



# FAIRFAX COUNTY

OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

V I R G I N I A

December 28, 1998

Telephone: 703-324-3151

FAX: 703-324-3926

TTY: 703-324-3903

John C. McGranahan, Jr.  
Hunton and Williams  
1751 Pinnacle Drive - Suite 1700  
McLean, Virginia 22102

RE: Rezoning Application  
Number RZ 1998-MV-033  
(Concurrent with RZ 1998-MV-032  
and SEA 81-V-017)

Dear Mr. McGranahan:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on December 7, 1998 granting Rezoning Application Number RZ 1998-MV-033 in the name of Fairfax County Board of Supervisors, to rezone certain property in the Mount Vernon District from the R-C District and Natural Resources (NR) District to the R-1 District and Natural Resources District, subject to the proffers dated December 1, 1998, on subject parcel 106-4 ((1)) Pt. 56 (formerly 106-4 ((1)) Pt. 54) consisting of approximately 5.54 acres.

**The Board also:**

- Modified the transitional screening and barrier requirements in favor of that shown on the Generalized Development Plan; and
- Waived the service drive requirement on Route 123.

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors

RZ 1998-MV-033  
December 28, 1998

2.

NV/ns

cc: Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration  
Michael R. Congleton, Deputy Zoning Administrator  
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ  
Fred R. Beales, Supervisor Base Property, Mapping/Overlay  
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation  
Ellen Gallagher, Project Planning Section, Dept. of Transportation  
Michelle Brickner, Deputy Director Plan Review DPW&ES  
DPW&ES - Bonds and Agreements  
Frank Edwards, Department of Highways - VDOT  
Land Acqu. & Planning Div., Park Authority  
Planning Commission (District)  
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING  
JAN 19 1999  
ZONING EVALUATION DIVISION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 7th day of December, 1998, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 1998-MV-033  
(CONCURRENT WITH RZ 1998-MV-032 AND SEA 81-V-017)

WHEREAS, Fairfax County Board of Supervisors filed in the proper form an application requesting the zoning of a certain parcel of land from the R-C District and Natural Resources (NR) District to the R-1 District and Natural Resources (NR) District, and

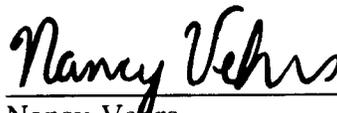
WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

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

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Mount Vernon District,

Be, and hereby is, zoned to the R-1 District and NR District, and said property is subject to the use regulations of said R-1 District and NR District and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel.

GIVEN under my hand this 7<sup>th</sup> day of December 1998.



Nancy Vears

Clerk to the Board of Supervisors

RZ 1998-MV-032; RZ 1998-MV-033

FREDERICK P. GRIFFITH, JR. WATER TREATMENT PLANT

PROFFER STATEMENT

December 1, 1998

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Board of Supervisors' approval of rezoning applications RZ 1998-MV-032 and RZ 1998-MV-033, as proposed for rezoning from the R-C and NR District to the R-1 and NR District, the Fairfax County Water Authority (the "Applicant") proffers that development of Tax Map Parcels 106-4-((1))-56 (formerly 106-4-((1))-54 (part)) (the "Property") shall be developed in accordance with the following proffered conditions:

1. Substantial Conformity. Subject to the provisions of Section 18-204 of the Zoning Ordinance, the Property shall be developed in substantial conformance with the Generalized Development Plan/Special Exception Amendment Plat entitled Frederick P. Griffith, Jr. Water Treatment Plant, prepared by Dewberry & Davis and dated February 5, 1998, and revised through November 30, 1998, as further modified by these proffered conditions.
2. Athletic Fields. The Applicant shall provide to the Board of Supervisors (the "Board") and/or the Fairfax County Park Authority (the "Park Authority") an area in the northeast portion of the Property of approximately 3 acres that is not being used for the proposed water treatment plant, the associated drainfield and/or any other appurtenant facilities, for use as athletic fields. Such area shall be provided pursuant to a written license agreement between the Applicant and the Board and/or Park Authority which includes provisions for appropriate insurance acceptable to the Applicant to cover claims, attorneys fees, costs and the like. The actual location shall be mutually agreed upon by the Applicant and the Board and/or Park Authority prior to final site plan approval for the water treatment and appurtenant facilities. Any fields constructed in such area shall be constructed, operated and maintained at no cost to the Applicant. The Applicant reserves the right to make any use of the designated area by providing the Board and/or Park Authority with one (1) year prior written notice.
3. Successors and Assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest and/or the developer(s) of the site or any portion of the site.

APPLICANT/OWNER:

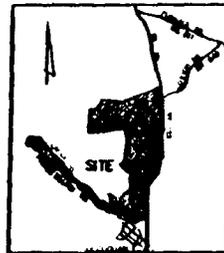
FAIRFAX COUNTY WATER AUTHORITY

By: Charlie Clowder Jr  
Its: General Manager

# FREDERICK P. GRIFFITH JR. WATER TREATMENT PLANT

MT. VERNON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

## GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION AMENDMENT PLAT



VICINITY MAP  
Scale: 1" = 1/2 MI.

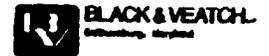
### SHEET INDEX:

1. COVER SHEET
2. NOTES AND TABULATIONS
3. COMPOSITE PLAN-300 SCALE
4. GENERALIZED DEVELOPMENT PLAN/SEA PLAT-100 SCALE
5. GENERALIZED DEVELOPMENT PLAN/SEA PLAT-100 SCALE
6. GENERALIZED DEVELOPMENT PLAN/SEA PLAT-100 SCALE
7. GENERALIZED DEVELOPMENT PLAN/SEA PLAT-100 SCALE
8. GENERALIZED DEVELOPMENT PLAN/SEA PLAT-100 SCALE
9. CROSS SECTION OPTIONS

FEBRUARY 5, 1998

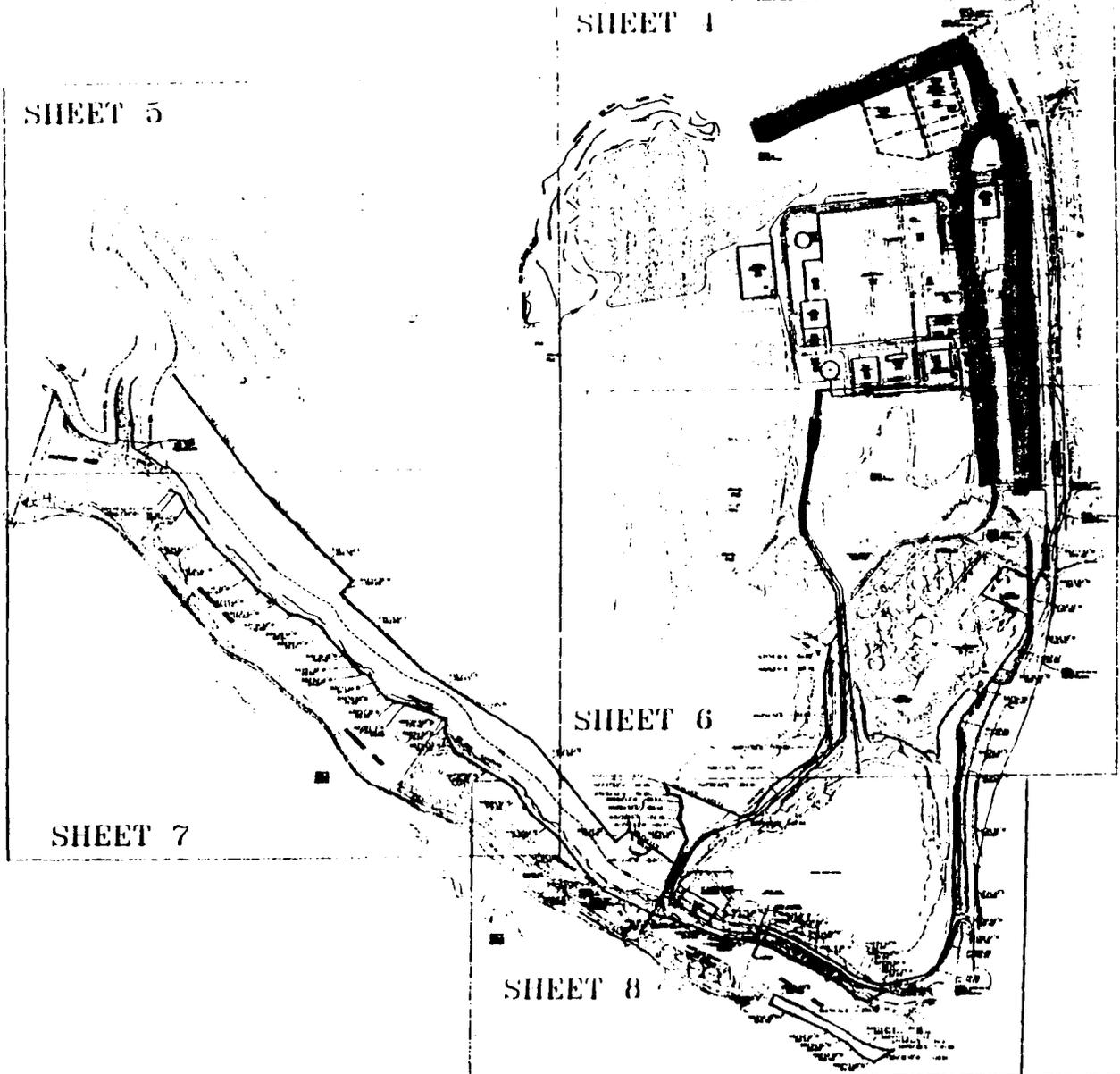
Revised May 7, 1998  
Revised September 9, 1998  
Revised October 9, 1998  
Revised October 14, 1998  
Revised November 18, 1998  
Revised November 30, 1998

82 1000 - BV-032  
82 1000 - BV-033  
82 01 - V-017



**Dewberry & Davis**  
6001 Arlington Blvd., Fairfax, Va. 22031  
(703) 640-0100 FAX (703) 640-0110

ATTACHMENT 1



**BLACK & VEATCH**  
 CONSULTING ENGINEERS

**Dewberry & Davis**  
 CONSULTING ENGINEERS  
 8401 ARUNDEL BLVD., FAIRFAX VA 22031  
 (703) 646-1703 FAX (703) 646-0116

COMPOSITE PLAN  
 FAIRFAX COUNTY WATER AUTHORITY  
 RZ 1996 - MV-032  
 RZ 1996 - MV-33  
 SEA 61 - V-017  
**FREDERICK P. GRIFF, JR. WATER TREATMENT PLANT**  
 FAIRFAX COUNTY, VIRGINIA  
 MT. VERNON DISTRICT

REV	DATE	DESCRIPTION
1	11-20-00	ISSUED FOR PERMIT
2	10-20-00	REVISED
3	10-10-00	REVISED
4	09-08-00	REVISED
5	07-08	REVISED



MATCH LINE- SEE SHEET 7

MATCH LINE- SEE SHEET 4



PARCEL 70  
LEASE AREA

GRAVEL  
PILE  
PARCEL 70  
LEASE AREA

GRAVEL  
PILE

75' EPCO PERMIT  
04-1981 PG 1768

EXISTING  
LOWSON WATER  
TREATMENT PLANT  
(See Note 13)

**LEGEND:**

- — EIGHTH SANITARY SEWER
- — EIGHTH SANITARY
- — PROPOSED LINE OF CLEARING
- — PROPOSED SUBMERSE
- — PROPOSED CONDUIT
- — EXISTING FENCE
- — PROPOSED FENCE (TYPE AS NOTED)
- — EXISTING D/C
- — EXISTING S/P
- — EXISTING FLOODPLAIN (100YR)

**LANDSCAPE LEGEND:**

- — EXISTING VEGETATION
- — PROPOSED LARGE DECIDUOUS TREE  
8'-8 1/2" CAL.
- — PROPOSED ORNAMENTAL TREE  
6'-8" DB
- — PROPOSED EVERGREEN TREE  
6'-7" DB
- — PROPOSED OVERHANGING BRANCH  
10'-0" DB
- — PROPOSED FLAGSHIP TREE

**BLACKVEATCH**  
INCORPORATED

**Dowberry & Davis**  
INCORPORATED  
2401 ARCADE  
FAIRFAX, VA. 22031  
TEL: (703) 648-0116

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION AMENDMENT  
FAIRFAX COUNTY WATER AUTHORITY  
**FREDERICK P. GRIFFIN, JR. WATER TREATMENT PLANT**  
MT. VERNON DISTRICT  
FAIRFAX COUNTY, VIRGINIA



DATE: 11/15/01  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]

SCALE: AS SHOWN

NOV 15 2001

MATCH LINE- SEE SHEET 8

PROPOSED CHEMICAL  
BUILDING &  
OPERATIONS CENTER



BELOW GRADE  
CLEAR WELL AREA

110'  
FUTURE ROW ROUTE 123

CONDITION 1 CROSS SECTION  
1" = 20'

PROPOSED CHEMICAL  
BUILDING &  
OPERATIONS CENTER



BELOW GRADE  
CLEAR WELL AREA

PROPOSED BRAM  
V. S. ST.

110'  
FUTURE ROW ROUTE 123

CONDITION 2 CROSS SECTION  
1" = 20'

BLACK & VEATCH



**Dewberry & Davis**  
CONSULTING ENGINEERS  
2401 ATTENTION BLVD.  
FALLS CHURCH, VA. 22031  
(703) 448-0110

CROSS SECTION  
FAREFAK COUNTY WATER AUTHORITY  
FREDERICK P. GRIFFITH WATER TREATMENT PLANT  
FAREFAK COUNTY, VIRGINIA  
ST. VESPER SUBSTATION



DATE	11/21/2014
BY	Gregory L. P.
CHECKED BY	
SCALE	AS SHOWN
PROJECT	FAREFAK COUNTY WATER TREATMENT PLANT
SHEET NO.	10
TOTAL SHEETS	10

F A I R F A X C O U N T Y

BOARD OF SUPERVISORS ACTION  
ZONING MAP AMENDMENT  
DATE OF ACTION 12/07/98

APPLICATION NUMBER: RZ 98-V-033

MT. VERNON DISTRICT

APPLICANT: FAIRFAX COUNTY BOARD OF SUPERVISORS

STAFF: KORTRIGHT

APPLICATION DATA

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EXISTING ZONING AND ACREAGE

ZONING: R- C

ACRES: 5.54

PROPOSED:

R- 1  
5.54

ACTION:

R- 1  
5.54

TOTAL ACRES

5.54

TOTAL ACRES

5.54

MAP NUMBERS

106-4- /01/ /0054- P

REMARKS:

No Metes +  
Bounds

Rds. Own  
Motion

ZONING MAP AMENDMENT

RZ 98-V-033

ZONING DISTRICT DATA

ZONING DISTRICT: R- 1

PROFFERED/CONDITIONED DWELLING UNIT DATA

TYPES	UNITS	ACRES	DENSITY	RANGE	LOMOD INCL	LOMOD ADD
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PROFFERED/CONDITIONED NON-RESIDENTIAL GROSS FLOOR AREAS

USE	GFA	FAR	USE	GFA	FAR
COMMERICAL-GEN			PUBLIC/QUASI PUB		
HOTEL/MOTEL			OFFICE		
INDUSTRIAL-GEN			TRAN-UTIL-COMM		.08
CULT/EDU/RELG/ENT			RETAIL-EATING EST		
INDUST-WAREHOUSE			*****TOTAL*****		.08

REMARKS:

ZONING MAP AMENDMENT

RZ 98-V-033

CONDITION/CONTRIBUTION DATA

COND CODE DESCRIPTION	COND CODE DESCRIPTION
2H RECREATION FACIL/SITES	1A GENERALIZED DEVEL PLAN
7A OTHER MISCELLANEOUS - SEE FILE	

\$0	00/00/00
\$0	00/00/00
\$0	00/00/00
\$0	00/00/00

REMARKS: