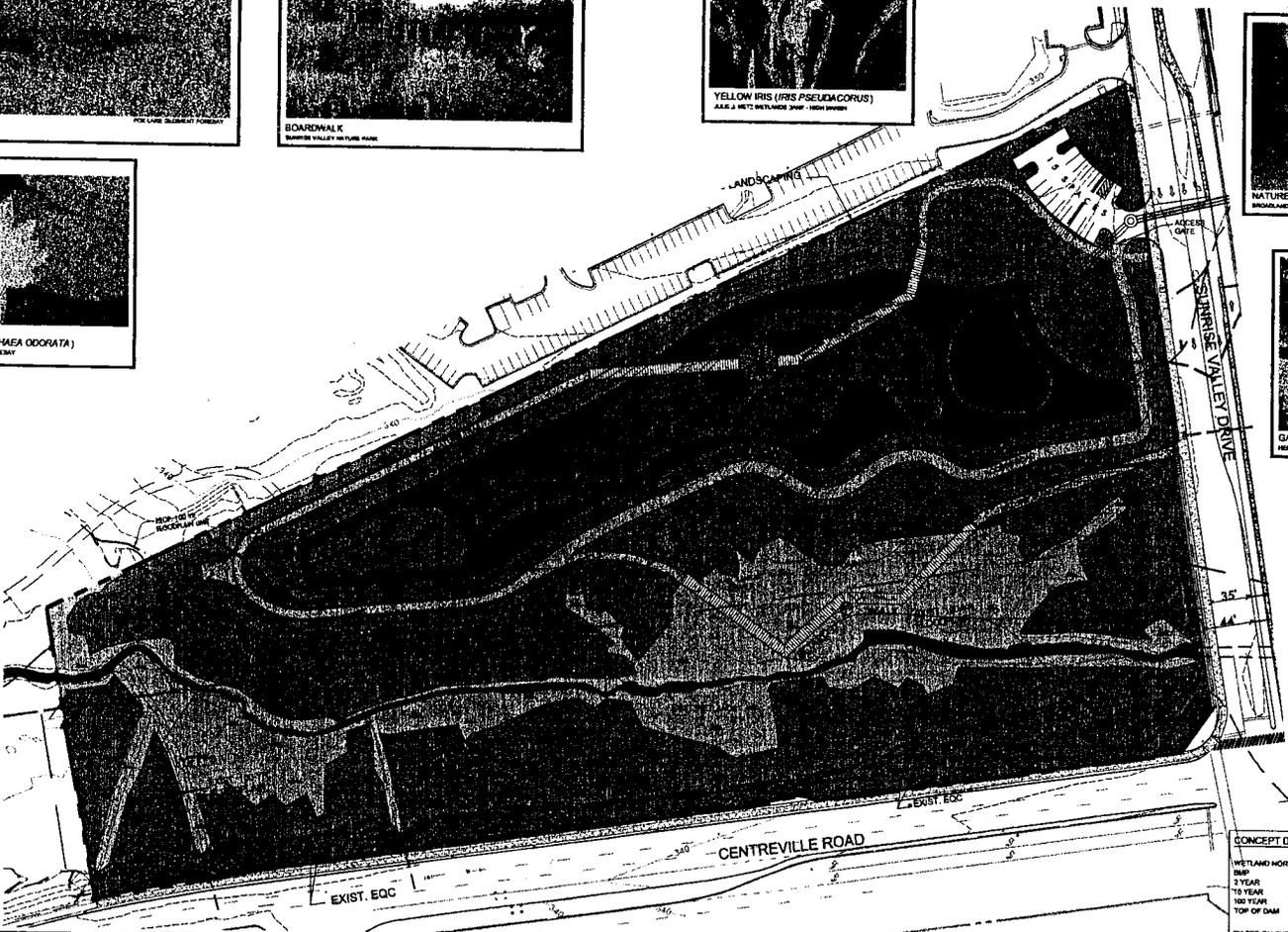
BUTTERFLY GARDEN  
BROOKSIDE STORMWATER MANAGEMENT POND #2



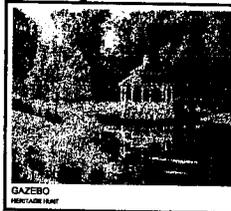
FRAGRANT WATER LILY (NYMPHAEA ODORATA)  
BARBER VALLEY WETLAND PARK - BROOKHOLM FOREWAY



CARDINAL FLOWER (LOBELIA CARDINALIS)  
HIGH WOODS AT BRIDGEFLOW ROAD WETLAND AREA



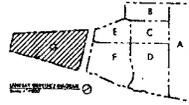
NATURE TRAIL  
BROOKSIDE STORMWATER MANAGEMENT POND #2



GAZEBO  
HERITAGE MEADOW



ARROW ARUM (PHELANOPSIS VIRGINICA)  
HIGH WOODS AT BARBER VALLEY WETLAND PARK



CONCEPT DESIGN WATER SURFACE ELEVATIONS (WSEL):

WETLAND NORMAL POOL	ELEVATION M.F.C.	VOLUME
DAMP	236.14'	86,000
2 YEAR	236.67'	100,000
10 YEAR	238.48'	182,000
100 YEAR	237.20'	200,000
TOP OF DAM	240.00'	

BASED ON PHF-A CONCEPT DESIGN VOLUME(S) (SCALE: 1" = 20')

**Wetland**  
WETLAND CONSULTANTS, INC.  
14800 N. Sky Valley Circle, Chantilly, Virginia, 20151  
Phone: 703.831.3900 Fax: 703.831.3904  
www.wetlandinc.com

SPECIAL EXCEPTION FOR FILING IN THE FLOODPLAIN:  
ARROWBROOK CENTRE  
FAIRFAX COUNTY, VIRGINIA  
RIVER PARK AMENITIES & SWAN WETLANDS  
Copyright © 2007 Wetland Consultants, Inc., Fairfax, VA



This plan is being sealed by 7118 VA only for inclusion in the plan set. The plan was prepared by WSSL.

No.	Date	Description	REVISIONS
1	11/27/08	Initial Design	
2	12/15/08	Final Design	

Horizontal Datum: NAD 83  
Vertical Datum: NAVD 83  
Boundary and Topo Source: F188A

Design	Drawn	Approved
DMC	HMC	MSR

Sheet #  
5 of 5

Computer File Name:  
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