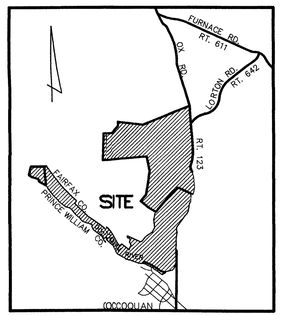
FREDERICK P. GRIFFITH JR. WATER TREATMENT PLANT

MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION AMENDMENT PLAT



VICINITY MAP
SCALE : 1"= 2000'

Application No. ____ Staff ____
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) ____
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Date of (BOS) (PC) approval ____
Sheet 1 of 9

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ZONING EVALUATION DIVISION

RZ 1998 - MV-032
RZ 1998 - MV-033
SEA 81 - V-017

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FEBRUARY 5, 1998

Revised May 7, 1998
Revised September 9, 1998
Revised October 9, 1998
Revised October 14, 1998
Revised November 18, 1998
Revised November 30, 1998

COMMONWEALTH OF VIRGINIA
GARY L. NICKERSON
No. 05445
PROFESSIONAL ENGINEER
11/25/98
11/30/98

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NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THE TWO REZONING APPLICATIONS FROM THE R-C DISTRICT TO THE R-1 DISTRICT IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 106-4 ((1)) 56 (PART), PREVIOUSLY IDENTIFIED AS 54 (PART). THE APPLICATIONS CONSIST OF TWO (2) SEPARATE PORTIONS OF PARCEL 56 (PREVIOUSLY 54) TOTALING 147.31 ACRES.

2. THE PROPERTY THAT IS THE SUBJECT OF THE SPECIAL EXCEPTION AMENDMENT APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 106-4 ((1)) 56 (PART) (PREVIOUSLY 54 (PART)) AND 112-2 ((1)) 8 AND 9. IT CONSISTS OF 247.84 ACRES AND INCLUDES THE AREA OF BOTH THE EXISTING AND PROPOSED WATER PURIFICATION FACILITIES TO BE OPERATED BY THE FAIRFAX COUNTY WATER AUTHORITY.

3. THE PURPOSE OF THE SPECIAL EXCEPTION AMENDMENT IS TO INCREASE THE LAND AREA OF THE EXISTING SPECIAL EXCEPTION (SE 81-V-017) AND TO ESTABLISH A NEW, REPLACEMENT WATER PURIFICATION FACILITY, AND LOCAL OFFICE SPACE AND MAINTENANCE FACILITIES INCIDENTAL THERETO, IN A LOCATION ADJACENT TO THE CURRENTLY APPROVED AND EXISTING WATER PURIFICATION FACILITY. BOTH THE EXISTING AND PROPOSED FACILITIES ARE OWNED AND OPERATED BY THE FAIRFAX COUNTY WATER AUTHORITY.

THE USE, WATER PURIFICATION FACILITY, IS A CATEGORY 2 HEAVY PUBLIC UTILITY USE. THE USE IS ALLOWED BY SPECIAL EXCEPTION IN THE R-1 DISTRICT. IT IS A PERMITTED USE IN THE I-6 DISTRICT OF WHICH THERE IS A SMALL AREA SO ZONED IN THE VICINITY OF THE EXISTING WATER PURIFICATION FACILITY AS REPRESENTED ON THE GRAPHIC. DESPITE THIS ZONING, THE APPLICANT REQUESTS THAT THE SPECIAL EXCEPTION ENCOMPASS THE ENTIRE PROPERTY TO INCLUDE THE SMALL AREA THAT IS ZONED I-6.

4. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM BOTH EXISTING RECORDS AND A RECENT BOUNDARY SURVEY. NEITHER BLACK AND VEATCH NOR DEWBERRY & DAVIS ASSUME ANY RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION.

5. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS IN PART AT A CONTOUR INTERVAL OF FIVE (5) FEET AND IN PART AT A CONTOUR INTERVAL OF TWO (2) FEET. THE TOPOGRAPHY IS FROM AIR SURVEYS. NEITHER BLACK AND VEATCH NOR DEWBERRY & DAVIS ASSUME ANY RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.

6. STORMWATER MANAGEMENT (SWM) REQUIREMENTS AND BEST MANAGEMENT PRACTICES (BMP) FACILITIES WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE PUBLIC FACILITIES MANUAL. THE SWM AND BMP REQUIREMENTS ARE PLANNED TO BE ACCOMMODATED IN EXISTING PONDS LOCATED ON THE SITE. THE CAPACITIES OF THESE PONDS ARE WELL IN EXCESS OF THE VOLUME REQUIREMENTS THAT WILL BE GENERATED BY THE PROPOSED DEVELOPMENT PROGRAM.

7. THE FOOTPRINTS, SIZES, SHAPES AND LOCATIONS OF THE BUILDINGS AND STRUCTURES SHOWN HEREON ARE PRELIMINARY AND MAY BE MODIFIED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 9-004 OF THE ZONING ORDINANCE. IT IS TO BE NOTED THAT SOME OF THE FOOTPRINTS ON THE GRAPHIC REPRESENT EITHER POSSIBLE BUILDINGS OR USES THAT MAY OR MAY NOT BE ENCLOSED. THE GROSS FLOOR AREAS AND BUILDING HEIGHTS PRESENTED ON THE GRAPHIC AND IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE DIMENSIONS TO THE PERIPHERAL LOT LINES PRESENTED ON THE GRAPHIC AND THE OPEN SPACE AREA PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MINIMUMS.

THE APPLICANT RESERVES THE RIGHT TO DEVELOP FEWER BUILDINGS/STRUCTURES AND/OR A LESSER AMOUNT OF GROSS FLOOR AREA, TO RELOCATE AND/OR COMBINE BUILDING/STRUCTURE FOOTPRINTS AND TO MODIFY THE BUILDING/STRUCTURE FOOTPRINTS ACCORDINGLY. IT IS UNDERSTOOD THAT ADDITIONAL PARKING SPACES MAY BE PROVIDED WHERE A BUILDING FOOTPRINT IS REDUCED, SHIFTED OR MODIFIED SO LONG AS THE OPEN SPACE AREA PRESENTED IN THE TABULATION IS NOT REDUCED.

8. THE FLOOR AREA REPRESENTED IN THE TABULATION IS GROSS FLOOR AREA AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. THE GROSS FLOOR AREA REPRESENTATION IS A GRAND TOTAL OF THE GROSS FLOOR AREAS OF ALL OF THE PROPOSED BUILDINGS AND STRUCTURES ON THE SITE AS WELL AS THOSE EXISTING BUILDINGS AND STRUCTURES THAT ARE PROPOSED TO REMAIN. IT IS UNDERSTOOD THAT THE BUILDINGS/ STRUCTURES MAY HAVE CELLAR SPACE(S) WHICH SPACE(S) WILL BE CALCULATED FOR OFF-STREET PARKING REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 25 OF SECT. 11-102 OF THE ZONING ORDINANCE. IT IS FURTHER UNDERSTOOD THAT THE GROSS FLOOR AREA OF THE INDIVIDUAL BUILDINGS MAY SHIFT FROM ONE BUILDING TO ANOTHER SO LONG AS THE TOTAL GROSS FLOOR AREA AS REPRESENTED IN THE TABULATION IS NOT EXCEEDED.

9. THE NUMBER OF PARKING SPACES REPRESENTED IN THE TABULATION IS BASED ON A PRELIMINARY ESTIMATE OF GROSS FLOOR AREAS, NUMBER OF EMPLOYEES ON THE MAJOR SHIFT AND NUMBER OF COMPANY VEHICLES/MOBILE EQUIPMENT. THE NUMBER OF PARKING SPACES MAY BE ADJUSTED IN THE FUTURE IN ACCORDANCE WITH NOTES 7 AND 8 ABOVE AND IN ACCORDANCE WITH FUTURE PROGRAM REQUIREMENTS AS LONG AS THE OPEN SPACE REPRESENTED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE FRONT LOT LINE ARE NOT DIMINISHED. A FINAL NUMBER OF PARKING AND LOADING SPACES AND A FINAL NUMBER AND LOCATION OF ACCESSIBLE PARKING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN(S) REVIEW AND APPROVAL AND WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE AS DETERMINED BY DPW&ES.

10. ADDITIONAL SITE FEATURES SUCH AS FENCES, WALLS, SIGNS, PLANTERS, GAZEBOS, TRELLISES, LIGHT FIXTURES AND DUMPSTERS NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 10 OF THE ZONING ORDINANCE. IT IS ALSO UNDERSTOOD THAT MOBILE AND LAND BASED TELECOMMUNICATION FACILITIES MAY BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-514 OF THE ZONING ORDINANCE AND IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 15.2-2232 OF THE CODE OF VIRGINIA.

THE FAIRFAX COUNTY WATER AUTHORITY WILL WORK WITH THE FAIRFAX COUNTY PARK AUTHORITY AND/OR THE LORTON FEDERATION OF CIVIC ASSOCIATIONS TO ALLOW THE ESTABLISHMENT AND USE OF BALLFIELDS THAT MAY BE CONSTRUCTED AND MAINTAINED BY OTHERS AT A LOCATION(S) ON SITE MUTUALLY AGREED TO IN THE GENERAL AREA(S) IDENTIFIED ON THE GRAPHIC, SUBJECT TO REASONABLE CONDITIONS AND LIMITATIONS.

11. THE APPROXIMATE LOCATION OF THE CORRIDORS ON SITE FOR THE MAJOR UNDERGROUND WATER PIPES (24"+) THAT WILL BE REQUIRED AS A PART OF THE WATER PURIFICATION FACILITY ARE REPRESENTED ON THE GRAPHIC FOR INFORMATION PURPOSES ONLY. THE PRECISE LOCATIONS OF THESE PIPES WILL BE DETERMINED AT TIME OF FINAL ENGINEERING AND DESIGN.

12. FREESTANDING AND BUILDING-MOUNTED SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE.

13. THERE ARE EXISTING STRUCTURES ON THE SITE. ON PARCELS 112-2 ((1)) 8 AND 9 THERE ARE BUILDINGS AND STRUCTURES THAT COMPRISE THE EXISTING FAIRFAX COUNTY WATER AUTHORITY WATER PURIFICATION FACILITY. UNDER PRESENT PLANS MANY OF THESE BUILDINGS AND STRUCTURES WILL BE DEMOLISHED, RENOVATED AND/OR PHASED OUT OVER TIME WITH THE PHASE IN OF THE PROPOSED NEW WATER PURIFICATION FACILITY. SOME OF THE BUILDINGS/STRUCTURES MAY REMAIN AND CONTINUE TO BE USED FOR AN EXTENDED/INDEFINITE PERIOD, E.G. TO HOUSE THE RELOCATED FACILITIES SUPPORT CENTER OF THE WATER AUTHORITY. NONE OF THESE BUILDINGS OR STRUCTURES HAVE HISTORIC VALUE.

THE MEDIUM SECURITY FACILITY OF THE DISTRICT OF COLUMBIA PENAL INSTITUTE IS LOCATED ON THAT PORTION OF PARCEL 106-4 ((1)) 56 (PREVIOUSLY 54) THAT WILL BE THE SITE OF THE PROPOSED NEW WATER PURIFICATION FACILITY. THE VARIOUS STRUCTURES WITHIN THE MEDIUM SECURITY FACILITY WERE CONSTRUCTED BETWEEN 1935 AND 1990. THE MEDIUM SECURITY FACILITY WILL BE DEMOLISHED.

14. THERE IS A BICYCLE TRAIL SHOWN IN THE COMPREHENSIVE PLAN ALONG THE EASTERN SIDE OF ROUTE 123 IN THE VICINITY OF THE SUBJECT PROPERTY. IT IS NOTED, HOWEVER, THAT THE PLANS FOR VDOT PROJECT #0123-029-F28, RW-203 DEPICT A TRAIL ALONG THE WESTERN SIDE OF ROUTE 123 BETWEEN THE OCCOQUAN RIVER AND THE PROPOSED SOUTHERN ENTRANCE TO THE SUBJECT PROPERTY AND ON THE EASTERN SIDE OF ROUTE 123 NORTH OF THAT POINT. IN ADDITION, THE COMPREHENSIVE PLAN REPRESENTS AN EQUESTRIAN TRAIL ALONG THE NORTHERN BANK OF THE OCCOQUAN RIVER.

15. THERE ARE AREAS LOCATED ON THE SUBJECT PROPERTY ALONG THE OCCOQUAN RIVER THAT HAVE SCENIC ASSETS AND NATURAL FEATURES THAT ARE DESERVING OF PROTECTION AND PRESERVATION. THE PROPOSED DEVELOPMENT PROGRAM WILL ACCOMPLISH THIS OBJECTIVE TO THE EXTENT FEASIBLE GIVEN THE NATURE OF THE PROPOSED USE.

16. THE SUBJECT PROPERTY IS LOCATED IN THE LP1 - DISTRICT OF COLUMBIA CORRECTIONAL FACILITY COMMUNITY PLANNING SECTOR. THIS SECTOR IS DEFINED IN THE CONCEPT FOR FUTURE DEVELOPMENT AS A LARGE INSTITUTIONAL LAND AREA. THE CONCEPT RECOMMENDS THAT THE FEDERAL GOVERNMENT DEVELOP OR REDEVELOP THESE AREAS ONLY WHEN PLANS ARE COORDINATED WITH THE COUNTY AND CONSISTENT WITH THE COUNTY GOALS AND THE COMPREHENSIVE PLAN.

ONE OF THE LAND USE RECOMMENDATIONS SUGGESTS THAT "IF, IN THE FUTURE, THE D.C. DEPARTMENT OF CORRECTIONS FACILITY IS RELOCATED AND THE SITE IS AVAILABLE FOR REDEVELOPMENT, A CITIZEN'S TASK FORCE WITH REPRESENTATION FROM THE ADJACENT COMMUNITY SHOULD BE ESTABLISHED TO WORK WITH THE COUNTY TO STUDY ALTERNATIVE USES FOR THIS SITE. THE RE-USE OF THE SITE SHOULD BE PLANNED AS A UNIT."

ON FEBRUARY 13, 1995, THE BOARD OF SUPERVISORS DID ESTABLISH THE LOWER POTOMAC LAND USE CITIZEN ADVISORY COMMITTEE, AND IN JUNE 1997 THIS COMMITTEE PUBLISHED RECOMMENDATIONS FOR THE LAUREL HILL COMMUNITY PLANNING SECTOR (LP1). THE BOARD OF SUPERVISORS ADOPTED THE COMMITTEE'S RECOMMENDATION ON FEBRUARY 23, 1998. A RECOMMENDATION THAT THE SUBJECT PROPERTY BE USED FOR THE PROPOSED EXPANSION OF THE FAIRFAX COUNTY OCCOQUAN WATER TREATMENT FACILITY WAS INCORPORATED INTO THIS PLAN AMENDMENT.

17. THE PROPOSED DEVELOPMENT PROGRAM MAY BE SERVED BY PUBLIC WATER LOCATED ON SITE AND BY A PRIVATE SEPTIC SYSTEM TO BE LOCATED IN THE GENERAL AREA REPRESENTED ON THIS PLAN.

18. THERE IS FLOODPLAIN, RESOURCE PROTECTION AREA (RPA) AND AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ON THE SUBJECT PROPERTY AS REPRESENTED ON THE PLAN.

19. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE REPRESENTED ON THE PLAN. THEY ARE APPROXIMATE AND BASED ON PRELIMINARY ENGINEERING. MINOR MODIFICATIONS TO THE LIMITS OF CLEARING AND GRADING MAY OCCUR IN CONJUNCTION WITH THE FINAL ENGINEERING OF THE SITE. IT IS TO BE UNDERSTOOD THAT UTILITIES NOT CURRENTLY REPRESENTED ON THE GRAPHIC MAY HAVE TO CROSS A DELINEATED LIMIT OF CLEARING AND GRADING.

20. TO THE BEST OF OUR KNOWLEDGE THERE IS ONLY ONE CEMETERY LOCATED ON THE SUBJECT PROPERTY. THE CEMETERY IS LOCATED ADJACENT TO THE NORTHERN BOUNDARY LINE AS DEPICTED ON THE PLAN. THERE IS NO DEVELOPMENT PROPOSED IN THE IMMEDIATE VICINITY OF THE CEMETERY. IN ACCORDANCE WITH THE QUITCLAIM DEED, DATED APRIL 21, 1998, THE FAIRFAX COUNTY WATER AUTHORITY WILL MAINTAIN ACCESS TO THE CEMETERY FOR FRIENDS AND RELATIVES OF PERSONS BURIED THERE. IN ADDITION, THE WATER AUTHORITY WILL PROTECT, PRESERVE AND MAINTAIN THE CEMETERY BY THE ERECTION OF A FENCE ACCEPTABLE TO THE GRANTOR ENCLOSING THE AREA OF THE CEMETERY. THE CEMETERY WILL BE PRESERVED AND PROTECTED DURING CONSTRUCTION OF THE PROPOSED FACILITY.

21. THE HAZARDOUS AND TOXIC SUBSTANCES THAT MAY BE USED ON THE SITE IN CONJUNCTION WITH THE WATER PURIFICATION OPERATION HAVE BEEN PROVIDED IN A SEPARATE DOCUMENT.

22. THERE IS A TRANSITIONAL SCREENING YARD (3) AND BARRIER REQUIREMENT ALONG THE NORTHERN, EASTERN AND SOUTHERN BOUNDARIES OF THE SUBJECT PROPERTY. EXISTING VEGETATION WITHIN THESE AREAS WILL BE RETAINED TO THE EXTENT POSSIBLE AND LANDSCAPING WILL BE PROVIDED ALONG THE NORTHERN PROPERTY LINE AND BETWEEN THE PROPOSED WATER PURIFICATION FACILITY AND ROUTE 123 AS SHOWN ON THE GRAPHIC. A WAIVER OF THE BARRIER REQUIREMENT AND A MODIFICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENT IS OTHERWISE REQUESTED IN ACCORDANCE WITH PAR. 6 OF SECT. 13-301 AND PAR. 3 OF SECT. 13-304 OF THE ZONING ORDINANCE.

THERE WILL BE NO ADVERSE EFFECT FROM THE PROPOSED DEVELOPMENT ON ADJACENT OR NEIGHBORING PROPERTIES GIVEN THE DISTANCE BETWEEN THEM AND THE PROPOSED DEVELOPMENT.

23. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN SAME AND THE STATEMENTS AND ADDITIONAL INFORMATION REQUIRED BY THE PROVISIONS OF SECT. 9-011 OF THE ZONING ORDINANCE HAVE BEEN PROVIDED IN A SEPARATE DOCUMENT.

24. EXTERIOR LIGHTING WILL BE PROVIDED BY A COMBINATION OF WALL-MOUNTED AND POLE-MOUNTED LIGHT FIXTURES, THE EXACT LOCATION OF WHICH WILL BE SUBJECT TO FINAL ENGINEERING AND BE DEPICTED ON THE SITE PLAN(S). THE POLE-MOUNTED LIGHT FIXTURES WILL NOT EXCEED 20 FEET IN HEIGHT. ALL LIGHTING WILL CONFORM TO THE APPLICABLE PERFORMANCE STANDARDS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE.

25. THE LANDSCAPING SHOWN ON THIS PLAN IS ILLUSTRATED TO REPRESENT A DESIGN CONCEPT ONLY. FINAL LANDSCAPING MAY VARY WITH RESPECT TO PLANT TYPES AND ACTUAL LOCATIONS BASED ON FINAL ENGINEERING AND DESIGN AND THE PLACEMENT OF SIDEWALKS AND UTILITIES.

26. TO THE BEST OF OUR KNOWLEDGE, THERE IS ONLY ONE UTILITY EASEMENT GREATER THAN 25 FEET IN WIDTH LOCATED ON THE SUBJECT PROPERTY. IT IS A VIRGINIA POWER EASEMENT THAT IS REPRESENTED ON THE PLAN.

27. GIVEN THE NATURE OF THE PROPOSED USE, THERE ARE NO SEPARATE FREESTANDING PLANNED COMMUNITY OR PUBLIC FACILITIES OR SPECIAL AMENITIES ASSOCIATED WITH THE PROPOSED DEVELOPMENT PROGRAM. A MEETING ROOM MAY BE MADE AVAILABLE FOR COMMUNITY USE BY APPOINTMENT SUBJECT TO REASONABLE RULES AND REGULATIONS WITHIN THE PROPOSED OPERATIONS CENTER BUILDING.

28. IN ACCORDANCE WITH THE PROVISION SET FORTH IN SECT. 9-206 OF THE ZONING ORDINANCE, APPROVAL BY THE HEALTH DEPARTMENT, VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY AND OTHER APPROPRIATE AGENCIES OF THE COUNTY AND THE STATE WILL BE OBTAINED BEFORE THE USE IS ESTABLISHED.

29. NOTWITHSTANDING THE FACT THAT THE GDP AND SEA PLAT ARE PRESENTED TOGETHER AS ONE DOCUMENT, THE APPLICANT RESERVES THE RIGHT TO FILE FOR ONLY SPECIAL EXCEPTION AMENDMENT(S) IN THE FUTURE IN ACCORDANCE WITH SECT. 9-014 OF THE ZONING ORDINANCE WITHOUT REQUESTING AMENDMENT(S) TO THE GDP.

30. IT IS CURRENTLY ANTICIPATED THAT CONSTRUCTION WILL COMMENCE AS SOON AS ALL REQUIRED APPROVALS AND PERMITS ARE OBTAINED. CURRENT PLANS FOR THE INITIAL PHASE OF CONSTRUCTION WILL BE PROGRAMMED IN ONE CONTINUOUS PHASE OVER A THREE YEAR PERIOD. THEREAFTER, FROM TIME TO TIME, ADDITIONAL FACILITIES AS ALREADY SHOWN ON THE PLAN WILL BE CONSTRUCTED. UPON COMMENCEMENT OF OPERATION OF THE NEW PROPOSED WATER PURIFICATION PLANT, THE EXISTING PLANT WILL BE PHASED OUT.

GIVEN THIS BACKGROUND, IT IS TO BE UNDERSTOOD THAT ALL PHASES OF CONSTRUCTION AND DEMOLITION WILL NOT COMMENCE WITHIN THE THIRTY (30) MONTHS FROM THE APPROVAL DATE OF THE SPECIAL EXCEPTION AS REQUIRED BY THE PROVISIONS SET FORTH IN PAR. 1 OF SECT. 9-015 OF THE ZONING ORDINANCE. BOARD APPROVAL OF ADDITIONAL TIME TO COMMENCE CONSTRUCTION OF SUBSEQUENT PHASES OF DEVELOPMENT IS HEREBY REQUESTED IN ACCORDANCE WITH THE ABOVE-STATED PROVISION.

31. TO THE BEST OF OUR KNOWLEDGE, EXCEPT AS QUALIFIED ABOVE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

FAIRFAX COUNTY WATER AUTHORITY GDP/SE PLAT11/18/98

TABULATION:

EXISTING ZONINGR-C (PART), R-1 (PART), I-6 (PART)
NATURAL RESOURCE (N.R.) OVERLAY DISTRICT (PART)
PROPOSED ZONINGR-1, I-6 AND N.R.

LAND AREA OF REZONING (R-C TO R-1) (5.54 AC + 141.77 AC)147.31 AC
LAND AREA OF SPECIAL EXCEPTION AMENDMENT247.84 AC
CURRENTLY ZONED R-C147.31 AC
CURRENTLY ZONED R-199.36 AC
CURRENTLY ZONED I-61.17 AC

PROPOSED GROSS FLOOR AREA850,000± SF

PERMITTED FLOOR AREA RATIO0.15
PROPOSED FLOOR AREA RATIO0.08

MAXIMUM BUILDING HEIGHTAS REPRESENTED ON THE GRAPHIC
BUT NOT TO EXCEED 100 FT*

PROPOSED NUMBER OF EMPLOYEES ON MAJOR SHIFT30

PROPOSED NUMBER OF COMPANY VEHICLES/MOBILE EQUIPMENT15

REQUIRED NUMBER OF PARKING SPACES45
(ONE SPACE PER EMPLOYEE ON MAJOR SHIFT AND ONE SPACE PER COMPANY VEHICLE AND MOBILE EQUIPMENT)
PROPOSED NUMBER OF PARKING SPACES120±
(SEE NOTE 27 REGARDING MEETING ROOM FOR COMMUNITY USE)

OPEN SPACE REQUIREDNONE
OPEN SPACE PROPOSED (65%)158.0± AC

* IT IS OUR JUDGMENT THAT THE WATER TANKS AND LIME SILO THAT ARE DEPICTED TO EXCEED 60 FEET ARE EXEMPT FROM THE R-1 DISTRICT HEIGHT LIMITATIONS PURSUANT TO SECT. 2-506 OF THE ZONING ORDINANCE. IF DEEMED NECESSARY, HOWEVER, AN APPLICATION WILL BE FILED TO REQUEST A VARIANCE FROM THE 60 FOOT MAXIMUM BUILDING HEIGHT.

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COMMONWEALTH OF VIRGINIA
GARY L. NICKERSON
No. 05445
PROFESSIONAL ENGINEER
10/14/98
11/19/98
10/29/98
11/25/98
11/30/98

REV. 11-30-98
REV. 11-18-98
REV. 10-26-98
REV. 10-14-98
REV. 9-9-98
REV. 7-98

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RZ 1998-MV-032
RZ 1998-MV-033
SEA 81-V-017

NOTES AND TABULATION
FAIRFAX COUNTY WATER AUTHORITY
FREDERICK P. GRIFFITH JR. WATER TREATMENT PLANT
MT. VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

Drawn By	MWT
Designed By	
Checked By	PGY
Date	FEB. 5, 1998
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Sheet	2 of 9
File Number	M- 9751

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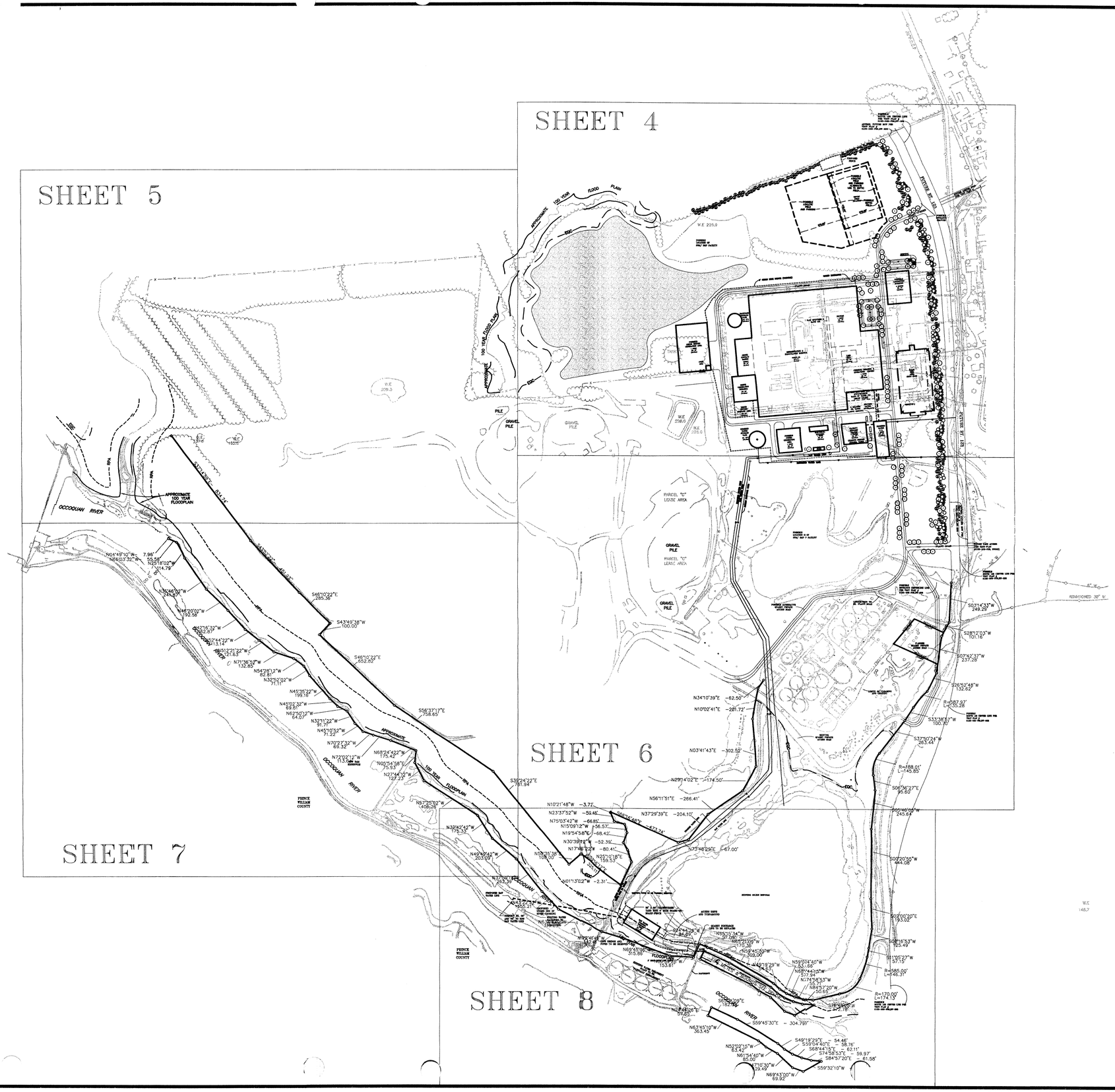

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COMMONWEALTH OF VIRGINIA
GARY L. NICKERSON
No. 05445
11/25/98
PROFESSIONAL ENGINEER
11/30/98 #1

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COMPOSITE PLAN
FAIRFAX COUNTY WATER AUTHORITY
FREDERICK P. GRIFFITH JR. WATER TREATMENT PLANT
MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

Drawn By	MWT
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Sheet	3 of 9
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MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

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REV 9-98

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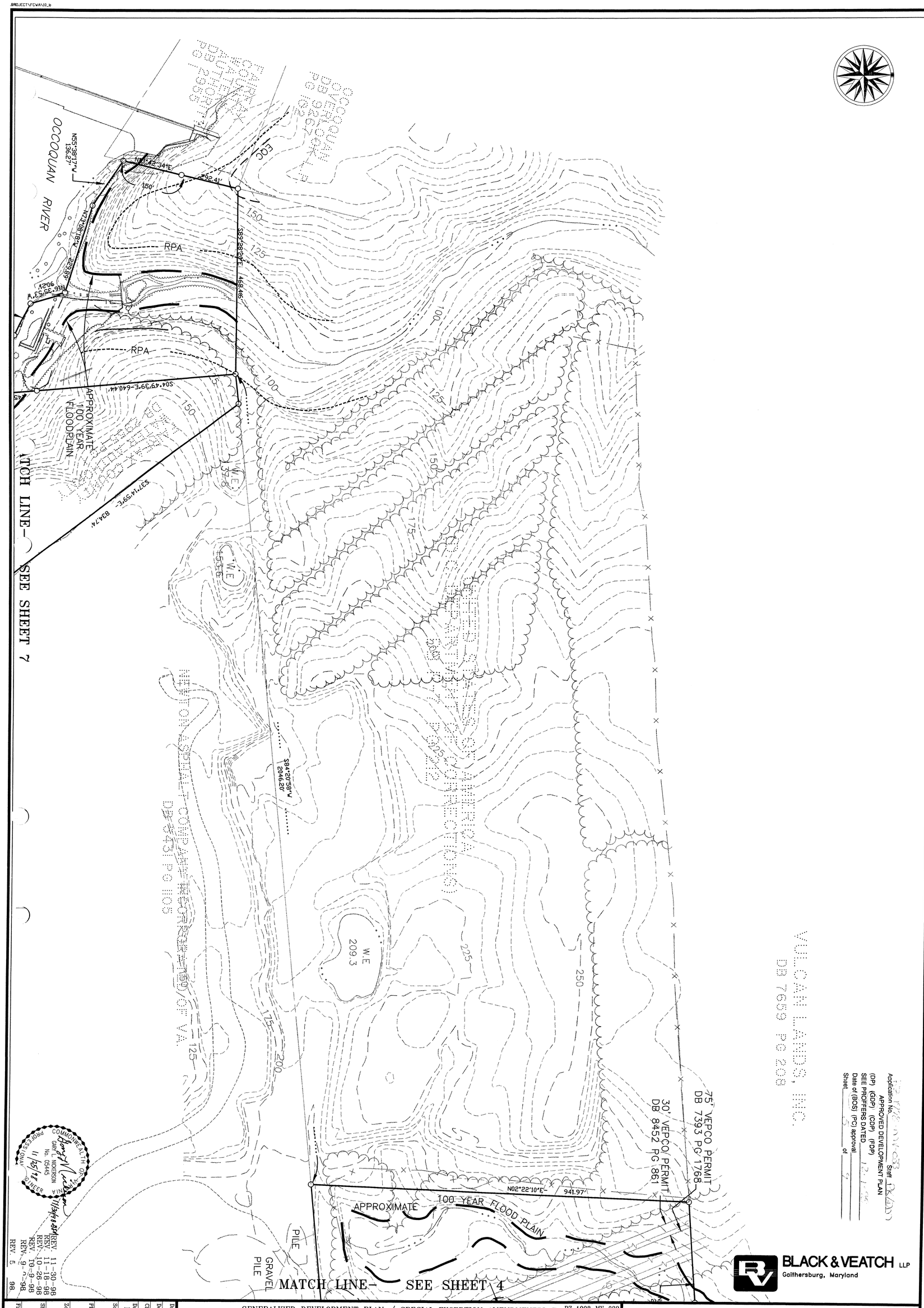

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RZ 1998-MV-032
RZ 1998-MV-033
SEA 81-V-017

FREDERICK P. GRIFFITH JR. WATER TREATMENT PLANT

MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

Dewberry & Davis
Architects
Engineers
Planners
Surveyors
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX(703) 849-0118

MATCH LINE- SEE SHEET 4

MATCH LINE- SEE SHEET 7

UNITED STATES OF AMERICA
(D.C. DEPARTMENT OF CORRECTIONS)
DB F-7 PG 212
(LEASED TO VULCAN MATERIALS COMPANY)

PARCEL "C"
LEASE AREA

GRAVEL
PILE

PARCEL "C"
LEASE AREA

GRAVEL
PILE

RAW WATER LINE
FINISHED WATER LINE
FINISHED WATER LINE
RAW WATER LINE
SOLIDS DISPOSAL LINE

75' VEPCO PERMIT
DB 7393 PG 1768

POSSIBLE
LOCATION OF
SWM/ BMP FACILITY

N10°05'58"E
815.75'

N63°30'26"E
276.34'

N50°59'22"W
995.31'

N58°43'40"W
152.04'

N66°34'33"W
94.82'

S34°15'29"W
98.14'

N34°10'39"E 62.59'

N10°02'41"E
20.72'

N03°41'43"E 302.52'

N29°14'02"E 174.50'

N56°11'51"E -266.41'

N10°21'48"W -3.72'

S39°24'22"E
761.94'

POSSIBLE ALTERNATIVE
QUARRY PRIVATE
ACCESS ROAD

CONNECTION TO
EX. PLANT ROAD

EXISTING
LORTON WATER
TREATMENT PLANT
(See Note 13)

LIMITS OF CLEARING
AND GRADING

EXISTING
QUARRY/PRIVATE
ACCESS ROAD

EQC

EQC

S47°33'51"W
423.68'

S39°35'00"W
583.40'

N39°41'10"E
206.59'

S65°14'49"E
205.14'

N65°14'49"W
910.98'

S34°52'
R=587.97'
L=135.28

S33°38'57"W
100.70'

S37°50'24"W
263.44'

R=188.01'
L=145.85'

S06°38'27"E
95.60'

S05°46'05"W
845.64'

S20°26'14"E
64.62'

S25°42'05"E
84.80'

S18°54'46"E
107.03'

S08°38'22"E
66.29'

S05°26'18"E
237.79'

PAVEMENT

S01°57'47"E
94.46'

PLANT ROAD

FUTURE PARK ACCESS
(PER VDOT PLAN
#0123-029-F28, RW203)

S04°37'20"W
74.59'

S13°51'20"W
66.36'

POSSIBLE
ROUTE 123 CENTER LINE PER
VDOT PLAN #
0123-029-F28,RW-203

S17°24'32"W
135.36'

POSSIBLE
ENTRANCE CENTERLINE LINE
PER VDOT PLAN #
0123-029-F28,RW-203

N65°08'23"W
530.68'

63.13'
S03°14'33"W
249.29'

RT. 123
OX ROAD
VARIABLE WIDTH R/W

S28°12'03"W
101.16'

ZONED: I-6
1.17 Acres
PLANNED
QUARRY PRIVATE
ACCESS ROAD

S07°42'37"W
237.28'

S26°52'48"W
132.62'

POSSIBLE
ROUTE 123 CENTER LINE PER
VDOT PLAN #
0123-029-F28,RW-203

MATCH LINE- SEE SHEET 8

LEGEND:

- SS — EXISTING SANITARY SEWER
- 6"W — EXISTING WATERLINE
- PROPOSED LIMITS OF CLEARING
- W — PROPOSED WATERLINE
- PROPOSED CROSSING
- EXISTING FENCES
- PROPOSED FENCE (TYPES AS NOTED)
- EXISTING EQC
- EXISTING RPA
- EXISTING FLOODPLAIN (100YR)

LANDSCAPE LEGEND:

- EXISTING VEGETATION
- PROPOSED LARGE DECIDUOUS TREE 2-2 1/2" CAL.
- PROPOSED ORNAMENTAL TREE 6'-8' HT.
- PROPOSED EVERGREEN TREE 6'-7' HT.
- PROPOSED EVERGREEN SHRUB 24"-30" HT.
- PROPOSED FLEXIBILITY LINE

Application No. RZ 1998-MV-033 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12-1-98
Date of (BOS) (PC) approval
Sheet 6 of 9

COMMONWEALTH OF VIRGINIA
GARY L. NICKERSON
No. 05445
PROFESSIONAL ENGINEER
11/25/98

11/30/98

REV.	11-30-98
REV.	11-18-98
REV.	10-26-98
REV.	10-14-98
REV.	10-9-98
REV.	-98
REV.	-98

BLACK & VEATCH LLP
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GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION AMENDMENTPLAT RZ 1998-MV-032
RZ 1998-MV-033
SEA 81-V-017

FAIRFAX COUNTY WATER AUTHORITY

FREDERICK P. GRIFFITH JR. WATER TREATMENT PLANT

FAIRFAX COUNTY, VIRGINIA

MT. VERNON DISTRICT

Drawn By	MWT
Designed By	MWT
Checked By	PGY
Date	FEB. 5, 1998
Scale	
Plan Number	
Zoned	
Sheet	6 of 9
File Number	M-9751

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MATCH LINE- SEE SHEET 5

FAIRFAX COUNTY

PRINCE WILLIAM COUNTY

OCCOQUAN RIVER

N63°45'19"W 90.46'
N59°54'18"W 120.49'
N59°47'46"W 55.53'
N04°49'10"W- 7.96'
N66°03'32"W- 55.58'
N25°18'02"W 114.79'
N36°46'02"W 241.87'
N46°20'02"W 192.58'
N42°16'32"W 162.87'
N52°44'22"W 113.14'
N512°21'22"W 121.63'
N71°36'52"W 132.85'
N54°28'12"W 82.81'
N32°52'02"W 71.11'
N45°02'32"W 69.81'
N62°50'12"W 64.07'
N32°11'22"W 91.71'
N45°10'52"W 71.22'
N70°27'32"W 69.32'
N72°02'12"W 113.64'
N05°54'58"E 75.93'
N27°44'12"W 127.23'
N32°42'42"W 175.33'
N45°49'42"W 203.09'
N37°59'12"
S46°10'22"E 285.36'
S43°49'38"W 100.00'
S56°37'17"E 758.65'
S39°2
761.9
N37°25'02"W 406.26'
RPA
APPROXIMATE 100 YEAR FLOODPLAIN
LOW DAM RESERVOIR

MATCH LINE- SEE SHEET 6

MATCH LINE- SEE SHEET 8

LEGEND:

- SS — EXISTING SANITARY SEWER
- 6"W — EXISTING WATERLINE
- PROPOSED LIMITS OF CLEARING
- W — PROPOSED WATERLINE
- PROPOSED CROSSING
- EXISTING FENCES
- PROPOSED FENCE (TYPES AS NOTED)
- EXISTING EQC
- EXISTING RPA
- EXISTING FLOODPLAIN (100YR)

LANDSCAPE LEGEND:

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- PROPOSED ORNAMENTAL TREE 6'-8' HT.
- PROPOSED EVERGREEN TREE 6'-7' HT.
- PROPOSED EVERGREEN SHRUB 24"-30" HT.

REV. 11-30-98
REV. 11-18-98
REV. 10-26-98
REV. 10-9-98
REV. 9-9-98
REV. 5-[illegible]-98

COMMONWEALTH OF VIRGINIA
GARY L. NICKERSON
No. 05445
PROFESSIONAL ENGINEER
11/30/98

Application No. RZ 1998-MV-033 Staff [illegible]
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12-1-98
Date of (BOS) (PC) approval
Sheet 7 of 9

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GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION AMENDMENT/PLAT RZ 1998-MV-032 RZ 1998-MV-033 SEA 81-V-017
FAIRFAX COUNTY WATER AUTHORITY
FREDERICK P. GRIFFITH JR. WATER TREATMENT PLANT
FAIRFAX COUNTY, VIRGINIA
MT. VERNON DISTRICT

Drawn By	MWT
Designed By	MWT
Checked By	PGY
Date	FEB. 5, 1998
Scale	1"=100'
Plan Number	
Zoned	
Sheet	7 of 9
File Number	M-9751

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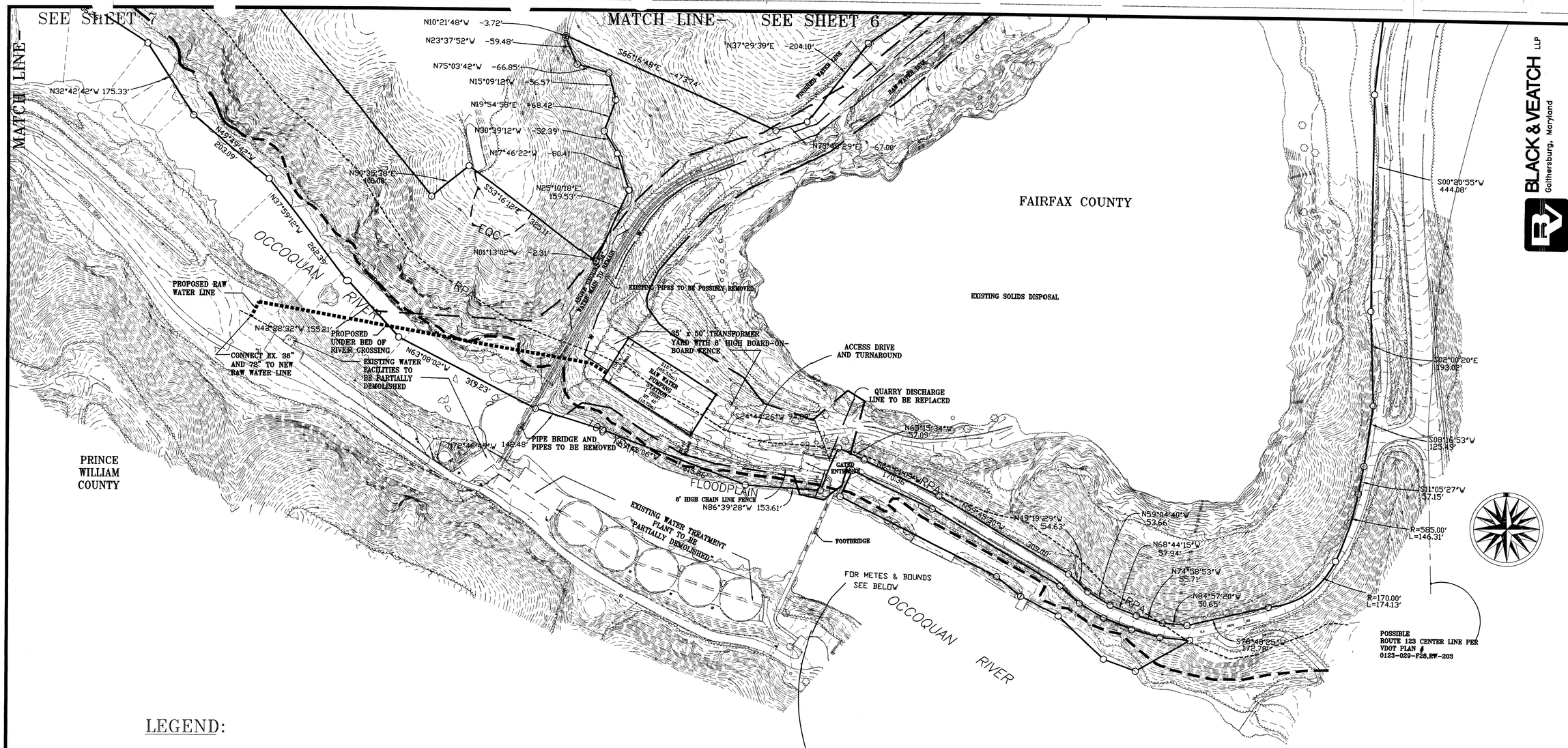

LEGEND:

- EXISTING SANITARY SEWER
- EXISTING WATERLINE
- PROPOSED LIMITS OF CLEARING
- PROPOSED WATERLINE
- PROPOSED CROSSING
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- PROPOSED EVERGREEN SHRUB 24"-30" HT.

Application No. RZ 1998-MV-033 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12-1-98
Date of (BOS) (PC) approval
Sheet 8 of 9

COMMONWEALTH OF VIRGINIA
GARY L. NICKERSON
No. 05445
11/25/98
PROFESSIONAL ENGINEER
11/30/98 GLN

REV. 11-30-98
REV. 11-18-98
REV. 10-26-98
REV. 10-9-98
REV. -9-98
REV 7-98

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GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION AMENDMENTPLAT RZ 1998-MV-032 RZ 1998-MV-033 SEA 81-V-017
FAIRFAX COUNTY WATER AUTHORITY
FREDERICK P. GRIFFITH JR. WATER TREATMENT PLANT
FAIRFAX COUNTY, VIRGINIA
MT. VERNON DISTRICT

Drawn By	MWT
Designed By	MWT
Checked By	PGY
Date	FEB. 5, 1998
Scale	1"=100'
Plan Number	
Zoned	
Sheet	8 of 9
File Number	M-9751

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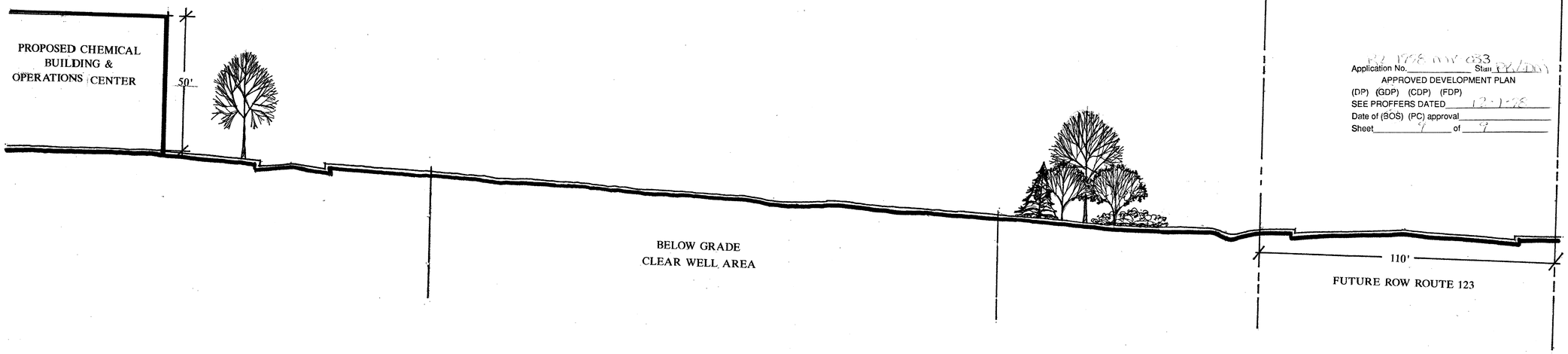
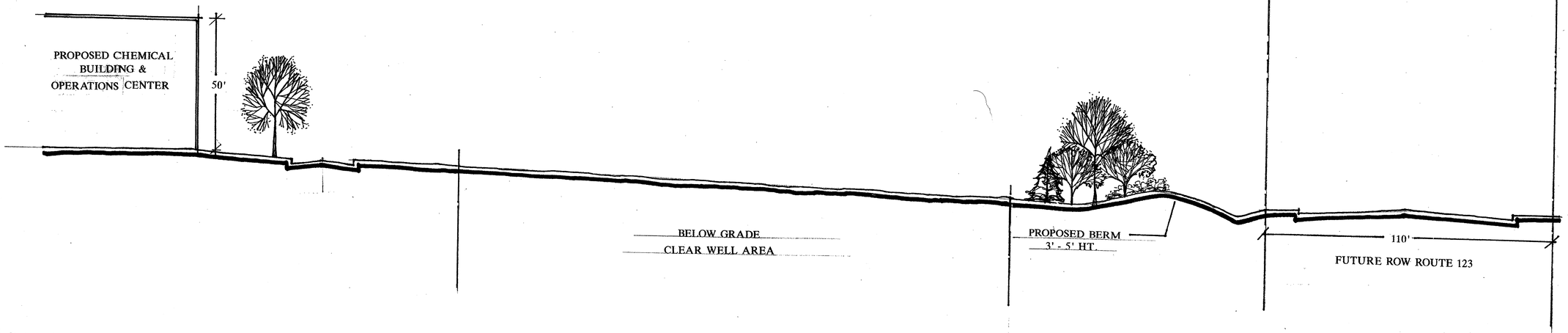


CONDITION 1 CROSS SECTION
1" = 20'



CONDITION 2 CROSS SECTION
1" = 20'

Application No. RZ 1998-MV-033 Stan PR/DM
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12-1-98
Date of (BOS) (PC) approval
Sheet 9 of 9

BLACK & VEATCH LLP
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(703) 849-0100 FAX (703) 849-0118

RZ 1998-MV-032
RZ 1998-MV-033
SEA 81-V-017

CROSS SECTION
FAIRFAX COUNTY WATER AUTHORITY
FREDERICK P. GRIFFITH JR. WATER TREATMENT PLANT
MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

Drawn By	JMC
Designed By	
Checked By	PGY
Date	SEPT. 9, 1998
Scale	AS SHOWN
Plan Number	
Zoned	
Sheet	9 of 9
File Number	M- 9751

COMMONWEALTH OF VIRGINIA
GARY L. NICKERSON
No. 05445
PROFESSIONAL ENGINEER
9/9/98
11/30/98 GLN
10/29/98 GLN
11/19/98 GLN
11/25/98 GLN

REV. 11-30-98
REV. 11-18-98
REV 26-98

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