



County of Fairfax, Virginia

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

April 4, 2007

Stephen A. Weisberger, Manager
Planning and Engineering Division
Fairfax County Water Authority
8560 Arlington Boulevard
Fairfax, VA 22031

Re: Interpretation for SE 87-V-055; Tax Map No. 102-1 ((1)) 85 & 85A; Fairfax Water
Gum Springs Tank and Pump Station: Addition of Generator and Secondary Driveway
Entrance

Dear Mr. Weisberger:

This is in response to your letter of January 24, 2007, requesting an interpretation of the development conditions and Special Exception Plat approved by the Board of Supervisors (BOS) with Special Exception SE 87-V-055. As I understand it, the question is whether the addition of a portable generator and new secondary driveway entrance to the Gum Springs Tank and Pump Station site would be in substantial conformance with the development conditions and the SE plat. This determination is based on your letter dated January 24, 2007; the concept plan entitled "Fairfax Water, Project 2288 Division 11, System Reliability Improvements, Concept Plan, Gum Springs Tank & Pump Station," prepared by Rinker Design Associates, P.C., and dated September 7, 2006; three (3) 8.5x11-inch sheets with site photographs and explanatory captions; and the approved SE plat and development conditions. A copy of your letter with the relevant documents is attached.

A previous request to locate a portable generator and concrete pad as an extension of the parking area located adjacent to the southern boundary of the site was determined on June 30, 2006, not to be in substantial conformance with the special exception plat and development conditions due to the close proximity of the proposed generator to the adjacent residential properties.

As I understand it, a revised design concept plan, which is attached, has been developed showing a proposed location for the concrete pad and trailer-mounted portable generator. Your letter states that Fairfax Water is proposing to construct the 47x16-foot concrete pad on the northwest portion of the site between existing Water Storage Tank No. 3 and adjacent commercial property, which is zoned C-8. The concrete pad will accommodate a trailer-mounted power generator measuring 40 feet long x 12 feet wide x 13.5 feet high as mounted on the trailer. Your letter states the generator, designed to be portable and mobile, will serve to provide standby electric power to the pump station to ensure a continuous water supply during interruptions of the commercial power source. The generator, a

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
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self-contained insulated unit, would be activated only during an interruption of electrical power, although you have indicated that it may be moved to an alternative Fairfax Water facility when needed. The proposed location of the concrete pad and generator is the maximum possible distance on site from the closest residential development to the south.

You also propose to add a secondary entrance with a 14-foot wide asphalt driveway from Fordson Road to the proposed concrete pad site. The secondary entrance and driveway will be used only for ingress/egress of the trailer-mounted generator to the concrete pad site and will be gated. You have verbally confirmed, in our telephone conversation on April 2, 2007, the gate will remain locked at all times. Additional landscape screening is proposed within the land area impacted by construction of the driveway and the associated fence modification and gate enclosure. As stated in your letter, and as depicted on the submitted plan, other associated improvements include an electrical connection box, an electrical duct bank and manholes, a transformer, stormwater-related structures including catch basins, the relocation of a utility pole and the relocation of a pole-mounted transformer to ground level.

It is my determination that the proposed addition of a portable generator and secondary entrance are in substantial conformance with the SE plat and development conditions provided that the secondary entrance shall be utilized only for ingress/egress of the trailer-mounted generator and shall remain gated and locked at all times. 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 Carrie Lee at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division

BAB\MCLEED\ACTION ASSIGNMENTS\INTERPRETATIONS\SEI_FAIRFAX WATER GUM SPRINGS_GENERATOR-DRIVEWAY.DOC

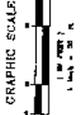
Attachments: A/S

cc: Gerald W. Hyland, Supervisor, Mt. Vernon District
Earl L. Flanagan, Planning Commissioner, Mt. Vernon District
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Michelle Brickner, Assistant Director, Land Development Services, DPWES
Angela Rodeheaver, Chief, Site Analysis Section, DOT
Audrey Clark, Director, Building Plan Review Division, DPWES
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ
File: SE 87-V-055, SEI Number 0701 006, Imaging, Reading File

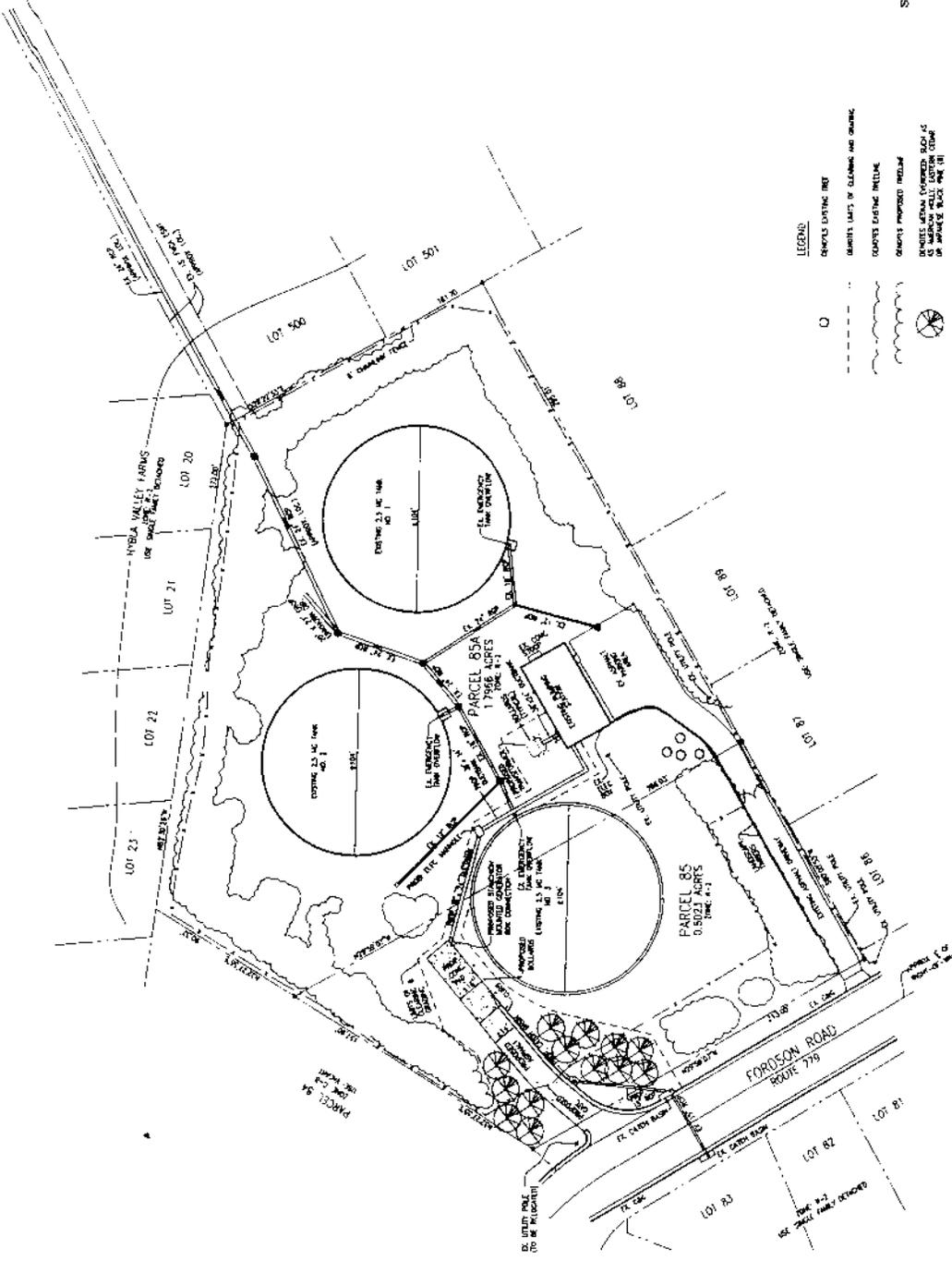
REVISION
 1. Additions to existing
 July 2, 2007
 Rinker Design Associates

FAIRFAX WATER
 PROJECT 2288 DIVISION 11
 SYSTEM RELIABILITY IMPROVEMENTS
CONCEPT PLAN
 GUM SPRINGS
 TANK & PUMP STATION

LOCAL JURISDICTION DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SEPTEMBER 7, 2006



- LEGEND**
- EXISTING EXTERIOR INLET
 - EXISTING LINES OF COLLECTOR AND MAINLINE
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 - EXISTING EXTERIOR EXHAUSTED SLOPE AS SHOWN ON ALL LAYOUT COPIES OF PARALLEL BLOCK AND (S)



Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

**PLANNING AND ENGINEERING
DIVISION**

JAMIE BAIN HEDGES, P.E.
DIRECTOR
(703) 289-6325
Fax (703) 289-6398

January 24, 2007

RECEIVED
Department of Planning & Zoning

JAN 26 2007

Zoning Evaluation Division

Mr. Kevin J. Guinaw, AICP
Fairfax County DPZ-ZED
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035-5504

RE: Request for Interpretation
Gums Springs Tank & Pump Station
TM 102-1-((1)), Parcels 85 & 85A
(Approximately 2.59 acres)
SE 87-V-055

Dear Mr. Guinaw:

The purpose of this letter is to request confirmation that the proposed modifications to the above referenced site are in substantial conformance with the original Special Exception for this location (SE 87-V-055) as approved by the Board of Supervisors on January 11, 1988.

The proposed improvements discussed herein and depicted on the related enclosures for the Gum Springs Pump Station facility were previously discussed with Zoning Evaluation staff and are an integral component of the Fairfax Water System Reliability Improvements Project. This project was initiated at the direction of the Board of Supervisors and Fairfax Water to provide a safe and continuous water supply during interruptions of commercial power. As part of this project and in accordance with the Engineering Design Report (EDR) commissioned by Fairfax Water and completed in February 2005, the current project design includes the capability at this core facility to accommodate and utilize standby electric power from a trailer mounted generator system. The proposed mobile generator will be transported to this site as a self-contained unit inside an enclosure including a diesel engine connected to the generator mechanism, a double-walled fuel tank, related electrical equipment, and connection cables.

At the Gum Springs Pump Station facility, the portable generator will rest on a 47' by 16' concrete parking pad. A previous submittal, dated April 28, 2006, showed minimal expansion of the existing asphalt pavement. Upon rejection of this concept by DPZ, a new design concept has been developed showing a new proposed location for the storage pad. In order to avoid damage to extensive underground infrastructure that exists at this site, a new entrance to Fordson Road will need to be part of this project for

January 24, 2007

ingress/egress of the trailer mounted generator system such that the newly proposed storage pad site can be used.

The proposed generator is for standby power and will be activated only during actual or imminent interruption of the commercial power supply. While all possible scenarios cannot be anticipated, a short list of qualifying circumstances for activation include the approach of storms and hurricanes as well as failure of the power supply from the commercial electric utility for any reason including cascade or rolling blackouts, downing of power lines from ice or tree damage and malevolent acts. When on-site, the generator will run occasionally for short durations during weekday daylight hours in order to maintain system readiness. Following the construction period, no increase in either vehicular traffic or the number of employee visits is anticipated beyond this site's current operational frequency.

As shown on the Concept Plan, exterior improvements that disturb the ground at the Gum Springs site include fence & entrance gate work, electrical connection box, electrical ductbank and manholes, a concrete storage pad, the new driveway onto Fordson Road, stormwater related structures, grading and landscaping, relocation of a power line, and the relocation of a pole-mounted transformer to ground-level. The proposed concrete parking pad will be located in the northeast area of the five-sided site between one of the existing water storage tanks and an abandoned commercial property. This location provides the maximum possible distance from the closest residences.

Fairfax Water believes the proposed improvements, as designed and represented on the enclosed Concept Plan are in substantial conformance with the approved Special Exception and comply with all County standards and the adopted development conditions.

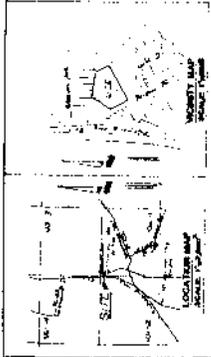
Thank you in advance for your consideration of this request. If you have any questions or need additional information, please do not hesitate to contact me directly at (703) 289-6314.

Sincerely,



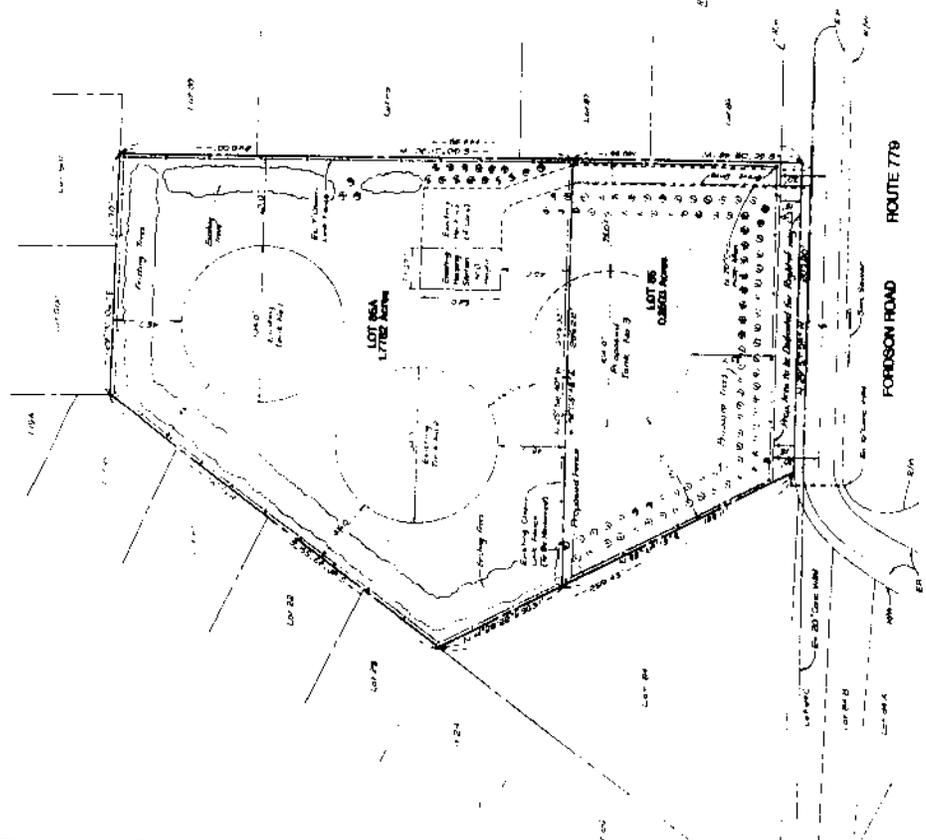
Steven A. Weisberger, P.E.,
Manager, Engineering

Enclosure: Concept Plan
 Approved S.E. Plat
 Development Conditions Stated in Original S.E. Approval
 Photographs with Explanatory Captions



PLANT MATERIALS LIST

Quantity	Plant Name	Plant Size	Plant Source
10
...
...
...
...



Approved by: [Signature]
 Date: 10/15/2011
 Project: GUM SPRINGS STORAGE AND PUMPING FACILITIES
 Drawing No: 1458
 Scale: AS SHOWN

GENERAL NOTES:

1. The general dimensions of this plan are shown on the site plan.
2. The site plan shows the location of the tanks and piping.
3. The site plan shows the location of the tanks and piping.
4. The site plan shows the location of the tanks and piping.
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9. The site plan shows the location of the tanks and piping.
10. The site plan shows the location of the tanks and piping.

APPROVED SIGNATURE
 [Signature]
 [Title]



FABRICATION CONTRACTOR'S USE ONLY DATE: _____ CHECKED BY: _____ APPROVED BY: _____		SCALE: 1" = 40' NORTH: [Arrow pointing up]		FABRICATION CONTRACTOR'S USE ONLY DATE: _____ CHECKED BY: _____ APPROVED BY: _____	
PROJECT NO. 1458 SHEET NO. 1 OF 1		PROJECT: GUM SPRINGS STORAGE AND PUMPING FACILITIES PROPOSED TANK NO. 3		SHEET NO. 2	



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.

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.

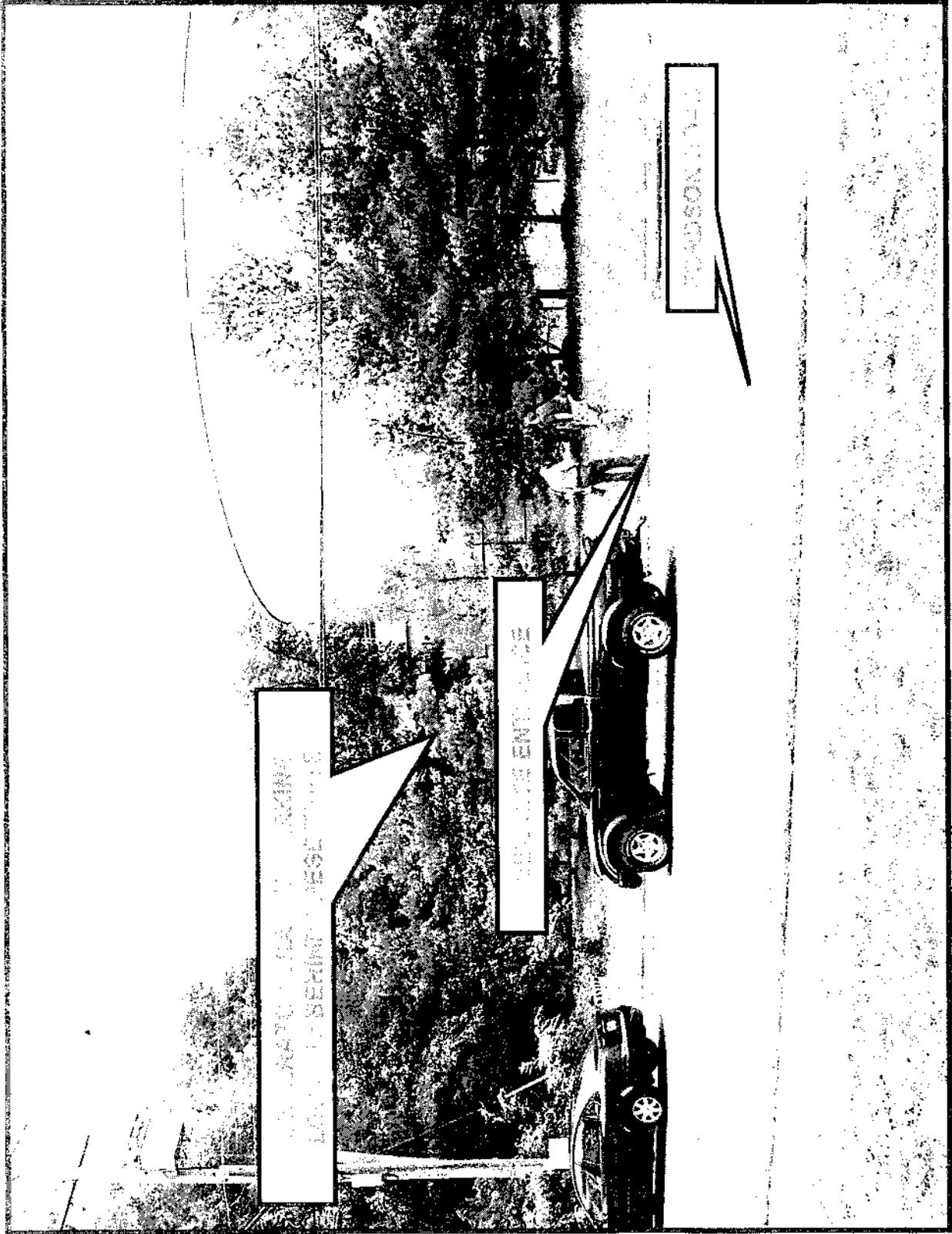
Very truly yours,



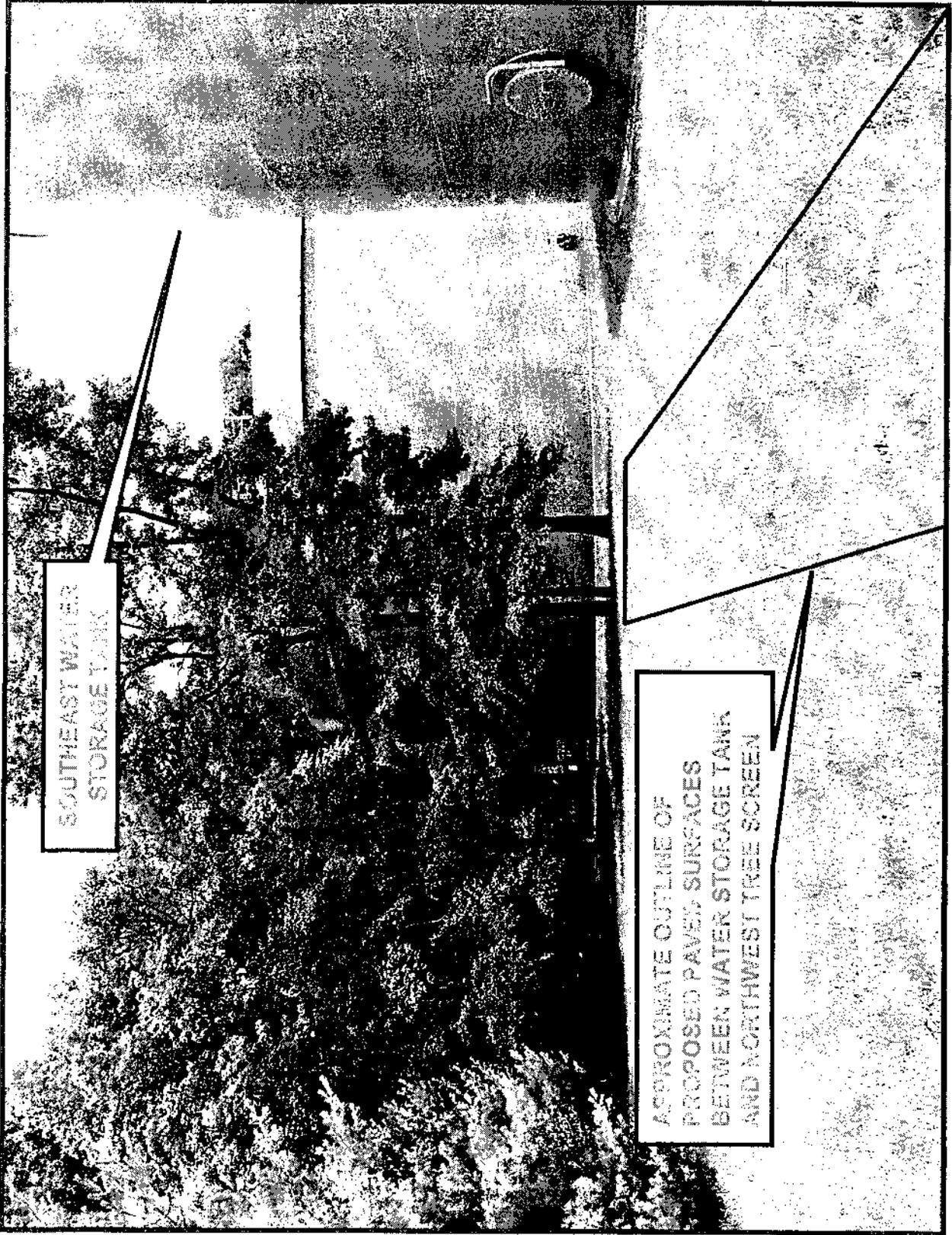
Ethel W. Register, CMC, Agency Director
Office of the Clerk to the Board

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



VIEW FACING NORTHEAST INTO GUM SPRINGS PUMP STATION PROPERTY



VIEW INSIDE GUM SPRINGS PUMP STATION PROPERTY FACING EAST. PHOTO TAKEN FROM FENCELINE AT FORDSON ROAD.