



# County of Fairfax, Virginia

---

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

March 15, 2007

Ted Boland, P.E.  
National Cable Construction, Inc.  
P.O. Box 5215  
Herndon, VA 20172

Re: Interpretation for SE 87-V-055, SP 87-V-048, Fairfax County Water Authority, Tax Map 102-1 ((1))  
85A: Security Enhancements at Gum Springs Tank Site

Dear Mr. Boland:

This is in response to your letter of January 31, 2007, requesting an interpretation of the Special Exception (SE) plat and development conditions approved by the Board of Supervisors in conjunction with SE 87-V-055 for water storage and pumping facilities and the Special Permit (SP) Plat and development conditions approved by the Board of Zoning Appeals in conjunction with SP 87-V-048 for a waiver of the dustless surface to allow a gravel driveway and parking spaces. As I understand it, you are asking if proposed electronic security enhancements which consist of five (5) 15 foot high poles and a total of eight (8) cameras; ten (10) one magnetic door sensors; four (4) infra-red motion detectors; five (5) 17"x 30" handholes; and, pipe conduit to house the signaling wires would be in substantial conformance with SE 87-V-055 and SP 87-V-048. This determination is based on your letter with attached exhibits consisting of Fairfax County Real Estate Assessment Information and site-specific design details for the proposed security system for the Gum Springs tank site. Copies of your letter, the development conditions, and relevant exhibits are attached.

Your letter states that National Cable Construction, Inc. (NCC) is under contract by Adesta Group, LLC (Adesta) to permit and construct electronic security systems at various Fairfax County Water Authority (FCWA) sites. You state that Adesta is working directly under contract with the FCWA. According to the letter and attached exhibits, there are three water tanks and a pumping station with a small parking lot located on this site and all are within an area that is enclosed by a 6 foot high chain link fence and screened with a combination of existing vegetation and trees that were required to be planted pursuant to the special exception. You are proposing to place five (5) 15' high wooden poles with cameras in the northern, northeastern, southeastern, southwestern, and south central areas of the enclosed area. One camera will be mounted on the pump house. You state that the wooden poles will be set into the ground so that the effective height will be 15'. Each pole is proposed to have one to three cameras for visual site surveillance that are to provide viewing coverage of the entire site. The magnetic door sensors will be placed on the inside of the door or tank hatch frame and is to provide FCWA with a means to detect the portal opening. One motion detector will be placed inside the pump house, two detectors will be placed on the outside of the pump house, and the other detector will be placed inside one of the water vaults which are located in the asphalt in front of the pump house. The proposed handholes are to be set flush with the surrounding grade and will serve as a junction box for signal wires. The above-ground steel conduit is to be mounted on the side of existing structures or on the proposed camera poles.

---

**Department of Planning and Zoning**  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703 324-1290  
FAX 703 324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)

**Excellence \* Innovation \* Stewardship**  
**Integrity \* Teamwork \* Public Service**

It is my determination that the proposed security enhancements described in your letter and exhibits are in substantial conformance with SE 87-V-055 and SP 87-V-048. Your question of whether the proposed security enhancements are uses exempt from a Site Plan or Minor Site Plan requirement should be addressed to the Department of Public Works and Environmental Services (DPWES). 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 contact Mary Ann Godfrey at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ  
Attachments: A/S

cc: Gerald Hyland, Supervisor, Mount Vernon District  
Earl Flanagan, Planning Commissioner, Mount Vernon District  
Diane Johnson-Quinn, Deputy Zoning Administrator, ZAD, DPZ  
Michelle Brickner, Assistant Director, Office of Land Development Services, DPWES  
Michael Knapp, Director, Urban Forest Management, DPWES  
Angela Rodeheaver, Chief, Site Analysis Section, DOT  
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES  
Kevin J. Guinaw, Chief, Special Projects/Applications Management Branch, DPZ  
File: SE 87-V-055, SP 87-V-048, SEI 0702 003; Imaging, Reading File



**NATIONAL  
CABLE  
CONSTRUCTION, INC.**

*Sterling, Virginia*      *Mailing Address*  
*(703) 318-8401*      *P.O. Box 5215*  
*Fax(703) 318-7553*      *Herndon VA 20172*

RECEIVED  
Department of Planning & Zoning

FEB 01 2007

Zoning Evaluation Division

January 31, 2007

Ms. Barbara A. Byron, Zoning Evaluation Division Director  
County of Fairfax, Virginia  
Department of Planning & Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035

**Re: Request for Interpretation of Approved Site Uses for Fairfax County Water Authority Facility Known as the Gum Springs Tank Site  
Reference Past Plan Approvals: SE 87-V-055 and SP 27942367  
Current Fairfax Co. Building Permit Application Tracking No. 70220004**

Dear Ms. Byron,

The above-referenced Building Permit Application is on hold in Zoning Review pending your use-evaluation for proposed electronic security enhancements at the Gum Springs Tank Site. Therefore, I respectfully request that you make an interpretation of this site's existing site plan uses and any applicable zoning ordinances that these security enhancements are a use exempt from a Site Plan or a Minor Site Plan and are in substantial conformance with approved site uses and are thus allowed.

My company, National Cable Construction, Inc. (NCC), has been placed under contract by Adesta Group, LLC (Adesta) to permit and construct electronic security systems at various Fairfax County Water Authority (FCWA) sites. Adesta is working directly under contract with the FCWA. I have attached to this letter a print-out of the property description including map from the Internet in Exhibit A and copies of excerpts of the proposed construction drawings in 8½"x11"-size in Exhibit B to aid in your determination.

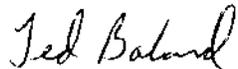
This site can be found on Fairfax County Real Property Identification map number 102-1 and has an address of 7717 Fordson Road in Alexandria, Virginia. The parcel identification number for the property is 1021\_01\_0085A. Please see Exhibit A for the property description and map taken from the internet.

Briefly, the security system improvements proposed for the Gum Springs Tank Site involves above-ground placement of five 15' poles, eight cameras, ten magnetic door-sensors, four infra-red motion detectors, five 17"x30" handholes, and pipe conduit to house the signaling wires. The poles are to be set into the existing ground so their effective height will be 15 feet and are to have one to three cameras on each pole. One camera will be mounted on the existing pump house structure. The cameras are for visual site surveillance and are meant to provide viewing coverage of the entire site. The magnetic door sensors are to be placed on

the inside of the door or tank hatch frames and are meant to provide Fairfax Water with a means to detect a portal opening. One motion detector will be placed inside the pump house and two detectors will be placed on the outside of the pump house. The fourth motion detector will be placed inside one of the water vaults (located in the asphalt in front of the pump house). The handholes are to be set flush with the surrounding grade and will each serve as a junction box for signal wires. The above-ground steel conduit and buried duct are provided as a means to protect the signaling wires. The steel conduit is to be mounted on the side of existing structures or on the proposed camera poles. Please see Exhibit B for approximate site location, legend, typical details, location of proposed improvements, and camera field of views.

If you have any questions, please feel free to call me any time at the office at (703) 318-8401 or on my cell at (571) 237-2532. Thank you for taking the time to review my request.

Sincerely,



Ted Boland, P.E.  
Staff Engineer

Attachments

cc: Atsuko Castaldo, NCC  
Gregg Quam, Adesta

# EXHIBIT A

**PARID: 1021 01 0085A**  
**WATER AUTHORITY**

**7717 FORDSON RD**

### Owner

Name WATER AUTHORITY, FAIRFAX COUNTY  
 Mailing Address ATTN JAMES WARFIELD P O BOX 1500  
 MERRIFIELD VA 22116  
 Book 02955  
 Page 0001

### Parcel

Property Location 7717 FORDSON RD  
 Parcel ID 1021 01 0085A  
 Tax District 60100  
 District Name MT VERNON DIST. #1  
 Land Use Code Water,pipeline ROW,plants,storage,etc.  
 Land Area (acreage) 1.7966  
 Land Area (SQFT)  
 Zoning Description R-2(Residential 2 DU/AC)  
 Utilities WATER CONNECTED  
 SEWER NOT AVAILABLE  
 GAS NOT AVAILABLE  
 County Historic Overlay District NO  
 FOR FURTHER INFORMATION ABOUT HISTORIC  
 OVERLAY DISTRICTS, CLICK HERE  
 Street/Road PAVED  
 Site Description BUILDABLE-POOR LOT

### Legal Description

Legal Description GUM SPRINGS  
 STORAGE TANK AND  
 PUMPING STATION

### Sales History

10/10/1967 \$0 WATER AUTHORITY

### Sales

Date 10/10/1967  
 Amount \$0  
 Seller  
 Buyer WATER AUTHORITY  
 Notes Valid and verified sale  
 Deed Book and Page 02955-0001

### Values

Current Land \$131,000  
 Current Building \$519,860  
 Current Assessed Total \$650,860  
 Tax Exempt YES  
 Note

### Values History

2006	\$131,000	\$519,860	\$650,860	YES
2005	\$101,000	\$519,860	\$620,860	YES
2004	\$101,000	\$519,860	\$620,860	YES
2003	\$88,000	\$466,340	\$554,340	YES

PARID: 1021 01 0085A  
WATER AUTHORITY

7717 FORDSON RD



Aerial Imagery © 2002 Commonwealth of Virginia  
Fairfax © 2003

Source: Fairfax County Department  
of Tax Administration, Real Estate Division.

# EXHIBIT B

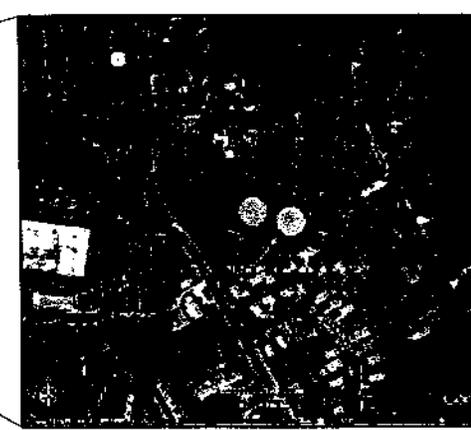
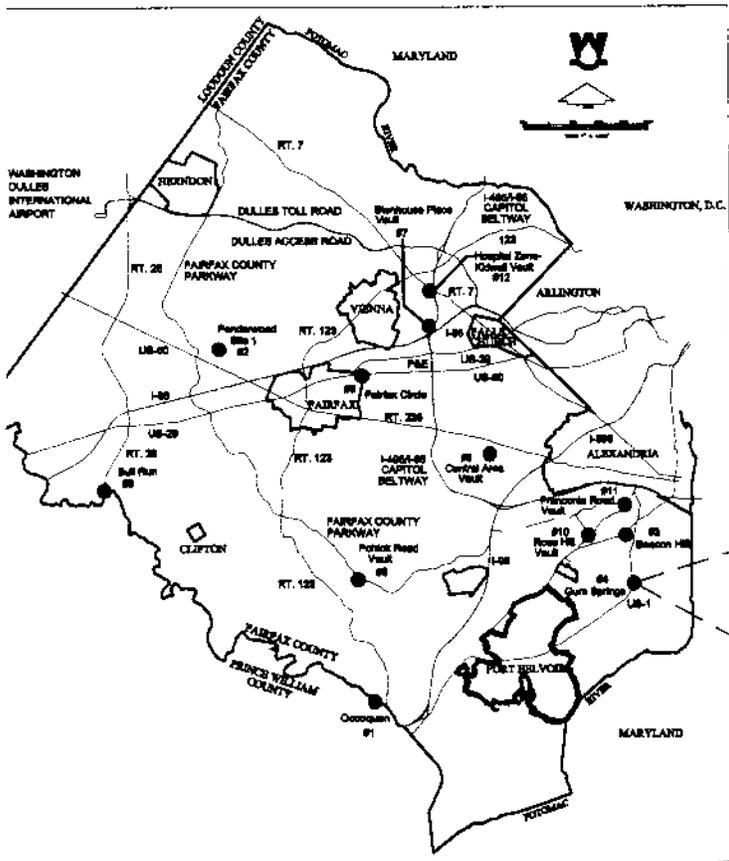
THE DRAWING SCALE  
 SPRINGS DRAWING P  
 FOR A FULL SIZE DR  
 IF THE DRAWINGS AT  
 11" X 17" ALL SCAL  
 SCALE

# Water

## FAIRFAX, VIRGINIA

### ACRONIC SECURITY SYSTEM

### FAIRFAX SPRINGS TANK SITE



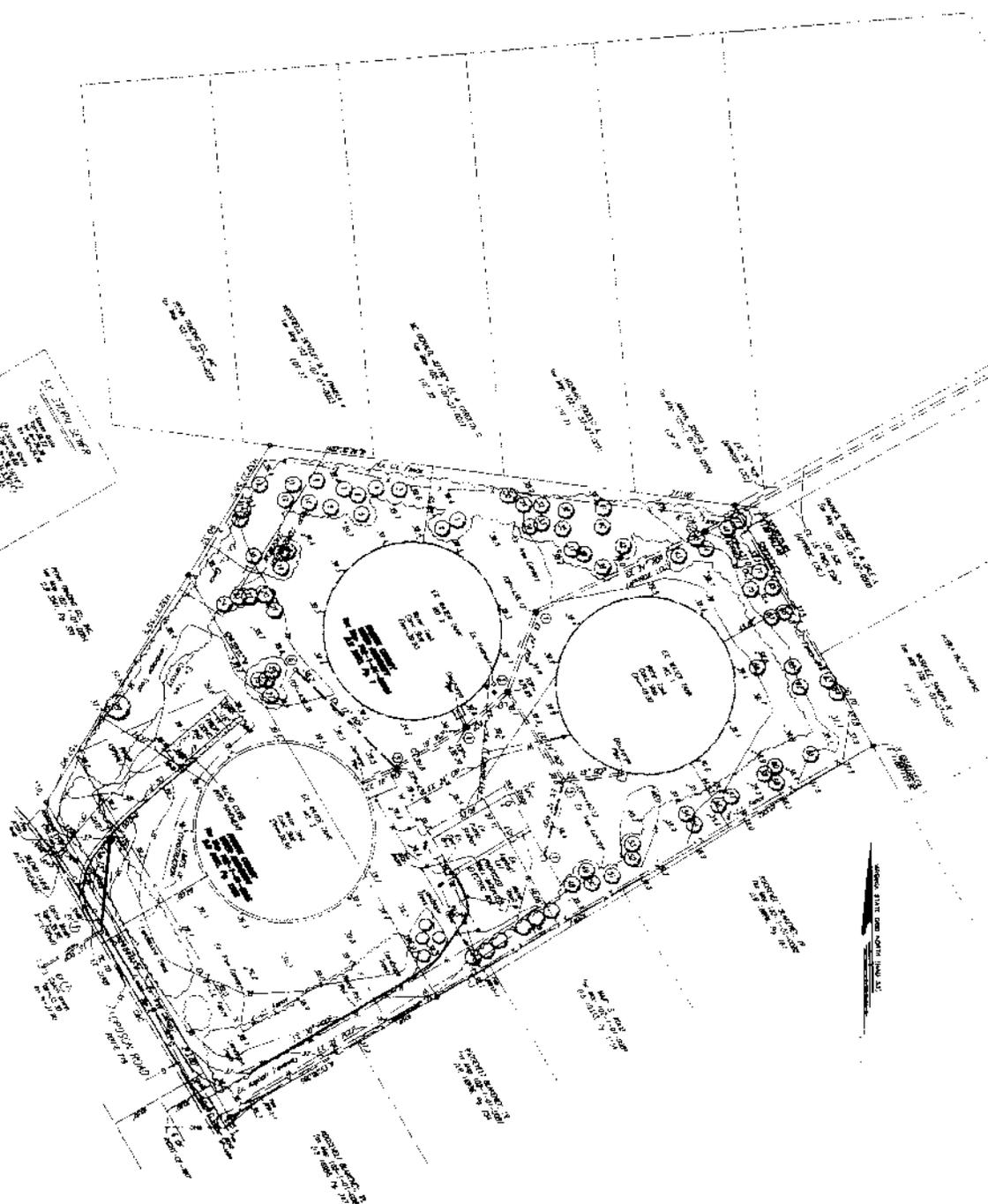
LOCATION MAP



 VICINITY MAP  
 SCALE: NO SCALE

SITE ON REAL PROPERTY IDENTIFICATION MAP 102-1





1. ALL CONCRETE SHALL BE 4000 PSI  
 2. ALL WALLS SHALL BE 8" THICK  
 3. ALL FLOORS SHALL BE 4" THICK  
 4. ALL ROOFS SHALL BE 6" THICK  
 5. ALL DOORS SHALL BE 36" X 80"

1. ALL ELECTRICAL SHALL BE  
 2. ALL LIGHTING SHALL BE  
 3. ALL SECURITY SYSTEMS SHALL BE

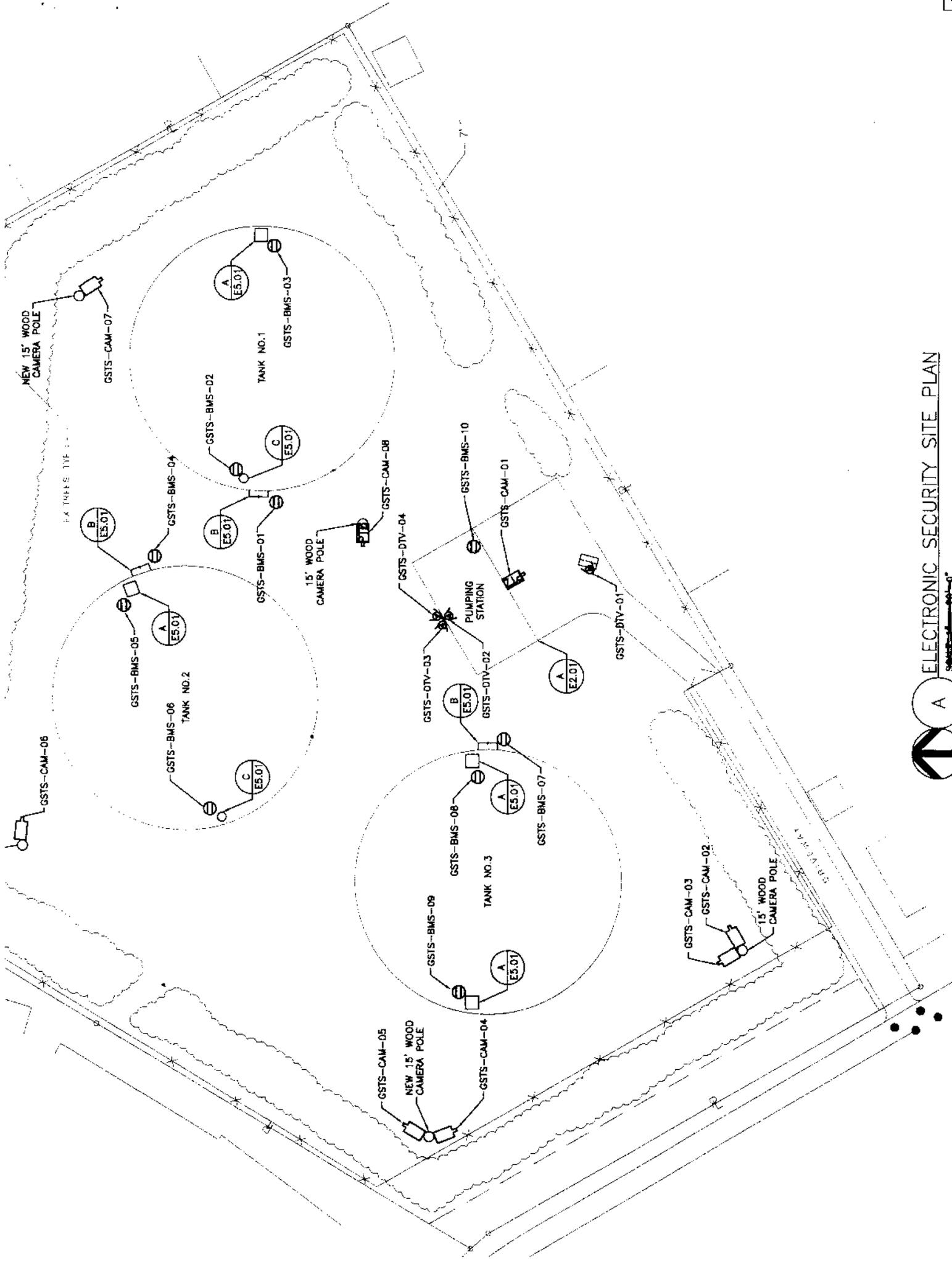
DATE	REVISION

SCALE: NO SCALE



**ADESTA CENTRAL SECURITY GROUP**  
**ADESTA, LLC**  
 7444 FARMAN STREET  
 OMAHA, NE 68114  
 PHONE (402) 233-7878  
 FAX (402) 233-7880

ELECTRON SI



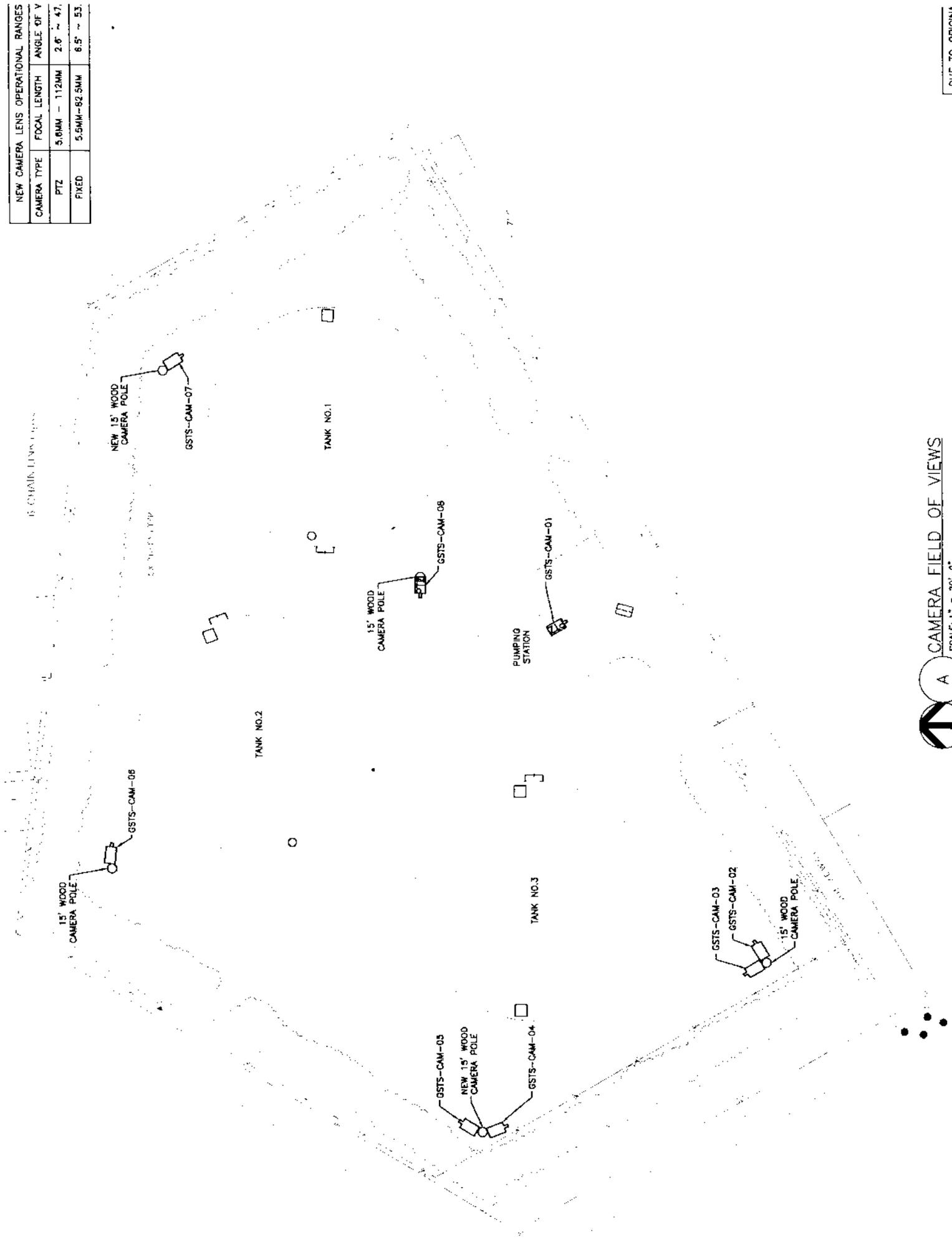
**ELECTRONIC SECURITY SITE PLAN**

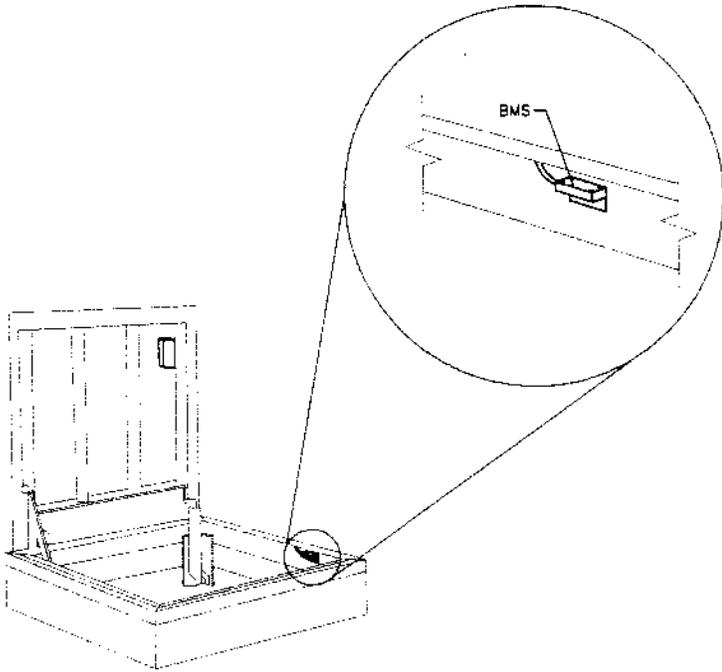
Scale: 1" = 40'-0"



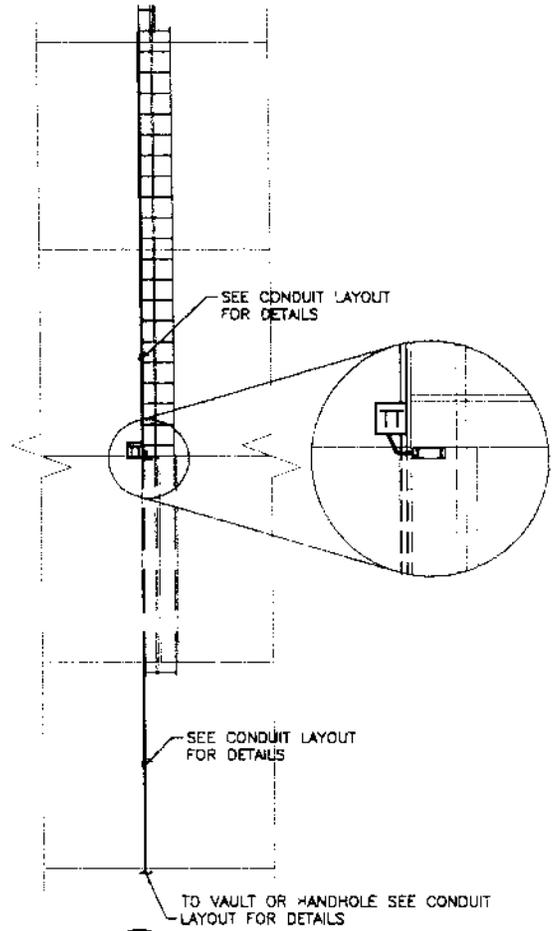


NEW CAMERA LENS OPERATIONAL RANGES			
CAMERA TYPE	FOCAL LENGTH	ANGLE OF V	
PTZ	5.0MM - 112MM	2.6° ~ 47°	
FIXED	5.5MM-82.5MM	6.5° ~ 53°	

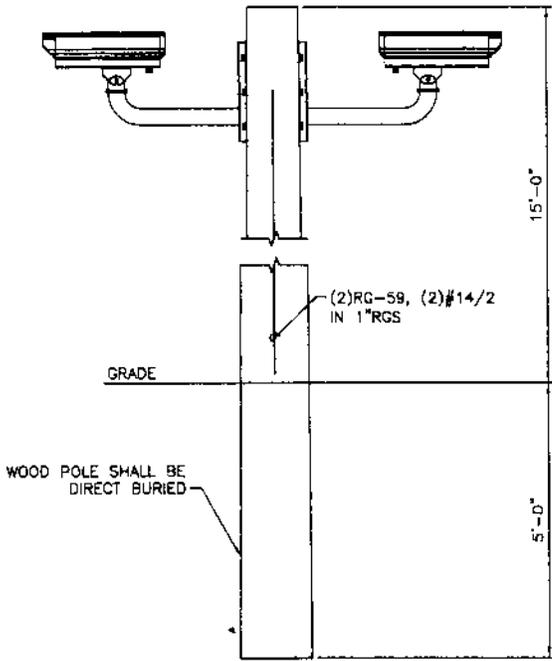




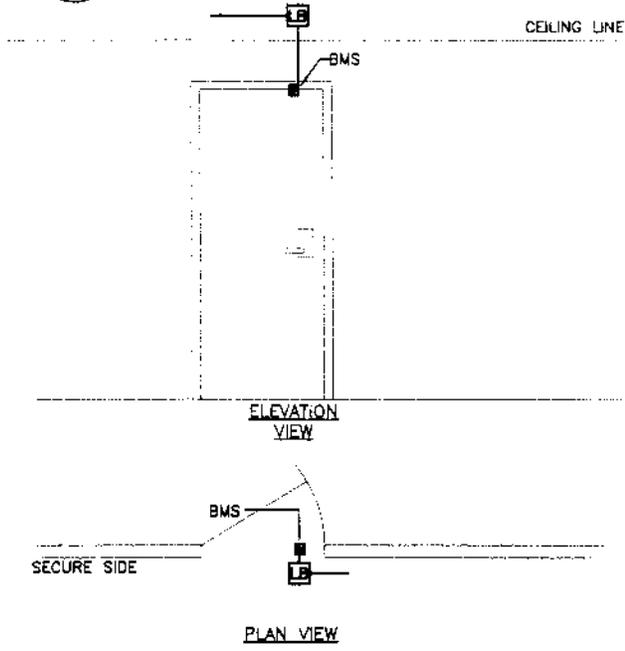
**A** SQUARE HATCH DETAIL (TYP.)  
SCALE: NO SCALE



**B** TANK LADDER DETAIL  
SCALE: NO SCALE



**E** 15' WOOD POLE WITH 2 CAMERAS DETAIL  
SCALE: NO SCALE



**F** SINGLE DOOR IDS WITH BMS ONLY (TYP.)  
SCALE: NO SCALE

SECURITY SENSITIVE CONFIDENTIAL  
INFORMATION RELATING TO CRITICAL  
INFRASTRUCTURE - DO NOT  
PHOTOCOPY

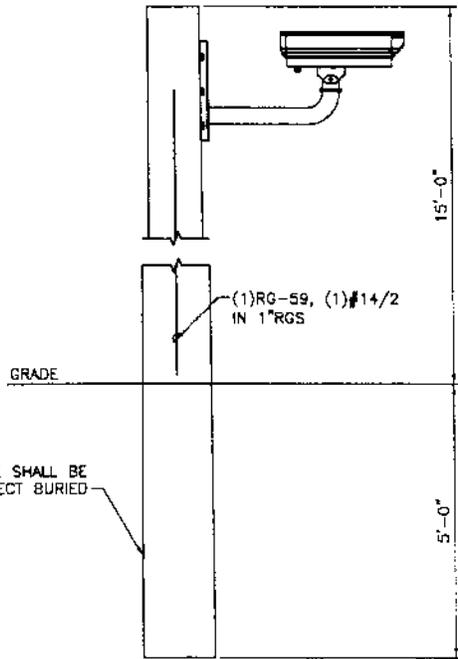
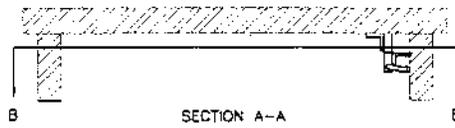
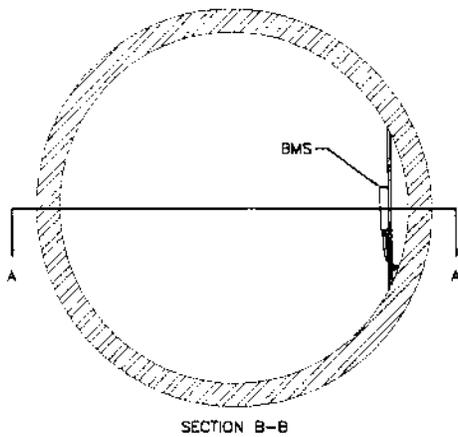
FAIRFAX WATER  
ANNING & ENGINEERING  
DIVISION

DESIGNED: R. GILLEY  
DRAWN: R. BLEACH  
CHECKED: K. YOUNG

NO.	DATE	REVISION

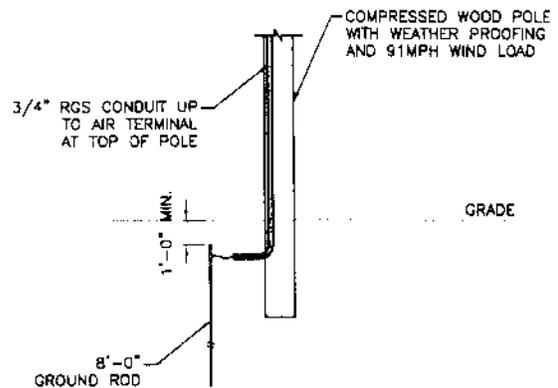
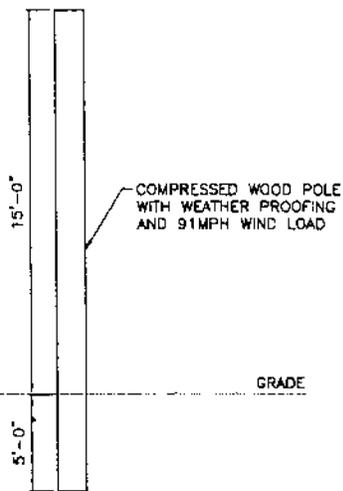
SCALE: NO SCALE





**C** CIRCULAR HATCH DETAIL (TYP.)  
SCALE: NO SCALE

**D** 15' WOOD POLE WITH 1 CAMERA DETAIL  
SCALE: NO SCALE



**G** WOOD POLE DETAIL  
SCALE: NO SCALE

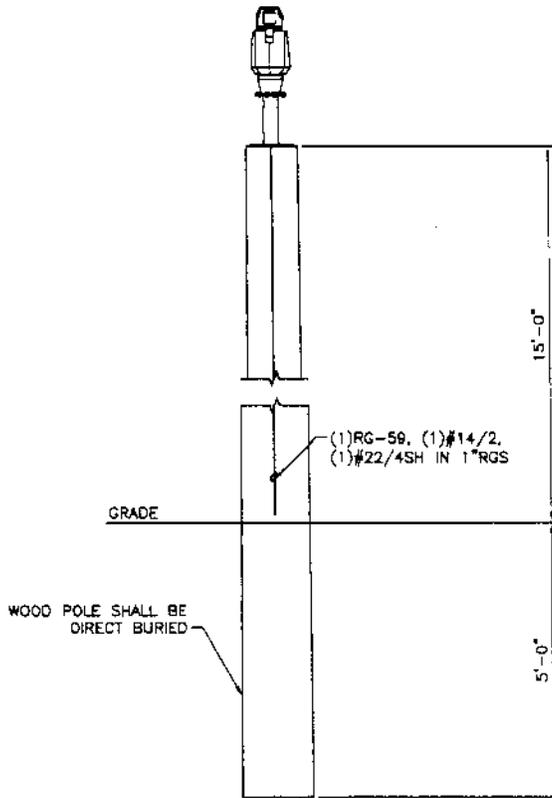
**H** WOOD POLE GROUND ROD DETAIL  
SCALE: NO SCALE

DUE TO ORIGINAL DRAWING SET SIZE, THIS DRAWING IS NOT TO SCALE

JA CENTRAL SECURITY GROUP  
PA, LLC  
ARMAN STREET  
NE 98114  
(402) 233-7878  
(2) 233-7860

ELECTRONIC SECURITY AT GUM SPRINGS  
SITE INSTALLATION PLANS  
DETAILS

PROJECT	DIVISION	DATE
2266	1,2,5&6	DECEMBER 20, 2006
DRAWING NUMBER		
E5.01		
SHEET 12 OF 13		



A 15' WOOD POLE WITH TOP MOUNTED PTZ DETAIL  
SCALE: NO SCALE

C:\Users\Public - Guest\10077 Public\10077\Projects\10077\10077\_01.dwg

SECURITY SENSITIVE CONFIDENTIAL  
 INFORMATION RELATING TO CRITICAL  
 INFRASTRUCTURE - DO NOT  
 PHOTOCOPY

FAIRFAX WATER  
 PLANNING & ENGINEERING  
 DIVISION

DESIGNED: R. GILLEY  
 DRAWN: R. BLEACH  
 CHECKED: K. YOUNG

NO.	DATE	REVISION

SCALE: NO SCALE



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD  
FAIRFAX, VIRGINIA 22030



January 15, 1988

Mr. Martin Sultan  
Fairfax County Water Authority  
8560 Arlington Boulevard  
Post Office Box 1500  
Merrifield, Virginia 22116

Re: Special Exception  
Number SE 87-V-055

Dear Mr. Sultan:

At a regular meeting of the Board of Supervisors held on January 11, 1988, the Board approved Special Exception Number SE 87-V-055, in the name of Fairfax County Water Authority, located at Tax Map 102-1 ((17)) 85 and 85A to permit additional land area and a third water tank at the existing facility pursuant to Section 3-203 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. Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat and these conditions.

RECEIVED  
Department of Planning & Zoning

MAY 03 2006

Zoning Evaluation Division

4. Transitional Screening 3 shall be provided along all lot lines adjacent to residentially zoned properties except in those locations where a planting area 50 feet wide is not possible, wherein a minimum width of 25 feet with a planting area equivalent to Transitional Screening 1 shall be provided as shown on the Special Exception Plat. Adjacent to Lot 84, the planting area may be reduced to a minimum width of 35 feet with plantings equivalent to Transitional Screening 2. Existing trees shall be supplemented to meet the transitional screening requirement as approved by the County Arborist. The transitional screening shall consist of evergreen plantings. Further the County Arborist shall consult with the Planning and Zoning Committee of the Mount Vernon Council of Civic Associations and with the adjacent landowners prior to approving the transitional screening on the site.
5. A six-foot high chain link fence shall be provided along all lot lines as shown on the Special Exception Plat and the roadway on the site shall be closed to all but Fairfax County Water Authority personnel.
6. The site shall be maintained by personnel of the Water Authority.
7. Right-of-way dedication of 30 feet from the centerline of Fordson Road shall be provided at the time of Site Plan Review. The right-of-way shall be dedicated and conveyed to the Board of Supervisors in fee simple.
8. These uses shall comply with the parking standards set forth in Article 11 of the Zoning Ordinance.
9. The additional water tank shall be painted a soft blue/green color to match the existing tanks on the property.
10. The Fairfax County Water Authority shall construct a drainage system from the site to the proposed Fairfax County storm drainage system being installed along Schelhorn Road, Project C00055 (Hybla Valley Farms Neighborhood Improvement Program), as approved by the Department of Public Works. A catch basin connected to this system shall be provided by the Fairfax County Water Authority near the northern lot line of the property if feasible under field conditions.
11. If the community determines that a community identification sign on the newly-installed tank is desirable, the Fairfax County Water Authority will provide a sign mutually acceptable subject to the approval of the Fairfax County Water Authority Board and in accordance with the provisions of the Zoning Ordinance. Attached to these conditions are the colors, dimensions, and lettering of the proposed sign.

January 15, 1988

-3-

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 Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Under Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, twenty-four (24) months after the approval date of the Special Exception unless the activity authorized has been established, or unless construction has commenced, and is diligently pursued, or unless additional time is approved by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the approval of this Special Exception. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

If you have any questions concerning this Special Exception, please give me a call.

Very truly yours,



Ethel W. Register, CMC, Agency Director  
Office of the Clerk to the Board

EWR/ns

cc: Joseph T. Hix  
Real Estate Division, Assessments  
Gilbert R. Knowlton, Deputy  
Zoning Administrator  
Donald D. Smith  
Permit, Plan Review Branch  
Seldon H. Garnet, Chief  
Inspection Services Division  
Building Plan Review Branch  
Barbara A. Byron, Director  
Zoning Evaluation Division



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX



OFFICE OF COMPREHENSIVE PLANNING  
SPECIAL PERMIT AND VARIANCE BRANCH  
CITY SQUARE BUILDING  
10640 PAGE AVENUE, 3RD FLOOR  
Fairfax, Virginia 22030

246-2489

January 21, 1988

Fred P. Griffith, Jr.  
P. O. Box 1500  
8560 Arlington Boulevard  
Merrifield, Virginia 22116-0815

Re: Special Permit Application SP 87-V-048  
Fairfax County Water Authority

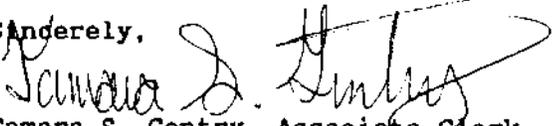
Dear Mr. Griffith:

At its January 19, 1988 meeting, the Board of Zoning Appeals took action to GRANT your application. A copy of the Resolution is attached. This should be posted in a conspicuous place along with a copy of the Residential or Non-Residential Use Permit.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for fulfilling his obligations to obtain Building Permits (246-3446); Residential or Non-Residential Use Permits, formerly called Occupancy Permits (246-2381); etc. through the established procedures.

This Special Use Permit will not be valid until a residential or Non-Residential Use Permit has been issued.

Sincerely,

  
Tamara S. Gentry, Associate Clerk  
Board of Zoning Appeals

Enclosure As Stated

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

In Special Permit Application SP 87-V-048 by FAIRFAX COUNTY WATER AUTHORITY, under Section 3-203 of the Zoning Ordinance to allow waiver of dustless surface requirement to retain gravel driveway and parking spaces for expanded water storage and pumping facilities, on property located at 7715 and 7717 Fordson Road, Tax Map Reference 102-1((1))85 and 85A, Mrs. Day moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on January 19, 1988; and

WHEREAS, the Board has made the following findings of fact:

1. That the applicant is the owner of the land.
2. The present zoning is R-2 and HC.
3. The area of the lot is 2.6285 acres of land.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sections 8-903 and 8-915 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is GRANTED with the following limitations:

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application and is not transferable to other land.
2. This approval is granted for the buildings and uses indicated on the plat submitted with this application, except as qualified below. Any additional structures of any kind, changes in use, additional uses, or changes in the plans approved by this Board, other than minor engineering details, whether or not these additional uses or changes require a Special Permit, shall require approval of this Board. It shall be the duty of the Permittee to apply to this Board for such approval. Any changes, other than minor engineering details, without this Board's approval, shall constitute a violation of the conditions of this Special Permit.

3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This use shall be subject to the provisions set forth in Article 17, Site Plans.
5. A waiver of the dustless surface requirement shall be granted for the driveway and parking area. These areas shall be maintained in accordance with the standard practices approved by the Director, Department of Environmental Management, which shall include but not be limited to the following:
  - A. Travel speeds in the parking areas shall be limited to 10 mph or less.
  - B. During dry periods, application of water or calcium chloride shall be made in order to control dust.
  - C. Routine maintenance shall be performed to prevent surface unevenness, wear-through or subsoil exposure. Resurfacing shall be conducted when stone becomes thin.
  - D. Runoff shall be channeled away from and around the parking areas.
  - E. The property owner shall perform periodic inspections to monitor dust conditions, drainage functions, compaction and migration of stone surface.
6. This waiver of the dustless surface requirement is approved for a period of five (5) years.

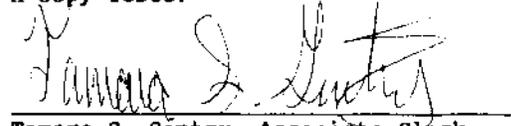
This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures,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

Under Sect. 8-015 of the Zoning Ordinance, this Special Permit shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Permit unless the activity authorized has been established, or unless construction has started and is diligently pursued, or unless additional time is approved by the Board of Zoning Appeals because of occurrence of conditions unforeseen at the time of the approval of this Special Permit. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date. Mrs. Thonen seconded the motion.

The motion carried by a vote of 5-0 with Messrs. DiGiulian and Ribble absent from the meeting.

\*This decision was officially filed in the office of the Board of Zoning Appeals and became final on January 27, 1988. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:

A handwritten signature in cursive script, appearing to read "Tamara S. Gentry", written over a horizontal line.

Tamara S. Gentry, Associate Clerk  
Board of Zoning Appeals